

AN APPRAISAL REPORT OF

**THE CITY OF RIVIERA BEACH  
PUBLIC WORKS EXPANSION SITE:  
SEC OF BLUE HERON BLVD &  
AUSTRALIAN AVENUE  
RIVIERA BEACH,  
PALM BEACH COUNTY, FLORIDA**

PREPARED FOR

Mr. Jonathan E. Evans  
City Manager  
City of Riviera Beach  
600 West Blue Heron Boulevard  
Riviera Beach, FL 33404

AS OF

SEPTEMBER 17, 2019

BY

ELIE A. EDMONDSON, MAI

*ALLEN EDMONDSON & ASSOCIATES, LLC*



***ALLEN EDMONDSON & ASSOCIATES, LLC***

Real Estate Appraisers and Consultants  
411 52<sup>ND</sup> Street  
West Palm Beach, FL 33407  
Telephone: (561) 313-1021  
*Proudly providing Appraisal Services to South Florida since 1991.*

September 18, 2019

Mr. Jonathan E. Evans  
City Manager  
City of Riviera Beach  
600 West Blue Heron Boulevard  
Riviera Beach, FL 33404

**RE:** City of Riviera Beach Public Works Expansion Site  
Purchase Order: Pending

Dear Mr. Evans:

As requested, we have made an investigation and analysis of the City of Riviera Beach Public Works Expansion Site located at the southeast corner of Blue Heron Boulevard & Australian Avenue in Riviera Beach, Florida 33404. The site contains 1.9287 acres, or 84,014 SqFt, per survey. The vacant site is described fully in the accompanying report.

The purpose of this assignment is to estimate the current Market Value of the subject parcel as of the inspection date of September 17, 2019. The interest appraised is the Fee Simple Estate. The function or intended use of the report is to assist The City of Riviera Beach in asset management decisions.

The property is currently listed for sale at an asking price of \$1,549,000. The property has been marketed at that asking price for over two years. Signage on the property shows an architectural rendering for "Amidar Retail & Office Plaza," a small, mixed-use commercial center.

The effective date of valuation is September 17, 2019. A description of the property appraised, together with an explanation of the valuation procedures, is contained in the following report. This report was prepared as of September 18, 2019. As a result of the investigation and analysis, and of the information obtained therefrom, as well as a general knowledge of real estate valuation procedures, the market value is:

**ONE MILLION TWO HUNDRED THOUSAND DOLLARS**  
**(\$1,200,000)**

Mr. Jonathan E. Evans  
City of Riviera Beach  
September 18, 2019  
Page Two

This appraisal report conforms to reporting requirements set forth under the Standards Rule of the Uniform Standards of Professional Appraisal Practice (2018-2019 Edition). This appraisal was not performed, nor rendered, on the basis of a requested minimum valuation, a specific valuation, or amount that would result in the approval of a loan. This report was prepared in conformity with USPAP.

Data, information, and the calculations leading to the value conclusion are incorporated in the report following this letter. The report, in its entirety, including all assumptions and limiting conditions, is an integral part of and is inseparable from this letter.

The opinion(s) of value stated above, as well as every other element of this appraisal report, are qualified in their entirety by the General Assumptions and Limiting Conditions of the attached report. These conditions are an integral part of the appraisal and opinions of value.

For your convenience, an Executive Summary follows this letter. Should you have any questions regarding our valuation, or if we may be of further assistance, please do not hesitate to contact us.

Respectfully submitted,

***ALLEN EDMONDSON & ASSOCIATES, LLC***



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Elie A. Edmondson, MAI  
State-Certified General Real Estate  
Appraiser RZ4069

EAE/RTC (File #19-0183)

## EXECUTIVE SUMMARY

### Physical Data

Project Name	City of Riviera Beach Public Lands
Type of Project	Public Works Expansion Site
Property Address	SEC of Blue Heron Blvd & Australia and Riviera Beach, FL 33404
Location Specifics	SEC of Blue Heron Blvd & Australia and Riviera Beach, FL 33404
Interest Appraised	Fee Simple Estate
Purpose of Appraisal	Estimate the "As Is" Current Market Value
Date of Inspection	September 17, 2019
Date of Value - As Is	September 17, 2019
Date of Report	September 18, 2019
Site Description	Vacant Commercial Land
Address	SEC of Blue Heron Blvd & Australian Avenue
Site Size	84,014 SqFt 1.9287 Acres
Zoning	CG
Zoned Use	General Commercial
Legal Conforming Use?	N/A
Future Land Use Plan	COM: Commercial
Flood Zone	"X"
Flood Zone Map Panel	12099C 0387F
Map Date	October 5, 2017
Tax Assessment ID No(s).	56-43-42-28-31-015-0010
Current Assessed Value	\$256,832
Highest and Best Use:	Development with retail or mixed-use development.
<b>Market Value Estimate</b>	
<b>Value Indications</b>	<b>Low \$1,176,196</b> <b>High \$1,260,210</b>
<b>Market Value Conclusion</b>	<b>\$1,200,000</b> <b>\$14.28 /SqFt</b>

## TABLE OF CONTENTS

	<u>Page No.</u>
Letter of Transmittal.....	iii
Executive Summary .....	v
Table of Contents .....	vi
Certification .....	1
General Limiting Conditions.....	3
Photographs .....	5
General Information .....	7
Intended User (Our Client).....	7
Effective Date of the Appraisal/Date of the Report.....	7
Purpose and Intended Use.....	7
Appraisal Report Format.....	7
Market Value Definition .....	7
Interest Appraised and Definition.....	8
Legal Description .....	8
Property History .....	8
Scope of Work.....	9
Extraordinary Assumptions/Hypothetical Conditions.....	9
Competency Provision .....	10
Area Analysis .....	11
Market Area Analysis.....	17
Site Size and Shape .....	22
Zoning & Land Use.....	23
Environmental Conditions .....	23
Topography and Flood Hazard Zone.....	23
Deed Restrictions .....	24
Utilities and Public Services .....	25
Off Site Improvements.....	25
Easements, Encroachments and Adverse Influences.....	25
Ad Valorem Taxation.....	26
Highest and Best Use .....	27
Valuation .....	29
Reconciliation.....	37
Marketing Period.....	38

### ADDENDA

Subject Property Information

Qualifications:

Elie A. Edmondson, MAI

## **CERTIFICATION**

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

1. The statements of fact in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with the assignment.
5. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. The analyses, opinions, and conclusion in this appraisal were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice* (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation and the *Code of Professional Ethics* and the *Standards of Professional Appraisal Practice* of the Appraisal Institute.
7. The use of this report is subject to the requirements of the State of Florida relating to review by the Department of Professional Regulation, Real Estate Appraisal Board, and to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
8. Elie A. Edmondson has made a personal inspection of the subject property that is the subject of this report.
9. The appraiser has performed within the context of the Competency Provision of the Uniform Standards of Professional Appraisal Practice.
10. As of the date of this report, Elie A. Edmondson has completed the requirements of the continuing education program of the Appraisal Institute.

11. No one else has provided significant professional contribution to the preparation of this report.
12. I certify that neither myself, my employees, nor appraiser associates have an interest in the real estate described in the assignment and have no personal, business or client relationship with either the owner or the prospective purchaser, if applicable, of the property identified as the subject property.
13. I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Sincerely,

***ALLEN EDMONDSON & ASSOCIATES***



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Elie A. Edmondson, MAI  
State-Certified General Real Estate  
Appraiser RZ4069

## **GENERAL LIMITING CONDITIONS**

The certification of the appraisers is subject to the following general conditions and to the subsequent Special Limiting Conditions set forth in this report.

1. Unless otherwise stated, the value appearing in this appraisal represents the opinion of the Market Value or the Value Defined AS OF THE DATE SPECIFIED. Market Value of real estate is affected by national and local economic conditions and consequently will vary with future changes in such conditions.
2. The value estimated in this appraisal report is gross, without consideration given to any encumbrance, restriction or question of title, unless specifically defined.
3. This appraisal report covers only the property described and any values or rates utilized are not to be construed as applicable to any other property, however similar the properties might be.
4. It is assumed that the title to the premises is good; that the legal description is correct; that the improvements are entirely and correctly located on the property described and that there are no encroachments on this property, but no investigation or survey has been made.
5. No responsibility is assumed for matters legal in nature or is any opinion of title rendered. In the performance of our investigation and analysis leading to the conclusions reached herein, the statements of others were relied on. No liability is assumed for the correctness of these statements; and, in any event, the appraisers' total liability for this report is limited to the actual fee charged.
6. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or any of its designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without our prior written consent and approval.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that would render it more or less valuable. The Appraiser assumes no responsibility for such conditions or the engineering that might be required to discover these factors.



8. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of, nor did the appraiser become aware of such during the appraiser's inspection. Unless otherwise stated, the appraiser has no knowledge of the existence of such materials on or in the property. The appraiser is not qualified to test for such substances or conditions. The presence of asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions may affect the value of the property. The value estimated is predicated on the assumption that there is no such proximity thereto that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required in discovering them.
9. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it will be in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraisers have no direct evidence relating to this issue, possible noncompliance with the requirements of the ADA in estimating the value of the property has not been considered.
10. The description of the land and building areas are based upon review of Palm Beach County Property Appraiser's Office records and personal property inspections and measurements.



Aerial



Entrance to Avenue L from Blue Heron Blvd westbound.





Street scene facing west along Blue Heron Blvd



Frontage along Blue Heron



Frontage along Avenue L



Signage along Blue Heron Blvd



Street scene facing east along Blue Heron



Interior of site

## GENERAL INFORMATION

### Intended User (Our Client)

On September 13, 2019, Mr. Rickey Little, acting on behalf of The City of Riviera Beach under Purchase Order (Pending) engaged *Allen Edmondson & Associates, LLC* to provide an appraisal report on behalf of and specifically for The City of Riviera Beach (Intended User). Our instructions included preparing an appraisal in accordance with USPAP.

The Intended User (our client) is The City of Riviera Beach. The client has not advised us of any intended subsequent user of this appraisal. This report has been prepared for no other purpose and for use by no other person or entity than for use by the client for the purpose stated herein. Any other use of this appraisal is considered a misuse and therefore the appraisers will not be held responsible for any outcome associated with such use.

### Effective Date of the Appraisal/Date of the Report

The value conclusions reached herein are effective as of September 17, 2019, the date of our final, formal inspection. The report was prepared as of September 18, 2019.

### Purpose and Intended Use

The purpose of this appraisal was to estimate the "*As Is*" Market Value of the Fee Simple Estate of the appraised properties. The function or intended use of this appraisal was to assist The City of Riviera Beach (Intended User) in asset management decisions.

### Appraisal Report Format

Pursuant to our client's instructions we have prepared an appraisal report under the Standards Rule of the Uniform Standards of Professional Appraisal Practice.

### Market Value Definition

According to the Department of the Treasury, Office of the Comptroller of the Currency (OCC), Final Rule, published within the Federal Register, Volume 55, Number 165, August 24, 1990, and as adopted by the Appraisal Foundation's Uniform Standards of Professional Appraisal Practice (USPAP) Market Value is defined as:

"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:

- a. buyer and seller are typically motivated;
- b. both parties are well informed or well advised, and each acting in what they consider their own best interest;

- c. a reasonable time is allowed for exposure in the open market;
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. 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.”

### Interest Appraised and Definition

The interest appraised herein is the Fee Simple Estate of the Subject Property. The Dictionary of Real Estate Appraisal (Sixth Edition 2015), by the Appraisal Institute, defines Fee Simple Estate as follows:

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

### Legal Description

The subject is legally described as follows:

LEGAL DESCRIPTION:  
A PARCEL OF LAND SITUATE IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
LOTS 1, 2, 3, 4, 5, 6, 7 AND ALL OF LOT 8, LESS THE SOUTHERLY 180.19 FEET THEREOF, BLOCK 0, REPLAT OF PLAT NO. 1, LEWIS TERMINALS, 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 27, PAGE 39, 40 AND 41, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.  
CONTAINING 84,014 SQUARE FEET OR 1.929 ACRES, MORE OR LESS.

*Source: Boundary Survey prepared by Lidberg Land Surveying.*

### Property History

A title survey or report was not provided. The Owner of Record is the Shraga F. Shimonovite Trust, who took title from Shraga Shimonovite via Quit Claim Deed in October of 2016 for a recorded consideration of \$10. This appears to be a simple change in ownership title from individual to Trust. The site was previously purchased for a stated consideration of \$714,231 in July of 2005 as recorded in Official Record Book 18992, Page 01426 of the Public Records of Palm Beach County, Florida. No other transactions were recorded for the past five-years.

The property is currently listed for sale at an asking price of \$1,549,000. The property has been marketed at that asking price for over two years. Signage on the property shows an architectural rendering for “Amidar Retail & Office Plaza,” a small, mixed-use commercial center. As we consider this engagement with the City confidential at this point, we did not



contact the broker to ascertain if there were any current or recent offers. The broker is Richard Attenberg, whose number is listed as (561) 445-8444.

### Scope of Work

The scope of this appraisal is to inspect the property, consider market characteristics and trends, collect and analyze pertinent data, and develop a conclusion about the property's Market Value. The appraisal report is prepared in accordance with USPAP.

Elie A. Edmondson inspected the appraised property on September 17, 2019. The physical inspection included a complete walk-through of the Subject Property. The property's reported site area was based on our review of public records. In addition, we referenced information provided from Palm Beach County and Riviera Beach.

The scope of our work included a search of Palm Beach County Records, Loopnet and CoStar Comps. The search for comparable sales was concentrated in the immediate Subject area and expanded to include other areas in Riviera Beach. The appraisal report summarizes the pertinent data, which has been collected and analyzed. It is the written result of our findings and analyses in developing our conclusion about the property's Market Value(s).

### Extraordinary Assumptions/Hypothetical Conditions

Extraordinary assumptions are defined by USPAP as "...an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis." This appraisal employs the following extraordinary assumptions:

- None

Hypothetical Conditions are defined by USPAP as "...that which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the Subject Property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in the analysis." This appraisal employs the following hypothetical conditions:

- None

### Competency Provision

*Allen Edmondson & Associates, LLC* and the signatories hereto, have substantial experience in the valuation of similar Vacant Land properties. Accordingly, the signatories to this report consider themselves qualified by education, training and experience to prepare an appropriate appraisal report complying with the competency provision of The Uniform Standards of Professional Appraisal Practice (USPAP). The professional qualifications of the individuals who prepared this report are included in the Addenda of this report.

# PALM BEACH COUNTY AREA ANALYSIS

## Introduction and General Data

The Subject Property is located within southeastern Florida in Palm Beach County. The county is bordered by Martin County to the north, Broward County to the south, Hendry and Glades Counties and Lake Okeechobee to the west and the Atlantic Ocean to the east.



## Geography

Palm Beach County is one of the largest counties in the United States and the second largest in Florida. Palm Beach County contains a total of 2,387 square miles including 412 square miles of water area. The county measures roughly 53 miles east-to-west and 45 miles north-to-south. The average elevation is 15 feet above sea level.

## Population

According to the 2010 Census, Palm Beach County's population was 1,320,134, the 3rd highest in the state. The July 2018 population was 1,485,941 compared to 1,422,789 in 2015. The state of Florida had a total population of 21,299,325 in 2018, an increase of 13.27% over the 2010 Census figure of 18,804,580. Florida has recently surpassed New York as the third most populous state.



The following tables provide a summary of recent population estimates and projections for 2020 according to the State of Florida Office of Economic and Demographic Research (EDR) and the United States Census Bureau, compared to other counties in southeast Florida.

Population Totals					
County				Percentage Change	
	2020	2016	2010	2016-2020	2010-2016
Broward	1,940,723	1,854,513	1,748,148	4.6%	6.1%
Miami-Dade	2,861,395	2,700,794	2,498,017	5.9%	8.1%
Martin	157,481	150,870	146,850	4.4%	2.7%
Palm Beach	1,465,944	1,391,741	1,320,134	5.3%	5.4%
FLORIDA	21,438,743	20,148,654	18,804,623	6.4%	7.1%

Source: United States Census Bureau/EDR

The population by percentage of age group is as follows:

Population By Age - 2015				
County / Age	0-17	18-44	45-64	65+
Broward	21.8%	34.7%	27.8%	15.7%
Miami-Dade	21.4%	37.5%	26.0%	15.1%
Martin	16.6%	25.1%	29.7%	28.5%
Palm Beach	19.9%	31.0%	26.5%	22.6%
FLORIDA	20.8%	33.7%	26.8%	18.6%

Source: United States Census Bureau

Historically, the concentration of population has been in and around the City of West Palm Beach. However, recent growth has added significantly to the population in Northern Palm Beach County as well as the western regions outside of the larger cities. Nearly half of the county's population now lives outside of municipal boundaries. The south county area has experienced growth in and around Boca Raton, Boynton Beach and Delray Beach. Significant westward sprawl has occurred over the last 10 years, evidenced by the rapidly growing communities of Wellington and Royal Palm Beach.

### Economy

According to the Census Bureau, the 2018 Median Household income for the County was \$57,256, up 11.5% from the figure of \$51,373 in 2015. Palm Beach County's per capita income level is influenced by the location of the internationally known Town of Palm Beach and City of Boca Raton as well as several small and exclusive beachfront communities.

The three major industries in the county are tourism, construction and agriculture. There are also many high-tech industries such as bioscience that contribute to the growing economy. The following chart identifies the top ten employers in Palm Beach County according to the Business Development Board.

Leading Employers		
Name of Company	Employees	Product
School Board of Palm Beach County	22,000	Education
Tenant Healthcare Corp.	6,100	Healthcare
Palm Beach County	5,507	County Government
NextEra Energy (Headquarters)	3,854	Utilities
Hospital Corporation of America	2,714	Healthcare
Florida Atlantic University.	2,655	Education
Bethesda Memorial Hospital	2,600	Healthcare
Boca Raton Regional Hospital	2,250	Healthcare
Veterans H	2,500	Healthcare
Jupiter Medical Center	2,000	Office Supplies

Tourism and agriculture are the dominant drivers to the County economy. More than 7.8 million people visit Palm Beach County annually and spend about \$7.1 billion. According to the Convention & Visitors Bureau there are about 70,000 jobs in tourist related businesses in the County. Lodging accounts for close to \$700 million in revenue, with 4.6 million room nights booked in 2017 generating over \$45 million in bed-tax revenue, while food and beverage accounts for over \$400 million.

Three significant developments for the county are science-based research institutes and academic facilities, all in the north end of the county. The biomedical Scripps Research Institute opened its new laboratories in Abacoa in 2009. The first phase comprises 350,000 square feet and houses about 300 scientists. The second phase, with about 1.7 million SqFt will be located south of Donald Ross Road and is three to four years away. Also, the Jupiter campus of Florida Atlantic University is home to the Max Planck Society. FAU's Charles E. Schmidt's Medical School will work closely with Scripps, Max Planck and an anticipated academic research hospital.

Recent non-agricultural employment for Region 21 is summarized in the following chart:

Nonagricultural Employment by Industry (not seasonally adjusted)	West Palm Beach-Boca Raton-Delray Beach Metropolitan Division				Florida			
	Jun-19	Jun-18	change	percent change	Jun-19	Jun-18	change	percent change
Total Employment	634,200	619,300	14,900	2.4	8,904,000	8,676,300	227,700	2.6
Mining and Logging	NA	NA	NA	NA	5,900	5,800	100	1.7
Construction	39,400	37,600	1,800	4.8	566,600	544,600	22,000	4.0
Manufacturing	21,200	20,100	1,100	5.5	384,300	372,800	11,500	3.1
Trade, Transportation, and Utilities	116,000	116,300	-300	-0.3	1,788,500	1,765,100	23,400	1.3
Wholesale Trade	25,400	24,200	1,200	5.0	351,200	345,200	6,000	1.7
Retail Trade	77,000	79,000	-2,000	-2.5	1,125,300	1,119,900	5,400	0.5
Transportation, Warehousing, and Utilitie	13,600	13,100	500	3.8	312,000	300,000	12,000	4.0
Information	10,700	11,100	-400	-3.6	138,000	139,400	-1,400	-1.0
Financial Activities	43,400	41,700	1,700	4.1	592,200	575,400	16,800	2.9
Professional and Business Services	117,000	113,000	4,000	3.5	1,403,400	1,361,500	41,900	3.1
Education and Health Services	105,000	100,500	4,500	4.5	1,347,000	1,290,300	56,700	4.4
Leisure and Hospitality	87,900	86,300	1,600	1.9	1,262,800	1,227,700	35,100	2.9
Other Services	32,400	33,100	-700	-2.1	365,600	355,000	10,600	3.0
Government	61,100	59,500	1,600	2.7	1,049,700	1,038,700	11,000	1.1

Housing and construction has historically been a large portion of economic activity for Palm Beach County. This sector had collapsed over the last several years. Recent unemployment as tracked by the Palm Beach County Workforce Alliance for Palm Beach County, Florida and the United States is as shown on the facing chart.

Unemployment Rates (not seasonally adjusted)			
	Jun-19	May-19	Jun-18
CareerSource Palm Beach County	3.6%	3.1%	3.9%
Florida	3.5%	3.1%	3.8%
United States	3.8%	3.4%	4.2%

The unemployment rate in the CareerSource Palm Beach County region (Palm Beach County) was 3.6% in June 2019. This rate was 0.3% lower than the region's year ago rate of 3.9%. The labor force was 738,576, up 10,184 (+1.4) over the year. There were 26,329 unemployed residents in the region. In June 2019 nonagricultural employment in the West Palm Bch-Boca Raton-Delray Bch Metro Division was 634,200, an increase of 14,900 jobs (+2.4%) over the year. The Division was tied for the highest annual job growth compared to all the metro areas in the state in government (+1,600 jobs) in June 2019 and had the second highest annual job growth compared to all the metro areas in the state in financial activities (+1,700 jobs) in June 2019.

The West Palm Bch-Boca Raton-Delray Bch Metro Division was tied for the second fastest annual job growth rate compared to all the metro areas in the state in financial activities (+4.1%) in June 2019 and had the third fastest annual job growth rate in the state in education and health services (+4.5%). The region was tied for the third fastest annual job growth rate compared to all the metro areas in the state in government (+2.7%) in June 2019. Manufacturing (+5.5%); construction (+4.8%); education and health services (+4.5%); financial activities (+4.1%); professional and business services (+3.5%); and government (+2.7%) industries grew faster in the metro area than statewide over the year. Industries gaining in jobs over the year were: education and health services (+4,500 jobs); professional and business services (+4,000 jobs); construction (+1,800 jobs); financial activities (+1,700 jobs); leisure and hospitality (+1,600 jobs); government (+1,600 jobs); and manufacturing (+1,100 jobs).

According to the Realtors Association of Palm Beach County, the end of the 1<sup>st</sup> Quarter of 2019 showed an increase in single family home pricing with the current Median Sales Price being \$345,000, a 1.5% increase over last year's median price for the same period of \$339,999. Closed single-family sales decreased 13.1% to 3,465 units in for the quarter, while inventory (active listings) increased 8.4% to a 5.7-month inventory of 7,959 units. For the condominium/townhome market in Palm Beach County, sales decreased slightly while the median sales price increased 1.3% to \$175,000.

With an estimated \$1.42 billion in total agricultural sales for 2016-17, Palm Beach County leads the State, all Counties east of the Mississippi River and is the nation's fifth largest in agricultural production. Agriculture is dominated by sugarcane production followed by vegetable production, ornamental crop production, citrus, and sod production. Palm Beach

County leads the nation in the production of sugarcane, fresh sweet corn, and sweet bell peppers. It leads the State in the production of rice, lettuce, radishes, Chinese vegetables, specialty leaf, and celery. In 2016-17, the 452,242 acres dedicated to agriculture represent 36% of the total land mass in the county. Palm Beach County is third in the state in nursery production and it leads the state in agricultural wages and salary at over \$350 million.

### Transportation

Private automobile use is the predominant means of transportation in Palm Beach County. Florida's Turnpike, Interstate 95, State Road A1A, U.S. Highway 441, and U.S. Highway 1 are the major north/south roads in the county, all providing access to locations beyond the local area. Florida's Turnpike runs parallel and to the west of Interstate 95 and provides north/south access to points west of the immediate coastal areas. A \$400 million project to widen Interstate 95 through Palm Beach County is nearing completion. The construction and overcrowding has resulted in congestion, especially during rush hour.

Several east/west thoroughfares connect the coastal area to the western portions of the county, yet no east/west limited access roads or expressways exist. State Road 80 (Southern Boulevard) is the primary traffic artery linking the coastal cities with the Glades area in western Palm Beach County as well as the west coast of Florida. This major east/west artery has recently been expanded into a limited access roadway. Two systems, the Florida East Coast and the CSX Railroads handle rail freight traffic. Passenger service is available via Amtrak from Miami north to Orlando and Jacksonville, and the remainder of Amtrak's USA rail network. Tri-Rail, South Florida's commuter rail system runs between West Palm Beach and northern Dade County.

The Palm Beach International Airport (PBI), centrally located southwest of downtown West Palm Beach, is easily accessible from Interstate 95. Served by all major carriers, PBI is one of the busiest medium-hub airports in the nation. Deep-water access to the Atlantic Ocean is provided via the Lake Worth Inlet adjacent to the Port of Palm Beach in Riviera Beach. This is the fourth busiest port in Florida.

### Services

Medical facilities are adequate throughout the county, with special units being added at many hospital facilities. As of 2018 there were 14 hospitals with over 3,725 beds. Numerous satellite medical office buildings and outpatient facilities are located throughout the county. In addition, the Veteran's Administration has a 270-bed hospital and 120-bed nursing home in Riviera Beach. The \$130 million Bethesda West Hospital opened in 2018.

The Palm Beach County School District provides education from kindergarten through the 12<sup>th</sup> grade level. Palm Beach County is the 5<sup>th</sup> largest school district in Florida and the 11<sup>th</sup> largest in the nation. There are a total of 184 elementary, middle, high and alternative schools. Upper level college curriculum is available at Florida Atlantic University located in Boca Raton, with an honors college and medical school campus in Jupiter. Other

institutions in the county include Palm Beach Atlantic University, South College, Palm Beach State College and Lynn University.

### Conclusion

The consequences of the financial mortgage meltdown resulted in job loss, tumbling home values and declining retirement plans. In 2018 we saw more transactions, loosening underwriting standards, shorter marketing times, higher property values, and stable overall capitalization rates. Activity in the real estate and construction industries as well as a dropping unemployment rate are showing relief from the recessionary pressures felt over the past few years.

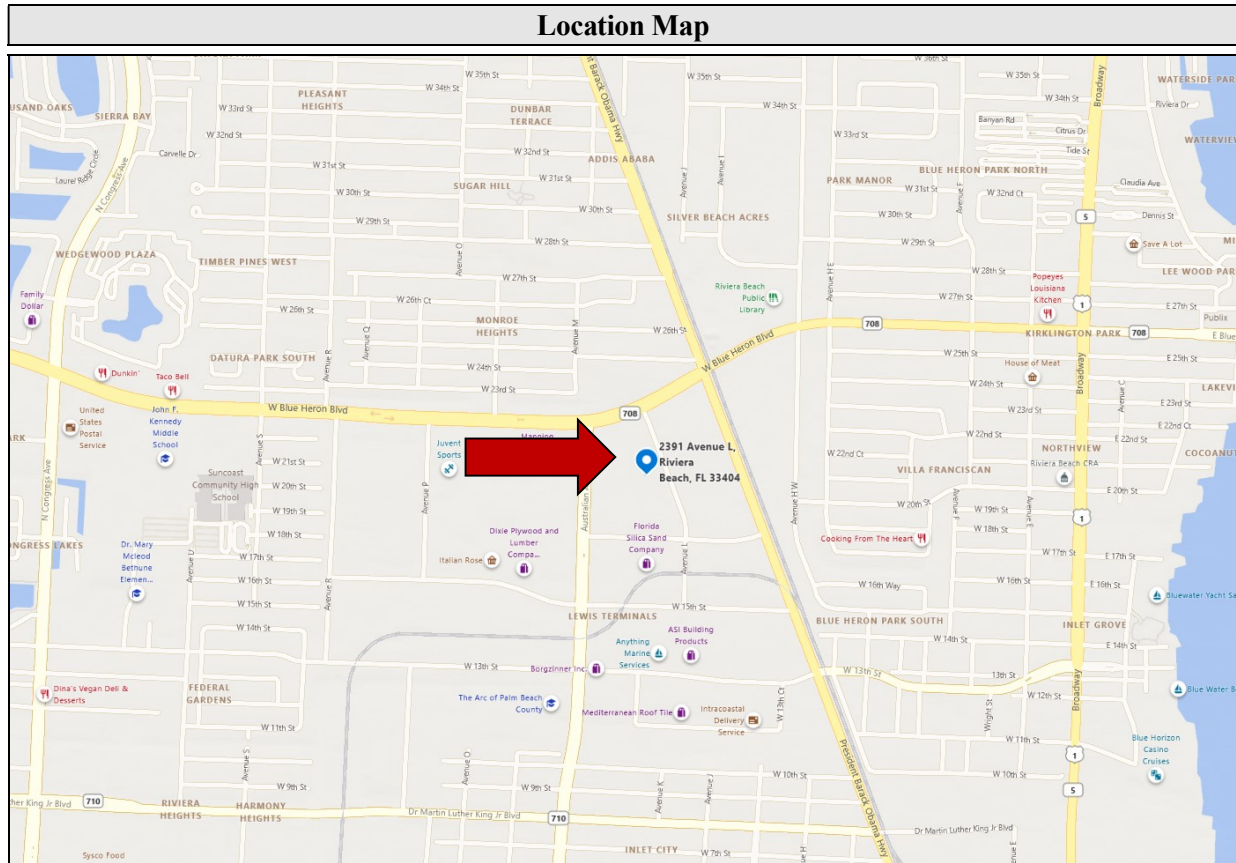
Real estate values in all sectors have rebounded. Even the hardest-hit areas of single-family residential, industrial and retail are seeing improving values and higher demand. As of the 1<sup>st</sup> quarter of 2019 the general economy and all sectors of real estate are robust, though the housing market is beginning to show signs of cooling.



## MARKET AREA ANALYSIS

Market Area analysis requires identification of boundaries. In the case of this appraisal, the neighborhood boundaries are defined as follows:

Neighborhood Boundaries		
North	--	Blue Heron Boulevard (State Road 708)
South	--	Port of Palm Beach
East	--	Intracoastal Waterway/Marina District
West	--	Interstate 95



The appraised property is located in the City of Riviera Beach, at the site shown on the map above. The broader Subject Neighborhood includes the City of Riviera Beach as well as adjoining areas within the Town of Mangonia Park, Lake Park, West Palm Beach and unincorporated Palm Beach County.

This places the Subject just north of the City of West Palm Beach and northwest of the port of Palm Beach. The neighborhood benefits from its proximity to Interstate 95, Singer Island, VA, Columbia and St. Mary's Hospitals, the Port of Palm Beach and the Downtown Business District.

## General

Overall, the neighborhood is about 80 percent built-up with a variety of uses. Commercial support for the neighborhood is primarily located along the major arterial roadways. These include several community shopping centers with major tenants, smaller neighborhood strip retail shopping centers and multi-tenant office buildings, restaurants and regional malls.



## Roads and Access

Access to this location is considered good. Primary north/south access to the neighborhood is by Interstate 95, Congress Avenue, Australian Avenue and President Barack Obama Highway. US Highway 1 (Broadway) constitutes the eastern property boundary and is one of the most heavily traveled roads in Palm Beach County. It is a four lane thoroughfare located approximately 1 ½ mile east of the Subject. Interstate 95, a six and eight lane super highway, has full interchanges with 45<sup>th</sup> Street (County Road 702), Blue Heron Boulevard (County Road 708) and Northlake Boulevard. Congress Avenue (State Road 807) is a six-lane local access road that stretches from Belvedere Road at Palm Beach International Airport north to Northlake Boulevard. Australian Avenue is a four lane secondary access road.

Blue Heron Boulevard (State Road 708), Dr. Martin Luther King, Jr. Boulevard (Beeline Highway/Port Road/SR 710) and 45<sup>th</sup> Street provide east/west access to the neighborhood. Martin Luther King Boulevard (Port Road) services the Port of Palm Beach. 45<sup>th</sup> Street is also a six lane thoroughfare. A limited interchange with Florida's Turnpike is located at Northlake Boulevard.

### Land Use Trends

The majority of land within the immediate proximity of the Subject is zoned I, Industrial District and is identified as the Lewis Terminals Industrial Submarket. This area is just west of the 858-acre Riviera Beach CRA District with the \$375 million Marina Village being the economic and cultural center of the District and the surrounding area. To the southeast is the Port of Palm Beach, which embarks over 500,000 cruise ship passengers and generates over \$200 million in revenue from its 162-acre site. Smaller, existing property uses within the area are mixed, including a variety of marine-oriented commercial and industrial buildings, retail facilities, and mixed-density residential improvements.

Typical occupants in the neighborhood include contractors, wholesale suppliers and light-manufacturers, though major national players such as UPS are also present. Owner users are very common within the neighborhood, many having acquired sites and subsequently constructed build-to-suit facilities. Existing buildings within the Neighborhood are constructed of masonry or metal panels and/or concrete block over structural steel. Overall, the majority of buildings are rated “average” in terms of condition and construction quality. Typical lot sizes range from 1.0 to 3.0 acres. Floor area ratios are generally 25% to 35%, with corresponding gross building areas (GBA) ranging from 10,000 to 75,000 SqFt.

Overall, the Neighborhood is considered to be 85% built-out with the majority of vacant sites remaining in the platted areas of Commerce Industrial Park, Haverhill Commerce Park and other areas mostly extending along Interstate 95 between Roebuck Road to State Road 710/Beeline Highway. Existing properties within the Neighborhood have “average” overall curb appeal, with effective and actual ages similar for most properties.

### Public Services

Police and Fire Protection for the immediate Subject area is adequately provided by Riviera Beach. Solid waste removal (garbage) is typically contracted through local haulers such as Waste Management, Inc. and BFI. Palm Beach County Solid Waste Authority (SWA) provides a countywide solid waste management system to local haulers that includes resource recovery, recycling and landfill facilities. Natural Gas service is available from private companies that operate in Palm Beach County.

### Social and Governmental Services

The neighborhood is serviced by all of the normal social and governmental services ranging from houses of worship, schools, water and sewer systems, and police and fire protection. Supply and Demand Factors are as follows:

	<b>Up</b>	<b>Down</b>	<b>Stable</b>
Value Trends	X		X
Population Trends	X		X
Employment	X		X
Vacancy Trends		X	X



Following is a summary of the City of Riviera Beach Public Works Expansion Site's immediate Neighborhood characteristics.

<b>Neighborhood Characteristic</b>	<b>Rating</b>
Maintenance/Condition	Average
Property Compatibility	Average
Appeal/Appearance	Average
Protection from Adverse Influences	Average
Development Potential	Average
Retail Demand	Average
Residential Demand	Average
Office Demand	Below average
Industrial Demand	Average
Police/Fire Protection	Average

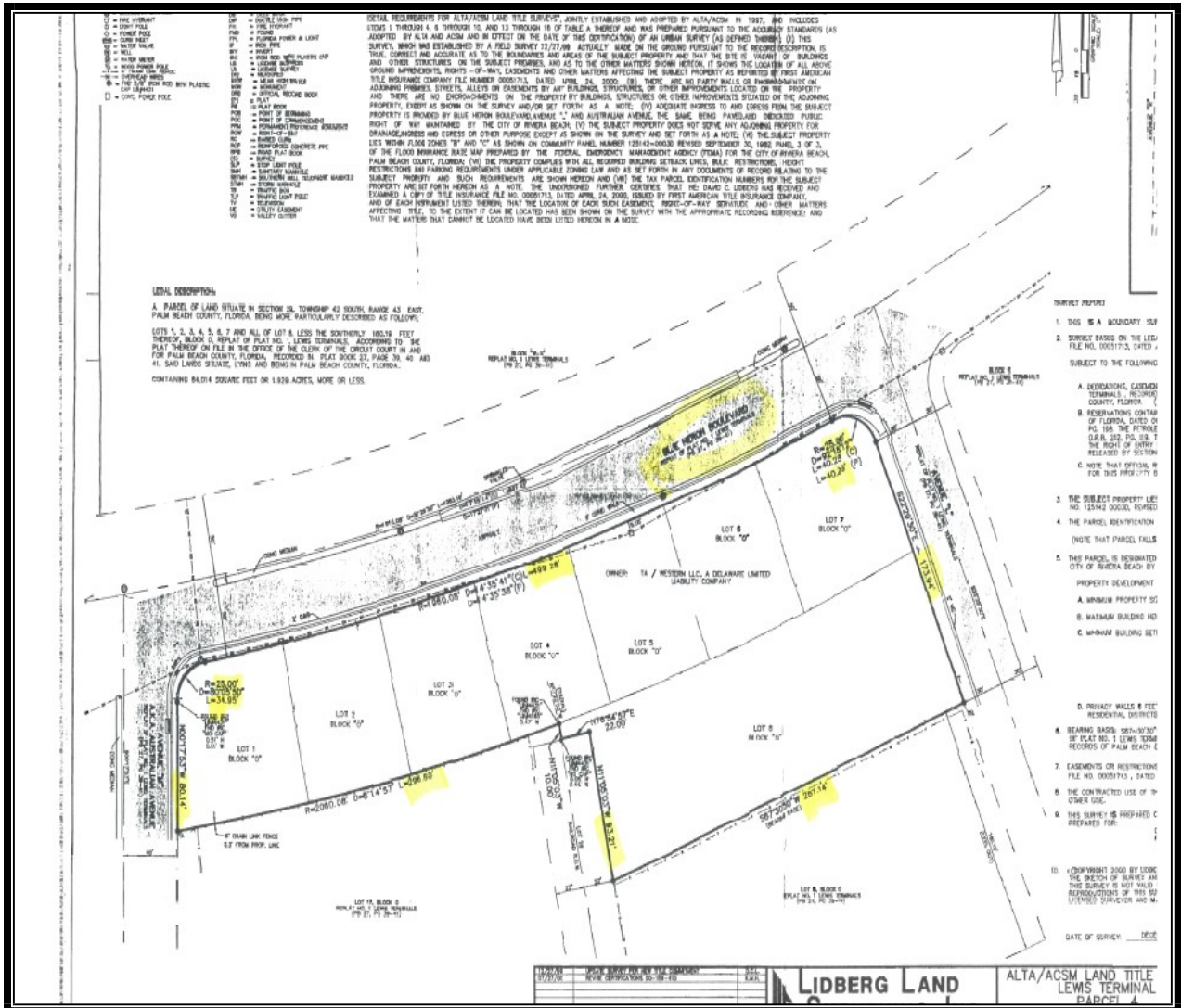
Within the appraised property's Neighborhood, market supply and demand factors for Vacant Land properties are considered to be in a period of stability.

Conclusion

Market conditions at present are stable and showing signs of improvement, with residential values stable on stable sales levels. Construction activity is healthy. There is about a six-month inventory of housing in this market with few foreclosures entering the marketplace at distressed price points. The short-term prognosis for the market is for stasis, with some improvement. The future outlook for the neighborhood is considered to be one of continued stability with value appreciation anticipated over the long term.

The immediate Riviera Beach area is almost fully built out and has slow growth. As noted in the Area Data, Palm Beach County has experienced substantial growth for a number of years. The neighborhood is approximately 85% built up and the general location characteristics for development are considered good. This conclusion is based on the convenient access to major transportation routes and proximity to residential areas and services. Based on our analysis we would anticipate continuing development of the neighborhood over the long term. This will increase demand for Vacant Land. Based on the preceding analysis, it is our opinion that the general characteristics of the neighborhood are suitable and supportive of the Subject's usage into the foreseeable future.

# Survey



## PROPERTY DATA

### Location

The subject property is located on the southeast corner of Blue Heron Boulevard & Australian Avenue, 1 block west of President Barack Obama Highway. This location is just northwest of the Port of Palm Beach area and just a few blocks northwest of the Rivera Beach Marina Village CRA and is influenced by this area.



### Land Size, Shape and Access

Based upon the aerial survey provided by the Palm Beach County Property Appraiser's Office, and the survey prepared by Lidberg Land Surveying, the subject land is an irregular shaped parcel containing 1.9287 acres, or 84,014 SqFt, of land area per survey. The Palm Beach County Property Appraiser's Office has a slightly different site size of 83,117 SqFt, or 1.9081 acres. We are relying upon the survey for our description of the site.

The parcel has frontage along the east side of Australian Avenue, south side of Blue Heron Boulevard and west side of Avenue L. Access is available from both abutting roads.

Details regarding dimensions applicable to the appraised property have been determined by survey, public records and our formal inspection. The details are summarized in the following table.

<b>Site Characteristic Summary</b>	
Gross Size	1.9287 acres, or 84,014 SqFt
Shape	Irregular
Zoning	CG, General Commercial, by Riviera Beach.
Land Use	COM, Commercial, by Riviera Beach.
Northern Boundary	499+/- feet fronting Blue Heron Blvd.
Southern Boundary	584+/- feet fronting industrial development
Eastern Boundary	174+/- feet fronting Avenue "L"
Western Boundary	80+/- feet fronting Australian Avenue
Access	Australian Avenue & Avenue "L"

### Zoning & Land Use

The Subject Property is zoned CG, General Commercial by Riviera Beach. The existing use is a legal, conforming use within the CG zoning.

### Environmental Conditions

No obvious evidence of environmental concerns was noted in the report or at the time of our property inspection. This appraisal assumes that no hazardous materials contamination exists. We were not provided an environmental audit.

The analysis of environmental conditions is not an area of our expertise and is beyond the scope of this valuation. If the presence of environmentally sensitive materials, such as asbestos, polychlorinated biphenyls, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions is found to be present on or around the property, the value(s) presented herein could be significantly affected. The value(s) estimated is (are) predicated on the assumption that there is no such proximity thereto that would cause a loss in value. No responsibility is assumed for any such condition or for any expertise or engineering knowledge required discovering them.

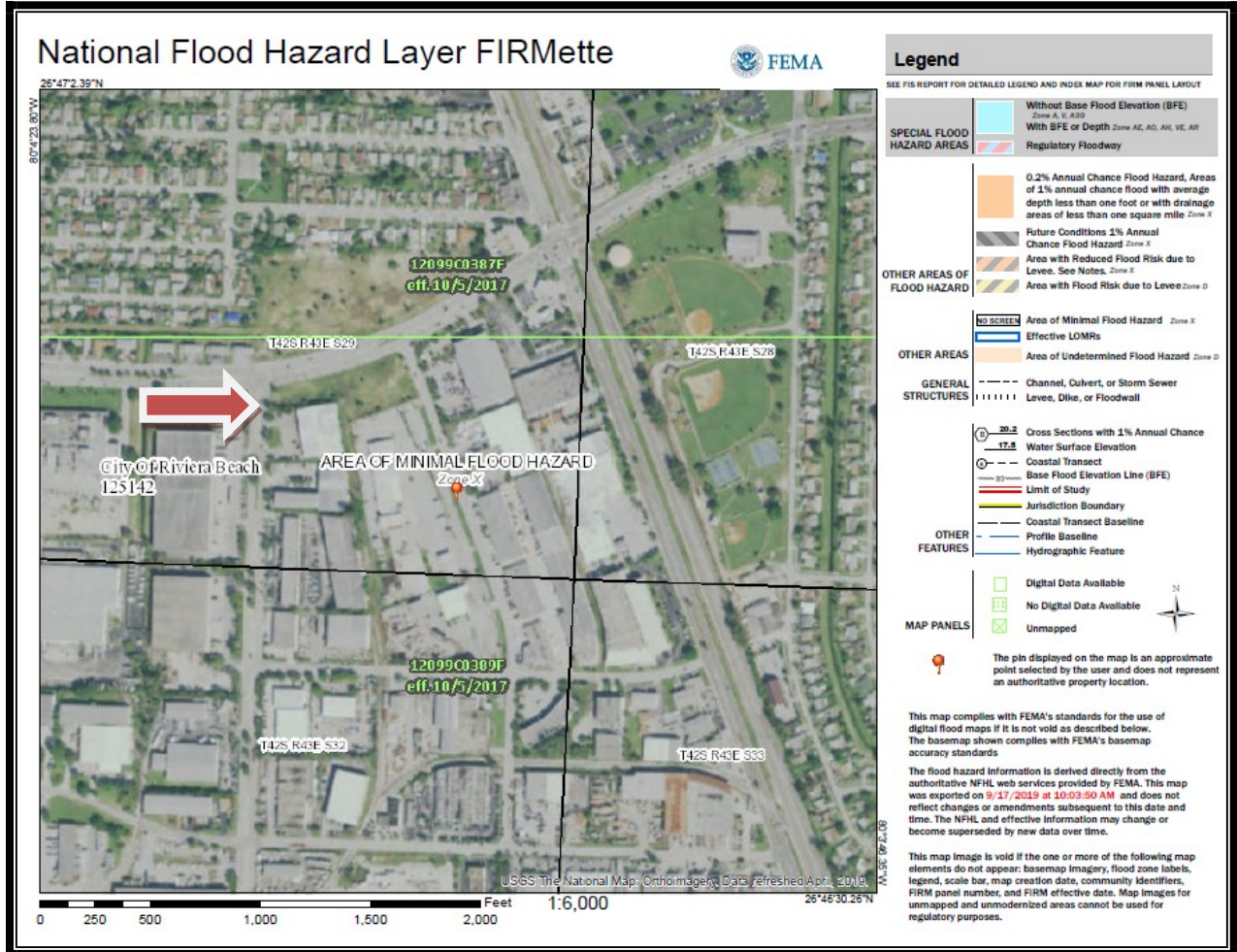
### Topography and Flood Hazard Zone

Both Subject sites appear level and at or slightly above the existing road grade. No apparent drainage problems were evident on the date of inspection and the underlying soils are considered to be typical of the area.

The properties appear to be located within Flood Zone "X", according to Flood Insurance Rate Map Panel Number 12099C 0387F, effective October 5, 2017. Zone "X" is described as: *Zones B, C, and X are the flood insurance rate zones that correspond to areas outside the 1-percent annual chance floodplain, areas of 1-percent annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1-percent annual chance*



stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1-percent annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones. (Zone X is used on new or revised maps in place of Zones B and C).



Topographical Features	Observed Condition
Elevation	Generally at road grade.
Soil Conditions	Appear to be suitable for development.
Vegetation	Minimal sod areas.

Deed Restrictions

We have not been advised of the presence of any deed restrictions that would impact the use or utility of the property. However, we have not made a title search for deed restrictions nor are we qualified to render a title search.

### Utilities and Public Services

The following utilities and public services are available to the Subject Property:

<b>Utility</b>	<b>Provided By</b>
Sanitary Sewer	Riviera Beach
Water	Riviera Beach
Electricity	Florida Power & Light/Riviera Beach
Telephone	BellSouth
Public Services	Provided By
Fire	Riviera Beach
Police	Riviera Beach
Garbage Pickup	Riviera Beach

### Off Site Improvements

<b>Off Site Improvement</b>	<b>Description</b>
Curbs and Gutters	Concrete
Drainage	Storm drain system
Sidewalks	Concrete
Street Lighting	Overhead pole lighting

### Easements, Encroachments and Adverse Influences

Based on our property inspection, there are no readily identifiable easements or encroachments within the property's boundary that would adversely impact marketability or value. In addition, no readily identifiable adverse influences are within the immediate neighborhood and/or market area that would adversely impact the property.

## **AD VALOREM TAXATION**

In the State of Florida, assessments are rendered effective January 1 with ad valorem taxes due and payable on April 1 of the year following actual assessment (i.e., January 1, 2019 assessment and April 1, 2020 tax due date). The tax due is computed according to annual millage rates established by the various taxing authorities. Applicable millage rates for the tax year are announced in September. Taxes are payable in November with a discount for early payment of taxes. This sliding scale gives a four percent (4%) discount for payment in November, three percent for December payment, two percent for January payment, and one percent for February payment. Most income producing property owners take advantage of this discount and pay in November. Taxes become delinquent on April 1. Penalties are added to the tax bill for the months of April and May. If the taxes are not paid by the first week of June, a Tax Certificate is sold for the delinquent taxes, and at a future date, the property will be sold (per Florida Statute 197.343 (1)).

According to the Palm Beach County Property Appraiser the parcel is assessed in 2019 under the following Tax Folio I.D. numbers:

<b>Summary of Estimated Property Assessment 2019</b>						Non	Total
<b>Avenue E Site</b>	Land	Building	Total	Taxable	Ad Valorem	Ad Valorem	Combined
Parcel No.	Assessment	Assessment	Assessment	Assessment	Taxes	Taxes	Taxes
56-43-42-28-31-015-0010	\$256,832	\$0	\$256,832	\$256,832	\$5,692	\$0	\$5,692

Based on a review of comparable assessments and taking into consideration the estimate of value, it appears that the current assessment is reasonable.

## **HIGHEST AND BEST USE**

The Dictionary of Real Estate Appraisal, 6<sup>th</sup> Edition 2015, by the Appraisal Institute defines Highest and Best Use as follows:

“The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.”

The concept of Highest and Best Use represents the premise upon which value is based. Determination of Highest and Best Use (maximum profitability) results from the appraiser’s judgment and analytical skill. Data collected and analyzed for the purpose of the neighborhood data, and particularly the site description were useful in arriving at a final conclusion.

In estimating Highest and Best Use as improved, there are four stages of analysis:

1. Legally Permissible: What uses are permitted by zoning, private restrictions, building codes, historic district controls and environmental regulations.
2. Physically Possible: What legally permitted uses are physically possible.
3. Financially Feasible: Which of the legally permissible and physically possible uses will produce a net return to the owner of the site.
4. Maximally Productive: From the financially feasible uses, the use which produces the highest price or value is the Highest and Best Use.

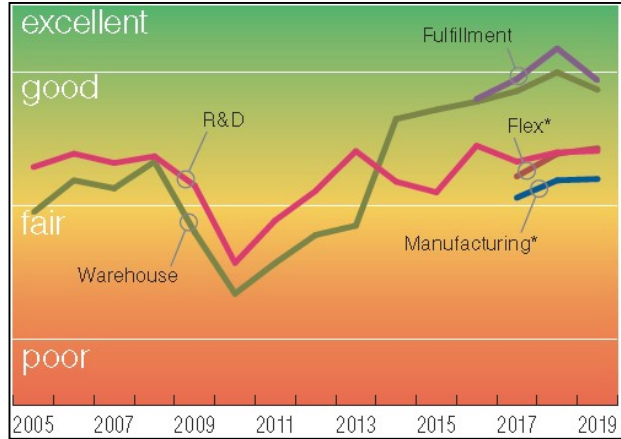
***Legally Permissible:*** Legally permissible uses involve zoning, deed restrictions, and other legal entities, which may constrain use. To the best of our knowledge, the Subject site has no deed restrictions or other legal restrictions that would limit the total utilization of the site to its Highest and Best Use.

The subject is zoned CG, with a zoned use allowing General Commercial development within the Riviera Beach CRA Downtown Core District, which is a very broad and desirable zoning category. The Future Land Use Designation is COM, Commercial, by Riviera Beach. Based on a review of the permitted uses in the districts, a variety of developments would be considered legally permissible for the various sites.

***Physically Possible:*** The plot has adequate road access, visibility, and exposure to traffic. Further, the site has all necessary public utilities including water and sewer available. It is not adversely affected by flood hazard, and soil conditions (firm sand) appear to be adequate to support development.



**Financially Feasible:** The third and fourth tests are, respectively, what is feasible and what will produce the highest net return. In order to gauge market expectations, we reviewed *Price Waterhouse Coopers/Urban Land Institute, Emerging Trends 2019 Real Estate Investor Survey*. The study summarized expectations for office investment in 2019 as follows: *This combination of strong demand and limited new supply has brought pricing power to landlords. Rents have been reaching new peaks in most markets across the United States and Canada. Rapid income growth has attracted capital to the sector, a trend that has gained even more steam as industrial outperformed the National Council of Real Estate Investment Fiduciaries (NCREIF) benchmark from 2011 to 2017. And, a wave of capital seeking to increase allocations to industrial has continued to push cap rates to new lows.*



Investment attitudes towards Flex space are “fair to good,” with the trend line moving upwards. Considering the demographic profile and spending patterns of residents, the local market is well suited for this utilization. The Highest and Best Use of the parcel as if vacant is for development with mixed-use improvements consistent with current zoning, most likely “live/work” space incorporating ground-floor retail, office or gallery space with residential development on higher floors.

Additionally, the opening of the Panama Canal expansion is projected to have a big impact on the industrial market going forward.

**Maximally Productive:** We feel that a commercial or industrial use-possibly associated with Port of Palm Beach/cruise ship or Marina Village operations-is the most likely development scenario for both parcels, though civic, religious organization and/or daycare would also be possible uses. The Highest & Best Use of the vacant parcels is for future development consistent with CG, General Commercial, zoning.

## **VALUATION**

### **Preface to Value/Scope of Assignment**

The appraisal process is an economic analysis consisting of an orderly program by which the valuation problem is defined and data is acquired, classified, analyzed, interpreted, and reconciled into an estimate of value. There are three traditional paths, or approaches, used to direct the appraiser toward the value conclusion. These approaches are the Cost Approach, the Income Capitalization Approach, and the Sales Comparison Approach.

We have utilized the Sales Comparison Approach in order to estimate the market value of the Fee Simple estate of the subject land.

### **SALES COMPARISON APPROACH-LAND ANALYSIS**

In order to estimate the Market Value of the Subject site, we searched for sales within the Blue Heron Boulevard corridor and other major thoroughfares. These sales were the primary data used in this analysis. We also considered several, older sales including the site developed as a Dairy Queen on US Highway 1 just south of Northlake Boulevard in North Palm Beach as well as other, industrial sales just to the west and south of the subject.

The five (5) comparable sales used as the primary data are summarized on the following chart.

**LAND SALES SUMMARY**  
**Public Works Expansion Site**

Sale No.	Location	Sale Date	Zoning	Effective Sale Price	Size (Acres)	Size (SqFt)	Price / SqFt Land
1	<b>Old Drive-In Movie Theater Site</b>	5/19	IG/IL	\$3,500,000	7.213	314,207	<b>\$11.14</b>
30609/00006	1301 President Barack Obama Highway	2/17		\$2,250,000			<b>\$7.16</b>
30452/3265	Riviera Beach, FL 33404	2/15		\$2,150,000			<b>\$6.84</b>
2	<b>13th Street Industrial Park</b>	9/18	IG	\$850,000	1.997	86,983	<b>\$9.77</b>
30145/00492	880 W 13th Street Riviera Beach, FL 33404						
3	<b>Blue Heron Development Site</b>	5/18	CG	\$345,000	0.882	38,416	<b>\$8.98</b>
29876/00476	1700 W Blue Heron Boulevard Riviera Beach, FL 33404						
4	<b>Australian Avenue Development Site</b>	5/18	I	\$1,240,000	4.013	174,817	<b>\$7.09</b>
29856/1333	SEC Australian Ave & Fairfield Drive Riviera Beach, FL 33404						
5	<b>Blue Heron Development Site</b>	10/16	CG	\$1,182,000	6.953	302,884	<b>\$3.90</b>
28628/1165	W Blue Heron Boulevard at north end of Ave L Riviera Beach, FL 33404						
<b>Statistics</b>							
	<b>Low</b>	2/15	---	<b>\$345,000</b>	<b>0.88</b>	<b>38,416</b>	<b>\$3.90</b>
	<b>Mean</b>	8/17	---	<b>\$1,645,286</b>	<b>4.21</b>	<b>183,461</b>	<b>\$7.84</b>
	<b>High</b>	5/19	---	<b>\$3,500,000</b>	<b>7.21</b>	<b>314,207</b>	<b>\$11.14</b>
<b>Subject Property</b>	<b>Public Works Expansion Site</b> <b>SEC of Blue Heron Blvd &amp; Australian Avenue</b> <b>Riviera Beach, FL 33404</b>		<b>CG</b>		<b>1.929</b>	<b>84,014</b>	

**Comparable Sale Adjustments**

The subject site is an irregular shaped parcel containing 1.9287 acres, or 84,014 SqFt. The sales ranged in size from 38,416 to 314,207 SqFt. All of the comparable sales are located within 2 miles of the subject. The sales occurred between October 2016 (Sale 5) and May 2019 (Sale 1). Before adjustments the five sales generated a range of value indications from \$11.14/SqFt (Sale 1) to \$3.90/SqFt (Sale 5) and provided an average (arithmetic mean) indication of \$7.84/SqFt. The lowest sale indication per unit, Sale 5 at \$3.90/SqFt was a bit of a statistical outlier. Excluding this sale results in a range from \$7.09 to \$11.14 per square foot with an average indication of \$9.25/SqFt, which is a better indication of the value of the site.

Comparables were analyzed and compared to the subject on a qualitative, as well as a quantitative basis. Percentage adjustments were applied to a comparable sale in order to make it more similar to the subject; each comparable being compared to and found to be

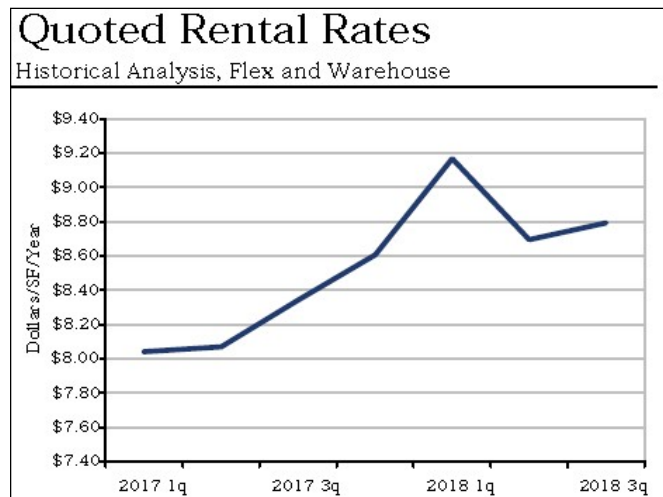
inferior, similar or superior. A brief discussion of the bases of comparison follows. A Comparable Sales Summary Chart is found on a following page.

### *Financing (Cash Equivalency) and Conditions of Sale*

The first adjustment considered was for advantageous financing. To the best of our knowledge, none of the sales required a financing adjustment and no adjustment for financing has been made.

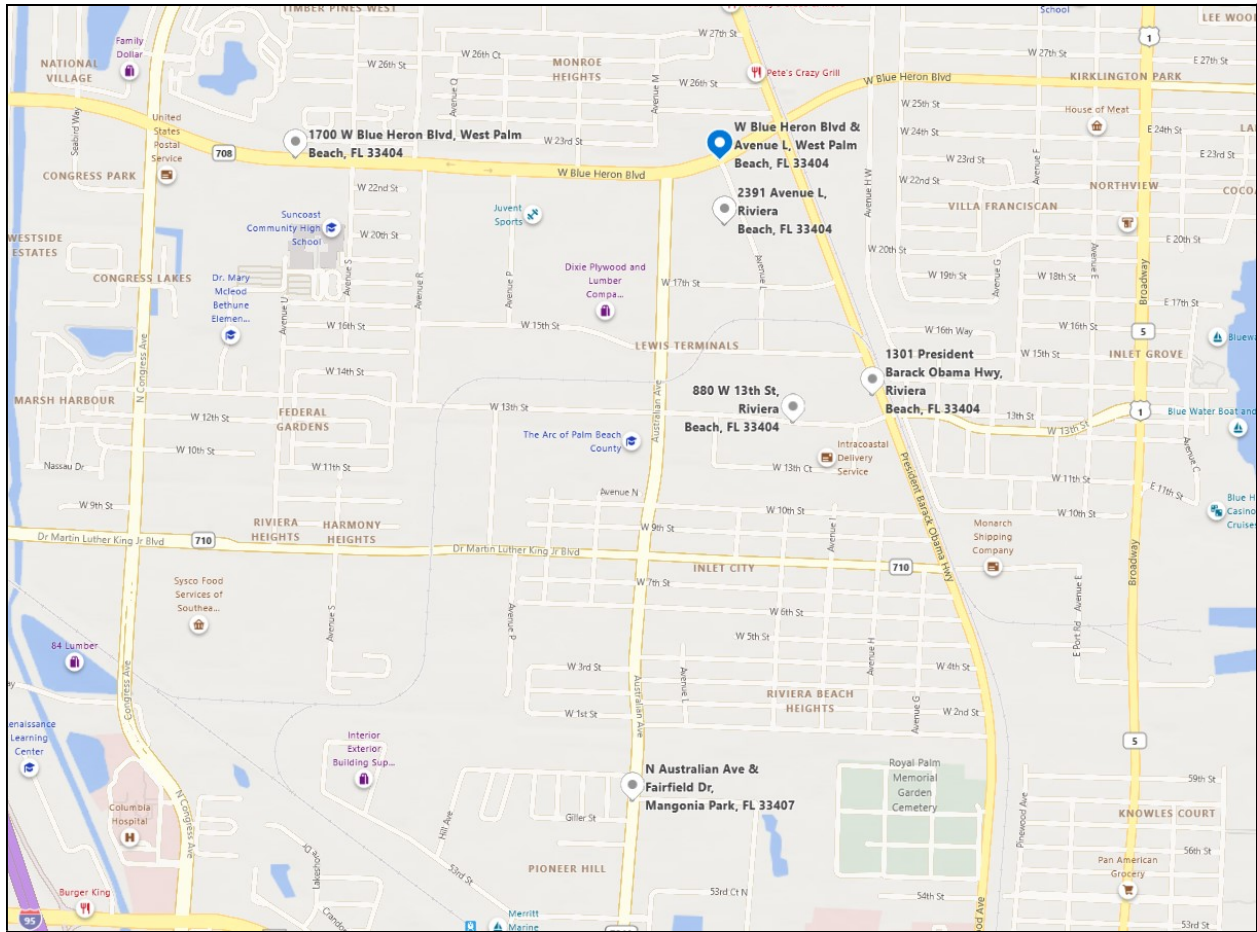
### *Time or Changes in Market Conditions*

Land market trends for specific submarkets are not independently tracked by any of the brokerage or research firms operating in this area. The chart at right shows trends data for industrial rents space in the Riviera Beach market from 2016 to the present. After peaking in early 2018 at about \$9.19/SqFt, the average asking rent in the Riviera Beach market area stabilized around \$8.80 in the 3<sup>rd</sup> Quarter of 2018, up about \$0.20/SqFt over the 3<sup>rd</sup> Quarter of 2017, which is the period of the comparable sales. This is an increase of about 2.3% per year. There was one sale and resale within the comparable data which yielded an appreciation indication of 19.8% annually (Sale 1) and 1.65% per month. The data shows an increase in value over the last several quarters.



The data utilized spans a relatively short time period prior to the date of the Subject property's valuation. The overall real estate market in Palm Beach County is undeniably improving. We have considered various indications of improving market conditions including improved employment, consumer confidence and inventories. The four oldest sales received small, upward adjustments. Due to the recency of the sales, we have made no adjustments for time or changes in Market condition for the other sale.

## COMPARABLE SALES LOCATION MAP



### *Location Adjustment*

Location is a primary consideration when estimating Market Value. Neighborhood composition and exposure, access to major thoroughfares, corner influence as well as views and amenities are factors which influence the value of real estate. All of the sales are located in comparable areas close to the subject site. Upward adjustments were applied to sales 1, 2, 3 and 4. Sale 5, is directly across Blue Heron Blvd from the subject. No adjustment was applied to Sale 5.

### *Size*

The sales range in size from 38,416 SqFt to 314,207 SqFt. As previously noted, the subject contains 1.9287 acres, or 84,014 SqFt. Typically, larger sites sell for lower unit prices, all other factors considered equal. This is due to economies of scale as they relate to actual development costs. Sales 1, 4 and 5, the three largest sales, were adjusted upward for size. Sale 3 was adjusted downward for smaller size.

### *Topography, Shape & Utility*

Related to the adjustment for size is the adjustment for *Topography, Shape & Utility*. An unusually shaped parcel, or one steeply sloped, for instance, are less desirable than rectangular or square sites as development costs are typically higher. *Utility* also needs to be addressed, as some sites may have billboards or cellular towers, easements or encroachments that must be accounted for in the adjustment process. No adjustments were applied.

### Zoning/Other

The presence of completed bond monies, zoning differences, partial infrastructure completion and other factors not falling under the previous categories may have an effect on a property's value. The subject had a CG, General Commercial zoning, as did Sales 3 and 5. Sales 1, 2 and 4 had Industrial zonings, which are less desirable than the subject and were adjusted upward 10% for zoning. No other adjustments were applied for differences in zoning outside of density.

### Current Listings

We have also examined two (2) current listings in the surrounding competitive market, one with direct frontage on Broadway but north of Blue Heron Boulevard. This site was formerly a Mobile Home Park. Asking prices range from \$16.52 to \$20.16 per SqFt for similar sites. The current listings are presented in the following table.

<b>Current Listings</b>						
	<u>List Price</u>	<u>Zoning</u>	<u>Size (Acres)</u>	<u>Size (SqFt)</u>	<u>Price / Acre</u>	<u>Price / SqFt Land</u>
<b>Redevelopment Site</b>	\$2,850,000	DG	3.960	172,498	\$719,697	<b>\$16.52</b>
Current Listing	3100 Broadway Riviera Beach, FL 33404					
<b>Redevelopment Site</b>	\$1,800,000	IG	2.050	89,298	\$878,049	<b>\$20.16</b>
Current Listing	360 Avenue S Riviera Beach, FL 33404					

### Summary of Adjustments

Based on the above discussion, the following chart summarizes the adjustments made to the comparables.

**LAND SALES SUMMARY**  
**Public Works Expansion Site**

Sale No. Sale No.	Location	Sale Date	Zoning	Effective Sale Price	Size (Acres)	Size (SqFt)	Price / Sqft Land	Adjustments					Total Adjust. Price / Net Adjust. Sqft		
								Time & Cond. of Sale	Loca- tion	Size	Topo/ Util	Zoning/ Other			
1	<b>Old Drive-In Movie Theater Site</b> 30609/00006 1301 P President Barack Obama Highway 30452/3265 Riviera Beach, FL 33404	5/19 2/17 2/15	IG/IL	\$3,500,000 \$2,250,000 \$2,150,000	7.213	314,207	\$11.14 \$7.16 \$6.84	0%	\$11.14	20%	10%	0%	10%	40%	\$15.59
2	<b>13th Street Industrial Park</b> 30145/00492 880 W 13th Street Riviera Beach, FL 33404	9/18	IG	\$850,000	1.997	86,983	\$9.77	5%	\$10.26	25%	0%	0%	10%	35%	\$13.85
3	<b>Blue Heron Development Site</b> 29876/00476 1700 W Blue Heron Boulevard Riviera Beach, FL 33404	5/18	CG	\$345,000	0.882	38,416	\$8.98	5%	\$9.43	10%	-5%	0%	0%	5%	\$9.90
4	<b>Australian Avenue Development Site</b> 29856/1333 SEC Australian Ave & Fairfield Drive Riviera Beach, FL 33404	5/18	I	\$1,240,000	4.013	174,817	\$7.09	5%	\$7.45	25%	5%	0%	10%	40%	\$10.43
5	<b>Blue Heron Development Site</b> 28628/1165 W Blue Heron Boulevard at north end of Ave L Riviera Beach, FL 33404	10/16	CG	\$1,182,000	6.953	302,884	\$3.90	15%	\$4.49	0%	10%	0%	0%	10%	\$4.94

Statistics		
Low	2/15	\$345,000
Mean	8/17	\$1,645,286
High	5/19	\$3,500,000

Indications	
Low	\$4.94
Mean	\$10.94
High	\$15.59

Subject Property	Public Works Expansion Site SEC of Blue Heron Blvd & Australian Avenue Riviera Beach, FL 33404	CG	1.929	84,014
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## Conclusion

Before adjustments the five sales generated a range of value indications from \$11.14/SqFt (Sale 1) to \$3.90/SqFt (Sale 5) and provided an average (arithmetic mean) indication of \$7.84/SqFt. The lowest sale indication per unit, Sale 5 at \$3.90/SqFt was a bit of a statistical outlier. Excluding this sale results in a range from \$7.09 to \$11.14 per square foot with an average indication of \$9.25/SqFt, which is a better indication of the value of the site.

The property is currently listed for sale at an asking price of \$1,549,000, or \$18.44/SqFt. The property has been marketed at that asking price for over two years. Signage on the property shows an architectural rendering for “Amidar Retail & Office Plaza,” a small, mixed-use commercial center. We considered this listing.

We also considered asking prices for two current listings ranging from \$16.52 to \$20.16 per SqFt for similar sites.

After adjustments, the sales ranged from \$4.94 (Sale 5) to \$15.59 (Sale 1) per SqFt. The mean value of the adjusted sales was \$10.94/SqFt. Again, the lowest sale indication per unit, Sale 5 at \$4.94/SqFt-adjusted-was a bit of a statistical outlier. Excluding this sale results in a range from \$9.90 to \$15.59 per square foot with an average indication of \$12.44/SqFt. This is a better indication of the value range of the site.

Based on the preceding analysis, it is our opinion that the subject has a Market Value above the mean of the adjusted data between \$14.00 and \$15.00 per square foot. The site contains 84,014 SqFt. We therefore estimate the value via the Sales Comparison Approach as follows:

Land Value Summary and Conclusion				
84,014	SqFt x	\$14.00	per SqFt =	\$1,176,196
84,014	SqFt x	\$15.00	per SqFt =	\$1,260,210
<b>Reconciled to :</b>				<b>\$1,200,000</b>



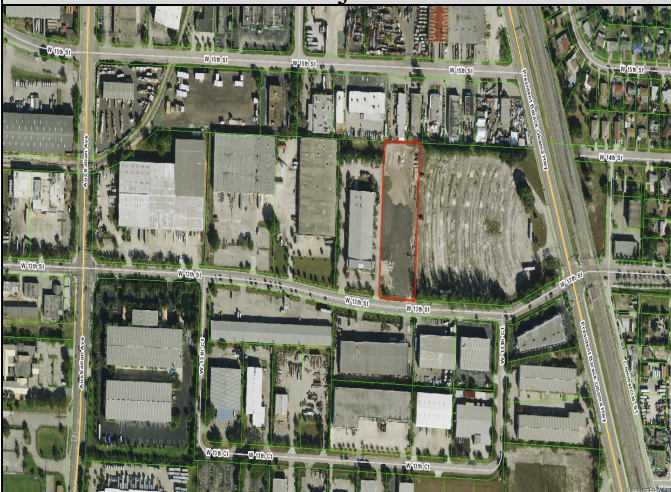
**COMPARABLE LAND SALE PHOTOGRAPHS**



**Subject**



**Sale Comparable 1**



**Sale Comparable 2**



**Sale Comparable 3**



**Sale Comparable 4**



**Sale Comparable 5**

## **RECONCILIATION**

The estimates of value are subject to the Limiting Conditions beginning on page 3 of the report. As a result of our investigation and analysis of the information obtained therefrom, as well as a general knowledge of real estate valuation procedures, it is our opinion that the **Market Value** of the **Fee Simple Estate** of the Subject Property, as of September 17, 2019 was:

**ONE MILLION TWO HUNDRED THOUSAND DOLLARS**  
**(\$1,200,000)**

The Sales Comparison Approach is considered a good indicator of value when there are recent sales of comparable properties available for analysis. In this instance, several comparable properties were found and analyzed, all in close proximity to the subject within the same market area or reasonably similar areas close by. After comparing them to the Subject Property and considering for any differences, they provided a well-supported value indication for the appraised property.

The estimates of value contained in this report are subject to the General Limiting Conditions and the Special Conditions outlined beginning on page 3 of the report.



## **Marketing Period and Exposure Time**

We have estimated the **marketing period** and **exposure period** for the Subject Property based on discussions with brokers and property owners and based on the marketing periods for the comparable sales. *The Korpacz's Real Estate Investor Survey®*, by *PricewaterhouseCoopers*, 2<sup>nd</sup> Quarter 2019 indicates an average marketing time of 3 to 19 months for development land properties.

Reasonable marketing periods for the appraised property consist of two separate periods in time. These are **reasonable exposure time** and **reasonable marketing time**.

### *Reasonable Exposure Time*

Reasonable exposure time is the retrospective amount of time it would have taken the appraised property to sell in the market at the equivalent estimate of market value contained in this appraisal. Exposure time is inherent within the market sales utilized in the valuation. The data contained in the Sales Comparison Approach indicates exposure times for comparable properties were between 8 and 28 months.

### *Reasonable Marketing Time*

Reasonable marketing time is the estimated prospective amount of time it will likely take the appraised property to sell at the equivalent estimate of market value contained in this appraisal. This time period assumes that the economic conditions currently impacting the property, and which have been taken into consideration in the estimate of value, continue into the foreseeable future. Further, it assumes an arm's length sale within the context of a normal marketing period experienced by similar-type property.

Taking into account the various differences between the sales utilized, current market conditions, and the quality and quantity of the income stream analyzed, the estimated reasonable marketing time (the amount of time it would probably take to sell the appraised property at the estimate of market value contained herein, if exposed for sale beginning on the date of the valuation) would be 12 months or less.

We estimate a reasonable marketing time (the amount of time it would probably take to sell the appraised property at our estimate of market value if exposed for sale beginning on the date of this valuation) to be within 18 months. The reasonable Exposure Time has also been estimated at within 18 months.

# **ADDENDA**

# **LETTER OF ENGAGEMENT**


**SUBJECT DATA**



Property Detail					
Parcel Control Number:	56-43-42-28-31-015-0010	Location Address: BLUE HERON BLVD			
Owners:	SHIMONOVITC SHRAGA F TRUST ,MONIS SHOSHANA TR ,SHIMONOVITC SHRAGA F TR				
Mailing Address:	21950 TOWN PLACE DR,BOCA RATON FL 33433 3713				
Last Sale:	OCT-2016	Book/Page#:	28672 / 251	Price:	\$10
Property Use Code:	1000 - VACANT COMMERCIAL	Zoning:	SP/IL - ( 56-RIVIERA BEACH )		
Legal Description:	LEWIS TERMINALS REPL PL 1 LTS 1 THRU 7 & N 100 FT OF LT 8 BLK 0	Total SF:	0	Acres	1.9081

2019 Values (Preliminary)		2019 Taxes (Preliminary)	
Improvement Value	\$0	Ad Valorem	\$5,692
Land Value	\$256,832	Non Ad Valorem	\$0
Total Market Value	\$256,832	Total Tax	\$5,692
Assessed Value	\$256,832	<b>2019 Qualified Exemptions</b>	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$256,832	<b>Applicants</b>	
<b>All values are as of January 1st each year.</b>		No Details Found	

**Building Footprint (Building 0)**



**Subarea and Square Footage (Building 0)**

Description	Area	Sq. Footage
No Data Found.		

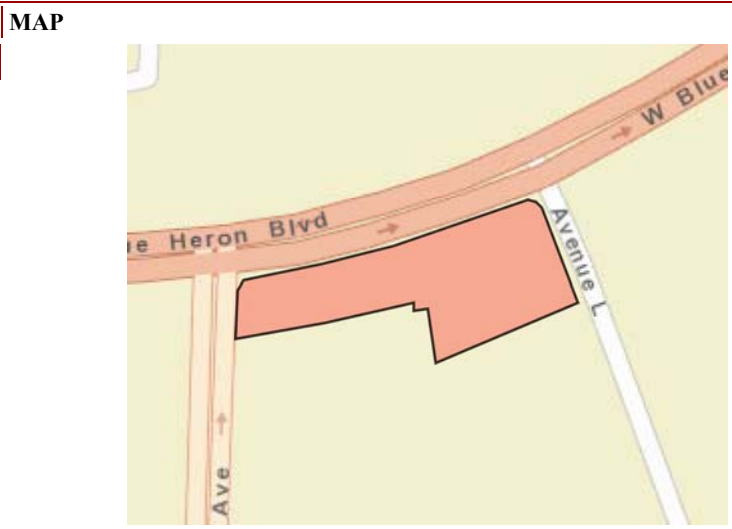
  

**Extra Features**

Description	Year Built	Unit
No Extra Feature Available		

**Structural Details (Building 0)**

Description



Owner: SHIMONOVITC SHRAGA F TRUST ,MONIS SHOSHANA TR PCN: 56434228310150010 1 of 1

This instrument was prepared by:  
Daniel Bensimon, Esq.  
Dorot & Bensimon PL  
2000 Glades Road, Suite 312  
Boca Raton, Florida 33431

Tax Folio No. 56-43-42-28-31-015-0010 &  
56-43-42-28-31-015-0050

**QUITCLAIM DEED**

**THIS QUITCLAIM DEED**, is made this 28<sup>th</sup> day of October 2016, by **SHRAGA SHIMONOVITC** (also known as **SHRAGA F. SHIMONOVITC**), a married man ("Grantor") whose address is 21950 Town Place Drive, Boca Raton, Florida, 33433 and **SHRAGA F. SHIMONOVITC** and **SHOSHANA MONIS, TRUSTEES OF THE SHRAGA F. SHIMONOVITC REVOCABLE TRUST** dated April 14, 2016, whose address is 21950 Town Place Drive, Boca Raton, Florida 33433 ("Grantee"), granting full power and authority to said trustees to protect, conserve, sell, encumber and to otherwise manage and dispose of the real property described herein as provided for in Section 689.071, Florida Statutes.

Grantor, for and in consideration of the sum of TEN & NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, grants, remises, releases and quit-claims to Grantee, and Grantee's heirs, successors and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the following described land (the "Property"), described to wit:

**A parcel of land situate in Section 29, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:**

**Lots 1, 2, 3, 4, 5, 6, 7 and ALL of Lot 8, LESS the southerly 160.19 feet thereof, Block "O", REPLAT OF PLAT NO. 1 LEWIS TERMINALS, 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 27, Pages 39, 40 and 41, said lands situate lying and being in Palm Beach County, Florida.**

together with all easements, tenements, hereditaments and appurtenances belonging to the Property; to have and to hold together with all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor in and to the above described Property, either in law or in equity, to Grantee and Grantee's heirs, successors and assigns forever.

Grantor has duly executed this instrument on the day and year first above written.

Witness 1 Sign: *Daniel Bensimon*

Witness 1 Name: Daniel Bensimon

Witness 2 Sign: *Tara Wood*

Witness 2 Name: Tara Wood

Sign: *Shraga Shimonovitch*  
By: SHRAGA SHIMONOVITC



## **QUALIFICATIONS OF THE APPRAISERS**

# QUALIFICATIONS OF ELIE A. EDMONDSON, MAI

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## PROFESSIONAL MEMBERSHIPS

Member Appraisal Institute: MAI 9826  
Florida State-Certified General Real Estate Appraiser # RZ4069  
Florida General Appraiser Instructor # GA 1000001: Inactive  
Florida Real Estate Broker # BK 0486261: Inactive  
Professional Association of Dive Instructors (PADI) Rescue Diver

## EDUCATIONAL AND PROFESSIONAL COURSES

Bachelor of Science in Business Administration (1986)  
University of North Carolina - Wilmington  
Master of Arts in English Literature (1998)  
Florida State University  
PhD Graduate Fellow in Critical Theory (1999-2000)  
Rice University

### Appraisal Institute Courses

- » Course 1A1 - Real Estate Appraisal Principles, (3-87)
- » Course 1A2 - Basic Valuation Procedures, (3-87)
- » Course 1B-A - Capitalization Theory and Techniques - Part A, (3-87)
- » Course 1B-B - Capitalization Theory and Techniques - Part B, (6-89)
- » Course 1-2 - Case Studies in Real Estate Valuation, (2-90)
- » Course 2-2 - Report Writing & Valuation Analysis, (5-90)
- » Course SPP - Standards of Professional Practice, Parts A & B
- » USPAP - Core Law
- » Business Practices & Ethics
- » Site Valuation & Cost Approach
- » Market Analysis & Highest and Best Use

### Other Professional Education

- » Mortgage Fraud Seminar
- » Sales Comparison & Income Approaches
- » Advanced Hotel Appraisal
- » Appraising Assisted Living Facilities
- » Appraisal of Fast Food Facilities
- » Appraising Self-Storage Facilities

Attended many other real estate related seminars and courses.

## **PROFESSIONAL EXPERIENCE**

Mr. Edmondson is the owner and principal of Allen Edmondson & Associates, LLC, a real estate appraisal and consulting firm headquartered in West Palm Beach, Florida. He has been actively engaged in various phases of real estate appraisal and consulting since 1986 and has prepared appraisals encompassing the major categories of land and buildings. He has performed appraisal and consulting work for the purpose of acquisition/disposition, conservation, insurance, rental analysis, ground leases, ad valorem tax appeal, alternative use, government acquisition, and corporate planning.

Mr. Edmondson has appraisal experience in Florida, Alabama, Georgia, North Carolina, South Carolina, Texas, Virginia, the Caribbean and the Netherlands Antilles. Mr. Edmondson has been a resident of Palm Beach County, Florida, since 1986.

Significant properties appraised include Azure Condominiums, the Aruba Marriott Casino, Ritz Carlton Manalapan, Riviera Beach Municipal Marina, Miami Beach Marina, the Daytona Beach Marriot and the Buena Vista Doubletree Resort. Mr. Edmondson has prior work experience as Senior Appraiser with the State of Florida Department of Environmental Protection, Bureau of Appraisal and as an Associate at Laventhol & Horwath Management Advisory Services and Hospitality Valuation.

## **PARTIAL LIST OF PROPERTY TYPES APPRAISED**

Acreage	Motels
ACLF	Medical Office Buildings
Apartments	SNCF Nursing Homes
Churches	Medical Office Buildings
Country Clubs	Ranches
Convenience Stores	Restaurants
Easements/Rights of Way	Retail Stores
Environmental Lands	Service Stations
Fixed Base Operations	Shopping Centers
Golf Courses	Single-Family Homes
Hotels	Subdivisions (PUD, MUPD, PIPD)
Marinas	Surgical Centers
Mobile Home Parks	Warehouses





Ron DeSantis, Governor

Hailey Beshears, Secretary



**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**FLORIDA REAL ESTATE APPRAISAL BD**

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

**EDMONDSON, EUE ALLEN**

411 S2ND STREET  
WEST PALM BEACH FL 33407

LICENSE NUMBER: RZ4069

EXPIRATION DATE: NOVEMBER 30, 2020

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



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