

MEMORANDUM

Agenda Item No. 14(A)(14)

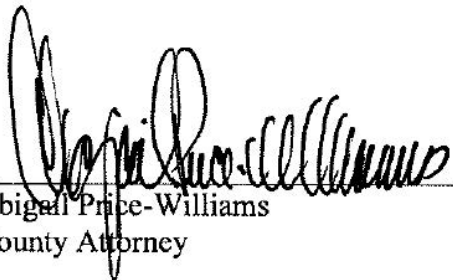
TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: October 20, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution approving, by a two-thirds vote of Board members present, a contract for sale and purchase between David Bruce Lieux and Karen Sue Lieux, husband and wife, as sellers, and Miami-Dade County, as buyer, for approximately 48,322 square feet of residential zoned land located at 11000 Galloway Road, Miami, Florida, in the amount of \$725,000.00 and authorizing the expenditure of up to \$11,000.00 for closing costs, funded by Park Open Space Impact Fees for expansion of Killian Library Park; authorizing the County Mayor to execute the contract for sale and purchase, exercise any and all rights conferred therein, take all other actions necessary to effectuate said purchase and accept conveyance of property by General Warranty Deed; and directing the County Mayor to record such Deed

The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Commissioner Xavier L. Suarez.




Abigail Price-Williams
County Attorney

APW/uw

Date: October 20, 2020

To: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Resolution Authorizing the Execution of a Contract for Sale and Purchase of Approximately 48,322 Square Feet of Residential Land Located at 11000 Galloway Road, Miami, Florida, for the Purposes of Expanding Killian Library Park
Folio No.: 30-5009-000-0290

Recommendation

It is recommended that the Board of County Commissioners (Board) approve a resolution authorizing execution of a Contract for Sale and Purchase for the acquisition of approximately 48,322 square feet (1.11 acres) of residential zoned land which includes a two bedroom single family home with 1,771 square feet of adjusted building area (Property) between Miami-Dade County (Buyer), and David Bruce Lieux and Karen Sue Lieux, Husband and Wife (Seller). This item was prepared by the Internal Services Department on behalf of the Parks, Recreation, and Open Spaces Department. More specifically, the resolution does the following:

- Authorizes the acquisition of approximately 48,322 square feet of residential zoned land improved with a single family home located at 11000 Galloway Road, Miami, Florida (Folio No. 30-5009-000-0290) for the purposes of expanding Killian Library Park;
- Authorizes the County Mayor or County Mayor's designee to execute a Contract for Sale and Purchase in the amount of \$725,000 (Attachment 1 to the resolution); and
- Authorizes the County Mayor or County Mayor's designee to accept the conveyance by General Warranty Deed (Attachment 2 to the resolution), to record the instrument of conveyance in the public records of Miami-Dade County and to exercise any and all other rights set forth in the Contract for Sale and Purchase.

Scope

The Property is located in Commission District 7, which is represented by Commissioner Xavier L. Suarez.

Fiscal Impact/Funding Source

The estimated total cost of the acquisition is \$736,000; which includes \$725,000 for the acquisition of the Property and approximately \$11,000 for closing costs. The acquisition and closing costs will be funded from Park Open Space Impact Fee funds.

In accordance with the requirements in Section 125.355, Florida Statutes, two independent appraisals were procured by the Internal Services Department. The appraisers were instructed to estimate the market value of the fee simple estate. One appraisal, dated December 16, 2019, valued the Property at \$725,000 (Attachment 3 to the resolution). The second appraisal, dated January 13, 2020, valued the Property at \$670,000 (Attachment 4 to the resolution). The average of the two appraised values is \$697,500.

Pursuant to Section 125.355, if the agreed purchase price exceeds the average appraised price of the two appraisals, the governing body is required to approve the purchase by a two-third majority vote. Parks, Recreation and Open Spaces agreed to the purchase amount of \$725,000, which represents the highest of the two appraisals. The Sellers have indicated that they have received several offers to purchase this property for more than the average of the two appraisals. The purchase of this Property is significant to

Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners
Page 2

the Department as it would provide full site control of the park between SW 110 Street and SW 112 Street. It would allow for pedestrian and vehicular access to the park from to SW 110 Street; as well as increased safety conditions for park users due to increased visibility of the park from SW 110 Street. The 3.42-acre Killian Library Park was acquired by the County in 2009, with the Library Department providing funding for 2.0 acres and Parks, Recreation and Open Spaces providing funding for 1.42-acres. Acquisition of this Property will increase the size of the area to be developed by PROS with park amenities with an additional 1.1 acres of park land; expanding the area for development by PROS to 2.52-acres. To ensure that the Property is not sold to another buyer, the County has negotiated to pay the higher of the two appraisals.

Track Record/Monitoring

Jessica Gutierrez of the Internal Services Department is managing the purchase of this property. Alissa Turtletaub of the Miami-Dade County Parks, Recreation and Open Spaces Department is managing the acceptance of Property into the County park inventory.

Delegation of Authority

Authorizes the County Mayor or County Mayor's designee to execute the Contract for Sale and Purchase and to exercise any and all other rights conferred herein.

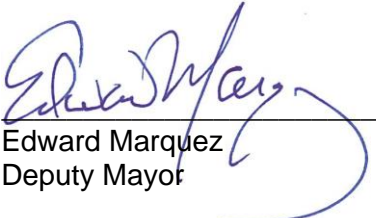
Background

Parks, Recreation and Open Spaces is seeking to purchase this Property to expand the adjacent Killian Library Park and to provide local park open space and recreational opportunities to area residents. The Property will expand the park by 1.11 acres, for a total of 4.5 acres, which is a 30 percent increase in the overall size of the park. The acquisition of this Property is in support of the goals and policies outlined in the Miami-Dade County Comprehensive Development Master Plan Recreation and Open Space Element for the County to provide local parks and recreation programs serving the needs of unincorporated residential areas.

The future development of the Property will be subject to the park planning process and community input once the Property is acquired. Future development of the park may include local park amenities such as a playground, open play fields, fitness equipment, landscaping and site furniture. The Property is zoned EU-S, Single Family Estate Use Suburban. Therefore, pursuant to Section 33.303 (b) of the Code of Miami-Dade County, approval of a Governmental Facility Hearing by the Board of County Commissioners will be completed prior to park development.

As part of the due diligence process, the County conducted an environmental review that consisted of a Phase 1 and Phase 2 environmental site assessment. On December 21, 2018, the Phase 1 environmental site assessment was completed. Based on the findings of the Phase I assessment, DERM required that a Phase 2 be conducted as it was reported that the site and the neighboring property were previously used as agricultural land and a soil assessment was recommended. On May 1, 2019, DERM completed review of the Phase 2 environmental assessment report and determined that the soil samples collected were below applicable clean-up target levels. On June 3, 2019, DERM provided a Memorandum confirming no further environmental investigations are required at this time (Exhibit A to the Memorandum).

Attachment

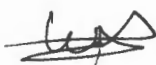

Edward Marquez
Deputy Mayor

Memorandum



Date: June 3, 2019

To: Ms. Maria I. Nardi, Director
Miami-Dade County Department of Parks, Recreation and Open Spaces (PROS)

From: Mr. Wilbur Mayorga, P.E., Chief
Environmental Monitoring & Restoration Division
Miami-Dade County Department of Regulatory & Economic Resources 

Subject: Phase II Environmental Site Assessment (ESA) dated April 24, 2018 and prepared by Wood Environment & Infrastructure Solutions, Inc. (Wood) for the Killian Library Park Expansion Site (ENC-116/File-NA) located at, near, or in the vicinity of 11000 Galloway Road, Miami, Miami-Dade County, Florida.

The Department of Regulatory & Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above-referenced document received May 1, 2019. DERM acknowledges that the analytical results for soil samples collected for the Killian Library Park Expansion Site were below applicable cleanup target levels (CTLs), or, in the case of arsenic, are consistent with background levels identified in the 2014 Miami-Dade County Anthropogenic Background Study. Therefore, based on the information submitted in the report, DERM concurs with the consultant's findings of the Phase II ESA Report. As a result, no further environmental investigations are required at this time.

If soil and/or groundwater contamination is later documented during construction/development, please immediately contact this office to discuss any environmental requirements for the site.

If you have any questions concerning the above, please contact Richard Hilaire (Richard.Hilaire@miamidade.gov) of the Environmental Monitoring and Evaluation Section at (305) 372-6700.

rh

ec: Ms. Julie Balogh, Airports and Contracts Section, DERM, balogi@miamidade.gov
Ms. Karina Martinez, Airports and Contracts Section, DERM, Karina.Martinez@miamidade.gov
Mr. Ricardo Fraxedas, P.E., Wood, ricardo.fraxedas@woodplc.com



MEMORANDUM
(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: October 20, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 14(A)(14)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's present , 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 14(A)(14)
10-20-20

RESOLUTION NO. _____

RESOLUTION APPROVING, BY A TWO-THIRDS VOTE OF BOARD MEMBERS PRESENT, A CONTRACT FOR SALE AND PURCHASE BETWEEN DAVID BRUCE LIEUX AND KAREN SUE LIEUX, HUSBAND AND WIFE, AS SELLERS, AND MIAMI-DADE COUNTY, AS BUYER, FOR APPROXIMATELY 48,322 SQUARE FEET OF RESIDENTIAL ZONED LAND LOCATED AT 11000 GALLOWAY ROAD, MIAMI, FLORIDA, IN THE AMOUNT OF \$725,000.00 AND AUTHORIZING THE EXPENDITURE OF UP TO \$11,000.00 FOR CLOSING COSTS, FUNDED BY PARK OPEN SPACE IMPACT FEES FOR EXPANSION OF KILLIAN LIBRARY PARK; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE CONTRACT FOR SALE AND PURCHASE, EXERCISE ANY AND ALL RIGHTS CONFERRED THEREIN, TAKE ALL OTHER ACTIONS NECESSARY TO EFFECTUATE SAID PURCHASE AND ACCEPT CONVEYANCE OF PROPERTY BY GENERAL WARRANTY DEED; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO RECORD SUCH DEED

WHEREAS, the Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recital is incorporated into this resolution and is approved.

Section 2. This Board hereby approves by a two-thirds vote of Board members present, the Contract for Sale and Purchase between David Bruce Lieux and Karen Sue Lieux, Husband and Wife, as Sellers, and the County, as Buyer, of approximately 48,322 square feet of residential zoned land, improved with a 2-bedroom single family home containing 1,771 square feet of adjusted building area located at 11000 Galloway Road, Miami, Florida (the "Property"), in substantially the form attached hereto as Attachment 1, in the amount of \$725,000.00, and an

additional expenditure of up to \$11,000.00 for closing costs, funded by Park Open Space Impact Fees for the purpose of expanding Killian Library Park. This Board further authorizes the County Mayor or the County Mayor’s designee to execute said Contract for Sale and Purchase on behalf of Miami-Dade County, to exercise any and all rights conferred therein, to take all other actions necessary to effectuate said purchase, and to accept conveyance of said Property by General Warranty Deed substantially in the form attached hereto as Attachment 2.

Section 3. Pursuant to Resolution No. R-974-09, the Board directs the County Mayor or the County Mayor’s designee to record the instrument of conveyance evidencing the transfer of title to the County in the Public Records of Miami-Dade County, Florida and to provide a recorded copy of the instrument to the Clerk of the Board within thirty (30) days of execution of said instrument; and directs the Clerk of the Board to attach and permanently store a recorded copy together with this Resolution.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

- | | |
|--------------------------------|----------------------|
| Audrey M. Edmonson, Chairwoman | |
| Rebeca Sosa, Vice Chairwoman | |
| Esteban L. Bovo, Jr. | Daniella Levine Cava |
| Jose “Pepe” Diaz | Sally A. Heyman |
| Eileen Higgins | Barbara J. Jordan |
| Joe A. Martinez | Jean Monestime |
| Dennis C. Moss | Sen. Javier D. Souto |
| Xavier L. Suarez | |

The Chairperson thereupon declared this resolution duly passed and adopted this 20th day of October, 2020. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

mjs

Melanie J. Spencer

CONTRACT FOR SALE AND PURCHASE

Project: Killian Library Park Expansion - Lieux
Folio No.: 30-5009-000-0290

This Contract for Sale and Purchase ("Contract") is entered into as of the 27th day of June, 2020 by and between MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and successors in interest ("Buyer"), whose Post Office Address is 111 N.W. 1st Street, Suite 2460, Miami, Florida 33128, and DAVID BRUCE LIEUX AND KAREN SUE LIEUX, Husband and Wife, ("Seller") whose address is 8054 S.W. 133 Court, Miami, FL 33183.

WITNESSETH, that for and in consideration of the mutual covenants contained herein, the Buyer and Seller agree as follows:

1. REALTY. Seller agrees to sell to Buyer, and its successors in interest, and Buyer agrees to purchase from Seller that certain real property, located in Miami-Dade County, Florida, which real property is legally and more specifically described in "Exhibit A" attached hereto and incorporated herein by this reference, together with all tenements, hereditaments, privileges, servitudes, rights of reverter, and other rights appurtenant to said real property, if any and all buildings, fixtures, and other improvements thereon, if any, all fill and top soil thereon, if any, all oil, gas and mineral rights possessed by Seller, if any, and all right, title and interest of Seller in and to any and all streets, roads, highways, easements, drainage rights, or rights-of-way, appurtenant to the Real Property, if any, and all right, title and interest of Seller in and to any and all covenants, restrictions, agreements and riparian rights as same may apply to and benefit the Real Property, if any (collectively, the "Real Property").
2. PURCHASE PRICE. Buyer agrees to pay a purchase price for the real property of \$725,000 (Seven Hundred and Twenty-Five Thousand Dollars), by County check or wire transfer of U.S. funds. The purchase price is predicated on a site area of 48,322 square feet or 1.116 acres more or less, and shall be adjusted according to the net acreage as determined by the final survey as referred to in Paragraph 7 herein, exclusive of any dedicated rights-of-way located, thereon. The purchase price to be paid at closing shall be subject to environmental / hazardous materials testing, other adjustments and prorations provided for herein and will be paid at closing as specified in Article 12 herein.
3. INTEREST CONVEYED. Seller is the record owner of the fee simple title to the subject Real Property and agrees to convey good, marketable and insurable title by General Warranty Deed, in substantially the form of Exhibit "B" attached hereto and made a part hereof ("General Warranty Deed"). Notwithstanding the foregoing, if Seller is unable, at closing, to convey to the Buyer such title as stated in this paragraph, the Buyer's sole remedy shall be to terminate this Contract.
4. AD VALOREM TAXES. Buyer, a political subdivision of the State of Florida, is exempt from payment of ad valorem taxes. Therefore, it shall be Seller's responsibility to comply with Section 196.295, Florida Statutes by placing the appropriate amount of pro rata taxes to the day of closing and any delinquent taxes in escrow with the Miami-Dade County Tax Collector.

5. TITLE INSURANCE. Buyer may, at its expense, within fifteen (15) business days of the effective date of this Contract, obtain a marketable title insurance commitment and furnish a copy to the Seller. Said commitment shall show a good, marketable and insurable title to the Real Property in the Seller's name. Buyer shall have ten (10) business days from receipt of title commitment to inspect said title documents and report defects, if any, in writing to the Seller. Buyer may at Buyer's expense obtain an owner's marketable title insurance policy (ALTA Form "B") from a title insurance company licensed by the State of Florida ("Title Company") in the amount of the purchase price. In addition, the policy shall insure title to the Real Property for the period between closing and recording of the General Warranty Deed. In connection herewith, Seller agrees to provide all affidavits and other documents as required by the title insurer. If the title commitment shows title to the Real Property to be unmarketable and uninsurable, then this Contract shall be rendered null and void and both Buyer and Seller shall be released of all obligations hereunder, except that Buyer may waive any defects and proceed with closing at Buyer's option.

6. ENVIRONMENTAL/HAZARDOUS MATERIALS INSPECTIONS. Buyer shall, at Buyer's sole cost and expense and at least thirty (30) days from the effective date of this Contract, obtain An ASTM PHASE I Environmental Site Assessment Report of the Real Property (PHASE I) or an Environmental Status Report (ESR) from the Miami-Dade County Department of Regulatory and Economic Resources, Division of Environmental Resource Management (DERM) to obtain information regarding the environmental conditions of the site, and to determine the existence and extent, if any, of environmental impacts, specifically: contamination (as defined in Section 24-5 of the Code of Miami-Dade County (the "Code") and/or Chapter 620780 Florida Administrative Code ("FAC") or the presence of hazardous materials or hazardous waste, pursuant to Section 24-5 of the Code, or solid waste as defined in Section 15-1 of the Code and/or Chapter 62-701 FAC, on the Real Property in violation of any laws, ordinances rules or restrictions of any governmental authority having jurisdiction.

Upon receipt of the PHASE I or ESR from DERM, the Buyer shall then have an additional sixty (60) days to obtain a PHASE II Environmental Site Assessment Report (PHASE II), should DERM determine that the results of the PHASE I or ESR warrant additional testing. The foregoing time periods for testing shall be referred to herein as the "Inspection Period." Should any such inspections show defects to the Real Property, including the presence of hazardous material and/or excessive development cost, which Buyer is unable or unwilling to accept, Buyer may elect to terminate this Contract by giving Seller written notice prior to the expiration of the Inspection Period, whereupon both Buyer and Seller shall be released from all further obligations hereunder, except those which expressly survive the termination hereof, unless Seller in Seller's sole discretion elects in writing to repair such defects to Buyer's satisfaction. If Seller agrees to repair such defects by Closing, Buyer will proceed to Closing without delay. If in writing Seller is unwilling or unable to repair such defects to Buyer's satisfaction, Buyer may waive all such defects and proceed to Closing at Buyer's option without adjustment to the Purchase Price, such option to be exercised in writing within fifteen (15) days of Seller's notice to Buyer that they are unable or unwilling to repair such defects. If Buyer does not waive such defects, this Contract shall terminate as above set forth.

7. SURVEY. Buyer, at Buyer's sole cost and expense and not less than 30 days prior to closing, obtain a current certified boundary survey of the Real Property prepared by a professional land surveyor licensed by the State of Florida. The survey shall be certified to the Buyer, the Title Company and the Seller. The date of certification shall be within sixty (60) days before the Closing date, unless this sixty (60) day time period is waived by Buyer and by the Title Company for purposes of deleting the standard exceptions for survey matters and easements or claims of easements not shown by the public records from the owners' title policy. The survey shall contain a certification of the number of square feet and calculated acreage contained in the Real Property, less any dedicated right of way thereon. If the survey shows any encroachment on the Real Property or that any improvements on the Real Property encroach on the land of others, the same shall be regarded as a title defect. The legal description in the survey shall be subject to Seller's and Buyer's approval.

8. RIGHT TO ENTER REAL PROPERTY. Seller agrees that Buyer and its agents shall, upon reasonable notice, have the right to enter the Real Property for all lawful and agreed upon purposes in connection with this transaction provided the Buyer shall indemnify and hold Seller harmless for damage or injury caused by Buyer and its agents subject to all limitations of Section 768.28, Florida Statutes. Buyer shall not in the course of such entry make any invasive tests, alterations or improvements to the balance of the parent tract owned by Seller, except with the express written consent of Seller. Buyer hereby agrees to indemnify, protect and hold harmless Seller from and against any and all claims, demands, losses, costs, damages to the balance of the parent tract. If Closing does not occur, Buyer shall repair and restore the Real Property to the condition existing prior to any test or construction on the site.

9. TENANCIES. Seller further warrants and represents that no person is living on or occupying the Real Property (or any portion thereof) to, or otherwise permits the use or occupancy of the Real Property (or any portion thereof) by, any natural person, firm, partnership, association, corporation, limited liability company, trust, public body, authority, government unit, and that (i) there are no other agreements, oral or written, that permits the use or occupancy of any portion of the Real Property; (ii) Seller shall not permit the use or occupancy of any portion of the Real Property subsequent to the date of Seller execution of this Contract; (iii) Seller will indemnify, defend and hold harmless Buyer, its agencies, instrumentalities, commissioners, trustees, officers, employees, and agents, for and against all persons claiming an interest in possession of the Real Property or any portion thereof that is contrary to the representations in this paragraph.

10. PRORATIONS: In addition to proration of taxes as provided in Paragraph 4 above, expenses for electricity, water, sewer, waste collection, and personal property taxes, if any and all revenue if any shall be prorated to the day prior to closing.

11. LIENS. All liens of record, including certified municipal and county liens, as well as special assessments, if any, shall be paid in full at or before closing by the Seller. If a pending lien has been filed against the Real Property which has not been certified as of the date of closing, and the work and improvements for which the lien was filed have been completed prior to the closing, despite the fact that the pending lien has not been certified, such lien shall be paid by the Seller.

12. CLOSING. The closing of this transaction shall be completed within forty-five (45)

days of the Effective Date of this contract unless otherwise extended, as mutually agreed upon by both Buyer and Seller or as otherwise provided herein. The precise date, time, and place of closing shall be set by Buyer and Seller.

13. TIME. Buyer and Seller mutually agree to fully and timely execute such papers as deemed necessary to complete the conveyance in accordance with the terms of this contract. Time is of the essence of this Contract. All obligations are subject to Acts of God or Nature or any other occurrence, which is beyond the control of Seller or Buyer. All time periods will be calculated in business days.

14. BROKERS. Any and all real estate fees or commissions claimed due pursuant to this transaction to any real estate broker or agent shall be paid by the Seller. Seller shall hold Buyer harmless from and against any and all claims, liability, cost, expense, damages, judgments and causes of action, including reasonable attorney's fees, based on real estate commissions claimed due pursuant to this transaction to any real estate broker or real estate agent.

15. EXPENSES. Seller shall be responsible for recording fees on the General Warranty Deed. Seller shall be responsible for the payment of Florida Documentary Stamp Taxes and Miami-Dade County Surtax on the Warranty Deed.

16. LOSS. All risk of loss to the Real Property shall be borne by Seller until transfer of title.

17. ACCESS. Seller warrants and represents that there is legal ingress and egress to the Real Property being purchased under this contract.

18. POSSESSION. Seller shall deliver possession of the Real Property and keys to all locks, if any, to the Buyer at closing.

19. DEFAULT. If either party defaults under this Contract, then the other party may waive the default and proceed with closing without adjustment to the purchase price, in which event any and all claims with respect to such default shall be deemed extinguished, or either party may seek specific performance. In addition to specific performance, a non-defaulting party may terminate the Contract if a defaulting party does not cure a default within thirty (30) days of receipt of a default notice from the non-defaulting party. Such default notice shall be sent in writing via U.S. Mail or via electronic communication. In no event shall either party be liable for any damages (actual, special consequential, punitive or otherwise) for any default under this Contract.

20. LITIGATION. In the event of any litigation arising out of this Contract, the prevailing party shall be entitled to recover reasonable attorney's fees and costs from the other party upon final court judgment, including appellate proceedings.

21. DISCLOSURE. Seller warrants that there are no facts which materially and adversely affect the physical condition and present use of the Real Property which have not been disclosed by Seller to Buyer or which are not readily observable to Buyer or which Buyer cannot discover during customary due diligence.

22. SUCCESSORS IN INTEREST. This Contract will ensure to the benefit of and be binding upon, and is intended solely for the benefit of the parties hereto, and their respective heirs, personal representatives, successors, and assigns; and no third party will have any rights, privileges or other beneficial interests herein or hereunder.

23. GOVERNING LAW. This Contract is governed by and will be construed in accordance with the laws of the State of Florida, and in the event of any litigation concerning the terms of this Contract; proper venue thereof will be in Miami-Dade County.

24. INVALID PROVISIONS. In the event any term or provision of this Contract is held illegal, unenforceable or inoperative as a matter of law, the remaining terms and provisions will not be affected thereby, but will be valid and remain in force and effect, provided that the inoperative provision (s) are not essential to the interpretation or performance of this Contract in accordance with the clear intent of the parties.

25. RECORDING. This Contract or notice thereof may be recorded by Buyer in the minutes of the Clerk of the Board of County Commissioners Miami-Dade County, Florida, but shall not be recorded in the official public records of the Clerk of the Court of Miami-Dade County, Florida.

26. ASSIGNMENT. Neither this Contract nor any interest therein shall be assigned by Buyer or Seller without the express written consent of each other, which consent shall not be unreasonably withheld.

27. ENTIRE AGREEMENT. This Contract contains the entire agreement between the parties hereto as it pertains to the subject matter contained herein and shall supersede and take precedence over any and all prior and contemporaneous agreements and understandings between the parties hereto.

28. EFFECTIVENESS. The effectiveness of this Contract is contingent upon approval by (i.) the Miami-Dade County Board of County Commissioners (“Board”); and (ii) Board approval of a Governmental Facility Hearing pursuant to Section 33-303 of the Code of Miami-Dade County, if applicable; provided, however, that such Board approval shall not be effective until the earlier of; a) the date the Mayor of Miami-Dade County indicates approval of such Commission action; or b) the lapse of ten (10) days without the Mayor’s veto (the “Effective Date”). In the event that the Mayor vetoes the Board approval, the Board approval shall not be effective in the absence of an override of the Mayor’s veto that shall be at the next regularly scheduled meeting of the Board after the veto occurs, in which case such override date shall be the Effective Date. The actions of the Commission and the Mayor in connection with the award or rejection of any contract rests within their sole discretion. The date of such approval of the Contract by Buyer, as set forth above is the Effective Date of this Contract.

29. RADON GAS. Radon is a naturally occurring radioactive gas that, when it has accumulated in the building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed Federal and State guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your County Public Health Unit.

NOTICE. All communications regarding this transaction shall be directed to:
as to Buyer:

Jessica Gutierrez, Real Estate Officer
Miami-Dade County-Internal Services Department
111 NW 1st Street, Suite 2460
Miami, Florida 33128

as to Seller:

David Bruce Lieux and Karen Sue Lieux
8054 SW 133 Court, Miami, FL 33183

[SIGNATURES APPEAR ON FOLLOWING PAGES]
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IN WITNESS WHEREOF, the Buyer and Seller have duly executed this Contract as of the day and year above written.

ATTEST:

BUYER:

MIAMI-DADE COUNTY

By: _____
Clerk

By: _____
Carlos, A. Gimenez,
County Mayor

Date: _____

SELLER:

By: _____
David Bruce Lieux

Date: 6/27/2020

By: _____
Karen Sue Lieux

Date: 6/27/2020

[Signature]

Witness

Tom Ordiales
Print

Mayra L Ordiales

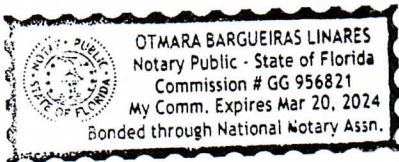
Witness

Mayra L Ordiales
Print

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY, that on this 27th day of June, 2020, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared, DAVID LIEUX + KAREN LIEUX, personally known to me, or proven, by producing the following identification: _____ to be the person who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official Seal at Miami, in the County and State aforesaid, on this, the 27th day of June, 2020



Otmar B. Linares (SEAL)
Notary Public

Otmar B. Linares
Print Name
Notary Public, State of FL
My Commission expires 3/20/24

NOTARY SEAL / STAMP

Approved as to form and legal sufficiency:

Assistant County Attorney

EXHIBIT "A"

Legal Description

**9 55 40 1.11 AC M/L N 160 FT OF SE 1/4 OF SE 1/4 OF NE 1/4 LESS W 266 FT LESS E
40 FT & N 25 FT & EXT AREA OF CURVE IN NE COR FOR R/W**

EXHIBIT "B"

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made this ____ day of _____, 20____, between **David Bruce Lieux and Karen Sue Lieux, Husband and Wife**, whose address is 8054 SW 133 Court, Miami, FL 33183 ("Grantor"), and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, whose Post Office Address is 111 N.W. 1st Street, Suite 2460, Miami, Florida 33128 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, by these presents does hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee, and its successors and assigns forever, all that certain land situate in Miami-Dade County, Florida, which is more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (the "**Property**").

SUBJECT TO taxes, assessments and special district levies, for 2020 and subsequent years; zoning and other regulatory laws and ordinances affecting the Property; those matters that would be disclosed by an accurate survey of the Property; and easements, reservations, restrictions, rights of way, and other matters of record, if any, without the intent to reimpose or reinstate same hereby.

TOGETHER with all tenements, hereditaments, and appurtenances thereto belonging or otherwise appertaining.

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

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

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

Print Name: _____

Print Name: _____

By: _____

Name: David Bruce Lieux

By: _____

Name: Karen Sue Lieux

STATE OF _____)

_____)

COUNTY OF _____)

I HEREBY CERTIFY, that on this ___ day of _____, 20___, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared, David Bruce Lieux and Karen Sue Lieux, personally known to me, or proven, by producing the following identification: _____ to be the persons who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my hand and Official Seal at _____, in the County and State aforesaid, on this _____ day of _____, 20___.

_____(SEAL)

Notary Public

Print Name

Notary Public, State of _____

My Commission Expires _____

NOTARY SEAL / STAMP

Approved as to form and legal sufficiency:

Assistant County Attorney

The foregoing was accepted and approved on the ___ day of _____, 2020, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Exhibit A to Warranty Deed

Legal Description

**9 55 40 1.11 AC M/L N 160 FT OF SE 1/4 OF SE 1/4 OF NE 1/4 LESS W 266 FT LESS E
40 FT & N 25 FT & EXT AREA OF CURVE IN NE COR FOR R/W**

Instrument Prepared by and Return To:

ISD/ Real Estate Development Division
111 NW 1 Street, Suite 2460
Miami, Florida 33128

Folio No.: 30-5009-000-0290

Department User: Miami Dade County Parks, Recreation and Open Spaces

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made this ____ day of _____, 20__, between **David Bruce Lieux and Karen Sue Lieux, Husband and Wife**, whose address is 8054 SE 133 Court, Miami, FL 33183 (“Grantor”), and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, whose Post Office Address is 111 N.W. 1st Street, Suite 2460, Miami, Florida 33128 (“Grantee”).

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Signed, sealed and delivered
in the presence of:

GRANTOR:

Print Name: _____

Print Name: _____

By: _____

Name: David Bruce Lieux

By: _____

Name: Karen Sue Lieux

STATE OF _____)

COUNTY OF _____)

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WITNESS my hand and Official Seal at _____, in the County and State aforesaid, on this _____ day of _____, 20___.

Notary Public (SEAL)

Print Name
Notary Public, State of _____
My Commission Expires

NOTARY SEAL / STAMP

Approved as to form and legal sufficiency:

Assistant County Attorney

The foregoing was accepted and approved on the ___ day of _____, 2020, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Exhibit A to Warranty Deed

Legal Description

**9 55 40 1.11 AC M/L N160 FT of SE 1/4 of SE 1/4 of NE 1/4 LESS W 266 FT LESS E 40 FT
& N 25 FT & EXT AREA OF CURVE IN NE COR FOR R/W**

APPRAISAL OF REAL PROPERTY



LOCATED AT

11000 SW 87th Ave
Miami, FL 33176
Part of NE 1/4 of 9-55-40

FOR

Miami-Dade County Internal Services Department
111 N.W. 1st Street Suite 2460
Miami, FL 33128-1994

OPINION OF VALUE

\$725,000

AS OF

12-16-2019

BY

Robert D. Miller, ASA
The Urban Group, Inc.
1424 South Andrews Avenue, Suite 200
Ft. Lauderdale, FL 33316
954-522-6226
rmiller@theurbangroup.com

LAND APPRAISAL REPORT

File No.: 9091

SUBJECT	Property Address: 11000 SW 87th Ave		City: Miami		State: FL		Zip Code: 33176																																																																																																											
	County: Miami-Dade		Legal Description: Part of NE 1/4 of 9-55-40																																																																																																															
	Assessor's Parcel #: 30-5009-000-0290		Tax Year: 2019		R.E. Taxes: \$ 11,725.30		Special Assessments: \$ 0																																																																																																											
ASSIGNMENT	Market Area Name: SW Miami		Map Reference: 33124		Census Tract: 0084.05																																																																																																													
	Current Owner of Record: David and Karen Lieux				Borrower (if applicable):																																																																																																													
	Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe) Subdivision HOA: \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month																																																																																																																	
	Are there any existing improvements to the property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If Yes, indicate current occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Not habitable																																																																																																																	
	If Yes, give a brief description: Property is improved with a home built in 1954 and based on our review of improved sales and land sales, it is our opinion that the highest and best use has changed from as improved to as vacant for redevelopment with a larger residential structure.																																																																																																																	
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																																																																																																																	
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																																																																																	
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)																																																																																																																	
	Intended Use: The intended use of this report is for use in negotiations in the potential acquisition by the Parks, Recreation and Open Spaces Department to expand the adjacent Killian Library Park.																																																																																																																	
	Intended User(s) (by name or type): Miami-Dade County Internal Services Department																																																																																																																	
MARKET AREA DESCRIPTION	Client: Miami-Dade County Internal Services Department		Address: 111 N.W. 1st Street Suite 2460, Miami, FL 33128-1994																																																																																																															
	Appraiser: Robert D. Miller, ASA		Address: 1424 South Andrews Avenue, Suite 200, Ft. Lauderdale, FL 33316																																																																																																															
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Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Schools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recreational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input 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Market Area Comments: The subject property is located in an area bounded by Florida Turnpike to the west, SW 77th Ave. to the east, SW 88th Street (Kendall) to the north and SW 136th Street (Howard Drive) to the south. The area is made up of single family estate residences, with most commercial and multi-family development in the area is located closer to SW 88th Street and Dixie Highway. The market conditions have improved from the low end of the range reached in the 2008-2009 time frame. Values are still below the peak values in the 2006-2007 time frame. Values over the past 24 months have shown a good increase in value and this trend should continue. We found several instances of older and small homes being purchased for the land value and as land values increase this trend should continue.																																																																																																																		
SITE DESCRIPTION	Dimensions: Approximately 132 x 359 (See Sketch)		Site Area: 48,322 Sq.Ft.																																																																																																															
	Zoning Classification: EU-S		Description: Single-Family Estate Use Suburban																																																																																																															
	Do present improvements comply with existing zoning requirements? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> No Improvements																																																																																																																	
	Uses allowed under current zoning: Single Family Residential is the primary use in this zoning district.																																																																																																																	
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Ground Rent (if applicable) \$ /																																																																																																																	
	Comments: Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain) Based on the review of land sales and improved sales, the highest and best use is for future redevelopment with a residential estate type home.																																																																																																																	
	Actual Use as of Effective Date: Single family residential Use as appraised in this report: Vacant Land																																																																																																																	
	Summary of Highest & Best Use: The property is in average condition and the value of the site as improved does not exceed the land value and thus the highest and best use has changed from residential as improved to vacant land for redevelopment purposes. We noted several other sales of older homes in the area and this trend will continue as land values rise and due to the scarcity of vacant land in the area.																																																																																																																	
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Utilities</th> <th>Public</th> <th>Other</th> <th>Provider/Description</th> <th>Off-site Improvements</th> <th>Type</th> <th>Public</th> <th>Private</th> <th>Frontage</th> <th>Topography</th> <th>Size</th> <th>Shape</th> <th>Drainage</th> <th>View</th> </tr> </thead> <tbody> <tr> <td>Electricity</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>FPL</td> <td>Street</td> <td>Galloway Road</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>132 Feet on Galloway Road</td> <td>Basically level</td> <td>Larger than typical</td> <td>Basically Rectangular</td> <td>Appears Adequate</td> <td>SF Residential/Library/Park</td> </tr> <tr> <td>Gas</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Bottled</td> <td>Width</td> <td>50</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Water</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Well</td> <td>Surface</td> <td>Asphalt</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sanitary Sewer</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Septic</td> <td>Curb/Gutter</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Storm Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>County</td> <td>Sidewalk</td> <td>Asphalt</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Telephone</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>ATT</td> <td>Street Lights</td> <td>Electric</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Multimedia</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Various</td> <td>Alley</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>								Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	Topography	Size	Shape	Drainage	View	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FPL	Street	Galloway Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	132 Feet on Galloway Road	Basically level	Larger than typical	Basically Rectangular	Appears Adequate	SF Residential/Library/Park	Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Bottled	Width	50	<input type="checkbox"/>	<input type="checkbox"/>						Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Well	Surface	Asphalt	<input type="checkbox"/>	<input type="checkbox"/>						Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic	Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>						Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	County	Sidewalk	Asphalt	<input type="checkbox"/>	<input type="checkbox"/>						Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ATT	Street Lights	Electric	<input type="checkbox"/>	<input type="checkbox"/>						Multimedia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Various	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>					
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Other site elements: <input type="checkbox"/> Inside Lot <input checked="" type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)																																																																																																																		
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 12086C0462L FEMA Map Date 9/11/2009																																																																																																																		
Site Comments: Site is of sufficient size and could be developed with an estate residential property.																																																																																																																		

LAND APPRAISAL REPORT

File No.: 9091

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): **MLS, MDCPA, Deed**

TRANSFER HISTORY

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:	The subject property's most recent
Date: 9/1/2003	transfer was in September of 2003 via Quitclaim Deed OR Book 21637 Pages 3897-3899. This	
Price: \$0	transaction quitclaim unto David Bruce Lieux and Karen Sue Lieux, Husband and Wife, as joint tenant	
Source(s): MDCPA, Public Records	with rights of survivorship of the property.	
2nd Prior Subject Sale/Transfer		
Date:		
Price:		
Source(s): MDCPA, Public Records		

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	11000 SW 87th Ave Miami, FL 33176	9201 SW 112th St Miami, FL 33176	9795 SW 110th St Miami, FL 33176	10406 SW 89th Pl Miami, FL 33176
Proximity to Subject		0.52 miles W	1.10 miles W	0.50 miles NW
Sale Price	\$ n/a	\$ 16.97	\$ 15.02	\$ 18.87
Price/ Sq.Ft.	\$	\$	\$	\$
Data Source(s)	Appraisal, Insp	MDCPA, Inspection	MDCPA, Inspection, MLS	MDCPA, Inspection, MLS
Verification Source(s)	Pub Rec MLS	Pub Rec	Public Rec MLS	Public Rec MLS
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing	n/a	Conventional	Conventional	Conventional
Concessions		None	None	None
Date of Sale/Time	n/a	6-1-2018	7-2-2019	5-7-2019
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	Residential	Residential	Residential	Residential
Site Area (in Sq.Ft.)	48,322	40,511	40,293	31,798
Zoning	EU-S	EU-1	EU-1	EU-1
Actual Sale Price	None	\$687,400	\$605,000	\$600,000
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -0.9	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -1.5	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -3.76
Adjusted Sale Price (in \$)		Net 5.3 % Gross 14.7 % \$ 16.07	Net 10.0 % Gross 10.0 % \$ 13.52	Net 19.9 % Gross 19.9 % \$ 15.11

Summary of Sales Comparison Approach In this appraisal assignment, we have reviewed the subject neighborhood for comparable sales similar to the subject property within the past 18 months, within the local market area. We have considered the attached four sales described above and on the additional table in this report. The sales had an unadjusted sale price range of \$600,000 to \$687,400 for a home site on a whole basis and the sales ranged from a low of \$14.92 to \$18.87 per square foot of land area. The adjustments considered applicable in our analysis of the sales was the size difference as the subject is one of the largest lots in the area and we did consider some increases in value for the two oldest sales in June of 2018. The review of the site sizes indicated a 10% adjustment downward to Sales 1 and 2 at about 40,000 square feet of land area and a 20% negative adjustment to Sale 3 that only contained 31,798 square feet of land area. Sale 4 was the closest in size at 44,867 square feet and no adjustment was made for size on that sale. After the adjustments, the site indicated a range in values from \$13.52 to \$16.07 per square foot of land area. We estimated a market value at \$15.00 per square foot that indicates a value of \$725,000 (\$724,830 rounded to \$725,000).

PUD

PROJECT INFORMATION FOR PUDS (if applicable) The Subject is part of a Planned Unit Development.

Legal Name of Project: _____
Describe common elements and recreational facilities: _____

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ **725,000**

Final Reconciliation Based on the review of the Sales Comparison Approach to Value, we estimated the market value at \$725,000 based on \$15.00 per square foot of land area. This approach is considered to be most applicable in the valuation of vacant residential land.

This appraisal is made "as is", or subject to the following conditions: _____

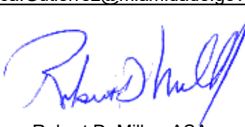
This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.
Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ **725,000**, as of: **12-16-2019**, which is the effective date of this appraisal.
If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACH.

A true and complete copy of this report contains 23 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:

- Limiting cond./Certifications
- Narrative Addendum
- Location Map(s)
- Flood Addendum
- Additional Sales
- Photo Addenda
- Parcel Map
- Hypothetical Conditions
- Extraordinary Assumptions
- Hypothetical Conditions

SIGNATURES

Client Contact: Jessica Gutierrez	Client Name: Miami-Dade County Internal Services Department
E-Mail: Jessica.Gutierrez@miamidade.gov	Address: 111 N.W. 1st Street Suite 2460, Miami, FL 33128-1994
APPRaiser	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
	
Appraiser Name: Robert D. Miller, ASA	Supervisory or Co-Appraiser Name: _____
Company: The Urban Group, Inc.	Company: _____
Phone: 954-522-6226 Fax: 954-522-6422	Phone: _____ Fax: _____
E-Mail: rmiller@theurbangroup.com	E-Mail: _____
Date of Report (Signature): 12/20/2019	Date of Report (Signature): _____
License or Certification #: RZ1270 State: FL	License or Certification #: _____ State: _____
Designation: ASA	Designation: _____
Expiration Date of License or Certification: 11/30/2020	Expiration Date of License or Certification: _____
Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)	Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect
Date of Inspection: 12-16-2019	Date of Inspection: _____



ADDITIONAL COMPARABLE SALES

File No.: 9091

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	11000 SW 87th Ave Miami, FL 33176	9848 SW 96th St Miami, FL 33176					
Proximity to Subject		1.45 miles NW					
Sale Price	\$ n/a	\$ 14.38		\$	\$	\$	\$
Price/ Sq.Ft.	\$	\$		\$		\$	
Data Source(s)	Appraisal, Insp	MDCPA, Inspection, MLS					
Verification Source(s)	Pub Rec MLS.	Public Rec MLS					
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing Concessions	n/a	Conventional None					
Date of Sale/Time	n/a	6-14-2018	+0.7				
Rights Appraised	Fee Simple	Fee Simple					
Location	Residential	Residential					
Site Area (in Sq.Ft.)	48,322	44,867					
Zoning	EU-S	EU-1					
Actual Sale Price	None	\$645,000					
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 0.7		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$	
Adjusted Sale Price (in \$)		Net 4.9 % Gross 4.9 % \$ 15.08		Net % Gross % \$		Net % Gross % \$	

Summary of Sales Comparison Approach Reference Summary of Sales Comparison listed in prior comparables.

SALES COMPARISON APPROACH

Assumptions, Limiting Conditions & Scope of Work

File No.: 9091

Property Address:	11000 SW 87th Ave	City:	Miami	State:	FL	Zip Code:	33176
Client:	Miami-Dade County Internal Services Departme	Address:	111 N.W. 1st Street Suite 2460, Miami, FL 33128-1994				
Appraiser:	Robert D. Miller, ASA	Address:	1424 South Andrews Avenue, Suite 200, Ft. Lauderdale, FL 33316				

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.): The scope of work included a review of sales data, confirmation of the data, review of zoning, analysis of the highest and best use and consideration of the market value as vacant and improved.

Certifications

File No.: 9091

Property Address:	11000 SW 87th Ave	City:	Miami	State:	FL	Zip Code:	33176
Client:	Miami-Dade County Internal Services Departme	Address:	111 N.W. 1st Street Suite 2460, Miami, FL 33128-1994				
Appraiser:	Robert D. Miller, ASA	Address:	1424 South Andrews Avenue, Suite 200, Ft. Lauderdale, FL 33316				

APPRAISER'S CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 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.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 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.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means 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.

* This definition is 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, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact:	Jessica Gutierrez	Client Name:	Miami-Dade County Internal Services Department
E-Mail:	Jessica.Gutierrez@miamidade.gov	Address:	111 N.W. 1st Street Suite 2460, Miami, FL 33128-1994

APPRAISER



Appraiser Name: Robert D. Miller, ASA
 Company: The Urban Group, Inc.
 Phone: 954-522-6226 Fax: 954-522-6422
 E-Mail: rmiller@theurbangroup.com
 Date Report Signed: 12/20/2019
 License or Certification #: RZ1270 State: FL
 Designation: ASA
 Expiration Date of License or Certification: 11/30/2020
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: 12-16-2019

SUPERVISORY APPRAISER (if required)
 or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name: _____
 Company: _____
 Phone: _____ Fax: _____
 E-Mail: _____
 Date Report Signed: _____
 License or Certification #: _____ State: _____
 Designation: _____
 Expiration Date of License or Certification: _____
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: _____

SIGNATURES

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Subject Photo Page

Borrower							
Property Address	11000 SW 87th Ave						
City	Miami	County	Miami-Dade	State	FL	Zip Code	33176
Lender/Client	Miami-Dade County Internal Services Department						

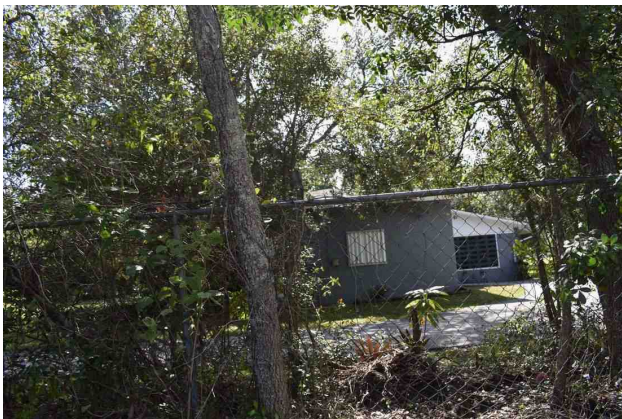


Entrance

11000 SW 87th Ave
Sales Price n/a
Gross Living Area 1,404
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 1.5
Location Residential
View SF Residential
Site 48,322
Quality Good
Age 65



Driveway



Side

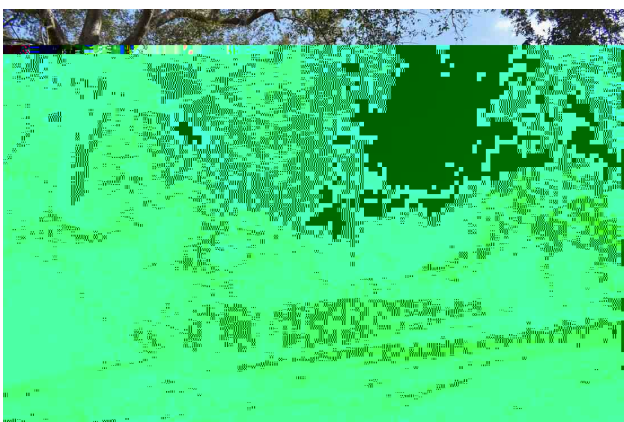
Subject Photo Page

Borrower							
Property Address	11000 SW 87th Ave						
City	Miami	County	Miami-Dade	State	FL	Zip Code	33176
Lender/Client	Miami-Dade County Internal Services Department						



Street

11000 SW 87th Ave
Sales Price n/a
Gross Living Area 1,404
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 1.5
Location Residential
View SF Residential
Site 48,322
Quality Good
Age 65



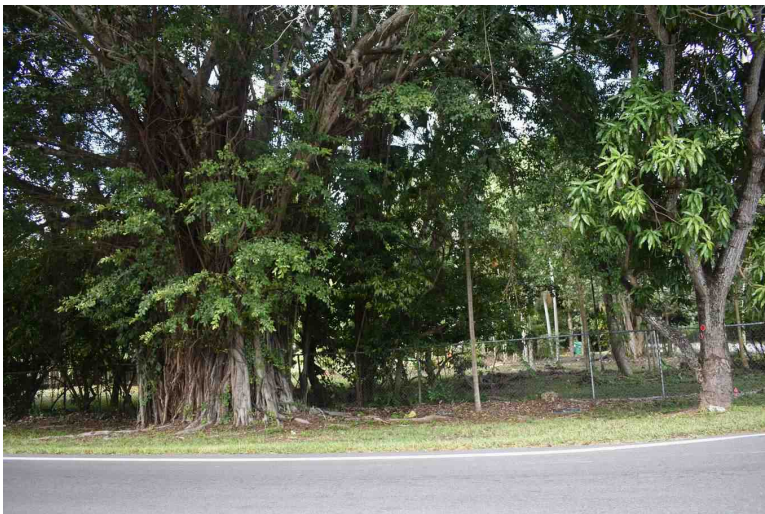
View of site from rear



Front of home

Comparable Photo Page

Borrower							
Property Address	11000 SW 87th Ave						
City	Miami	County	Miami-Dade	State	FL	Zip Code	33176
Lender/Client	Miami-Dade County Internal Services Department						



Comparable 1

9201 SW 112th St
 Prox. to Subject 0.52 miles W
 Sales Price 16.97
 Gross Living Area 1,520
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Location Residential
 View SF Reside/School
 Site 40,511
 Quality Good
 Age 59



Comparable 2

9795 SW 110th St
 Prox. to Subject 1.10 miles W
 Sales Price 15.02
 Gross Living Area 2,035
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 1.5
 Location Residential
 View SF Residential
 Site 40,293
 Quality Good
 Age 46

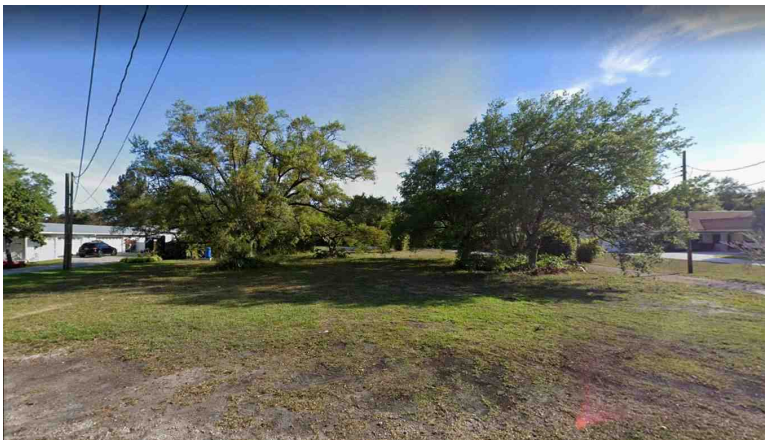


Comparable 3

10406 SW 89th Pl
 Prox. to Subject 0.50 miles NW
 Sales Price 18.87
 Gross Living Area 1,308
 Total Rooms 6
 Total Bedrooms 2
 Total Bathrooms 1
 Location Residential
 View SF Residential
 Site 31,798
 Quality Good
 Age 72

Comparable Photo Page

Borrower							
Property Address	11000 SW 87th Ave						
City	Miami	County	Miami-Dade	State	FL	Zip Code	33176
Lender/Client	Miami-Dade County Internal Services Department						



Comparable 4

9848 SW 96th St
 Prox. to Subject 1.45 miles NW
 Sale Price 14.38
 Gross Living Area 1,731
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2
 Location Residential
 View SF Residential/Cor
 Site 44,867
 Quality Good
 Age 61

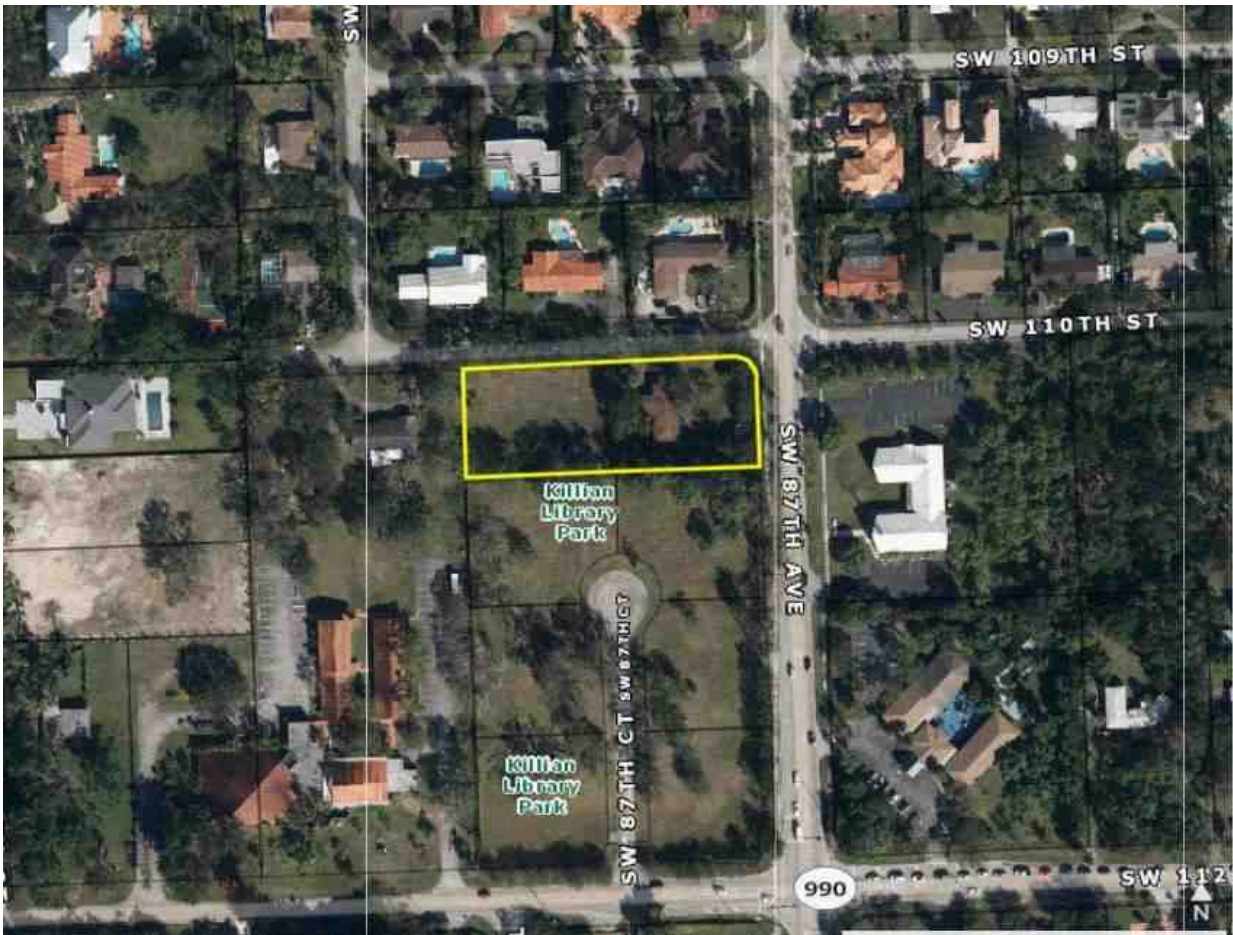
Comparable 5

Prox. to Subject
 Sale Price
 Gross Living Area 1,534
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2
 Location
 View SF Residential
 Site
 Quality Good
 Age 62

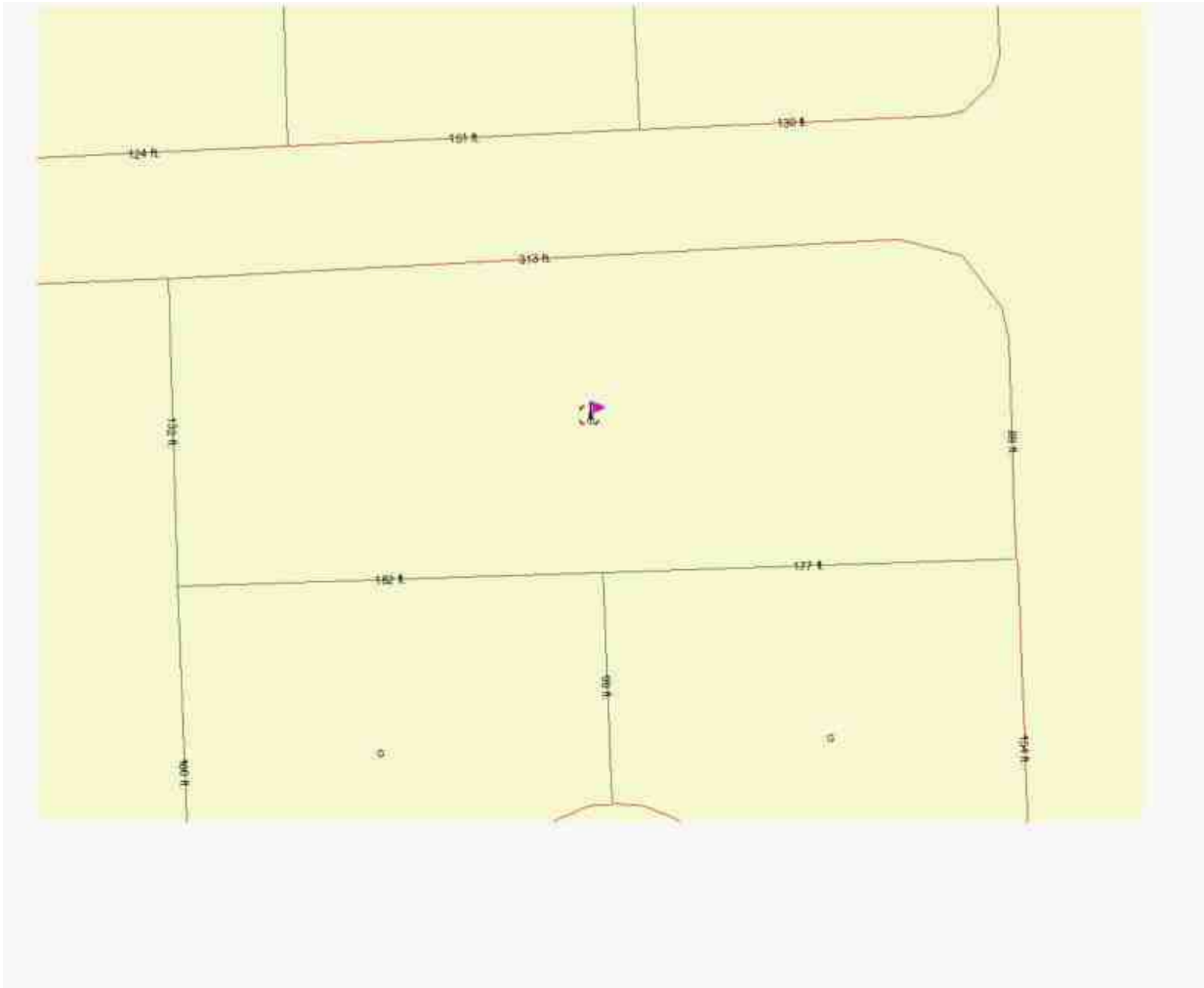
Comparable 6

Prox. to Subject
 Sale Price
 Gross Living Area 2,093
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Location
 View SF Residential
 Site
 Quality Good
 Age 62

Aerial Map

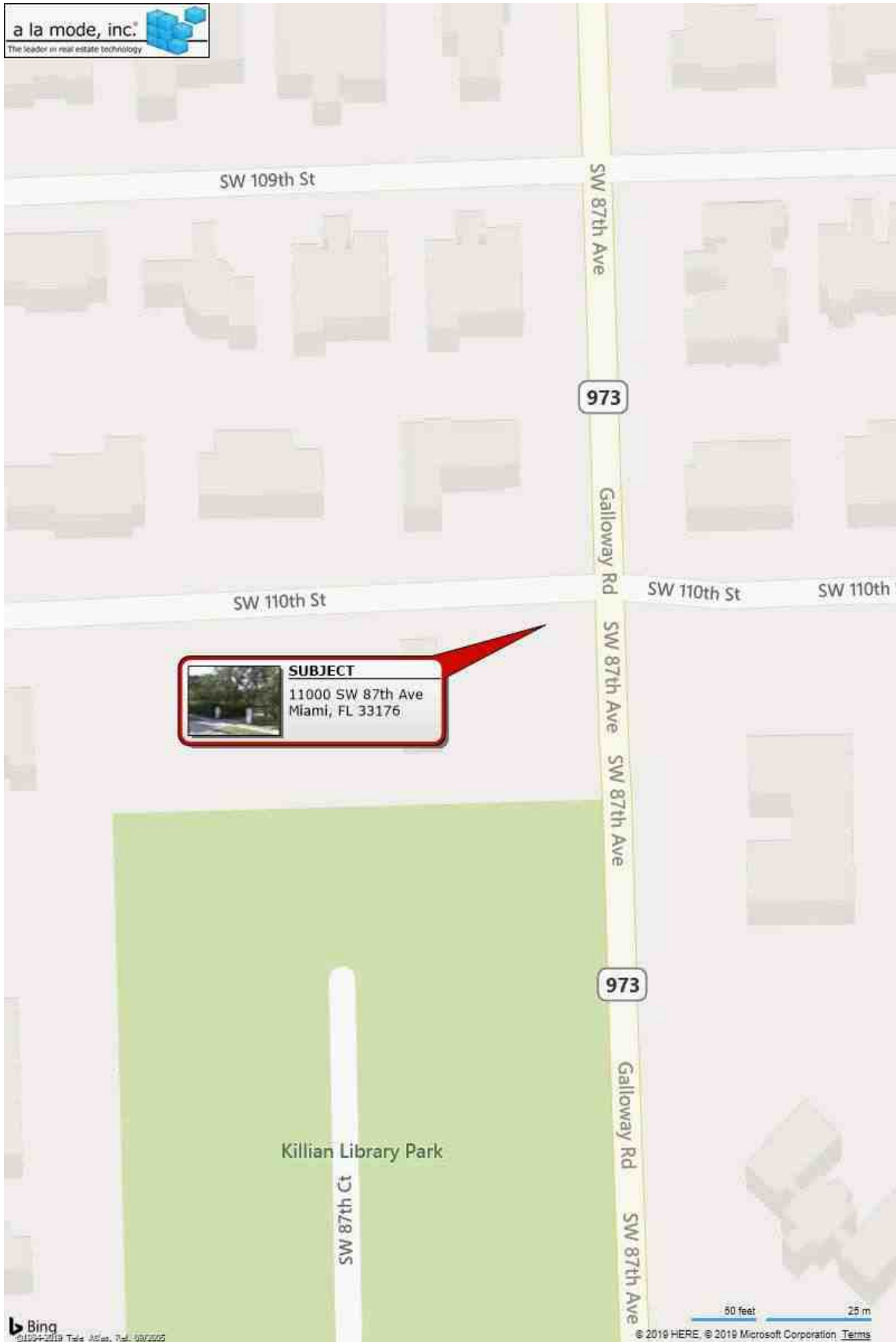


Site Sketch



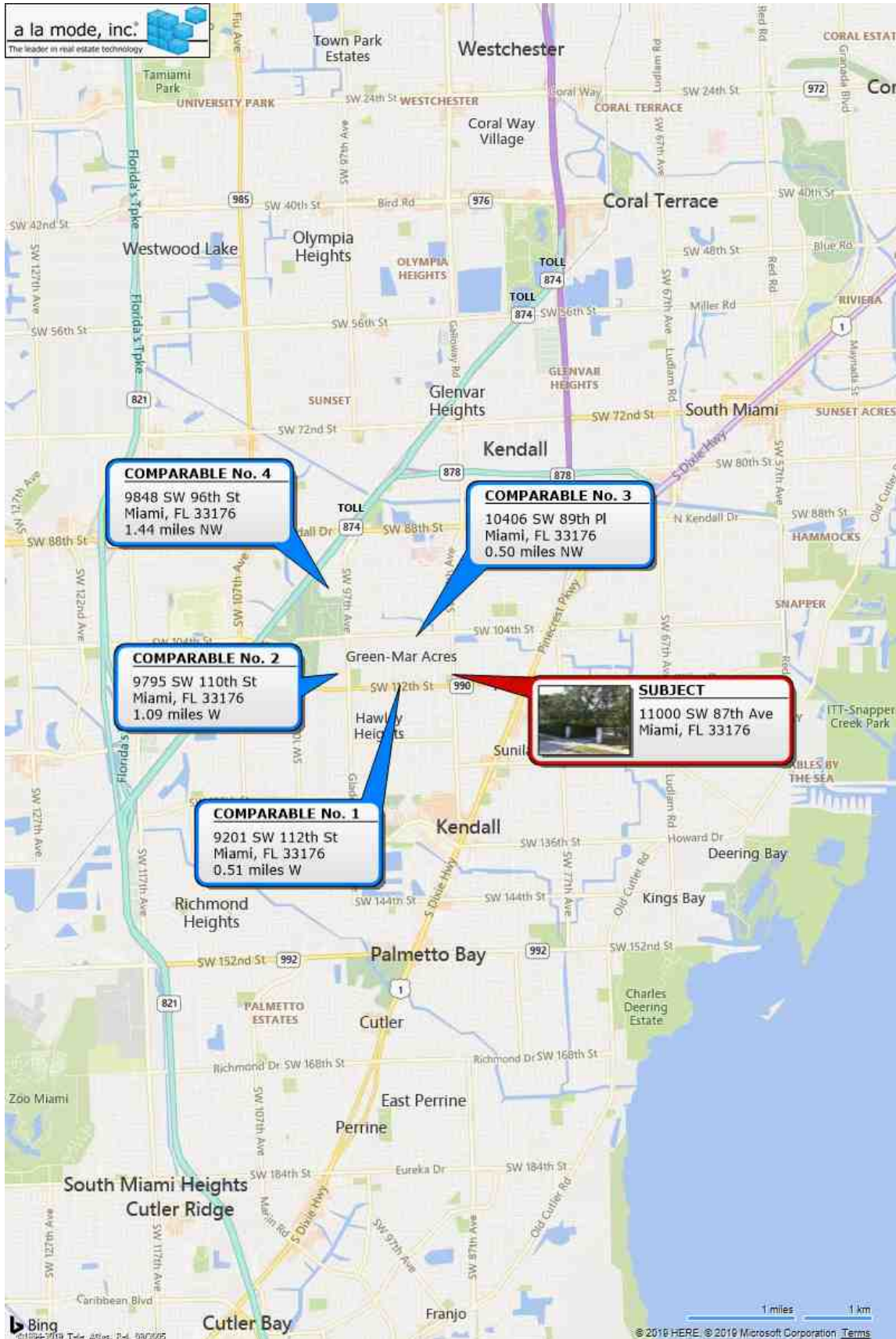
Location Map

Borrower							
Property Address	11000 SW 87th Ave						
City	Miami	County	Miami-Dade	State	FL	Zip Code	33176
Lender/Client	Miami-Dade County Internal Services Department						



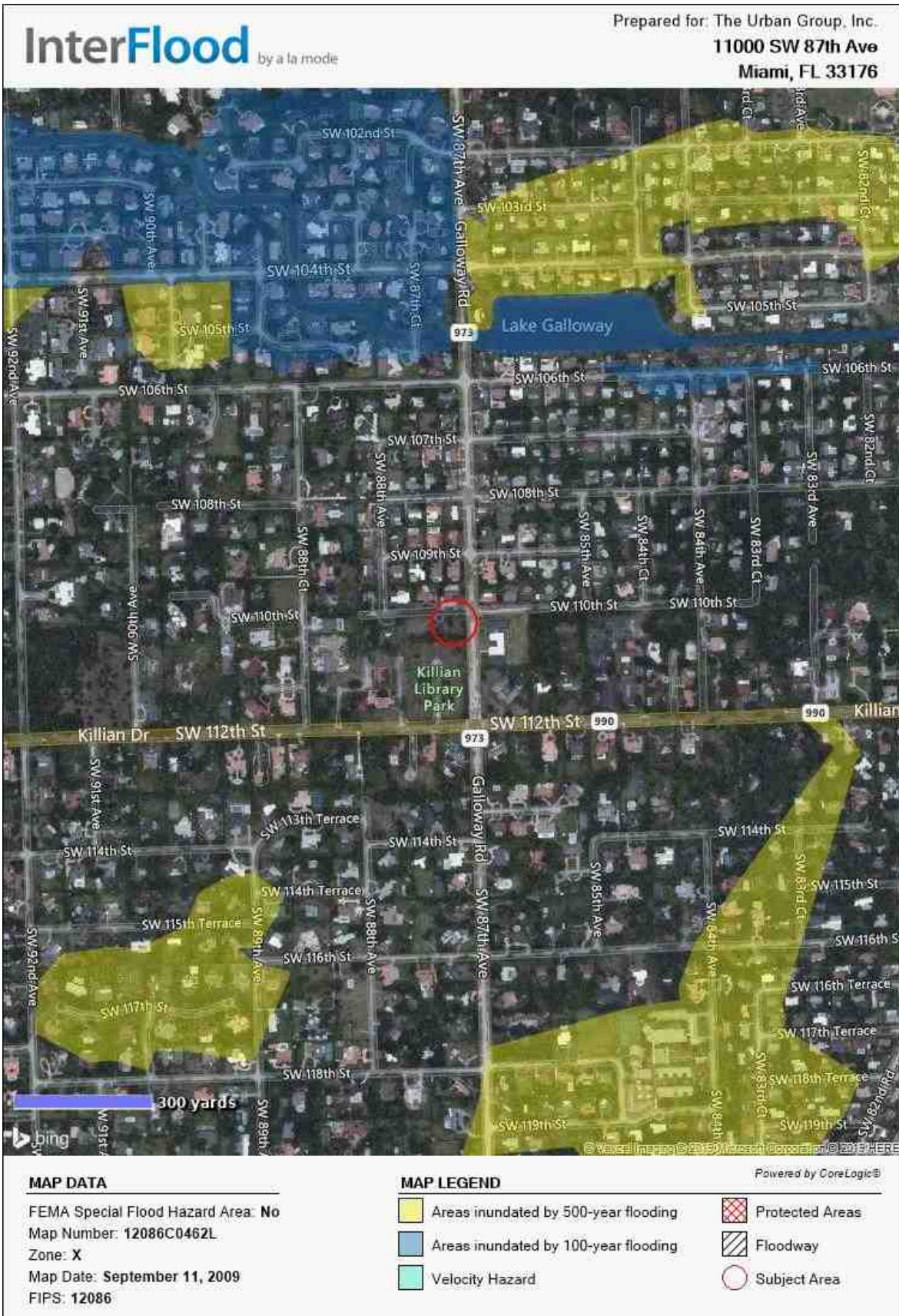
Comparable Sales Map

Borrower							
Property Address	11000 SW 87th Ave						
City	Miami	County	Miami-Dade	State	FL	Zip Code	33176
Lender/Client	Miami-Dade County Internal Services Department						



Flood Map

Borrower							
Property Address	11000 SW 87th Ave						
City	Miami	County	Miami-Dade	State	FL	Zip Code	33176
Lender/Client	Miami-Dade County Internal Services Department						



Subject Deed

11/14/2018

Miami-Dade Official Records - Print Document



CFN 2003R0676299
OK Bk 21637 Pgs 3897 - 38991 (3pgs)
RECORDED 09/12/2003 14:12:03
DEED DDC TAX 660.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This document prepared by (and after recording return to):
David B. Lieux
8054 SW 133 Ct
Miami, FL 33183
305-386-4616

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE HUNDERED AND TEN THOUSAND (\$110,000.00), and other goods and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Sally Ann Ford, as individual, married, hereafter referred to as "Grantor", does hereby remise, release, and quitclaim unto David Bruce Lieux and Karen Sue Lieux, Husband and Wife, as joint tenants with rights of survivorship, hereinafter "Grantees", the following lands and property, together with all improvements located thereon lying in the County of Miami-Dade, State of Florida, to-wit:

Describe Property of State: FOLIO NUMBER 30 5009 000 0290; Legal Description: 9 55 40 1.34 AC M/L N160FT OF SE1/4 OF SE1/4 OF NE1/4 LESS W266FT LESS E35FT LOT SIZE IRREGUALR of the recorder of Miami-Dade County, State of Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use benefit and behalf of the Grantees forever.

Taxes for tax year 2003 shall be paid by the Grantees.

The property herein conveyed is not part of homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Quitclaim Deed-1 of 3

11/14/2018

Miami-Dade Official Records - Print Document

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

WITNESS Grantor hand this the 10 day of Sept., 2003.

Sally Ann Ford
Grantor
Sally Ann Ford

Signed, Sealed and Delivered
in the presence of these Witnesses

Sign: Judy Mayer (Judy Mayer)

Sign: Nancy Sims (Nancy Sims)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 10th DAY OF SEPT., 2003 (date) by Sally Ann Ford who is personally known or who has produced identification as

OFFICIAL NOTARY SEAL
JACQUELINE DAMMANN
NOTARY PUBLIC STATE OF FL.
COMMISSION NO DD017469
MY COMMISSION EXP MAY 11, 2005

Jacqueline Dammann
Notary Public
JACQUELINE DAMMANN
Printed Name

My Commission Expires:

5-11-05

Quitclaim Deed-2 of 3

11/14/2018

Miami-Dade Official Records - Print Document

OR BK 21637 PG 3899
LAST PAGE

Grantor Name, Address, Phone

Sally Ann Ford
10331 SW 158 Terrace
Miami, FL 33157-1556
(305)235-1009

Grantees Name, Address, Phone

David Bruce Lieux & Karen Sue
Lieux
8054 SW 133 Court
Miami, FL 33183-4130
(305)386-4614

SEND TAX STATEMENTS TO GRANTEE

Quitclaim Deed-3 of 3

Book21637/Page3899

Page 3 of 3

Borrower		File No. 9091	
Property Address	11000 SW 87th Ave		
City	Miami	County	Miami-Dade
		State	FL
		Zip Code	33176
Lender/Client	Miami-Dade County Internal Services Department		

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

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


- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, 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.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 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.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report). **John Zink provided significant appraisal assistance in the preparation of this report.**

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

The appraiser has not completed an appraisal of this property within the previous three years with exception of appraisal completed for same client in October of 2018.

APPRAISER:

Signature: 

Name: Robert D. Miller, ASA
ASA

State Certification #: RZ1270

or State License #: _____

State: FL Expiration Date of Certification or License: 11/30/2020

Date of Signature and Report: 12/20/2019

Effective Date of Appraisal: 12-16-2019

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): 12-16-2019

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): _____

FIRREA / USPAP ADDENDUM

Borrower _____ File No. 9091

Property Address 11000 SW 87th Ave

City Miami County Miami-Dade State FL Zip Code 33176

Lender/Client Miami-Dade County Internal Services Department

Purpose

The purpose of this appraisal report is for the client's use as an aide in the potential purchase of the property as part of an expansion for the adjoining library.

Scope of Work

Review of all sales data reflective of the subject location and consider and review current market trends in the subject neighborhood. Reviewed MLS and other data sources and relied on information from MLS and MDCPA in our review of the sales and market data.

Intended Use / Intended User

Intended Use: The intended use of the report is for the potential sale/purchase of the property.

Intended User(s): Miami-Dade County Internal Services Department

History of Property

Current listing information: The property is not currently listed for sale on MLS.

Prior sale: No prior sales in the last 15+ years.

Exposure Time / Marketing Time

Based on our review of marketing time and days on the market, a exposure/marketing time of less than 90 days or less should be applicable if the property is offered for sale with a market based value.

Personal (non-realty) Transfers

None

Additional Comments

The appraiser completed an appraisal of this property in October of 2018 for the same client. The conclusion at that time was that the highest and best use was nearing the end of the useful life of the improvements. The current review confirms that the value as improved is not longer the highest and best use.

Certification Supplement

1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
2. 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 estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

The appraiser has not completed an appraisal of this property within the previous three years with exception of appraisal completed for same client in October of 2018.



Appraiser: Robert D. Miller, ASA
 Signed Date: 12/20/2019
 Certification or License #: RZ1270
 Certification or License State: FL Expires: 11/30/2020
 Effective Date of Appraisal: 12-16-2019

Supervisory Appraiser: _____
 Signed Date: _____
 Certification or License #: _____
 Certification or License State: _____ Expires: _____

42 Inspection of Subject: Did Not Exterior Only Interior and Exterior

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

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

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

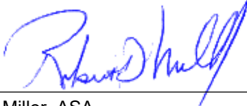
CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained 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 and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, 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. Unless otherwise indicated, I have performed no 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.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. 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.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

The appraiser has not completed an appraisal of this property within the previous three years with the exception of an appraisal completed for the same client in October of 2018. That appraisal indicated that the current improvements contributed some value to the property and thus the highest and best use was as improved. The current report is based on the highest and best use as vacant land ready for redevelopment .

ADDRESS OF PROPERTY ANALYZED: 11000 SW 87th Ave, Miami, FL 33176

APPRAISER:

Signature: 
 Name: Robert D. Miller, ASA
 Title: ASA
 State Certification #: RZ1270
 or State License #:
 State: FL Expiration Date of Certification or License: 11/30/2020
 Date Signed: 12/20/2019

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 Designation: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date Signed: _____
 Did Did Not Inspect Property

Appraiser License



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



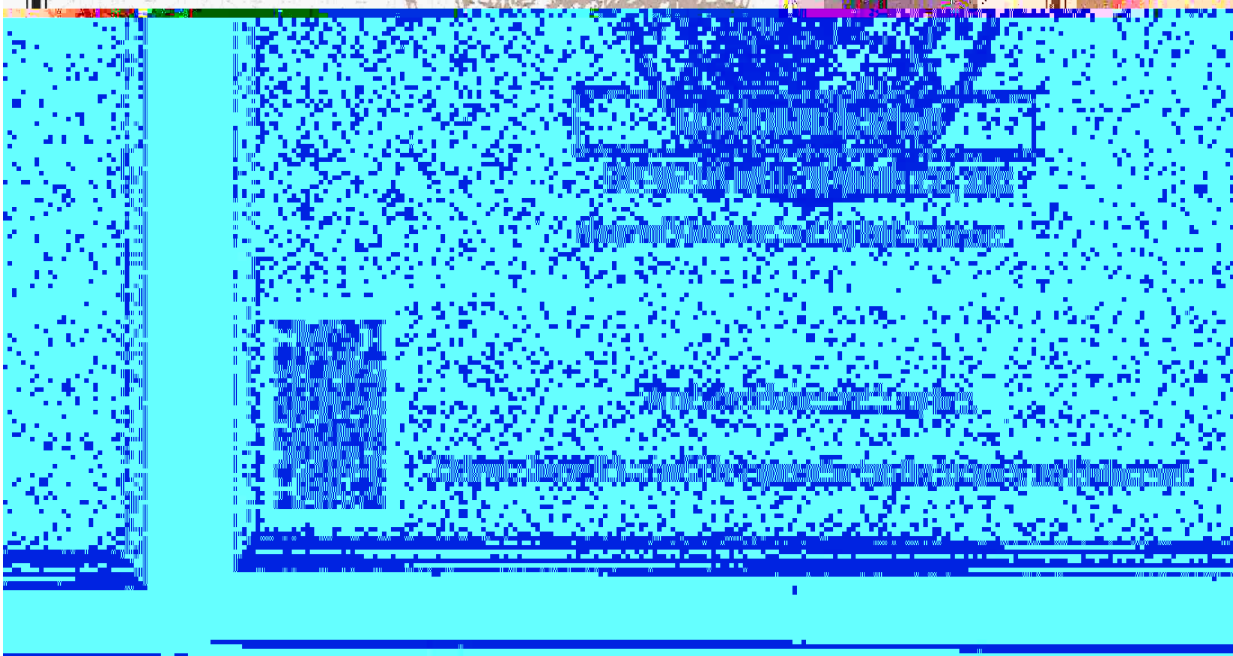
**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

FLORIDA REAL ESTATE APPRAISAL BD

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

MILLER, ROBERT D JR

1424 S ANDREWS AVE SUITE 200
FORT LAUDERDALE FL 33316



APPRAISAL OF REAL PROPERTY



LOCATED AT

11000 Galloway Road
Miami, FL 33176
See attached addenda.

FOR

Miami-Dade County
111 NW 1 Street, Suite 2460
Miami, FL 33128

OPINION OF VALUE

670,000

AS OF

01/13/2020

BY

Ralph Peña, Jr., St.Cert.Gen.REA
Pena Appraisal Services, Inc.
9360 Sunset Drive, Suite 256
Miami, FL 33173
(305) 448-5241
orders@penaappraisal.com

RESIDENTIAL APPRAISAL REPORT

SUBJECT	Property Address: 11000 Galloway Road City: Miami State: FL Zip Code: 33176		
	County: Miami-Dade Legal Description: See attached addenda.	Assessor's Parcel #: 30-5009-000-0290	
	Tax Year: 2019 R.E. Taxes: \$ 12,087.94 Special Assessments: \$ N/A Borrower (if applicable): Miami-Dade County	Current Owner of Record: David B Lieux & Karen S. Lieux Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing	
	Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe) N/A HOA: \$ N/A per year <input type="checkbox"/> per month	Market Area Name: N/A Map Reference: 33124 Census Tract: 0084.05	
ASSIGNMENT	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)		
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective		
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)		
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)		
Intended Use: To determine market value typically as of the date of inspection.			
Intended User(s) (by name or type): Miami-Dade County Internal Revenue Services Dept.			
Client: Miami-Dade County Address: 111 NW 1 Street, Suite 2460, Miami, FL 33128			
Appraiser: Ralph Peña, Jr., St.Cert.Gen.REA Address: 9360 Sunset Drive, Suite 256, Miami, FL 33173			
MARKET AREA DESCRIPTION	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	
	Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	One-Unit Housing: PRICE (\$000) 266 AGE (yrs) 01	
	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Present Land Use: One-Unit 100% 2-4 Unit % Multi-Unit % Comm'l %	
	Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	Change in Land Use: <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process *	
	Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	
	Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): See attached addenda.		
	Dimensions: N/A Site Area: 48,322		
	Zoning Classification: EU-S Description: Estate Use Suburban		
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning		
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Ground Rent (if applicable) \$ N/A/ N/A		
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) The highest and best use of the present site would be for its present use			
Actual Use as of Effective Date: 10/31/2018 Use as appraised in this report: Single Family Residential			
Summary of Highest & Best Use: The subject's highest and best use is that of single family residential.			
SITE DESCRIPTION	Utilities: Public <input checked="" type="checkbox"/> Other <input type="checkbox"/> Provider/Description: Florida Power and Li	Off-site Improvements: Street Asphalt Type: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	
	Gas: <input type="checkbox"/> Public <input checked="" type="checkbox"/> None	Curb/Gutter: Swale Topography: Level to street	
	Water: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Miami-Dade County	Sidewalk: Concrete Size: Typical for neighborhood	
	Sanitary Sewer: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Miami-Dade County	Street Lights: Pole Mounted Shape: Rectangular/Avg.	
	Storm Sewer: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Miami-Dade County	Alley: None Drainage: Appears Adequate	
	Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)	View: Residential/Avg.	
	FEMA Spec'l Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone: X FEMA Map #: 12086C0462L FEMA Map Date: 09/11/2009		
	Site Comments: No adverse environmental conditions or encroachments were noted. The subject conforms to all zoning requirements. The site fronts to 87th Avenue(Galloway Road) which has a high amount of traffic. Because of the size of the site and the set back of the home this external obsolescence did not appear to have an affect on value.		
	General Description: # of Units 1 <input type="checkbox"/> Acc.Unit # of Stories 1 Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> Design (Style) Ranch/Avg. <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons. Actual Age (Yrs.) 64 Effective Age (Yrs.) 15		Exterior Description: Foundation Concrete/Avg. Exterior Walls CBS/Avg. Roof Surface Shingle/Avg. Gutters & Dwnspts. Aluminum/Avg. Window Type S-Hung/Avg. Storm/Screens Nylon/Avg.
	Interior Description: Floors C.Tile/Wood/Avg. Walls Drywall/Avg. Trim/Finish Wood/Avg. Bath Floor C.Tile/Avg. Bath Wainscot C.Tile/Avg. Doors Wood/Glass/Avg.		Appliances: Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Fan/Hood <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Attic <input type="checkbox"/> None Stairs <input checked="" type="checkbox"/> Drop Stair <input checked="" type="checkbox"/> Scuttle <input checked="" type="checkbox"/> Doorway <input checked="" type="checkbox"/> Floor <input checked="" type="checkbox"/> Heated <input checked="" type="checkbox"/> Finished <input type="checkbox"/> Amenities: Fireplace(s) # 0 Woodstove(s) # 0 Patio Open Patio Deck Concrete Porch Open Porch C/L Fence C/L Fence Pool No Pool
Finished area above grade contains: 6 Rooms 3 Bedrooms 2 Bath(s) 1,386 Square Feet of Gross Living Area Above Grade		Basement: <input checked="" type="checkbox"/> None Area Sq. Ft. % Finished Ceiling Walls Floor Outside Entry Heating: <input checked="" type="checkbox"/> Yes Type FWA Fuel Electric Cooling: <input checked="" type="checkbox"/> Yes Central Yes Other N/A	
Additional features: No additional features were considered for the purpose of this appraisal.		Car Storage: <input type="checkbox"/> None Garage # of cars (3 Tot.) Attach. Detach. Bit-In 1 Carport Driveway 2 Surface Concrete	
Describe the condition of the property (including physical, functional and external obsolescence): The subject property was in overall average condition having been properly maintained.			

RESIDENTIAL APPRAISAL REPORT

R-585-99

File No.: RPRT11000

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): **Public Records**

TRANSFER HISTORY

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:	The subject property has not transferred in the past three years.
Date:		
Price:		
Source(s):		
2nd Prior Subject Sale/Transfer		
Date:		
Price:		
Source(s):		

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	11000 Galloway Road Miami, FL 33176	7801 SW 66th St South Miami, FL 33143		7435 SW 83rd Ct Miami, FL 33143		8735 SW 118th St Miami, FL 33176	
Proximity to Subject		2.98 miles NE		2.28 miles N		0.47 miles S	
Sale Price	\$ N/A	\$ 725,000		\$ 740,000		\$ 610,000	
Sale Price/GLA	\$ /sq.ft.	\$ 231.70 /sq.ft.		\$ 276.43 /sq.ft.		\$ 283.33 /sq.ft.	
Data Source(s)	Public Records	MLS#A10627496		MLS#A10592369		MLS#A10661842	
Verification Source(s)	Inspection	Realtor - Robert Weiss		Realtor -Robert Nation		Realtor - Gemma Romaguera	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing	N/A	Arms Lgth; Conv		Arms Lgth; Conv		Arms Lgth; Cash	
Concessions	N/A	No Concessions		No Concessions		No Concessions	
Date of Sale/Time	N/A	07/12/2019		04/02/2019		09/05/2019	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Interior/Avg.	Interior/Avg.		Interior/Avg.		Interior/Avg.	
Site	48,322	42689	+28,165	40,946	+36,880	40816	+37,530
View	Residential/Avg.	Residential/Avg.		Residential/Avg.		Residential/Avg.	
Design (Style)	Ranch/Avg.	Ranch/Avg.		Ranch/Avg.		Ranch/Avg.	
Quality of Construction	CBS	CBS		CBS/Avg.		CBS/Avg.	
Age	64	67		61		67	
Condition	Average	Average		Average		Average	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	6 3 2	6 3 2		6 3 2		7 4 3	-3,000
Gross Living Area	1,386 sq.ft.	3,129 sq.ft.	-87,150	2,677 sq.ft.	-64,550	2,153 sq.ft.	-38,350
Basement & Finished	N/A	N/A		N/A		N/A	
Rooms Below Grade	N/A	N/A		N/A		N/A	
Functional Utility	Typical	Typical		Typical		Typical	
Heating/Cooling	CAC	CAC		CAC		CAC	
Energy Efficient Items	Standard	Standard		Standard		Standard	
Garage/Carport	1-Car Garage	O.S.P.	+2,500	O.S.P.	+2,500	2-Car Garage	-2,500
Porch/Patio/Deck	Open Patio	Open Patio		Open Patio		Open Patio	
Zoning	EU-S/Estate Subur	EU-1/Estate 1 Acre		EU-1/Estate 1 Acre		EU-1/Estate 1 Acre	
Folio	30-5009-000-0290	30-4027-004-0050		30-4034-008-0070		30-5009-002-0150	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -56,485	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -25,170	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -6,320
Adjusted Sale Price of Comparables			\$ 668,515		\$ 714,830		\$ 603,680

Summary of Sales Comparison Approach **All three comparable sales were inferior to the subject in lot size. Comparable #1 was inferior in garage count. It was superior in gross living area. Comparable #2 was superior in gross living area and inferior in garage count. Comparable #3 was superior in bathroom count, gross living area and garage count. Proper price adjustments were made. All sales were considered to be the best market indicators in determining the value of the subject property.**

Indicated Value by Sales Comparison Approach \$

670,000

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RESIDENTIAL APPRAISAL REPORT

R-585-99

File No.: RPRTP11000

COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	
	Source of cost data:	OPINION OF SITE VALUE -----=\$
	Quality rating from cost service:	DWELLING Sq.Ft. @ \$ -----=\$
	Effective date of cost data:	Sq.Ft. @ \$ -----=\$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Sq.Ft. @ \$ -----=\$
		Sq.Ft. @ \$ -----=\$
		Sq.Ft. @ \$ -----=\$
		Garage/Carport Sq.Ft. @ \$ -----=\$
	Total Estimate of Cost-New -----=\$	
	Less Physical Functional External -----=\$	
	Depreciation -----=\$	
	Depreciated Cost of Improvements -----=\$	
	"As-is" Value of Site Improvements -----=\$	
	-----=\$	
	-----=\$	
	Estimated Remaining Economic Life (if required): _____ Years INDICATED VALUE BY COST APPROACH -----=\$	
INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.	
	Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$ _____	Indicated Value by Income Approach
	Summary of Income Approach (including support for market rent and GRM):	
PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project:	
	Describe common elements and recreational facilities:	
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ <u>670,000</u>	Cost Approach (if developed) \$ _____
	Income Approach (if developed) \$ _____	Final Reconciliation <u>Final reliance is given to the Sales Comparison Approach.</u>
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: <u>This is an update of value based on a previous appraisal completed on 10/31/2018 by the appraiser. Based on the extraordinary assumption that no changes have been done to the property since the last appraisal inspection.</u>	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ <u>670,000</u> , as of: <u>01/13/2020</u> , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
ATTACHMENTS	A true and complete copy of this report contains <u>30</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits:	
	<input type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Map Addenda <input type="checkbox"/> Hypothetical Conditions	<input checked="" type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Additional Sales <input type="checkbox"/> Extraordinary Assumptions
	<input checked="" type="checkbox"/> Photograph Addenda <input type="checkbox"/> Flood Addendum <input type="checkbox"/>	<input checked="" type="checkbox"/> Sketch Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/>
SIGNATURES	Client Contact: _____ Client Name: <u>Miami-Dade County</u>	Address: <u>111 NW 1 Street, Suite 2460, Miami, FL 33128</u>
	APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
		
	Appraiser Name: <u>Ralph Peña, Jr., St.Cert.Gen.REA</u>	Supervisory or Co-Appraiser Name: _____
	Company: <u>Pena Appraisal Services, Inc.</u>	Company: _____
Phone: <u>(305) 448-5241</u> Fax: _____	Phone: _____ Fax: _____	
E-Mail: <u>orders@penaappraisal.com</u>	E-Mail: _____	
Date of Report (Signature): <u>01/14/2020</u>	Date of Report (Signature): _____	
License or Certification #: <u>RZ-67</u> State: <u>FL</u>	License or Certification #: _____ State: _____	
Designation: _____	Designation: _____	
Expiration Date of License or Certification: <u>11/30/2020</u>	Expiration Date of License or Certification: _____	
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
Date of Inspection: <u>01/13/2020</u>	Date of Inspection: _____	

Assumptions, Limiting Conditions & Scope of Work

R-585-99

File No.: RPRT11000

Property Address:	11000 Galloway Road	City:	Miami	State:	FL	Zip Code:	33176
Client:	Miami-Dade County	Address:	111 NW 1 Street, Suite 2460, Miami, FL 33128				
Appraiser:	Ralph Peña, Jr., St.Cert.Gen.REA	Address:	9360 Sunset Drive, Suite 256, Miami, FL 33173				

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications

R-585-99

File No.: RPRTP11000

Property Address: 11000 Galloway Road	City: Miami	State: FL	Zip Code: 33176
Client: Miami-Dade County	Address: 111 NW 1 Street, Suite 2460, Miami, FL 33128		
Appraiser: Ralph Peña, Jr., St.Cert.Gen.REA	Address: 9360 Sunset Drive, Suite 256, Miami, FL 33173		

APPRAISER'S CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 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.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 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.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means 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.

* This definition is 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, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact:	Client Name: Miami-Dade County
E-Mail:	Address: 111 NW 1 Street, Suite 2460, Miami, FL 33128

APPRAISER

Ralph Peña, Jr.

Appraiser Name: Ralph Peña, Jr., St.Cert.Gen.REA

Company: Pena Appraisal Services, Inc.

Phone: (305) 448-5241 Fax: _____

E-Mail: orders@penaappraisal.com

Date Report Signed: 01/14/2020

License or Certification #: RZ-67 State: FL

Designation: _____

Expiration Date of License or Certification: 11/30/2020

Inspection of Subject: Interior & Exterior Exterior Only None

Date of Inspection: 01/13/2020

SUPERVISORY APPRAISER (if required)
or CO-APPRAISER (if applicable)

Supervisory or
Co-Appraiser Name: _____

Company: _____

Phone: _____ Fax: _____

E-Mail: _____

Date Report Signed: _____

License or Certification #: _____ State: _____

Designation: _____

Expiration Date of License or Certification: _____

Inspection of Subject: Interior & Exterior Exterior Only None

Date of Inspection: _____

SIGNATURES

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Supplemental Addendum

File No. RP RTP11000

Borrower	Miami-Dade County						
Property Address	11000 Galloway Road						
City	Miami	County	Miami-Dade	State	FL	Zip Code	33176
Lender/Client	Miami-Dade County						

• **SEE ATTACHED ADDENDA**

9.55 40 1.11 AC M/L N160FT OF SE1/4 OF SE1/4 OF NE1/4 LESS W266FT LESS E40FT & N25FT & EXT AREA OF CURVE IN NE COR FOR R/W

• **See attached**

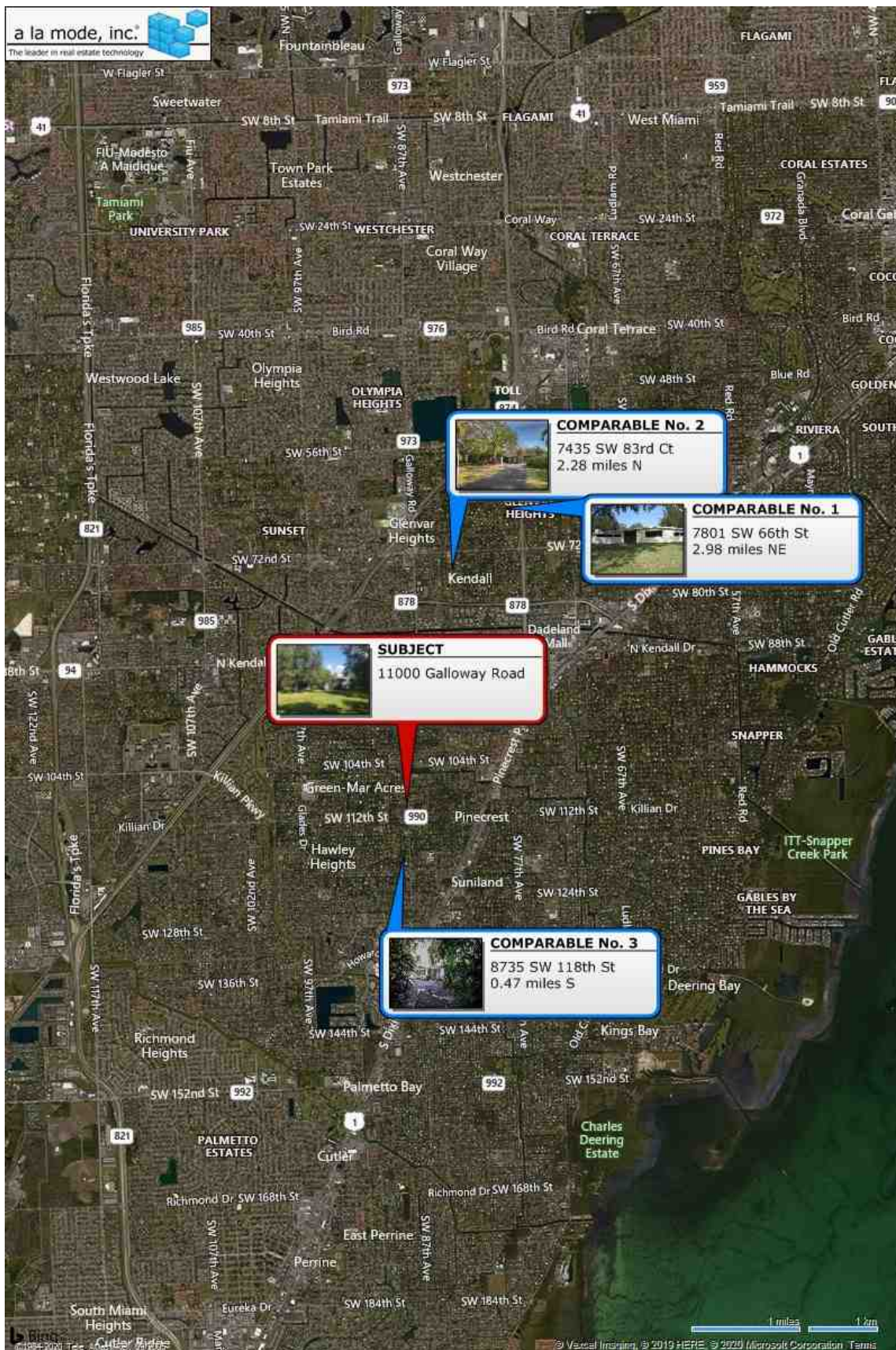
The subject is located in Southeastern Miami-Dade County along SW 87th Avenue (Galloway Road). It is bound to the North by SW 104th Street, to the East by US-1, to the South by Killian Parkway, and to the West by SW 97th Avenue.

The subject is located in an older residential neighborhood in which most homes are situated on large sites ranging from half an acre to two acres. Because of the high demand for vacant sites and the lack of them, this has created a large demand for older homes like the subject. In many cases they are incorporated into larger homes or totally demolished and replaced with estate homes which sell in the upper end of the value scale.

The subject's market is considered to be stable with supply and demand being in balance. Marketing time is estimated to be between 3 to 6 months.

Location Map

Borrower	Miami-Dade County						
Property Address	11000 Galloway Road						
City	Miami	County	Miami-Dade	State	FL	Zip Code	33176
Lender/Client	Miami-Dade County						



Borrower	Miami-Dade County	File No. RPRTP11000
Property Address	11000 Galloway Road	
City	County	State
Miami	Miami-Dade	FL
Lender/Client		Zip Code
Miami-Dade County		33176

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, 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.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 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.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

This is an update of a previous appraisal completed by the appraiser on 10/31/2018.

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being

appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 3 to 6 months

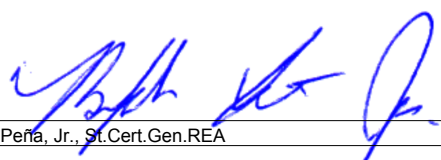
Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

The appraiser often has to rely on third party information in the appraisal process. This includes public records, multiple listing information and pictures. The appraiser reserves the right to make any changes to the appraisal and the value conclusion should there be an error in any of this information. By accepting this appraisal, the client understands that the appraiser's liability are limited only to the appraisal fee in cases of litigation.

The sketch is not a survey or an architectural plan. It is used by the appraiser as part of his worksheet. It is in the appraisal only for the purpose of assisting the client in understanding the final work product. It should not be relied on by any other third party. A professional surveyor or architect should be hired for these purposes.

APPRAISER:

Signature: 
 Name: Ralph Peña, Jr., St.Cert.Gen.REA

State Certification #: RZ-67

or State License #: _____

State: FL Expiration Date of Certification or License: 11/30/2020

Date of Signature and Report: 01/14/2020

Effective Date of Appraisal: 01/13/2020

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): 01/13/2020

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____

State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): _____

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Subject Photo Page

Borrower	Miami-Dade County						
Property Address	11000 Galloway Road						
City	Miami	County	Miami-Dade	State	FL	Zip Code	33176
Lender/Client	Miami-Dade County						



Subject Front

11000 Galloway Road
Sales Price N/A
Gross Living Area 1,386
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2
Location Interior/Avg.
View Residential/Avg.
Site 48,322
Quality CBS
Age 64



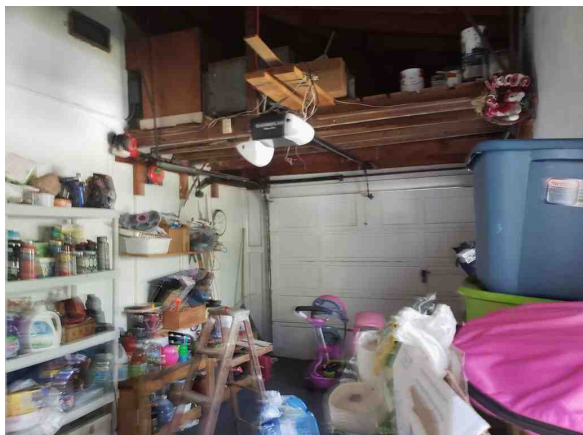
Subject Rear



Subject Street

Interior Photos

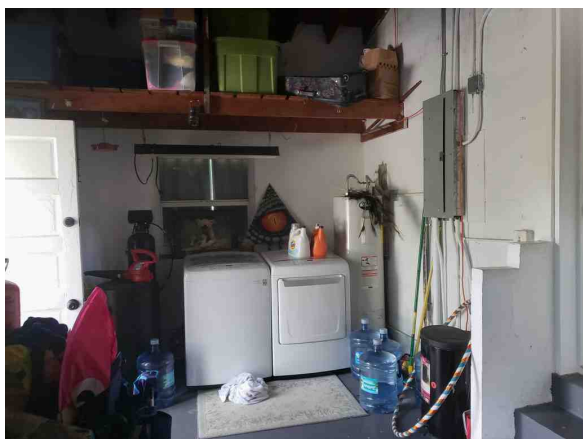
Borrower	Miami-Dade County						
Property Address	11000 Galloway Road						
City	Miami	County	Miami-Dade	State	FL	Zip Code	33176
Lender/Client	Miami-Dade County						



Garage



Electrical Panel



Garage Laundry



Kitchen



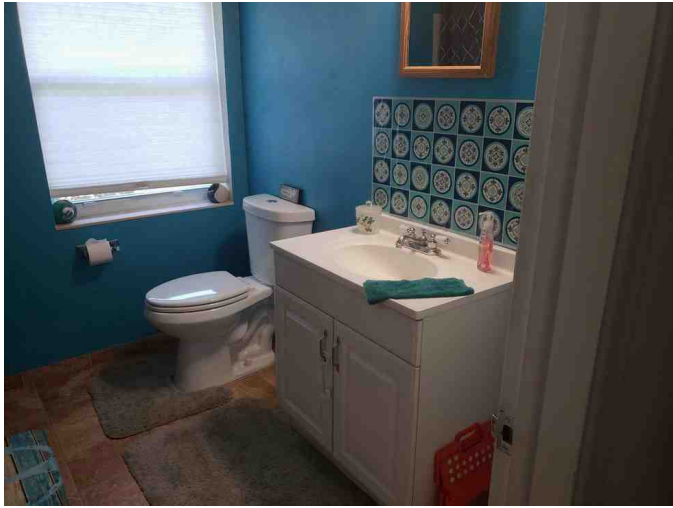
Family



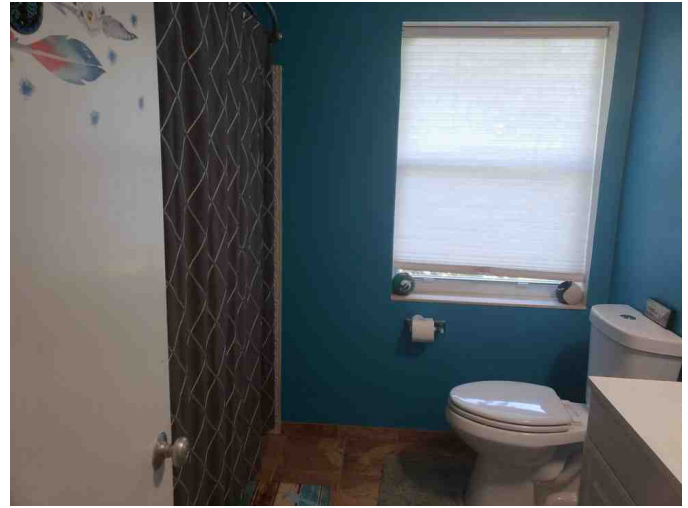
Living

Interior Photos

Borrower	Miami-Dade County						
Property Address	11000 Galloway Road						
City	Miami	County	Miami-Dade	State	FL	Zip Code	33176
Lender/Client	Miami-Dade County						



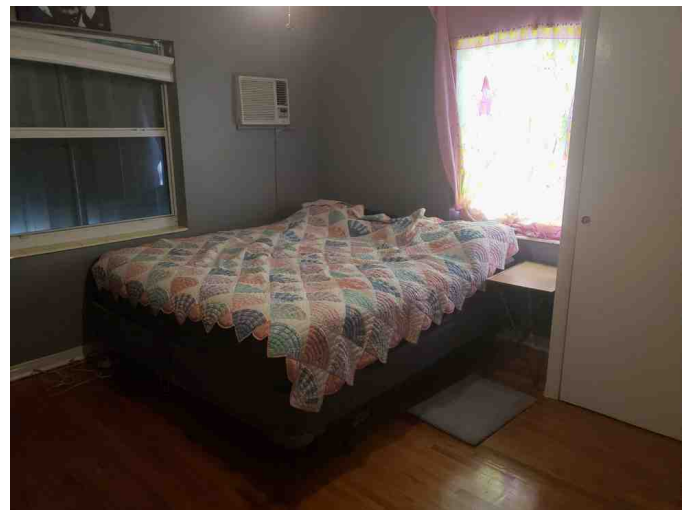
1st Bathroom



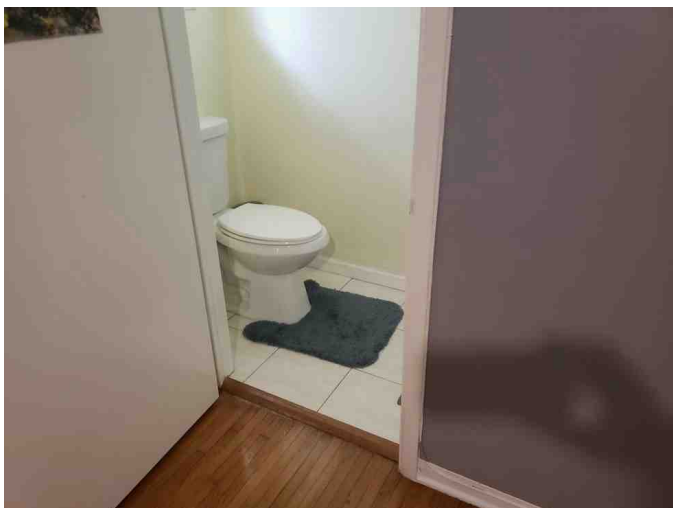
Same



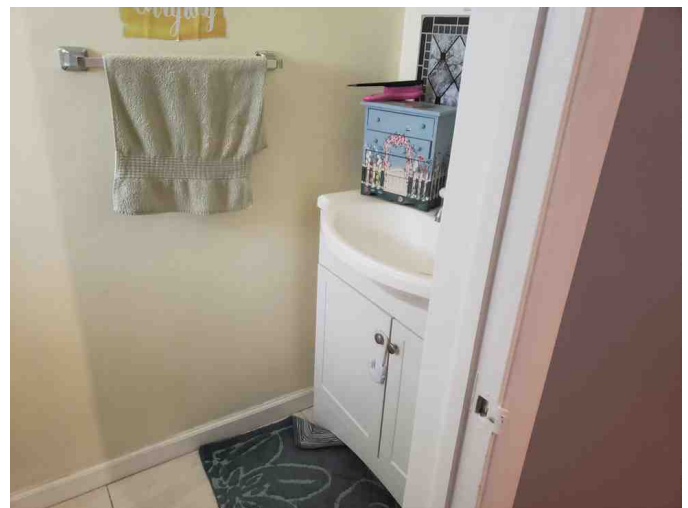
Bedroom



Bedroom



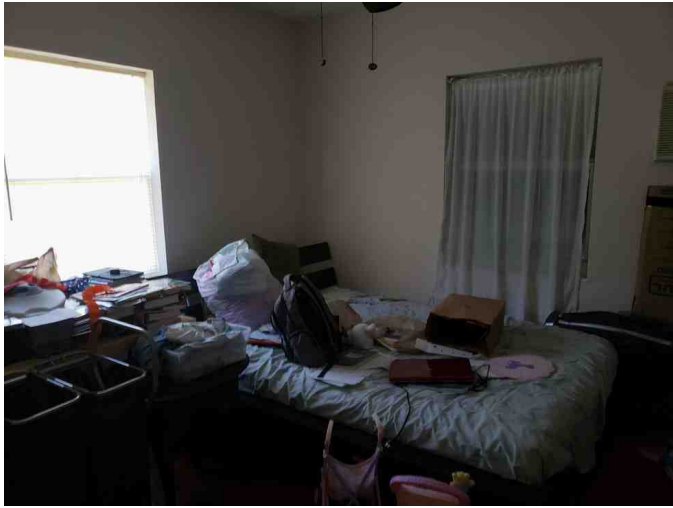
Bathroom



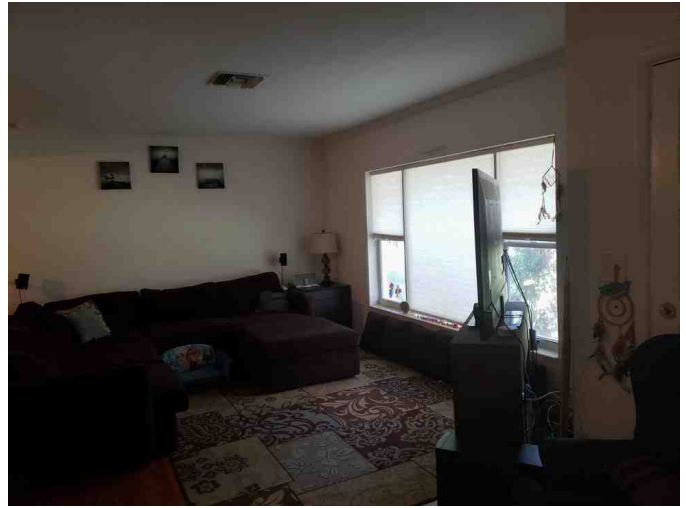
Same

Interior Photos

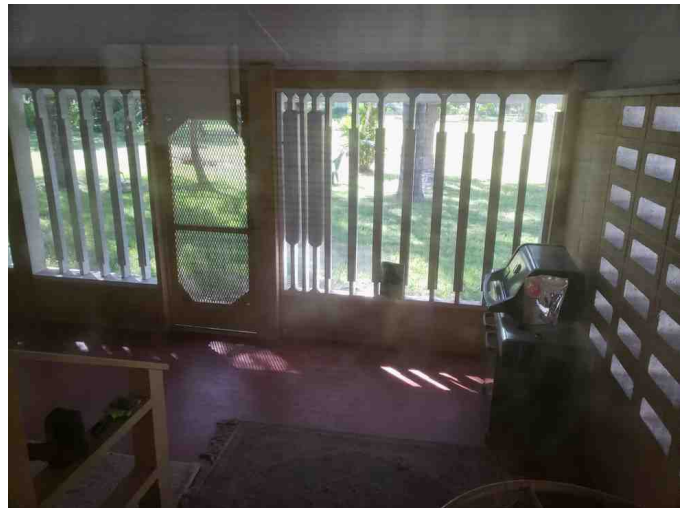
Borrower	Miami-Dade County						
Property Address	11000 Galloway Road						
City	Miami	County	Miami-Dade	State	FL	Zip Code	33176
Lender/Client	Miami-Dade County						



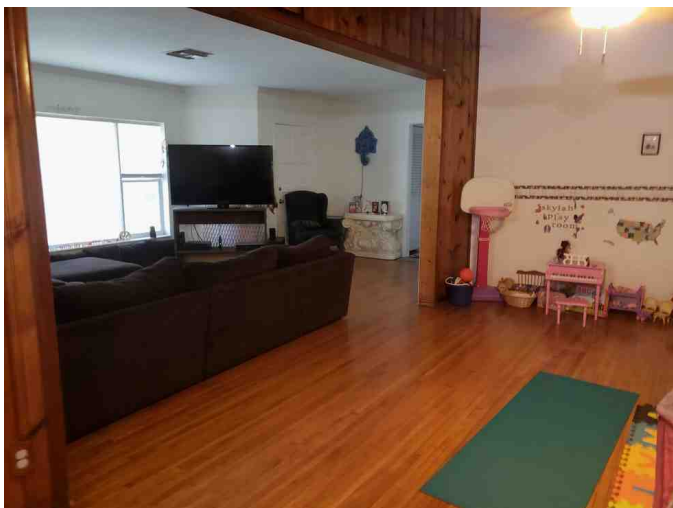
Bedroom



Family



Roofed Patio



Family

Photograph Addendum

Borrower	Miami-Dade County						
Property Address	11000 Galloway Road						
City	Miami	County	Miami-Dade	State	FL	Zip Code	33176
Lender/Client	Miami-Dade County						



Backyard



Backyard



Front



Back



Back

Comparable Photo Page

Borrower	Miami-Dade County				
Property Address	11000 Galloway Road				
City	Miami	County	Miami-Dade	State	FL
				Zip Code	33176
Lender/Client	Miami-Dade County				



Comparable 1

7801 SW 66th St
 Prox. to Subject 2.98 miles NE
 Sale Price 725,000
 Gross Living Area 3,129
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Location Interior/Avg.
 View Residential/Avg.
 Site 42689
 Quality CBS
 Age 67



Comparable 2

7435 SW 83rd Ct
 Prox. to Subject 2.28 miles N
 Sale Price 740,000
 Gross Living Area 2,677
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Location Interior/Avg.
 View Residential/Avg.
 Site 40,946
 Quality CBS/Avg.
 Age 61

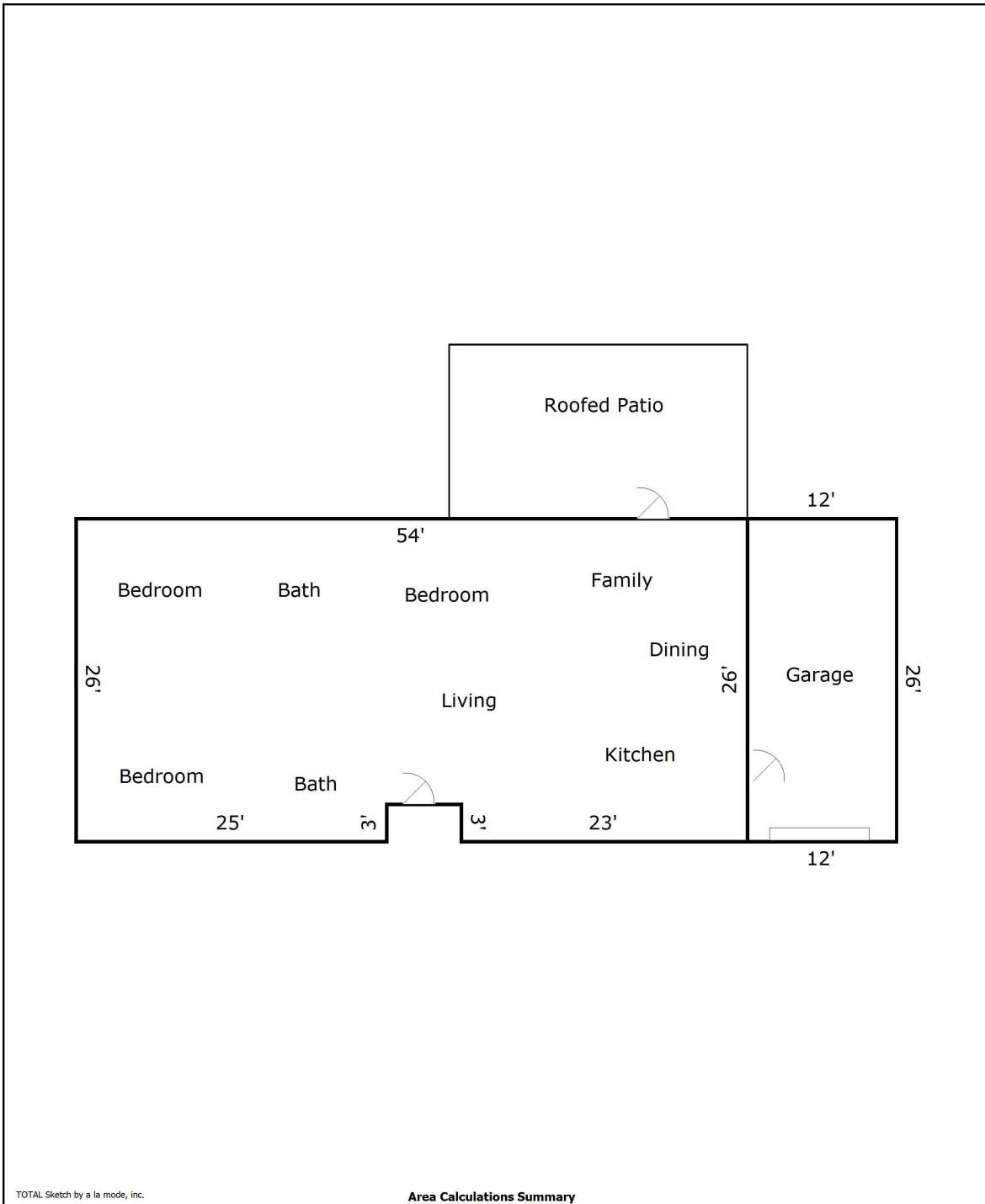


Comparable 3

8735 SW 118th St
 Prox. to Subject 0.47 miles S
 Sale Price 610,000
 Gross Living Area 2,153
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 3
 Location Interior/Avg.
 View Residential/Avg.
 Site 40816
 Quality CBS/Avg.
 Age 67

Building Sketch

Borrower	Miami-Dade County				
Property Address	11000 Galloway Road				
City	Miami	County	Miami-Dade	State	FL
				Zip Code	33176
Lender/Client	Miami-Dade County				



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details	
First Floor	1386 Sq ft	54 × 23 = 1242 3 × 25 = 75 3 × 23 = 69
Total Living Area (Rounded):	1386 Sq ft	
Non-living Area		
1 Car Attached	312 Sq ft	26 × 12 = 312

Peña Appraisal Service Inc.
Real Estate Appraisers & Consultants
9360 Sunset Drive Suite 256
Miami, Florida 33173
Telephone (305) 448-5241
Cell: (305)992-8787
Email: orders@penaappraisal.com

RALPH PEÑA JR.

SUMMARY OF PROFESSIONAL EXPERIENCE

Ralph Pena Jr. has been active in Real Estate since 1972 and is President of Peña Appraisal Services, Inc. I hold State Certified General Real Estate Appraiser License number Sixty Seven in the State of Florida

PROFESSIONAL EXPERIENCE

State Certified General Appraiser Lic. #RZ67

Florida Real Estate Broker since 1976 Lic.#0068030

National Association of Realtors

Miami Board of Realtors

H.U.D. Certified Appraiser

V.A Certified Appraiser

Certified for Uniform Standards for Federal Land Acquisitions (Yellow Book)

Expert Witness as a Real Estate Appraiser in the Federal Courts of the United States along with the Family Courts and Bankruptcy Courts for both Miami-Dade, Broward , Palm Beach , and Monroe County, Florida.

I have experience working with Miami-Dade County, City Of Miami and City Of North Miami to name a few of the local Government agencies I have worked with.

Some of the Federal and State agencies include Internal Revenue, F.A.A. and State Department of Transportation.

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EDUCATION

Society Real Estate Appraisal Residential Course 101

National Society of Fee Appraisers Residential Appraiser Course & Narrative Appraisal Course

American Institute of Real Estate Appraisers Course A-1

American Institute of Real Estate Appraisers Course A-2, Residential Evaluation

American Institute of Real Estate Appraisers, Standards Professional Practice Certified Appraisers Course 1 "Introduction to Revised URAR (FNMA 1004) and Valuation Issues Regarding CRA and Community Homebuyer Programs"

Case Studies in Uniform Standards

Appraisal Institute -Condemnation Appraising Basic Principles & Applications

Appraising Wetlands, Appraising Conservation Easements and Other Less Than Fee Interest

Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications Yellow Book / Florida Atlantic

Land Acquisitions: Practical Applications

Environmental Hazards Impact on Real Estate Value

General Contractors Course

Completed U.S.P.A.P. and all current State Courses.

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PROPERTY TYPES APPRAISED

residential

Condo, Multi-Family Project (Townhouse, Condo, Etc) • Low Income and/or Affordable Housing • Mobile Home Park • Multi-family (5+ units)

Land

Acreage (Mixed Use) • Acreage (Non-Residential) • Acreage (Residential) • Coastal / Lakeshore, Riverfront, Other Waterfront • Subdivision (Commercial, Industrial, etc) • Subdivision (Residential) • Wetland, Swamp, Marsh

Commercial

Automobile Dealership • Branch Bank / Financial Building • Condominium (Office / Retail / Etc.) • Office Building (High Rise, over three stories) • Parking Facility (Lot or Garage) • Restaurant / Bar / Night Club • Retail (Single Tenant or Free Standing) • Self Storage • Shopping Center (Local, Strip, Neighborhood, Community, Etc.) • Shopping Center (Power Center, Outlet Center, Lifestyle, Etc.) • Shopping Center (Super Regional, Regional Mall)

Industrial

Industrial (Heavy (Manufacturing) • Industrial (Small Office Warehouse / Mfg.) • Industrial Light (Distribution, Storage) • Tank Farm / Petroleum Storage • Truck Terminal / Hub / Transit Facility

Public

Educational Institution (Public) • Recreation and Park • Religious Facility, Right of way easements

EXPERIENCE

I have appraised properties in the Miami-Dade, Broward, Palm Beach and Monroe area over the past 42 years. I am qualified for commercial and residential property appraisals in these areas. I have also testified as an expert witness in all four county area courts as well as federal court.

License

LICENSE

 RICK SCOTT, GOVERNOR JONATHAN ZACHEM, 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

PENA, RALPH JR
9360 SUNSET DRIVE
SUITE 256
MIAMI FL 33173

LICENSE NUMBER: RZ67
EXPIRATION DATE: NOVEMBER 30, 2020
Always verify licenses online at MyFloridaLicense.com



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Internal Services Department
 Real Estate Development Division
 111 N.W. 1st Street, Suite 2460
 Miami, FL 33128-1994
 Fax: 305-375-1125

Proposal and Agreement for Appraisal Services
Internal Services Department, Real Estate Development Division

Firm: <u>Pena Appraisal Services Inc</u>	Project: <u>Proposed Killian Library Park Expansion</u>
Appraiser: <u>Ralph Pena Jr.</u>	Location: <u>11000 Galloway Road, Unincorporated Miami-Dade County</u>
Resolution: <u>R-585-99</u>	Parcel: <u>30-5009-000-0290</u>

Miami-Dade County is requesting quotes for an appraisal of a residential property being considered for acquisition by the Parks, Recreation and Open Spaces Department to expand the adjacent Killian Library Park. The subject property includes a 2-bedroom single family home with 1,771 square feet of adjusted area, built in 1954 on a 48,322 square foot lot. The purpose of the appraisal will be to estimate the market value of the fee simple estate. The intent of the appraisal will be to facilitate a potential arm's length acquisition of the property.

The appraisal shall be prepared in compliance with the current Uniform Standards of Professional Appraisal Practice (USPAP), as promulgated by the Appraisal Standards Board of the Appraisal Foundation. Additionally, the appraiser must have an active Certified Residential or Certified General appraisal license in good standing with the State of Florida. The appraiser shall not be entitled to additional fees for correcting or supplementing a final appraisal report submitted in order to have said report comply with and/or contain the information required by Miami-Dade County.

There is an experience requirement with this appraisal. Please return a list identifying *relevant* experience with your response to this proposal, with the appraiser's name included on the top of the experience submissions. Experience will be considered in the award.

You may be asked to consult on this project with county administrators as a separate matter from the actual appraisal preparation. Therefore, please submit in the space provided below your per diem rates for hourly, half day and full day appearances.

To be considered responsive to this request and eligible for award, please complete all of the information requested on the following page including maximum appraisal fee, update appraisal fee, time frame for completion, hourly and per diem rates, appraiser name, and signature and return to this office with the requested experience summary on or before **Tuesday, October 16, 2018, 2:00 pm**, to dsoper@miamidade.gov with a copy to bkent@miamidade.gov.

Upon completion of the report, please deliver an electronic file to dsoper@miamidade.gov, and two (2) hard copies to Dawn M. Soper, Real Estate Officer, Miami-Dade County, Internal Services Department, Real Estate Development Division, 111 N.W. 1 Street, Suite 2460, Miami, Florida 33128.

In accordance with Section 2-11.1 of the Code of Miami-Dade County, questions regarding the proposal may only be answered if submitted in writing to the above address. Questions should be submitted via email to dsoper@miamidade.gov with a copy to the Clerk of the Board at clerkbcc@miamidade.gov and bkent@miamidade.gov until such time as this appraisal assignment is awarded. Should your proposal be selected at the Appraiser Selection Committee meeting, Miami-Dade County shall return a properly executed copy of this document which will serve as your authority to proceed. Thank you for your cooperation.



Internal Services Department
 Real Estate Development Division
 111 N.W. 1st Street, Suite 2460
 Miami, FL 33128-1994
 Fax: 305-375-1125

While Miami-Dade County is a public entity, the appraisal, agreement, assignment results, and all information provided to the appraiser are not necessarily public record and the appraiser will be responsible for maintaining all provisions of the Uniform Standards of Professional Appraisal Practice (USPAP) including client and confidentiality obligations. Any public requests in reference to the same should be directed to Miami-Dade County, Internal Services Department.

Appraiser Selection Committee Meeting Date: October, 2018

The following information must be COMPLETE to be considered responsive to this request and eligible for award.

MAXIMUM FEE FOR APPRAISAL REPORT UNDER THIS AGREEMENT: \$ 850.00
 UPDATE: \$ 250.00
 TIME OF COMPLETION FROM RECEIPT OF ACCEPTANCE BY COUNTY: 10 working days
 HOURLY: 150.00 PER DIEM: 1/2 DAY: 500.00 FULL DAY: 950.00

update approved 12/16/19

RESPECTFULLY SUBMITTED: Ralph Pena Jr. Cert. Gen. RZ67 ✓

State Certification No.: RZ67
 Date: 10/15/2018

ACCEPTED BY:
 Miami-Dade County 10-22-18

PER THIS PROPOSAL, THE FINISHED PRODUCT IS EXPECTED TO BE DELIVERED TO THIS OFFICE BY REPORT DUE DATE, BASED UPON THE APPRAISER'S QUOTED TIME OF COMPLETION FROM THE DATE OF AWARD BY MIAMI-DADE COUNTY. UNLESS AN EXTENSION IS APPROVED IN WRITING BY MIAMI-DADE COUNTY, THE APPRAISER ACKNOWLEDGES THAT THEY WILL BE IN DEFAULT OF THIS AGREEMENT AND NOT ENTITLED TO COMPENSATION FOR ANY PORTION OF WORK COMPLETED.

attachment:
 Property Appraiser Record



Internal Services Department
 Real Estate Development Division
 111 N.W. 1st Street, Suite 2460
 Miami, FL 33128-1994
 Fax: 305-375-1125



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 10/16/2018

Property Information	
Parcel:	30-5009-000-0240
Property Address:	1900 GALLOWAY RD Miami, FL 33178-3797
Owner:	DAVID B LIEUX & WYKAREH S LIEUX
Mailing Address:	8894 SE 135 CT MIAMI, FL 33183
PA Primary Zone:	2200 ESTATES - 25000 SQ FT LOT
Primary Land Use:	0405 RESIDENTIAL - SINGLE FAMILY - 1 UNIT
Beds / Baths / Half:	2 / 1 / 0
Floors:	1
Living Units:	1
Actual Area:	2,092 Sq Ft
Living Area:	1,388 Sq Ft
Adjusted Area:	1,771 Sq Ft
Lot Size:	48,322 Sq Ft
Year Built:	1954



Assessment Information			
Year	2016	2017	2018
Land Value	\$659,385	\$549,515	\$459,250
Building Value	\$95,254	\$84,110	\$81,820
KF Value	\$10,692	\$0	\$10,000
Market Value	\$765,331	\$633,625	\$551,070
Assessed Value	\$527,000	\$479,688	\$435,000

Taxable Value Information			
	2016	2017	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$527,000	\$479,688	\$435,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$527,000	\$479,688	\$435,270
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$527,000	\$479,688	\$435,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$527,000	\$479,688	\$435,000

Benefits Information				
Benefit	Type	2016	2017	2018
Non-Homestead Cap	Assessment Reduction	\$238,988	\$124,037	\$100,190

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	CR Book Page	Qualification Description
01/01/2000	\$0	21837-3587	Sales which are disqualified as a result of examination of the deed

Short Legal Description
 S 55-40 1.11 AC IAL
 N100FT OF SE 1/4 OF SE 1/4 OF
 NE 1/4 LESS 2000FT LESS 548FT
 S 1/200FT & EXT AREA OF CURVE IN
 NE COR FOR R/W

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/infoclient/clar.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/8/2018

Property Information	
Folio:	30-5009-000-0780
Property Address:	9390 SW 106 ST Miami, FL 33176-3651
Owner	BRENT D ANDERSON & W LIZETTE
Mailing Address	9390 SW 106 ST MIAMI, FL 33176-3651
PA Primary Zone	2300 ESTATES - 1 ACRE
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 3 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,405 Sq.Ft
Lot Size	40,946 Sq.Ft
Year Built	1963



Assessment Information			
Year	2018	2017	2016
Land Value	\$532,298	\$450,406	\$532,298
Building Value	\$18,673	\$18,714	\$18,632
XF Value	\$35,519	\$35,894	\$35,146
Market Value	\$586,490	\$505,014	\$586,076
Assessed Value	\$387,877	\$379,900	\$395,634

Benefits Information				
Benefit	Type	2018	2017	2016
Save Our Homes Cap	Assessment Reduction	\$198,613	\$125,114	\$190,442
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
9 55 40 .94 AC M/L NW1/4 OF SW1/4 OF NE1/4 OF NW1/4 LESS E198FT & LESS N35FT OR 18494-4813 0299 1 / 18537-0943

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$337,877	\$329,900	\$345,634
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$362,877	\$354,900	\$370,634
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$337,877	\$329,900	\$345,634

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/01/1999	\$264,000	18494-4813	Sales which are qualified
04/01/1990	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
04/01/1984	\$150,000	12130-3070	Sales which are qualified
04/01/1984	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



Single Family
[7701 SW 66th St](#)
 SOUTH MIAMI, FL 33143-2712
ML#: A10627496 **List Price:** \$775,000
Rng Price: **Sold Price:** \$725,000
LLP: **Status:** [Closed Sale](#)
Short Sale: No **REO:** No
Listing Brkr: [/HARIS / Choice Realty of Miami Inc](#)
County: Miami-Dade County **Auction:** No
Area: 40
Geo Area:
Legal: GREEN TREE ESTS PB 56-25LOT 5-BLK 1LOT SIZE IRREGULAROR
 20035-1019 11/2001 @CDC 22369-1995 05-2004 4
Furnished: Unfurnished
Bedrooms: 3 **Baths:** 2
Convert Bed:
SqFt (Liv): 2,509 **Tot SqFt:** 3,129
SqFt (Adj): 3,129
Bid Ar/Src:
Year Built: 1953/Resale
Virtual Tour: [Click Here](#)

Location Information

Folio#: [3040270040050](#) **Parcel #:** 0050 **Model Name:**
Municipal Code: 30 **Town/Range:** 40 **Section:** 27
Subdivision #: 4 **Map Coord:** **Zoning:** E3-1
Subdivision: Green Tree Estates **Development:**
Elementary:
High:
Neighborhood: **Middle:**

General Information

Type Property: Single **Front Exposure:** South **HOPA:** Unverified
For Lease: **For Lease MLS#:** **SS Addend:**
Boat Services:
Style: R20-No Pool/No Water
Garage: 2/Detached **Carport:**
Lot SF: 42,689 **Appr Lot Size:**
Parking Desc: Driveway
Parking Restr:
Lot Desc: 1 To Less Than 2 Acre Lot
Waterfront: No
Water Access:
Water Frontage: **View:** None
Pool Dim: **Spa:**
Pool: No
Design / Desc: Detached/One Story
Construction: Concrete Block With Brick
Roof Desc: Other Roof
Floor: Tile Floors, Wood Floors

Remarks

Remarks: ON AN ACRE, LARGE 2509 SQ.FT 3 BEDROOM/2 BATH HOME ON A ACRE UPDATED IN 2004/2005. CONVENIENTLY LOCATED IN FAMILY NEIGHBORHOOD BETWEEN SUNSET DRIVE AND MILLER. LIVING/DINING ROOM, FAMILY ROOM, OFFICE. WOOD LAMINATE FLOORING AND BLINDS THROUGHOUT. SEPARATE OVER SIZED 620 SQ. FT. 2 CAR GARAGE WITH NEW ROOF IN 2014. EASILY CONVERTED TO IN-LAW QUARTERS/MAIDS QUARTERS/ SEPARATE OFFICE/ PLAYROOM, ETC. IN ADDITION LARGE SHED FOR ADDITIONAL STORAGE. WOOD PRIVACY FENCE SURROUNDS BACK YARD WITH ROOM FOR LARGE POOL AND NORTH/SOUTH TENNIS COURT. BEING SOLD "AS IS" SEE BROKER REMARKS FOR SHOWING INSTRUCTIONS.

Driving Directions: SUNSET DRIVE WEST TO SW 77TH PL TURN RIGHT AND GO TO STOP SIGN. TURN RIGHT AND FOLLOW ROAD TO SW 66TH STREET. TURN LEFT ON 66TH STREET AND HOUSE IS ON RIGHT IN MIDDLE OF BLOCK (YELLOW W/WHITE BRICK).

Broker Remarks: CALL OWNER DIRECT AT 305-972-0679 ABBY Note: Water Softener Not Working.

Rooms

Bedroom Desc: Master Bedroom Ground Level
Master Bath: Combination Tub & Shower
Addition Rooms: Den/Library/Office, Family Room, Other
Dining Desc: Dining/Living Room
ADA Compliant:

Additional Information

Pets: Yes **Cable:** Yes
Pet Restr: None
Guest House:
Ceiling Fans:
Interior Feat: First Floor Entry, French Doors, Pantry, Stacked Bedroom
Equip/Appl: Automatic Garage Door Opener, Circuit Breaker, Dishwasher, Dryer, Electric Water Heater, Ice Maker, Microwave, Owned Burglar Alarm, Electric Range, Refrigerator, Wall Oven, Washer, Water Softener/Filter Owned
Window Treat: Blinds/Shades
Exterior Feat: Extn Bldg/Shed, Fruit Trees, Exterior Lighting, Room For Pool, Shed, Hurricane Shutters
Subd Info: Paved Road, Public Road
Restrictions: No Restrictions

Maint Incl:
Heating: Central Heat, Electric Heat
Cooling: Central Cooling, Electric Cooling
Sprinkler:
Water: Well Water **Sewer:** Septic Tank
Equestrian:
Storm Protect:
Green Energy:

Financial Information

Assumable: No **\$/SQH Value:** **Assessed \$:**
Total Mortg: **Terms:** All Cash, Conventional
Type of Assoc: None **Membership:** No
Assoc Fee: **Assoc Fee Pd:** **Flood Zone:**
Tax Amount: \$7,717 **Tax Year:** 2016 **Owner Agent:** No
Tax Infr: Tax Reflects Homestead Tax
Special Infr: As Is
Possession Info: Funding **Spec Assess:** **Mult Offers :**
Bonus: **PACE:** No
Hardship Pkg:

Agent/Office Information

Office: [CHOR01 /Choice Realty of Miami Inc](#)
Agent: [608388 /Robert Weiss](#)
Ofc Addr: 10130 S.W. 83 rd Ave
 Miami, FL 33156
Agent Email: chosemalyofmiami@gmail.com
Office Ph: 305-595-3131
CoAgt Email:
Owner Name: Abby Bohans
Buy Agt Comp: 3.0% **Trans Brk Comp:** 3.0%
VAR Dual Rt: No **AVM:** No
Addr on Inet: Yes **Contingencies:** Pending Inspections
Photo Instr: Realtor to Upload Images 1-35
List Type: Exclusive Agency **Joint Agency:**
Show Instr: Appointment Only, Call Owner **Occupancy:** Owner Occupied
List Date: 02/26/2019 **Stat Change Dt:** 08/09/2019 **Prev LP:** \$800,000
Expire Date: **DOM:** 79 **Orig LP:** \$100,000
Pending Dt: 05/16/2019 **Expt Clse Dt:** 07/19/2019 **Internet:** Yes
Closing Dt: 07/12/2019
Intrnt URL:
Intrnt Rmrks: ACRE HOME 2509 SQ.FT. 3/2+2 LARGE SEPARATE 610 SQ. FT GARAGE . COULD BE PLAY ROOM, GUEST/IN-LAW QUARTERS
Board: A-Miami Association of REALTORS

Sold Information

Selling Office: [CHOR01 /Choice Realty of Miami Inc](#)
Selling Agent: [608388 /Robert Weiss](#)
Selling Agt Lic: 0608388
Sell \$ Per Sq Ft: \$288.96
Sold Finance: Conventional
Seller Contrb: No
Selling Office Phone: 305-595-3131
Selling Agent Phone: 305-595-3131
Sale Price: \$725,000
Sell \$ Per Acre:

Prepared By: Ralph Pena Jr.

Date Printed: 12/30/2019 02:41 PM

RE1/ **7801 SW 66th St** **L - \$775,000**
A10627496 - Closed Sale **South Miami, FL 33143-2712** **C - \$725,000**

MLS#: A10627496

7801 SW 66th St

Single Family



Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM
\$725,000	CS	(\$725,000)	09/09/2019	608388	CHOR01	79
\$775,000	PS	A -> PS	05/18/2019	608388	CHOR01	81
\$775,000	DECR	\$806,000 -> \$775,000	04/22/2019	608388	CHOR01	55
\$800,000	NEW	A:TV -> \$800,000	02/26/2019	608388	CHOR01	0

MLS#: A10289667

2801 SW 66th St

Single Family



Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM
\$845,000	X	A -> X	01/16/2019	608388	CHOR01	704
\$845,000	DECR	\$850,000 -> \$845,000	01/16/2019	608388	CHOR01	703
\$850,000	BDM	T -> A	07/27/2017	608388	CHOR01	160
\$850,000	T	A -> T	07/01/2017	608388	CHOR01	169
\$850,000	DECR	\$900,000 -> \$850,000	04/09/2017	608388	CHOR01	79
\$900,000	DECR	\$995,000 -> \$900,000	03/16/2017	608388	CHOR01	58
\$995,000	NEW	A:TV -> \$995,000	01/17/2017	608388	CHOR01	

A10627496

[7801 SW 66th St South Miami, FL 33143](#)

\$725,000



Single Family
 7433 SW 83rd Ct
 MIAMI, FL 33143-3823
MLS#: A10592369 **List Price:** \$789,000
Rng Price: **Sold Price:** \$740,000
LLP: **Status:** [Closed Sale](#)
Short Sale: No **REO:** No
Listing Brkr: [SERRAJO / Global Luxury Realty LLC](#)
County: Miami-Dade County **Auction:** No
Area: 40
Geo Area: **Legal:** #34 54 40 .94 AC SUNSET VISTAS PB 45-46 TRACT 7 LOT SIZE
 BUREGULAR
Furnished:
Bedrooms: 3 **Baths:** 2/0
Convert Bed:
SqFt (Liv): #2,677 **Tot SqFt:** #3,252
SqFt (Adj): #2,489
Bld Ar/Src:
Year Built: 1959/Retail
Virtual Tour: [Click Here](#)

Location Information

Folio#: #30403-00000570 **Parcel #:** 0070 **Model Name:**
Municipal Code: 30 **Town/Range:** 40 **Section:** 34
Subdivision #: II **Map Coord:** **Zoning:** #2300
Subdivision: #SUNSET VISTAS **Development:**
Elementary: **Middle:**
High:
Neighborhood:

General Information

Type Property: Single **Front Exposure:** West **HOPA:** No HOPA
For Lease: **For Lease MLS#:** **SS Addend:**
Boat Services:
Style: R30-No Pool/No Water **Carport:** A/Attached
Garage: 0
Lot SF: #40,946 **Appr Lot Size:**
Parking Desc: Circular Drive, Covered Parking, Driveway
Parking Restr:
Lot Desc: 3/4 To Less Than 1 Acre Lot
Waterfront: No
Water Access: **View:** Garden View
Water Frontage: **Pool Dim:**
Pool: No
Design/Desc: Detached/One Story
Construction: CBS Construction
Roof Desc: Shingle Roof
Floor: Ceramic Floor, Parquet Floors

Remarks

Remarks: With great vision, you can create your dream home!! This mid-century home is located in the desirable Genvar Heights section of Miami. On nearly an acre of property, the potential to expand is endless. Originally designed by an architect/owner, there are many interesting features, all highlighting the deep, park-like backyard setting. The main house is a 3/2 but there is an additional structure with bath, that could be transformed into a guest house, man cave, she shack, etc. This is the epitome of "Buy the cheapest home on the block." Needs TLC and CAS#. Very easy to show. ** Subject to Probate Court Approval**

Driving Directions: Heading East on Sunset turn right on SW 83 Ct. On the left.

Broker Remarks: Please call or text Robert or Julie. No advance notice is required to show. *AS IS* Contract. Subject to Probate Court Approval.

Rooms

Bedroom Desc: Master Bedroom Ground Level
Master Bath: Combination Tub & Shower
Addition Rooms: Family Room, Separate Guest/br-Law Quarters, Utility Room/Laundry
Dining Desc: Formal Dining, Snack Bar/Counter
ADA Compliant:

Additional Information

Pets: **Cable:**
Pet Restr:
Guest House:
Ceiling Fans:
Interior Feat: Bar, Built-Ins, Fireplace, Split Bedroom, Wet Bar
Equip/Appl: Dishwasher, Electric Range, Refrigerator, Solar Water Heater, Wall Oven, Washer
Window Treat:
Exterior Feat: Deck, Room For Pool, Hurricane Shutters
Subd Info: No Subdiv/Parl. Info
Restrictions: No Restrictions
Maint Incl:
Heating: Central Heat
Cooling: Ceiling Fans, Central Cooling, Wall/Window Unit Cooling
Sprinkler:
Water: Well Water **Sewer:** Septic Tank

Equestrian:
 Storm Protect: Partial Impact Glass, Partial Other Protection, Partial Panel Shutters/Awnings
 Green Energy:

Financial Information

Assumable:		\$/SOH Value:		Assessed \$:	
Total Mortg:		Terms:	All Cash, Conventional	Membership:	No
Type of Associ:	None	Assoc Fee Pd:		Flood Zone:	XX
Assoc Fee:		Tax Year:	2018	Owner Agent:	No
Tax Amount:	\$5,417				
Tax Info:	Tax Reflects Homestead Tax				
Special Info:	As Is				
Possession Info:	Funding	Spec Asses:	No	Mult Offers :	
Bonus:		PACE:			
Hardship Pkg:					

Agent/Office Information

Office:	BSAM01 / (Robal) Luxury Realty LLC		Agent Ph:	305-987-0688		
Agent:	0681412 / Julie Gomez		Agt Ph 2:	305-987-0688		
Ofc Addr:	1688 Meridian Ave Miami Beach, FL 33139		Office Fax:	305-396-5948		
Agent Email:	julie0511@gmail.com		Agent License:	0681412		
Office Ph:	305-968-9442		CoOfc Ph:	305-968-9442		
CoOffice:	BSAM01 / (Robal) Luxury Realty LLC		CoAgt Ph:	305-753-7653		
CoAgent:	0490754 / Robert Nassor		CoAgent Lic:	0490754		
CoAgt Fax:			Own Phone:			
CoAgt Email:	ondanun87@aol.com		NonRep Cmp:	No		
Owner Name:		Trans Brk Comp:	3%	Blogging:	No	
Buy Agt Comp:	3%	AVM:	Yes	Joint Agcy:		
VAS Dual Rt:	No	Contingencies:	No Contingencies	Occupancy:	Vacant	
Addr on Inet:	Yes			Prev LP:		
Photo Instr:	Realtor to Upload Images 1-25		Stat Change Dt:	04/02/2019	Orig LP:	\$789,000
List Type:	Exclusive Right to Sell/Rent		DOM:	37	Internet:	Yes
Show Instr:	Appointment Only, Call Listing Agent, List Agent Must Accompany		Expct Clse Dt:	03/22/2019	Withdrn Dt:	
List Date:	01/14/2019					
Expire Date:	02/20/2019					
Pending Dt:	04/02/2019					
Closing Dt:	04/02/2019					
Intrnt URL:						
Intrnt Rmrks:	Create your dream home! on 3/2 in the main house and a 1/1 guest house on an acre. Needs major redo but great character. Well located to Xpressways					
Board:	A-Miami Association of REALTORS					

Sold Information

Selling Office:	PPR501 / (Prima) Properties Realty of South Florida	Selling Office Phone:	706-590-1477
Selling Agent:	0616478 / Rodolfo Salinas	Selling Agent Phone:	305-905-0100
Selling Agt Lic:	0616478	Sale Price:	\$740,000
Sell \$ Per SqFt:	\$276.43	Sell \$ Per Acre:	
Sold Finance:	Conventional		
Seller Contrb:	No		

Prepared By: Ralph Pena Jr.

Date Printed: 12/30/2019 02:41 PM

RE1/ [A10592369 - Closed Sale](#) 7435 SW 83rd Ct L - \$789,000
 Miami, FL 33143-3823 C - \$740,000

MLS#: A10692299



7435 SW 83rd Ct

Residential Rental

Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM
\$2,800	R	PS -> R	07/31/2019	0616478	PPR501	-38
\$3,000	PS	A -> PS	02/25/2019	0616478	PPR501	-38
\$3,000	DECR	\$3,400 -> \$3,000	06/24/2019	0616478	PPR501	7
\$3,400	INCR	\$2,900 -> \$3,400	06/20/2019	0616478	PPR501	3
\$2,900	INCR	\$2,500 -> \$2,900	06/19/2019	0616478	PPR501	1
\$2,500	NEW	ACTV -> \$2,500	06/17/2019	0616478	PPR501	

MLS#: A10592369



7435 SW 83rd Ct

Single Family

Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM
\$740,000	CS	(\$740,000)	04/02/2019	0681412	BSAM01	37
\$789,000	PS	A -> PS	02/20/2019	0681412	BSAM01	-37
\$789,000	NEW	ACTV -> \$789,000	01/14/2019	0681412	BSAM01	0

A10592369

[7435 SW 83rd Ct Miami, FL 33143](#)

\$740,000



Single Family

0735 Sep 11 09:32

MIAMI, FL 33176-4335

MLS#: A10661842

Rng Price:

LLP:

Short Sale: No

Listing Brn:

County: Miami-Dade County

Area: 50

Geo Area:

Legal: *RANCH ESTS PB 53-17 LOT 5 BLK 2 LOT SIZE IRREGULAR OR 12649-0824 0985 1

Furnished:

Bedrooms: 4

Convert Bed:

SqFt (Liv): *2,153

SqFt (Adj): *2,535

Bid Ar/Sec:

Year Built: 1953/Resale

Virtual Tour: [Click Here](#)

List Price: \$640,000

Sold Price: \$610,000

Status: [Closed Sale](#)

REO: No

Auction: No

Baths: 3/0

Tot SqFt: *3,168

Location Information

Folio#: *305090001150
 Municipal Code: 30
 Subdivision #: 2
 Subdivision: *RANCH ESTATES
 Elementary: Vinland
 High: Kilian Senior
 Neighborhood:

Parcel #: 0150
 Town/Range: 50
 Map Coord:
 Development:
 Middle: Palmetto

Model Name:
 Section: 9
 Zoning: *2300

General Information

Type Property: Single
 For Lease:
 Boat Services:
 Style: R31-Pool Only
 Garage: 2/Attached
 Lot SF: *40,916
 Parking Desc: Circular Drive, Driveway, Rv/Boat Parking
 Parking Restr:
 Lot Desc: 3/4 To Less Than 1 Acre Lot
 Waterfront:
 Water Access:
 Water Frontage:
 Pool Dim: 00
 Pool: Yes/Below Ground Pool
 Design/Desc: Detached/One Story
 Construction: Concrete Block Construction
 Roof Desc: Tar & Gravel Roof
 Floor: Ceramic Floor, Other Floors, Tile Floors

Front Exposure: South
 For Lease MLS#:

HOPA: No HOPA
 SS Addend:

Carpets:

Appr Lot Size:
 View: Garden View, Other View, Pool Area View
 Spa: No

Remarks

Remarks: REDUCED 60K. GET IT WHILE IT'S HOT!!! LOCATION, LOCATION!! THIS UNIQUE LOT, SHORT OF 1 ACRE, IS WAITING FOR YOU. THE DISTINCTIVE GROVE STYLE HOME IN NEED OF TLC, IS SPACIOUS & INVITING & SITS IN MIAMI'S MOST SOUGHT AFTER NEIGHBORHOOD WITHIN A LUSHES LANDSCAPE FULL OF TREES TO INCLUDE: MANGO, AVACADO, CARAMBOLA & LYCHEE. COME IN & REMODEL OR DEMOLISH & REBUILD YOUR 2 MILLION+ DOLLAR HOME. BACK COTTAGE/GUEST HOUSE CURRENTLY RENTED MTM, AT \$1200/M FOR IMMEDIATE INCOME UPON CLOSING IF DESIRED. HIGH DEMAND AREA OF THE FALLS WHERE NEW HOMES/MANSIONS ARE BEING BUILT INCLUDING ACROSS THE STREET, TO ASSIST IN FUTURE INCREASE OF VALUE OF THE AREA. GREAT BUY, YOU'LL HAVE NO REGRETS! DEVELOPERS, CONTRACTORS, INVESTORS WELCOMED!!!!

Driving Directions: 57 AVE TURN WEST ON 118 ST, HOUSE ON NORTH SIDE OF ROAD, SECOND HOME FROM 17TH.

Broker Remarks: 12 HOUR MIN FOR SHOWINGS. CONTACT L/A AT NUMBER LISTED OR MANUELA TORRENS AT 305-799-1925 FOR SHOWINGS.

Rooms

Bedroom Desc: At Least 1 Bedroom Ground Level, Master Bedroom Ground Level
 Master Bath: Combination Tub & Shower, Dual Sinks
 Addition Rooms: Cottage, Den/Library/Office, Family Room, Florida Room, Separate Guest/In-Law Quarters, Guest House, Other, Utility Room/Laundry
 Dining Desc: Breakfast Area, Dining/Living Room, Eat-In Kitchen, Other
 ADA Compliant:

Additional Information

Pets: Yes
 Pet Restr: None
 Guest House: 1 Bath, 1 Bedroom, Kitchen

Cable:

Ceiling Fans:
 Interior Feat: First Floor Entry, French Doors, Laundry Tub, Pantry, Skylight, Walk-In Closets
 Equip/Apppl: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Electric Range, Refrigerator, Wall Oven, Washer
 Window Treat: Blinds/Shades, Other Windows, Sliding
 Exterior Feat: Fence, Fruit Trees, Other, Patio
 Subd Info: No Subdiv/Park Info
 Restrictions: Ok To Lease, No Restrictions
 Maint Incl:
 Heating: Central Heat, Electric Heat

Cooling: Ceiling Fans, Central Cooling, Electric Cooling
Sprinkler:
Water: Well Water **Sewer:** Septic Tank
Equestrian:
Storm Protect:
Green Energy:

Financial Information

Assumable: **\$/SOH Value:** **Assessed \$:**
Total Mortg: **Terms:** All Cash, Conventional, Exchange, Other Terms
Type of Assoc: None **Assoc Fee Pd:** **Membership:** No
Assoc Fee: **Tax Year:** 2018 **Flood Zone:** X
Tax Amount: \$4,997 **Owner Agent:** No
Tax Info: Tax Reflects City & County Tax, Tax Reflects Homestead Tax
Special Info: As Is
Possession Info: Funding **Spec Assess:** **Mult Offers :**
Bonus: **PACE:**
Hardship Pkg:

Agent/Office Information

Office: [KWPP01 / Keller Williams Realty Premier](#) **Agent Ph:** 786-333-9530
Agent: [3198229 / Gemma Romaguera](#) **Agnt Ph 2:** 786-333-9530
Ofc Addr: 11420 N Kendall Dr Ste 207 **Office Fax:** 786-433-2950
 Miami, FL 33176
Agent Email: buyssml@hotmail.com **Agent License:** 3198229
Office Ph: 305-585-2844
CoAgnt Email:
Owner Name: **Own Phone:**
Buy Agt Comp: 3% **Trans Brk Comp:** 3% **NonRep Comp:** 3%
VAR Dual Rt: No **AVM:** No **Bllogging:** No
Addr on Inetr: No **Contingencies:** No Contingencies
Photo Instr: Resistor to Upload Images 1-35
List Type: Exclusive Right to Sell/Rent **Joint Agcy:**
Show Instr: 24 Hour Notice, See Broker Remarks, Showing Assst **Occupancy:** Call Listing Agent
List Date: 04/24/2019 **Stat Change Dt:** 09/07/2019 **Prev LP:** \$699,000
Expire Date: **DOM:** 120 **Orig LP:** \$729,900
Pending Dt: 08/22/2019 **Expect Clse Dt:** 09/05/2019 **Intermet:** Yes
Closing Dt: 09/05/2019 **Intrnt URL:** WWW.MIAMIFLORIDIALISTINGS.COM **Withdrn Dt:**
Intrnt URL: PRICE REDUCTION OF 60K, LOCATION, LOCATION!! UNIQUE LOT, SHORT OF 1 ACRE. GROVE STYLE HOME NEEDS TLC, MIAMI'S SOUGHT AFTER AREA, REMODEL OR REBUILD.
Board: A-Miami Association of REALTORS

Sold Information

Selling Office: [KWC001 / Keller Williams Capital Realty](#) **Selling Office Phone:** 305-662-7325
Selling Agent: [3152741 / Oscar Markez](#) **Selling Agent Phone:** 786-285-7420
Selling Agt Lic: 3152741 **Sale Price:** \$610,000
Sell \$ Per SqFt: \$283.33 **Sell \$ Per Acre:**
Sold Finance: Cash
Seller Contrb: No

Prepared By: Ralph Pena Jr.

Date Printed: 12/30/2019 02:41 PM

RE1/ **8735 SW 118th St** **L - \$640,000**
A10661842 - Closed Sale **Miami, FL 33176-4339** **C - \$610,000**

MLS#: A10661842 **8735 SW 118th St** **Single Family**

Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM
\$610,000	CS	(\$610,000)	09/07/2019	3198229	KWPP01	120
\$640,000	PS	A -> PS	08/24/2019	3198229	KWPP01	122
\$640,000	DECR	\$699,000 -> \$640,000	07/03/2019	3198229	KWPP01	70
\$699,000	DECR	\$729,900 -> \$699,000	05/12/2019	3198229	KWPP01	18
\$729,900	NEW	ACTV -> \$729,900	04/24/2019	3198229	KWPP01	0

MLS#: A262094 **8735 SW 118 St** **Residential Rental**

Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM
\$3,000	R	PS -> R	12/10/2014	3198229	SPAR01	51
\$3,550	PS	A -> PS	11/24/2014	3198229	SPAR01	
\$3,550	NEW	ACTV -> \$3,550	10/20/2014	3198229	SPAR01	

MLS#: A1129496 **8735 SW 118 St** **Residential Rental**

Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM
\$3,000	R	PS -> R	09/27/2013	3198229	CBRE11	
\$3,500	PS	A -> PS	09/17/2013	3198229	CBRE11	
\$3,500	NEW	ACTV -> \$3,500	08/12/2013	3198229	CBRE11	

MLS#: A1678108 **8735 SW 118 St** **Single Family**

Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM
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