

**APPRAISAL REPORT
OF
VACANT LAND
SEC JEFFERSON AVENUE AND COMMERCE STREET
MIAMI BEACH, FLORIDA**



**EFFECTIVE DATE OF APPRAISAL
APRIL 24, 2021**

PREPARED FOR

**MR. OSVALDO DOMINGUEZ
DIVISION DIRECTOR
PROPERTY MANAGEMENT DEPARTMENT
CITY OF MIAMI BEACH
1833 BAY ROAD, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139**

INTRODUCTION AND PREMISES OF THE APPRAISAL

May 10, 2021

Mr. Ozzie Dominguez
Division Director
Asset Management Department
City of Miami Beach
1833 Bay Road, 2nd Floor
Miami Beach, Florida 33139

Re: City Owned lot
SEC Jefferson Avenue and Commerce Street
Miami Beach, Fl. 33139

Dear Mr. Dominquez:

Per your request, I have reviewed the above captioned property for the purpose of providing you with an opinion of the market value for the vacant parcel at the above referenced location. This appraisal assignment involved the preparation of an appraisal report which summarizes the appraiser's analysis and rationale for the conclusions. The purpose of this appraisal is to form an opinion of the market value for the vacant lot located at the southeast corner of Jefferson Street and Commerce Street in the South Beach area of Miami Beach. The function of this report is as an aid in the negotiation of a potential sale of this property. The intended users of the report are the City of Miami Beach, The City Commission, any potential purchaser and their respective legal counsel and representatives. This appraisal assignment pertains to the vacant lot and the estimation of a market value.

The vacant lot consists of 3,000 Square Feet and is located on the southeast corner of Jefferson Avenue and Commerce Street in Miami Beach, Florida. The subject is currently under the ownership of The City of Miami Beach, Florida and consists of vacant land.

Mr. Dominguez
May 10, 2021
Page 2

I have prepared the attached **Appraisal Report**, which contains a recapitulation of the data utilized to form an opinion of the market value. If any additional data is required, please advise. Based upon my inspection of the property and market data analysis, it is my opinion the market value of the subject property as described herein, as of April 24, 2021 is as follows:

**ONE MILLION FIVE HUNDRED THOUSAND DOLLARS
(\$1,500,000)**

SPECIAL ASSUMPTIONS:

I have contacted the City of Miami Beach Zoning department and the Chief of Planning and Zoning indicated the subject site was a platted lot and thus no variance would be required even though the site does not meet the minimum lot size in the C-PS1 zoning district.

Sincerely,



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



Steven Johnson, MAI
State Certified General R.E. Appraiser No. RZ587

100: CERTIFICATE OF VALUE Project: Estimated value of 3,000 square foot vacant land parcel located at SEC Jefferson Avenue and Commerce Street, Miami Beach, Florida, 33139.

I certify to the best of my knowledge and belief, 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, unbiased, professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property or bias with respect to the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
4. 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. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. My analyses, opinions, or conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, and the provisions of Chapter 475, Part II, Florida Statutes.
7. I have made a personal inspection of the property that is the subject of this report and I have afforded the property owner the opportunity to accompany me at the time of the inspection. I have also made a personal field inspection of the comparable sales relied upon in making this appraisal. The subject and comparable sales relied upon in making this appraisal were as represented in this appraisal.
8. John Zink provided professional assistance to the persons signing this report with data collection and sales research.
9. I understand that this appraisal is to be used in connection with the potential sale of this site.
10. This appraisal has been made in conformity with the appropriate State laws, regulations, policies, and procedures applicable to appraisal of real estate; and, to the best of my knowledge, no portion of the property value entered on this certificate consists of items which are non-compensable under the established law of the State of Florida.
11. I have not revealed the findings or results of this appraisal to anyone other than the proper officials of the City of Miami Beach and I will not do so until so authorized by my client, or until I am required by due process of law, or until I am released from this obligation by having publicly testified as to such findings.
12. Regardless of any stated limiting condition or assumption, I acknowledge that this appraisal report and all maps, data, summaries, charts and other exhibits collected or prepared under this agreement shall become the property of the City without restriction or limitation on their use.
13. Statements supplemental to this certification required by membership or candidacy in a professional appraisal organization, are described on an Addenda to this certificate and, by reference, are made a part hereof.

May 10, 2021
Date



Robert D. Miller, ASA
State Cert. Gen. R E Appraiser RZ1270



Steven D. Johnson, MAI
State Cert. Gen. R E Appraiser Z587

ADDENDA TO CERTIFICATE(S) OF VALUE

Supplemental to the foregoing Certificate(s) of Value is the following certificate. I certify that, to the best of my knowledge and belief, except otherwise noted in this report:

- I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the American Society of Appraisers and Appraisal Institute and to review by its duly authorized representatives. In addition, the report is subject to the requirements of the State of Florida relating to review by the Real Estate Appraisal Board.
- Robert D. Miller, ASA, State Certified General Real Estate Appraiser RZ1270 (expires 11/30/2022). Steven Johnson, MAI, State Certified General Real Estate Appraiser RZ587 (expires 11/30/2022).

A list of the Qualifying and Limiting Conditions follows in the report and is made a part hereof by reference thereto.

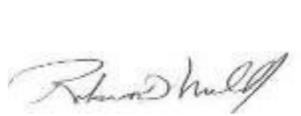
COMPETENCY PROVISION

Appraisers

This appraisal assignment is being performed for the purpose of estimating the market value for a vacant lot at the SEC of Jefferson Avenue and Commerce Street The function of this report is as an aid in the negotiation process for the potential sale of the subject property. The intended users of the report are the City of Miami Beach, The City Commission, any purchaser and their respective legal counsel and representatives.

The appraiser has complied with the Competency Provision and has the knowledge and expertise necessary to complete the assignment competently. Mr. Miller and Mr. Johnson have appraised vacant property in the Miami-Dade area and specifically in Miami Beach over past several years. I (Both Appraisers) certify that I have been appraising these types of properties for more than 35 years in the State of Florida.

May 10, 2021
Date


Robert D. Miller, ASA


Steven D. Johnson, MAI

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ADDENDA

Area Map
Land Sales Data Sheets
Qualifications of Appraisers

ASSUMPTIONS AND LIMITING CONDITIONS

The legal description furnished to the appraiser is assumed to be correct. The appraisers assume no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor do the appraisers render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

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

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

I have not inspected or tested the soil or subsoil and I am therefore unable to report that any such part of the subject property is free from defect or in such condition as to render the subject property less valuable. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

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

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

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

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

ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

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

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

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

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have not direct evidence relating to this issue, I did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on, or in the property. The appraiser is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

In light of the COVID-19 pandemic impact in the country as of the date of this valuation, we are qualifying this appraisal to state that there is insufficient empirical data as of yet to definitively measure what impact, if any, this pandemic has on the subject property's value and marketability. As financial markets struggle to quantify the events that are still unfolding, we believe it is premature to draw strong inferences about the economy and its impact on real estate values at this time due to lack of supporting data.

Many market participants understandably report that they are unable to assess risk at this early stage of the pandemic. While as of the effective date of this report the industry's most directly impacted are the tourism, hospitality and airlines, a prolonged outbreak could have a significant (and yet unknown or quantifiable) impact on other market sectors as well.

Commercial real estate appraisals rely on historic and current market data. Based on unemployment rates on other economic metrics, economic conditions declined relative to the pre-pandemic time period. As of the date of valuation, many states have lifted or are in the process of lifting Covid 19 related quarantines and restrictions. Based on economic conditions as of the date of the appraisal, it appears some sectors of the real estate market will be more impacted than others. The retail and office sectors are the most impacted while it appears industrial has seen the least impact. We believe there will always be a demand for housing, particularly in communities like the subject and especially with the deep-water access associated with the subject site.

In conclusion, the subject is part of the commercial market, which has had the most shutdowns and thus has been affected by the Covid 19 Pandemic. However, the location in one of the hottest real estate markets in the country and it does not appear to have been negatively impacted on a long-term basis. Currently there is no longer a mask mandate in the subject area.

The use of "I" in this report shall refer to both signatory appraisers.

ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

SPECIAL ASSUMPTIONS:

I have contacted the City of Miami Beach Zoning department and the Chief of Planning and Zoning indicated the subject site was a platted lot and thus no variance would be required even though the site does not meet the minimum lot size in the C-PS1 zoning district.

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

PROPERTY LOCATION: The subject property is located on the SEC Of Jefferson Avenue and Commerce Street in Miami Beach, Fl.

OWNER's NAME/ADDRESS: The City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139-1819

INSPECTION DATES: Various times with the most recent inspection on April 24, 2021.

NAMES OF PERSONS WHO ACCOMPANIED APPRAISER AT INSPECTION: April 24, 2021 by appraisers, Robert Miller and Steven Johnson. The appraisers were not accompanied by the property owner during the inspection. The appraisers completed an exterior inspection only.

EXTENT OF INSPECTION: Site inspection of the fee simple lands.

FOLIO NUMBER: 02-4203-009-2140

TYPE OF PROPERTY: The subject parcel is currently vacant land.

PROPERTY SIZES: 3,000 Square Feet or .0689 Acres-whole property

BUILDING SIZES: Not applicable

ZONING/FUTURE LAND USE: City of Miami Beach, C-PS1 Commercial Performance Standards, Limited Mixed Use. Land Use-Limited Mixed Use Commercial Performance Standards (C-PS1)

HIGHEST AND BEST USE: Future commercial development

DATE OF VALUE: April 24, 2021

TYPE OF REPORT FORMAT

The appraisal of the estimate of the market value of the vacant parcel is prepared in a Narrative Appraisal Report format in accordance with the Uniform Standards of Appraisal Practice Standards. Certain discussions are brief, and some information considered is not included in this report and is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of USPAP.

This appraisal assignment involved the preparation of an Appraisal Report, which summarizes the appraiser's analysis and rationale for the conclusions. The appraisal assignment pertains to forming an opinion of the estimated fee simple market value of the land identified as 3,000 square feet of land area owned by the City of Miami Beach. I utilized the land value for the comparable vacant properties to form an opinion of the market value of the fee simple interest of the subject property.

PURPOSE, INTENDED USE, INTENDED USER OF THE APPRAISAL

The purpose of this appraisal is to form an opinion of the market value of the subject vacant property. The function of this report is as an aid in the negotiation process for the potential sale of subject property. The intended users of the report are the City of Miami Beach, The City Commission and their respective legal counsel and representatives.

DEFINITION OF MARKET VALUE

The following market value definition is found in Florida case law, (*Florida State Road Department vs. Stack, 231 So.2d 859 Fla., 1st DCA 1969*) and is the acceptable and preferred definition of market value:

"Value as used in eminent domain statute, ordinarily means amount which would be paid for property on assessing date to willing seller not compelled to sell, by willing purchaser, not compelled to purchase, taking into consideration all uses to which property is adapted and might reasonably be applied." The willing buyer and willing seller test include consideration of the following:

-1. A fair sale resulting from fair negotiations,
-2. Neither party acting under compulsion (this eliminates forced liquidation or sale at auction),
-3. Both parties have knowledge of all relevant facts,
-4. A sale without peculiar or special circumstances,
-5. A reasonable time to find a buyer.

PROPERTY RIGHTS (INTEREST) APPRAISED

Property Interest Appraised:

For the whole property, the property rights appraised are fee simple title ownership with due consideration given to any restrictions of use of the property. "Fee Simple Estate" is defined in *The Dictionary of Real Estate Appraisal*, Fifth Edition, Appraisal Institute, 2010, Page 78, as: "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat." The valuation on this assignment will be for a fee simple market value of the property.

Interest Other than Owner Occupant:

None

Tenant Owned Improvements:

Not applicable

Real Property Interest

Previously Conveyed:

I am not aware of any other interests, encumbrances or easements which negatively affects the market value.

Encumbrances:

I have not been provided a title report. It does not appear that any of the existing easements on the site have negatively affected the market value of the property.

Non-Realty Items Appraised:

None

SCOPE (EXTENT OF PROCESS OF COLLECTING, CONFIRMING AND REPORTING DATA)

I have compiled all the necessary data in order to formulate an opinion of market value. I have presented the applicable data in this Appraisal Report. Any additional supporting data can be found in my working file. The scope of the appraisal involved inspections of the subject property and surrounding area to develop a better understanding of the growth patterns, property types and economic uses of the subject neighborhood. In preparing my report, I have reviewed and relied upon the following data.

1. I reviewed sales and listings of vacant land sales, throughout the subject neighborhood over the past two years.
2. Review of public records for all pertinent sales data including appraiser land records, deeds, etc. I retrieved sales data from CoStar, LoopNet, MLS, news articles, the Property Appraiser's Office and local contacts. In addition, conversations were held with local real estate brokers, communication representatives and communication leasing agents concerning local conditions, development activity and a review of valuations.
3. Reviewed and considered the sales history of the subject property and neighborhood.
4. Review of Miami Dade County, the City of Miami Beach, neighborhood trends.
5. Inspection of neighborhood and analysis of land use patterns and trends in the City of Miami Beach.
6. Physical inspection of subject property and all comparable land sales utilized in this report. Furthermore, the data relied upon was confirmed through knowledgeable parties to the transactions. Copies of the sale sheets and deeds are included in the Addenda of the report. The data relied upon is believed to be accurate, but the appraiser assumes no responsibility for its accuracy. Analysis and review of the market revealed data considered to be reliable to arrive at an opinion of market value which is supportable for the subject property.

7. Reviewed and relied on sketches and legal descriptions as of the inspection date for this report for the size and descriptions of the area. Please see the legal descriptions and sketches in the report. The subject parcel consists of a vacant parcel containing 3,000 square feet of land area.

In consideration of the highest and best use, I have valued the subject parcel as vacant land. The subject property was field inspected, and I reviewed sketches and legal descriptions provided by the client and others to derive the site areas and dimensions for the parcel. Please see the sketches and legal descriptions later in the report.

A Market Approach was considered in my analysis. Based on my review, the subject parcel is considered vacant land. The highest and best use of the site will be for some type of commercial or mixed-use development, similar to the surrounding neighborhood uses.

Considering the zoning, land use and the location, I have utilized land sales to estimate the market value of the fee simple land value. Therefore, I have relied upon the Market Approach in this assignment for the land value.

To complete my appraisal, I have reviewed county records including property appraiser land records, deeds, etc. My analysis of Florida and Miami Dade County as well as the City of Miami Beach considers factors affecting real estate which forms the basis of my analysis of the area real estate market and the local and regional information is included in our working office file. This appraisal was prepared and includes the data relied upon together with the analysis and conclusions.

APPRAISAL PROBLEM

The appraisal problem is to form an opinion of the market value of the subject property. The property is being appraised for potential sale. The parcel is within the City of Miami Beach zoning district zoned C-PS1, Commercial with Performance Standards, Limited Mixed-Use with a corresponding future land use designation. The subject is currently under the ownership of the City of Miami Beach. In my opinion the highest and best use is future commercial or mixed-use development similar to the subject neighborhood.

The highest and best use is based on surrounding uses, that would indicate some type of commercial or mixed-use development. Therefore, the valuation will be based on the land values of the properties within the subject neighborhood.

PRESENTATION OF DATA

IDENTIFICATION OF PROPERTY AND LEGAL DESCRIPTION

The subject parcel being appraised consists of 3,000 square feet of vacant land. The following legal description is taken from the Property Appraiser website:

FULL LEGAL DESCRIPTION 
OCEAN BEACH ADDN NO 3 PB 2-81
LOT 15 BLK 51
LOT SIZE IRREGULAR
OR 13130-391 1286 5

DESCRIPTION OF AREA AND NEIGHBORHOOD

The Description of Area and Neighborhood as well as additional information regarding Florida's economy and market analysis is included in in our office working files.

DESCRIPTION OF PROPERTY, PHOTOGRAPHS AND SKETCHES

PROPERTY TYPE /
EXISTING USE: The whole property is vacant and improved with sod and some trees and bushes.

PROPERTY LOCATION: The subject property is located on the SEC Of Jefferson Avenue and Commerce Street in the City of Miami Beach, Fl.

SITE SIZE: The whole property contains a total of 3,000 square feet of land area.

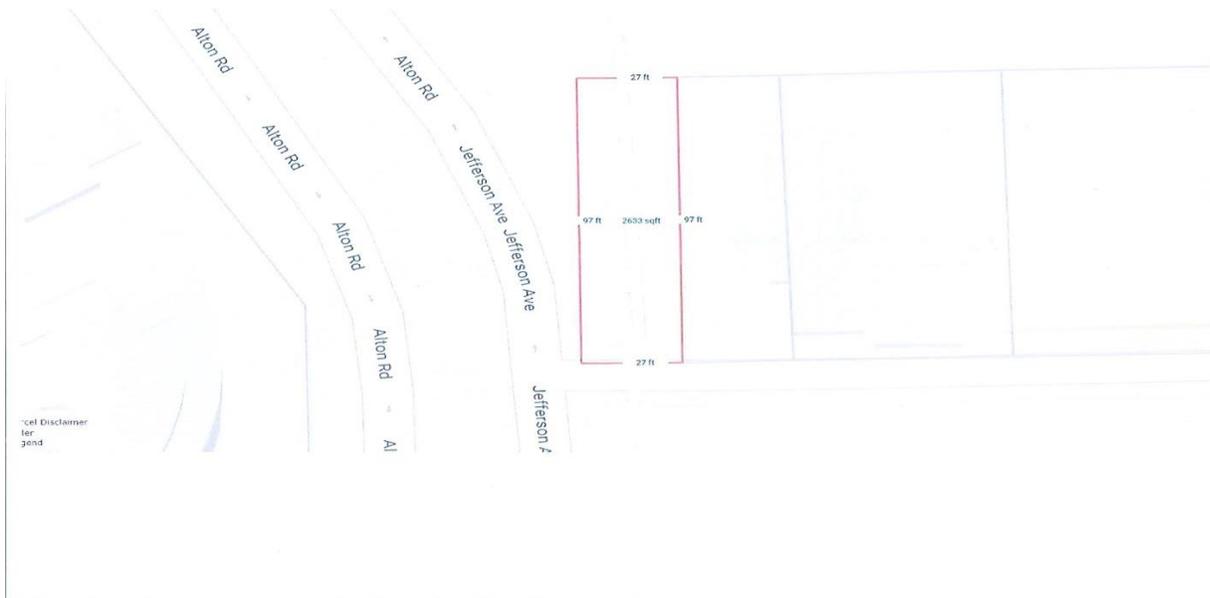
SHAPE: Basically Rectangular

INGRESS/EGRESS: The property has access from Commerce Street, public sidewalk on the west and an alleyway on the south.

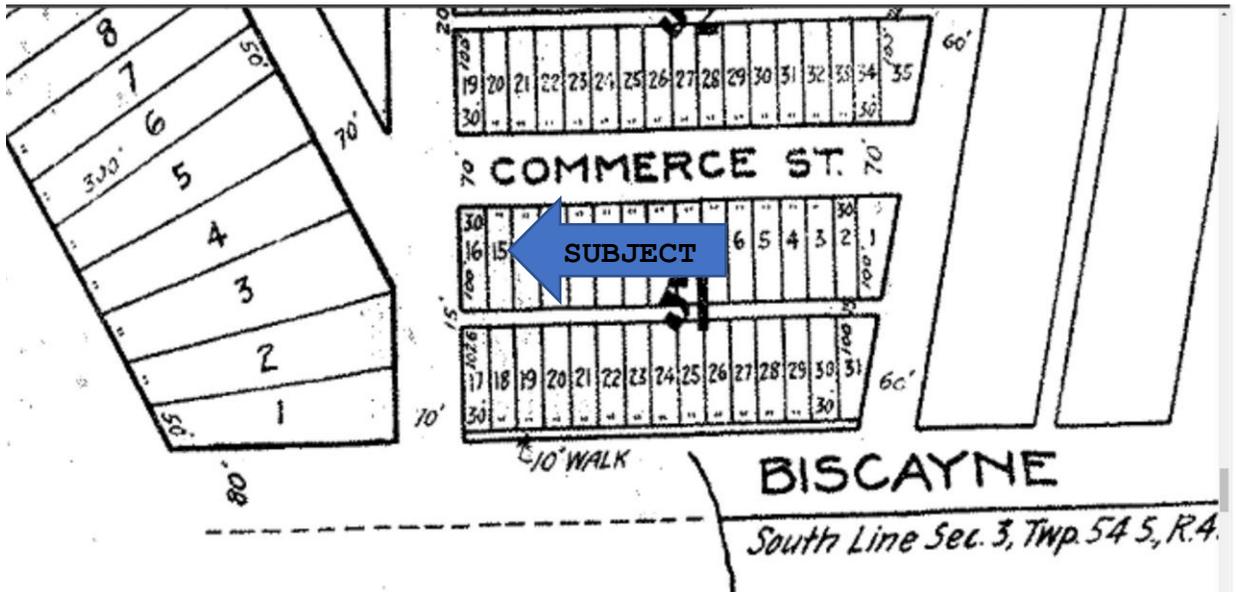
TOPOGRAPHY: The property is at grade with surrounding properties and roadways. Based upon visual inspection of the site as well as adjacent properties, the soil conditions are considered adequate.

FLOOD ZONE: Zone AE, Flood Insurance Rate Map Community Panel Number 12086C0319L dated September 11, 2009 According to FEMA, Zone "AE" is defined as "Special Flood Hazard Area."

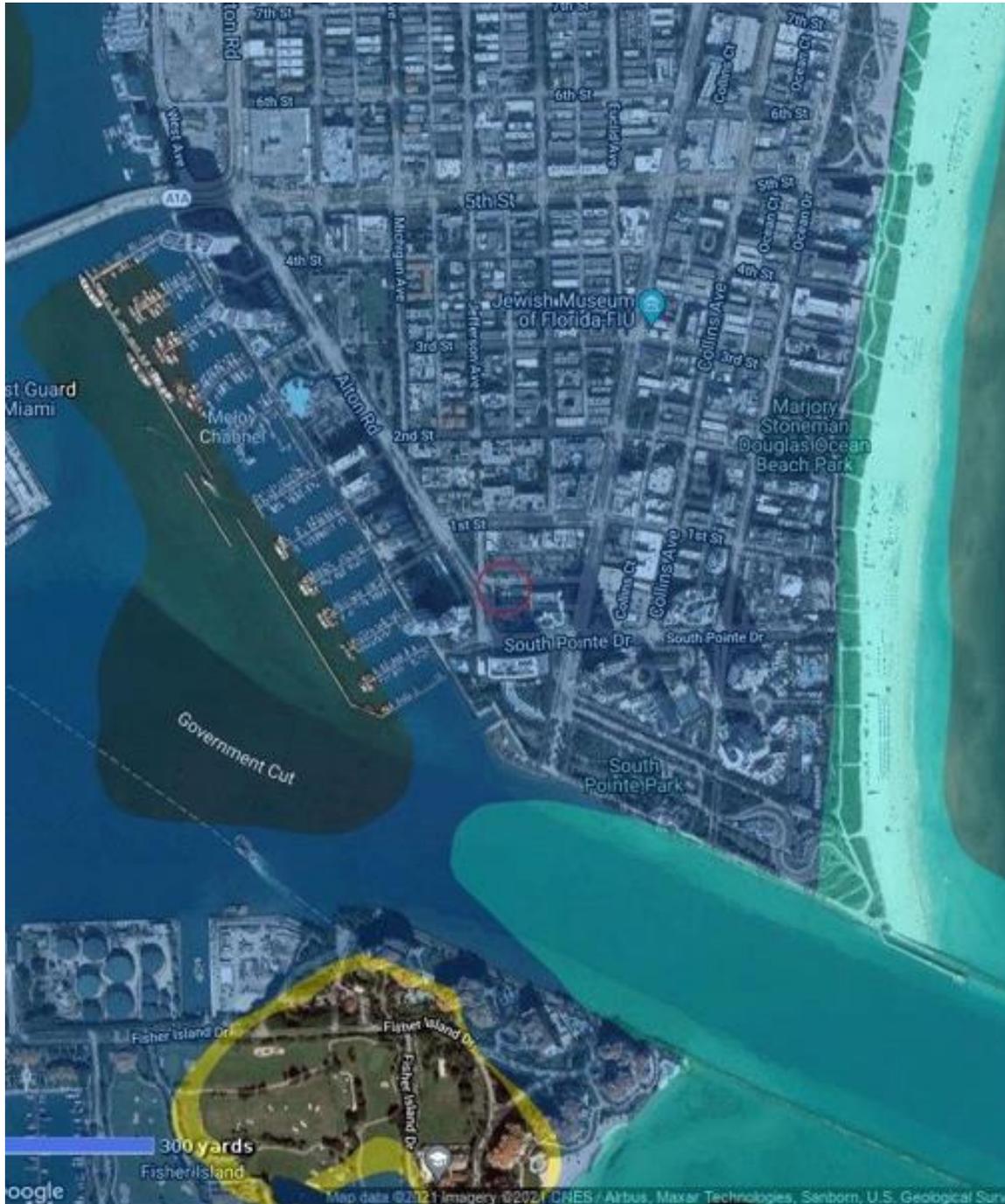
DESCRIPTION OF PROPERTY, PHOTOGRAPHS AND SKETCHES (CONTINUED)
 MLS SITE SKETCH



PLAT MAP SKETCH



FLOOD ZONE MAP



MAP DATA

FEMA Special Flood Hazard Area: Yes
 Map Number: 12086C0319L
 Zone: AE
 Map Date: September 11, 2009
 FIPS: 12086

MAP LEGEND

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

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DESCRIPTION OF PROPERTY, PHOTOGRAPHS AND SKETCHES (CONTINUED)

DRAINAGE: Based on our inspection, the drainage appears adequate under normal observed typical conditions on the day of the appraiser's inspection.

SOIL CHARACTERISTICS: No soil samples were taken or analyzed by the appraiser as this is beyond the scope of the appraiser's duties.

UTILITIES: All utilities are readily available to the subject and surrounding properties.

SITE IMPROVEMENTS: None considered

EASEMENTS,
ENCROACHMENTS OR
RESTRICTIONS AND THEIR
EFFECT OR LIMITATION: I have not been provided a title report and am not aware of any other encumbrances on the existing property in the City of Miami Beach, Florida.

BUILDING: None

OTHER PERTINENT
FEATURES: None noted.

DESCRIPTION OF PROPERTY, PHOTOGRAPHS AND SKETCHES (CONTINUED)

SUBJECT PHOTOGRAPHS



Photo 1-View of property looking southerly from Commerce Street



Photo 2- Street View looking easterly on Commerce Street

DESCRIPTION OF PROPERTY, PHOTOGRAPHS AND SKETCHES (CONTINUED)

SUBJECT PHOTOGRAPHS



Photo 3-View of alleyway to the south of site



Photo 4 View of sidewalk adjoining site to the west

DESCRIPTION OF PROPERTY, PHOTOGRAPHS AND SKETCHES (CONTINUED)

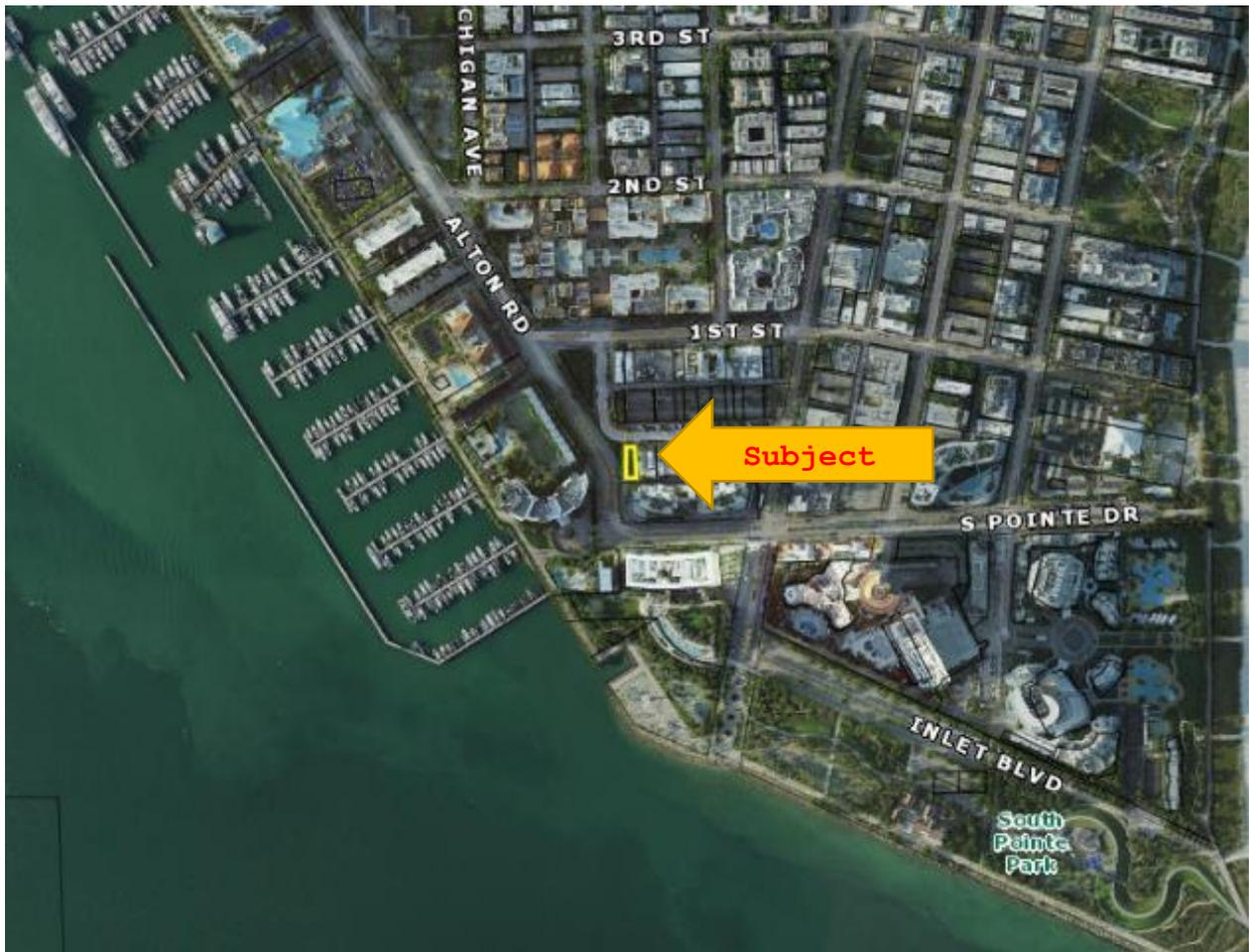
SUBJECT PHOTOGRAPHS



Photo 5 View of site looking northeasterly from sidewalk

DESCRIPTION OF PROPERTY, PHOTOGRAPHS AND SKETCHES (CONTINUED)

SUBJECT PHOTOGRAPHS-AERIAL



Aerial view of neighborhood

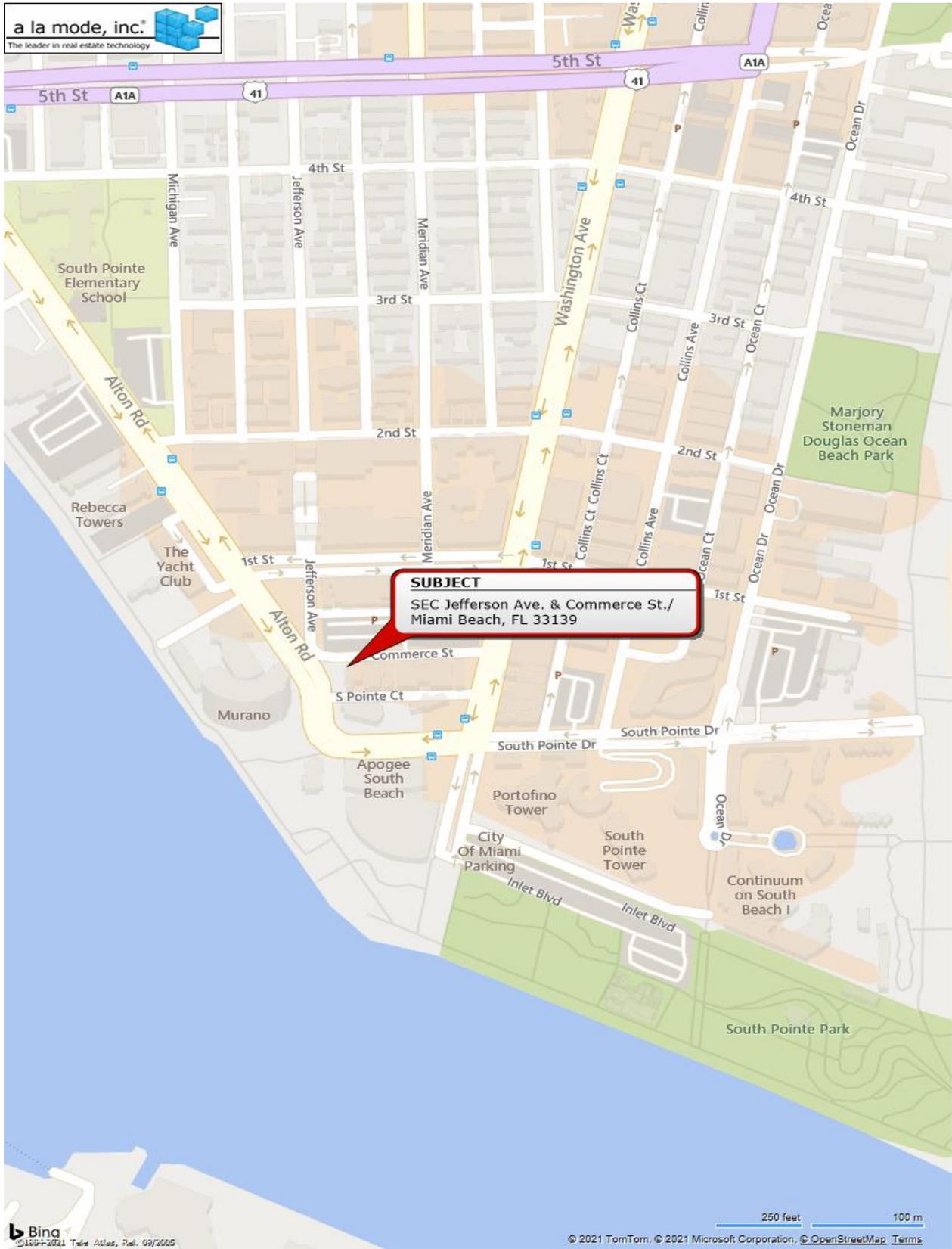
DESCRIPTION OF PROPERTY, PHOTOGRAPHS AND SKETCHES (CONTINUED)

SUBJECT PHOTOGRAPHS-AERIAL



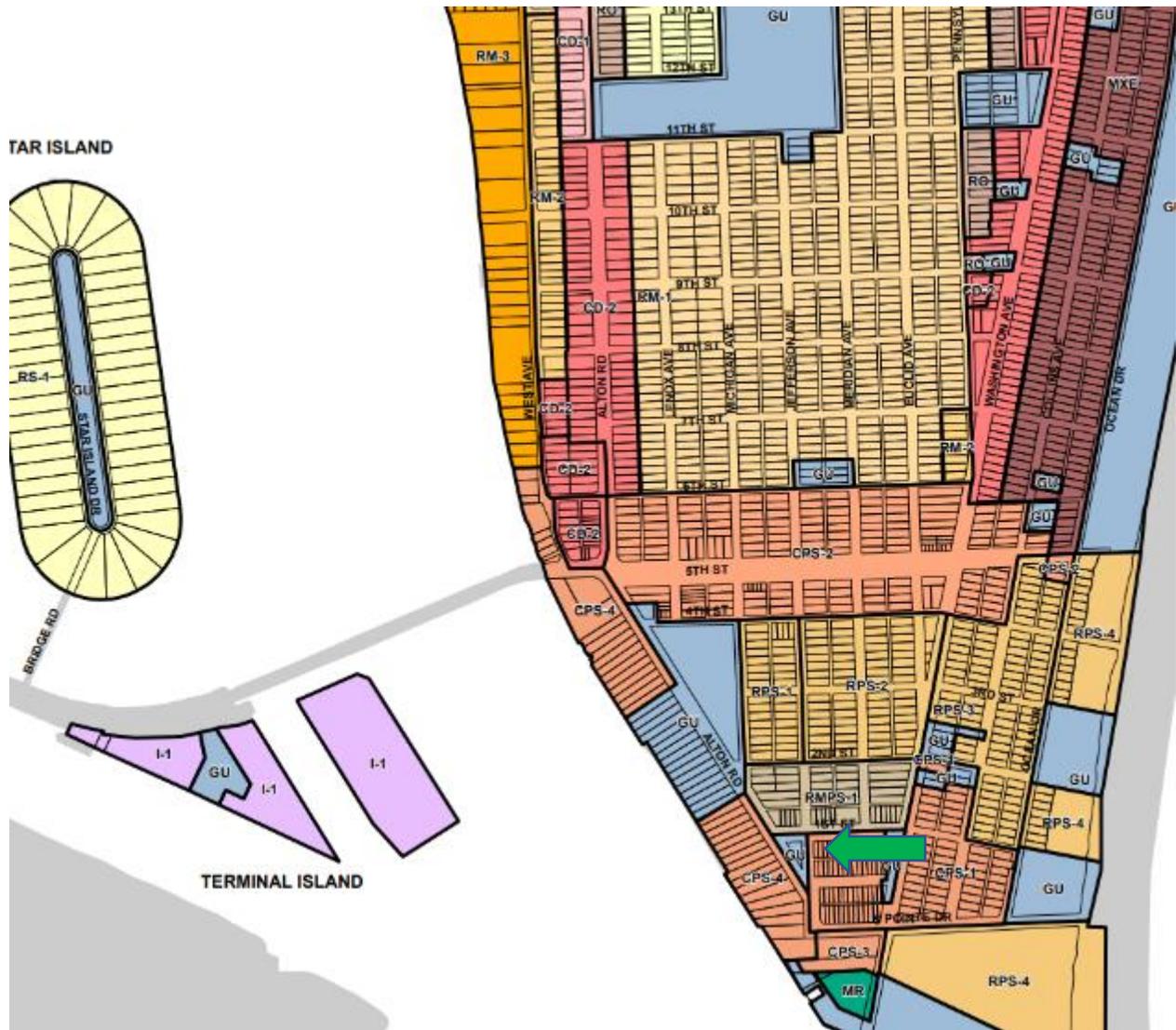
Aerial of subject property

LOCATION MAP



ZONING INFORMATION

ZONING MAP



The subject Parcel is currently zoned under  **CPS-1 Commercial performance standard, limited mixed use** District by the City of Miami Beach.

Existing/Future Land Use



Designation:

 Limited Mixed Use Commercial Performance Standard (C-PS1)

Jurisdiction:

City of Miami Beach

ASSESSED VALUE, TAXES AND SPECIAL ASSESSMENTS

Folio Number	02-4203-009-2140
Taxing Authority:	Miami-Dade County
Owner:	City of Miami Beach
Assessment (2020)	\$1,500,000
Real Estate Taxes (2020)	No taxes due-governmental use

HISTORY OF PROPERTY

The subject abbreviated tract of land contains 3,000 square feet of land area. We were not provided a title report and the county records indicated the most recent change in ownership was for \$23,500 in November of 1976.

Owner Name and Address:

City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139

EXPOSURE TIME

Exposure Time may be defined as follows:

The estimated length of time 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; a retrospective estimate based upon an analysis of past events assuming a competitive and open market. Source: The Dictionary of Real Estate Appraisal, 5th Edition, Appraisal Institute.

Based on the type of property, it is my opinion that the subject market is active with a normal or typical exposure time for this type of property. In the valuation of the land, based on the high demand for properties in this neighborhood, I considered the exposure time to be 3 to 6 months to sell the land.

PUBLIC AND PRIVATE RESTRICTIONS

I have not been provided a title report and am not aware of any unusual public or private restrictions that would adversely affect or limit the use of the property. Typical restrictions affecting the subject property include utility easements, zoning and land use and are not considered to adversely affect the subject property.

ANALYSIS OF DATA AND CONCLUSIONS

HIGHEST AND BEST USE ANALYSES

The current use of the subject property is as vacant land.

DEFINITION OF HIGHEST AND BEST USE

Highest and Best Use may be defined as follows:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Source: The Dictionary of Real Estate Appraisal, 5th Edition, Appraisal Institute, 2010, page 93.

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

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

Highest and Best Use "As Vacant"

Physically Possible Uses

The overall size and dimensions of the subject whole property are suitable for development with a variety of uses from residential, industrial, commercial or mixed use.

Legally Permissible Uses

The subject property has a C-PS1 zoning classification and the minimum lot size in that district is 6,000 square feet of land area. The subject site contains 3,000 square feet of land area. I have contacted the City of Miami Beach Zoning department and the Chief of Planning and Zoning indicated the subject site was a platted lot and thus no variance would be required even though the site does not meet the minimum lot size in the C-PS1 zoning district. This zoning allows legally permissible uses from office, retail to limited mixed-use developments.

Financially Feasible Uses

The subject is located in an area of high density commercial and residential uses and these uses would be financially feasible uses of the property. This makes the use of the subject property with some type of commercial, office or mixed-use development, a financially feasible use.

After considering the physically possible, legally permissible uses and the financially feasible, the highest and best use of the subject is estimated to be for future commercial, office or mixed-use development.

Maximally Productive Use

The maximally productive use is the use which is financially feasible and produces the highest rate of return to the land. The maximally productive use of the easements, given the physical and legal constraints and financial criteria, is for future commercial, office or mixed-use development.

HIGHEST AND BEST USE CONCLUSION

Land as Vacant

In conclusion, based on the four criteria for the estimation of the highest and best use, it is our opinion that the subject land would have a highest and best use for future commercial, office or mixed-use development.

As Improved

The subject property is vacant land and thus the highest and best use as improved is not applicable.

APPROACHES TO VALUE USED AND EXCLUDED

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

There are three approaches to value to be considered in any appraisal, The Cost, Income and Market Approaches. The following is a brief discussion of each approach and its application.

The Cost Approach is based upon the premise that a prudent buyer will pay no more for a property than it would cost to reproduce a substitute property with the same utility. The subject parcel is considered vacant land and therefore I have not developed the Cost Approach to Value as typical buyers of these type properties are not weighing the costs and risks associated with development in their purchase decision for this type of property.

The Income Approach to Value is predicated upon a definite relationship between the amount of income a property will earn and its value. Although all of the appraisal principles are involved in this approach, the principle of anticipation is particularly applicable. This process is called capitalization and it involves multiplying the annual net income by a factor or dividing it by a rate that weighs such considerations as risk, time, return on investment and return of investment. The accuracy of this rate or factor is critical and there are a number of techniques by which it may be developed. The net income attributable to the subject property is estimated by subtracting vacancy, collection losses and expenses from the property's annual potential gross income. All of these figures are derived from the market comparison of property similar to the subject.

The Income Approach was not considered applicable in this assignment due to a lack of rental data for land sites similar to the subject.

APPROACHES TO VALUE USED AND EXCLUDED (CONTINUED)

The Sales Comparison Approach relies heavily upon the principle of substitution. A comparative analysis between the subject and similar properties that have sold can often provide an indication of market behavior and response to the subject. The sales are compared to the subject and adjustments for differences in location, time, terms of sale, or physical characteristics can be made using the subject as the standard of comparison. Most types of properties, which are bought and sold, can be analyzed using "common denominators" such as sale price per unit of size.

The reliability of the Sales Comparison Approach depends to a large extent upon the degree of comparability between the sales and the subject. The major strengths of this approach include the reflection of actual market transactions and the fact that the normal "common denominators" tend to be fairly easily determined. The potential weaknesses of this approach arise from the fact that the data is historical and "ideal" comparable properties are usually very difficult to obtain.

The Sales Comparison Approach to Value was considered as the most applicable method of valuation for the subject land parcel. I will submit sales of similar sites located within the City of Miami Beach and surrounding areas with similar utility for development considered more similar to the subject for a land valuation. I have included the sales data sheets in the Addenda for the vacant land sales used in the before land value. On the following pages, I will submit a summary of comparable properties on a sales map, analysis, and value conclusion for the fee simple value. I have considered and relied upon the Sales Comparison Approach in the estimation of the market value for this parcel and utilized the unit sale price per square foot of land area. The Cost Approach and Income Approaches were not considered applicable or developed in this assignment.

LAND VALUATION

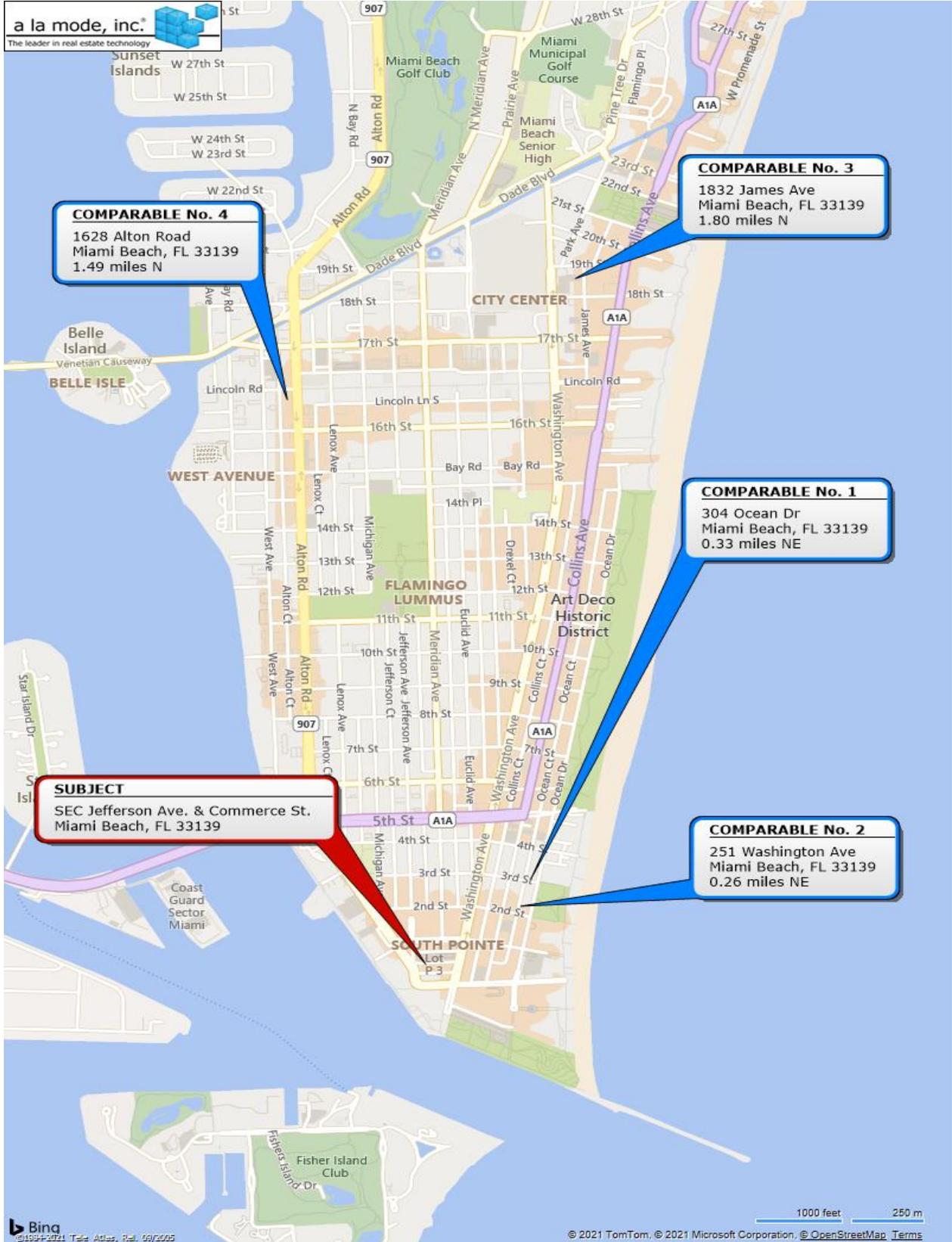
The sales comparison approach to appraising is based upon the premise that the market value of the subject property can be estimated by analyzing sales of similar properties. The principle of substitution is basic in this approach as it implies that a prudent person will not pay more for a property than would be required for an acceptable alternative available in the market.

In applying the sales comparison approach, the following methodology is used:

1. Research the market to obtain information on sales transactions, listings, and offerings to purchase properties similar to the subject property.
2. Verify the information by confirming that the data obtained are factually accurate and the transactions reflect arm's length market considerations.
3. Utilizing a unit sale price that allows us the opportunity to compare the subject parcel to the sales data and arrive at a market value conclusion for the land at its highest and best use.

I have conducted a search for vacant land sales within the immediate subject neighborhood. All of the sales are generally located in the surrounding neighborhood and were considered to be most applicable with variances discussed and considered in our final valuation.

COMPARABLE SALE MAP



LAND VALUATION (Continued)

Market Conditions

Overall, the market for properties in the City of Miami Beach has been very strong over the past several years. The South Beach area is an International Resort location and attracts investors from all over the world. Values are slightly lower in some areas of Miami Beach as you review sales in the Middle and North Beach area of Miami Beach.

The sales range in date from December of 2018 to the most recent sale in June of 2020. The market conditions have increased during that period and the date of sale for each will be considered in our analysis. The adjustment for market conditions will be considered in the reconciliation analysis with all but Sale 4 having some upward increase in value. The date of value on this assignment is April 24, 2021.

Location

The subject parcel is located near the southern tip of South Beach and on the western side of the island. The sales are all located in close proximity with 2 sales located within one third of a mile to the east and one located to the north on Alton Road. Sale 3 was more of an interior neighborhood location and was considered inferior overall. Sale 1 had an ocean view for any development and that was considered superior overall. Sales 2 and 4 were considered more similar in location.

Size/Configuration

The subject parcel contains a total of 3,000 square feet of area. The sales range in size from 11,650 to 18,263 square feet of land area. All of the sales were larger in size and the subject site is small for development purposes. In this case, some downward adjustment for size was applicable. In discussions with the Chief of Zoning in Miami Beach, the subject site is developable as it is a platted lot and thus no variances would be required. The site could also be assembled with the properties to the east for assemblage purposes.

All the sales are basically rectangular in shape and ideal for future development. Although no definitive market data was reviewed to arrive at a market-based adjustment, I did consider the land size and configuration in my overall analysis and review.

LAND VALUATION (Continued)

Zoning

The subject parcel is zoned with a C-PS1 zoning and all of the sales have different zonings with Sales 1 to 3 having residential type zoning and Sale 4 with a commercial zoning classification. The various zonings allow various development types, and the subject allows some limited mixed-use. The various zonings will be considered in our overall review and analysis.

CONCLUSION OF LAND VALUE

I have considered each sale and considered the variances as noted in our review. The overall range in sales was from a low of \$328.89 for an interior RM-2 zoned site located the farthest away from the subject property and considered inferior overall. The highest unit sale price at \$858.37 per square foot is side located a few blocks to the east of the subject with a view of the Ocean and this was considered superior overall. Sales 2 and 4 indicated unit sale prices of \$471.15 and \$492.80 per square foot of land area and were consider most applicable from an overall standpoint although consider inferior overall after considering the dates of sale, zoning, and size variances. Considering all of the data, it was our opinion that a market value slightly above the range of Sales 2 and 4 would be most applicable to the subject property. As a result, I have estimated the market value of the subject parcel containing 3,000 square foot at \$500.00 per square foot of land area.

Therefore, I concluded that my opinion of the market value of fee simple interest of the subject parcel (land only) as of April 24, 2021 is as follows:

FEE VALUE

3,000 SQUARE FEET X \$500.00/SQUARE FOOT= \$1,500,000

ADDENDUM

COMPARABLE VACANT LAND SALE NUMBER 1



RECORDING DATA: County: Miami-Dade County
OR Book 31262 Pages 4607-4610
Folio Number: 02-4203-003-0500,-0510

LOCATION OF SALE: 304 Ocean Drive
Miami Beach, Florida 33139

GRANTOR: SEA SPRAY DEVELOPMENT, LLC

GRANTEE: 312 OCEAN PARK, LLC

LEGAL DESCRIPTION: Lot 7, less easterly 12 feet and lot 8 less easterly 12, Block 4, Ocean Beach FLA, according to the plat thereof, as recorded in Plat Book 2 Page 38, of the Public Records of Miami-Dade County, Florida

DATE OF SALE: December 18, 2018

SIZE: 11,650 square feet

CONSIDERATION: \$10,000,000

SALE PRICE PER SQ. FT: \$858.37 per S.F. of land area

COMPARABLE VACANT LAND SALE NUMBER 1 (CONTINUED)

FINANCING: Cash to seller

TYPE OF INSTRUMENT: Special Warranty Deed

ZONING: R-PS3 Residential

PRESENT USE: Vacant land

CONDITIONS OF SALE: Arm's-length

ENCUMBRANCES: Restrictions, covenants, limitations, and easement of record. Subject to City of Miami Beach preservation board order filed in 29250, page 2104 & 2134.

VARIOUS ON-SITE UTILITIES: All utilities available to the site

COMMENTS: Site reflects the purchase of two adjacent vacant parcels.



CFN 20180768056
 OR BK 31262 Pgs 4607-4610 (4Pgs)
 RECORDED 12/20/2018 13:41:36
 DEED DOC TAX \$60,000.00
 SURTAX \$45,000.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and when recorded return to:
 J. Donald Wasil, Esq.
 Shutts & Bowen LLP
 200 S. Biscayne Blvd., 41st Floor
 Miami, FL 33131

Tax Folio Number:
 02-4203-003-0500 (as to Lot 7)
 02-4203-003-0510 (as to Lot 8)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 18th day of December, 2018, by SEA SPRAY DEVELOPMENT, LLC, a Florida limited liability company, whose post office address is 1126 S. Federal Highway, #500, Fort Lauderdale, Florida 33316 ("Grantor"), to 312 OCEAN PARK, LLC, a Florida limited liability company, whose post office address is c/o MREAM, LLC, 1450 Brickell Avenue, Suite 2770, Miami, Florida 33131 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, conveyed, and sold, and does hereby grant, bargain, convey, and sell unto Grantee and Grantee's successors and assigns, all that certain land lying, situated and being in Miami-Dade County, Florida, more particularly described on Exhibit "A", attached hereto and by this reference incorporated herein (the "Land"), and all rights, privileges, tenements, hereditaments, easements and appurtenances belonging to the Land;

TOGETHER WITH all of Grantor's right, title and interest in and to all buildings, structures and other improvements, if any, located on the Land, and any and all fixtures attached to or incorporated within such buildings, structures and other improvements, if any.

TOGETHER WITH all tenants, hereditaments, easements and other appurtenances belonging or in any way appertaining thereto;

All of the property and property rights described above shall be referred to herein as the "Property".

To have and to hold the Property, and all the estate, right, title, interest, lien, and equity whatsoever of Grantor with respect to same, either in law or in equity, to the proper use and benefit of Grantee and Grantee's successors and assigns, forever, in fee simple.

This conveyance is subject to the matters listed on Exhibit "B", attached hereto and incorporated herein by this reference (collectively, the "Permitted Exceptions"); provided,

MIADOCS 17343788 1 10869.0039

4

however, that the reference to the Permitted Exceptions shall not be deemed to reimpose any of same.

Subject to the Permitted Exceptions, Grantor does hereby warrant the title to the Property and will defend it against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor to be effective as of December 18, 2018.

Signed, sealed and delivered in the presence of:

SEA SPRAY DEVELOPMENT, LLC, a Florida limited liability company

[Signature]
Name: Ron Lewis
[Signature]
Name: Robert A. Feingold

By: [Signature]
Name: Yair Wolff
Title: Manager

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by Yair Wolff, as Manager of SEA SPRAY DEVELOPMENT, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced a _____ as identification.

[Signature]
Notary Public, State of Florida
Notary Name: _____
My Commission Expires: _____

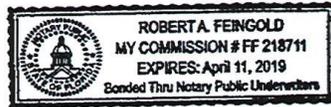


EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

Lot 7, LESS the Easterly 12 feet thereof, Block 4, of OCEAN BEACH, FLA, according to the Plat thereof, as recorded in Plat Book 2, Page(s) 38, of the Public Records of Miami-Dade County, Florida.

AND

PARCEL 2:

Lot 8, LESS the Southeasterly 15 feet thereof, Block 4, of OCEAN BEACH, FLA., according to the Plat thereof, as recorded in Plat Book 2, Page(s) 38, of the Public Records of Miami-Dade County, Florida.

MIADOCS 17343788 1 10869.0039

Book 21262/Page 1600 GEN#20180768056

Page 2 of 4

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OCEAN BEACH, FLA., as recorded in Plat Book 2, Page(s) 38.
2. Terms and conditions of City of Miami Beach Historic Preservation Board Order filed in Book 29250, Page 2134.
3. Terms and conditions of City of Miami Beach Historic Preservation Board Supplemental Order filed in Book 29250, Page 2104.

All recorded references are as to the Public Records of Miami-Dade County, Florida.

COMPARABLE VACANT LAND SALE NUMBER 2 - DATA SHEET



RECORDING DATA: County: Miami-Dade County
OR Book 31483 Page 2015-2016
Folio Number: 02-4203-003-1080, -
1090

LOCATION OF SALE: 251 Washington Avenue
Miami Beach, Florida 33139

GRANTOR: SOUTH5 LLC

GRANTEE: 251 WASHINGTON, LLC

LEGAL DESCRIPTION: Lot 14 & 15, Block 8, OCEAN BEACH
FLA., according to the plat thereof,
as recorded in Plat Book 2 Page 38,
of the Public Records of Miami-Dade
County, FL.

DATE OF SALE: June 12, 2019

SIZE: 13,000 square feet

CONSIDERATION: \$6,125,000

SALE PRICE PER SQ. FT: \$471.15 per square foot of land

COMPARABLE VACANT LAND SALE NUMBER 2 (CONTINUED)

FINANCING: Cash to seller

TYPE OF INSTRUMENT: Warranty Deed

ZONING: R-PS3 Residential

PRESENT USE: Vacant land

CONDITIONS OF SALE: Arm's-length

ENCUMBRANCES: Restrictions, covenants, limitations, and easement of record. No apparent effect on sale price.

VARIOUS ON-SITE UTILITIES: All utilities available to the site

COMMENTS: Site reflects the purchase of two adjacent parcel which were both vacant at the time of the sale



CFN 2019R0371026
 OR BK 31483 Pgs 2015-2016 (2Pgs)
 RECORDED 06/14/2019 10:54:01
 DEED DOC TAX \$36,750.00
 SURTAX \$27,562.50
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:
 Michael A. Bedke, Esq.
 DLA Piper LLP (US)
 3111 W. Dr. MLK Jr Blvd, Suite 300
 Tampa, FL 33611

After recording return to:
 Joseph M. Hernandez, Esq.
 Weiss Serota Helfman Cole & Bierman, P.L.
 2525 Ponce De Leon Blvd Suite 700,
 Coral Gables, FL 33134

Tax Parcel IDs: 02-4203-003-1080 and 02-4203-003-1090

WARRANTY DEED

This Warranty Deed is made this 12 day of June, 2019, by **SOUTH5 LLC**, a Florida limited liability company, whose post office address is 245 Washington Avenue, Miami Beach, FL 33139 (“Grantor”), to **251 WASHINGTON, LLC**, a Florida limited liability company whose post office address is 120 Ocean Drive, #1000, Miami Beach, FL 33139 (“Grantee”):

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

Witnesseth, that Grantor, for and in consideration of the sum of ten and no/100 dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate, lying and being in Miami Dade County, Florida to-wit:

Lots 14 and 15, Block 8, of OCEAN BEACH FLA., according to the Plat thereof, as recorded in Plat Book 2, Page 38, of the Public Records of Miami-Dade County, Florida.

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

To have and to hold, the same in fee simple forever.

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

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IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed as of the day and year first above written.

WITNESSES:

[Signature]
Print Name: Bonifacio I. Lameli

[Signature]
Print Name: ARIEL M. SMITH

GRANTOR:

SOUTH5 LLC, a Florida limited liability company

By: Sofi Management, LLC, its Manager

By: Highway 1 Hospitality, LLC, its Manager

By: [Signature]
Dena Grunt, Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

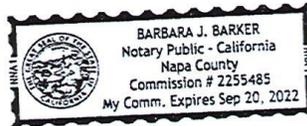
State of California)
County of NAPA)

On June 12, 2019 before me, Barbara J. Barker, a Notary Public in and for said State, personally appeared Dena Grunt, who proved to me the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]



EAST\166657557.5

COMPARABLE VACANT LAND SALE NUMBER 3 - DATA SHEET



RECORDING DATA: County: Miami-Dade County
OR Book 31560 Pages 1782-1787
Folio number: 02-3234-019-0150
02-3234-018-0170

LOCATION OF SALE: 1832 James Avenue
Miami Beach, Florida 33139

GRANTOR: WALLACE CORPORATION

GRANTEE: BSD RALEIGH TRUSTEE, LLC

LEGAL DESCRIPTION: Lot 5 and north ½ of lot 4, Block 3,
of Fisher's First Subdivision of
Alton Beach, according to the plat
hereof, as recorded in Plat Book 2
Page 77, of the Public Records of
Miami-Dade County, Florida

DATE OF SALE: August 2, 2019

SIZE: 11,250 square feet

CONSIDERATION: \$3,700,000

SALE PRICE PER SQ. FT: \$328.89 per square foot of land
area

COMPARABLE VACANT LAND SALE NUMBER 3 (CONTINUED)

FINANCING: Cash to seller

TYPE OF INSTRUMENT: Special Warranty Deed

ZONING: RM-2 Multi-Family Residential

PRESENT USE: Vacant Site

CONDITIONS OF SALE: Arm's-length

ENCUMBRANCES: Restrictions, covenants,
limitations, and easement of record.
No apparent effect on sale price.

VARIOUS ON-SITE UTILITIES: All utilities available to the
site

COMMENTS: Site was vacant at the time of sale



CFN 2019R0497919
 OR BK 31560 Pgs 1782-1787 (6Pgs)
 RECORDED 08/07/2019 14:08:47
 DEED DOC TAX \$22,200.00
 SURTAX \$16,650.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by and after recording return to:

Name: Terry B. Fein, Esq.
 Address: Shutts & Bowen LLP
 200 Biscayne Blvd., Suite 4100
 Miami, Florida 33131

After recording return to:

Name: Morris Missry, Esq.
 Address: Wachtel Missry LLP
 885 Second Avenue, 47th floor
 New York, New York 10017

(Space Reserved for Clerk of the Court)

Property Appraiser's Folio Nos.: See Exhibit A

SPECIAL WARRANTY DEED

Folio: 02-3234-019-0150

THIS SPECIAL WARRANTY DEED (this "Deed") is made this 2nd day of August, 2019, between WALLACE CORPORATION, a Florida corporation, whose address is 1757 Collins Avenue, Miami Beach, Florida 33139 ("Grantor"), to BSD RALEIGH TRUSTEE LLC, a Delaware limited liability company, as trustee ("Trustee") under the provisions of that certain Land Trust Agreement (as the same may be modified, amended, restated and supplemented from time to time, the "Trust Agreement") dated as of August 2, 2019 and known as The Raleigh Land Trust ("Grantee"), whose address is 724 Fifth Avenue, New York, New York 10151.

That the GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to GRANTOR by said GRANTEE, receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm, unto the GRANTEE, its successors and assigns forever, all of the estate, right, title, lien, equity, interest, claim and demand which GRANTOR has in and to the following described real property located and situated in the County of Miami-Dade and State of Florida, more particularly described on Schedule 1 attached hereto (the "Property")

TOGETHER WITH all the tenements, hereditaments, easements, privileges, rights-of-way, lands underlying any adjacent streets or roads appurtenant to the Property and all other appurtenances thereto belonging or in any way appertaining to the Property.

046856-017/00203604-2

NOTE TO RECORDER: THIS IS A CONVEYANCE TO A LAND TRUST PURSUANT TO FLORIDA STATUTES §689.071 IN WHICH GRANTOR IS NOT THE BENEFICIARY OF THE LAND TRUST WITH RESPECT TO THE PROPERTY CONVEYED HEREBY. THIS DEED IS NOT EXEMPT FROM DOCUMENTARY STAMP TAX AND SURTAX PURSUANT TO RULE 12B-4.013(28)(a) OF THE FLORIDA ADMINISTRATIVE CODE SINCE THERE IS A CHANGE IN THE BENEFICIAL OWNERSHIP OF THE PROPERTY.

6

TOGETHER WITH all buildings, structures and other facilities now or hereafter located on the Property.

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

TO HAVE AND TO HOLD the Property with the appurtenances upon the trust and for the uses and purposes herein and in said Trust Agreement.

Pursuant to Florida Statutes §689.071 and/or §689.073, full power and authority is hereby granted to Trustee to protect, conserve, improve, sell, lease, encumber or otherwise to manage and dispose of the Property.

The GRANTOR covenants with GRANTEE that GRANTOR is lawfully seized of the Property in fee simple; that GRANTOR has good right and lawful authority to convey the Property; that GRANTOR hereby specially warrants the title to the Property, subject only to the Permitted Exceptions set forth on Schedule 2 attached hereto, and will defend the same, only against the lawful claims of all others claiming by through or under GRANTOR but against no others.

The interest of any beneficiary hereunder and under the Trust Agreement is hereby declared to be real property and may be assigned and transferred as such. Although legal and record title to the Property shall be held by Trustee pursuant to the terms of this Deed and the Trust Agreement, the rights, benefits and obligations with respect to the Property (including the power of direction under Florida Statutes §689.071 and/or §689.073) shall belong exclusively to the respective beneficiary thereof.

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[SIGNATURE ON FOLLOWING PAGE]

046856-017/00203604-2

2

Doc#21560/D-2021782

CEN#20100107010

Page 2 of 6

SCHEDULE 1

LEGAL DESCRIPTION OF PROPERTY

The land referred to herein below is situated in the County of Miami-Dade, State of Florida, and described as follows:

Lot 5 and North Half of Lot 4, Block 3, of Fisher's First Subdivision of Alton Beach, according to the Plat thereof, recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida.

046856-017/00203604-2

Book 21560/Page 1795

GEN#00100107010

Page 1 of 6

SCHEDULE 2

PERMITTED EXCEPTIONS

1. Zoning ordinances, restrictions and other applicable governmental regulations and requirements;
2. Rights of the public and adjoining owners in highways, streets, roads and lanes bounding the Property;
3. Covenants, restrictions, easements, declarations, reservations, rights and easements, including, without limitation, those relating to the construction, operation, and maintenance of utility lines, wires, cables, pipes, poles, distribution boxes and other such equipment in, on, over, or under the Property;
5. Encroachments and projections, if any, including, but not limited to, any and all retaining walls, cellar doors and steps, windows, trim, coping, railings, chimneys, cornices, ornamental projections, sidewalk elevators, fire escapes, stoops, fences and the like, and areas upon any adjoining property, street or highway which encroach or project upon the Property;
6. Variations between the record lot lines of the Property and those shown on the tax map;
7. All present and future laws, ordinances, codes (including building codes), restrictions and regulations (including, without limitation, building and rental restrictions) adopted by the city, town or village in which the Property lies or by any other governmental authority having or asserting jurisdiction thereof and all amendments or additions thereto;
8. Standard conditions and pre-printed exceptions to title guaranty contained in the ALTA Owner's Standard Title Insurance Policy issued by the Title Company not otherwise omitted by Seller's delivery of the Title Affidavit;
9. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Property, and any adverse claim to all or part of the Property that is, or was previously under water.
10. Matters which would be disclosed by a current accurate survey of the Property;
11. Liens for any unpaid taxes, assessments, water charges, and sewer charges, subject to adjustment as provided in the Contract of Sale and Purchase Agreement;
12. Subsurface conditions affecting the Property;
13. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
14. Any Reversionary Interest in the streets, avenues, drives and alleys reserved by The Alton Beach Realty Co. as set forth on plat of Fisher's First Subdivision of Alton

046856-017/00203604-2

Doc#24560/Doc#1788

GEN#00100107010

Page 5 of 6

Beach, recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida.

15. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Fisher's First Subdivision of Alton Beach, recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida

16. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.

046856-017/00203604-2

Book 31560/Plat 1787 GEN#00100107010

Page 6 of 6

COMPARABLE VACANT LAND SALE NUMBER 4 - DATA SHEET



RECORDING DATA: County: Miami-Dade County
OR Book 31988 Pages 2369
Folio Number: 02-3234-018-0170, -
0180

LOCATION OF SALE: 1628 Alton Road
Miami Beach, Florida 33141

GRANTOR: 1212 LINCOLN, LLC

GRANTEE: OSIB MIAMI BEACH PROPERTIES LLC

LEGAL DESCRIPTION: Lot 8 & 9, Commercial Subdivision of
Alton Beach according to the plat
thereof, as recorded in Plat Book 6
Page 5, of the Public Records of
Miami-Dade County, Florida

DATE OF SALE: June 25, 2020

SIZE: 18,263 square feet

CONSIDERATION: \$9,000,000

SALE PRICE PER SQ. FT: \$492.80 per square foot of land
area

COMPARABLE VACANT LAND SALE NUMBER 4 (CONTINUED)

FINANCING: Cash to seller

TYPE OF INSTRUMENT: Special Warranty Deed

ZONING: CD-2 Commercial

PRESENT USE: Vacant Site

CONDITIONS OF SALE: Arm's-length

ENCUMBRANCES: Restrictions, covenants, limitations, and easement of record. See Deed-No apparent effect on sale price.

VARIOUS ON-SITE UTILITIES: All utilities available to the site

COMMENTS: Site reflects the assemblage of two adjacent parcel which were acquired for redevelopment.

This instrument prepared by:

Steven E. Goldman Esq.
Greenberg Traurig, P.A.
333 S.E. 2nd Avenue
Suite 4400
Miami, Florida 33131

and after recording return to:

Michael J. Sullivan, Esq.
Greenberg Traurig, P.A.
450 South Orange Avenue
Suite 650
Orlando, Florida 32801

Folio.: 02-3234-018-0170 and 02-3234-018-0180

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 25 day of June, 2020 by **1212 LINCOLN, LLC**, a Florida limited liability company (the "Grantor"), whose mailing address is c/o Crescent Heights, Attn: General Counsel, 2200 Biscayne Blvd., Miami, Florida 33131 to **OSIB MIAMI BEACH PROPERTIES LLC**, a Delaware limited liability company (the "Grantee"), whose post office address is c/o citizenM Hotels, 148 Madison Ave, FL 2, New York, NY 10016. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their successors and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell, to Grantee, and Grantee's heirs, successors and assigns forever, the following property located in Miami-Dade County, Florida (the "Property"), to-wit:

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

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

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2020 and subsequent years; (b) those exceptions set forth on **EXHIBIT "B"** attached hereto, but this reference shall not operate to reimpose same.

TO HAVE AND TO HOLD unto Grantee and Grantee's heirs, successors and assigns in fee simple forever.

GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the Property, that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

ACTIVE 32029955v4

**EXHIBIT "A" TO SPECIAL WARRANTY DEED
LEGAL DESCRIPTION**

Lots 8 and 9, Block 45, COMMERCIAL SUBDIVISION OF ALTON BEACH, according to the Plat thereof, recorded in Plat Book 6, Page 5 of the Public Records of Miami-Dade County, Florida.

ACTIVE 32029955v4

**EXHIBIT "B" TO SPECIAL WARRANTY DEED
PERMITTED EXCEPTIONS**

1. Rights and easements of the Florida Power & Light Company, its successors and/or assigns, granted pursuant to Easement recorded November 3, 1970 in Official Records Book 7020 Page 5.
2. Conditional Use Permits from the Planning Board of the City of Miami Beach, Florida recorded in Official Records Book 29355 Page 2251, and Official Records Book 31136, Page 150.
3. Orders from the Design Review Board of the City of Miami Beach, Florida, as recorded in Official Records Book 29359, Page 3320; Official Records Book 29768, Page 3819; Official Records Book 29768, Page 3822; Official Records Book 30148, Page 1111; Official Records Book 30419, Page 4057; Official Records Book 30712, Page 965; Official Records Book 31631, Page 1021; Official Records Book 31631, Page 1117; Official Records Book 31631, Page 1140; Official Records Book 31631, Page 1241; Official Records Book 31631, Page 1301; Official Records Book 31631, Page 1525; Official Records Book 31700, Page 651; Official Records Book 31700, Page 687; Official Records Book 3170, Page 697; Official Records Book 31700, Page 708; Official Records Book 31700, Page 718; Official Records Book 31700, Page 728; and Official Records Book 31700, Page 739.
4. Terms and Conditions of Declaration of 1212 Lincoln Road Commercial Condominium recorded January 21, 2020 in Official Records Book 31786, Page 3233; together with Corrected Amendment to Declaration of 1212 Lincoln Road Commercial Condominium recorded January 30, 2020 in Official Records Book 31798, Page 3194, as amended.
5. Covenants, Conditions and Restrictions as contained in Restrictive Covenant Agreement recorded January 22, 2020 in Official Records Book 31788, Page 3186, re-recorded June 2, 2020 in Official Records Book 31955, Page 35.
6. Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, shown on that certain Survey prepared by Nova Surveyors, Inc., bearing the seal of George Ibarra, PLS No. 2534, dated May 21, 2020, Project No. 20-0000424-1.

ACTIVE 32029955v4

QUALIFICATIONS OF APPRAISERS

QUALIFICATIONS

ROBERT D. MILLER, ASA

EDUCATION:

Appraisal Institute Courses
SSP Standards of Professional Practice
I-A Fundamentals of Real Estate Appraisal
I-B Capitalization Theory and Techniques
8 Appraising a Single-Family Residence
2-1 Case Studies in Real Estate Valuation
2-2 Report Writing
Business Valuation Seminar
Litigation Valuation
Other Appraisal Courses
Mass Appraisal of Residential Properties
Florida State Law and USPAP
Factory Built Housing
Automated Valuation Models

PROFESSIONAL AFFILIATION:

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

LICENSED:

Certified General Real Estate Appraiser #0001270- State of Florida

EXPERIENCE:

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

QUALIFIED AS EXPERT WITNESS FOR:

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

HAS COMPLETED:

Appraisal Assignments	Counseling
Commercial, vacant and improved	Acquisition projects
Condemnation projects	Income tax analysis
Industrial, vacant and improved	Investment analysis
Multi-family residential,	Tax assessments
Mobile Home Parks	ROW Cost Analysis
Office, vacant and improved	Special assessments
Special purpose properties	Review Services

**QUALIFICATIONS OF STEVEN D. JOHNSON, MAI, CPM
STATE CERTIFIED GEN. R. E. APPRAISER NO: RZ587**

P.O. Box 821501
Pembroke Pines, Fl. 33082
954-345-5500

EDUCATION AND APPRAISAL COURSES:

FLORIDA STATE UNIVERSITY, Tallahassee, Florida
The Florida Center for Public Management – Certificate in Supervisory Management, June
2007 The Florida Center for Public Management – Certified Public Manager

MANKATO STATE COLLEGE, Mankato, Minnesota

Bachelor of Science Degree in Business Administration, July

1968 WALDORF JUNIOR COLLEGE,

Forest City, Iowa

Associate of Arts Degree in Business Administration, May

1966 VARIOUS APPRAISAL COURSES

From Appraisal Institute, Federal & State agencies, etc.

PROFESSIONAL MEMBERSHIPS

MAI membership with the Appraisal Institute

Licensed Real Broker in the State of Florida, No. BK 0397538

State of Florida Certified General Real Estate Appraiser, No. RZ 0000587

PROFESSIONAL EXPERIENCE

2017- Present - Steven D. Johnson, MAI, The Urban Group, Inc.

1998 to 2017 – Florida Department of Transportation, District VI, Right of Way Appraisal

Manager 1982 to 1998 – C.R. Johnson & Associates, Vice President

TYPES OF PROPERTIES APPRAISED

Condemnation Appraisals

Residential

Commercial

Industrial

VARIOUS CLIENTS OVER THE PAST TEN YEARS GOVERNMENT

BROWARD COUNTY
BROWARD COUNTY AVIATION DEPARTMENT
BROWARD COUNTY SCHOOL BOARD
CHARLOTTE COUNTY
CITY OF BOYNTON BEACH
CITY OF CORAL SPRINGS
CITY OF DELRAY BEACH
CITY OF FORT LAUDERDALE
CITY OF FORT MYERS
CITY OF HALLANDALE BEACH
CITY OF HOLLYWOOD
CITY OF LAUDERDALE LAKES
CITY OF KEY IST
CITY OF MARGATE
CITY OF MIAMI
CITY OF MIAMI BEACH
CITY OF MIAMI SPRINGS
CITY OF NORTH LAUDERDALE
CITY OF POMPANO BEACH
CITY OF RIVIERA BEACH
CITY OF SUNRISE
CITY OF WEST PALM BEACH
FEDERAL AVIATION ADMINISTRATION
FLORIDA DEPARTMENT OF TRANSPORTATION
MIAMI-DADE COUNTY
PALM BEACH COUNTY
PALM BEACH COUNTY SCHOOL BOARD
SOUTH FLORIDA WATER MANAGEMENT
TOWN OF DAVIE
US DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

PRIVATE

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

ATTORNEY

ACKERMAN SENTERFITT
BECKER & POLIAKOPF
TOBY BRIGHAM-
BRUSCHI LP
COKER AND FEINER
BRIAN PATCHEN PA
HOLLAND & KNIGHT
GREENSPOON MARDER
TEW CARDENAS
GOREN CHEROF DOODY & EZROL PA
WEISS-SEROTA-HELFMAN