

APPRAISAL REPORT

OF A

VACANT RESIDENTIAL LAND PARCEL

LOCATED AT

**113 NORTH C STREET
PENSACOLA, ESCAMBIA COUNTY, FLORIDA 32502**

EXCLUSIVELY FOR

CITY OF PENSACOLA

CLIENT PURCHASE ORDER NUMBER: 0075553

AS OF

MARCH 3, 2017

BY

**CHARLES C. SHERRILL, JR., MAI
STATE - CERTIFIED GENERAL APPRAISER #RZ1665**

410 EAST GOVERNMENT STREET

**PENSACOLA, FLORIDA
32502**

APPRAISAL REPORT

The subject property consists of a vacant residential land parcel that is located at 113 North C Street in Pensacola, Florida. The land tract represents the site of the former W. A. Blount Junior High School as the former public school improvements have been demolished and removed. The client is considering the sale of the property at a yet-undetermined price.

The three traditional approaches to value income-producing properties are the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. Based upon the type and specific characteristics of the subject property, the Cost and Income Capitalization Approaches were not considered to be appropriate to provide credible results for this valuation. Commercial land parcels like the subject in the local market are not typically leased to tenants, so market data was not concluded to be adequate to estimate a credible market rent for the subject in the Income Capitalization Approach. Secondly, due to the absence of improvements, the performing of the Cost Approach was not considered to be applicable. Accordingly, the appraiser did not perform these two particular approaches to value the subject property in this assignment.

The subject is a vacant residential land parcel with no improvements that is not encumbered by any leases. Buyers of this type of property in the local market typically rely most heavily on the Sales Comparison Approach in making buying decisions. Additionally, recent sales activity of similar type properties in the local market is considered to be sufficient to produce credible results. Accordingly, the appraiser has determined that the performing of the Sales Comparison Approach in this appraisal process is sufficient to achieve credible assignment results based primarily upon the intended use of this appraisal. The appraiser has clearly identified and explained the scope of work for this assignment within this appraisal report.

This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. As such, it clearly and accurately sets forth the appraisal in a manner that will not be misleading; contains sufficient information to enable the intended users of the appraisal to understand the report properly; and clearly and accurately discloses all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated within this report. The appraiser is not responsible for the unauthorized use of this appraisal report.

CLIENT:

City of Pensacola
Attention: Mr. George J. Maiberger
Purchasing Manager
222 West Main Street
Pensacola, Florida 32502

APPRAISER: Charles C. Sherrill, Jr., MAI
State - Certified General Appraiser #RZ1665
Sherrill Appraisal Company
410 East Government Street
Pensacola, FL 32502

APPRAISAL FILE NUMBER: N217-0097

CLIENT PURCHASE ORDER NO.: 0075553

PROPERTY LOCATION: 113 North C Street, Pensacola, Escambia County,
Florida 32502

PROPERTY TYPE: Vacant Residential Land Parcel

REPORTED PROPERTY OWNER: City of Pensacola

TAX ACCOUNT NUMBER: 15-2475-000

PARCEL IDENTIFICATION NO.: 00-0S-00-9080-001-018

CURRENT PROPERTY TAX ASSESSMENT: \$201,400; There are no unpaid property taxes as the current owner is exempt from real estate taxation based upon its governmental status.

LEGAL DESCRIPTIONS: Legal descriptions of the subject property obtained from the Escambia County Property Appraiser's Office and a warranty deed are presented in the addendum of this appraisal report.

ZONING CLASSIFICATION: R-1A; One and Two Family Residential

TYPE AND DEFINITION OF VALUE: The purpose of this appraisal is to provide the appraiser's best estimate of the market value of the subject real property as of the effective date. Market value is defined under 12 U.S.C. 1818, 1819 and title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 ("FIRREA") as well as the Office of the Comptroller of the Currency, as "the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus". Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

**TYPE AND DEFINITION OF
VALUE (CONTINUED):**

- (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.

**INTENDED USER OF
APPRAISAL REPORT:**

City of Pensacola, Planning Services Division; No other party is entitled to rely upon this report without written consent of the appraiser.

INTENDED USE OF REPORT:

For the sole purpose of assisting the client, City of Pensacola, Planning Services Division, in internal business decisions concerning the possible sale of the subject property.

OWNERSHIP INTERESTS VALUED:

Fee Simple Title (defined as absolute ownership unencumbered by any other interest or estate; subject only to the limitations of eminent domain, escheat, police power, taxation, and/or any easements that may be present on the property).

DATE OF PROPERTY INSPECTION:

March 3, 2017

EFFECTIVE DATE OF VALUE:

March 3, 2017

DATE OF APPRAISAL REPORT:

March 10, 2017

FINAL ESTIMATE OF VALUE:

\$305,000 (Value as is/unimproved, subject to the appraisal assumptions and limiting conditions that are presented in the addendum of this appraisal report).

SCOPE OF WORK PERFORMED IN THIS APPRAISAL ASSIGNMENT:

The three traditional approaches to value income-producing properties are the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. Based upon the type and specific characteristics of the subject property, the Cost and Income Capitalization Approaches were not considered to be appropriate to provide credible results for this valuation. Commercial land parcels like the subject in the local market are not typically leased to tenants, so market data was not concluded to be adequate to estimate a credible market rent for the subject in the Income Capitalization Approach. Secondly, due to the absence of improvements, the performing of the Cost Approach was not considered to be applicable. Accordingly, the appraiser did not perform these two particular approaches to value the subject property in this assignment.

In performing this appraisal of the subject property, Charles C. Sherrill, Jr., MAI first identified the problem to be solved. Based upon the property type and intended use of this appraisal, the appraiser determined and performed the scope of work necessary to develop assignment results that were credible, and disclosed this scope of work in the appraisal report. In doing so, the appraiser inspected the subject property and gathered information from the subject's neighborhood or similar competitive neighborhoods in the local area on comparable land sales. This information was applied in the Sales Comparison Approach to value the subject property as vacant.

This narrative appraisal report is the result of these processes. This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated above. The appraiser is not responsible for unauthorized use of this report.

DESCRIPTION OF REAL ESTATE APPRAISED:

Location Description: Known as the "City of Five Flags," Pensacola is the western-most city in the panhandle of Florida. Pensacola, the county seat, is located in the extreme southern portion of Escambia County. Escambia County encompasses 661 square miles of land and an additional 64,000 acres of waterways. Escambia County has experienced steady growth during its history as it represents the economic center for Northwest Florida. Its location generally bordering the Gulf of Mexico and three bays has resulted in outward growth in certain directions over the years. These growth areas include such neighboring cities/communities as Gulf Breeze, Milton, Pace, and Navarre (in Santa Rosa County), as well as the northern vicinity of Pensacola.

According to recent (2015) statistics from the U. S. Census Bureau, there are 311,003 residents in Escambia County, which ranked 20th in county population in Florida. Escambia County's population increased at a rate of 4.5 percent in the previous 5 years, and this gradual increase is anticipated for the near-term future. Escambia County has a diversified economic base which includes tourism, military (U. S. Navy), and a strong service sector. The area has a current unemployment rate of 5.1 percent, which is slightly higher than that is indicated by the state and national averages (4.9 percent and 4.6 percent, respectively).

The quality of life afforded by the mild climate and abundant recreational activities and rich history and culture is an added feature that attracts new industries to the area. The availability of office and manufacturing facilities and an educated workforce give Escambia County the ideal catalyst for future growth and prosperity. Overall, the area's moderate anticipated population growth, diversified work force, and abundance of recreational activities provide for a relatively stable near-term outlook for this metropolitan area.

Neighborhood Description: The subject property is located in the city limits along the periphery of the Pensacola Downtown Central Business District. This immediate vicinity is comprised of a mixed residential and commercial area. The subject neighborhood boundaries are generally defined as West Cervantes Street on the north, Palafox Street on the east, Pensacola Bay on the south, and North E Street on the west. Land uses in the general area include retail establishments, offices, restaurants, banks, auto service garages, apartments, residences, warehouses, churches, motels, condominiums, lounges, and courthouses. Overall, the neighborhood is convenient to Pensacola Bay, Downtown Pensacola, churches, shopping facilities, schools, medical facilities, recreational facilities, and other major sources of employment. No adverse neighborhood conditions were observed by the appraiser.

Summary of Local Residential Market: After a number of years of steady growth in the local residential market (as well as other sectors), the health of the market weakened during 2006 to 2011. Demand for residential housing declined in the local market during that time period due to weakened economic conditions which resulted in an oversupply of inventory. The net result of this market weakness was an increase in vacancy rates, a decline in rental rates and values, an increase in property foreclosures, and extended marketing periods. However, the market began to stabilize in late 2011, and it has gradually increased in the past few years. It is concluded that the local market, as well as the subject property, should continue this slight improvement trend in the foreseeable future.

Property Description: The subject property represents an entire city block as it is bound by North C, North D, West Gregory, and West Chase Streets. The property is situated adjacent to numerous residential properties. The subject parcel is rectangular in shape. The site has 384 feet of frontage on the west side of North C Street, 384 feet of frontage on the east side of North D street, 300 feet of frontage of the north side of West Chase Street, and 300 feet of frontage on the south side of West Gregory Street. According to the Escambia County Property Appraiser's Office, the property contains 2.65 acres. These equate by calculation to a land area of 115,434 square feet.

The property is fairly level and appears to have satisfactory drainage. The public utilities available to the site are considered to be adequate. It appears that the parcel is not located within a designated flood area (Flood Zone X; Flood Panel Map #12033C0390G).

All of the subject's fronting roads are two-laned roadways in front of the subject. Overall access and visibility of the property are concluded to be adequate.

The property is zoned R-1A; Single-Family Residential Medium Density under the zoning ordinances of the City of Pensacola. Specific uses that are permitted within this classification generally include single-family detached dwellings and their customary accessory structures and uses, residential duplexes, schools, churches, home occupations, and municipally owned parks. There are other uses which require conditional approval for usage including bed and breakfasts, and childcare facilities. Additionally, certain front, side, and rear yard setbacks are required. The minimum lot size for single-family detached residences within this zoning district is 3,500 square feet, and the maximum building density is 17.4 units per acre. These equate to a total of 32 units ($115,434 \text{ square feet} / 3,500 \text{ square feet} = 32.9$, rounded) and 46 units ($2.65 \text{ acres} \times 17.4 \text{ units/acre} = 46.1$, rounded), respectively, for the subject parcel. However, the subject parcel is currently platted as 30 individual lots with an average size of 3,848 square feet. The property has a Future Land Use Classification of MDR.

SALES HISTORY OF SUBJECT PROPERTY:

According to the public records, the subject property was acquired by the current owner (City of Pensacola) in September of 2011. The appraiser is unaware of any sales transactions of the property in the five years preceding the effective date of this valuation. No current listings, options, or agreements of sale of the subject property were discovered by the appraiser in the course of this analysis. The subject client is considering the possible sale of the property at a yet-undetermined price.

HIGHEST AND BEST USE:

Highest and best use may be defined as “The reasonable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.” The first determination (highest and best use of land as though vacant) reflects the fact that the land value is derived from potential land use. The second determination (highest and best use of property as improved) refers to the optimum use that could be made of the property considering the existing structures, when applicable. The analysis of the highest and best use of the subject property as vacant is presented below.

Highest and best use as vacant. The legally permissible uses of the subject site include single-family detached dwellings and their customary accessory structures and uses, residential duplexes, schools, churches, home occupations, and municipally owned parks. These land uses are generally compatible with other property types in the subject neighborhood. The potential for a zoning change appears to be unlikely.

The subject is comprised of a 2.65-acre land parcel with adequate shape, frontage on four paved roads, and level topography. There are generally no physical limitations on developable alternatives of the subject such that each of the legally permissible uses are physically possible. Based upon the size and physical characteristics, the zoning, the neighborhood and local market conditions, and the location of the subject parcel, a multiple-lot residential use is concluded to be financially feasible. Additionally, the maximally productive and highest and best use of the subject site as vacant is concluded to be a multiple-lot residential use.

APPRAISAL PROCESS:

The three traditional approaches to estimate the value of the income-producing properties are the Cost Approach, the Sales Comparison Approach (formerly called the Market Approach), and the Income Capitalization Approach. All three approaches are based upon the basic principle of substitution, which affirms that a prudent buyer will not pay more for a property than the cost of an equally desirable site plus the cost to construct a similar building (Cost Approach), the cost to acquire a competing property which is equal in desirability and utility (Sales Comparison Approach), or the cost to acquire a substitute income stream of equal quantity, quality, and durability (Income Capitalization Approach).

Based upon the subject property’s being comprised of a vacant land parcel, the Cost and Income Capitalization Approaches were not considered to be appropriate for this valuation. Accordingly, the appraiser did not perform these two particular approaches to value the subject property. The subject property is a vacant commercial land parcel with no structures or long-term leases in place. Buyers of this type of property in the local market typically rely most heavily on the Sales Comparison Approach in making buying decisions. Additionally, recent sales activity of similar type properties in the local market is considered to be sufficient to produce credible results. Lastly, this appraisal process is concluded to be adequate based upon the intended use of this appraisal. Accordingly, the appraiser has determined that the performing of the Sales Comparison Approach in this appraisal process is sufficient to achieve credible assignment results based primarily upon the intended use of this appraisal. The appraiser has clearly identified and explained the scope of work for this assignment within this appraisal report.

SUMMARY OF LAND VALUATION ANALYSIS:

A summary of the data pertaining to vacant land sales considered to be similar to the subject is presented below. Detailed information pertaining to each of these comparables, aerial photographs and site plans, and a location map are presented at the conclusion of this appraisal report. It should be noted that the search for comparables was expanded to include the sale of smaller land parcels within commercial zoning districts given the lack of recent sales of similar residential land parcels in the local area.

COMP. RECORD NO.	NO.	LOCATION	DATE OF SALE	SALE PRICE	ACRES	PRICE/ ACRE
1	7606	2322 North E Street	12/08/16	\$52,900	0.77	\$68,701.30
2	7603	3808 Mobile Highway	06/09/16	\$275,000	3.09	\$88,996.76
3	7427	2301 West Navy Boulevard	11/20/15	\$240,000	2.33	\$103,004.29
4	7654	220 North Devilliers Street	03/15/16	\$211,100	0.93	\$226,989.25

The above land sales represent properties considered generally comparable to the subject. These parcels range in size from 0.77 to 3.09 acres, which is generally smaller than the size of the subject. All are suitable for a variety of commercial and residential types of uses. Each is located throughout the general subject area. These comparables range in price from \$52,900 to \$275,000, which equates to a broad unit price of \$68,701 to \$226,989 per acre.

Various price adjustments were considered for such dissimilarities as property rights conveyed, atypical financing, conditions of the sale, market conditions (time), location, land size, shape, access/road frontage, topography, utilities availability, and zoning when compared to the subject. A summary of the varying characteristics of the comparables, relative to the subject, and related price adjustments is presented below.

Property Rights Conveyed

All of the comparables involve transactions which conveyed fee simple title in the respective properties. This is consistent with that of the subject, so no price adjustments were considered necessary for this element of comparison.

Atypical Financing Terms

Each comparable consisted of a purchase arrangement of cash to the seller or financing equivalent to market terms. Since the appraisal of the subject property is based upon cash or its equivalent terms, no price adjustment was made for this feature.

Conditions of Sale

All of the comparables are concluded to be based upon arm's length transaction without undue duress or influence. Accordingly, no price adjustments were deemed necessary for conditions of sale.

Market Conditions (Time)

The comparable sales were transacted between November, 2015 and December, 2016. When compared to the subject, small upward unit price adjustments were considered to be necessary to all but Comparable No. 1 to account for the slightly improved local market conditions that have occurred since these sales were transacted.

Location

Each of the comparables is considered to have locational attributes that are dissimilar to the subject. Accordingly, varying unit price adjustments were made to all of the comparables for location when compared to the subject. The largest of these adjustments were made to Comparable Nos. 1 and 2 based upon their highly inferior locations on North E Street and Mobile Highway, respectively.

Land Size

The land sizes of the comparables range from 0.77 to 3.09 acres. When compared to the 2.65-acre size of the subject, downward unit price adjustments were made to Comparable Nos. 1 and 4 for this characteristic in this analysis.

Shape of Parcel

The parcel shapes of all but Comparable No. 3 were concluded to be generally similar to that of the subject. However, the shape of Comparable No. 3 was deemed to be slightly inferior to that of the subject. Accordingly, a small upward unit price adjustment was concluded to be necessary to this comparable for this element of comparison.

Access/Road Frontage

Based upon the subject's frontage on four roads, the access/road frontage of each of the comparables was deemed to be inferior to that of the subject. Accordingly, upward adjustments were made to all of the comparables based upon their inferior road frontage.

Topography

No price adjustments were considered necessary to the comparables based upon their having similar topographies.

Utilities Availability

The availability of utilities to each of the comparables was deemed to be generally similar to that of the subject. Accordingly, no price adjustments were concluded necessary for this element of comparison.

Zoning

The zoning classifications of each comparable were considered to be superior to the R-1A district of the subject. Accordingly, downward unit price adjustments were made to all of the comparables for zoning.

After the above adjustments were made to the unit prices of the comparables, the indicated value range for the subject is \$79,006 to \$140,279 per acre. However, all but one reflect the upper end of this adjusted unit price range. It should be noted that this indicated value range is the result of substantial price adjustments that were considered appropriate based upon the highly differing physical characteristics of the comparable properties when compared to the subject.

In placing equal weight on each of the sales, a unit value towards the middle to upper end of the above range is concluded to be appropriate for the subject. Therefore, a value of \$115,000 per acre is estimated for this valuation. This concluded unit value is well-bracketed by the unadjusted unit price range of the comparables, which is considered to be reasonable based upon property characteristics and current market conditions.

The estimated value of the subject property from this sales comparison analysis is shown below. A grid summarizing the price adjustments is presented on the following page of this appraisal report.

$$\begin{array}{rcccccc} 2.65 \text{ ACRES} & & \times & & \$115,000/\text{ACRE} & = & \$304,750 \\ & & & & \text{ROUNDED:} & & \underline{\underline{\$305,000}} \end{array}$$

The above total land value estimate equates to \$2.64 per square foot of land area. Although it exceeds the total sales price range of \$52,900 to \$275,000 that is indicated by the above comparables, it is concluded to be reasonable based primarily upon the generally smaller size of the comparables, relative to the subject property. Furthermore, it equates to \$10,167 per platted home site, which is considered to be reasonable based upon the shape/configuration and extensive road frontage of the subject parcel.

c17-0097L

SUMMARY OF LAND SALES ADJUSTMENTS

	Comp. No. 1	Comp. No. 2	Comp. No. 3	Comp. No. 4
Index Number	7606	7603	7427	7654
Total Sales Price	\$52,900	\$275,000	\$240,000	\$211,100
Land Size (Acres)	0.77	3.09	2.33	0.93
Price Per Acre	\$68,701.30	\$88,996.76	\$103,004.29	\$226,989.25
<u>Price Adjustments</u>				
Property Rights Conveyed	0%	0%	0%	0%
Adjusted Unit Price	\$68,701.30	\$88,996.76	\$103,004.29	\$226,989.25
Atypical Financing Terms	0%	0%	0%	0%
Adjusted Unit Price	\$68,701.30	\$88,996.76	\$103,004.29	\$226,989.25
Conditions of Sale	0%	0%	0%	0%
Adjusted Unit Price	\$68,701.30	\$88,996.76	\$103,004.29	\$226,989.25
Market Conditions (Time)	0%	2%	3%	3%
Adjusted Unit Price	\$68,701.30	\$90,776.70	\$106,094.42	\$233,798.92
<u>Adjustments- Physical Characteristics</u>				
Location	25%	25%	20%	-25%
Size of Land	-10%	--	--	-10%
Shape of Parcel	--	--	5%	--
Access/Road Frontage	10%	15%	10%	5%
Topography	--	--	--	--
Easements/Developability	--	--	--	--
Utilities Availability	--	--	--	--
Zoning	-10%	-10%	-10%	-10%
Other Features	--	--	--	--
Cumulative Adjustments	15%	30%	25%	-40%
Adjusted Price Per Acre	\$79,006.49	\$118,009.71	\$132,618.03	\$140,279.35

RECONCILIATION AND VALUE CONCLUSION:

For this valuation of the subject vacant land parcel, only the Sales Comparison Approach was performed. In doing so, the market value of the fee simple title in the subject property as of March 3, 2017, based upon the appraisal assumptions and limiting conditions that are presented on the following pages, is estimated to be \$305,000. **As mentioned, this appraisal was prepared for the exclusive use of City of Pensacola.**

Exposure time is defined by USPAP 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. It is a retrospective opinion based on an analysis of past events assuming a competitive and open market. The previously-presented comparable sales were on the market between 17 to 1,464 days (0.6 to 48.8 months) before being sold. Based upon the subject's property type, overall characteristics, and concluded marketability, its estimated exposure time is concluded to have been approximately 6 to 12 months. Similarly, the estimated marketing time (i.e., the amount of time it would probably take to sell the subject property if it were exposed in the market, beginning on the date of this valuation) is projected to be approximately 6 to 12 months.

Attached are assumptions and limiting conditions of this appraisal, the certification of the appraiser, a copy of the appraiser's state certification, subject photographs, location maps, a legal description, a warranty deed of the subject property, a plot plan, a site plan, an aerial photograph, a flood zone map, zoning maps, comparable land sales summary sheets, site plans and aerial photographs, a comparable land sales location map, and the appraiser's professional qualifications.

ASSUMPTIONS AND LIMITING CONDITIONS:

This appraisal and the appraiser's certification that follows is subject to the following assumptions and limiting conditions:

1. The three traditional approaches to value income-producing properties are the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. Based upon the type and specific characteristics of the subject property, the Cost and Income Capitalization Approaches were not considered to be appropriate to provide credible results for this valuation. Commercial land parcels like the subject in the local market are not typically leased to tenants, so market data was not concluded to be adequate to estimate a credible market rent for the subject in the Income Capitalization Approach. Secondly, due to the absence of improvements, the performing of the Cost Approach was not considered to be applicable. Accordingly, the appraiser did not perform these two particular approaches to value the subject property in this assignment.
2. This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. As such, it clearly and accurately sets forth the appraisal in a manner that will not be misleading; contains sufficient information to enable the intended users of the appraisal to understand the report properly; and clearly and accurately discloses all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated within this report. The appraiser is not responsible for the unauthorized use of this appraisal report.
3. The client is the party who engages an appraiser (by employment or contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identifies them 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 other media.
4. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report. The property is appraised as though free and clear of any or all liens and encumbrances unless otherwise stated in this report. Responsible ownership and competent property management are assumed unless otherwise stated in this report. Typical mortgage loan encumbrances and utility easements are assumed to exist.
5. If the property is improved, it is assumed that the structural and mechanical components of the building are in good condition and operating properly, unless reported otherwise.

6. The information furnished by others is believed to be accurate, true, and reliable. However, no warranty is given for its accuracy.
7. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
8. 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 such conditions.
9. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
11. It is assumed that all required licenses, certificates of occupancy consents, or other legislative or administrative authority from any local, state, or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained this report are based.
12. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made by the appraiser for the purpose of this report.
13. It is assumed that the utilization of the land and improvement is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
14. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substance should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substance such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's 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 unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

15. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communication barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
16. The appraiser warrants only that the value conclusion is his best opinion estimate as of the exact day of valuation. For prospective value estimates, the appraiser cannot be held responsible for unforeseeable events which might alter market conditions prior to the effective date of the appraisal.
17. Any proposed improvements are assumed to be completed in good workmanlike manner in accordance with the submitted plans and specifications.
18. The distribution, if any, of the total valuation in this report between land and 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.
19. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used, or reproduced in part or its entirety, for any purpose by any person other than **City of Pensacola** without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
20. Neither all nor any 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 prior written consent and approval of the appraiser.
21. Use of this appraisal constitutes acceptance of the stated limiting conditions and assumptions. The appraiser's liability extends to the current client and not to subsequent users of the appraisal.
22. The Americans with Disabilities Act (ADA) became effective January 26, 1992. For improved properties, we 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 we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirement of ADA in estimating the value of the property.
23. The appraiser certifies that he has no debt relationship with **City of Pensacola**.

24. This valuation is contingent upon there being no contamination of the soil due to any source, including but not limited to underground tanks, if any.
25. This valuation is contingent upon a survey, legal description, and land area calculation being prepared by a qualified and properly licensed engineer to indicate the subject property to be basically the same as described in this appraisal report.

EXTRAORDINARY APPRAISAL ASSUMPTIONS:

There are no extraordinary assumptions of this appraisal.

HYPOTHETICAL CONDITIONS OF THE APPRAISAL:

There are no hypothetical conditions of this appraisal.

CERTIFICATION OF THE APPRAISER

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.
- 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.
- 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.
- 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 Standards of Professional Appraisal Practice of the Appraisal Institute and the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have made a personal inspection of the property (as vacant land) that is the subject of this appraisal report.
- 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 conclude that I have no conflict of interest in performing this appraisal assignment for the client.
- No one provided significant real property appraisal assistance to the person signing this appraisal report and certification.
- I currently hold an appropriate state license or certification allowing the performance of real estate appraisals in connection with federally related transactions of properties located in Florida.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the State of Florida for state-certified appraisers.

The Appraisal Institute and the State of Florida conduct mandatory programs of continuing education for its designated members and licensees, respectively. Appraisers who meet the minimum standards of these programs are awarded periodic educational certification. As of the date of this report, I have completed the requirements of the continuing education programs for designated members of the Appraisal Institute, and of the State of Florida, respectively.

The use of this report is subject to the requirements of the State of Florida relating to review by the Real Estate Appraisal Subcommittee of the Florida Real Estate Commission, as well as the Appraisal Institute.

A handwritten signature in blue ink, appearing to read "Charles C. Sherrill, Jr.", with a stylized flourish extending to the right.

Charles C. Sherrill, Jr., MAI
State - Certified General Appraiser #RZ1665



State of Florida

Department of Business & Professional Regulation
2601 BLAIR STONE ROAD
TALLAHASSEE, FL 32399-0783

10/13/2016

SHERRILL, CHARLES C JR PA
410 E GOVERNMENT ST
PENSACOLA, FL 32502

LICENSURE CERTIFICATION

For Florida Licensee: SHERRILL, CHARLES C JR PA

License Number: RZ1665

License Type: Certified General Appraiser

Current License Status: Current, Active

Date of License Expiration: 11/30/2018

Date of Initial License: 01/25/1993

EDUCATION:

Licensee has met minimal Real Estate Certified General Appraiser criteria for education.

EXPERIENCE:

Licensee has met minimal Real Estate Certified General Appraiser criteria for experience.

EXAMINATION:

Licensee has successfully completed a Real Estate Certified General Appraiser approved examination.
General Appraiser Exam - General Appraiser Exam: 01/25/1993

Verify license status and discipline online at

<https://www.myfloridalicense.com/LicenseDetail.asp?SID=&id=9d1cba358650509cbb6a0e1c8a3cc33d>

Juana Watkins
Director
Florida Department of Business and Professional Regulation
Florida Division of Real Estate
Florida Real Estate Appraisal Board



PHOTOGRAPHS OF SUBJECT PROPERTY



Front View of Subject Property (From North C Street)



View of Subject Property From West Chase Street

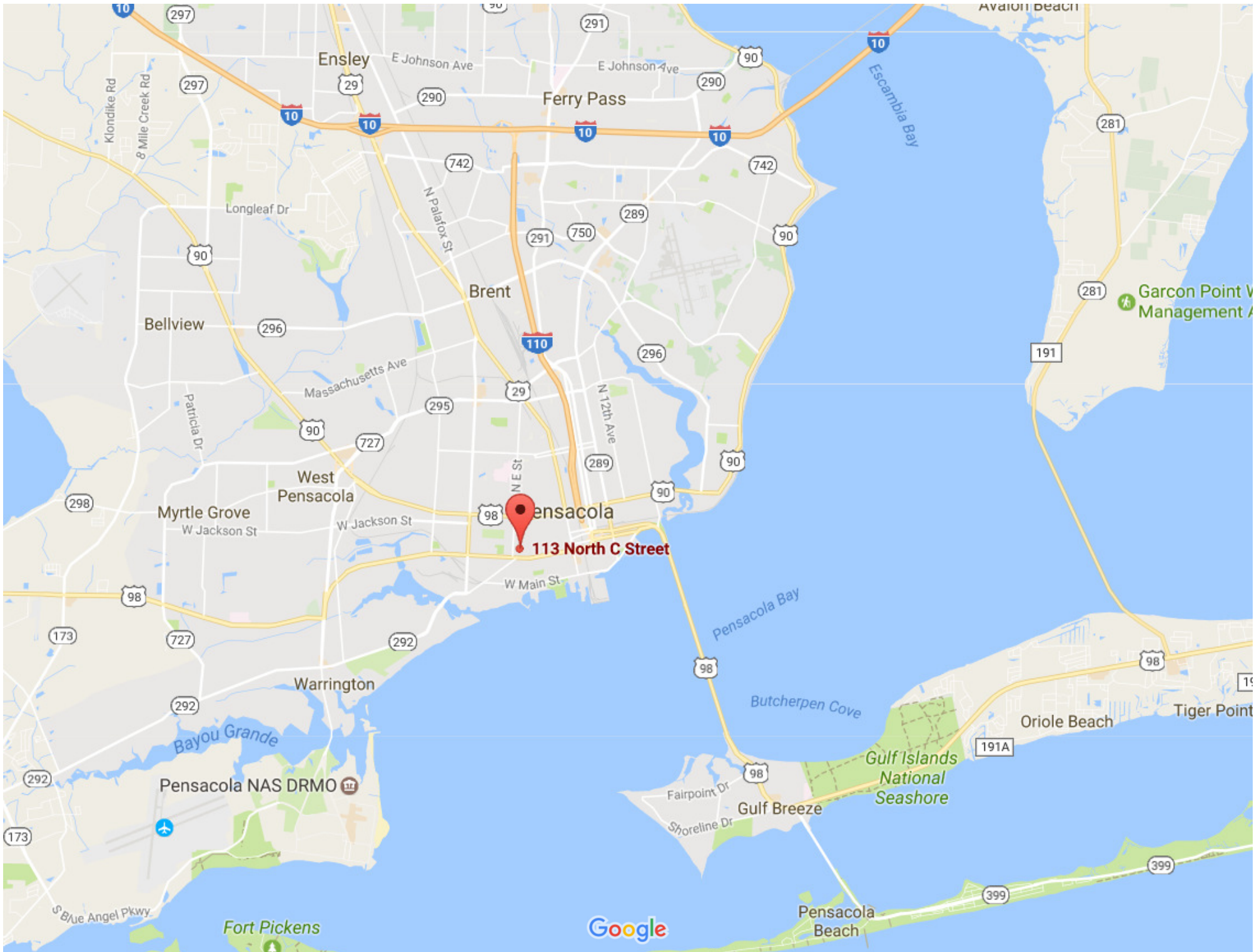
PHOTOGRAPHS OF SUBJECT PROPERTY



Interior View of Subject Parcel

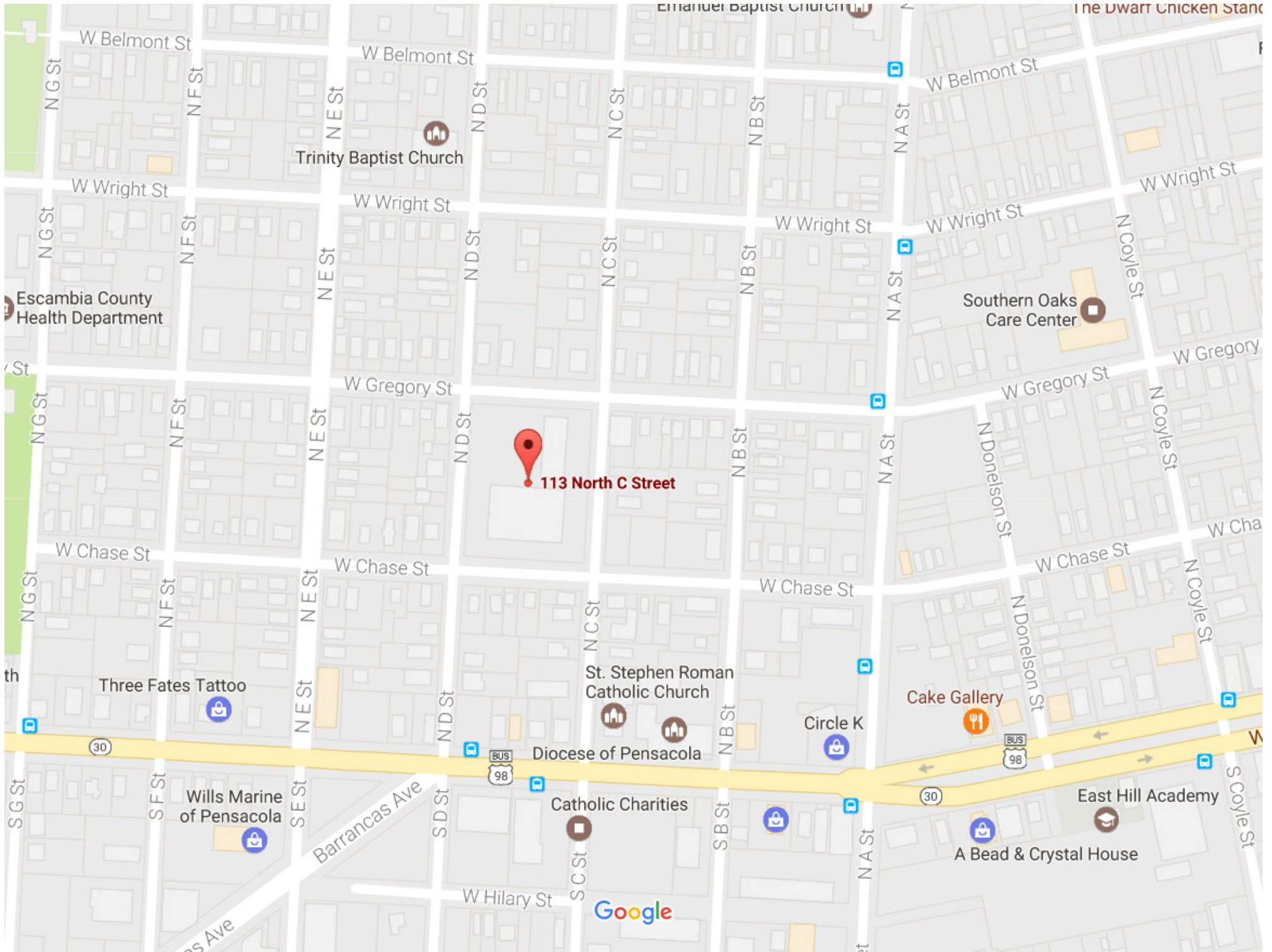


Subject Street Scene From North C Street



113 North C Street






Google



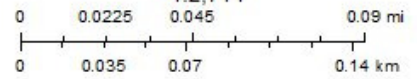


March 6, 2017

polygonLayer

-  Boundary
-  Property Line
-  Map Grid
-  Major Roads
-  All Roads

1:2,714





March 6, 2017

polygonLayer

Override 1

Map Grid



Boundary



Major Roads



All Roads



Property Line



Red: Band_1

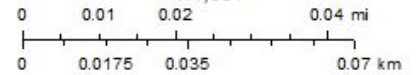


Green: Band_2



Blue: Band_3

1:1,357



<p>General Information</p> <p>Reference: 000S009080001018</p> <p>Account: 152475000</p> <p>Owners: PENSACOLA CITY OF</p> <p>Mail: PO BOX 12910 PENSACOLA, FL 32521</p> <p>Situs: 113 N C ST 32502</p> <p>Use Code: VACANT COMMERCIAL</p> <p>Taxing Authority: PENSACOLA CITY LIMITS</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>\$201,400</td> <td>\$0</td> <td>\$201,400</td> <td>\$201,400</td> </tr> <tr> <td>2015</td> <td>\$201,400</td> <td>\$0</td> <td>\$201,400</td> <td>\$201,400</td> </tr> <tr> <td>2014</td> <td>\$201,400</td> <td>\$0</td> <td>\$201,400</td> <td>\$201,400</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Amendment 1/Portability Calculations</p> <p style="text-align: center;">File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2016	\$201,400	\$0	\$201,400	\$201,400	2015	\$201,400	\$0	\$201,400	\$201,400	2014	\$201,400	\$0	\$201,400	\$201,400
Year	Land	Imprv	Total	Cap Val																	
2016	\$201,400	\$0	\$201,400	\$201,400																	
2015	\$201,400	\$0	\$201,400	\$201,400																	
2014	\$201,400	\$0	\$201,400	\$201,400																	

<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>09/20/2011</td> <td>6768</td> <td>1095</td> <td>\$225,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>10/2004</td> <td>5503</td> <td>28</td> <td>\$400,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>09/1996</td> <td>4058</td> <td>934</td> <td>\$5,000</td> <td>QC</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	09/20/2011	6768	1095	\$225,000	WD	View Instr	10/2004	5503	28	\$400,000	WD	View Instr	09/1996	4058	934	\$5,000	QC	View Instr	<p>2016 Certified Roll Exemptions</p> <p>MUNICIPAL OWNED</p> <p>Legal Description</p> <p>LTS 1 TO 30 BLK 18 MAXENT TRACT OR 6768 P 1095 CA 104</p> <p>Extra Features</p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
09/20/2011	6768	1095	\$225,000	WD	View Instr																				
10/2004	5503	28	\$400,000	WD	View Instr																				
09/1996	4058	934	\$5,000	QC	View Instr																				

Parcel Information

Section Map Id: [CA104](#)

Approx. Acreage: 2.6500

Zoned: R-1A

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

[View Florida Department of Environmental Protection \(DEP\) Data](#)

18.50
1575.00

1593.50

Prepared by and return to:
Deedra L. Lamy
Emerald Coast Title, Inc.
811 N. Spring Street
Pensacola, FL 32501
850-434-3223
File Number: 11-7524

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 20th day of September, 2011 between **Blount Redevelopment, LLC** whose post office address is 7465 N. Palafox Street, Pensacola, FL 32503, grantor, and **City of Pensacola** whose post office address is 222 West Main Street, Pensacola, FL 32502, grantee:

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

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

Lots 1 to 30, both inclusive, Block 18, Maxent Tract, City of Pensacola, Florida, according to the map of said city copyrighted by Thomas C. Watson in 1906.

Parcel Identification Number: 000S00-9080-001-018

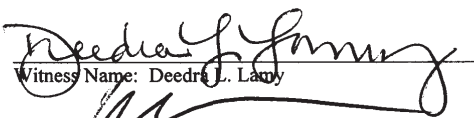
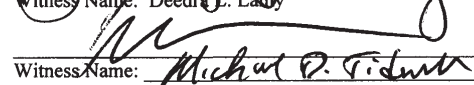
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

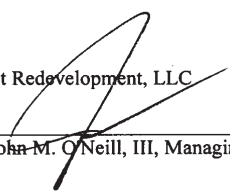
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2010**.

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

Signed, sealed and delivered in our presence:


Witness Name: Deedra L. Lamy

Witness Name: Michael D. Tidwell


Blount Redevelopment, LLC
By: 
John M. O'Neill, III, Managing Member

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 20th day of September, 2011 by John M. O'Neill, III, Managing Member of Blount Redevelopment, LLC. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]




Notary Public
Printed Name: Deedra L. Lamy
My Commission Expires: April 2, 2012

Abutting Roadway Maintenance

STATE OF FLORIDA
COUNTY OF ESCAMBIA

ATTENTION: Pursuant to Escambia County Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclosed to Buyers whether abutting roadways will be maintained by Escambia County, and if not what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of th public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

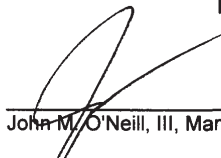
Name of Roadway: 113 North C Street, Pensacola, FL 32502

THE COUNTY () HAS ACCEPTED (x) HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR MAINTENANCE.

If not, it will be the responsibility of **City of Pensacola** to maintain, repair and improve the road.

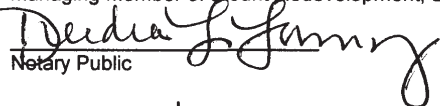
This form completed by:

Michael D. Tidwell, Attorney
811 North Spring Street
Pensacola, Florida 32501

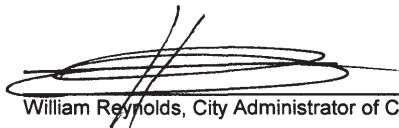

Date 9/ 20/ 2011
John M. O'Neill, III, Managing Member of Blount Redevelopment, LLC

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 20th day of September , 2011 by John M. O'Neill, III, Managing Member of Blount Redevelopment, LLC who has produced a driver's license as identification.


Notary Public




Date 9/ 20/ 2011
William Reynolds, City Administrator of City of Pensacola

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 20th day of September , 2011 by William Reynolds, City Administrator of City of Pensacola who has produced a driver' s license as identification.


Notary Public



ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
15-2475-000		SEE BELOW	16	000S009080001018

2016 Property Taxes

PENSACOLA CITY OF
 PO BOX 12910
 PENSACOLA, FL 32521

113 N C ST
 LTS 1 TO 30 BLK 18 MAXENT TRACT OR
 6768 P 1095 CA 104

OFFICE
 (850) 438-6500
 Ext. 3252

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	201,400	201,400	0	0.00
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2100	201,400	201,400	0	0.00
BY STATE LAW	4.6660	201,400	201,400	0	0.00
PENSACOLA	4.2895	201,400	201,400	0	0.00
WATER MANAGEMENT	0.0366	201,400	201,400	0	0.00
M.S.T.U. LIBRARY	0.3590	201,400	201,400	0	0.00
TOTAL MILLAGE					18.1776
AD VALOREM TAXES					\$0.00

KEEP

RETAIN THIS
 PORTION
 FOR
 YOUR
 RECORDS

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
		\$0.00
NON-AD VALOREM ASSESSMENTS		\$0.00

PLEASE
 PAY ONE
 AMOUNT
 SHOWN IN
 YELLOW
 SHADED
 AREA

COMBINED TAXES AND ASSESSMENTS

\$0.00

**PAY ONE
 AMOUNT**

See reverse side for
 important information

If Paid By Please Pay	Nov 30, 2016 \$0.00				
--------------------------	------------------------	--	--	--	--

AMOUNT
 DUE
 IF PAID
 BY

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
15-2475-000		SEE ABOVE	16	000S009080001018

2016 Property Taxes

PENSACOLA CITY OF
 PO BOX 12910
 PENSACOLA, FL 32521

113 N C ST
 LTS 1 TO 30 BLK 18 MAXENT TRACT OR 6768
 P 1095 CA 104

CURRENT
 YEAR
 TAXES
 BECOME
 DELINQUENT
 APRIL 1

PAY IN U.S. FUNDS TO ESCAMBIA COUNTY TAX COLLECTOR • P.O. BOX 1312 • PENSACOLA, FL 32591-1312

(850) 438-6500 Ext. 3252

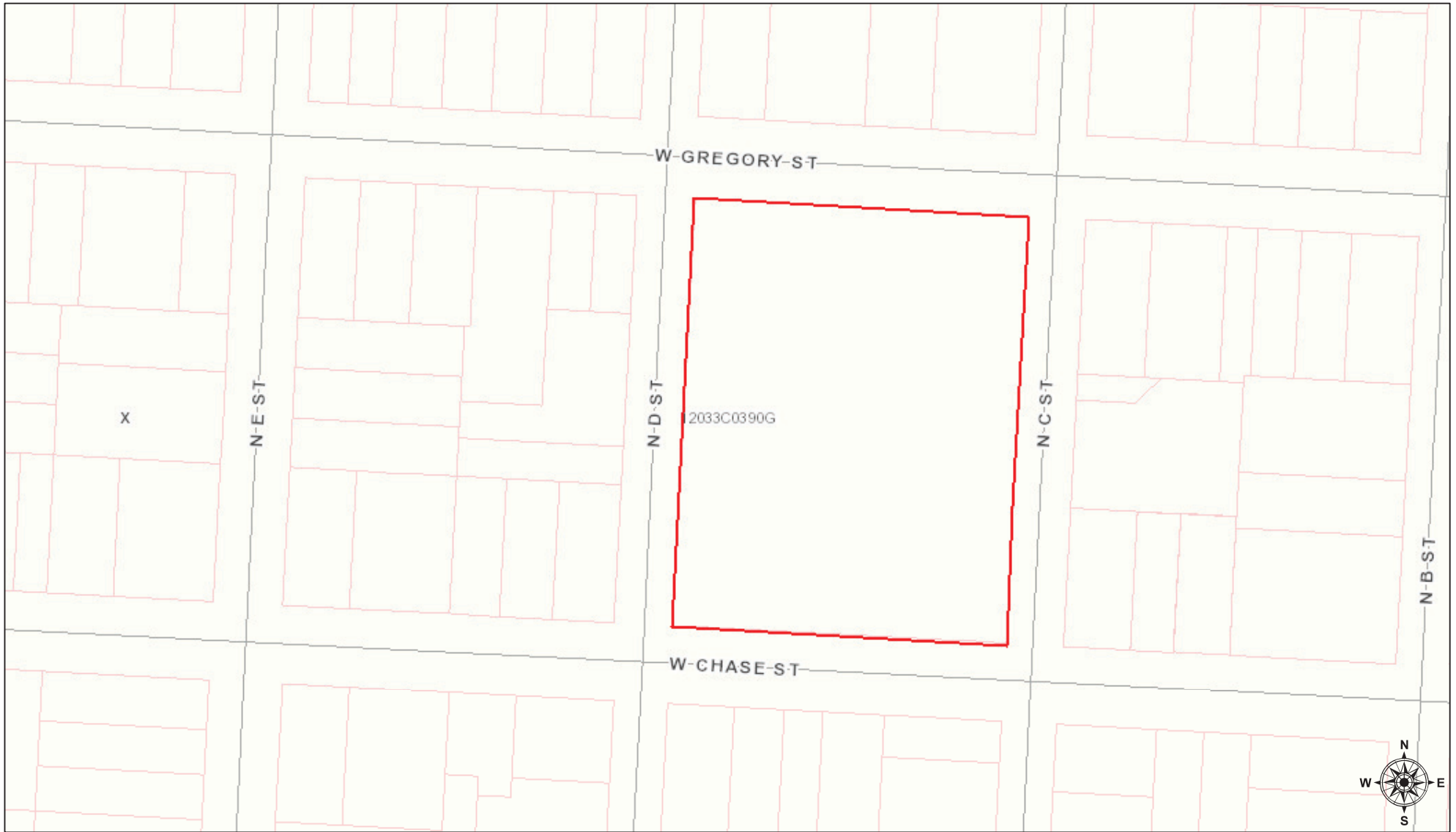
If Paid By Please Pay	Nov 30, 2016 \$0.00				
--------------------------	------------------------	--	--	--	--

RETURN WITH
 PAYMENT

DO NOT FOLD, STAPLE, OR MUTILATE

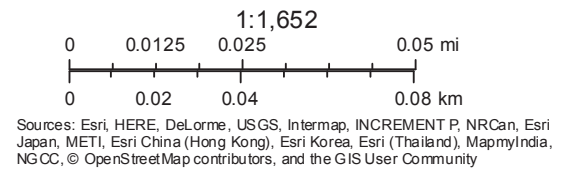
RETURN

FLOOD MAP

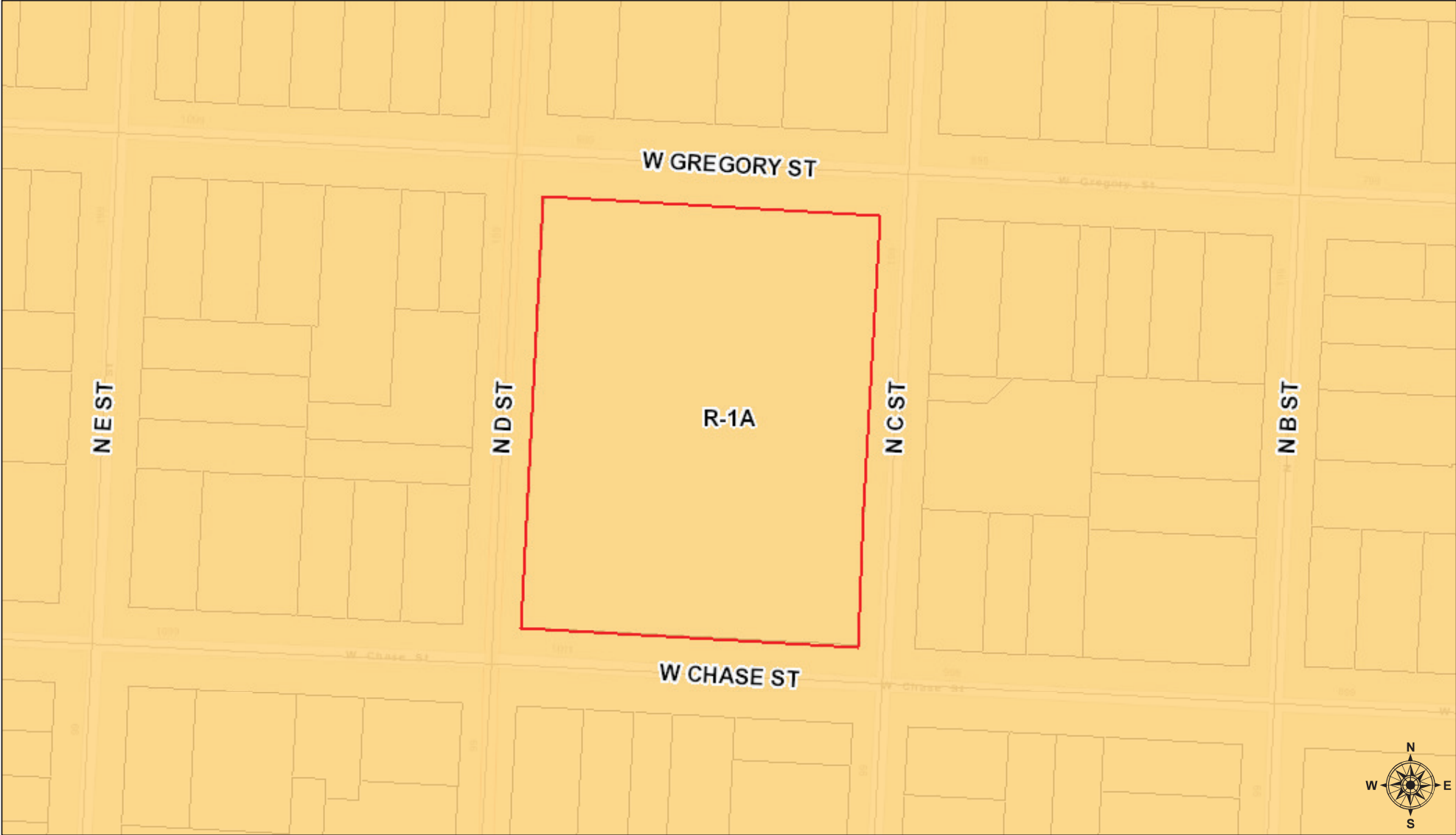


March 6, 2017

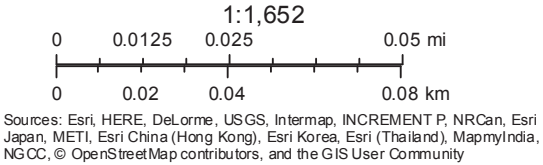
polygonLayer	Streets	 COLLECTOR	 Rivers, Creeks, and Streams
Override 1	 PRINCIPAL ARTERIAL	 LOCAL ROAD	
	 MINOR ARTERIAL	 Parcels	



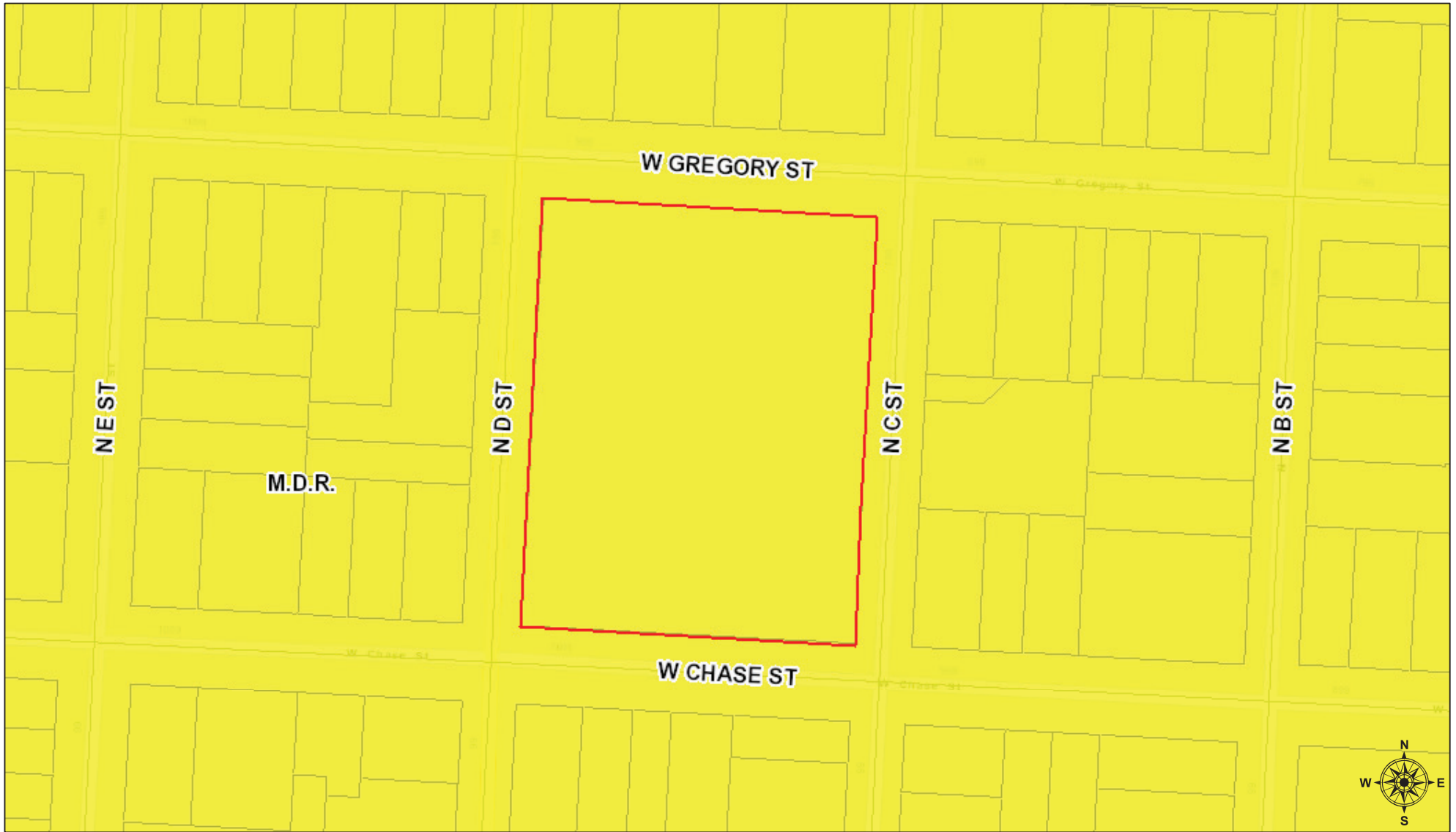
ZONING



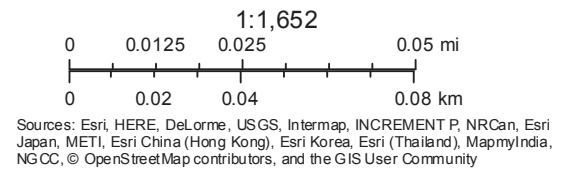
March 6, 2017



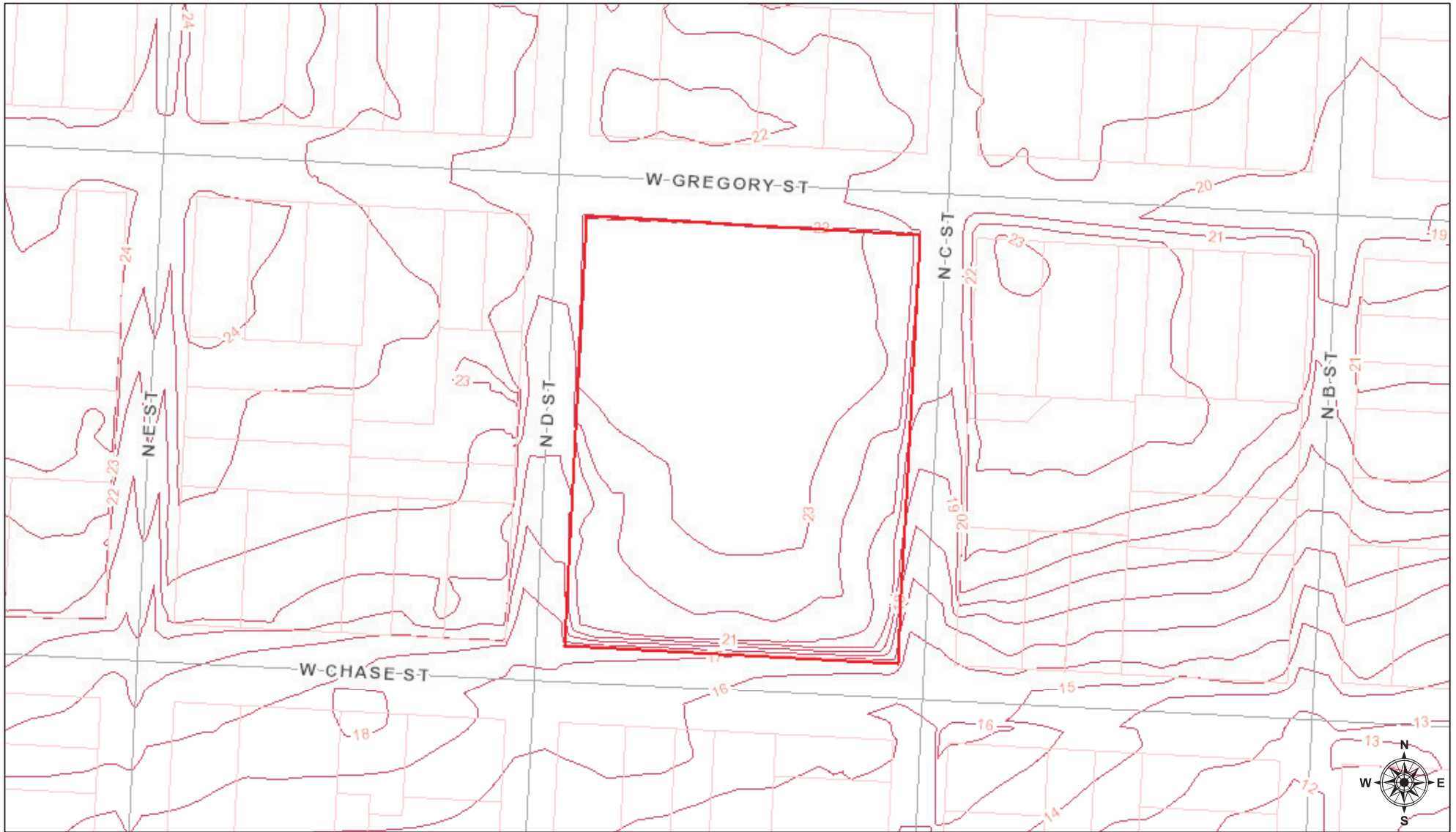
FUTURE LAND USE



March 6, 2017

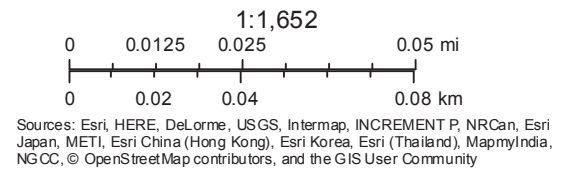


CONTOURS

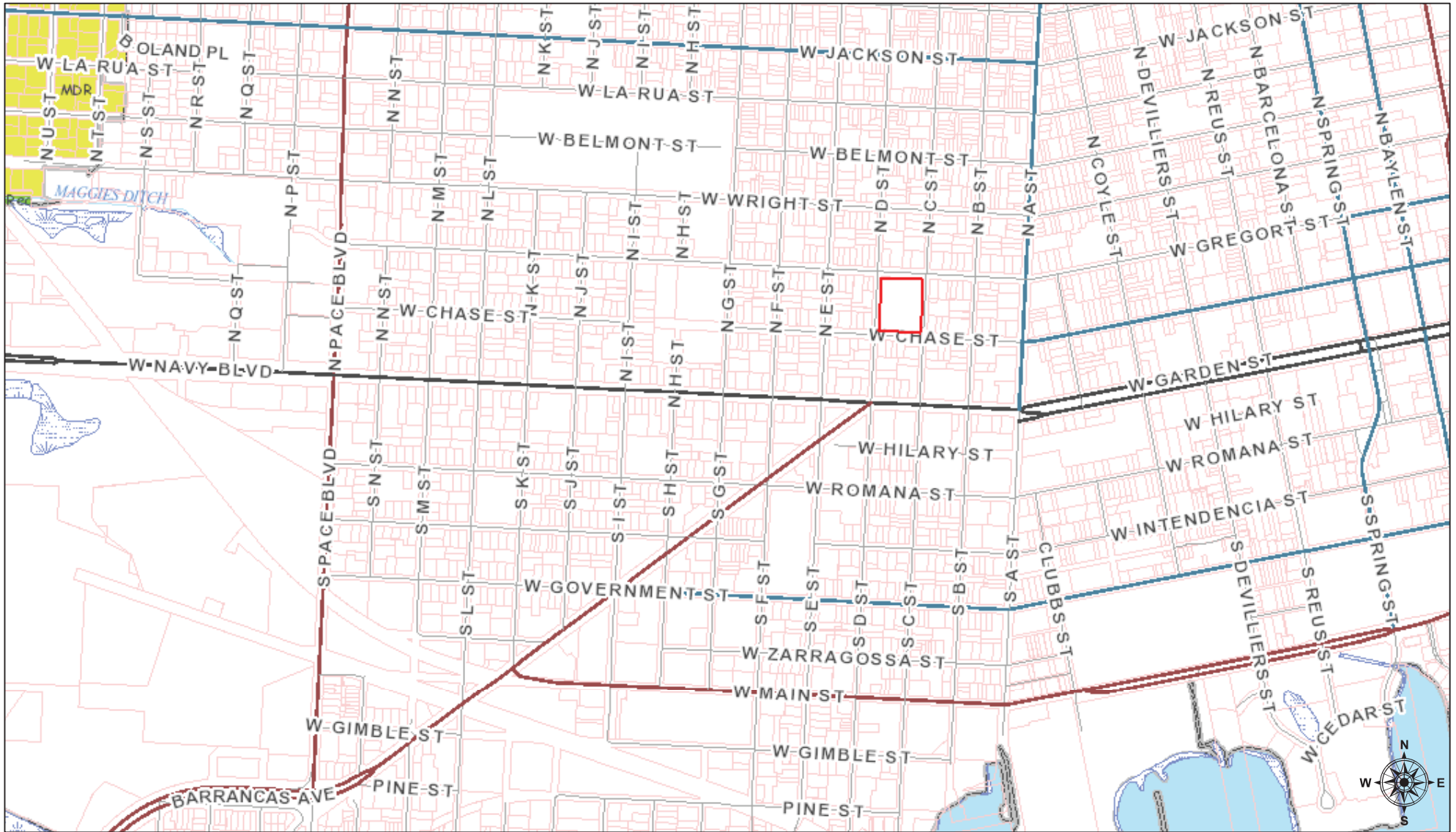


March 6, 2017

polygonLayer	Streets	COLLECTOR	Contours - Elevation
	Override 1 PRINCIPAL ARTERIAL	LOCAL ROAD	Rivers, Creeks, and Streams
	MINOR ARTERIAL	Parcels	



WETLANDS



March 6, 2017

polygonLayer

Streets

Override 1

PRINCIPAL ARTERIAL

MINOR ARTERIAL

COLLECTOR

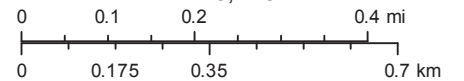
LOCAL ROAD

Parcels

Rivers, Creeks, and Streams

Wetlands

1:13,218



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

COMPARABLE LAND SALE

COMPARABLE NO.: 1 RECORD NUMBER: 7606

CLASSIFICATION: COMMERCIAL LAND

DATE: 12/06/2016 (PER DEED)

LOCATION: 2322 NORTH E STREET, PENSACOLA, FLORIDA

SALES PRICE: \$52,900

GRANTOR: MARCUS DWIGHT AND LARQUETTA V. HILL
GRANTEE: THE SCHOOL BOARD OF ESCAMBIA COUNTY,
FLORIDA

REFERENCE: OR 7634 PAGE 652; MLS #500797

BRIEF LEGAL DESCRIPTION: LOTS 1 TO 8, BLOCK 28, ENGLEWOOD HEIGHTS,
ESCAMBIA COUNTY, FLORIDA

TERMS: CASH TO SELLER
ZONING: COM; COMMERCIAL
HIGHEST AND BEST USE: RETAIL OR OFFICE/WAREHOUSE

LAND SIZE: 33,600 SQ. FT. (0.77 ACRE)
FRONT FEET: 140 FT.

LAND UNIT PRICES:
PER SQUARE FOOT: \$1.57
PER ACRE \$68,701
PER FRONT FOOT: \$377.86

REMARKS:

- SHERRILL APPRAISAL COMPANY FILE #16-240
- PARCEL IS LOCATED AT THE SOUTHEAST CORNER OF NORTH E AND WEST YONGE STREETS.
- PROPERTY IS LISTED FOR SALE WITH KELLER WILLIAMS REALTY GULF COAST AT A PRICE OF \$70,000 (MLS #500797). PROPERTY WAS ON THE MARKET FOR 17 DAYS BEFORE IT SOLD.
- COMPARABLE SALES DATA WAS VERIFIED BY CHARLES SHERRILL, JR., MAI WITH DAN ZIMMERN (BROKER) WITH SCROGGINS III REALTY.
- PARCEL I.D. #: 18-2S-30-6000-010-028
- JURISDICTION: ESCAMBIA COUNTY, FLORIDA.



March 8, 2017

polygonLayer

Override 1

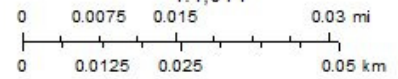


Map Grid



Boundary

1:1,014





March 8, 2017

polygonLayer

Override 1

Map Grid



Boundary



Major Roads



All Roads



Property Line



Red: Band_1

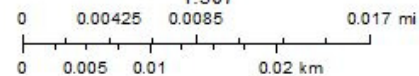


Green: Band_2



Blue: Band_3

1:507



COMPARABLE LAND SALE

COMPARABLE NO.: 2 RECORD NUMBER: 7603

CLASSIFICATION: COMMERCIAL LAND

DATE: 6/9/2016

LOCATION: 3808 MOBILE HIGHWAY, PENSACOLA, FLORIDA

SALES PRICE: \$275,000

GRANTOR: PENSACOLA SUPERIOR STORAGE, LLC
GRANTEE: UNKNOWN (DEED NOT RECORDED)

REFERENCE: GCMLS #2186866

BRIEF LEGAL DESCRIPTION: PORTION OF SECTION 34-2S-30; ESCAMBIA COUNTY, FLORIDA

TERMS: CASH TO SELLER
ZONING: HC/LI; HEAVY COMMERCIAL AND LIGHT INDUSTRIAL

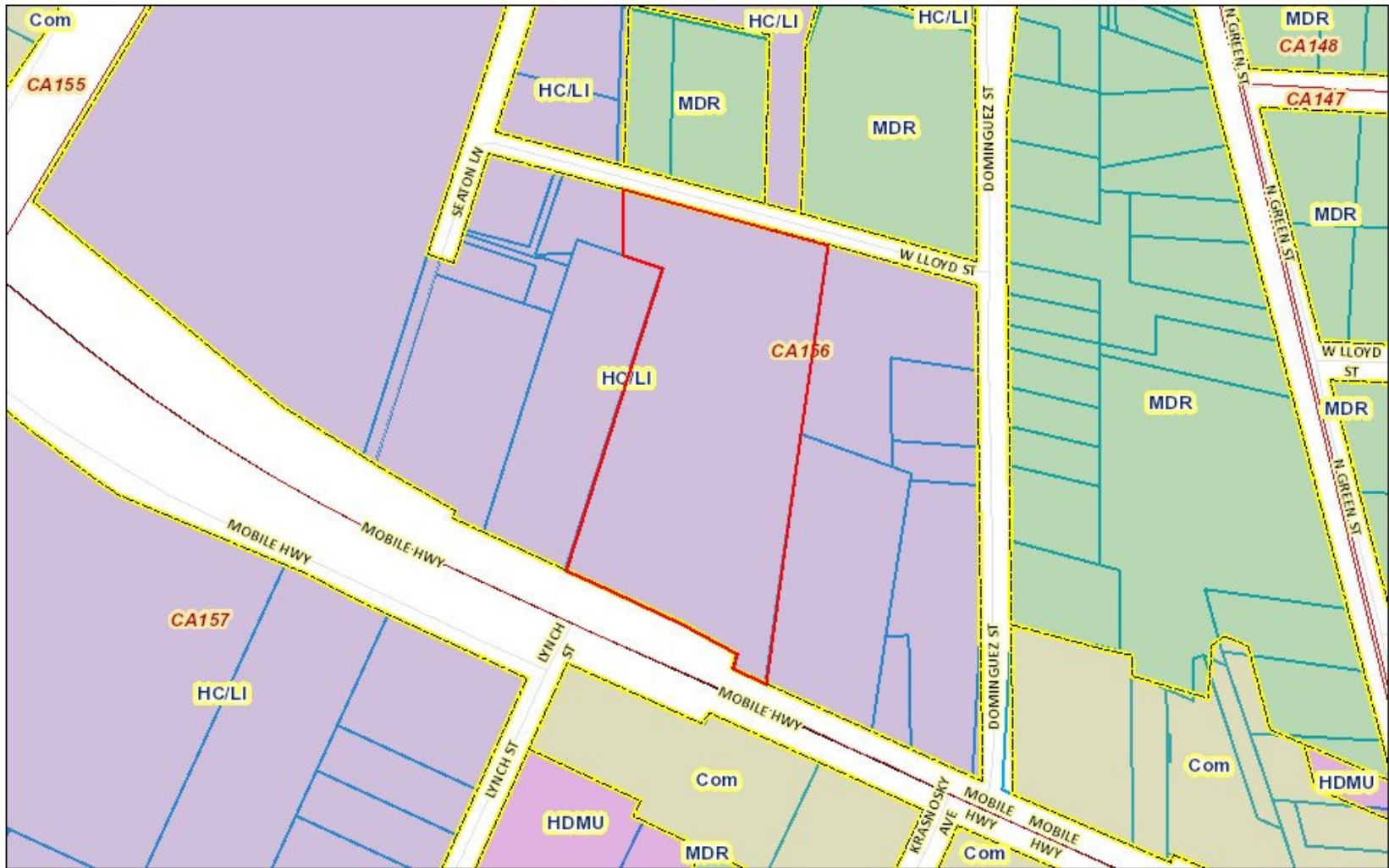
HIGHEST AND BEST USE: OFFICE/WAREHOUSE

LAND SIZE: 3.09 ACRES
FRONT FEET: 292 FT.

LAND UNIT PRICES:
PER ACRE: \$88,996.76
PER FRONT FOOT: \$941.78

REMARKS:

- PARCEL IS LOCATED ON THE NORTH SIDE OF MOBILE HIGHWAY, WEST OF NORTH GREEN STREET.
- PROPERTY WAS LISTED FOR SALE WITH NBI PROPERTIES, INC. AT A PRICE OF \$275,000 (GCMLS #2186866). PROPERTY WAS ON THE MARKET FOR 650 DAYS BEFORE IT SOLD.
- COMPARABLE SALES DATA WAS VERIFIED BY CHARLES SHERRILL, JR., MAI WITH CRAIG BARRETT (BROKER) OF NBI PROPERTIES, INC.
- PARCEL I.D. #: 34-2S-30-0610-001-061
- JURISDICTION: ESCAMBIA COUNTY, FLORIDA.



March 8, 2017

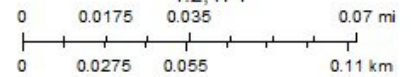
polygonLayer

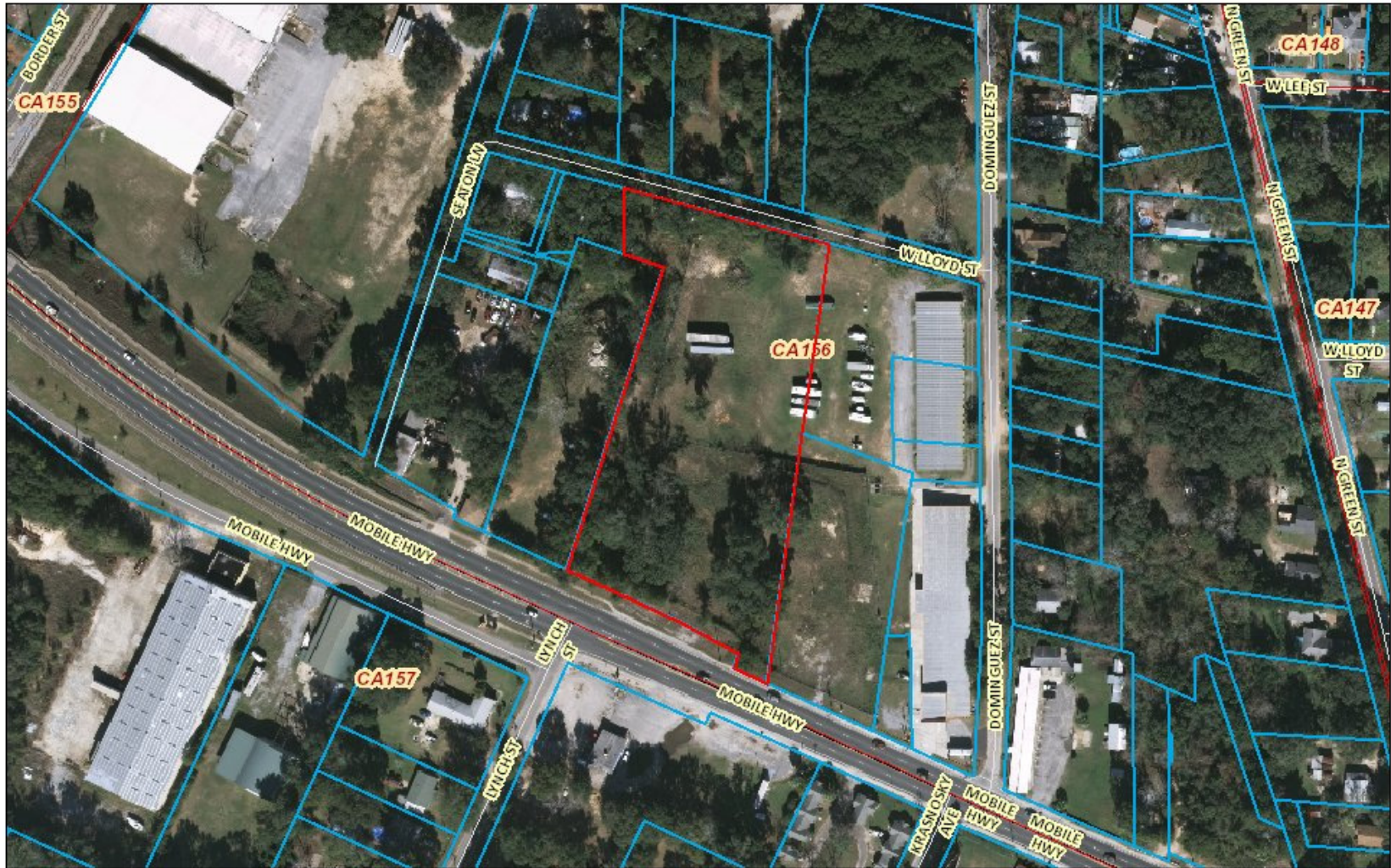
Override 1

Map Grid

Boundary

1:2,174





March 8, 2017

polygonLayer

Override 1

Map Grid



Boundary



Major Roads



All Roads



Property Line



Red: Band_1

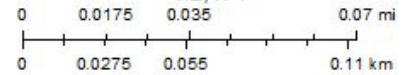


Green: Band_2



Blue: Band_3

1:2,174



COMPARABLE LAND SALE

COMPARABLE NO.: 3 RECORD NUMBER: 7427

CLASSIFICATION: COMMERCIAL LAND

DATE: 11/20/2015

LOCATION: 2301 WEST NAVY BOULEVARD, PENSACOLA, FLORIDA

SALES PRICE: \$240,000

GRANTOR: PACE AND GARDEN MINI STORAGE, LLC
GRANTEE: WILLIAM ANDREW HINSON, TRUSTEE OF TRUST B ESTABLISHED UNDER THE REVOCABLE LIVING TRUST AGREEMENT OF NANCY PLEITZ HINSON

REFERENCE: OR 7445 PAGE 1378; GCMLS #2155906

BRIEF LEGAL DESCRIPTION: PORTION OF BLOCK 2, AND LOTS 1-6, BLOCK 3, PETERSEN ADDITION, ESCAMBIA COUNTY, FLORIDA

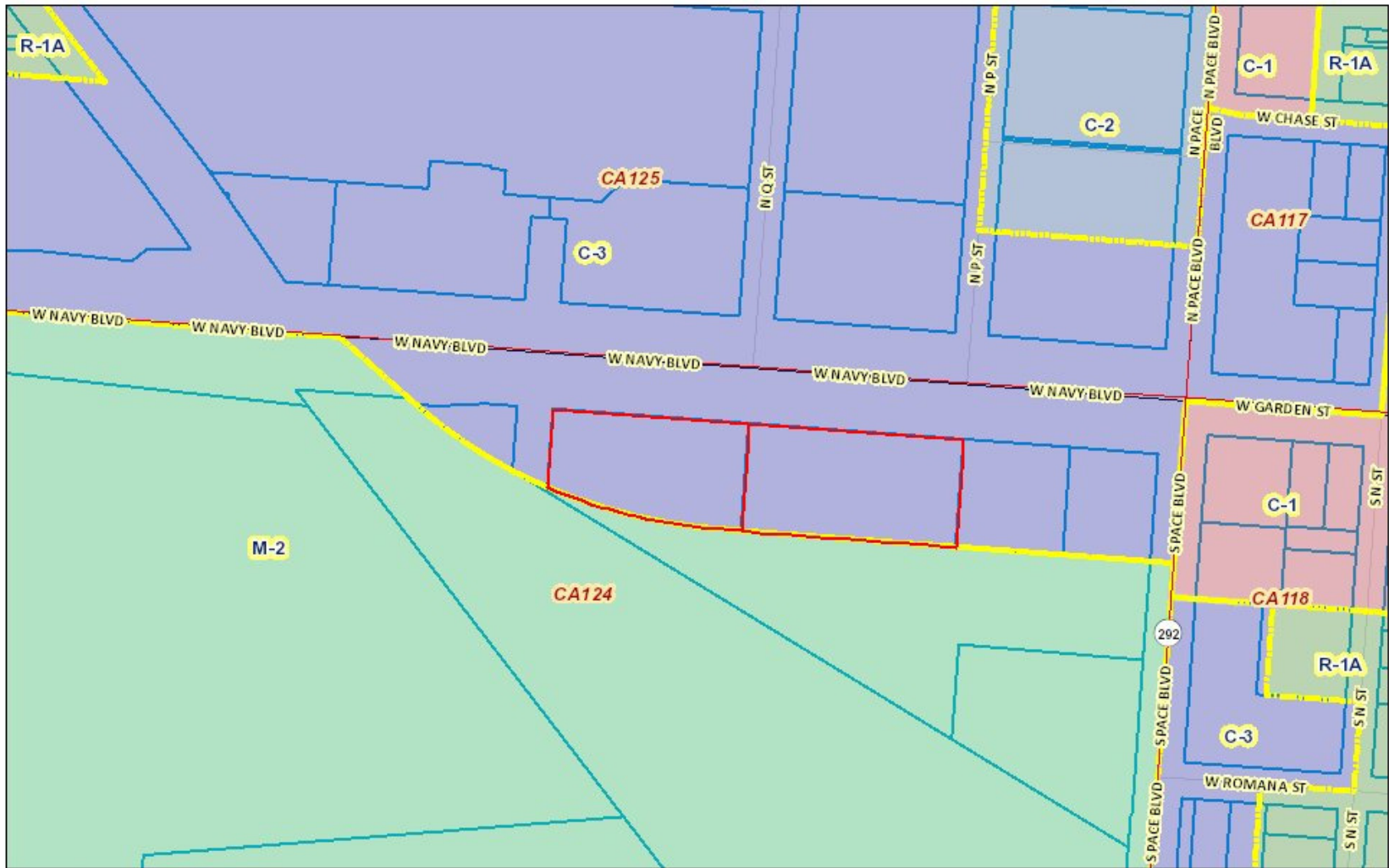
TERMS: CASH TO SELLER
ZONING: C-3; COMMERCIAL
HIGHEST AND BEST USE: OFFICE/WAREHOUSE

LAND SIZE: 2.33 ACRES
FRONT FEET: 690 FT.

LAND UNIT PRICES:
PER ACRE: \$103,004.29
PER FRONT FOOT: \$347.83


REMARKS:

- TWO VACANT ADJOINING PARCELS LOCATED ON THE SOUTH SIDE OF WEST NAVY BOULEVARD, WEST OF SOUTH PACE BOULEVARD.
- PROPERTY WAS LISTED WITH BERKSHIRE HATHAWAY HOME SERVICES AT A PRICE OF \$249,900 (GCMLS #2155906). PROPERTY WAS ON THE MARKET FOR 254 DAYS BEFORE IT SOLD.
- PARCEL WAS PURCHASED BY ADJOINING PROPERTY OWNER.
- COMPARABLE SALES DATA WAS VERIFIED BY CHARLES SHERRILL, JR., MAI WITH BUYER (MR. WILLIAM HINSON).
- PARCEL I.D. #: 00-0S-00-9090-001-002 AND 00-0S-00-9090-001-003
- JURISDICTION: CITY OF PENSACOLA, FLORIDA.



March 8, 2017

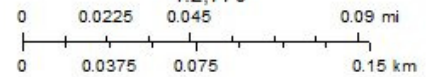
polygonLayer

 Boundary

Override 1

 Map Grid

1:2,779






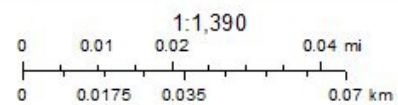
March 8, 2017

polygonLayer

Override 1

Map Grid

- | | | | | | |
|---|-------------|---|---------------|---|--------------|
|  | Boundary |  | Property Line |  | Blue: Band_3 |
|  | Major Roads |  | Red: Band_1 | | |
|  | All Roads |  | Green: Band_2 | | |



COMPARABLE LAND SALE

COMPARABLE NO.: 4 RECORD NUMBER: 7654

CLASSIFICATION: RESIDENTIAL LAND

DATE: 03/15/2016

LOCATION: 220 NORTH DEVILLIERS STREET, PENSACOLA, FLORIDA

SALES PRICE: \$211,100

GRANTOR: COMMUNITY DEVELOPMENT PARTNERS, LLC
GRANTEE: JUNCTION AT WEST HILL, LLC

REFERENCE: OR 7493 PAGE 574; MLS #384360

BRIEF LEGAL DESCRIPTION: PORTION OF SECTION 00-0S-00; ESCAMBIA COUNTY, FLORIDA

TERMS: CASH TO SELLER
ZONING: R-NC; RESIDENTIAL/NEIGHBORHOOD COMMERCIAL

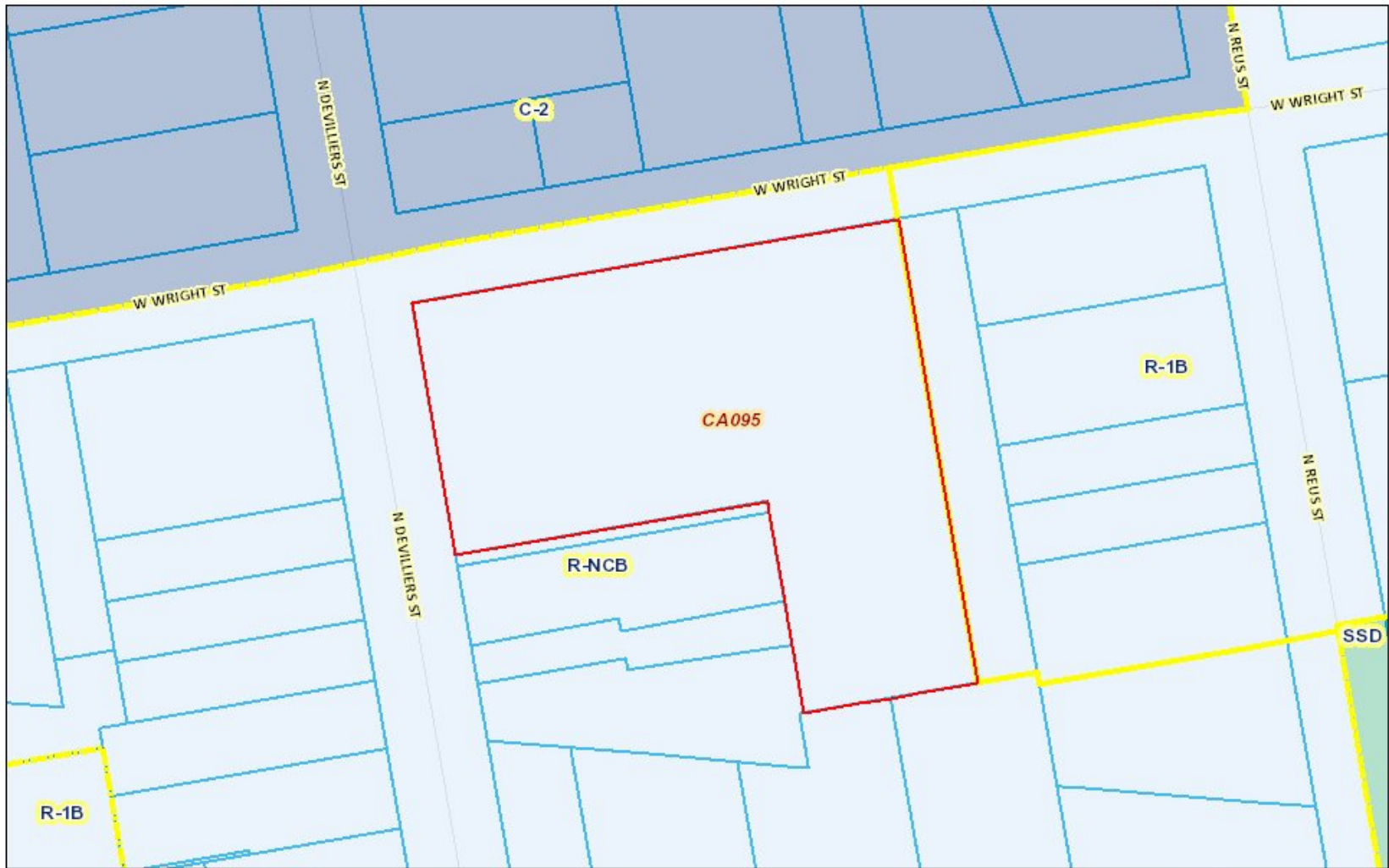
HIGHEST AND BEST USE: RESIDENTIAL

LAND SIZE: 40,511 SQ. FT. (0.93 ACRE)
FRONT FEET: 127 FT.

LAND UNIT PRICES:
PER SQUARE FOOT: \$5.21
PER ACRE: \$226,989
PER FRONT FOOT: \$1,662.20

REMARKS:

- PARCEL LOCATED AT THE SOUTHEAST CORNER OF DEVILLIERS STREET AND WRIGHT STREET.
- PROPERTY WAS LISTED FOR SALE WITH GUNTHER PROPERTIES, LLC AT A PRICE OF \$200,000 (MLS #384360). PROPERTY WAS ON THE MARKET FOR 1,464 DAYS BEFORE IT SOLD.
- COMPARABLE DATA WAS VERIFIED BY CHARLES C. SHERRILL, JR., MAI WITH FRED GUNTHER (BROKER) WITH GUNTHER PROPERTIES.
- PARCEL I.D. #: 00-0S-00-9010080-003
- JURISDICTION: CITY OF PENSACOLA, FLORIDA.



March 8, 2017

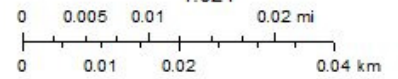
polygonLayer

Override 1

Map Grid

Boundary

1:824





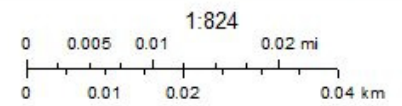
March 8, 2017

polygonLayer

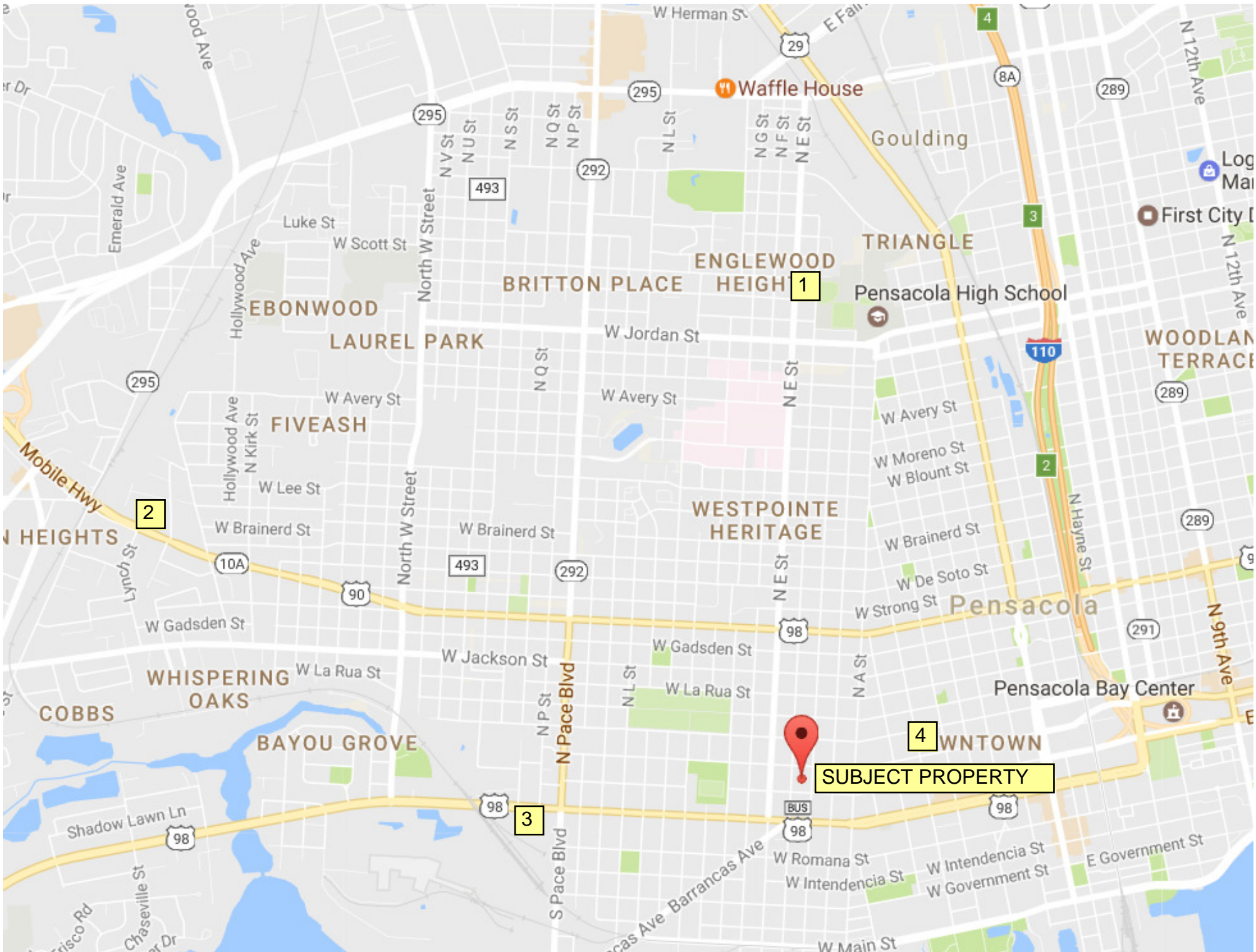
Override 1

Map Grid

- | | | | | | |
|--|-------------|--|---------------|--|--------------|
| | Boundary | | Property Line | | Blue: Band_3 |
| | Major Roads | | Red: Band_1 | | |
| | All Roads | | Green: Band_2 | | |



COMPARABLE LOCATION MAP



APPRAISER'S QUALIFICATIONS

NAME: Charles C. Sherrill, Jr., MAI
TITLE: President
OFFICE ADDRESS: Sherrill Appraisal Company
410 East Government Street
Pensacola, Florida 32502
EDUCATION: Bachelor of Arts Degree in Economics, Washington & Lee University,
Lexington, Virginia (1984)

Successfully completed the following courses sponsored by the American Institute of Real Estate Appraisers:

- Course 1A-1 Real Estate Appraisal Principles (Tufts University, 1986)
- Course 1A-2 Basic Valuation Procedures (University of North Carolina, 1986)
- Course SPP Standards of Professional Practice (Atlanta, Georgia, 1987)
- Course 1B-A Capitalization Theory and Techniques - Part A (Florida State University, 1987)
- Course 1B-B Capitalization Theory and Techniques - Part B (University of Portland, 1988)
- Course 2-1 Case Studies in Real Estate Valuation (Colorado University, 1988)
- Course 2-2 Report Writing and Valuation Analysis (University of Central Florida, 1989)

Successfully completed the following course sponsored by the Commercial Investment Real Estate Institute:

- Course 401 Introduction to Commercial Real Estate Analysis (Pensacola, Florida, 1995/1998)

CONTINUING EDUCATION:

Credited with attendance/completion of the following seminars/courses:

Appraisal Institute

- Eminent Domain and Condemnation
- Uniform Standards of Professional Appraisal Practice
- Business Practices and Ethics
- Analyzing Operating Expenses
- Appraising from Blueprints and Specifications
- Feasibility, Market Value, and Investment Timing
- Analyzing Distressed Real Estate
- Hotel/Motel Valuation
- Effective Appraisal Report Writing
- FHA Homebuyer Protection Plan and The Appraisal Process
- Standards of Professional Practice - Part C
- Standards of Professional Practice - Part A
- Fair Lending and the Appraiser
- Appraisal of Retail Properties
- Standards of Professional Practice - Part B
- Understanding Limited Appraisals and General Reporting Options - General
- Accrued Depreciation
- Depreciation Analysis
- Rates, Ratios, and Reasonableness
- Comprehensive Appraisal Workshop
- Real Estate Risk Analysis

APPRAISER'S QUALIFICATIONS

CONTINUING EDUCATION (Continued):

Credited with attendance/completion of the following seminars/courses:

State Certification

USPAP Update
Florida Appraisal Laws and Regulations
Appraisal of 2-4 Family and Multi-Family Properties
Challenging Assignments for Residential Appraiser's
Foreclosure Basics for Appraiser's
Florida Appraiser Supervisor/Trainee Rules
Neighborhood Analysis
Communicating the Appraisal
Appraisal Principles
Sales Comparison Approach
Income Capitalization Approach
Cost Approach
Real Estate, Mortgages, and Law
Elements of Disclosures and Disclaimers

EXPERIENCE:

Engaged since 1986 in valuation, consulting, and market studies of various property types, including office, retail, industrial, multi-family residential, churches, restaurants, motels, subdivision developments, commercial land, acreage, marinas, single family residential, and condominiums in numerous states. Have testified as an expert witness numerous times in the Circuit Courts of Escambia, Santa Rosa, and Okaloosa Counties. Prior to joining Sherrill Appraisal Company in 1992, employed by Landauer Associates, Inc., Atlanta, Georgia (1986-1992) as Vice President, Valuation and Technical Services Division.

PROFESSIONAL LICENSES:

State Certified General Appraiser (#RZ1665), State of Florida (1993-Present)
Licensed Real Estate Broker (#BK0436908), State of Florida (1996-Present)
Former Licensed Real Estate Salesman (#SL0436908), State of Florida (1985-1996)
Former State Certified Appraiser (#000439), State of Georgia (1991-1992)

PROFESSIONAL MEMBERSHIPS:

Member, Appraisal Institute; Awarded the MAI designation by the Appraisal Institute in 1991
Past Member, Escambia County Value Adjustment Board (2008 – 2012)
Member, NAIOP (Commercial Real Estate Development Corporation)
Member, Pensacola Association of Realtors
Member, Florida Association of Realtors
Member, National Association of Realtors
Member, Branch Banking and Trust Company Local Advisory Board of Directors
Member, Pensacola Area Chamber of Commerce

CIVIC ACTIVITIES:

Member, Rotary Club of Pensacola (Former Board Director); Paul Harris Award Recipient
Past President and Executive Committee Member, Pensacola Sports Association Board of Directors
Current Board Member, Pensacola Sports Foundation
Past Secretary/Past Treasurer, Fiesta of Five Flags Association Board of Governors
Past Board Member and Trustee, Pensacola Historical Society Foundation
Past Member and Executive Committee Member, Pensacola State College Board of Governors
Member and Past Board Director & Executive Committee Member, Pensacola YMCA
Past Board Member and Former Treasurer, Pensacola Historical Society Board of Directors
Past President, Booker T. Washington High School Baseball Booster Club Board of Directors
Graduate, Leadership Pensacola (Class of 1999)

Other civic involvements include various fund raising activities for Boy Scouts of America, Junior Achievement, March of Dimes, American Cancer Society, Leukemia Society, and the American Heart Association.

APPRAISER'S QUALIFICATIONS

LISTING OF APPRAISER CLIENTS:

Mortgage Loan Purposes

Aegon Realty Advisors Company	Liberty Bank
Bank of America	Metric Realty
BBVA Compass	Metropolitan Life Insurance Company
Beach Community Bank	National Bank of Commerce (Alabama)
Branch Banking & Trust (BB&T)	Navy Federal Credit Union
Canadian Imperial Bank of Commerce	Pen Air Federal Credit Union
Centennial Bank	Pensacola Government Credit Union
Chase Manhattan Mortgage Corp.	PNC Bank
Charter Bank	Premier Bank (Louisiana)
Coastal Bank and Trust	RBC Bank
Colonial Bank of Alabama	Regions Bank
Cumberland Bank (Kentucky)	ServisFirst Bank
Dollar Bank	Smart Bank
Equity Valuation Partners	Statewide Mortgage Company
First American Bank	SunTrust Banks, Inc.
First City Bank of Fort Walton Beach	Travellers Realty Investment Company
First Coast Community Bank	Tyndall Federal Credit Union
First National Bank of Commerce (Louisiana)	United Bank (Alabama)
First National Bank of Florida	Valuation Management Group
First Navy Bank	Vanguard Bank & Trust Company
Gulf Coast Community Bank	Whitney National Bank
GulfSouth Private Bank	Wachovia Corporation
Hancock Bank	Wells Fargo Bank

Market Value Purposes

Aetna Realty Advisors	Ford Motor Company
Bank of Boston	Florida Department of Transportation
Bank South N. A.	Gulf American SBL, Inc.
Baptist Health Care Corp.	Lakeview Center
Barnett Banks, Inc.	Lasalle Realty Advisors
Barnett Bank Trust Company N. A.	Midway Water Company
Catholic Church Diocese	PHH Relocation and Real Estate
Chicago Title Company	Pensacola Area Chamber of Commerce
Citicorp Real Estate	Pensacola Historical Society
City of Fort Walton Beach	Pensacola State College
City of Milton	Pensacola Preservation Board (State of Florida)
City of Pensacola	Port of Pensacola
Dusco Property Management	Presbytery of Florida
Episcopal Church Diocese	Recoll Management Corporation Insurance Co.
Escambia County, Florida	Sacred Heart Hospital
Escambia County Employees' Credit Union	Saltmarsh, Cleaveland & Gund
Escambia County Utilities Authority	Southern Company
Fairfield Communities, Inc.	SouthTrust Bank of Alabama, N.A.
Federal Aviation Administration	Various Estates, Attorney's, Accountants, Insurance
Federal Deposit Insurance Corporation	Companies, Churches, & Property Owners
First Alabama Bank	Waterfront Rescue Mission
First National Bank of Georgia	Wachovia Settlement Services, LLC
Fisher Brown Insurance Company (Cost Analysis)	WSRE Television