4. Topic: Why are we making an offer above the appraised value?

Why is the City offering $6.2 million to purchase this property, which is $200,000 more than its own appraisal?

The City hired The Urban Group to appraise these nine parcels about two months before your August 5 vote to authorize due diligence. The appraiser inspected them on June 4 and June 24. The report, dated July 16, values them at six million dollars.

On June 10, six days after the appraiser's first visit, the City offered the State $6.2 million. The Commission's first written notice of these talks came three days later, on June 13. It did not mention a price.

On July 17, the City Manager wrote: "DJ got an appraisal on the lots at $6M. As such please reduce our offer to that amount." The offer dropped to $6 million. On July 29, it went back up to $6.2 million. That same revision deleted the City's promise to hold a year of CareerSource's rent in escrow to help it move.

On August 5 you were told the extra $200,000 was to help CareerSource relocate, recovered through rent. But the escrow that would have paid for that relocation — CareerSource's first twelve months' rent, held for moving costs — had been deleted from the term sheet on July 29, a week earlier. What is the $200,000 for now?

By August 5, the written appraisal had been in the City's hands for almost three weeks. You were told only that a "preliminary appraisal" showed "approximately 5 to $6 million."

The State asked $7.385 million for just three of these buildings. Public records request PRR-2026-368 was submitted to the Florida Department of Commerce on August 19 for all purchase offers for this property made since Jan 2024. The State has received payment for this request, but has not yet fulfilled it. If the State previously had higher offers, why did it accept Oakland Park’s?

Why is Oakland Park offering more than its own appraisal? What exactly does the extra $200,000 buy? And why wasn't the Commission given the appraised value before it voted to approve due diligence spending?

From: Kimberly Longo <KLongo@gorencherof.com>
Sent: Friday, July 17, 2026 9:24 AM
To: David Hebert; Renee C. Miller
Cc: Donald J. Doody
Subject: FW: SEC NW 27th Avenue and Oakland Park 9- Parcel Appraisal Report
Attachments: SEC NW 27th Avenue and Oakland Park 9- Parcel Appraisal Report.pdf

You don't often get email from klongo@gorencherof.com. Learn why this is important

Good morning,

Per DJ's request, I am forwarding to you the attached Parcel Appraisal Report.

Have a good day!

Kind Regards,
Kim

Kimberly Longo
Paralegal

GOREN CHEROF DOODY & EZROL P.A.
ATTORNEYS AT LAW

3099 East Commercial Boulevard, Suite 200
Fort Lauderdale, Florida 33308
Telephone: (954) 771-4500 x 5018 | (561) 276-9400 x 5018 | Fax: (954) 771-4923
Email: KLongo@gorencherof.com

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From: John Zink <jzink@theurbangroup.com>
Sent: Thursday, July 16, 2026 2:25 PM
To: Kimberly Longo <KLongo@gorencherof.com>
Cc: Robert Miller <RMiller@theurbangroup.com>; John Zink <jzink@theurbangroup.com>
Subject: SEC NW 27th Avenue and Oakland Park 9- Parcel Appraisal Report

Good afternoon, Ms. Longo,

Please find attached the SEC NW 27th Avenue and Oakland Park 9- Parcel Appraisal Report, and the 26061 invoice.

If you have any questions, please feel free to contact us.

Thank you and have a great day,

John F. Zink

John F. Zink
Real Estate Project Manager
The Urban Group, Inc.
101 SE 19th Street
Ft. Lauderdale, Fl. 33316
Office: 954-522-6226 ext. 126
Direct: Cell 954-908-0221
Email: jzink@theurbangroup.com

THE URBAN GROUP

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The URBAN Group
REAL ESTATE CONSULTANTS

■ REAL ESTATE ADVISORS | PROGRAM MANAGERS | APPRAISERS

APPRAISAL REPORT
OF NINE (9) PROPERTIES AS ONE PARCEL



LOCATED AT THE
SEC NW 27th AVENUE & OAKLAND PARK BOULEVARD
OAKLAND PARK, FL 33311

OWNER: STATE OF FLORIDA AGENCY FOR WORKFORCE INNOVATION

AS OF
JUNE 24, 2026

PREPARED FOR
MS. KIMBERLY LONGO
C/O THE CITY OF OAKLAND PARK
GOREN, CHEROF, DOODY & EZROL PA
3099 EAST COMMERCIAL BOULEVARD, SUITE 200
FORT LAUDERDALE, FLORIDA 33308

101 SE 19th Street, Fort Lauderdale, Florida 33316
Telephone: 954-522-6226 ♦ Fax: 954-522-6422 ♦ Website: www.theurbangroup.com

July 16, 2026

Ms. Kimberly Longo
c/o The City of Oakland Park
Goren, Cherof, Doody & Ezrol PA
3099 East Commercial Boulevard, Suite 300
Fort Lauderdale, Florida 33308

Re: Appraisal of 9 properties on the SEC of NW 27th Ave. & Oakland Park Boulevard
Folio NO'S.: 4942-29-33-0030, 4942-29-33-0021, 4942-29-33-0020, 4942-29-33-0010
4942-29-29-0031, 4942-29-29-0030, 4942-29-29-0040, 4942-29-29-0020
4942-29-29-0010
Oakland Park, FL 33311
Landowner: State of Florida Agency For Workforce Innovation

Dear Ms. Longo:

Per your request, we have reviewed the above captioned properties for the purpose of providing you with a current valuation as of June 24, 2026, on the above referenced properties as one parcel, which consists of a 215,584 square foot improved parcel with one and two-story buildings containing a total of 78,664 square feet of building area and parking lots. The site is located on the south side of W. Oakland Park Boulevard and on the east side of NW 27th Avenue with approximately 780 feet of frontage on the south side of W. Oakland Park Boulevard in the City of Oakland Park, Florida. The subject properties are currently zoned B-1, Community Business District by the City of Oakland Park. The purpose of our analysis is to form an opinion of the market value of the fee simple ownership of the property at its highest and best use. The function of this report is for the potential acquisition of the property by our client, The City of Oakland Park. Based on our review of the site and improvements, it is our opinion that the highest and best use is for future mixed-use development, and considering the condition of the buildings, this report will be based on vacant land value less demolition costs.

Market value is defined as "the most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress."

We have prepared the attached **Appraisal Report**, which contains a recapitulation of the data utilized to form an opinion of the market value as of June 24, 2026. If any additional data is required, please advise

The market value estimate is based on the property as vacant as utilized on the date of value. Based upon our inspection of the property and market data analysis, it is our opinion that the market value of the subject property, legally described herein, as of June 24, 2026, is:

SIX MILLION DOLLARS
$6,000,000

Sincerely,



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

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ADDENDUM

Oakland Park Concept Proposal
Latest Deeds
Zoning Information from Municode
Assumptions and Limiting Conditions
Certification
Photographs of the Subject Property
Qualifications of the Appraiser

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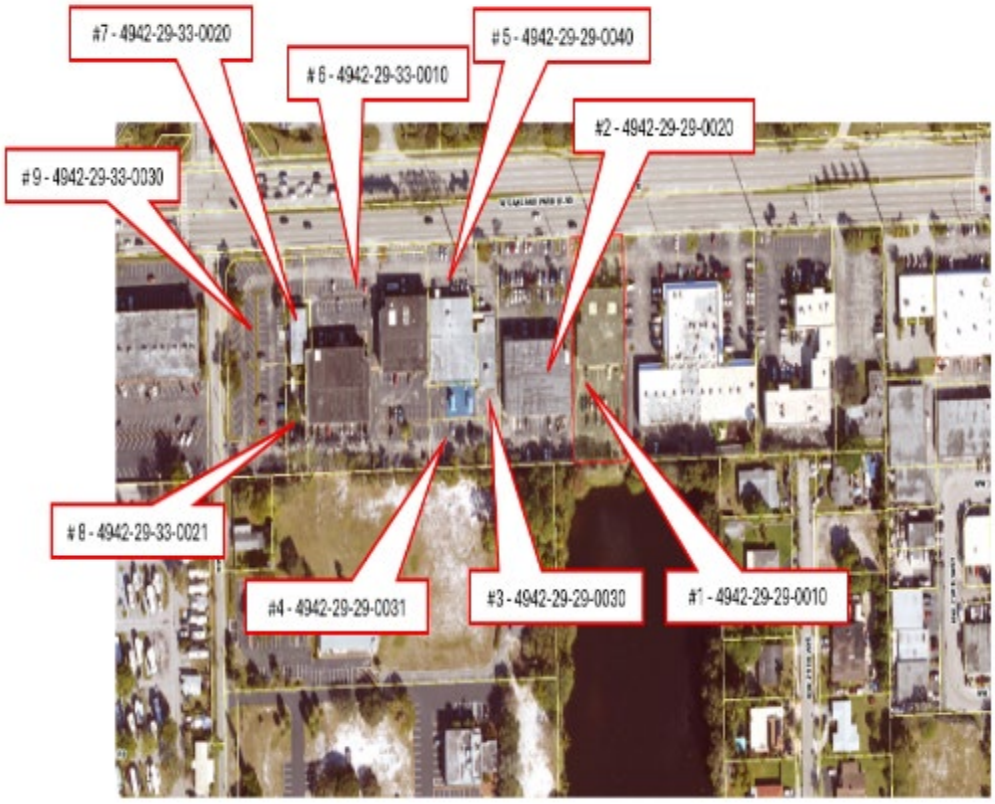
SUMMARY OF SALIENT FACTS AND CONCLUSIONS

PROPERTY LOCATION:	SEC W. Oakland Park Boulevard & NW 27th Avenue, Oakland Park, FL 33311 (2530-2680 W. Oakland Park Boulevard)
OWNER'S NAME/ADDRESS:	State of Florida Agency For Workforce Innovation 107 E, Madison Street MCS-047 Tallahassee, FL 32399
INSPECTION DATES:	June 4 and June 24, 2026
FOLIO NUMBERS:	4942-29-33-0030, 4942-29-33-0021 4942-29-33-0020, 4942-29-33-0010 4942-29-29-0031, 4942-29-29-0030 4942-29-29-0040, 4942-29-29-0020 4942-29-29-0010
ASSESSED VALUE (2025):	$15,407,190
REAL ESTATE TAXES:	Tax Exempt
SITE SIZE:	215,584 Square Feet
BUILDING SIZE:	78,664 total square feet of total building area.
ZONING/LAND USE:	B-1 – Community Business (City of Oakland Park)
PRESENT USE:	Office Use
HIGHEST AND BEST USE:	Highest and best use is for future Mixed-Use development.
IMPROVEMENTS:	The property consists of parking lots, one-story and two-story commercial/office type buildings containing a total of 78,664 square feet of building area. The buildings were built from 1972 to 1978, in poor condition and considered as tear downs.

SUMMARY OF SALIENT FACTS AND CONCLUSIONS (CONTINUED)

COST APPROACH:	N/A
INCOME APPROACH:	N/A
SALES COMPARISON APPROACH TO VALUE:	$6,000,000
RECONCILIATION:	$6,000,000
DATE OF VALUE:	June 24, 2026

AERIAL OF THE SUBJECT PROPERTY



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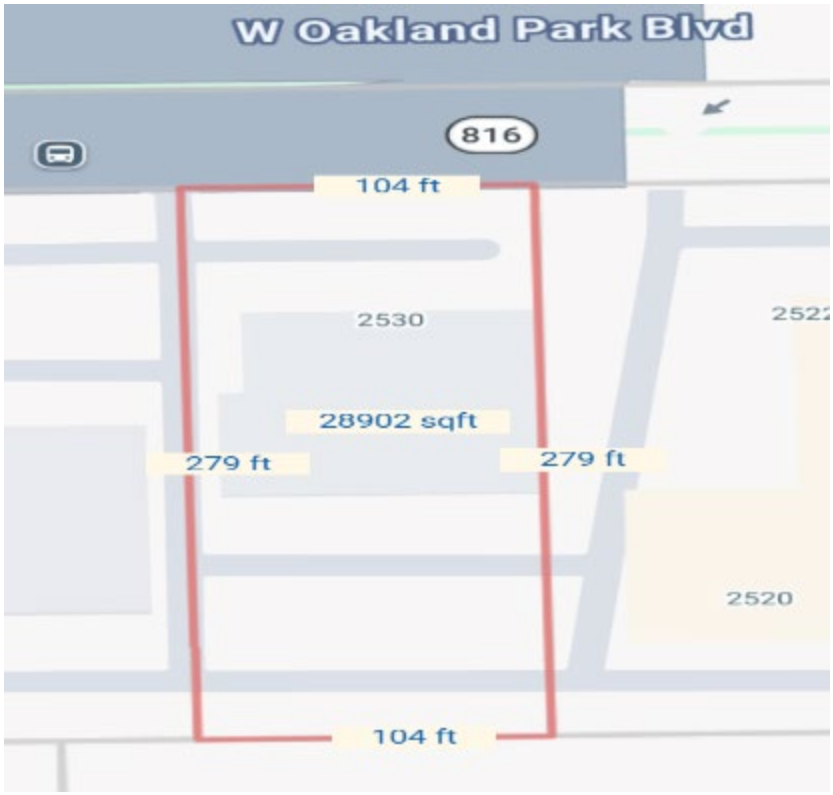
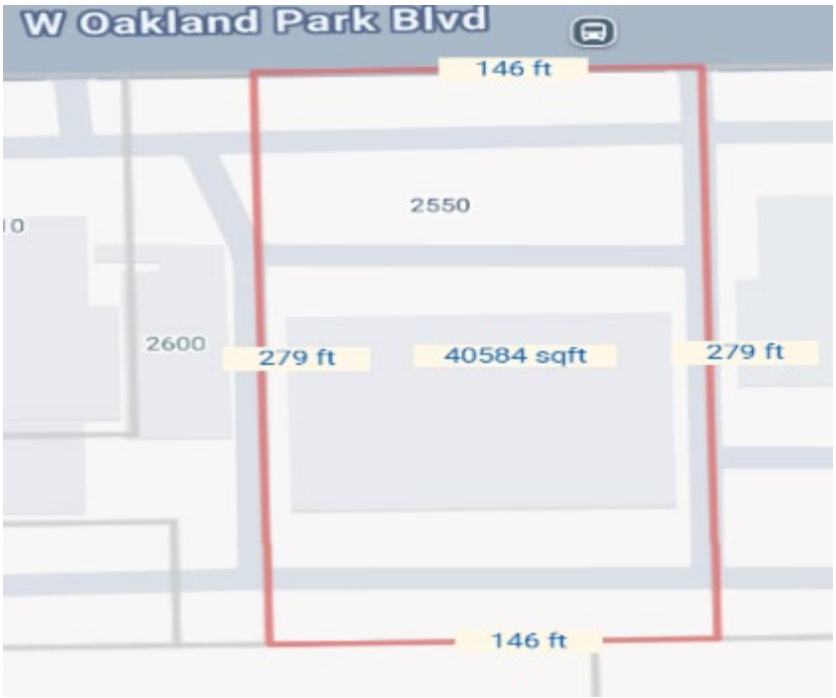
SUBJECT MLS SITE SKETCHES

4942-29-29-0010



4942-29-29-0020



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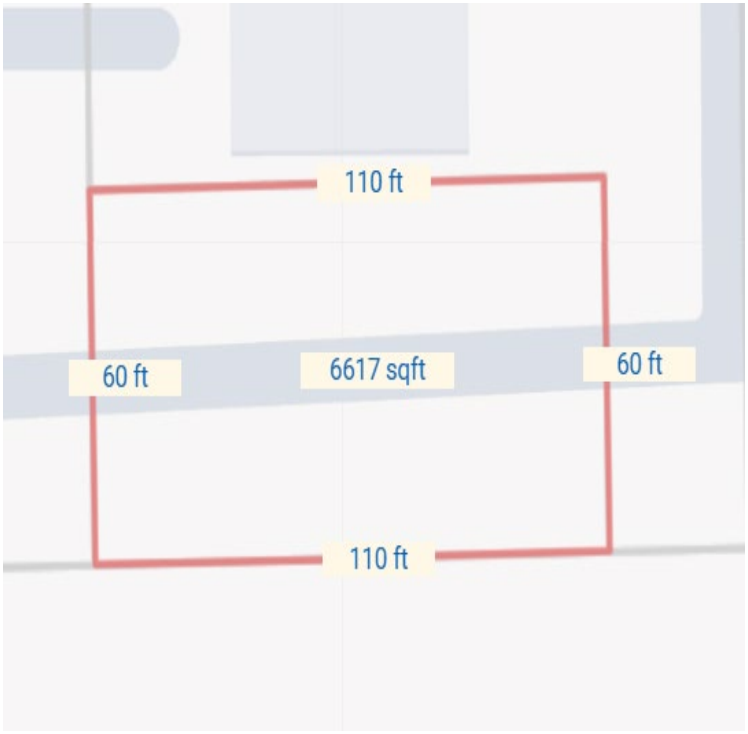
SUBJECT MLS SITE SKETCHES

4942-29-29-0030



4942-29-29-0031



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SUBJECT MLS SITE SKETCHES

4942-29-29-0040



4942-29-33-0010



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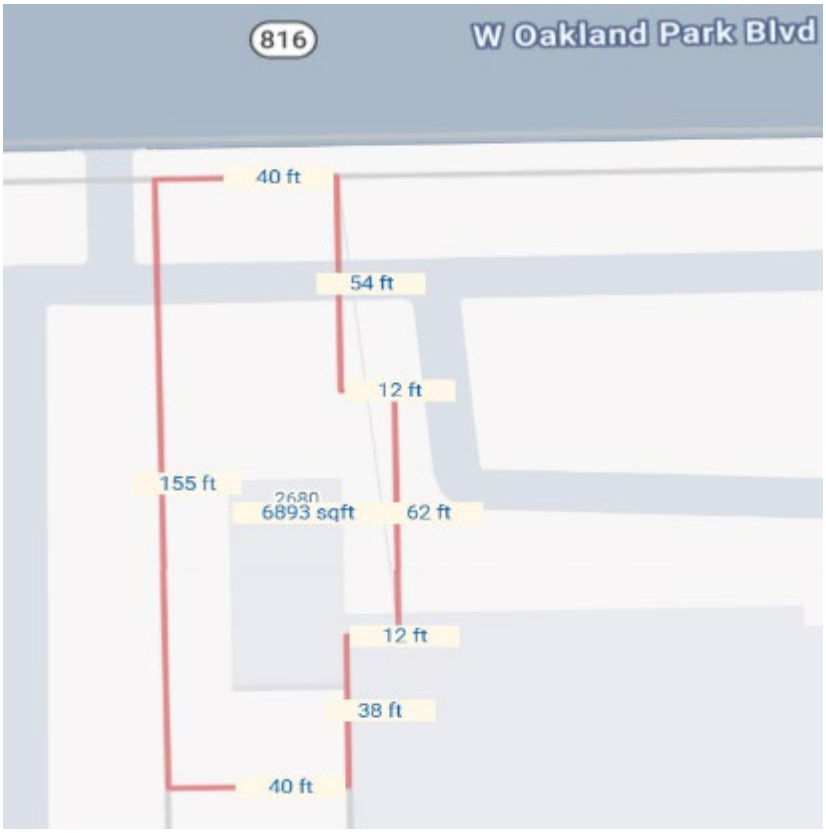
SUBJECT MLS SITE SKETCHES

4942-29-33-0020



4942-29-33-0021



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SUBJECT MLS SITE SKETCHES

4942-29-33-0030



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DEFINITION OF MARKET VALUE

Market value is defined in the Revised Edition of the Real Estate Appraisal Terminology, published by the American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers, copyright 1984, as follows:

"The most probable price in terms of money which a property will bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus."

Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

.....A. Buyer and seller are typically motivated;

.....B. Both parties are well informed or well advised, and each acting in what he considers his own best interest;

.....C. A reasonable time is allowed for exposure in the open market;

.....D. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto, and;

.....E. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

COMPETENCY PROVISION

The appraiser has completed similar type appraisals throughout the Broward County area during his 44 years as a real estate appraiser in South Florida. Further, the appraiser has completed numerous appraisals in the City of Oakland Park including numerous similar commercial properties. As a result of these experiences, the appraiser meets the competency provision of USPAP.

TYPE OF PROPERTY:

The subject site contains 215,584 square feet of land area. The property is improved with one-story and two-story CBS commercial/office buildings with a total of 78,664 square feet of building area, several paved parking lots, and landscaping and lighting.

SALES HISTORY OF THE SUBJECT PROPERTY

A review of the property records for the subject property indicated there have been no arm's-length transfers of the property in the past five years. State of Florida Agency for Workforce Innovation purchased all nine (9) parcels according to the following sales history for each parcel.

4942-29-29-0010

Sales History For This Parcel

Date	Type	Qualified/Disqualified	Price	Book/Page or CIN
05/25/1995	Multi Warranty Deed		$2,500,000	23504 / 922
11/05/1991	Multi Special Warranty Deed		$1,300,000	18910 / 129

4942-29-29-0020

Sales History For This Parcel

Date	Type	Qualified/Disqualified	Price	Book/Page or CIN
05/25/1995	Multi Warranty Deed		$2,500,000	23504 / 922
11/05/1991	Multi Special Warranty Deed		$1,300,000	18910 / 129

4942-29-29-0030

Sales History For This Parcel

Date	Type	Qualified/Disqualified	Price	Book/Page or CIN
05/25/1995	Multi Warranty Deed		$2,500,000	23504 / 922
11/05/1991	Multi Special Warranty Deed		$1,300,000	18910 / 129

4942-29-29-0031

Sales History For This Parcel

Date	Type	Qualified/Disqualified	Price	Book/Page or CIN
03/01/1992	Warranty Deed			19388 / 161

4942-29-29-0040

Sales History For This Parcel

Date	Type	Qualified/Disqualified	Price	Book/Page or CIN
05/25/1995	Multi Warranty Deed		$2,500,000	23504 / 922
11/05/1991	Multi Special Warranty Deed		$1,300,000	18910 / 129

4942-29-33-0010

Sales History For This Parcel

Date	Type	Qualified/Disqualified	Price	Book/Page or CIN
03/01/1992	Warranty Deed		$2,490,000	19194 / 489
12/01/1974	Warranty Deed		$249,000	

4942-29-33-0020

Sales History For This Parcel

Date	Type	Qualified/Disqualified	Price	Book/Page or CIN
09/11/1992	Multi Warranty Deed		$600,000	20870 / 816

4942-29-33-0021

Sales History For This Parcel

Date	Type	Qualified/Disqualified	Price	Book/Page or CIN
09/11/1992	Multi Warranty Deed		$600,000	20870 / 816

4942-29-33-0030

Sales History For This Parcel

Date	Type	Qualified/Disqualified	Price	Book/Page or CIN
09/11/1992	Multi Warranty Deed		$600,000	20870 / 816

Four of the properties were listed on LoopNet with 2626 and 2660 W Oakland having no listing price and 2680 listed for $1,690,000 and $2610 listed for $2,600,000.

PURPOSE AND FUNCTION OF APPRAISAL

The purpose of our analysis is to form an opinion of the market value of the fee simple ownership of the nine properties as one parcel (as vacant) as of the date of value of June 24, 2026. The function of this report is for the potential acquisition of the nine (9) properties, as one (1) by our client, The City of Oakland Park.

LEGAL DESCRIPTION

The legal descriptions for the nine parcels are lengthy and see the deeds included in the addendum of this report.

NOTE: We were not provided with a formal survey of the property and utilized various sources and tools to estimate the land size including information provided by the Property Appraiser's Office and the legal description from the recorded deeds, plat information, as well as information provided by our client. We reserve the right to modify our report if there are any differences relating to the land size. Any variations may subject our report to change.

SCOPE OF SERVICES

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

1. Sales and listings of similar type properties throughout the subject neighborhood and throughout Broward County over the past five years.
2. Review of public records for all pertinent sales data. Retrieved from LoopNet, Crexi, MLS, Co-Star and the Broward County Property Appraiser's Office.
3. Review and consideration of the sales history of the subject property and neighborhood.
4. Review of Broward County, the City of Oakland Park, and neighborhood trends.
5. Inspection of the neighborhood and analysis of land use patterns and trends.
6. We conducted an exterior inspection of subject property and exterior inspections of the comparable sales and listings and verification of sales and listings.

EXPOSURE/MARKETING PERIOD

Based upon review of the neighborhood and competing properties it is our opinion that the exposure period required to properly market the subject property would be between six and twelve months.

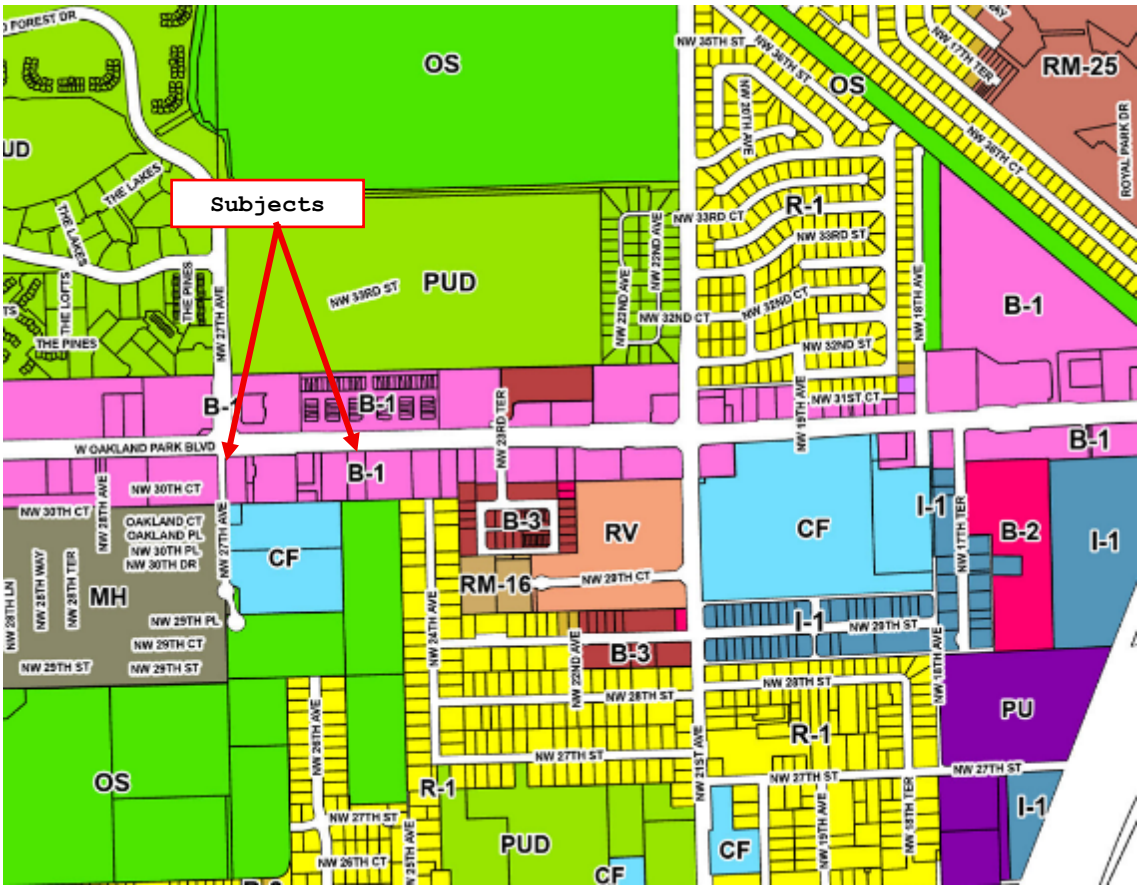
PROPERTY DESCRIPTION

PROPERTY LOCATION:	SEC W. Oakland Park Boulevard & NW 27th Avenue, Oakland Park, FL 33311
OWNER'S NAME/ADDRESS:	State of Florida Agency For Workforce Innovation 107 E, Madison Street MCS-047 Tallahassee, FL 32399
INSPECTION DATES:	June 4 and June 24, 2026
FOLIO NUMBERS:	4942-29-33-0030, 4942-29-33-0021 4942-29-33-0020, 4942-29-33-0010 4942-29-29-0031, 4942-29-29-0030 4942-29-29-0040, 4942-29-29-0020 4942-29-29-0010
ASSESSED VALUE (2025):	$15,407,190
REAL ESTATE TAXES:	Tax Exempt
SITE SIZE:	215,584 Square Feet
BUILDING SIZE:	78,664 total square feet of total building area.
ZONING/LAND USE:	B-1 – Community Business (City of Oakland Park)
PRESENT USE:	Office Use
HIGHEST AND BEST USE:	Highest and best use is for future Mixed-Use development.
IMPROVEMENTS:	The property consists of several parking lots, one-story and two-story commercial office type buildings containing a total of 78,664 square feet of building area. The buildings were built from 1972 to 1978.
FLOOD ZONE:	The property is in Flood Zone AE, according to Flood Insurance Rate Map Community Panel Number 12011C0366J dated July 31, 2024. This property is located in a designated FEMA Special Flood Hazard area. See the map on next page.

FLOOD MAP


InterFlood by a la mode
Prepared for: The Urban Group, Inc.
2690 W Oakland Park Blvd
Oakland Park, FL 33311
SUBJECT
2690 W Oakland Park Blvd
Oakland Park, FL 33311
CareerSource Broward (Central Center)
Paradise Island RV Resort
Rock Island Professional Development Center
Sunshine Holiday MHC RV and...
N Oakland Forest Dr
S Oakland Forest Dr
W 35th St
The Pines W
NW 21st Ave
NW 22nd Ave
Oakland Shores Dr
The Lofts
NW 30th Ct
NW 30th Ave
NW 29th Ave
NW 28th Way
NW 29th Pl
NW 29th Ct
NW 29th St
NW 24th Ave
NW 27th St
NW 28th St
NW 30th Way
NW 29th Terrace
NW 26th St
NW 25th St
NW 24th Ct
300 yards
Google
Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies
MAP DATA
FEMA Special Flood Hazard Area: Yes
Map Number: 12011C0366J
Zone: AE
Map Date: July 31, 2024
FIPS: 12011
MAP LEGEND
Powered by CoreLogic®
Areas inundated by 500-year flooding
Areas inundated by 100-year flooding
Velocity Hazard
Protected Areas
Floodway
Subject Area

ZONING MAP



Legend

LAYER

- DC- Downtown Core
- IN - Intown Neighborhoods
- MR- Middle River
- NET - North End Townhomes
- WF - Warehouse Flex

Federal Highway Mixed-Use Business & Entertainment Overlay Industry

- F 1 - North District
- F 2 - South District

Planned Development Districts

- MULD - Mixed Use Land Development Overlay
- NUPD - New Urban Planned District
- PCC-1 - Planned Office Center
- PCC-2 - Planned Business Center
- PCC-3 - Planned Light Industrial Center
- PUD - Planned Unit Development
- PRD - Planned Redevelopment District
- PRZD - Powerline Road Zoning District

District Zones

- RD-10 - Duplex Dwelling
- RM-5 - Multiple Family Dwelling
- R-1A - Single Family Residential
- R-1B - Single Family Residential
- R-1C - One Family Dwelling
- R-1 - Single Family Residential
- R-2 - Two Family Residential
- RM-16 - Medium Density Multi-Family Residential
- RM-25 - Medium-High Density Multi-Family Residential
- R-O - Residence Office
- BP - Business Parking
- CP - Commercial Parking
- NB - Neighborhood Business
- B-1 - Community Business
- B-2 - General Business
- B-3 - Commercial - Industrial
- I-1 - Light Industrial
- MH - Mobile Home Park
- RV - Recreational Vehicle
- CF - Community Facilities
- OS - Open Space/Recreation
- CON - Conservation
- PU - Public Utility
- TR - Transportation
- TD - Town Home District

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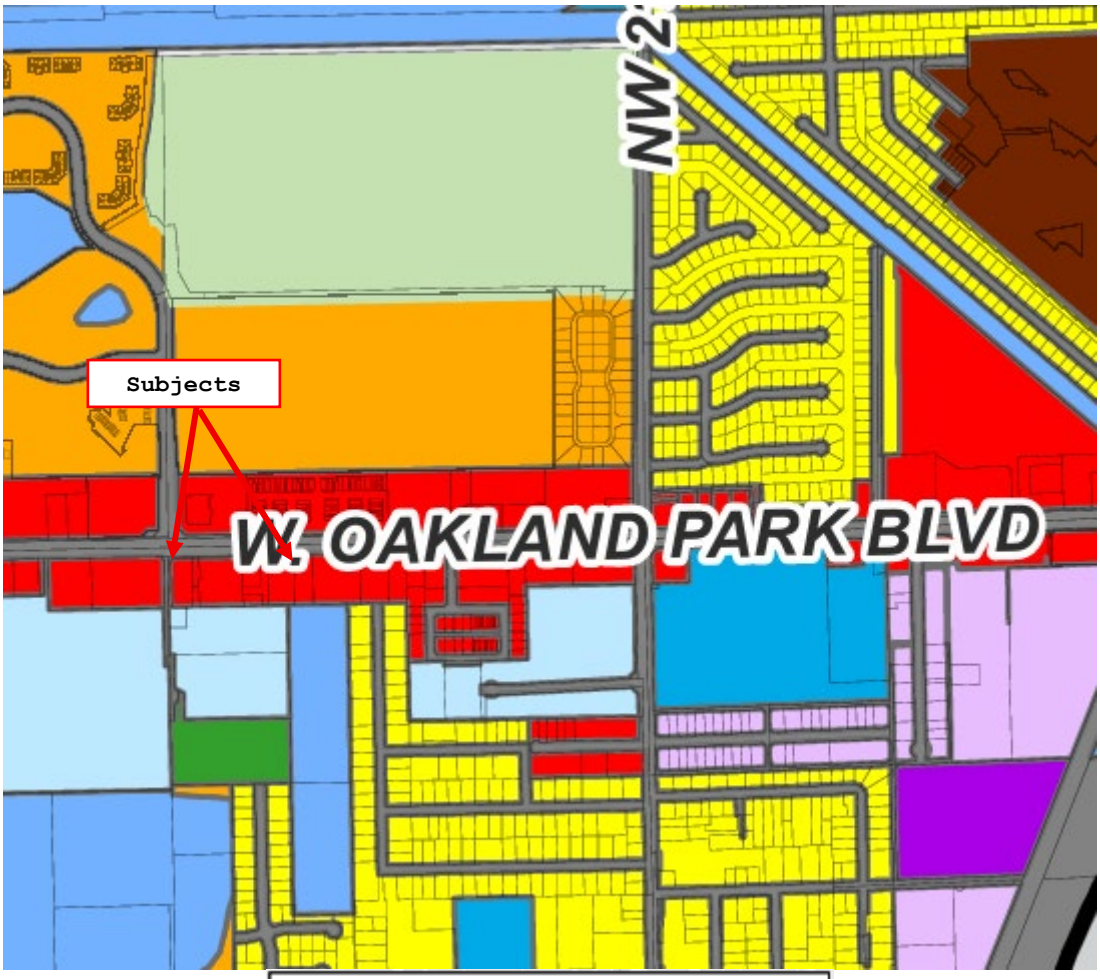
FUTURE LAND USE MAP



Legend

- Commercial (C)
- Community Facility (CF)
- Conservation (Con)
- Industrial
- Irregular Density (DU/Ac)
- Activity Center
- Low Density Residential (L5) (up to 5 DU/Ac)
- Low Medium Density Residential (LM) (up to 10 DU/Ac)
- Medium Density Residential (M) (up to 16 DU/Ac)
- Medium High Density Residential (MH) (up to 25 DU/Ac)
- Parks/Recreation (P/R)
- Transportation (T)
- Utility (U)
- Water (W)
- Oakland Park City Boundary

The URBAN Group
REAL ESTATE CONSULTANTS

IMPROVEMENTS

The property consists of parking lots, one-story and two-story commercial office buildings (CBS construction) containing a total of 78,664 square feet of building area and built from 1972 to 1978. The buildings all have parking and access in the front and rear with frontage and access on the south side of W. Oakland Park Boulevard and limited frontage and access on the east side on NW 27th Avenue. There are 3 parcels that are only improved with parking lots. Based on the condition of the improvements and the land values in the area, it is our opinion that these improvements on a whole have reached the end of their economic life and an estimated cost of demolition will be considered in our final analysis.

REAL ESTATE TAXES

The subject is assessed under the following folio numbers by the Broward County Property Appraiser's Office. Total assessment value for the nine (9) parcels for 2025 was $15,407,190. Real Estate Taxes (2025) – These properties are owned by the State of Florida Agency For Workforce Innovation and classified as tax exempt.

4942-29-29-0010

Property Assessment

Year	Land	Building / Improvement	Just/Market Value	Assessed / SOH Value
2026	$867,090	$1,091,420	$1,958,510	$1,958,510
2025	$433,550	$1,359,350	$1,792,900	$1,792,900
2024	$433,550	$1,215,080	$1,648,630	$1,648,630

4942-29-29-0020

Property Assessment

Year	Land	Building / Improvement	Just/Market Value	Assessed / SOH Value
2026	$1,217,580	$2,340,400	$3,557,980	$3,557,980
2025	$608,790	$2,952,790	$3,561,580	$3,561,580
2024	$608,790	$2,688,350	$3,297,140	$3,297,140

4942-29-29-0030

Property Assessment

Year	Land	Building / Improvement	Just/Market Value	Assessed / SOH Value
2026	$454,440	$281,070	$735,510	$735,510
2025	$227,220	$525,680	$752,900	$752,900
2024	$227,220	$469,810	$697,030	$697,030

4942-29-29-0031

Property Assessment

Year	Land	Building / Improvement	Just/Market Value	Assessed / SOH Value
2026	$99,270	$10,820	$110,090	$93,170
2025	$99,270	$10,820	$110,090	$84,700
2024	$66,180	$10,820	$77,000	$77,000

4942-29-29-0040

Property Assessment

Year	Land	Building / Improvement	Just/Market Value	Assessed / SOH Value
2026	$514,950	$1,180,630	$1,695,580	$1,679,800
2025	$171,650	$1,360,970	$1,532,620	$1,527,380
2024	$171,650	$1,216,700	$1,388,350	$1,388,350

4942-29-33-0010

Property Assessment

Year	Land	Building / Improvement	Just/Market Value	Assessed / SOH Value
2026	$1,941,540	$4,260,080	$6,201,620	$6,201,620
2025	$1,294,360	$4,911,000	$6,205,360	$6,205,360
2024	$1,294,360	$4,911,000	$6,205,360	$6,205,360

4942-29-33-0020

Property Assessment

Year	Land	Building / Improvement	Just/Market Value	Assessed / SOH Value
2026	$206,790	$501,360	$708,150	$681,150
2025	$137,860	$518,650	$656,510	$619,230
2024	$137,860	$462,780	$600,650	$562,940

4942-29-33-0021

Property Assessment

Year	Land	Building / Improvement	Just/Market Value	Assessed / SOH Value
2026	$91,200	$7,770	$98,970	$64,570
2025	$68,400	$7,770	$76,170	$58,700
2024	$45,600	$7,770	$53,370	$53,370

4942-29-33-0030

Property Assessment

Year	Land	Building / Improvement	Just/Market Value	Assessed / SOH Value
2026	$619,860	$49,410	$669,270	$434,790
2025	$464,900	$49,410	$514,310	$395,270
2024	$309,930	$49,410	$359,340	$359,340

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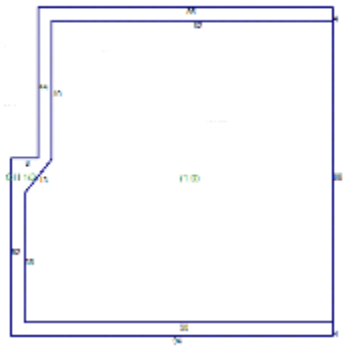
BUILDING SKETCHES
(Sketches from Broward County Appraisal Website)

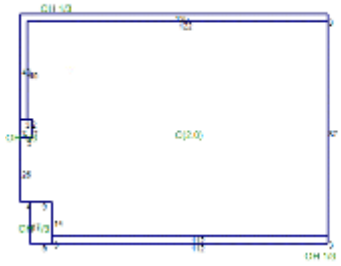
4942-29-29-0010

Code	Description	Long Description
(1.0)	One Story	One Story
OH 1/3	Overhang 1/3	Overhang 1/3



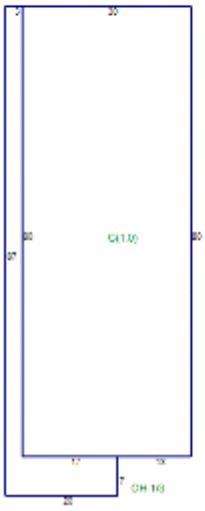
4942-29-29-0020

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



4942-29-29-0030

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



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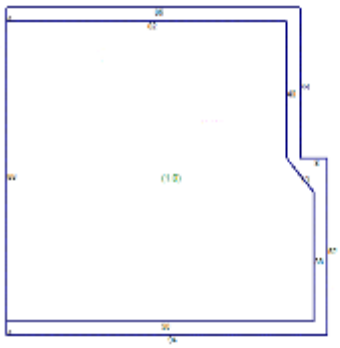
BUILDING SKETCHES
(Sketches from Broward County Appraisal Website)

4942-29-29-0040

Code	Description	Long Description
(1.0)	One Story	One Story
OH 1/3	Overhang 1/3	Overhang 1/3



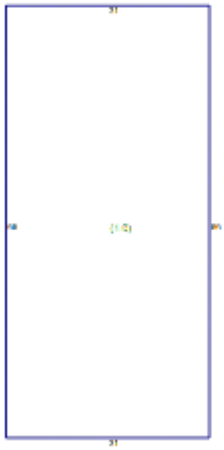
4942-29-33-0010

Code	Description	Long Description
[illegible]	[illegible]	Two Floors
P 1/3	Porch	Porch



4942-29-33-0020

Code	Description	Long Description
(1.0)	One Story	One Story



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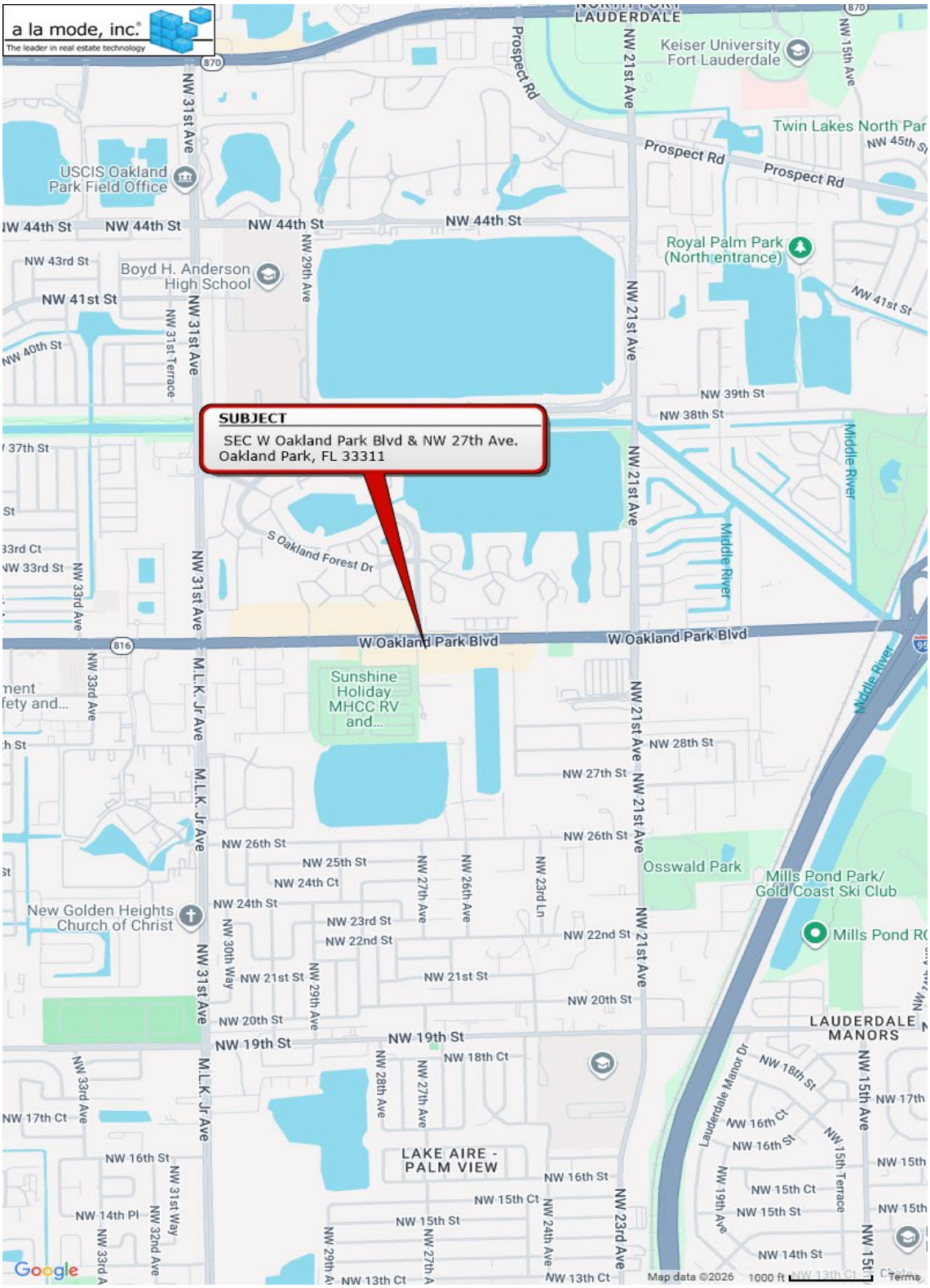
AREA MAP


a la mode, inc.
The leader in real estate technology
SUBJECT
SEC W Oakland Park Blvd & NW 27th Ave.
Oakland Park, FL 33311
W Oakland Park Blvd
NW 31st Ave
NW 21st Ave
NW 44th St
NW 41st St
NW 39th St
NW 38th St
NW 28th St
NW 27th St
NW 26th St
NW 25th St
NW 24th Ct
NW 24th St
NW 23rd St
NW 22nd St
NW 21st St
NW 20th St
NW 19th St
NW 18th Ct
NW 17th Ct
NW 16th St
NW 15th Ct
NW 15th St
NW 14th St
NW 14th Pl
NW 13th Ct
Prospect Rd
Keiser University Fort Lauderdale
Twin Lakes North Par
Royal Palm Park (North entrance)
USCIS Oakland Park Field Office
Boyd H. Anderson High School
S Oakland Forest Dr
Middle River
Sunshine Holiday MHCC RV and...
Osswald Park
Mills Pond Park/ Gold Coast Ski Club
New Golden Heights Church of Christ
LAKE AIRE - PALM VIEW
LAUDERDALE MANORS
Google
Map data ©2026
1000 ft
Terms

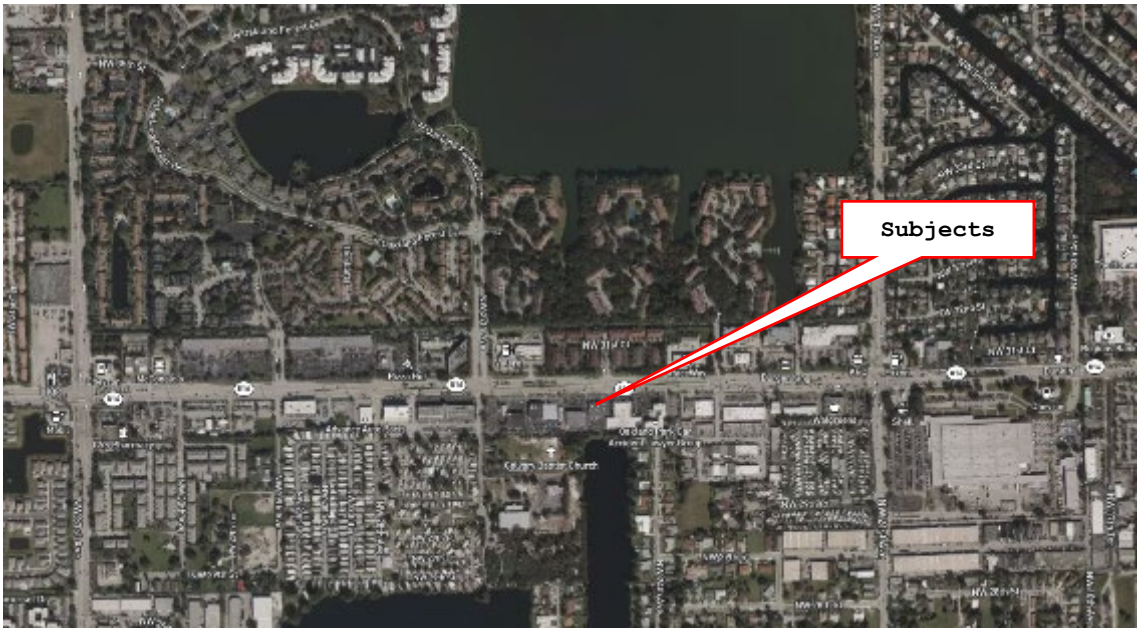
AREA AND NEIGHBORHOOD DESCRIPTION

The City of Oakland Park is located in central Broward County. It is part of the South Florida metropolitan area which consists of the greater Miami/Fort Lauderdale/West Palm Beach areas. The city of Oakland Park has a population of 44,229, per the 2020 United States Census. It has an overall land area of 8.1 square miles. It is bordered by the City of Fort Lauderdale to the north, west and east and the City of Wilton Manors to the south.

The City of Oakland Park has seen a surge in business growth. The Oakland Park Community Redevelopment Agency (OPCRA) has helped turn Oakland Park into an up-and-coming area for commercial real estate, mixed-use development and public improvement. Several new mixed-use buildings have recently been completed or are in the process of being completed.

Overall, the surge in demand for housing in Broward County, the surge in business growth, and the continued redevelopment of the area have all made The City of Oakland Park a desired municipality to live and work in the greater South Florida area.

NEIGHBORHOOD MAP



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HIGHEST AND BEST USE - VACANT

The estimate of the highest and best use of the land as legally permitted, if vacant, requires extensive market analysis, especially in terms of the indicated market conditions of supply and demand. The value of the land is based upon the level of utility that is in demand and that will produce amenities or net income to the user. Therefore, the use which creates the greatest land value, and which is considered compatible in terms of the restrictions imposed by the physical, legal, economic, and financial factors is inherent in this analysis. The following analysis is intended to demonstrate and support our estimate of the highest and best use of the subject site.

Physically Possible

The subject parcel consists of nine (9) properties that contain a total of 215,584 square feet of land area. The subject property is of sufficient size to develop with a variety of developments from residential, commercial, retail or government uses. Based on these observations, the physical characteristics would be suitable and would accommodate a variety of uses.

Legally Permissible

The subject is currently zoned B-1, Community Business District in the City of Oakland Park and the future land use is C - Commercial. The zoning district allows for a variety of uses and permitted uses include residential density zoning density of 25 dwelling units per acre. Therefore, considering the physical possibilities for the subject and the zoning district which allows some mixed-use development which is legally permitted under the subject's zoning and land use is considered most applicable.

Financially Feasible

The success of most developments is based on the financial feasibility of the potential use. Financial Feasibility considers what uses, if any, are the most probable and profitable uses of the land. The financially feasible uses of the parcel would include any of the legally permitted uses allowed under the B-1 zoning designation or the future land use designation.

Maximally Productive

The most maximally productive use of the site should produce the highest price or return required by the market for that use. After determining those uses, which are physically possible, legally permissible, and financially feasible, it is our opinion that the maximally productive use of the land is for future development of the site with a mixed-use project under the guidelines of the B-1, Community Business District in the City of Oakland Park.

HIGHEST AND BEST USE-(CONTINUED)

Conclusion-Vacant Land

Based on the location, size, zoning/land use and surrounding uses, it is our opinion that the subject parcel would have a highest and best use for mixed-use development allowed under the B-1 zoning designation.

Highest and Best Use-Improved

The subject properties are improved with a one-story and two-story CBS retail/commercial buildings in poor condition with several parking lots. Based on the review of sales data for both vacant land and improved properties, the land value exceeds the value of the improvements. Therefore, the value of the improvements is minimal, and a cost of demolition was considered in our analysis. Therefore, the highest and best use as improved is not applicable in this assignment.

APPRAISAL PROCESS

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

The Appraisal Process is 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. Based on the age of the improvements, the use of the Cost Approach was not considered to be utilized by active purchasers of this type of property at this location. In this instance, the subject is improved with one-story and two-story commercial/retail CBS buildings in poor condition and considered as tear- downs and ready for redevelopment. As part of the highest and best use analysis, we researched improved and vacant comparable land sales and concluded that the highest and best use would be for future mixed-use development as land only. Therefore, this is an appraisal of the land only and the Cost and Income Approaches were not utilized in this assignment.

The Market Approach to Value will be considered as the most applicable method of valuation for the subject property. The market approach to value will be utilized to determine the market value of the subject property land and there was sufficient data to rely on this one approach to value. After determining the market value, we considered the cost of demolition to arrive at the current market value. On the following pages, we will submit the comparable sales considered in our analysis followed by a sales table, map, analysis, and value conclusion.

SALES COMPARISON APPROACH

The market value of the subject property land is estimated by the Sales Comparison Approach. This approach is often referred to as the Direct Comparison Approach because the comparison procedure is its basic technique.

The Sales Comparison Approach requires careful selection of sale properties to ensure that they are relatively similar to the subject. No two properties are exactly alike. Therefore, a comparison between the subject and the sales must be considered when formulating an indication of value for the subject. The market value conclusion is based on the highest and best use of the property, which is for mixed use development. The normal items of comparison are discussed following the presentation of the sales data. In this appraisal, we have considered a unit sale price per square foot of land area.

The following sales are deemed physically and economically comparable to the subject. An analysis sheet for each sale begins on the following pages:

COMPARABLE SALE NUMBER 1



RECORDED:	Broward County CIN: 120646023
GRANTOR:	Plantation Crossroads I LLC. and Plantation Crossroads II, LLC
GRANTEE:	Plantation MF Quattro, LLC.
DATE OF SALE:	January 9, 2026
SITE SIZE:	212,645 SF
TOPOGRAPHY/ELEVATION:	At the time of sale, the site was level and at street grade, with parking lot and landscaping.
CONSIDERATION:	$8,250,000
UNIT SALE PRICE PER SF:	$38.80 per square foot of land area
TYPE OF INSTRUMENT:	Special Warranty Deed

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COMPARABLE SALE NUMBER 1 (CONTINUED)

FOLIO NO:	5041-09-27-0033
LOCATION:	NWQ SW 80th Terrace & Peters Road. Using 8201 Peters Road Plantation, FL. 33324.
LEGAL DESCRIPTION:	A Portion of Parcels 2 and 3, Jacaranda Parcel 817, according to the map or plat thereof as recorded in Plat Book 143, Page 1, Public Records of Broward County, Florida. See attached deed in addendum for complete legal description.
ZONING:	OP-P – Office Park Plantation
PRESENT USE:	Vacant Land
HIGHEST AND BEST USE:	Mixed use development
CONDITION OF SALE:	Arm's-length transaction
FINANCING:	Cash to Seller
ENCUMBRANCES:	Restrictions, covenants, limitations, zoning, regulations imposed by government authority, and easement of record.
UTILITIES:	All utilities are available to the site
REMARKS/COMMENTS:	This is a parcel with frontage and access on the north side of Peters Road, between University Drive to the east and Pine Island to the west.

COMPARABLE SALE NUMBER 1 PHOTOGRAPH TAKEN BY ROBERT MILLER



Instr# 120646023 , Page 1 of 8, Recorded 01/15/2026 at 04:37 PM
Broward County Commission
Deed Doc Stamps: $57750.00

This instrument prepared by
and when recorded return to:

George A. Pincus, Esq.
STEARNS WEAVER MILLER WEISSLER
ALHADEFF & SITTERSON, P.A.
200 East Las Olas Boulevard, Penthouse A
Fort Lauderdale, FL 33301

Folio Number: 5041-09-27-0020, 5041-0927-0032, and 5041-09-27-0030

SPECIAL WARRANTY DEED

This Special Warranty Deed is executed as of January 9, 2026 by PLANTATION CROSSROADS I LLC and PLANTATION CROSSROADS II LLC, each a Delaware limited liability company (collectively, "Grantor") whose address is c/o C-III Capital Partners LLC, 6031 Connection Drive, Suite 200, Irving, TX 75039, and is delivered to PLANTATION MF QUATTRO, LLC, a Florida limited liability company ("Grantee"), whose address is 201 E. Las Olas Blvd., Suite 1200, Ft. Lauderdale, Florida 33301.

Grantor, for and in consideration of the sum of TEN & NO/100 DOLLARS ($10.00) and other good and valuable consideration, paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, grants, bargains, sells, and conveys to Grantee and Grantee's successors and assigns forever, that certain parcel of land, situate, lying and being in Broward County, Florida, described in Exhibit "A" attached hereto and made a part hereof (the "Property");

Together with all rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto.

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

The conveyance of the property is made subject to all of the Permitted Exceptions described in Exhibit "B" attached hereto and made a part hereof but this conveyance shall not serve to reimpose same.

Grantor covenants with Grantee that at the time of delivery of this Special Warranty Deed, except for the Permitted Exceptions, the Property is free of any encumbrance made by Grantor, and Grantor specially warrants the title to the Property, and will defend it against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

[EXECUTION PAGE TO FOLLOW]

The URBAN Group
REAL ESTATE CONSULTANTS

Executed this 9th day of January, 2026, effective as of the day and year first written above.

Signed, sealed and delivered
in the presence of:

PLANTATION CROSSROADS I LLC,
PLANTATION CROSSROADS II LLC

By: Katherine D Furman
Name: Katherine D. Furman
Title: Vice President and
Authorized Signatory

Julia M. Talasko
Signature of Witness 1

Print Name of Witness 1: Julia M. Talasko
Address of Witness 1: 717 Fifth Ave. 18th Floor, New York NY 10022

Signature of Witness 2

Print Name of Witness 2: Allison Plourde
Address of Witness 2: 717 Fifth Avenue, 18th Floor
New York, NY 10022

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STATE OF New York)
) ss:
COUNTY OF New York)

The foregoing instrument was acknowledged before me by means of (check one) ✓ physical presence or ___ online notarization, this 7th day of January, 2026, by Katherine D. Furman, authorized signatory of PLANTATION CROSSROADS I LLC and PLANTATION CROSSROADS II LLC, each, a Delaware limited liability company. He/she is (check one) ✓ personally known to me or ___ has produced _____ as identification.

Tess C. Keating
Notary Public Signature

Print Name Tess C. Keating

(SEAL)

My Commission Expires: 10/22/2029

TESS C KEATING
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KE0043109
Qualified in New York County
Commission Expires October 22, 2029

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Exhibit "A"

The Land referred to herein below is situated in the County of BROWARD, State of Florida, and is described as follows:

PARCEL I:

A portion of Parcels 2 and 3, JACARANDA PARCEL 817, according to the Plat thereof as recorded in Plat Book 143, at Page 1, of the Public Records of Broward County, Florida, described as follows:

BEGIN at the Southeast corner of said Parcel 3, said point being on a curve, concave to the Northeast, radial bearing to said point of S18°56'39"W, said curve having a radius of 2811.79 feet, and a central angle of 06°42'24"; thence Westerly along the South line of said Parcel 3 an arc distance of 329.13 feet; thence N29°08'56"E, 337.25 feet; thence S60°51'04"E, 561.28 feet; thence N88°52'52"E, 116.34 feet; thence S01°07'10"E, 164.10 feet; thence S09°24'23"W, 100.00 feet to the South line of said Parcel 2, also being a point of a curve, being concave to the North, radial bearing to said point of S09°24'23"W, said curve having a radius of 2811.79 and a central angle of 09°32'16"; thence Westerly along said South line an arc distance of 468.07 feet to the POINT OF BEGINNING.

Said lands situate in the City of Plantation, Broward County, Florida.

PARCEL II:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL I INCLUDING, WITHOUT LIMITATION, OVER AND ACROSS THE ROADWAYS, PARKING AREAS, SIDEWALKS AND ENTRANCES CONSTRUCTED ON THAT CERTAIN LAND (DESCRIBED THEREIN) FOR VEHICULAR AND PEDESTRIAN TRAFFIC ACROSS SUCH ROADWAYS, PARKING AREAS, SIDEWALKS AND ENTRANCES PURSUANT TO THAT CERTAIN DECLARATION OF COVENANT FOR ACCESS AND PARKING DATED NOVEMBER 20, 1997 ANO FILED NOVEMBER 25, 1997 IN OFFICIAL RECORDS BOOK 27323, PAGE 817, AS MODIFIED BY FIRST MODIFICATION TO DECLARATION OF COVENANT FOR ACCESS AND PARKING DATED DECEMBER 22, 1997 AND FILED DECEMBER 26, 1997 IN OFFICIAL RECORDS BOOK 27461, PAGE 726, AND AS MODIFIED BY SECOND MODIFICATION TO DECLARATION OF COVENANT FOR ACCESS AND PARKING FILED APRIL 20, 1998 IN OFFICIAL RECORDS BOOK 28075, PAGE 920, AND AS MODIFIED BY THIRD MODIFICATION TO DECLARATION OF COVENANT FOR ACCESS AND PARKING DATED FEBRUARY 2, 1999 AND FILED FEBRUARY 5, 1999 IN OFFICIAL RECORDS BOOK 29211, PAGE 637.

PARCEL III:

PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL I INCLUDING, WITHOUT LIMITATION, FOR PEDESTRIAN AND VEHICULAR INGRESS

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AND EGRESS, UNDERGROUND DRAINAGE AND UNDERGROUND WATER AND SEWER UTILITY LINES, PURSUANT TO THAT CERTAIN INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENT, FILED FEBRUARY 24, 1995 IN OFFICIAL RECORDS BOOK 23173, AT PAGE 864; AS MODIFIED BY FIRST MODIFICATION OF INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENT FILED NOVEMBER 13, 1997 IN OFFICIAL RECORDS BOOK 27267, AT PAGE 754.

PARCEL IV:

PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL I, INCLUDING, WITHOUT LIMITATION, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND UNDERGROUND DRAINAGE, PURSUANT TO THAT CERTAIN INGRESS/EGRESS AND DRAINAGE EASEMENT DATED JUNE 12, 1997 AND FILED JUNE 23, 1997 UNDER CLERK'S FILE NO. 97-326658 IN OFFICIAL RECORDS BOOK 26614, AT PAGE 81.

PARCEL V:

ACCESS AND PARKING EASEMENT CREATED IN THAT CERTAIN SPECIAL WARRANTY DEED TO LAQUINTA DEVELOPMENT PARTNERS, L.P. FILED IN OFFICIAL RECORDS BOOK 26579, AT PAGE 911.

PARCEL VI:

EASEMENT RIGHTS APPURTENANT TO OR OTHERWISE BENEFITING PARCEL I, INCLUDING CERTAIN UTILITY EASEMENTS, AN EASEMENT FOR USE AND ENJOYMENT OF THE COMMON AREAS, AND AN IRRIGATION AND DRAINAGE EASEMENT, AS SET-FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF SOUTHPOINTE, DATED OCTOBER 12, 1990, BY BRAEWOOD DEVELOPMENT CORP., A TEXAS CORPORATION, RECORDED OCTOBER 19, 1990 IN BOOK 17851, PAGE 706; AS AMENDED BY AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS OF SOUTHPOINTE RECORDED IN BOOK 51240, PAGE 1160.

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Exhibit "B"

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable

2. Plat of Jacaranda Parcel 817 recorded in Plat Book 143, Page 1, as affected by as affected by Agreement for Amendment of Notation on Plat recorded in Official Records Book 25913, Page 2; as further affected by Agreement for Amendment of Notation on Plat recorded in Official Records Book 28867, Page 764; as further affected by Agreement for Amendment of Notation on Plat recorded in Instrument No. 113468343

3. Restriction as use affecting that certain property described in Exhibit "C" to that certain Agreement recorded in Book 4810, Page 746.

4. Declaration of Covenants, Conditions, Restrictions and Easements of Southpointe, dated October 12, 1990, by Braewood Development Corp., a Texas corporation, which contains provisions for a private charge or assessments, recorded October 19, 1990 in Book 17851, Page 706; as amended by Amendment to Declaration of Covenants and Restrictions of Southpointe recorded in Book 51240, Page 1160, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c)

5. Perpetual, Unrestricted Utility Easement and Easement for Governmental Services for Southpointe Office Park recorded October 19, 1990 in Book 17852, Page 500.

6. Ingress, Egress, Drainage and Utility Easement dated February 17, 1995, by Vista Partners, a Nevada general partnership, recorded February 24, 1995, in Book 23173, Page 864; as affected by Book 27267, Page 754.

7. Special Warranty Deed dated February 15, 1995, by Vista Partners, a Nevada general partnership to Congress Point Associates, a general partnership recorded February 24, 1995, in Book 23173, Page 868, as affected by Book 50962, Page 208.

8. Utility Easement dated April 2, 1997, by Crossroads Business Park Associates, a Florida general partnership to City of Plantation, a municipal corporation recorded April 10, 1997, in Book 26265, Page 589.

9. Easement dated September 5, 1997, by Crossroads Business Park Associates, a Florida general partnership to Bellsouth Telecommunications, Inc., a Georgia corporation recorded October 24, 1997, in Book 27187, Page 114.

10. Declaration of Covenant for Access and Parking, dated November 20, 1997, by Crossroads Business Park Associates, a Florida general partnership recorded November 25, 1997, in Book 27323, Page 817; as affected by First Modification to Declaration of Covenants for Access and Parking dated December 22, 1997, by Crossroads Business Park Associates, a Florida general partnership recorded December 26, 1997, in Book 27461, Page 726; Second Modification to

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Declaration of Covenant for Access and Parking dates March 31, 1998, by Crossroads Business Park Associates, a Florida general partnership recorded April 20, 1998, in Book 28075, Page 920 and Third Modification to Declaration of Covenant for Access and Parking dated February 2, 1999, by Crossroads Business Park Associates, a Florida general partnership recorded February 5, 1999, in Book 29211, Page 637.

11. Utility Easement, dated February 21, 2002 by Crossroads Business Park Associates, LLP, a Florida limited liability partnership recorded March 8, 2002 in Book 32892, Page 1343.

12. Notice of Creation of New Impact Fees and Revising Certain Existing Impact Fees in the City of Plantation recorded in Book 50063, Page 402.

13. Bus Shelter Easement granted to Broward County, a political subdivision of the State of Florida, recorded in Official Records Book 27811, Page 973.

14. Sidewalk Easement granted to the City of Plantation, a municipal corporation organized and existing under the laws of the State of Florida, recorded in Official Records Book 26196, Page 509.

15. Sidewalk Easement granted to Broward County, a political subdivision of the State of Florida, recorded in Official Records Book 27301, Page 671 and re-recorded in Official Records Book 27781, Page 213.

16. Access & Parking Easement created in Special Warranty Deed recorded in Official Records Book 26579, Page 911.

17. Easement granted by Crossroads Business Park Associates, a Florida general partnership f/k/a Congress Point Associates, a Florida general partnership, recorded In Official Records Book 26614, Page 81.

18. Easement granted from La Quinta Development Partners, L.P. to City of Plantation, a Florida municipal corporation, recorded in Official Records Book 27524, Page 110.

19. Terms and conditions contained in Ordinance No. 2025-30 recorded September 22, 2025, in Instrument No. 120448561

20. Reciprocal Easement and Operating Agreement for Plantation Crossroads, by and between Plantation MF Quattro, LLC, Plantation Crossroads I LLC and Plantation Crossroads II LLC recorded concurrently herewith.

21. Temporary Construction Easement by and between Plantation Crossroads I LLC, Plantation Crossroads II LLC, and Plantation MQ Quattro LLC, recorded concurrently herewith

22. Declaration of Unity of Control for City of Plantation recorded concurrently herewith.

23. Declaration of Restrictive Covenants for Unity of Control by Plantation Crossroads I LLC and

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Plantation Crossroads II LLC, for the benefit of Broward County and the City of Plantation recorded concurrently herewith.

All recording references herein refer to the Public Records of Broward County, Florida, unless otherwise noted.

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COMPARABLE SALE NUMBER 2



RECORDED:	Broward County CIN: 120461300
GRANTOR:	EHOFDH Development, LLC
GRANTEE:	WO-Plantation MF, LLC,
DATE OF SALE:	September 24, 2025
SITE SIZE:	313,627 SF
TOPOGRAPHY/ELEVATION:	At the time of sale, the site was level and at street grade.
CONSIDERATION:	$8,500,000
UNIT SALE PRICE PER SF:	$27.10 per square foot of land area.
TYPE OF INSTRUMENT:	Special Warranty Deed

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COMPARABLE SALE NUMBER 2 (CONTINUED)

FOLIO NO(S):	5041-04-47-0250 5041-04-47-0240 5041-04-47-0012 5041-04-47-0013 5041-04-47-0014 5041-04-47-0014
LOCATION :	221 N. University Drive Plantation, Fl. 33324
LEGAL DESCRIPTION:	Lengthy legal description (see deed attached).
ZONING:	M-PM, Mixed Use Plantation Downtown
PRESENT USE:	Vacant land under construction
HIGHEST AND BEST USE:	Mixed use development
CONDITION OF SALE:	Arm's-length transaction
FINANCING:	Cash to Seller
ENCUMBRANCES:	Restrictions, covenants, limitations, zoning, regulations imposed by government authority, and easement of record.
UTILITIES:	All utilities are available to the site
REMARKS/COMMENTS:	This property has access on the westerly side of N. University Drive to the northeast and Executive Pavilion Way to northwest.

COMPARABLE SALE NUMBER 2 PHOTOGRAPH TAKEN BY ROBERT MILLER



DEED

Instr# 120461300 , Page 1 of 13, Recorded 09/29/2025 at 11:32 AM
Broward County Commission
Deed Doc Stamps: $59500.00

This Instrument Was Prepared By:

Marina Rose, Esq.
Greenberg Traurig, P.A.
333 S.E. 2nd Avenue, Suite 4400
Miami, FL 33131

After Recording Return to:

Grady Hunt PLLC
2525 Ponce de Leon Blvd.
Suite 300
Coral Gables, FL 33134
Attn: Lauren M. Hunt

Folio Nos. 504104470250
504104470240

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective as of September 24, 2025 by EHOFDH DEVELOPMENT, LLC, a Delaware limited liability company ("Grantor"), whose address is One Town Center Road, Suite 600, Boca Raton, FL 33486, in favor of WO-PLANTATION MF, LLC, a Delaware limited liability company ("Grantee"), whose address is 12350 NW 39th Street, Suite 201, Coral Springs, FL 33065.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee and its successors and assigns forever, the real property, lying and being in Broward County, Florida described on **Exhibit A** attached hereto (the "Property"):

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

SUBJECT HOWEVER, to (but without, by this reference, reimposing same):

(a) Real property taxes and assessments for the year 2025 and subsequent years, not yet due and payable;

(b) Zoning and other regulatory laws and ordinances imposed by governmental authority affecting the Property; and

(c) All matters set forth on **Exhibit B** attached hereto.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever.

AND 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 convey the Property, and hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[End of text; signature on following page]

ACTIVE 714208041v3

The URBAN Group
REAL ESTATE CONSULTANTS

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed and delivered as of the day and year first above written.

WITNESSES:

Print Name: Shannon Goodrow
Address: 1838 Abbey Rd Apt 203
West Palm Beach FL 33415

Print Name: Chase Ferriss
Address: One Town Center Rd Suite 600
Boca Raton, FL 33486

GRANTOR:

EHOFDH DEVELOPMENT, LLC,
a Delaware limited liability company

By: _____
Name: Joseph DiCristina
Title: Authorized Signatory

STATE OF FLORIDA)
): ss
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me, by means of [✓] physical presence or [__] online notarization, this 23 day of September, 2025, by Joseph DiCristina, as Authorized Signatory of EHOFDH DEVELOPMENT, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or has produced a N/A driver's license as identification.

Notary Public State of Florida
Olga Patricia Davis
My Commission HH 341483
Expires 12/14/2026

(Notary Seal)

Olga P. Davis
Name: OLGA P. DAVIS
Notary Public
State of FLORIDA
My commission expires: 12/14/26

The URBAN Group
REAL ESTATE CONSULTANTS

EXHIBIT A

TO SPECIAL WARRANTY DEED

Legal Description

PARCEL 1A: (FEE SIMPLE)
(Phase 2A Element)

A PORTION OF PARCEL A, "TOYS R US - PLANTATION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113 AT PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, "JACARANDA PARCEL 765," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99 AT PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE RUN NORTH 87 DEGREES 50 MINUTES 38 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1, FOR A DISTANCE OF 279.98 FEET TO A POINT;
THENCE RUN SOUTH 02 DEGREES 09 MINUTES 02 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID PARCEL A, FOR A DISTANCE OF 146.89 FEET TO A POINT;

THENCE RUN NORTH 89 DEGREES 33 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 386.17 FEET TO A POINT;

THENCE RUN SOUTH 02 DEGREES 09 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 423.08 FEET TO A POINT;

THENCE RUN NORTH 87 DEGREES 48 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 45.84 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED FUTURE DEVELOPMENT PARCEL 2A ELEMENT;

THENCE RUN NORTH 02 DEGREES 12 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 518.33 FEET TO A POINT;

THENCE RUN NORTH 46 DEGREES 55 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 209.33 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST;

THENCE RUN ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 42 MINUTES 58 SECONDS, A CHORD LENGTH OF 21.16 FEET THROUGH A CHORD BEARING OF NORTH 02 DEGREES 04 MINUTES 03 SECONDS WEST, FOR AN ARC DISTANCE OF 23.49 FEET TO A POINT OF TANGENCY;

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THENCE RUN NORTH 42 DEGREES 47 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 249.26 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTH;

THENCE RUN ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 70.67 FEET, A CENTRAL ANGLE OF 49 DEGREES 54 MINUTES 31 SECONDS, A CHORD LENGTH OF 59.63 FEET THROUGH A CHORD BEARING OF NORTH 89 DEGREES 58 MINUTES 47 SECONDS EAST, FOR AN ARC DISTANCE OF 61.56 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH;

THENCE RUN ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 14.33 FEET, A CENTRAL ANGLE OF 70 DEGREES 00 MINUTES 46 SECONDS, A CHORD LENGTH OF 16.44 FEET THROUGH A CHORD BEARING OF SOUTH 79 DEGREES 58 MINUTES 05 SECONDS EAST, FOR AN ARC DISTANCE OF 17.51 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH;

THENCE RUN ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 79.67 FEET, A CENTRAL ANGLE OF 47 DEGREES 04 MINUTES 58 SECONDS, A CHORD LENGTH OF 63.64 FEET THROUGH A CHORD BEARING OF SOUTH 68 DEGREES 30 MINUTES 11 SECONDS EAST, FOR AN ARC DISTANCE OF 65.47 FEET TO A POINT OF TANGENCY;

THENCE RUN NORTH 87 DEGREES 57 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 19.81 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST;

THENCE RUN ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A CHORD LENGTH OF 28.28 FEET THROUGH A CHORD BEARING OF SOUTH 47 DEGREES 02 MINUTES 40 SECONDS EAST, FOR AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;

THENCE RUN SOUTH 02 DEGREES 02 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 417.95 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST;

THENCE RUN ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.67 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A CHORD LENGTH OF 36.30 FEET THROUGH A CHORD BEARING OF SOUTH 47 DEGREES 02 MINUTES 40 SECONDS EAST, FOR AN ARC DISTANCE OF 40.32 FEET TO A POINT OF TANGENCY;

THENCE RUN NORTH 87 DEGREES 57 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 1.36 FEET TO A POINT;

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THENCE RUN SOUTH 02 DEGREES 08 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 369.43 FEET TO A POINT;

THENCE RUN SOUTH 87 DEGREES 48 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 228.08 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND LYING AND BEING IN SECTION 04, TOWNSHIP 50 SOUTH, RANGE 41 EAST, CITY OF PLANTATION, BROWARD COUNTY, FLORIDA.

AND

PARCEL 1B: (FEE SIMPLE)
(Phase 2B Element)

A PORTION OF PARCEL A, "TOYS R US - PLANTATION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113 AT PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, "JACARANDA PARCEL 765", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99 AT PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN NORTH 87°50' 38" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, FOR A DISTANCE OF 279.98 FEET TO A POINT; THENCE RUN SOUTH 02°09' 02" EAST, ALONG THE WESTERLY LINE OF SAID PARCEL A, FOR A DISTANCE OF 146.89 FEET TO A POINT; THENCE RUN NORTH 89°33'11" EAST FOR A DISTANCE OF 47.19 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED FUTURE DEVELOPMENT PARCEL 2B ELEMENT; THENCE RUN NORTH 02°08'55" WEST FOR A DISTANCE OF 106.77 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 113°17'26", A CHORD LENGTH OF 33.41 FEET THROUGH A CHORD BEARING OF NORTH 54°29'48" EAST, FOR AN ARC DISTANCE OF 39.55 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE RUN ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 74.67 FEET, A CENTRAL ANGLE OF 68°21'05", A CHORD LENGTH OF 83.89 FEET THROUGH A CHORD BEARING OF NORTH 76°57'59" EAST, FOR AN ARC DISTANCE OF 89.08 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 42°47'27" EAST FOR A DISTANCE OF 99.69 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE RUN ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°17'02", A CHORD LENGTH OF 28.35 FEET THROUGH A CHORD BEARING OF NORTH 87°55'57" EAST, FOR AN ARC DISTANCE OF 31.52 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 46°55'32" EAST FOR A DISTANCE OF 160.30 FEET TO A POINT; THENCE RUN SOUTH 43°04'28" WEST FOR A DISTANCE OF 11.00 FEET TO A POINT; THENCE RUN SOUTH 46°55'32" EAST FOR A DISTANCE OF 31.84 FEET TO A POINT; THENCE RUN SOUTH 02°09'02" EAST

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FOR A DISTANCE OF 77.37 FEET TO A POINT; THENCE RUN SOUTH 89°33'11" WEST FOR A DISTANCE OF 336.73 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND LYING AND BEING IN SECTION 04, TOWNSHIP 50 SOUTH, RANGE 41 EAST, CITY OF PLANTATION, BROWARD COUNTY, FLORIDA.

AND

PARCEL 1C: (FEE SIMPLE)
(POA Area #2) (new) West POA

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", TOYS R US-PLANTATION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, JACARANDA PARCEL 765, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE NORTH 87°50'38" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 279.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, AND THE POINT OF BEGINNING;

THENCE SOUTH 02°09'02" EAST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 146.89 FEET;

THENCE NORTH 89°33'11" EAST, A DISTANCE OF 47.19 FEET;

THENCE NORTH 02°08'55" WEST, A DISTANCE OF 106.77 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE;

THENCE NORTHERLY, NORTHEASTERLY, AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 113°17'26", FOR AN ARC DISTANCE OF 39.55 FEET, AND A RADIUS OF 20.00 FEET TO A POINT OF CUSP, SAID POINT ALSO BEING A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE 07°56'37", FOR AN ARC DISTANCE OF 10.35 FEET, AND A RADIUS OF 74.67 FEET TO A POINT OF CURVATURE OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 31°14'30", FOR AN ARC DISTANCE OF 69.27 FEET, AND A RADIUS OF 127.04 FEET TO A POINT ON A NON-TANGENT LINE SAID POINT ALSO BEING BACK TO THE POINT OF BEGINNING.

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SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA.

AND

PARCEL 1D: (FEE SIMPLE)
(POA Area #3) (entire) Center POA

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", TOYS R US - PLANTATION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, JACARANDA PARCEL 765, ACCORDING TO THE PLAT THEREOF AS RECORDED PLAT BOOK 99 PAGE 42 OF THE SAID PUBLIC RECORDS;

THENCE NORTH 87°50'38" EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 279.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 02°09'02" EAST ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 146.89 FEET;

THENCE NORTH 89°33'11" EAST, A DISTANCE OF 386.17 FEET, TO THE POINT OF BEGINNING;

THENCE SOUTH 02°09'02" EAST, A DISTANCE OF 423.08 FEET;

THENCE NORTH 87°48'51" EAST, A DISTANCE OF 45.84 FEET;

THENCE NORTH 02°12'23" WEST, A DISTANCE OF 518.33 FEET;

THENCE NORTH 46°55'32" WEST, A DISTANCE OF 209.33 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°42'58", AND A RADIUS OF 15.00 FEET FOR AN ARC DISTANCE OF 23.49 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE SOUTH 50°05'01" WEST, A DISTANCE OF 65.82 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 32°37'24" WEST;

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THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 75°41'52", AND A RADIUS OF 20.00 FEET FOR AN ARC DISTANCE OF 26.42 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 46°55'32" EAST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 160.30 FEET;

THENCE SOUTH 43°04'28" WEST, A DISTANCE OF 11.00 FEET;

THENCE SOUTH 46°55'32" EAST, A DISTANCE OF 31.84 FEET;

THENCE SOUTH 02°09'02" EAST, A DISTANCE OF 77.37 FEET;

THENCE NORTH 89°33'37" EAST, A DISTANCE OF 2.24 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA.

AND

PARCEL 1E: (FEE SIMPLE)
(POA Area #4-5)

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", TOYS R US - PLANTATION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, JACARANDA PARCEL 765, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGE 42 OF THE SAID PUBLIC RECORDS;

THENCE NORTH 87°50'38" EAST ALONG THE SOUTH LINE OF SAID LOT 1 AND THE NORTH LINE OF LOT 2 OF SAID PLAT, A DISTANCE OF 279.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 02°09'02" EAST ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 146.89 FEET;

THENCE NORTH 89°33'11" EAST, A DISTANCE OF 386.17 FEET;

THENCE SOUTH 02°09'02" EAST, A DISTANCE OF 423.08 FEET;

THENCE NORTH 87°48'51" EAST, A DISTANCE OF 273.92 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A";

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THENCE NORTH 02°08'48" WEST ALONG THE EAST LINE OF SAID PARCEL "A" AND THE WEST LINE OF "EVE'S ACRES" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 100, PAGE 50 OF SAID PUBLIC RECORDS, A DISTANCE OF 369.43 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 02°08'48" WEST, ALONG THE SAID EAST AND WEST BOUNDARY LINES, A DISTANCE OF 462.07 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST; A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 35°17'06" WEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 17°50'21", AND A RADIUS OF 26.86 FEET FOR AN ARC DISTANCE OF 8.36 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 60°00'43" EAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 29°38'36" AND A RADIUS OF 54.78 FEET FOR AN ARC DISTANCE OF 28.34 FEET TO THE POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 32°17'16" WEST;

THENCE NORTHWESTERLY, NORTHERLY, AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 80°51'34" AND A RADIUS OF 30.39 FEET FOR AN ARC DISTANCE OF 42.89 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE NORTH 16°54'09" EAST, A DISTANCE OF 7.78 FEET;

THENCE SOUTH 72°14'20" WEST, A DISTANCE OF 20.33 FEET;

THENCE SOUTH 10°20'33" WEST, A DISTANCE OF 5.99 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 34°34'43" AND A RADIUS OF 45.00 FEET FOR AN ARC DISTANCE OF 27.16 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE TO THE WEST;

THENCE SOUTHEASTERLY, SOUTHWESTERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 112°11'29" AND A RADIUS OF 2.00 FEET FOR AN ARC DISTANCE OF 3.92 FEET TO A POINT OF TANGENCY;

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THENCE SOUTH 87°57'20" WEST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 15.56 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 30°04'11" AND A RADIUS OF 40.00 FEET FOR AN ARC DISTANCE OF 20.99 FEET TO A POINT OF TANGENCY;

THENCE NORTH 61°58'29" WEST, A DISTANCE OF 7.70 FEET;

THENCE NORTH 48°49'42" WEST, A DISTANCE OF 15.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST; A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 55°06'39" WEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 09°53'40" AND A RADIUS OF 36.43 FEET FOR AN ARC DISTANCE OF 6.29 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST; A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 58°20'37" EAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 33°22'09" AND A RADIUS OF 70.67 FEET FOR AN ARC DISTANCE OF 41.16 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST; A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 24°58'28" WEST;

THENCE NORTHEASTERLY, EASTERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 70°00'46" AND A RADIUS OF 14.33 FEET FOR AN ARC DISTANCE OF 17.51 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 47°04'58" AND A RADIUS OF 79.67 FEET FOR AN ARC DISTANCE OF 65.47 FEET TO A POINT OF TANGENCY;

THENCE NORTH 87°57'20" EAST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 19.81 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE EASTERLY, SOUTHEASTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 20.00 FEET FOR AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;

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THENCE SOUTH 02°02'40" EAST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 417.95 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHERLY, SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 25.67 FEET FOR AN ARC DISTANCE OF 40.32 FEET TO A POINT OF TANGENCY;

THENCE NORTH 87°57'20" EAST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 1.36 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND LYING AND BEING IN SECTION 04, TOWNSHIP 50 SOUTH, RANGE 41 EAST, CITY OF PLANTATION, BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA.

The URBAN Group REAL ESTATE CONSULTANTS

EXHIBIT B

TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. Reservations which read as follows: "A reservation in favor of the grantors herein of a one-third interest in any and all royalties which may be derived from gas, oil, minerals, metals, or other petroleum products produced under leases covering said land" contained in Deed from J. D. Hawkins and Ruby M. Hawkins, husband and wife, filed July 28, 1945 in Deed Book 494, Page 473, which does not contain a right of entry, of the Public Records of Broward County, Florida.

2. Terms, provisions and easements contained in that certain Drainage Option Agreement, dated as of December 21, 1982, executed by Tru Realty Corporation, a Delaware corporation and First American Bank and Trust, as Trustee under Land Trust No. 010153 and recorded on January 21, 1983 in Official Records Book 10629, Page 408, of the Public Records of Broward County, Florida.

3. Terms, provisions, easements and restrictions in that Private Roadway Easement Agreement and Covenant Running With The Lands filed November 10, 1988 in Official Records Book 15946, at Page 793 and Agreement regarding said Easement filed November 23, 1988 in Official Records Book 15978, Page 305 and Declaration of Easements, Restrictions and Covenants filed September 6, 1994 in Official Record Book 22578, Page 965; and as modified pursuant to that Notice of Relocation of Road and Signs Easements Pursuant to Declaration of Easements, Restrictions and Covenants recorded on February 6, 2025 in Instrument #120039969, all of the Public Records of Broward County, Florida.

4. Government Access Easement filed November 10, 1988 in Official Records Book 15946, at Page 801, of the Public Records of Broward County, Florida.

5. Terms, provisions, easements, restrictions and lien rights, contained in that Amended and Restated Declaration of Easements, Covenants and Conditions by and between EHOFDH Development, LLC, a Delaware limited liability company and EHP Plantation Ventures, LLC, a Delaware limited lisbility company, dated March 4, 2019, recorded on March 4, 2019 in Instrument #115651296, of the Public Records of Broward County, Florida, which instrument includes a right of first offer set forth therein; however, the right of first offer set forth therein is not applicable to this transaction, as affected by that certain Affidavit and Estoppel recorded contemporaneously herewith in the Public Records of Broward County, Florida.

6. Easement(s) granted to Florida Power & Light Company pursuant to that Easement recorded June 9, 2017, in Official Record Instrument No. 114433466, of the Public Records of Broward County, Florida.

7. All of the terms, provisions, covenants, conditions, restrictions and easements contained in that Development, Construction, Staging and Easement Agreement by and between EHOFDH Development, LLC and EHP Plantation Ventures, LLC, dated January 12, 2018, recorded on January 16, 2018 in Instrument #114831666, of the Public Records of Broward County, Florida, which includes a right of first of first offer therein; however the right of first offer set forth in therein is not applicable to this transaction, as affected by that certain Affidavit and Estoppel recorded contemporaneously herewith in the Public Records of Broward County, Florida.

ACTIVE 71420904Iv3

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8. Declaration of Restrictive Covenants running in favor of Broward County and the City of Plantation, recorded on May 1, 2018 in Instrument #115046989, of the Public Records of Broward County, Florida.

9. Covenants, conditions, restrictions, including lien rights in favor of the City of Plantation, as contained in that Plantation Walk Residential/Office/Retail Declaration of Unity of Control by EHOFDH Development, LLC, a Delaware limited liability company (Declarant), dated August 10, 2018, recorded on August 14, 2018 in Instrument #115263343, of the Public Records of Broward County, Florida.

10. Utility Easement granted to the City of Plantation, dated July 6, 2023 and recorded on August 16, 2023 in Instrument #119046123, of the Public Records of Broward County, Florida.

11. All of the terms and provisions contained in that Temporary Construction and Access Easement Agreement by and between EHOFDH Development, LLC, a Delaware limited liability company (Grantor), and WO- Plantation MF, LLC, a Delaware limited liability company, (Grantee), recorded contemporaneously herewith in the Public Records of Broward County, Florida.

12. All of the covenants, conditions, restrictions, provisions and easements contained in that Reciprocal Easement Agreement by and between EHOFDH Development, LLC, a Delaware limited liability company and WO-Plantation MF, LLC, a Delaware limited liability company, recorded contemporaneously herewith in the Public Records of Broward County, Florida.

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COMPARABLE SALE NUMBER 3



RECORDED:	Broward County Current Contract
GRANTOR:	Oakland 95, LLC
GRANTEE:	Unknown
DATE OF SALE:	Under Contract-April 2026
SITE SIZE:	154,827 SF
TOPOGRAPHY/ELEVATION:	At the time of sale, the site was level and at street grade.
CONSIDERATION:	$4,975,000
UNIT SALE PRICE PER SF:	$32.13 per square foot of land area.

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COMPARABLE SALE NUMBER 3 (CONTINUED)

TYPE OF INSTRUMENT:	Warranty Deed
FOLIO NO(S):	4942-28-00-0332 4942-28-30-0011 4942-28-00-0390
LOCATION :	2598 NW 18th Terrace Ft. Lauderdale, Florida 33411
LEGAL DESCRIPTION:	Lengthy legal description (see deed attached)
ZONING:	R-1 - Single Family Res. M-3 - M-3 County
PRESENT USE:	Vacant
HIGHEST AND BEST USE:	Mixed use development
CONDITION OF SALE:	Arm's-length transaction
FINANCING:	Cash to Seller
ENCUMBRANCES:	Restrictions, covenants, limitations, zoning, regulations imposed by government authority, and easement of record.
UTILITIES:	All utilities available to the site
REMARKS/COMMENTS:	This property is on a Cul-De-Sac on NW 18th Terrace.

COMPARABLE SALE NUMBER 3 PHOTOGRAPH TAKEN BY ROBERT MILLER



COMPARABLE SALE NUMBER 4



RECORDED:	Broward County Current Under Contract
GRANTOR:	Tegal Palms, Inc.
GRANTEE:	Unknown
DATE OF SALE:	Under Contract-May of 2026
SITE SIZE:	99,299 Square Feet
TOPOGRAPHY/ELEVATION:	At the time of sale, the site was level and at street grade.
CONSIDERATION:	$3,100,000
UNIT SALE PRICE PER SF:	$31.22 per square foot of land area
TYPE OF INSTRUMENT:	Under Contract
FOLIO NO:	4941-03-15-0250 4941-03-15-0240

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COMPARABLE SALE NUMBER 4 (CONTINUED)

LOCATION:	7740-7760 N. University Dr. Tamarac, Florida 33321
LEGAL DESCRIPTION:	Lots 24 and 25, Block 11 of Lyons Commercial Subdivision No. 3, according to the Plat thereof as recorded in Plat Book 76, Page 31, of the Public Records of Broward County, Florida.
ZONING:	MU-N, Mixed Use Neighborhood
PRESENT USE:	Vacant
HIGHEST AND BEST USE:	Mixed use development
CONDITION OF SALE:	Arm's-length transaction
FINANCING:	Cash to Seller
ENCUMBRANCES:	Restrictions, covenants, limitations, zoning, regulations imposed by government authority, and easement of record.
UTILITIES:	All utilities are available to the site
REMARKS/COMMENTS:	Corner lot with access and frontage on N. University Drive to the west and NW 77th Street to the south.

COMPARABLE SALE NUMBER 4 PHOTOGRAPH TAKEN BY ROBERT MILLER



COMPARABLE SALE NUMBER 5



RECORDED:	Broward County CIN: 120379515
GRANTOR:	Courtyard 777 Properties, LLC.
GRANTEE:	CH MF BTH III/FORT LAUDERDALE PRESERVE, LLC.
DATE OF SALE:	August 8, 2025
SITE SIZE:	399,954 Square Feet
TOPOGRAPHY/ELEVATION:	At the time of sale, the site was level and at street grade.
CONSIDERATION:	$9,835,000
UNIT SALE PRICE PER SF:	$24.59 per square foot of land area
TYPE OF INSTRUMENT:	Special Warranty Deed
FOLIO NO:	4941-01-31-0020

COMPARABLE SALE NUMBER 5 (CONTINUED)

LOCATION:	797 S. State Road 7 Margate, Florida 33063
LEGAL DESCRIPTION:	Lengthy Legal Description, see deed attached to this report.
ZONING:	TOC-G-Transit Oriented Corridor-Gateway
PRESENT USE:	Vacant Currently under construction.
HIGHEST AND BEST USE:	Mixed use redevelopment
CONDITION OF SALE:	Arm's-length transaction
FINANCING:	Cash to Seller
ENCUMBRANCES:	Restrictions, covenants, limitations, zoning, regulations imposed by government authority, and easement of record.
UTILITIES:	All utilities are available to the site
REMARKS/COMMENTS:	Interior lot with access and frontage to the west side of S. State Road 7.

COMPARABLE SALE NUMBER 5 PHOTOGRAPH TAKEN BY ROBERT MILLER



LATEST DEED

Instr# 120379515 , Page 1 of 3, Recorded 08/14/2025 at 08:56 AM
Broward County Commission
Deed Doc Stamps: $68845.00

Prepared by and after recording
return to:
Jason Howard, Esq.
One Atlantic Center
1201 West Peachtree Street
Atlanta, Georgia 30309-3424

Property Appraiser Identification Nos:
49-41-01-31-0020
49-41-01-33-0011

SPECIAL WARRANTY DEED

THIS **SPECIAL WARRANTY DEED**, made this 8th day of August, 2025, by 777 **PROPERTIES, INC.**, a Florida corporation ("Grantor"), whose address is 541 South State Road, Suite 11, Margate, Florida 33068, to **CH MF BTH III/FORT LAUDERDALE PRESERVE, L.L.C.**, a Delaware limited liability company ("Grantee"), whose post office address is c/o Maple Multi-Family Land East Coast, L.P., 3715 Northside Parkway, Building 200, Suite 800, Atlanta, Georgia 30327.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee, its successors and assigns forever, all that certain land lying and being in **Broward County, Florida**, and more particularly in **Exhibit "A"** hereto (the "Property"):

TOGETHER WITH all the rights, privileges, easements, tenements, hereditaments and appurtenances thereunto and improvements thereon belonging or in anywise appertaining.

SUBJECT TO (the "Permitted Exceptions"):

1. Taxes and assessments for the year 2025 and subsequent years.
2. Governmental zoning and land use ordinances, codes, rules and regulations applicable to the Property.
3. Easements, reservations of record, covenants, restrictions and any other matters of record, if any, applicable to the Property and subsisting; without any intent to reimpose same.

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

AND the 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, except for the Permitted Exceptions, said Property is free from all encumbrances made by Grantor; and that Grantor and Grantor's heirs, successors, and assigns shall and will WARRANT AND DEFEND the same against the lawful claims and demands of all persons claiming by, through or under Grantor but against no others.

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IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed by its duly authorized officer on the day and year first above written.

Signed, sealed, and delivered
in the presence of:

777 PROPERTIES, INC., a Florida corporation

By: _____
Name: Michael Shooster
Title: President

Witness Print Name: ALBERT BAKER

Witness Print Address: 369 Mayfair DR S
BROOKLYN, NY 11234

[CORPORATE SEAL]

RAYSHERI BAKER

Witness Print Name: RaySheri Baker

Witness Print Address: 369 Mayfair Dr So,
B'Klyn, N.Y. 11234

STATE OF New York)
)
COUNTY OF Sullivan)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or [ ] online notarization by Michael Shooster, as President of 777 Properties, Inc., on behalf of the company, and who is [ ] personally known to me or [ ] has produced Driver's License as identification, and who executed the foregoing under the authority duly vested in them by the Grantor and as the act and deed of said Grantor.

WITNESS my hand and official seal in the County and State last aforesaid this 6 day of August, 2025.

Jessica O'Brien

Notary Public, State of New York

JESSICA O'BRIEN
Notary Public, State of New York
No. 01O6019578
Qualified in Sullivan County
Commission Expires 01/08/2028

Notary Name: Jessica O'Brien

My Commission Expires: 01/08/2028

[Signature Page to Special Warranty Deed]

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EXHIBIT "A"
LEGAL DESCRIPTION

SITE #2:

A portion of Parcel "A", 441 SOUTH, LTD., II, according to the Plat thereof, as recorded in Plat Book 124, at Page 16, of the Public Records of Broward County, Florida, more fully described as follows: Beginning at the Southwest corner of said Parcel "A"; thence North 1°42'29" West, on the West line of said Parcel "A", a distance of 317.68 feet; thence South 89°03'00" East, a distance of 45.52 feet; thence North 89°33'42" East, a distance of 731.89 feet to a point of curvature; thence Easterly on said curve to the right, with a radius of 149.33 feet, a central angle of 30°00'00", an arc distance of 78.19 feet to a point of tangency; thence South 60°26'18" East, a distance of 55.95 feet to a point of curvature; thence Easterly on said curve to the left, with a radius of 150.67 feet, a central angle of 30°00'00", an arc distance of 78.89 feet to a point of tangency; thence North 89°33'42" East, a distance of 32.67 feet; thence South 1°42'29" East, on the East line of said Parcel "A", a distance of 249.98 feet to the Southeast corner of said Parcel "A"; thence South 89°39'06" West, on the South line of said Parcel "A", a distance of
1007.02 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Margate, Broward County, Florida.

SITE #3:

A portion of the East 265.00 feet (as measured on the South line thereof) of Parcel "A", THE FOREST, according to the Plat thereof, as recorded in Plat Book 129, at Page 16, of the Public Records of Broward County, Florida, more fully described as follows:

Beginning at the Southeast corner of said Parcel "A"; thence North 1°42'29" West, on the East line of said Parcel "A", a distance of 337.73 feet; thence South 89°49'31" West, a distance of 265.02 feet; thence South 1°42'29" East, on the West line of the said East 265.00 feet of Parcel "A", a distance of 338.53 feet; thence North 89°39'06" East, on the South line of said Parcel "A", a distance of 265.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Margate, Broward County, Florida.

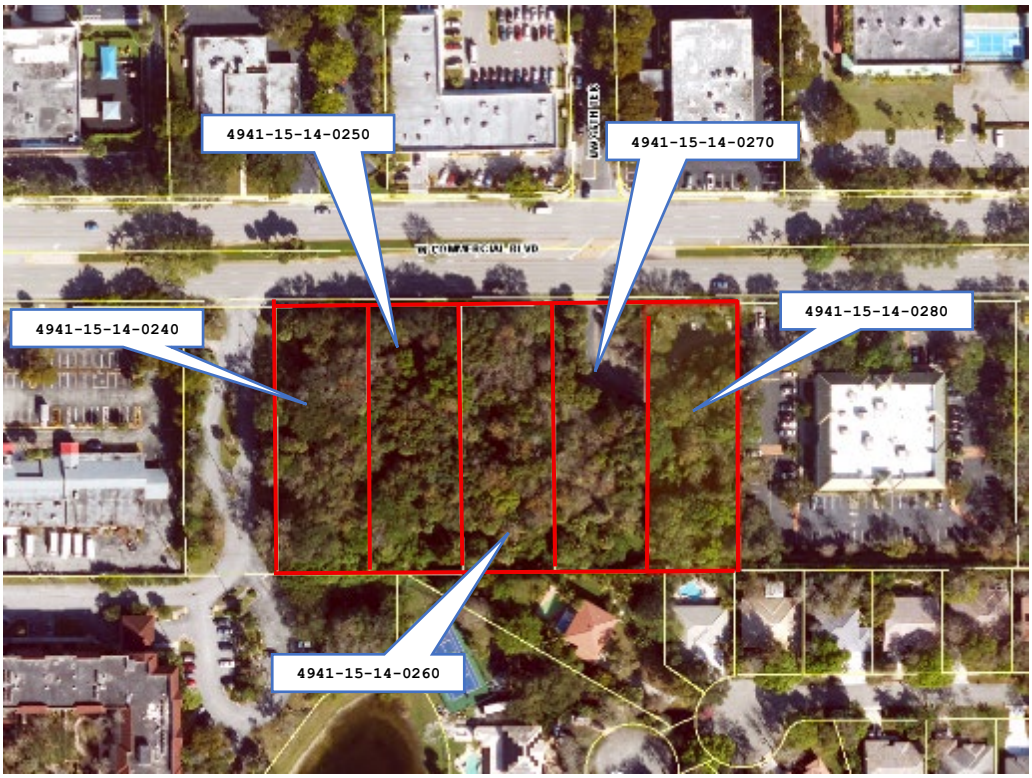
ALSO KNOWN AS:

PARCELS 2 AND 3 AS SHOWN ON THE SUBDIVISION RESURVEY RECORDED IN MISCELLANEOUS MAP 9, PAGE 200, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, as affected by Surveyor's Affidavit, dated January 17, 2025, and recorded in Instrument No. 120025382.

LEGAL02\46346556v1

The URBAN Group REAL ESTATE CONSULTANTS

COMPARABLE SALE NUMBER 6



RECORDED:	Broward County CIN: 120398854
GRANTOR:	Jaca Business Corporation
GRANTEE:	Becoming One Properties FL, LLC.
DATE OF SALE:	August 22, 2025
SITE SIZE:	145,000 Square Feet of Land Area
TOPOGRAPHY/ELEVATION:	At the time of sale, the site was level and at street grade.
CONSIDERATION:	$3,100,000
UNIT SALE PRICE PER SF:	$21.38 per square foot of land area
TYPE OF INSTRUMENT:	Special Warranty Deed

COMPARABLE SALE NUMBER 6 (CONTINUED)

FOLIO NO's:	4941-15-14-0240 4941-15-14-0250 4941-15-14-0260 4941-15-14-0270 4941-15-14-0280
LOCATION:	6650 W. Commercial Blvd. Lauderhill, Florida 33319
LEGAL DESCRIPTION:	Lots 24, 25, 26, 27 and 28, Commercial Shoppes No. 2, according to the Plat thereof as recorded in Plat Book 107, Page 43, of the Public Records of Broward County, Florida.
ZONING:	CG, Commercial
PRESENT USE:	Vacant
HIGHEST AND BEST USE:	Commercial
CONDITION OF SALE:	Arm's-length transaction
FINANCING:	Cash to Seller
ENCUMBRANCES:	Restrictions, covenants, limitations, zoning, regulations imposed by government authority, and easement of record.
UTILITIES:	All utilities are available to the site
REMARKS/COMMENTS:	Interior lots with approximately 500 feet access and frontage on the south side of W. Commercial Boulevard.

COMPARABLE SALE NUMBER 6 PHOTOGRAPH TAKEN BY ROBERT MILLER



LATEST DEED

Instr# 120398854 , Page 1 of 2, Recorded 08/25/2025 at 12:23 PM
Broward County Commission
Deed Doc Stamps: $21700.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Gregory R. Cohen, Esq
Cohen Norris Wolmer Ray Telepman Berkowitz & Cohen
712 US Highway One, Suite 400
North Palm Beach, FL 33408
Property Appraisers Parcel Identification (Folio)
Number: 4941-15-14-0240/0250/0260/0270/0280
File No: 39438.006

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is **$3,100,000.00**. Florida Documentary Stamps in the amount of **$21,700.00** have been paid hereon.

Space Above This Line For Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 22 day of **August, 2025** by **Jaca Business Corporation,** a Florida corporation, whose post office address is **5846 South Flamingo Rd #295, Cooper City, FL 33330** herein called the Grantor, to **Becoming One Properties FL, LLC,** a Florida limited liability company, whose post office address is **5527 Iron Gate Dr, Franklin, TN 37069**, hereinafter called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in BROWARD County, State of Florida, viz.:

Lots 24, 25, 26, 27 and 28, Commercial Boulevard Shoppes No. 2, according to the plat thereof, as recorded in Plat Book 107, Page 43, of the Public Records of Broward County, Florida.

Subject to easements, covenants, matters, declarations, restrictions and reservations of record, existing zoning and governmental regulations, and taxes for the year 2025 and thereafter, if any, but this reference shall not operate to reimpose same.

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 warrants the title to said land, subject to all matters above and will defend the same against the lawful claims of all persons whomsoever.

[SIGNATURE PAGE TO FOLLOW]

The URBAN Group
REAL ESTATE CONSULTANTS

[SIGNATURE PAGE TO WARRANTY DEED]

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Address #1

Witness #2 Signature

Witness #2 Printed Name

Address #2

Jaca Business Corporation, a Florida corporation

By: Ronald Martin, President

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of August, 2025 by Ronald Martin, President of Jaca Business Corporation, a Florida corporation, on the corporation's behalf, who is personally known to me or has produced personally Known as identification.

SEAL

GREGORY R. COHEN
MY COMMISSION # HH 129655
EXPIRES: September 13, 2025
Bonded Thru Notary Public Underwriters

Notary Public
My Commission Expires:

File Number: 39438006 - Warranty Deed
105252309.2

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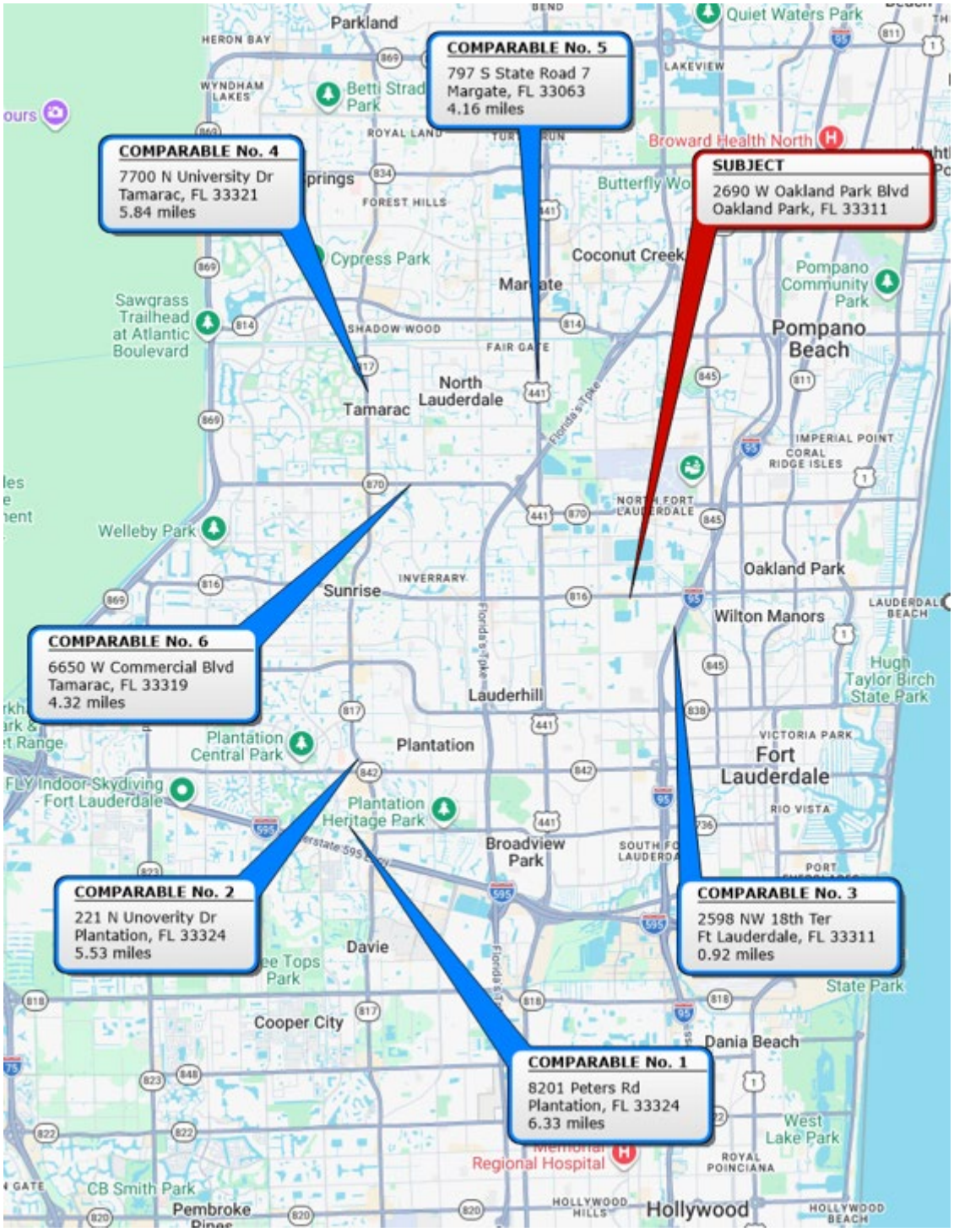
COMPARABLE SALES MAP



COMPARABLE SALES CHART

Sale #	Address	Sale Date	Sale Price	Land Size (SF)	Price per SF (land)	Zoning
1	8201 Peters Road, Plantation, FL 33324	1/9/2026	$ 8,250,000	212,645	$ 38.80	OP-P
2	221 N. University Dr. Plantation, FL 33324	9/24/2025	$ 8,500,000	313,627	$ 27.10	M-PM
3	2598 NW 18th Terrace, Ft. Lauderdale, FL 33311	Under Contract	$ 4,975,000	154,827	$ 32.13	R-1 M-1
4	7700 N. University Dr., Tamarac, FL 33321	Under Contract	$ 3,100,000	99,299	$ 31.22	MU-N
5	797 S State Road 7, Margate, FL 33063	8/8/2025	$ 9,835,000	399,954	$ 24.59	TOG-C
6	6650 W. Commercial Blvd. Lauderhill, FL 33319	8/22/2025	$ 3,100,000	145,000	$ 21.38	CG
	Subject					
	SEC NW 27th Avenue & Oakland Park Blvd. 2690 W. Oakland Park Boulevard, FL 33311			215,584		B-1

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SALES COMPARISON APPROACH

We have reviewed numerous sales in the City of Oakland Park as well as in other locations of Broward County comparable to the subject neighborhood which were deemed to have a similar highest and best use as the subject property. After reviewing all of the data, we felt the sales summarized in this report were reflective of the market for the subject property at this time. The varying locations and sizes were considered in our overall review. The following is a brief review of the sales data.

Market Data Analysis

Overall, the sale properties ranged in land size from 99,299 square feet to 399,954 square feet of land area and the sales indicated a range in unadjusted sale price from a low of $21.38 per square foot to $38.80 per square foot of land area.

Conditions of Sale:

All of the comparable sales utilized in direct comparison were considered arm's length transactions. As a result, no adjustment for condition of sale was required.

Property Rights Conveyed:

The property rights appraised for the subject are fee simple title ownership. The property rights conveyed for the sales utilized in direct comparison are fee simple.

Financing:

Properties of this type are acquired for cash, institutional financing and/or through seller financing. All of the sales involved one of these methods of financing and there were no unusual financing arrangements that required any adjustments. All of the sales presented for direct comparison were acquired for cash or with market-based financing. Therefore, no adjustment for financing is indicated.

SALES COMPARISON APPROACH TO VALUE (Continued)

Market Conditions:

We have analyzed numerous sales and listings in the subject area, in the time period of January 2025 up to the date of value. The sales took place between August of 2025 and January of 2026 with two current contracts for purchase researched. The date of value for this assignment is June 24, 2026. All of the sales have sold within 10 months of the date of value and under similar market conditions. Based on our review of the sales data, no adjustment for time was deemed applicable.

Location:

Locational characteristics deemed significant for land sales include access, surrounding demographics, surrounding properties, supply of competitive land, etc. All of the sales and within 6.5 miles of the subject. All of our comparable sales were located in Broward County and all except Sale 3 were located on similar major east/west or north/south roadways. Sale 3 is located along the I-95 corridor with residential neighborhood access. The locational differences will be considered in our final analysis with Sale 1 being considered superior.

Zoning/Land Use:

The subject property is zoned with a B-1, Community Business district. This zoning allows for a variety of uses, including permitted residential with a density of 25 dwelling units per acre. All of our comparable sales are in either mixed use or commercial type zoning districts with the exception of Sale 3, which has a mixed zoning of R-1 and M-3 Industrial, and this site will need a zoning change. The subject has a community business zoning classification in the Oakland Park area which allows for the development of residential and commercial uses. The zoning designation of the subject property and the comparable sales will be considered in our final review and value conclusion.

Size/Physical Features:

The subject contains 215,584 square feet of land area. The sales ranged in size from a low of 99,299 to a high of 399,954 square feet, with sale 1 considered most similar in size to the subject. This sale sold for $38.80 per square foot of land area with a superior location. Sales 3, 4, and 6 were smaller than the subject property at 99,299 to 154,827 square feet. These sales indicated a range from $21.38 to $32.13 per square foot. Sales 2 and 5 were larger than the subject at 313,627 to 399,954 square feet. These sales indicated a range of $24.59 to $27.10 per square foot and reflect a lower overall range. Based on the review of the sales, no market-based adjustment was considered applicable, although it is our opinion Sales 2 and 5 should be adjusted upwardly for size. Sale 6 was also considered inferior for physical features as this site is heavily wooded and will require clearing prior to development.

CONCLUSION OF VALUE – SALES COMPARISON APPROACH TO VALUE

The sales took place between August of 2025 and January of 2026 with two current contracts for purchase. The date of value for this assignment is June 24, 2026. All of the sales have sold within 10 months of the date of value and under similar market conditions. The properties sold from $3,100,000 to $9,835,000 and ranged in size from 99,299 to 399,954 square feet of land area. The sales indicate a unit price range of $21.38 per square foot of land area to $38.80 per square foot of land area on an unadjusted basis. The six (6) sales included had an average sale price of $29.20 per square foot of land area. Based on the locations to major highways and high traffic areas we felt all of the locations were similar with sale 1 having a superior location. After reviewing the sales data, it was our opinion that a market value of $30.00 per square foot was applicable. That equates to a market value of 215,584 x $30 = $6,467,520 say $6,475,000

Based on our review of the sales data, the location, the size, condition, zoning/land use and the overall marketability of the subject property as well as the current listing information reviewed, we have formed an opinion of the market value of the subject to have a value conclusion of $6,475,000 as of the date of value of June 24, 2026. This does not consider the cost of demolition associated with the existing improvements. Based on previous demolition bids, the demolition costs were estimated to be between $6 and $6.50 per square foot of building area ($471,984-$511,316). Based on the review of the demolition costs, a deduction of $475,000 was considered and thus the market value of the property would be $6,000,000 Therefore, it is our opinion that the market value of the subject property based on our review of the Market Approach to Value is as follows:

SIX MILLION DOLLARS
$6,000,000

RECONCILIATION

Cost Approach	N/A
Sales Comparison Approach	$6,000,000
Income Approach	N/A

We have considered the Sales Comparison, Cost, and Income Approaches to value in this assignment.

Based upon the quantity and quality of the market data, i.e., the comparable sales, it is our opinion that the Sales Comparison Approach to Value is the most reliable indicator of the subject's market value. The highest and best use of the subject is for mixed use redevelopment. For this appraisal we have developed the Sales Comparison Approach to Value to determine the market value for the subject property. There was sufficient market data to rely on and the sales support our value conclusion.

The sales data and review of current listing information support this value conclusion. The final value conclusion indicated a market value of $6,000,000 for the subject properties as one parcel.

Based upon review of the market data and our analysis, it is our opinion that the market value of the site as of June 24, 2026, is:

SIX MILLION DOLLARS
$6,000,000

ADDENDUM

OAKLAND PARK CONCEPT PROPOSAL

CONCEPT PROPOSAL

Oakland Park Workforce One Property Public-Private Partnership

Mixed-Use Transit-Oriented Redevelopment | Oakland Park, Florida

SUBMITTED TO
Florida Department of Commerce

THE OPPORTUNITY

The City of Oakland Park respectfully encourages the Florida Department of Commerce to consider a transformative public-private partnership (P3) centered on the approximately 5-acre state-owned Agency for Workforce Innovation site within Oakland Park's emerging westside corridor. Building upon the City's successful P3 redevelopment experience, including the Sky Building and Horizon of Oakland Park initiatives, this opportunity provides a framework through which the State, City, and private sector can collaboratively reposition an underutilized public asset into a catalyst for long-term economic growth and community investment.

As part of this concept, the City would explore contributing its adjacent vacant lake parcel to the south to expand the development footprint and support a cohesive mixed-use, transit-oriented development (TOD) environment that advances workforce accessibility, housing, mobility, commercial investment, and public amenities.

The City also envisions a streamlined implementation strategy modeled after prior successful redevelopment efforts: identification of shared priorities, completion of a conceptual massing study, solicitation of prequalified development teams, selection of a preferred partner, expedited negotiations, and execution of a development agreement.

Collectively, these publicly controlled properties located within federally designated Qualified Census Tract 12011050800 and an area pursuing Opportunity Zone 2.0 designation present a rare opportunity to attract catalytic investment and advance impactful redevelopment in South Florida.





Workforce One Office Buildings

PARTNERSHIP STRUCTURE & ROLES

STATE (Land Owner)

- Offers 5-acre site for P3 redevelopment
- Defines State ROI and program goals
- Jointly selects qualified developer(s)

CITY (Local Partner)

- Contributes access to adjacent lake parcel
- Manages site analysis, massing & architectural planning
- Leads planning and zoning process, entitlement & infrastructure analysis
- Conducts formal solicitation (RFQ/RFP)
- Drives economic analysis aligned with State goals

DEVELOPER (Selected Partner)

- Jointly selected by State & City
- Delivers high-quality mixed-use TOD
- Executes development agreement
- Meets financial & qualitative vision goals

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REAL ESTATE CONSULTANTS

A PROVEN PARTNER: OAKLAND PARK'S P3 TRACK RECORD

Over the last decade, the City of Oakland Park has pioneered a disciplined, replicable framework for public-private partnerships transforming underutilized government assets into economic engines without Tax Increment Financing. Three landmark projects demonstrate the City's commitment to negotiating P3 agreements that deliver public benefits to the community, including economic advancement opportunities such as workforce development and attainable housing capacity:

THE SKY BUILDING

Downtown Catalyst | Completed

138 residential units, 18,000 SF commercial, new City Hall & public parking garage $60M private investment on a formerly contaminated site.



P3 – City and NRInvestments: *City goals achieved, Project included County support.*

HORIZON OF OAKLAND PARK

Downtown Expansion | In Development

311 residential units, 20,700+ SF retail, 195 public parking spaces, reconstructed park, woonerf, and future commuter rail plaza $148M private investment.



P3- City and Kaufman Lynn Falcone Group: *City goals achieved, Project included County support.*

BLYS OAKLAND PARK

Southern Gateway | Completed

300 residential units across 12.1 acres, anchored by Sprouts Farmers Market, with public riverfront amenities and enhanced pedestrian connectivity to downtown, $56M private investment.



P3- City and RAM Development: *City goals achieved, innovative use of parks impact fees.*

171%	$2.1B+	$264M+	3
CRA Value Growth Since 2016	Total CRA Market Value (2024)	Private Investment	Major P3s Delivered

WESTSIDE MOMENTUM & STRATEGIC INVESTMENTS

The westside of Oakland Park is the City's emerging district — and the timing is ideal for State partnership:

- Strategic infrastructure investments are accelerating in the westside corridor
- New City legislation is actively removing barriers and incentivizing high-quality TOD
- Opportunity Zone designation actively pursued for Census Tract 508 — maximizing federal tax incentive potential for private investors if designated

Oakland Park's proven P3 methodology encompasses:

- Community-driven vision creation and land use policy alignment that reduces development risk
- Rigorous site analysis, economic modeling, and ROI framing before solicitation
- Targeted RFQ/RFP solicitation and proactive developer outreach to attract mission-aligned, financially strong partners

The City of Oakland Park is ready to partner.

With a decade of proven P3 success, westside momentum, and an established methodology for bringing complex redevelopment projects to fruition, Oakland Park offers the State a trusted, experienced local partner to activate this site — generating lasting economic return, housing, and community benefit for the State of Florida.

The URBAN Group
REAL ESTATE CONSULTANTS



	Parcel No	Lot Size	Parcel Address
1	4942 29 29 0010	28,903	2530 West Okalnd Park Blvd
2	4942 29 29 0020	40,586	2550 West Oakland Park Blvd
3	4942 29 29 0030	15,148	2600 West Oakland Park Blvd
4	4942 29 29 0031	6,618	West Oakland Park Blvd
5	4942 29 29 0040	17,165	2610 West Oakland Park Blvd
6	4942 29 33 0010	64,718	2626 West Oakland Park Blvd
7	4942 29 33 0020	6,893	2680 West Oakland Park Blvd
8	4942 29 33 0021	4,560	NW 27 Ave
9	4942 29 33 0030	30,993	2690 West Oakland Park Blvd
	Total Sq Ft	215,584	
	Total Acres	4.95	

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LATEST DEEDS
4942-29-33-0030, 4942-29-33-0021, 4942-29-33-0020

92395539

Stamps $ 4200 Tax $ ____
- Documentary Intangible
RECEIVED in Broward County as required by law.
By [illegible] Deputy

Tax Folio Nos. 9229-33-003 & 9229-33-002
Grantor S.S. No. [redacted]
Grantee S.S. No. ____

WARRANTY DEED

THIS INDENTURE, made this 11 th day of September 1992, between RAINBOW PLAZA, CORP., a Florida corporation whose address is 712 Intracoastal Drive, Fort Lauderdale, Florida, 33304, hereinafter referred to as "Grantor", and STATE OF FLORIDA, DEPARTMENT OF LABOR AND EMPLOYMENT SECURITY, whose address is Suite 307 Hartman Building, 2012 Capital Circle, S.E., Tallahassee, Fl. 32399-2161, hereinafter referred to as "Grantee".

92 SEP 16 AM 9:44

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable considerations to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs and assigns forever, the following described real property, situate, lying and being in Broward County, Florida, to-wit:

See attached Exhibit "A"

This conveyance is made subject to the following:

1. Real estate taxes for the year 1992, and subsequent years.
2. Zoning and/or restrictions, prohibitions or other requirements imposed by governmental authority; and restrictions, easements and other matters appearing on the plat/or common to the subdivision.

and said Grantor does hereby fully warrant the title to said land, and will defend same against the lawful claims of all persons. "Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, GRANTOR has set his/her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

RAINBOW PLAZA, CORP.

By: EDUARDO A. DIAZ

By: EVE WAGNER ROSEN

By: JAMES M. BEESON, JR. President

STATE OF FLORIDA)
COUNTY OF BROWARD) SS.:

I hereby certify that on this 11th day of September, 1992, as an officer duly authorized in this State and County to take acknowledgements, personally appeared JAMES M. BEESON, JR., President of RAINBOW PLAZA, CORP., a Florida corporation, on behalf of the corporation. He is personally known to me ~~or produced as identification~~ ____, and who executed the foregoing instrument and he acknowledged before me that he executed same.

EVE WAGNER ROSEN
Notary Public, State of Florida
My Comm. Expires Dec. 31, 1995
No. AA320165

My commission expires: ____

Notary Public

BK19870PG0816

W/C Jail County Courthouse Courier Room

The URBAN Group
REAL ESTATE CONSULTANTS

EXHIBIT "A"

TRACT "A", BATES COMMERCIAL PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 85, AT PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND IN THE NORTH 1/2 OF SECTION 29, TOWNSHIP 49 SOUTH, RANGE 42 EAST; SAID PARCEL INCLUDING A PORTION OF TRACT A, ACCORDING TO THE PLAT OF BATES COMMERCIAL PARK, AS RECORDED IN PLAT BOOK 85, AT PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT A, BATES COMMERCIAL PARK;

THENCE RUN SOUTH 89°44'37" EAST (ON AN ASSUMED BEARING) 156 FEET ALONG THE SOUTH BOUNDARY OF SAID TRACT A, TO THE POINT OF BEGINNING;

THENCE RUN NORTH 0°21'28" EAST, 151.76 FEET ALONG A LINE PARALLEL TO THE WEST BOUNDARY OF SAID TRACT A;

THENCE RUN SOUTH 89°42'45" EAST 11.60 FEET;

THENCE RUN NORTH 0°21'28" EAST 62.22 FEET;

THENCE RUN NORTH 89°42'45" WEST 11.60 FEET;

THENCE RUN NORTH 0°21'28" EAST 54.32 FEET, TO AN INTERSECTION WITH THE NORTH BOUNDARY OF SAID TRACT A;

THENCE RUN SOUTH 89°42'45" EAST 244 FEET TO THE NORTHEAST CORNER OF SAID TRACT A;

THENCE RUN SOUTH 0°21'28" WEST 268.15 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A;

THENCE RUN NORTH 89°44'37" WEST 244.00 FEET ALONG THE SOUTH BOUNDARY OF SAID TRACT A, TO THE POINT OF BEGINNING.

SAID LAND SITUATE IN THE CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA.

Recorded in the Official Records Book
of Broward County, Florida
County Administrator

BK19870PG0817

4942-29-33-0010

W/C COURTHOUSE COURIER

LEONARD & [illegible]
P. O. BOX [illegible]
FT. LAUDERDALE, FLORIDA 33338-1025

92074477

Stamps $ 14,940.00 Tax $ —
Documentary Intangible
RECEIVED in Broward County as required by law.
by [illegible] Deputy Clerk

Tax Folio Nos. portions of 9229-33-001 & 9229-33-0021
Grantor S.S. No. [redacted]
Grantee S.S. No. _____

WARRANTY DEED

THIS INDENTURE, made this 13th day of February, 1992, between RAINBOW PLAZA, CORP., a Florida corporation whose address is 541 South State Road Seven, Ste 13, Margate, Florida, 33068, hereinafter referred to as "Grantor", and STATE OF FLORIDA, DEPARTMENT OF LABOR AND EMPLOYMENT SECURITY, whose address is 310 Hartman Building, 2012 Capital Circle, S.E. Tallahassee, FL 32399-2161, hereinafter referred to as "Grantee".

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable considerations to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs and assigns forever, the following described real property, situate, lying and being in Broward County, Florida, to-wit:

See attached Exhibit "A"

This conveyance is made subject to the following:

1. Real estate taxes for the year 1992, and subsequent years.

2. Zoning and/or restrictions, prohibitions or other requirements imposed by governmental authority; and restrictions, easements and other matters appearing on the plat/or common to the subdivision.

and said Grantor does hereby fully warrant the title to said land, and will defend same against the lawful claims of all persons. "Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, GRANTOR has set his/her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

By: EVE WAGNER [illegible]

By: C. Glenn Leonard

RAINBOW PLAZA, CORP.

By [signature]
JAMES M. BEESON, JR.

STATE OF FLORIDA)
COUNTY OF BROWARD) SS.:

I hereby certify that on this _____ day of _____, 1992, an officer duly authorized in this State and County to take acknowledgements, personally appeared JAMES M. BEESON, JR., President of RAINBOW PLAZA, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or produced as identification his Florida Drivers Licence, and who executed the foregoing instrument and he acknowledged before me that he executed same.

C. Glenn Leonard
Notary Public

My commission expires:
May 9, 1994

"OFFICIAL NOTARY SEAL"
C. GLENN LEONARD
MY COMM. EXP. 5/9/94

1992 FEB 21 PM 1:34

BK 19194 PG 0489

EXHIBIT "A"

DESCRIPTION

A parcel of land in the North 1/2 of Section 29, Township 49 South, Range 42 East, said parcel including a portion of Tract A, according to the plat of Bates Commercial Park, as recorded in Plat Book 85 at Page 4 of the Public Records of Broward County, Florida, and being more particularly described as follows:

Commencing at the Southwest corner of said Tract A, Bates Commercial Park; thence run South 89°44'37" East (on an assumed bearing) 156 feet along the South boundary of said Tract A, to the Point of Beginning; thence run North 0°21'28" East 151.76 feet along a line parallel to the West boundary of said Tract A; thence run South 89°42'45" East 11.60 feet; thence run North 0°21'28" East 62.22 feet; thence run North 89°42'45" West 11.60 feet; thence run North 0°21'28" East 54.32 feet, to an intersection with the North boundary of said Tract A; thence run South 89°42'45" East 244 feet, to the Northeast corner of said Tract A; thence run South 0°21'28" West 268.15 feet to the Southeast corner of said Tract A; thence run North 89°44'37" West 244.00 feet along the South boundary of said Tract A, to the Point of Beginning.

Said land situate in the City of Oakland Park, Broward County, Florida, and containing 1.4859 acres, more or less.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY FLORIDA
COUNTY ADMINISTRATOR

BK19194PG0490

4942-29-29-0040, 4942-29-29-0010, 4942-29-29-0020, 4942-29-29-0030

95-226619 T#001
05-30-95 09:42PM

$ 17500.00
DOCU. STAMPS-DEED

RECVD. BROWARD CTY
B. JACK OSTERHOLT

COUNTY ADMIN.

Instrument Prepared By:
Eve Wagner Rosen
Eve Wagner Rosen, P.A
6700 North Andrews Avenue
Suite 407
Fort Lauderdale, Florida

Tax Folio No. 9229-29-004; 9229-29-003;
9229-29-002; 9229-29-001.
Grantor S.S. No. [redacted]
Grantee S.S. No. _____

WARRANTY DEED

THIS INDENTURE, made this 25 th day of May, 1995, between RAINBOW PLAZA, CORP., a Florida corporation whose address is 712 Intracoastal Drive, Fort Lauderdale, Florida, 33304, hereinafter referred to as "Grantor", and THE STATE OF FLORIDA, DEPARTMENT OF LABOR AND EMPLOYMENT SECURITY, whose address is 2012 Capital Circle, S.E. Suite 307, Tallahassee FL 32399-2152 hereinafter referred to as "Grantee".

BK23504PG0922

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable considerations to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs and assigns forever, the following described real property, situate, lying and being in Broward County, Florida, to-wit:

Tracts 1, 2 and 3 of RAINBOW PLAZA, less the South 60.16 feet of the West 110 Feet of Tract 3 thereof, according to the Plat thereof, as recorded in Plat Book 77, page 29, the Public Records of Broward County, Florida.

This conveyance is made subject to the following:

1. Real estate taxes for the year 1995, and subsequent years.
2. Zoning and/or restrictions, prohibitions or other requirements imposed by governmental authority; and restrictions, easements and other matters appearing on the plat/or common to the subdivision.

and said Grantor does hereby fully warrant the title to said land, and will defend same against the lawful claims of all persons. "Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, GRANTOR has set his/her hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

RAINBOW PLAZA, CORP.

By: _____
JAMES M. BEESON, JR.

By: _____

STATE OF FLORIDA)
COUNTY OF BROWARD) SS.:

I hereby certify that on this 25 day of May, 1995, as an officer duly authorized in this State and County to take acknowledgements, personally appeared JAMES M. BEESON, JR., President of RAINBOW PLAZA, CORP., a Florida corporation, on behalf of the corporation. He is personally known to me or produced as identification _____, and did executed the foregoing instrument and he acknowledged before me that he executed same.

My commission expires:

Notary Public

EVE WAGNER ROSEN
COMMISSION # CC 316742
EXPIRES SEP 16, 1997
Atlantic Bonding Co., Inc.

W/C TRI-COUNTY for:-
Eve Wagner Rosen, P.A.
6700 N. Andrews Ave Ste: 407
Ft. Lauderdale, Fl 33309

0-30-1616

The URBAN Group
REAL ESTATE CONSULTANTS

4942-29-29-0031

WHS COURTHOUSE COURIER

LEONARD & MORRISON
P. O. BOX 11025
FT. LAUDERDALE, FLORIDA 33339-1025

Tax Folio Nos. portion of 9229-29-001
Grantor S.S. No. [redacted]
Grantee S.S. No. _____

92126952 WARRANTY DEED

THIS INDENTURE, made this 13th day of February, 1992, between RAINBOW PLAZA, CORP., a Florida corporation whose address is 541 South State Road Seven, Ste 13, Margate, Florida, 33068, hereinafter referred to as "Grantor", and STATE OF FLORIDA, DEPARTMENT OF LABOR AND EMPLOYMENT SECURITY, whose address is Suite 310, Hartman Building, 2012 Capital Circle S.E., Tallahassee, FL 32399-2161, hereinafter referred to as "Grantee".

92 MAR 27 AM 10 56

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable considerations to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs and assigns forever, the following described real property, situate, lying and being in Broward County, Florida, to-wit:

See attached Exhibit "A"

This conveyance is made subject to the following:

1. Real estate taxes for the year 1992, and subsequent years.

2. Zoning and/or restrictions, prohibitions or other requirements imposed by governmental authority; and restrictions, easements and other matters appearing on the plat/or common to the subdivision.

and said Grantor does hereby fully warrant the title to said land, and will defend same against the lawful claims of all persons. "Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, GRANTOR has set his/her hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

By: EVE WAGNER BOREN

By: C. Glenn Leonard

RAINBOW PLAZA, CORP.

By: James M. Beeson, Jr. Pres
JAMES M. BEESON, JR.

BK16308PG0161

STATE OF FLORIDA)
COUNTY OF BROWARD) SS.:

I hereby certify that on this 13 day of February, 1992, an officer duly authorized in this State and County to take acknowledgements, personally appeared JAMES M. BEESON, JR., President of RAINBOW PLAZA, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or produced as identification his Florida Drivers License, and who executed the foregoing instrument and he acknowledged before me that he executed same.

My commission expires:
May 5 1994

C. Glenn Leonard
Notary Public

"OFFICIAL NOTARY SEAL"
C. GLENN LEONARD
MY COMM. EXP. 5/5/94

The URBAN Group
REAL ESTATE CONSULTANTS

EXHIBIT "A"

DESCRIPTION

The South 60.16 feet of the West 110 feet of Tract 3, according to the plat of Rainbow Plaza, as recorded in Plat Book 77 at Page 29 of the Public Records of Broward County, Florida.

Said lands situate in the City of Oakland Park, Broward County, Florida and containing 0.1519 acres, more or less.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY FLORIDA
COUNTY ADMINISTRATOR

BK 13080PG0162

The URBAN Group
REAL ESTATE CONSULTANTS

ZONING INFORMATION FROM MUNICODE

Sec. 24-37. - B-1: Community Business District.

(A) *Purpose.* The B-1: Community Business District is intended primarily to meet the shopping and limited service needs of several neighborhoods. Retail stores are intended to include convenience, fashion and durable goods. The B-1 District may be located along traffic arteries or in concentrated shopping centers. A site plan is required in accordance with article XII.

(B) *Uses permitted.*

(1) Uses as specified for this district in the master business list.

(2) Limitation of permitted uses: All activities of permitted uses, including sale, display, preparation and storage shall be conducted entirely within a completely enclosed building, except for:

(a) Automobile parking lots.

(b) Auto rental or leasing.

(c) Boat retail sales subject to approval as a conditional use.

(d) Drive-in banks.

(e) Gasoline service stations, subject to approval as a conditional use and the provisions of section 24-74.

(f) Golf driving range.

(g) Plant nursery enclosed by an obscuring fence.

(h) Outdoor restaurants, as an accessory use to an enclosed restaurant, see subsection (4) below.

(i) Drive-in restaurants subject to approval as a conditional use, see subsection (4) below.

(3) All products produced by a permitted use shall be sold at retail on the premises.

(4) Restaurants.

(a) Outdoor seating area, as an accessory use to an enclosed restaurant shall not exceed 49% of the total gross floor area of the interior customer service area.

(b) Drive-in restaurants are subject to approval as a conditional use and the area of outdoor seating shall be limited to 25% of the gross floor area of the building.

(C) *Building site area.* 100 feet in width and 125 feet in depth except for those lots platted prior to December 29, 1984.

(D) *Building site coverage and green space.* 25% of the site shall be landscaped or pervious.

(E) *Residential density.* 25 dwelling units per acre in accordance with sections 24-41(D)(2), Master Business List and 24-72, Reserve Units.

(F) *Maximum floor area ratio (FAR):* 1.0 FAR.

(G)

The URBAN Group REAL ESTATE CONSULTANTS

Setbacks and bufferyards. Except for driveways, sidewalks and rear yards, all setbacks shall be landscaped and pervious.

(1) *Front:*

(a) 25 feet if 300 feet or more in depth, ten (10) feet if less than 300 feet in depth.

(b) 25 feet when a residential district is across the street with the first ten (10) feet landscaped unless the parcel is 300 feet in depth in which case the entire setback shall be landscaped.

(c) Fences and walls: ten (10) feet; hedges or trees: seven (7) feet.

(2) *Side:* 15 feet where B-1 District directly abuts a residential district.

(3) *Corner:*

(a) Ten (10) feet abutting on the side street, alley or waterway.

(b) 25 feet when a residential district is across the street with the first ten (10) feet landscaped.

(c) No fence, wall, hedge, tree, structure or parking space shall be erected or allowed to obstruct vision within 30-foot clear sight triangle at the corner of the property.

(4) *Rear:* 15 feet where a B-1 District is separated by an alley or waterway from a residential district or where a B-1 District abuts a residential district.

(H) *Building height limit.*

(1) 100 feet.

(2) Any building over 50 feet:

(a) The front yard setback must be at least one-half (½) of building height; side and rear setbacks must be at least one-third (⅓) of building height; in no case less than (G) above.

(b) Where the building site is adjacent to a residential district, the setback shall be at least the height of the building.

(I) *Other regulations.* See also articles V (Supplemental Regulations), VI (Parking), VIII (Landscaping) and XI (Signs).

(Ord. No. O-90-21, § 10, 10-17-90; Ord. No. O-91-3, § 2, 4-3-91; Ord. No. O-2008-035, § 2, 11-19-08; Ord. No. 2011-026, § 2, 12-7-11)

The URBAN Group REAL ESTATE CONSULTANTS

ASSUMPTIONS AND LIMITING CONDITIONS

The legal description furnished to the appraiser is assumed to be correct.

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

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

It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

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

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

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

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

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

ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

Disclosure of the contents of this appraisal is governed by the Bylaws and regulations of the American Society of Appraisers.

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

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

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider 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.

We have made a special assumption that the subject property has no environmental concerns. The land and building sizes are based on our review of the plat information, Broward Appraisal Website data, and other sources and are not based on a formal survey.

CERTIFICATION

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

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

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

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

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

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

___ I have conducted an exterior inspection of the property that is the subject of this report in June of 2024. I have not performed any services regarding the subject property within the three-year period immediately preceding acceptance of this assignment as an appraisal.

___ My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.

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

John F. Zink of my office provided research information, but the final analysis and value conclusions were of the undersigned only.



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

SUBJECT PHOTOGRAPHS- 2026 PHOTOGRAPHS TAKEN BY ROBERT MILLER



View of westerly side of property and building 2680 and parking lot on NW 27th Avenue



Street view looking easterly on W. Oakland Park Boulevard from NW 27thAvenue.

SUBJECT PHOTOGRAPHS- 2026 PHOTOGRAPHS TAKEN BY ROBERT MILLER



View looking easterly of parking and driveway on southerly boundary.



View northeasterly of parking lot and driveway entrance on NW 27th Avenue

SUBJECT PHOTOGRAPHS- 2026 PHOTOGRAPHS TAKEN BY ROBERT MILLER



Street view looking northerly on NW 27th Avenue.



View northeasterly of southerly (rear) elevation of subject buildings

SUBJECT PHOTOGRAPHS- 2026 PHOTOGRAPHS TAKEN BY ROBERT MILLER



View northeasterly of southerly (rear) elevation of subject buildings



View northerly of southerly (rear) elevation of subject buildings

SUBJECT PHOTOGRAPHS- 2026 PHOTOGRAPHS TAKEN BY ROBERT MILLER



View northwesterly of southerly (rear) elevation of subject buildings.



View westerly of southerly drive, parking and rear elevation of subject buildings

SUBJECT PHOTOGRAPHS- 2026 PHOTOGRAPHS TAKEN BY ROBERT MILLER



View southerly from subject of lake



View looking southwesterly of building 2550 northerly elevation.

SUBJECT PHOTOGRAPHS- 2026 PHOTOGRAPHS TAKEN BY ROBERT MILLER



View looking easterly of building 2530 northerly elevation.



View looking westerly of subject buildings, front drive and parking.

SUBJECT PHOTOGRAPHS- 2026 PHOTOGRAPHS TAKEN BY ROBERT MILLER



View looking westerly of parking and northerly elevation of building 2600



View looking easterly on W. Oakland Park Boulevard

SUBJECT PHOTOGRAPHS- 2026 PHOTOGRAPHS TAKEN BY ROBERT MILLER



View looking westerly on W. Oakland Park Boulevard subject on left

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 #RZ1270- State of Florida

EXPERIENCE:

1993-Present	Vice President-The Urban Group, Inc.
1995-2020	Owner-Miller Appraisal Group, Inc.
1978-1993	Real Property Analysts, Inc., Fort Lauderdale, Florida, Executive Vice President
1987	Involved in United States Senate Study Right-of-Way Acquisition Procedures

QUALIFIED AS EXPERT WITNESS FOR:

Condemnation proceeding in Broward, Dade, Monroe, Broward 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

Commercial, vacant, and improved
Condemnation projects
Industrial, vacant, and improved
Multi-family residential,
Mobile Home Parks
Office, vacant and improved
Special purpose properties

Counseling

Acquisition projects
Income tax analysis
Investment analysis
Tax assessments
ROW Cost Analysis
Special assessments
Review Services

VARIOUS CLIENTS OVER THE PAST TEN YEARS

GOVERNMENT

ALACHUA COUNTY
BROWARD COUNTY
BROWARD COUNTY SCHOOL BOARD
CITY OF AVENTURA
CITY OF BOYNTON BEACH
CITY OF OAKLAND PARK
CITY OF BONITA SPRINGS
CITY OF CORAL SPRINGS
CITY OF DELRAY BEACH
CITY OF FORT LAUDERDALE
CITY OF HALLANDALE BEACH
CITY OF HOLLYWOOD
CITY OF MARGATE
CITY OF MIAMI
CITY OF MIAMI BEACH
CITY OF MIAMI SPRINGS
CITY OF MOUNT DORA
CITY OF NEW SMYRNA BEACH
CITY OF NORTH LAUDERDALE
CITY OF OAKLAND PARK
CITY OF POMPANO BEACH
CITY OF RIVIERA BEACH
CITY OF SUNRISE
CITY OF WEST BROWARD
FEDERAL AVIATION ADMINISTRATION
FLORIDA DEPARTMENT OF TRANSPORTATION
MANATEE COUNTY
SOUTH FLORIDA WATER MANAGEMENT
TOWN OF DAVIE
TOWN OF LAUDERDALE BY THE SEA
TOWN OF MILTON
TOWN OF BROWARD
US DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

PRIVATE

CLEAR CHANNEL OUTDOOR
CLEVELAND CLINIC
LENNAR HOMES
SBA TOWERS INC.
WAL-MART CORPORATION

ATTORNEY

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

From: Renee Miller <reneem@rmcgllc.com>
Sent: Wednesday, July 29, 2026 4:32 PM
To: Sierra Marrero
Cc: Ana Alvarez; Neysa Herrera
Subject: Here is the revised Term sheet
Attachments: Jul 29 Oakland Park Workforce One Parcels Term Sheet FINAL .docx

CAUTION: This email originated from outside of the City of Oakland Park. DO NOT click links or open attachments unless you are expecting the information and recognize the sender.

Here is the revised term sheet per my conversation with David and Andrew Collins agreement! Revised Letter of Intent to follow

Renee C. Miller, ICMA-CM
President
R. Miller Consulting Group
reneem@rmcgllc.com
cell: 786-253-8436
www.rmcgllc.com

Oakland Park Commerce Property
Public-Private Partnership
Proposed Term Sheet and Issues for Discussion

PROJECT OVERVIEW:

The City of Oakland Park respectfully encourages the Florida Department of Commerce to consider supporting a transformative public-private partnership (P3) centered on the approximately 5-acre state-owned Agency for Workforce Innovation site within Oakland Park's emerging westside corridor. This opportunity provides a framework through which the State, City, and private sector can collaboratively reposition an underutilized public asset into a catalyst for long-term economic growth and community investment.

As part of this concept, the City would enter into a Purchase and Sale Agreement with The Department of Commerce to acquire nine (9) parcels located along West Oakland Park Boulevard as listed below.

The term sheet below is offered for discussion:

	Term	Notes
Group1 Parcels:	(1) 4942 29 29 0010 - 2530 W Oakland Park Blvd (2) 4942 29 29 0020 -2550 W Oakland Park Blvd (3) 4942 29 29 0030- 2600 W Oakland Park Blvd	*Properties currently listed by Savills-Tampa.*
Group 2 Parcels:	(4) 4942 29 29 0031- W Oakland Park Blvd (5) 4942 29 29 0040- 2610 W Oakland Park Blvd (6) 4942 29 33 0010- 2626 W Oakland Park Blvd (7) 4942 29 33 0020- 2680 W Oakland Park Blvd (8) 4942 29 33 0021- NW 27 Ave (9) 4942 29 33 0030- 2690 W Oakland Park Blvd	*Additional parcels owned by Department of Commerce west of Group 1 Parcels.*
Purchase Price:	Purchase Price of $6,2000,000 for all nine (9) parcels. The purchase price includes any Broker's fee.	*Subject to independent appraisal in accordance with FS 166.045, which shall be commissioned within 15 days of the execution of the term sheet.*
Due Diligence Period	60-day inspection period during which the City may conduct title review, environmental assessment, survey, etc. The City retains the right to terminate the purchase and sale agreement for any reason prior to the expiration of the Inspection Period	
Closing Deadline:	On or before December 18, 2026	

Earnest Money Deposit	City shall pay a deposit representing 3% of the total sale price as Earnest Money to be held in escrow with Goren, Cherof, Doody, and Ezrol, P.A., within 15 days of full execution of the Purchase and Sale Agreement. Earnest Money shall be refundable in the event of a finding of material defect during due diligence period.	
Closing Costs	Title Insurance, doc stamps, and closing agent fees shall be paid by the City.	
Career Source Broward Provisions	a) The City will enter into a lease agreement with CareerSource Broward for its current location. The Lease Agreement will honor the current rental rates for the Career Source Broward offices, for a maximum period of 18 months after closing on the property. The location shall be provided on a "as-is" basis, CareerSource assumes financial responsibility for all operational costs and supplies, repairs, insurance, utilities, security, property taxes (if applicable) and maintenance. b) During the 18- month continuity period the City will work with CareerSource Broward to evaluate suitable occupancy opportunities and rental structures that meet the needs of CareerSource operations; c) One potential option for longer term tenancy for CareerSource Broward is City owned property located at 5399 N. Dixie Hwy. This location has approximately 10,690 SF and 70 dedicated parking spaces should CareerSource wish to pursue this option the city proposes the following essential terms for occupancy of the 5399 location: • Term: Five (5) years from commencement at a rate of $18 SF NNN (billed annually), with opportunity to extend at the end of the term. • Annual base rent will increase on each anniversary of the commencement date by 1% over	For the purposes of this term sheet: "**Continuity Period**" means the period commencing on the closing of West Oakland Park Parcels and continuing for so long as CareerSource Broward is permitted to occupy its existing office space.

	Consumer Price index (CPI), not to exceed 4%. If redevelopment concepts are achieved on the west Oakland Park Blvd site, discussions will occur with prospective development partners. The City will communicate CareerSource Broward's operational needs and space requirements in the event it is in the mutual interest of both CareerSource Broward and the site developer for CareerSource Broward to relocate back to the development.	
Developer Solicitation Milestone	The City shall implement a strategy modeled after prior successful redevelopment efforts to determine the development proposal in the best interest of the City and the developer. The process will likely include: solicitation of prequalified development teams, selection of a preferred partner, expedited negotiations, and execution of a development agreement.	
Financial Feasibility Contingency Clause	The City's obligation to close shall be contingent upon its continued determination that the proposed redevelopment of the Property remains economically feasible and consistent with the City's public redevelopment objectives. In the event of changes to applicable federal or state laws, incentive programs, regulatory actions, property tax amendments, or other material circumstances that adversely affect the economic feasibility of the proposed redevelopment, the City reserves the right to renegotiate the sales price or terminate the Purchase and Sale Agreement without further obligation.	