



agenda

January 28, 2016

Room 200
401 S. Park Ave. 2nd Floor

CRA advisory board

1 Administrative items

- A. Approval of the Workshop and Meeting Minutes from 10-29-15 & 12-4-15

2 Action items

- A. 1111 West Fairbanks Avenue – former bowling alley site

3 Informational items

- A. CRA project updates
- B. Winter in the Park 2015-16

4 Public Comment

5 New business items

6 Adjournment

- A. CRA Agency meeting – February 22
- B. CRA AB meeting – February 25

appeals & assistance

"If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F. S. 286.0105).

"Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-599-3277) at least 48 hours in advance of the meeting."

**CITY OF WINTER PARK
COMMUNITY REDEVELOPMENT ADVISORY BOARD**

**Work Session
12:00 pm**

**October 29, 2015
Chapman Room**

MINUTES

Chairman Daniel Butts called the meeting to order at 12:06 pm

BOARD MEMBERS PRESENT: Lance Decuir, Daniel Butts, Woody Woodall, Jeff Stephens, Joe Terranova, and Alex Trauger

BOARD MEMBERS ABSENT: John Dowd

STAFF MEMBERS PRESENT: Dori Stone, Laura Neudorffer, Kyle Dudgeon, Terry Hotard, Dan D'Alessandro, Jason Seeley

ADMINISTRATIVE ITEMS:

Item A: Approval of Minutes

Approval of the August 27, 2015 Work Session and Regular Meeting Minutes.

ACTION ITEMS:

Item A: Community Center Request – Audio/Visual Upgrades

Staff briefed the Board on the limitations and issues with the current system. Current system was current in the late 90's and is now outdated and difficult to maintain and/or repair. The building was designed with serving the CRA and staff feel the request should be approved.

INFORMATIONAL ITEMS:

Item A: Electric Undergrounding Discussion

Staff gave clarification on the involvement of the CRA in the undergrounding efforts. Staff also gave detailed information outlining how this process is completed and what the estimated costs are for the different aspects of the project. Discussion ensued regarding the cost effectiveness and timeline of the project.

Item B: Denning Drive and New York Avenue Update

There being no further business to discuss, the work session adjourned at 1:06 p.m.

Chairperson, Daniel Butts

Board Liaison, Laura Neudorffer

**CITY OF WINTER PARK
COMMUNITY REDEVELOPMENT ADVISORY BOARD**

**Regular Meeting
1:00 pm**

**October 29, 2015
Chapman Room**

MINUTES

Chairman Daniel Butts called the meeting to order at 1:06 pm

BOARD MEMBERS PRESENT: Lance Decuir, Daniel Butts, Woody Woodall, Joe Terranova, Jeff Stephens, and Alex Trauger

BOARD MEMBERS ABSENT: John Dowd

STAFF MEMBERS PRESENT: Dori Stone, Laura Neudorffer, Kyle Dudgeon, Terry Hotard, Dan D'Alessandro

ADMINISTRATIVE ITEMS:

Item A: Approval of Minutes

Approval of the August 27, 2015 Work Session and Regular Meeting Minutes.

Motion made by Joe Terranova, seconded by Woody Woodall, to approve the August 27, 2015 Work Shop and Regular Meeting Minutes. Motion approved.

ACTION ITEMS:

Item A: Community Center Request – Audio Visual Upgrades

Staff presented a brief overview of the request and the need to support the upgrade. Discussion ensued including costs, timeline, lifespan, etc. of the equipment upgrade.

Motion made by Joe Terranova, seconded by Lance Decuir, to approve the request with the caveat that it does not set a precedent for future capital project expenditures to be offset by CRA funds. The motion was approved 6-0.

INFORMATIONAL ITEMS:

Item A: Electric Undergrounding Discussion

Staff presented a brief overview and discussion ensued including costs, timeline, difficulty, purpose, etc. of the request to assist residents and business owners in undergrounding along with the benefits of doing so. Schedule and location of project zones were discussed and covered with the Board.

Item B: Denning Drive and New York Avenue Update

Staff informed the Board that Lance Decuir and Alex Trauger have been asked to sit on the board for both projects due to their transportation backgrounds. Staff will also include the community and start a dialogue to gain feedback and provide information.

There being no further business to discuss, the work session adjourned at 1:56 p.m.

Chairperson, Daniel Butts

Board Liaison, Laura Neudorffer

CITY OF WINTER PARK
COMMUNITY REDEVELOPMENT ADVISORY BOARD

Work Session
12:00 pm

December 3, 2015
Chapman Room

MINUTES

Acting Chairman Joe Terranova called the meeting to order at 12:04 pm

BOARD MEMBERS PRESENT: Woody Woodall, Jeff Stephens, Joe Terranova, and Alex Trauger

BOARD MEMBERS ABSENT: John Dowd, Lance Decuir, Daniel Butts

STAFF MEMBERS PRESENT: Dori Stone, Laura Neudorffer, Kyle Dudgeon

ADMINISTRATIVE ITEMS:

Item A: Approval of Minutes

Approval of the October 29, 2015 Work Session and Regular Meeting Minutes.

ACTION ITEMS:

INFORMATIONAL ITEMS:

Item A: Library Discussion

Shawn Shaffer, Winter Park Public Library's Executive Director, presented renderings of a proposed library building and information to the Board. While ACI did provide the renderings they are not the architect on record for the project.

Item B: Denning Drive Update

Kyle Dudgeon, CRA Manager, provided a brief update to the Board. Dori Stone, Director of Planning & Community Development, stressed to the Board that the goal is to maintain the drivability of Denning Dr. and prevent the changes from impacting travel time as much as possible. The bus routes will be the biggest challenge of the project. Mr. Dudgeon informed the Board that staff has reached out to the Winter Park Village, Winter Park Health Foundation, and the Winter Park Housing Authority regarding the proposed Denning Dr. project and have received positive feedback and support.

Item C: 2016 CRA AB Calendar

Mr. Dudgeon provided the Board members with the 2016 Board Meeting schedule and informed them of the possibility of an evening meeting in July 2016 to discuss the budget. This would allow for public attendance and comment and also be more conducive to work schedules.

NEW BUSINESS ITEMS:

Item A: Women's Club Update

Mr. Dudgeon provided a copy of the letter from Sandra Blossey, Past President of the Women's Club, outlining the history, need for updates and upgrades, and the renovations that have taken place to date as well as renovations that are a work in progress at the facility.

There being no further business to discuss, the work session adjourned at 12:57 p.m.

Chairperson, Daniel Butts

Board Liaison, Laura Neudorffer

**CITY OF WINTER PARK
COMMUNITY REDEVELOPMENT ADVISORY BOARD**

**Regular Meeting
1:00 pm**

**December 3, 2015
Chapman Room**

MINUTES

MEETING CANCELED



agenda item

meeting date January 28, 2016

item type Administrative
 Action
 Information

approved by City Manager
 City Attorney
 N/A

CRA advisory board

Subject: Item 3A

1111 West Fairbanks Avenue – former bowling alley site

motion | recommendation

Motion to consider a financial contribution for the purchase of 1111 West Fairbanks Avenue in partnership with the city is requested.

background

1111 W. Fairbanks Avenue is owned by Rollins College. It was acquired in June 2013 for \$2,850,000 for the purpose of expanding some of the College's sports facility needs, but those plans did not come to fruition.

In September 2014 the City's Community Redevelopment Agency declined to acquire this property for the purchase price of \$3,250,000. The vote to acquire failed on a tied 3-3 vote. At that time the property was under contract with another buyer so it would have been an assignment of that contract. The sale with the other buyer did not close so the property is back on the market.

The property is 1.63 acres. Since the last time the City considered the acquisition the building has been demolished and the paved parking lot removed. The property is now vacant. Rollins has stated that between closing costs and demolition they have an additional \$50,000 in the property so that is why the offer price is \$2.9 million.

One purpose for the proposed acquisition is to obtain the frontage that will allow for a future expansion of the turn lanes on that section of Fairbanks. The property is located adjacent to Martin Luther King, Jr. Park so the remainder of the property could be used to expand that park. The remainder could also be remarketed by the city for a use the Commission determines to be appropriate for that location.

The city has a Parks Acquisition Fund and Parks Impact Fee Fund that may also contribute to the purchase of the property. These funds total \$394,985 and \$646,367 respectively. This would

leave a balance of \$1,858,648 that would need to be funded. The City Commission would like to explore the possibility of a partnership with the CRA in purchasing the property.

The CRA currently has \$358,805 in forward funding to the debt service that could be allocated to fund projects. During FY15-16 funding for major projects includes \$500,000 for Denning Drive and \$762,183 for New York Avenue Streetscapes Phase I.

alternatives | other considerations

Use unallocated funds that are currently forward funding debt service

Request a budget adjustment to free up funds for this project

Restructure the CIP to (partially) reimburse the city for purchase of the property

Do not consider a financial contribution

fiscal impact

The property is not currently on the tax roll. When it was on the tax roll in 2014 however, staff provided a brief analysis to the Agency in September 2014 of its impact.

Property Base Value (<i>when CRA was created</i>)	\$1,410,279
2014 Taxable Value (<i>working</i>)	\$1,453,087
2014 Taxes to General Fund	\$6,380
2014 Increment Revenue	\$365.02
% of overall TIF revenue	.013%

Source: *Orange County Property Appraiser, September 22, 2014*



AN APPRAISAL REPORT OF

A VACANT COMMERCIAL PARCEL OF LAND
LOCATED ON THE NORTHEAST CORNER OF WEST
FAIRBANKS AVENUE AND HARPER STREET, SOUTH
OF WEST COMSTOCK AVENUE IN WINTER PARK,
ORANGE COUNTY, FLORIDA 32789

PREPARED FOR

CITY OF WINTER PARK
401 SOUTH PARK AVENUE
WINTER PARK, FLORIDA 32789

ATTN: MR. JEFF BRIGGS, MANAGER

DATE OF VALUATION

JANUARY 20, 2016

DATE OF REPORT

JANUARY 22, 2016

PREPARED BY
MERIDIAN APPRAISAL GROUP, INC.

ANGELA L. BROWN, MAI, VICE PRESIDENT
STATE-CERTIFIED GENERAL REAL ESTATE APPRAISER RZ 805

THOMAS BOURNE, TRAINEE APPRAISER
STATE-REGISTERED TRAINEE APPRAISER RI 23988



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WINTER SPRINGS, FLORIDA 32708
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January 22, 2016

Mr. Jeff Briggs, Manager
City of Winter Park
401 South Park Avenue
Winter Park, Florida 32789

Re: An appraisal report of a vacant commercial parcel of land at the northeast corner of West Fairbanks Avenue and Harper Street, south of West Comstock Avenue in Winter Park, Orange County, Florida 32789.

Meridian File No: 16-SSK

Dear Mr. Briggs:

This appraisal report is intended to set forth our valuation conclusion pertaining to a vacant commercial parcel of land at the northeast corner of West Fairbanks Avenue and Harper Street, south of West Comstock Avenue in Winter Park, Orange County, Florida. The site address is 1111 West Fairbanks Avenue. The subject site contains 1.639 gross and usable acres of land area (71,395 square feet). The site is of a size and shape that lends itself well to most types of commercial development. The subject site has 250' of frontage along the north side of West Fairbanks Avenue; 250' of frontage along the west side of Harper Street; 310' of frontage along the south side of West Comstock Avenue and 130' of frontage along the east side of Ward Avenue.

The subject is considered to have very good access and exposure due to its location on the corner of West Fairbanks Avenue and Harper Street as well as two additional roads. There were no topographical features noted that would impede development of the subject as of our date of valuation. The subject has access to all public utilities and the property is zoned C-3, Commercial by the City of Winter Park and the future land use designation is Commerce. The highest and best use of the subject as vacant is for commercial or office development up to the highest density allowed under the C-3 zoning and Commerce future land use.

The purpose of this appraisal is to estimate the "As Is" fee simple Market Value of the property formerly known as Bowl America as of the date of valuation, January 20, 2016, our most recent date of inspection of the subject property. The date of this report is January 22, 2016.

The intended use of this appraisal is to provide the client the "As Is" fee simple Market Value of the property formerly known as Bowl America to aid internal decision making relative to the potential acquisition of the site by the City of Winter Park. The intended user of this report is the Board of City Commissioners of Winter Park to the attention of Mr. Jeff Briggs. No other use or users are intended.

The property is further described by both legal and narrative descriptions within the text of the following appraisal report. General Assumptions, Limiting Conditions and certain Extraordinary Assumptions concerning the valuation of the subject project can be found following this section of the report. This appraisal report was prepared under Standards Rule 2-2(a) and performed under Standard 1 of the Uniform Standards of Professional Appraisal Practice (USPAP).

As a result of our investigations into those matters, which affect Market Value, and by virtue of our experience and training, we have formed the opinion that the "As Is" fee simple Market Value of a vacant commercial parcel of land as of the date of valuation, January 20, 2016, was:

"AS IS" FEE SIMPLE MARKET VALUE
TWO MILLION NINE HUNDRED THIRTY THOUSAND DOLLARS
(\$2,930,000) *

* Please see Extraordinary Assumptions and Limiting Conditions.

The following report was prepared in conformity with the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute. As such, it conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) that became effective January 1, 2016. This report meets or exceeds the guidelines of Federal, Financial Institutions Reform, Recovery and Enforcement Act of 1989 (Title XI of FIRREA) and subsequent updates, as amended, as issued by the Office of the Comptroller of Currency and the reporting requirements of City of Winter Park.

This letter of transmittal precedes the appraisal report, further describing the subject property and containing the reasoning and pertinent data leading to the final value estimates.

Respectfully submitted,
Meridian Appraisal Group, Inc.

Angela L. Brown, MAI, Vice President
State-Certified General Real Estate Appraiser RZ 805

Thomas Bourne, Trainee Appraiser
State-Registered Trainee Appraiser RI 23988
Under the Supervision of Angela L. Brown, MAI, Vice President

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ADDENDA

APPRAISERS' QUALIFICATIONS

ENGAGEMENT LETTER

PHASE I ENVIRONMENTAL SITE ASSESSMENT

TITLE POLICY

TAX CARD

CERTIFICATION

The undersigned appraisers hereby certify that to the best of their knowledge and belief:

- the statements of fact contained in this appraisal report (upon which the analyses, opinion and conclusions expressed herein are based) are true and correct.
- the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and any special assumptions if any, set forth and are the personal, impartial and unbiased professional analyses, opinions and conclusions of the appraisers.
- the appraisers have no present or prospective interest in the property that is the subject of this report and have no personal interest with respect to the parties involved.
- the appraisers have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- the appraisers' engagement in this assignment was not contingent upon developing or reporting predetermined results.
- the appraisers' compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- the reported analyses, opinions and conclusions were developed and this appraisal report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- the reported analyses, opinions and conclusions were developed and this appraisal report has been prepared in conformity with the requirements of (and the use of this report is subject to) all regulations issued by the appropriate regulatory entities regarding the enactment of Title XI of the Financial Institution Reform, Recovery and Enforcement Act of 1989 (FIRREA), and the Uniform Standards of Professional Appraisal Practice, as promulgated by the Appraisal Standards Board of the Appraisal Foundation.
- we do not authorize the out-of-context quoting from or partial reprinting of this appraisal report; and neither all nor part of this appraisal report shall be disseminated to the general public by the use of any public communications media without the prior written consent of the undersigned appraisers.
- use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- Angela L. Brown, MAI, Vice President certifies that she has personally inspected the subject property and all of the comparable land sales used in this report. Thomas Bourne, Trainee Appraiser certifies that he has personally inspected the subject property and all the comparable sales used in this appraisal report. No one provided significant real property appraisal assistance to the person(s) signing the certification. The appraiser's state certifications have not been revoked, restricted, suspended or cancelled.
- the appraisal was not based on a requested minimum valuation, a specific valuation or the approval of a loan.
- Angela L. Brown, MAI, VP one of Thomas' supervisors, a registered appraiser trainee who contributed to the development or communication of this appraisal, hereby accepts full and complete responsibility for any work performed by the registered appraiser trainee named in this report as if it were my own work.
- Thomas Bourne provided significant real property appraisal assistance to the person(s) signing the certification. The scope of Thomas' work included, but is not limited to, a personal site and neighborhood inspection of the subject property, research and analysis of the comparable sales and the development and communication of the appraisal report. The registered appraiser trainee, Thomas Bourne spent 25 hours working on this assignment.

CERTIFICATION (CONT'D)

- the Appraisal Institute conducts a mandatory program of continuing education for designated members. As of the date of this report, Angela L. Brown, MAI had completed the continuing education program of the Appraisal Institute
- Angela L. Brown, MAI, Vice President and Thomas Bourne, Trainee Appraiser certify that they have not appraised the subject property or been involved in any real estate related transactions in the three years prior to the engagement of services.

Property Location

The subject property is a vacant commercial parcel of land at the northeast corner of West Fairbanks Avenue and Harper Street, south of West Comstock Avenue in Winter Park, Orange County, Florida. The site address is 1111 West Fairbanks Avenue.

Date of Valuation and Date of Report

The date of valuation for the "As Is" fee simple Market Value estimate is January 20, 2016, our most recent date of inspection of the subject property. The date of this report is January 22, 2016.

Final Value Conclusions

"As Is" fee simple Market Value	\$2,930,000*
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*** Please see Extraordinary Assumptions and Limiting Conditions.**

Certified by

Meridian Appraisal Group, Inc.

Angela L. Brown, MAI, Vice President
State-Certified General Real Estate Appraiser RZ 805

Thomas Bourne, Trainee Appraiser
State-Registered Trainee Appraiser RI 23988
Under the Supervision of Angela L. Brown, MAI, Vice President

EXECUTIVE SUMMARY

Location

The subject property is a vacant commercial parcel of land at the northeast corner of West Fairbanks Avenue and Harper Street, south of West Comstock Avenue in Winter Park, Orange County, Florida. The site address is 1111 West Fairbanks Avenue.

Type of Property

The subject property consists of a vacant commercial parcel of land formerly known as Bowl America, and contains 1.639 acres of land available for development.

Highest & Best Use

The highest and best use of the subject as vacant is for commercial or office development up to the highest density allowed under the C-3 zoning and Commerce future land use.

Site Description

The subject site contains 1.639 gross and usable acres of land area (71,395 square feet) and has 250' of frontage along the north side of West Fairbanks Avenue, 250' of frontage along the west side of Harper Street; 310' of frontage along the south side of West Comstock Avenue and 130' of frontage along the east side of Ward Avenue. The subject is considered to have very good access and exposure due to its location on the corner of West Fairbanks Avenue and Harper Street as well as two additional roads. There were no topographical features noted that would impede development of the subject as of our date of valuation. The subject has access to all public utilities. The site is of a size and shape that lends itself well to most types of commercial development. Overall, the subject site is well suited to a variety of different uses and is considered typical of the area.

Zoning and Land Use

The subject property is zoned C-3, Commercial by the City of Winter Park and the future land use designation is Commerce.

Interest Appraised

Fee Simple Estate

Marketing and Exposure Period

The estimated marketing period for the subject property is three to six months at the Market Value estimated in this report. The estimated exposure period is three to six months.

Date of Valuation and Date of Report

The date of valuation for the "As Is" fee simple Market Value estimate is January 20, 2016, our most recent date of inspection of the subject property. The date of this report is January 22, 2016.

Final Value Conclusion

"As Is" fee simple Market Value	\$2,930,000*
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* Please see Extraordinary Assumptions and Limiting Conditions.

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

1. The legal description used in this report is assumed to be correct.
2. No survey of the property has been made by the appraiser and no responsibility is assumed in connection with such matters. Sketches in this report are included only to assist the reader in visualizing the property.
3. No responsibility is assumed for matters of legal nature affecting title to the property nor is an opinion of title rendered. The title is assumed to be good and merchantable.
4. Information and data furnished by others is usually assumed to be true, correct and reliable. When such information and data appears to be dubious and when it is critical to the appraisal, a reasonable effort has been made to verify all such information; however, no responsibility for its accuracy is assumed by the appraiser.
5. All mortgages, liens, encumbrances, leases and servitude have been disregarded unless so specified within the report. The property is appraised as though under responsible ownership and competent management.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.
7. 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.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined and considered in the appraisal report.
9. It is assumed that all required licenses, consents or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of the land and improvements will be within the boundaries or property lines or the property described and that there will be no encroachments or trespass unless noted within the report.
11. The date of value to which the opinions in this report apply are reported herein. The appraiser assumes no responsibility for economic or physical factors occurring at some later date which may affect the opinions stated herein.
12. Unless otherwise stated in the report, the existence of hazardous material, 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, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or 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 reader is urged to retain an expert in this field, if desired.

This appraisal report has been made with the following **General Limiting Conditions:**

1. The appraiser will not be required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made thereof.
2. Possession of the report, or copy thereof, does not carry with it the right of publication. It may not be used for any purposes by any person other than the party to whom it is addressed without written consent of the appraiser, and in any event only with proper written qualification and only in its entirety.
3. The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for the land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS (CONT'D)

4. No environmental impact studies were requested or made in conjunction with this appraisal, and the appraiser hereby reserves the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent environmental impact studies, research or investigation.
5. Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales or any other media without written consent and approval of the appraiser. Nor shall the appraiser, firm or professional organization of which the appraiser is a member be identified without written consent of the appraiser.
6. Acceptance of and/or use of this appraisal report constitutes acceptance of the foregoing General Assumptions and General Limiting Conditions.

This report was prepared based on the following **Extraordinary Assumptions**:

None

This report was prepared based on the following **Hypothetical Conditions**:

None

Please be advised that use of the aforementioned Extraordinary Assumptions and Hypothetical Conditions might have affected the assignment results.

DEFINITION OF IMPORTANT TERMS

Market Value¹

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised and each acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 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.

Highest and Best Use²

The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility and maximum profitability. Alternatively, the probable use of land or improved property – specific with respect to the user and timing of the use – that is adequately supported and results in the highest present value.

Fee Simple Estate³

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

Leased Fee Interest⁴

An ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the lessee are specified by contract terms contained within the lease.

Leasehold Interest⁵

The interest held by the lessee (the tenant or renter) through a lease transferring the rights of use and occupancy for a stated term under certain conditions.

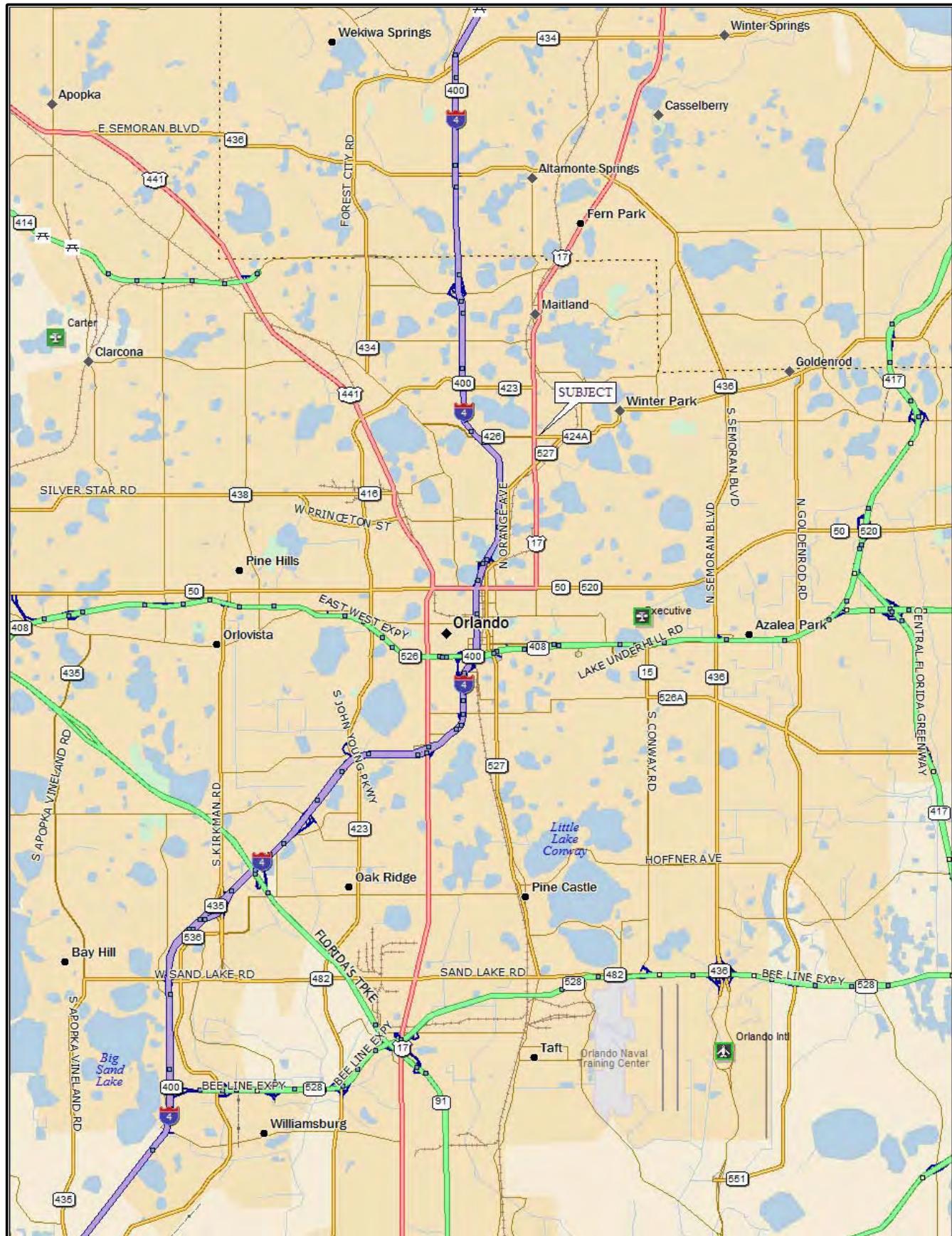
Going-Concern Value⁶

The market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the market value of the going concern. The value of an operating business enterprise..

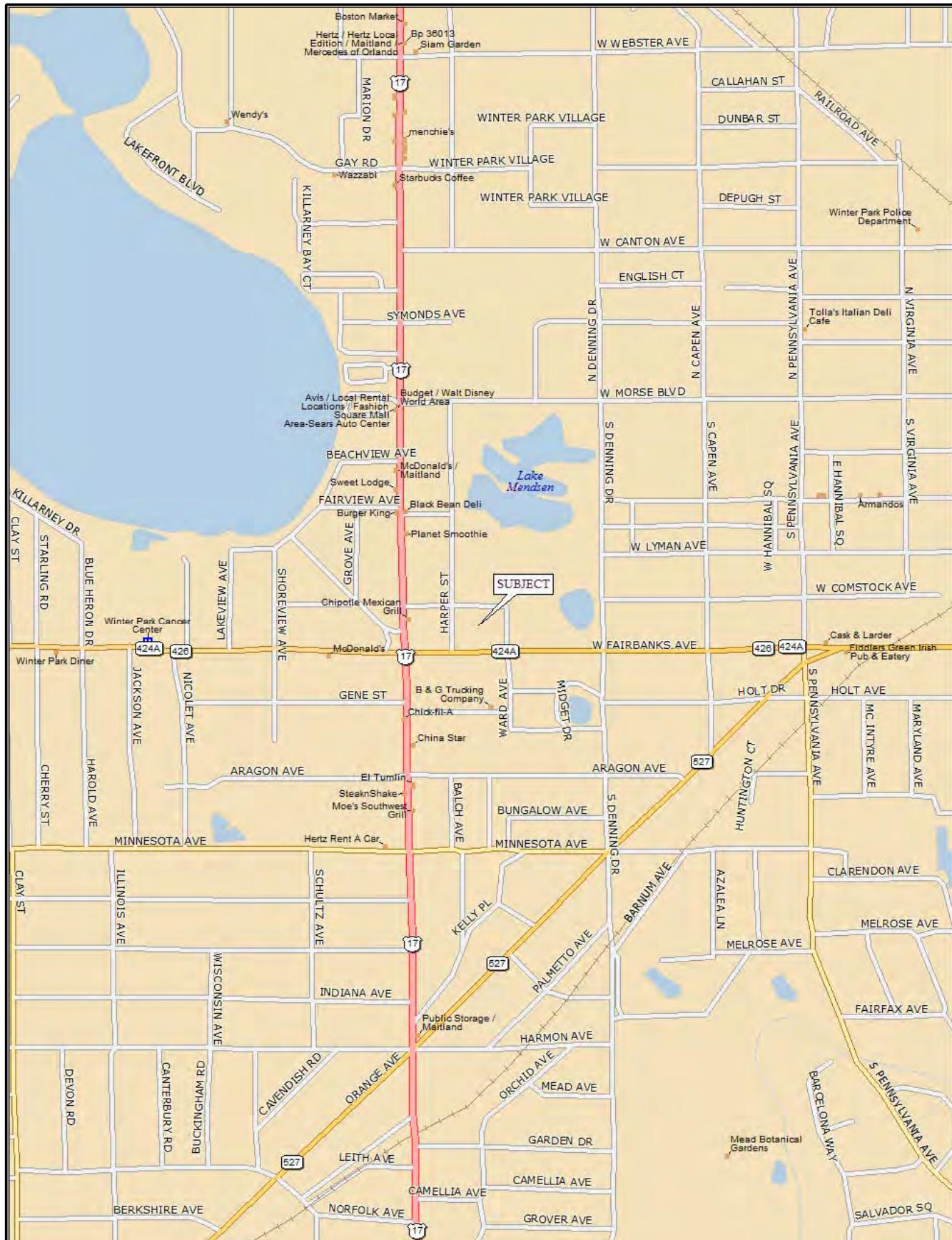
Definition Sources

1. Title XI - Financial Institutions Reform, Recovery and Enforcement Act of 1989 ("FIRREA"), (Pub.L.No.101-73, Title XI, 103 Stat. 511 (1989); 12 U.S.C. 3310, 3331-3351, as subsequently amended;
2. Interagency Appraisal and Evaluation Guidelines dated December 2, 2010; The Appraisal of Real Estate, Appraisal Institute, 14th Edition, 2013, Page 59
3. The Appraisal of Real Estate, Appraisal Institute, 14th Edition, 2013, Page 333
4. The Dictionary of Real Estate Appraisal, Appraisal Institute, 5th Edition, 2010, Page 78
5. The Dictionary of Real Estate Appraisal, Appraisal Institute, 4th Edition, 2002, Page 161. The Dictionary's 5th Edition definition of leased fee interest (Page 111) is "A freehold (ownership interest) where the possessory interest has been granted to another party by creation of a landlord-tenant relationship (i.e. a lease)." While both are accurate, we consider the Dictionary's 4th Edition definition to be more descriptive and easily understood.
6. The Dictionary of Real Estate Appraisal, Appraisal Institute, 4th Edition, 2002, Page 162. The Dictionary's 5th Edition definition of leasehold interest (Page 111) is "The tenant's possessory interest created by a lease." While both are accurate, we consider the Dictionary's 4th Edition definition to be more descriptive and easily understood.
7. The Dictionary of Real Estate Appraisal, Appraisal Institute, 5th Edition, 2010, Page 88

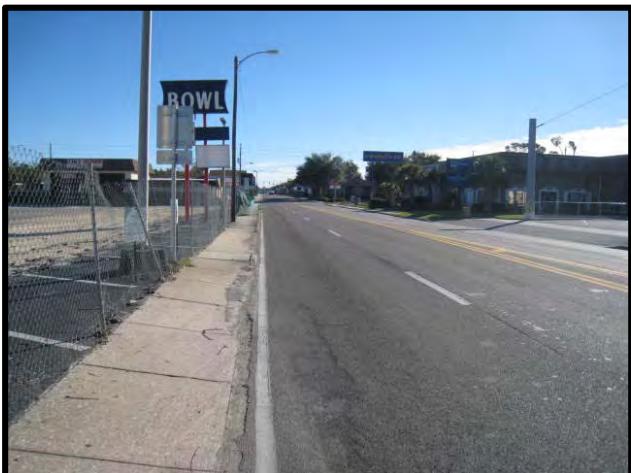
METROPOLITAN AREA MAP



LOCATION MAP



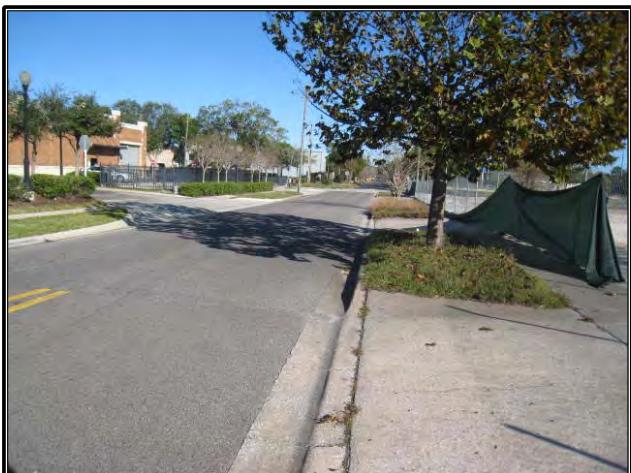
SUBJECT PHOTOGRAPHS



STREET SCENE OF WEST FAIRBANKS AVENUE
FACING EAST; SUBJECT ON THE LEFT



STREET SCENE OF WEST FAIRBANKS AVENUE
FACING WEST, SUBJECT ON THE RIGHT



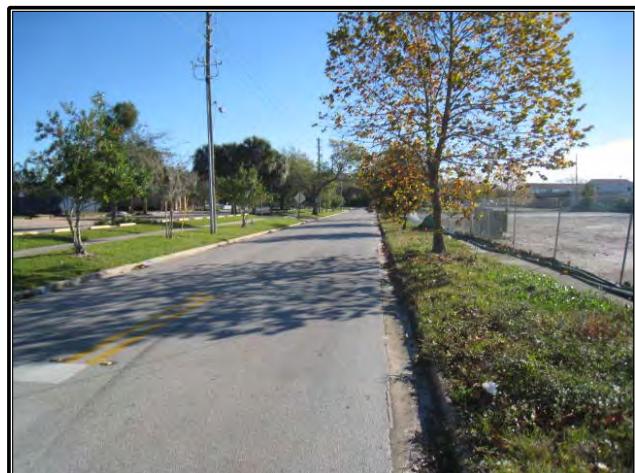
STREET SCENE OF HARPER STREET FACING
NORTH; SUBJECT ON THE RIGHT



STREET SCENE OF HARPER STREET FACING
SOUTH; SUBJECT ON THE LEFT



STREET SCENE OF WEST COMSTOCK AVENUE
FACING WEST; SUBJECT ON THE LEFT



STREET SCENE OF WEST COMSTOCK AVENUE
FACING EAST; SUBJECT ON THE RIGHT

SUBJECT PHOTOGRAPHS



STREET SCENE OF WARD AVENUE FACING SOUTH; SUBJECT ON THE RIGHT



STREET SCENE OF WARD AVENUE FACING NORTH; SUBJECT ON THE LEFT



VIEW OF SUBJECT'S PYLON SIGNAGE



INTERIOR VIEW OF SUBJECT FACING NORTH



INTERIOR VIEW OF SUBJECT SITE FROM SOUTHWEST CORNER



INTERIOR VIEW OF SUBJECT SITE FACING EAST

SUBJECT PHOTOGRAPHS

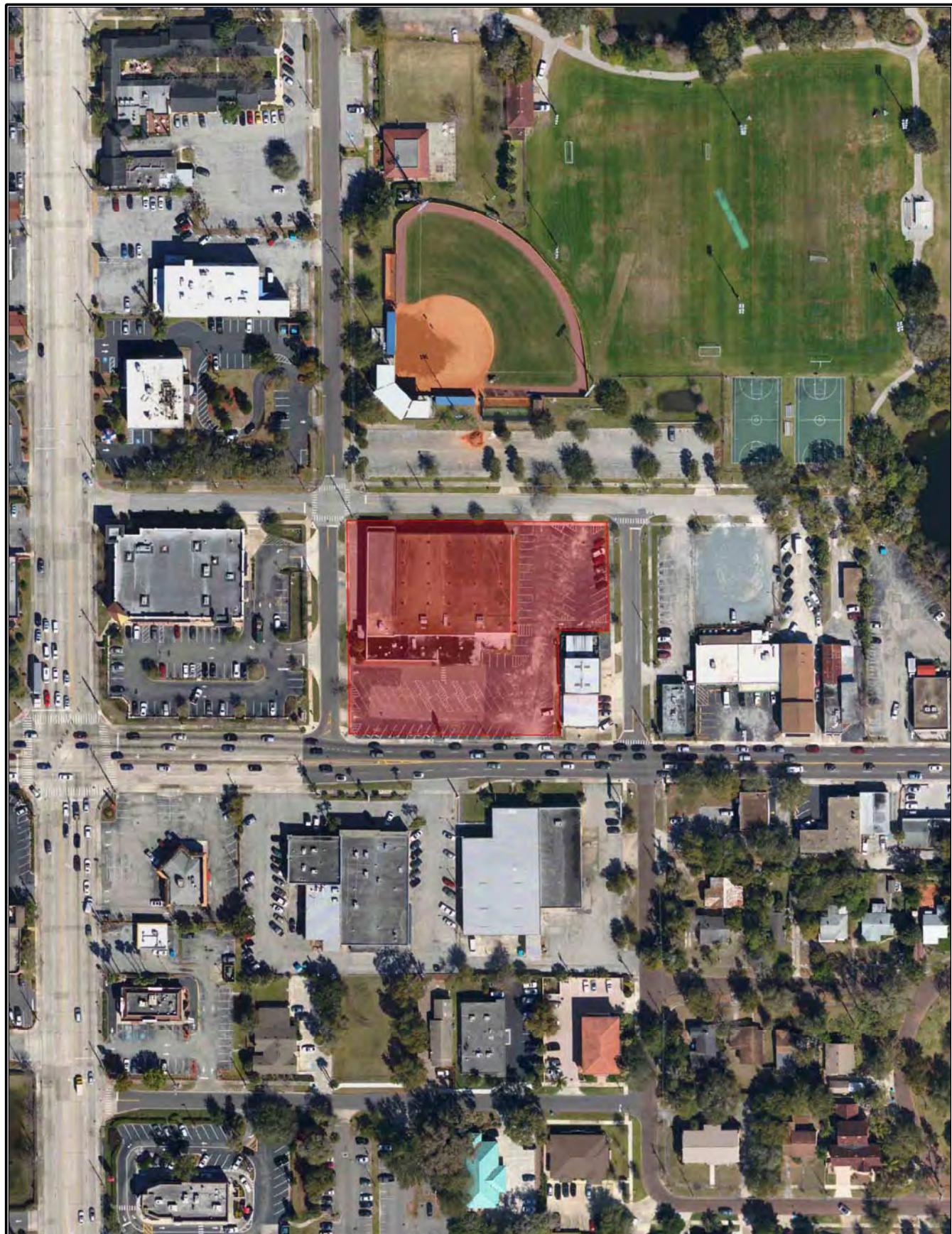


INTERIOR VIEW OF SUBJECT SITE FACING SOUTH



INTERIOR VIEW OF SUBJECT FROM NORTHEAST CORNER

SUBJECT AERIAL

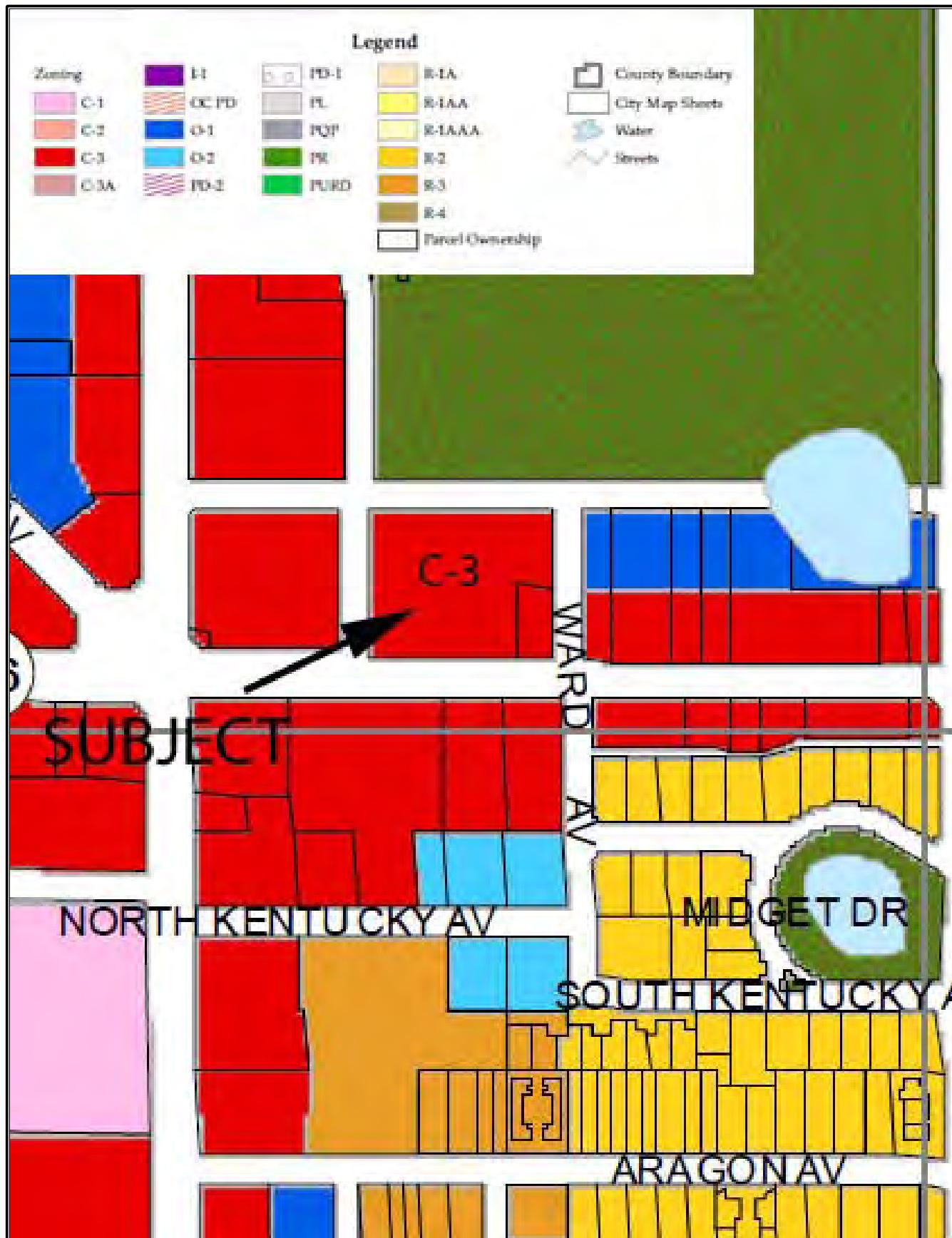


AERIAL VIEW OF SUBJECT SITE PRIOR TO IMPROVEMENTS BEING RAZED

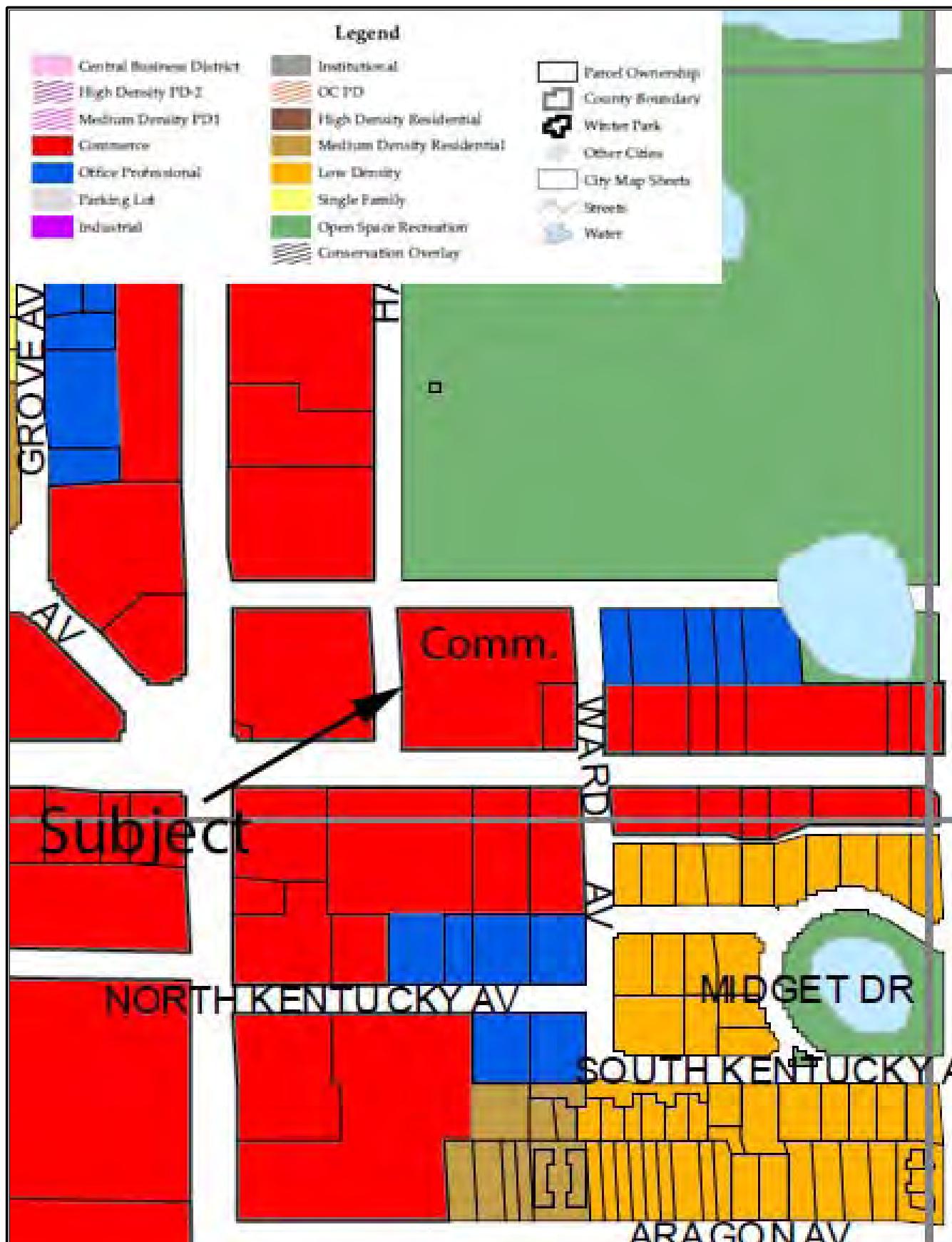
SUBJECT TAX MAP



SUBJECT ZONING MAP



SUBJECT FUTURE LAND USE MAP



SUBJECT FLOOD MAP



SUBJECT TOPOGRAPHY MAP



SUBJECT PROPERTY DATA

Purpose and Date of Appraisal

The purpose of this appraisal is to estimate the "As Is" fee simple Market Value of the property formerly known as Bowl America as of the date of valuation January 20, 2016 our most recent date of inspection of the subject property. The date of this report is January 22, 2016.

Intended Use and Users of Appraisal

The intended use of this appraisal is to provide the client the "As Is" fee simple Market Value to aid in internal decision making relative to the potential acquisition of the site by the City of Winter Park. The intended user of this report is the Board of City Commissioners of Winter Park, to the attention of Mr. Jeff Briggs, Manager. No other use or users are intended.

Type and Address

The subject property is a vacant commercial parcel of land at the northeast corner of West Fairbanks Avenue and Harper Street, south of West Comstock Avenue in Winter Park, Orange County, Florida. The site address is 1111 West Fairbanks Avenue. The property is located at Longitude -81.36358 West and Latitude 28.593538. The subject property is in Census Tract 159.01.

Scope of the Appraisal

Developing an appropriate solution to the appraisal problem involves selective market research, compiling and analyzing pertinent data and the use of knowledge, experience and judgment. Data regarding factors which influence the geographical area in which the property is located was obtained, compiled and analyzed. Then an inspection of the neighborhood in which the property is located was made and an analysis of any significant trends which may affect the property was conducted. After a physical inspection of the property, all pertinent information concerning the property was compiled and evaluated. Utilizing the relevant data resulting from the research, an analysis to determine the highest and best use of the property was then conducted. Once the highest and best use of the property has been established, the next step would typically be to apply the market collected data to each of the three traditional approaches to value. These traditional approaches include the Cost Approach, Income Approach (Land Residual Approach for vacant land) and the Sales Comparison Approach (Land Sale Comparison Approach for vacant land).

The scope of this appraisal included an inspection of the subject property as well as the surrounding community. Using various databases and talking with buyers, sellers, brokers and developers, we researched the local market area for land sales that were considered similar to the subject and in similar locations to the subject. We researched land sales with similar zoning, size, location, and future land use as well as analyzed demographics and land use trends of the subject neighborhood to determine the highest and best use of the subject property. Because the subject consists of vacant land, only the Land Sales Comparison Approach has been developed in this report. This research found five land sales useful for developing the Land Sales Comparison Approach. Using these sales we determined the value of the subject under its highest and best use as of our date of valuation.

Legal Description

The following legal description is taken from a survey provided by the client to the appraisers.

SUBJECT PROPERTY DATA (CONT'D)

Lots 7, 8, 9, 10, 11, 13, 14, 15, 16, 17 and 18, Block1, LAKE ISLAND ESTATES, according to the map or plat thereof as recorded in Plat Book M, Page 95, Public Records of Orange County, Florida.

TOGETHER WITH that portion of the vacated alley running East and West through Block 1, more particularly described as follows:

Beginning at the Northwest corner of Lot 7, Block 1, LAKE ISLAND ESTATES, according to the Plat thereof recorded in Plat Book M, Page 95, Public Records of Orange County, Florida, thence North along the West line of said Lot 7 extended a distance of 10 feet, more or less, to the Southwest corner of Lot 18, Block 1; thence East along the South line of Lots 18, 17, 16, 15, 14 and 13 to the Southeast corner of Lot 13, Block 1; thence South along the East line of Lot 13 extended South a distance of five feet, more or less, to the center line of said alley; thence Westerly along a line equal distant from the South line of Lot 13 and the North line of Lot 12, a distance of 59.7 feet, more or less, to a point of intersection with the East line of Lot 11 extended North; thence South along the extension of the East line of Lot 11 extended North a distance of five feet, more or less, to the Northeast corner of Lot 11; thence Westerly along the North line of Lots 11, 10, 9, 8 and 7 to the Northwest corner of Lot 7, being also the Point of Beginning.

Containing 1.639 acres more or less.

Property Rights Appraised

Fee Simple Estate

Ownership and Three-Year History of Subject

According to the Orange County Tax Rolls, the subject property is currently under the ownership of Rollins College with a mailing address of 1000 Holt Avenue Winter Park, Florida 32789. On May 29, 2013, Rollins College acquired this property in a quitclaim deed from Bowl America of Florida, Inc. for \$2,850,000. At the time of purchase there was an older bowling alley on the site and subsequent to the purchase, Rollins College had the improvements razed from the site. This property is not currently on the market for sale; however, the current owners, Rollins College, has offered the subject property to the city of Winter Park for their original acquisition price.

Flood Plain

According to the Department of Housing and Urban Development, Flood Hazard Boundary Map, Community Panel 12095C0255F dated September 25, 2009, the majority of subject property appears to be located within Zone "X", an area outside the 100 year flood plain. The subject site is not located in a flood zone however; the exact location of the subject property within any flood plain is beyond the expertise of the appraisers and an exact location relative to the flood zones should be left to competent experts. Please see Flood Plain Map located at the beginning of this section.

Zoning and Land Use

The subject property is zoned C-3, Commercial by the City of Winter Park and the future land use designation is Commerce. While the future land use map shows the subject has a future land use of Commerce, Winter Park has no descriptions of a future land use named Commerce. We have instead included the discussion of the Commercial future land use.

Sec. 58-76. Commercial (C-3) district. Purpose and intent of the Commercial (C-3) District. Certain areas of the city along arterial and collector roadways have developed and are being redeveloped as highway-oriented commercial areas. The purpose of this district is to provide areas for this type of use and to provide regulations which enhance the convenience of use of these buildings as well as contribute to the attractiveness of the city and minimize any possible adverse effect on the entire community. Permitted uses. All business uses and activities shall be conducted exclusively and wholly within an enclosed building except those uses permitted which are customarily conducted in the open such as off-street parking, plant and landscape garden sales and outdoor patio dining. Storage shall be limited to accessory storage of commodities sold at retail on the premises and storage shall be within a completely enclosed building. Some minimal display of bulk merchandise for sale within the business may be permitted outside and adjacent to an enclosed building but only if under a permanent covered building canopy but not to include vending machines.

SUBJECT PROPERTY DATA (CONT'D)

(1) Retail businesses involving the sale of merchandise on the premises within enclosed buildings and excluding resale establishments or pawn shops (other than clothing resale stores). Liquor stores, provided the store is more than 300 feet from external residentially used properties. Convenience stores (unless in conjunction with fuel sales). The retail sale of motorized scooters (not motorcycles) is permitted except that only one scooter may be displayed outside the building within two feet of the building facade, and absolutely no scooter display is permitted in the area designated on the site plan for parking.

(2) Establishments involved in the rendering of a personal or business service, including banks or similar financial institutions, barber shops, beauty or nail salons, spas, cosmetic treatments, car rental agencies, dry-cleaning establishments, hotel or motels, laundries, post office, theaters, travel agencies, and restaurants, bars, taverns, cocktail lounges (provided that if these establishments are serving alcoholic beverages for consumption on the premises, they are located more than 300 feet from residential properties) but specifically excluding tattoo, body art or fortune-telling businesses.

(3) Funeral homes or mortuaries without incinerators;

(4) Business, financial, governmental, medical and professional offices, agencies and clinics;

(5) Off-street parking lot except not involving the parking or storage of construction equipment, trucks, drill rigs, etc;

(6) Permanent recreational facilities within enclosed soundproof buildings but excluding adult video arcades and including both publicly and privately owned including lodges;

(7) Blueprinting, photocopying and printing offices;

(8) Animal hospitals, pet stores and other animal care businesses provided that there shall be no outside kennels, pens or runs, and there shall be no overnight boarding of animals unless the structure is located more than 250 feet from a residentially-zoned parcel of land;

(9) Churches, nonprofit organizations' halls/lodges, uses and schools less than 5,000 square feet in size (see parking requirements for limitations);

(10) Uses customarily incidental and accessory to the permitted uses, including the repair of goods of the types sold in stores are permitted. Such repair must be carried on within a completely enclosed building, may not be carried on as a separate business, and provided further that there shall be no manufacturing, assembling, compounding, processing or treatment of products other than that which is clearly incidental and essential to the permitted uses.

The zoning and future land uses appear to be compatible.

Policy 1-2.3.1: Commercial. This land use designation includes both the wide variety of commercial retail uses, restaurants, and various professional office uses. It is designed to relate to those areas zoned C-1, C-3 and C-3A, but may also include areas zoned I-1 when used for commercial or office or residential purposes. This designation also allows a density of residential uses as a conditional use up to 17 units per acre. Residential units however, shall only be permitted above the first or ground floor level. The intensity of use (floor area ratio) of buildings in this designation may not exceed the standards as listed in the Maximum Future Land Use Density/ Intensity Table and as governed by the maximum number of stories permitted in the Maximum Height Map within this Future Land Use Element.

Assessments and Taxes

According to Orange County tax rolls, the subject property is assessed as tax parcel number 01-22-29-4512-01-070 and it is assessed as vacant commercial land. The 2015 taxable assessed value for the subject property is \$0 and 2015 total gross tax liability is \$0.00. This is because Rollins College is exempt from real estate taxes. It should be noted that this property has no property taxes due to its ownership by a tax exempt owner. If the City

SUBJECT PROPERTY DATA (CONT'D)

of Winter Park should purchase this property, it is expected to continue to have no property taxes. The properties shown below are vacant commercial parcels similar to the subject; however, they have no exemptions, like the subject. The table below summarizes the assessments and taxes for the subject property. Looking at Orange County tax records, the subject property owners appear to be current on all taxes and no delinquencies were noted.

SUMMARY OF SUBJECT REAL ESTATE TAXES		
	Dollars	Per SF of Land
Total Assessed Value	\$ 1,598,396	\$ 22.39
Exemption	\$ 1,598,396	\$ 22.39
Taxable Assessed Value	\$ -	\$ -
Millage Rate	17.322300	
Gross Ad Valorem Taxes	\$ -	\$ -
Non Ad Valorem Taxes	\$ -	\$ -
Non Ad Valorem CDD	\$ -	\$ -
Total Gross Taxes	\$ -	\$ -
Total Gross Taxes with 4% Discount	\$ -	\$ -

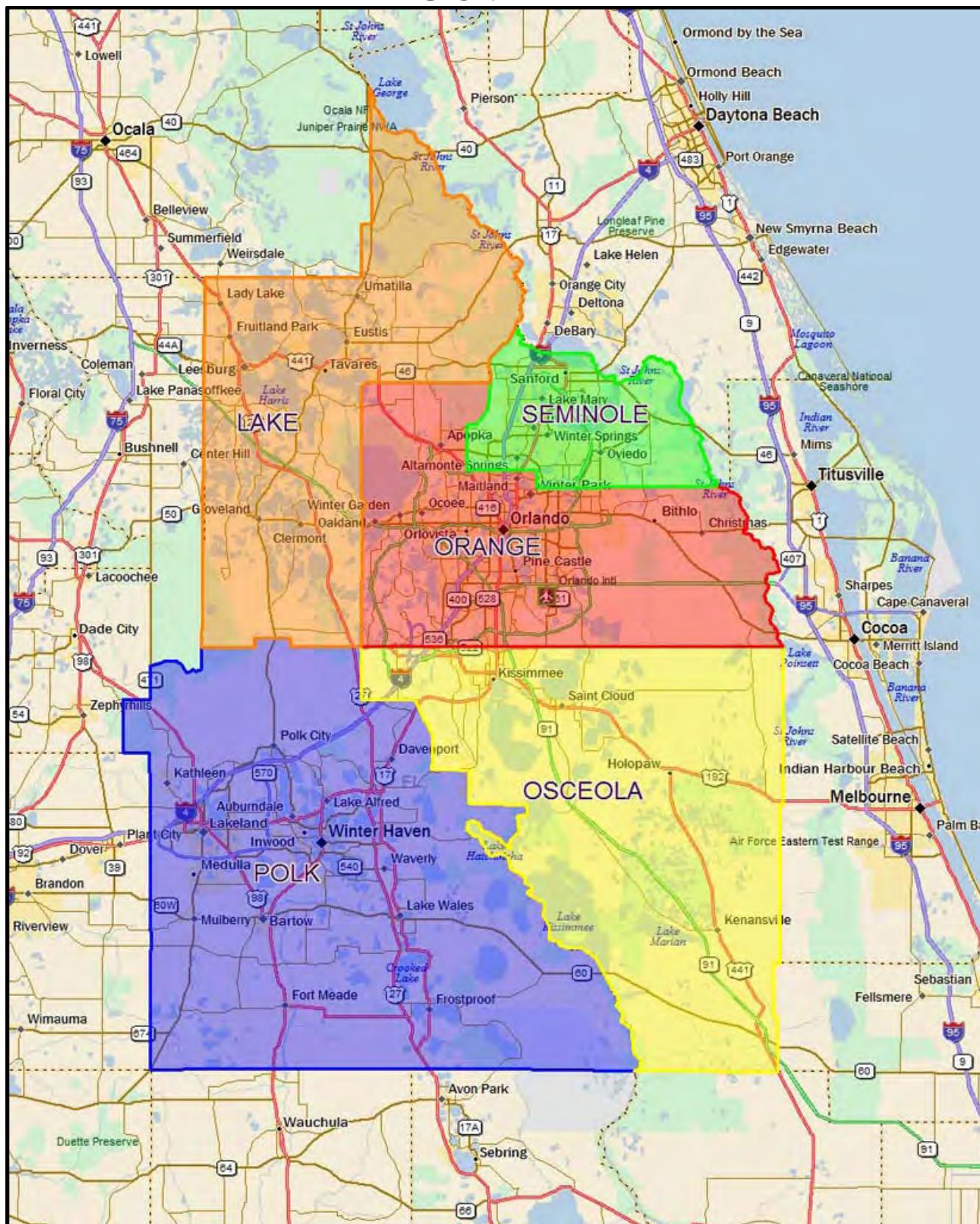
Historical Value and Tax Benefits <small>①</small>						View Income Proforma		
Tax Year Values		Land	Building(s)	Feature(s)	Market Value	Assessed Value		
2015	✓ MKT	\$1,635,658	+ \$137,865	+ \$53,500 = \$1,827,023	(26%) \$1,598,396	(10%)		
2014	✓ MKT	\$1,351,204	+ \$66,883	+ \$35,000 = \$1,453,087	(5.9%) \$1,453,087	(5.9%)		
2013	✓ INC				\$1,372,827	(-1.9%) \$1,372,827		
2012	✓ MKT	\$1,351,204	+ \$13,796	+ \$35,000 = \$1,400,000		\$1,400,000		
Tax Year Benefits		Other Exemptions			Tax Savings			
2015	✓ \$	\$1,598,396			\$31,648			
2014	✓				\$0			
2013	✓				\$0			
2012	✓				\$0			
2015 Taxable Value and Certified Taxes <small>①</small>						TAX YEAR 2015 • 2014 • 2013 • 2012		
Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes %			
There are no ad valorem taxes to display at this time.								
2015 Non-Ad Valorem Assessments								
Levying Authority	Assessment Description		Units	Rate	Assessment			
There are no Non-Ad Valorem Assessments								
2015 Gross Tax Total: \$0.00 <small>①</small>								
2015 Tax Savings Tax Savings								
Your property taxes without exemptions would be: \$31,648.24								
Your ad-valorem property tax with exemptions is: -\$0.00								
Providing You A Savings Of: =\$31,648.24								

The following table summarizes improved tax comparables from the subject market area. These comparables had assessments ranging from \$16 to \$63 per square foot of land area with a mean indication of \$29.13 per square foot of land area. They had tax liabilities ranging from \$0.28 to \$1.08 per square foot of land area with a mean indication of \$0.51 per square foot of land area. As mentioned above, the subject is exempt from all taxes; however, we estimate that the taxes for a vacant commercial property of this size would be around \$0.45 per square foot of land size.

SUBJECT PROPERTY DATA (CONT'D)

TAX COMPARABLES						
	Address	Land Area Size (SF)	Total Assessment	Assessment per SF	Total Taxes	Taxes per SF
Tax Comp No. 1	110 S. Orlando Ave.	154,758	\$ 9,676,870	\$ 62.53	\$ 167,625.65	\$ 1.08
Tax Comp No. 2	647 Harold Ave.	20,274	\$ 352,962	\$ 17.41	\$ 6,133.70	\$ 0.30
Tax Comp No. 3	531 W. Morse Blvd.	33,950	\$ 653,508	\$ 19.25	\$ 11,320.25	\$ 0.33
Tax Comp No. 4	329 W. Fairbanks Ave	15,700	\$ 256,605	\$ 16.34	\$ 4,444.99	\$ 0.28
Tax Comp No. 5	1040 N. Orlando Ave.	232,013	\$ 6,982,054	\$ 30.09	\$ 120,945.23	\$ 0.52
Tax Comp No. 6	1000 N. Orlando Ave.	112,839	\$ 3,288,756	\$ 29.15	\$ 62,397.89	\$ 0.55
Mean of all			\$ 3,535,126	\$ 29.13	\$ 62,144.62	\$ 0.51
Minimum			\$ 256,605	\$ 16.34	\$ 4,444.99	\$ 0.28
Maximum			\$ 9,676,870	\$ 62.53	\$ 167,625.65	\$ 1.08

REGIONAL MAP

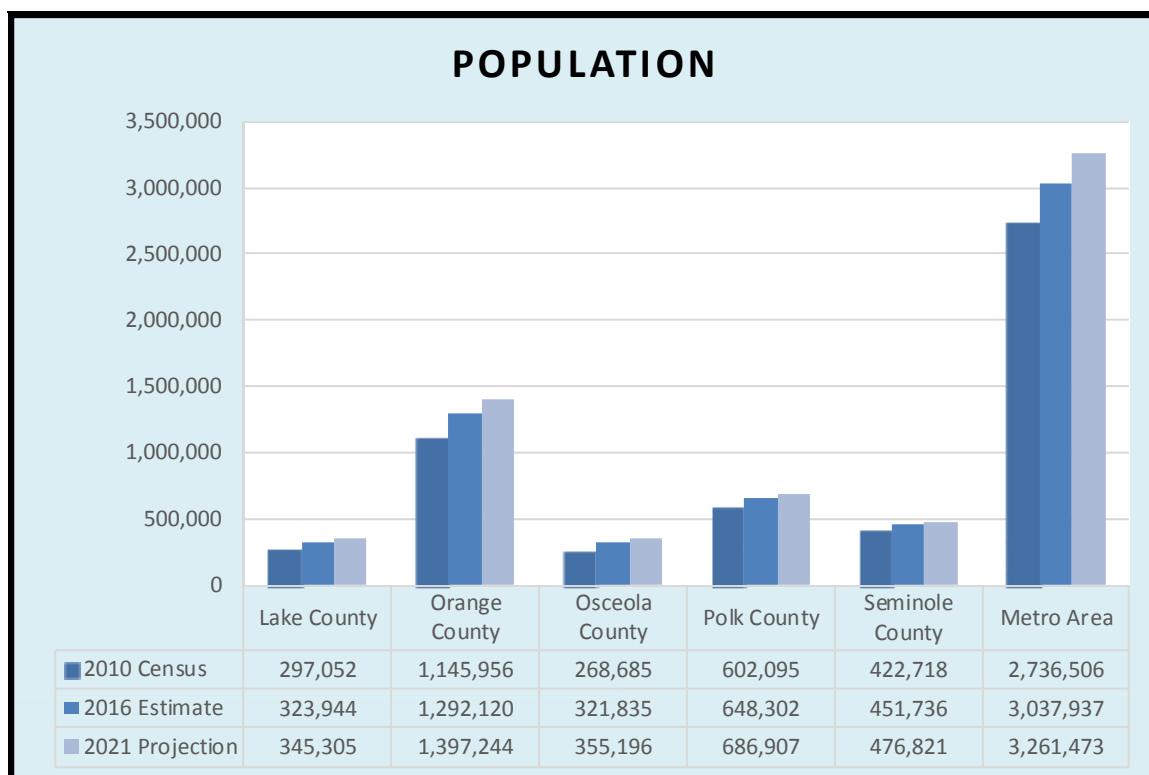


REGIONAL OVERVIEW

The subject property is located in Orange County. For our analysis, we have considered Polk County to be part of the Orlando Metropolitan Statistical Area (MSA) in the central portion of Florida. For the purposes of our discussions, the Orlando MSA is comprised of the Orlando-Kissimmee-Sanford CBSA (Orange, Lake, Osceola and Seminole County) as defined by the US Census Bureau and also includes the Lakeland-Winter Haven CBSA (Polk County). Orange County was actually formed as Mosquito County in 1824 but renamed to Orange County in 1845 and is the oldest of the five counties. Polk County was established in 1861, Lake and Osceola Counties were each established in 1887 and Seminole County was the last to be established in 1913. These five counties encompass about 6,021 square miles of which 657 square miles are made up of water (10.9%) and 5,394 square miles are land area. Orange County encompasses 1,004 total square miles with 97 square miles of water (9.6%); Seminole County encompasses 345 square miles with 37 square miles of water (10.6%); Osceola County encompasses 1,506 square miles with 184 square miles of water (12.2%); Lake County encompasses 1,156 square miles with 203 square miles of water (17.6%); and Polk County encompasses 2,010 square miles with 136 square miles of water (6.8%).

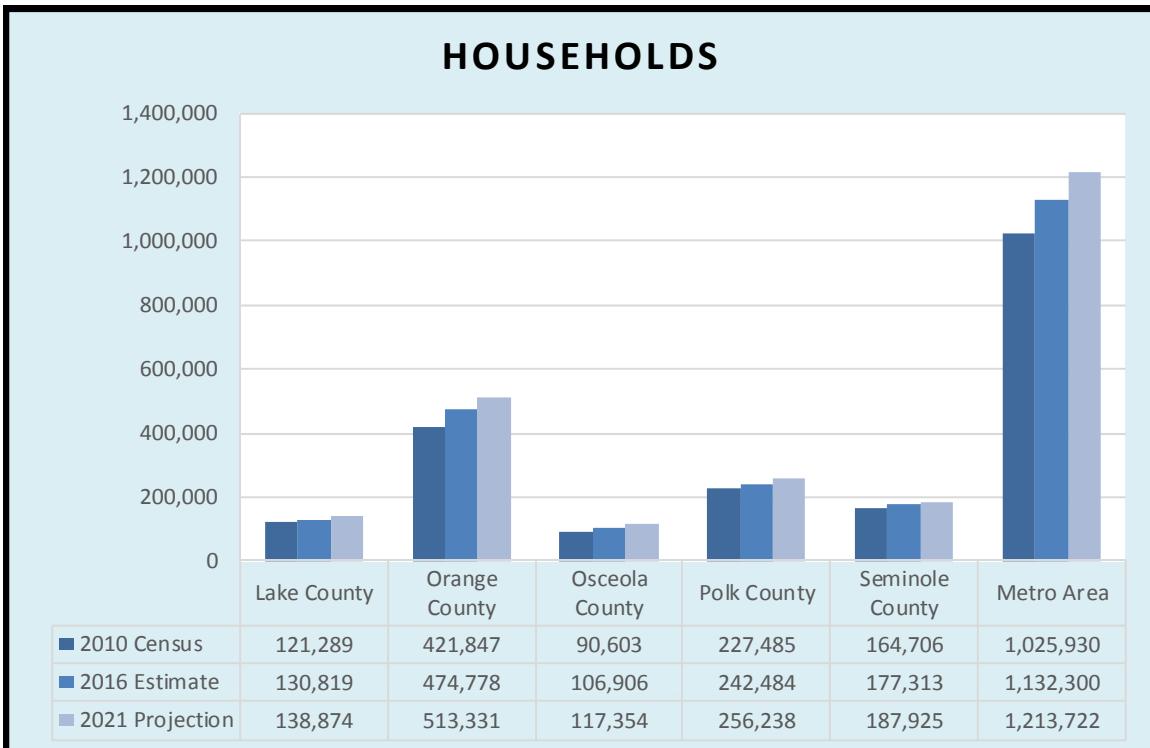
DEMOGRAPHICS

The Orlando MSA has a total population of 3,037,937 people and grew 11.02% over the last six years. It is expected to reach 3,261,473 people by 2021 which is an anticipated increase of 7.36% over this five year period. The subject property is located in Orange County and has a current population of 1,292,120 and this population grew 12.75% over the last six and is expected to grow 8.14% over the next five years. Orange County population has exceed the growth rate of the Metro area, the State and the Nation over the last six years and is expected to exceed the Metro area, the State and the Nation over the next five years.

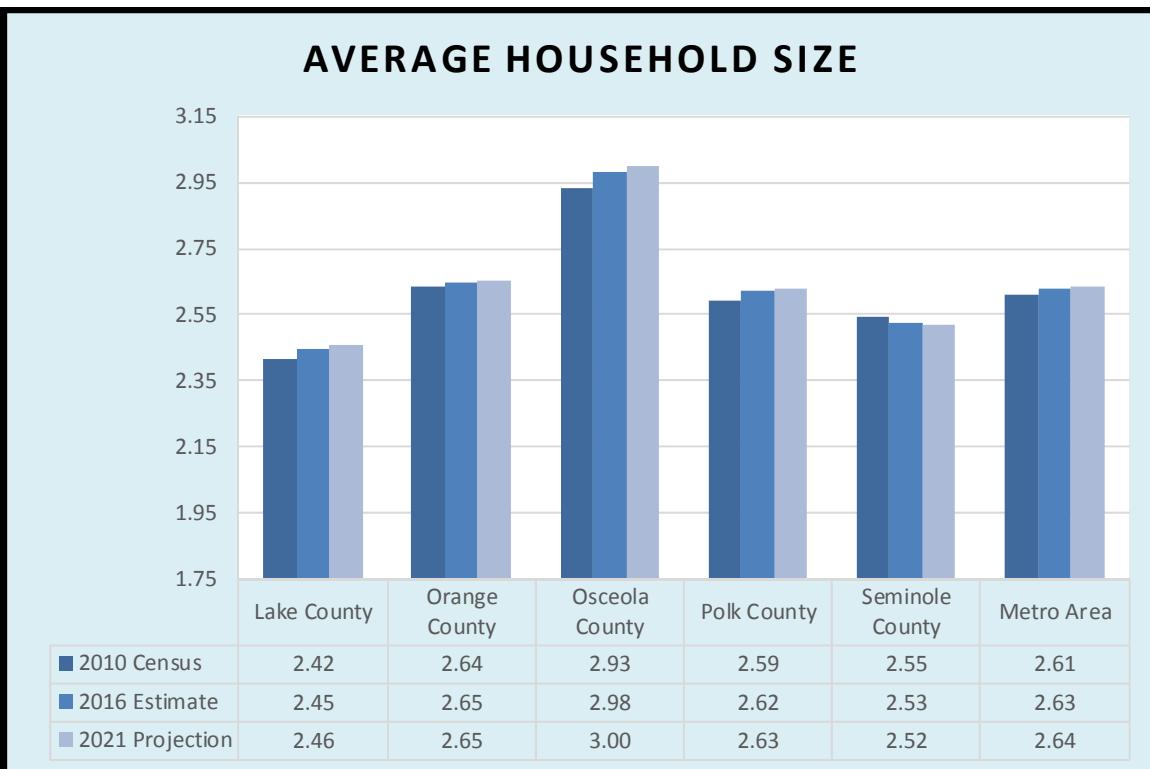


The Orlando MSA has a total of 1,132,300 households and grew 10.37% over the last six years. It is expected to reach 1,213,722 households by 2021 which is an anticipated increase of 7.19% over this five year period. The subject property is located in Orange County and currently has 474,778 households and total households have grown 12.55% over the last six and are expected to grow 8.12% over the next five years. Orange County total households have exceeded the growth rate of the Metro area, the State and the Nation over the last six years and are expected to exceed the growth rate of the Metro area, the State and the Nation over the next five years.

REGIONAL OVERVIEW (CONT'D)



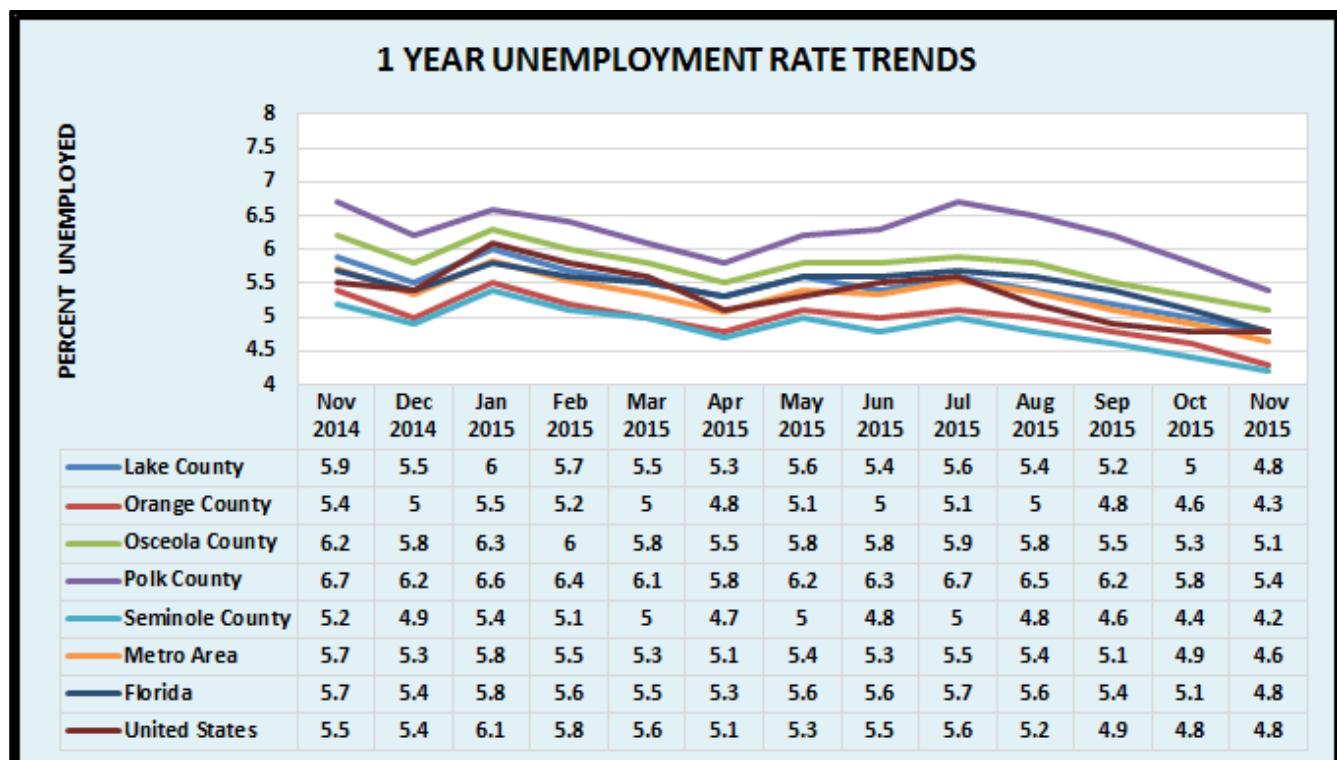
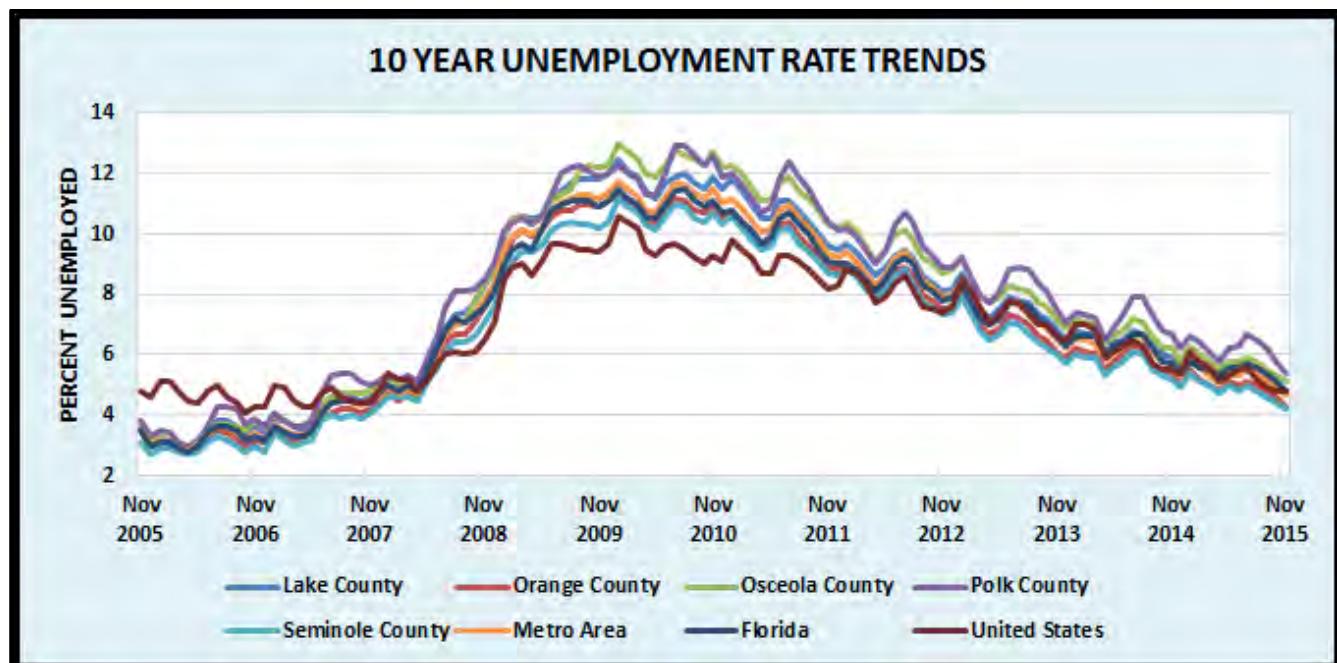
The Orlando MSA has an average household size of 2.63 people and grew 0.73% over the last six years from 2.61 people in 2010. The metro area average household size is expected to increase 0.24% to 2.64 persons per household over the next five years. Orange County has an average household size of 2.65 people which is about the same as the Metro area (2.64) but higher than the State (2.49) and the National average (2.57). The average household size is expected to increase 0.12% over the next five years which is a slower pace compared to the Metro area (0.24%) but at a more rapid pace compared to the State (0.06%) and the Nation (-0.14%).



REGIONAL OVERVIEW (CONT'D)

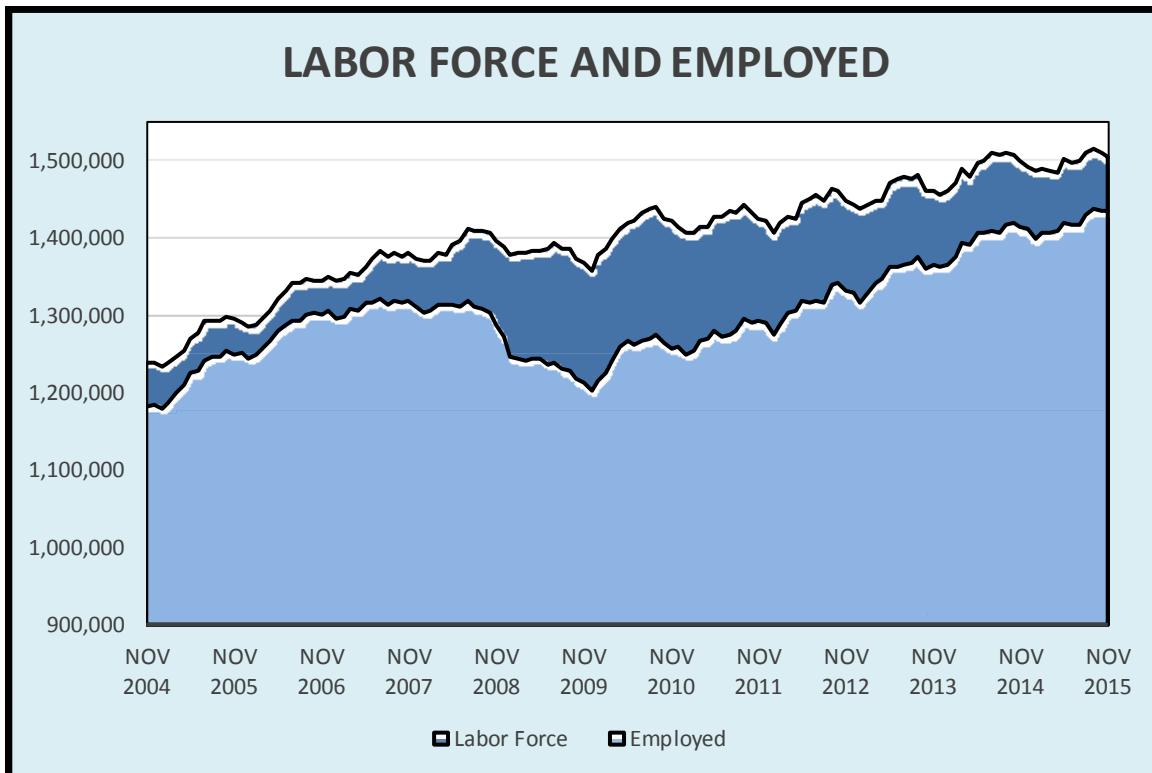
EMPLOYMENT

The unemployment rate for the Orlando metro area as of November 2015 was 4.6%. The statewide unemployment rate was 4.8% while the national unemployment rate was 4.8%. The subject is located in Orange County and the November 2015 unemployment rate was 4.3%. The tables below summarizes 10 year unemployment rate trend and the one year unemployment trend for the metro area, the five counties making up the Metro area, for the State and for the Nation. The unemployment rate in Orange County has been slightly below the unemployment rates compared to the nation, the state and the metro area for the past 12 months and is the second lowest in the metro area



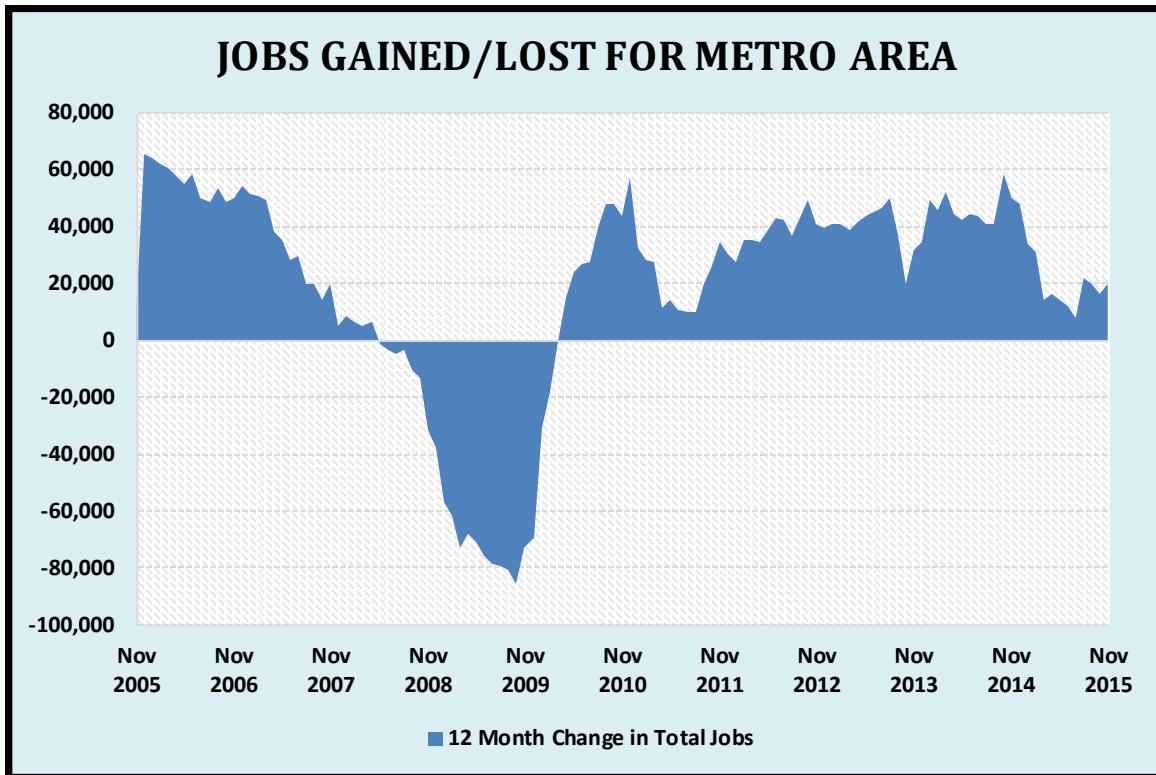
REGIONAL OVERVIEW (CONT'D)

As illustrated by the graphics above and below, employment had generally kept pace with population (labor force) growth from 2002 to the beginning of 2008, gradually bringing the unemployment rate down to around 3% to 3.5% for most of 2005 through May 2007. Concurrent with the nationwide Great Recession commencing 4Q2007, however, the local unemployment rate rapidly increased to 9.5% by March 2009 then remained around 11% through February 2011. The unemployment rate has since gradually declined to below 10% in October 2011; below 9% in March 2012; below 8% in November 2012; below 7% in April 2013; and in April 2014 the rate dropped below 6%. The following table shows total labor force (the darker blue background), employment or the total number of employed people (light blue area in foreground). The light blue employed area covers the dark blue total labor force and the dark blue area that shows represents unemployed persons in the MSA.



The US Bureau of Labor Statistics shows that the Orlando MSA employment had grown from 864,331 jobs (January 2003) to 1,053,194 jobs (January 2008), for an average of 37,773 new jobs per year over the five years. During the following two years, from January 2008 to January 2010, almost 90,000 jobs were lost. It then took two years and nine months (to September 2012) to recover the number of jobs lost during the recession. Year-over-year job growth for the past 12 months has averaged 21,110 jobs per year; however, based on the November 2015 numbers, 19,982 more jobs were created since November 2014, reflecting slowing net job creation, as illustrated in the graph below.

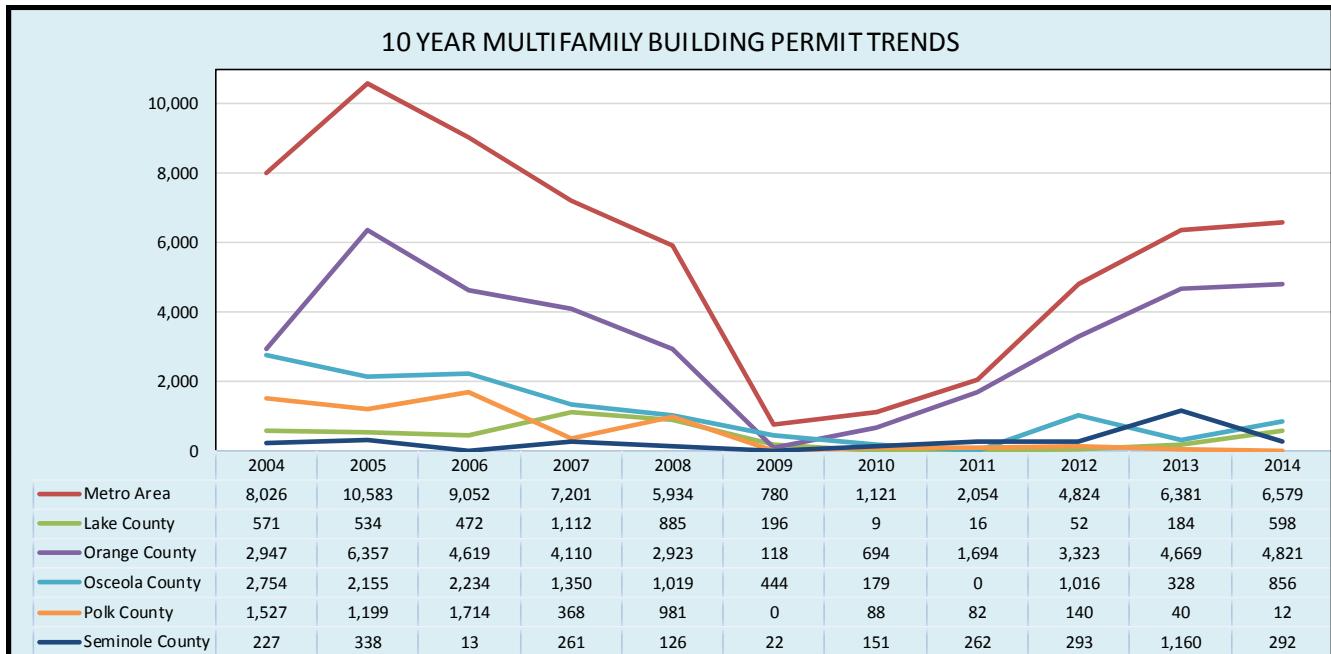
REGIONAL OVERVIEW (CONT'D)



BUILDING PERMITS

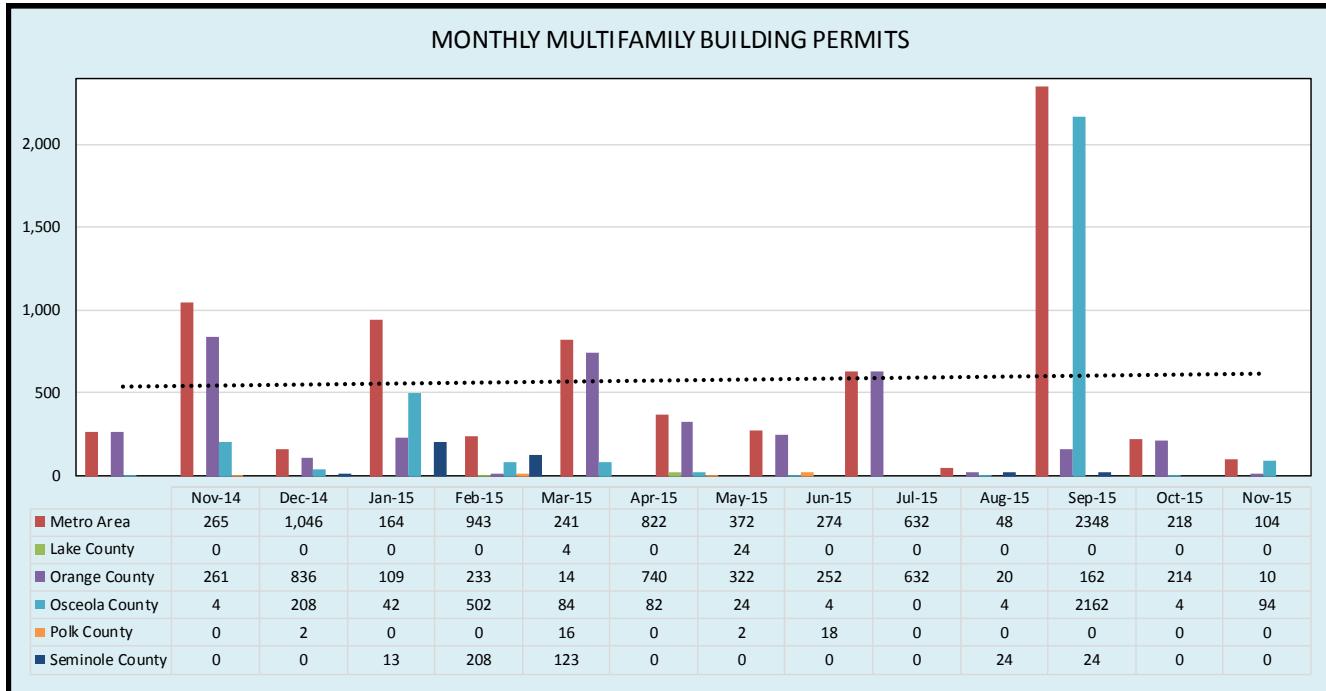
Multi-family Permits

The table below summarizes multi-family building permits issued by county for the Orlando MSA for the last 10 years. Multi-family permits peaked in 2005 and declined significantly through 2009. They have been on a gradual upward trend since 2009 with 2014 levels are slightly better than 2008 levels.



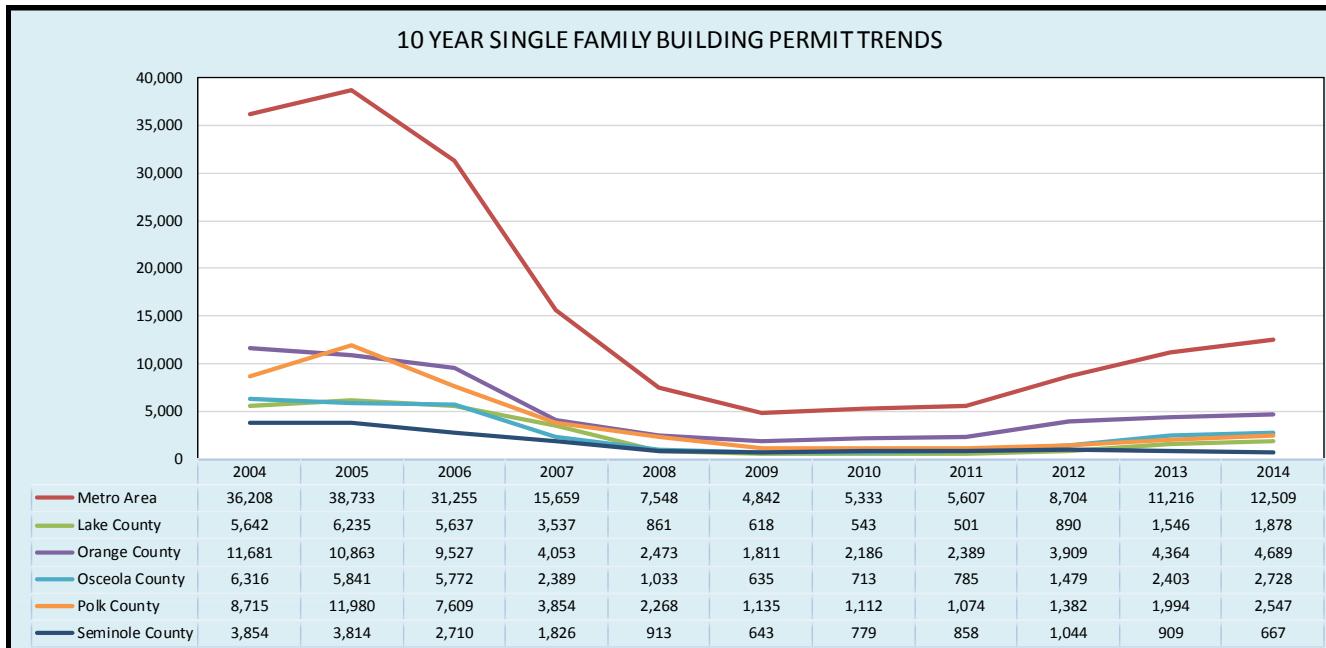
The following table summarizes multi-family building permits pulled for the Orlando metro area and for each county over the last 12 months. Note the trend line in black showing a slight upward trend for the metro area in terms of multi-family building permits. Over the last six months, Orange County has had the second highest number of multi-family permits pulled in the metro area just behind Osceola County

REGIONAL OVERVIEW (CONT'D)



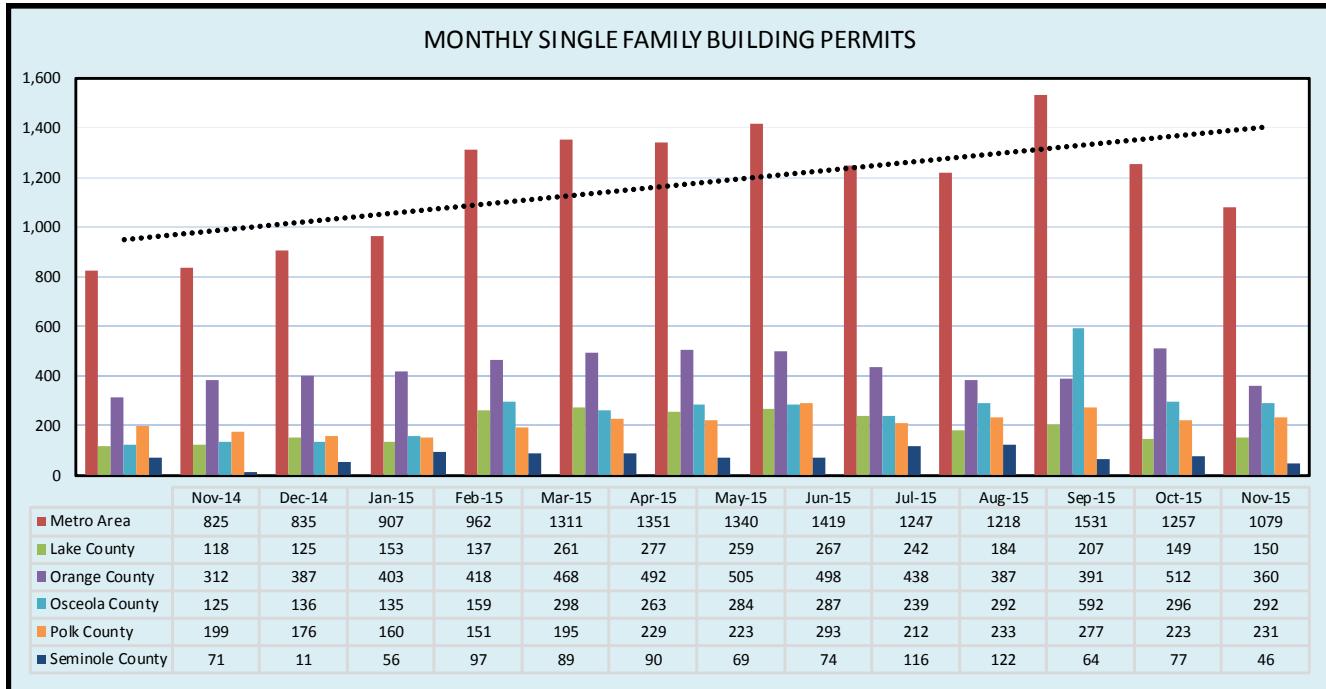
Single Family Permits

The table below summarizes single family building permits issued by county for the Orlando MSA for the last 10 years. Single family permits peaked in 2005 and declined significantly through 2009. They have been on a gradual upward trend since 2009 with 2014 levels being comparable to 2007/2008 levels.



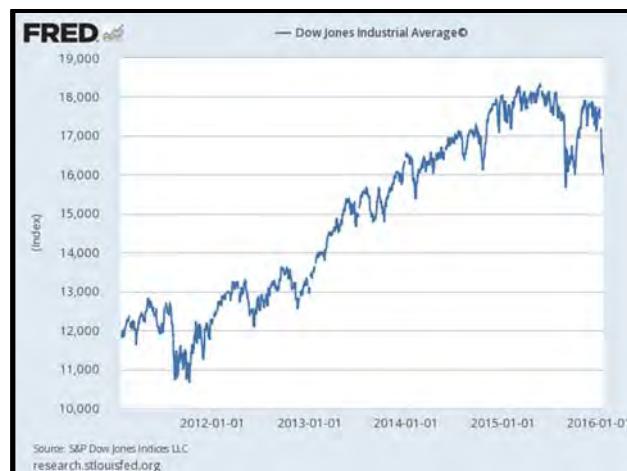
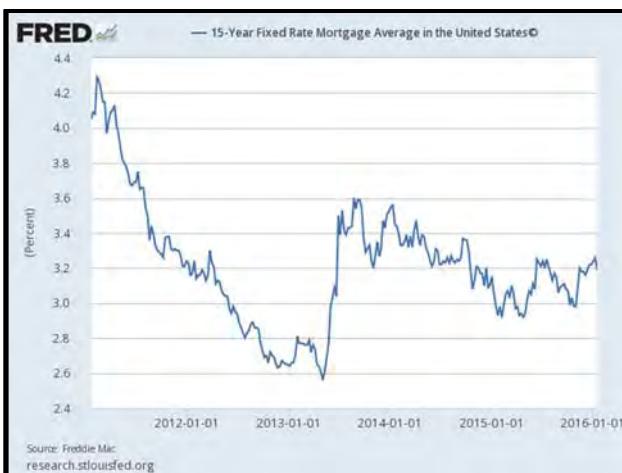
The following table summarizes single family building permits pulled for the Orlando metro area and for each county over the last 12 months. Note the trend line in black showing an upward trend for the metro area in terms of single family building permits. Orange County has the highest number of single family permits over the last six months with 34% of the total single family permits pulled for the metro area.

REGIONAL OVERVIEW (CONT'D)

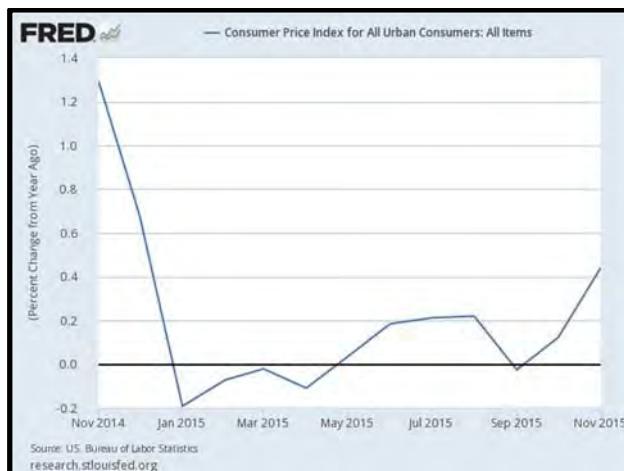
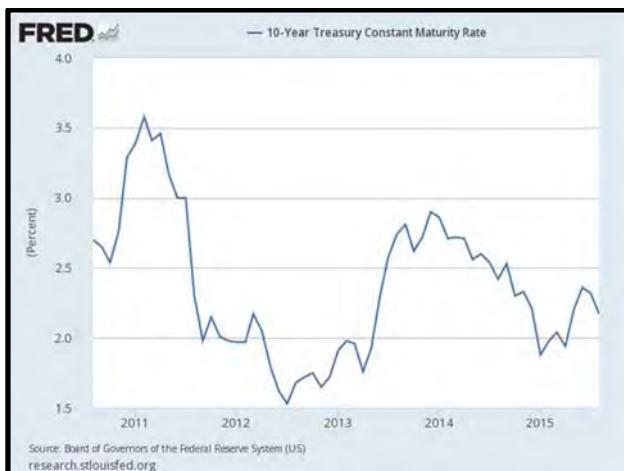
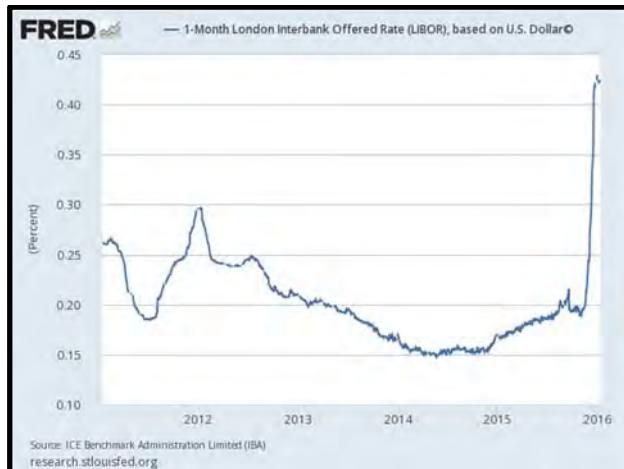
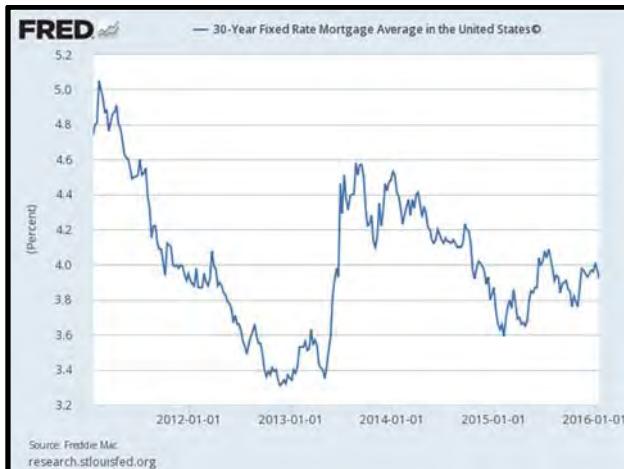


FINANCIAL INDICES

The tables on the following page summarize five year trends in certain nationally tracked financial indices which tend to impact real estate and real estate related investments. Many commercial lending institutions look at LIBOR and 10 Year Treasury Constant Maturity Rate returns in their underwriting. CPI trends can be important for commercial properties and lease structures. The 15 year and 30 year fixed rate mortgage rates have significant impact on residential development. And the health of the stock market also has significant impact on investments of all types. All of these factors can influence real estate investors, owners and lenders. The current 15 year fixed mortgage rate is 3.2%; the 30 year fixed mortgage rate is 3.9%; LIBOR is 0.4%; the current 10 Year Treasury Constant is 2.1%; CPI is currently 0.069% over the last 12 months; and the Dow Jones Industrial Average is currently at 15,988.



REGIONAL OVERVIEW (CONT'D)



TRANSPORTATION

The metro area is served by two international airports, the Orlando International Airport located in Orange County and the Sanford/Orlando International Airport located in the northern portion of Seminole County. The SunRail commuter trail opened for business in May 2014 and connects DeLand with the Sand Lake Road area. Below is a brief description of each facility.

Orlando International Airport (OIA) is a 13,297 acre facility and is considered the third largest airport in terms of land mass in the entire country. OIA has four parallel runways including a 9,000 foot runway, a 10,000 foot runway and two, 12,000 foot runways. Orlando International Airport has 6,500,000 square feet of terminal space in five buildings (one landside terminal and four airside terminals at each runway). The main Landside Terminal contains 2,876,540 square feet; Airside Terminal 1 contains 343,789 square feet; Airside Terminal 2 contains 318,000 square feet; Airside Terminal 3 contains 343,789 square feet; and Airside Terminal 4 contains 515,320 square feet. The terminals have over 137 retail tenants, a 445 room hotel and a 42,000 square foot convention area. Parking facilities include 9,300 terminal side parking spaces and 10,700 satellite parking space and parking revenue is the third leading income generator for the facility.

OIA services 81 non-stop US destinations and 36 non-stop International destinations. The facility has 93 total gates and serves domestic and international passengers as well as domestic and international cargo and mail services. There are currently 38 passenger and charter carriers and six cargo carriers operating out of the Orlando International Airport. The airport creates more than 65,000 direct and indirect jobs and has about 18,000 airport employees and has an economic impact in excess of \$20 billion dollars annually and an annual facility budget in excess of \$435,000,000. Total passenger counts for 2014 were 35,714,612 people which is an increase of 2.7% over 2013 passenger counts of 34,768,415. Total cargo handled for 2014 was 172,869 short tons which is an increase of 1.3% over 2013 totals of 170,676 short tons. Orlando International Airport is the

REGIONAL OVERVIEW (CONT'D)

second busiest airport in Florida in terms of passenger counts, it is ranked the 14th busiest airport in the United States in terms of passenger counts and is 41st busiest airport in the world in terms of passenger counts.

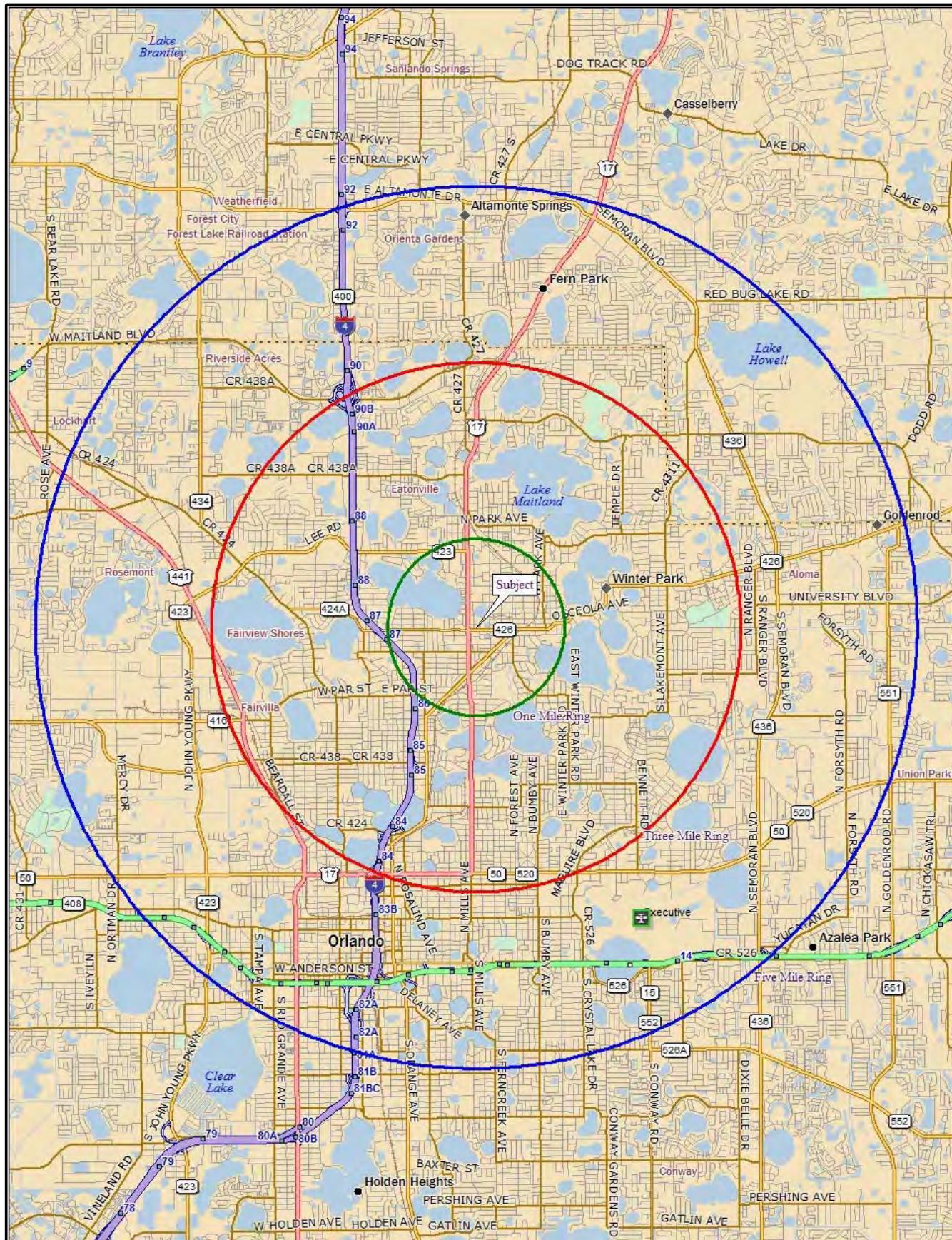
Orlando Sanford International Airport is a 1,480 acre facility serving the greater Orlando metro area and was once the most active naval air station on the east coast. The facility has two main terminals, domestic and international, totaling about 450,000 square feet of area under roof. The facility has four main runways, a 9,600 foot grooved asphalt runway, two, 3,500 foot grooved asphalt runways and a 6,000 foot grooved asphalt runway. The airport handles about 2,000,000 domestic and international passengers per year and more than 2,000 short tons of cargo per year. The airport employs more than 3,000 direct and indirect jobs and creates more than \$1,000,000,000 in annual revenue to the Orlando metro area. Total passenger counts for 2014 were 2,184,701 people with a 2013 passenger count of 2,032,680, an increase of 7.48%. Total cargo handled for fiscal year 2014 was 1,627 short tons with 2013 numbers showing 3,112 short tons, a decline of 47.72%. Sanford Orlando International Airport has grown in passenger counts significantly over the past five years and is expected to continue to grow as some activity from OIA shifts to this facility.

SunRail is a Central Florida passenger rail system serving the Volusia, Seminole and Orange counties and soon Osceola County. SunRail Phase 1 officially opened for service May 1, 2014 and covers 32 miles from City of DeBary in Volusia County to Sand Lake Road in Orange County. SunRail Phase 1 included 12 stations including DeBary, Sanford, Lake Mary, Longwood, Altamonte Springs, Maitland, Winter Park, Florida Hospital, Lynx Central Station, Church Street Station, Orlando Health/Amtrak and Sand Lake Road. SunRail Phase 2 will add another five stations. SunRail Phase 2 North will extend service from the City of DeBary to the City of DeLand in Volusia County and SunRail Phase 2 South will extend service from Sand Lake Road in Orange County to Poinciana in Osceola County. SunRail Planned Phase 2 expansion will make it a 61.5 mile passenger rail system and bring the total number of stations to 17. SunRail currently runs 34 train trips per day, Monday through Friday, excluding holidays and has competitive pricing compared to driving a vehicle. Phase 2 construction is expected to begin sometime on 2015. There are plans to create an east/west line running from the Sand Lake Road station eastward along the BeachLine Expressway to Cape Canaveral in Brevard County. This is still in the planning stage but the connector with Orlando International Airport from Sand Lake Road is already in the design stage and is likely to be completed in the next five to ten years but anything beyond the airport to the east is still in the preliminary planning stage.

Conclusion

The subject property is located in Orange County. For our analysis, we have considered Polk County to be part of the Orlando Metropolitan Statistical Area in the central portion of Florida. The Orlando MSA has a total population of 3,037,937 people, 1,132,300 total households and has an average household size of 2.63 people. The unemployment rate for the Orlando metro area as of November 2015 was 4.6%, the statewide unemployment rate was 4.8% while the national unemployment rate was 4.8%. Multi-family permits peaked in 2005 and declined significantly through 2009. They have been on a gradual upward trend since 2009 with 2014 levels about the same as 2008 levels. Multi-family permits have seen a slight upward trend for the metro area over the last 12 months. Single family permits peaked in 2005 and declined significantly through 2009. They have been on a gradual upward trend since 2009 with 2014 levels slightly lower than 2007 levels but higher than 2008 levels. Single family permits show a continued upward trend over the last 12 months. The current 15 year fixed mortgage rate is 3.2%; the 30 year fixed mortgage rate is 3.9%; LIBOR is 0.4%; the current 10 Year Treasury Constant is 2.1%; CPI is 0.069%; and the Dow Jones Industrial Average is currently at 15,988. The metro area is served by two international airports, the Orlando International Airport located in Orange County and the Sanford/Orlando International Airport located in the northern portion of Seminole County. The SunRail commuter trail opened for business in May 2014 and connects DeLand with the Sand Lake Road area.

NEIGHBORHOOD MAP



NEIGHBORHOOD ANALYSIS

A neighborhood is defined in terms of common characteristics, trends and groupings of similar or complementary land uses. For appraisal purposes, we have examined demographics within a three mile radius of the subject site. A map showing the neighborhood boundaries can be found on the previous page.

Transportation

Major roadways in the subject neighborhood include Interstate 4, State Road 436, U.S. Highway 17-92, Lakemont Avenue, Aloma/Fairbanks Avenue, Maitland Boulevard and Lee Road.

Interstate 4 runs north/south in the neighborhood and is the primary transportation arterial for the Orlando MSA. This limited access major arterial has three or four lanes in each direction. It provides primary access from the northern suburbs through downtown Orlando then southwest to the major tourist attractions (Walt Disney World, Universal Studios and Sea World). It also connects commercial trucking and regional distribution centers between Tampa and Daytona Beach. The neighborhood's access to Interstate 4 is available via Maitland Boulevard, Lee Road, Fairbanks Avenue and Princeton Street plus a half-interchange at Par Street. Interstate 4 is currently undergoing a massive renovation and consists of a 21-mile makeover from west of Kirkman Road in Orange County to east of State Road 434 in Seminole County. This project is well underway and will take over six years to complete. The closest access to Interstate 4 is at West Fairbanks Avenue, west of the subject. There is an additional access point at Lee Road further north and Princeton Street further south.

State Road 436 (Semoran Boulevard) is an arterial highway which was once the de facto "beltway" around the east and north sides of the Orlando metropolitan area. It remains a major, four and six lane divided highway, linking the Orlando International Airport to east Orlando, turning west in Casselberry, through Altamonte Springs, ending in Apopka at U.S. Highway 441. State Road 436 is lined with retail stores and strips, restaurants, service commercial shops, automobile dealerships, apartments and the occasional office building. It is eight lanes, median divided in the subject's neighborhood and is also the eastern neighborhood boundary.

U.S. Highway 17-92 (Orlando Avenue) is second only to Interstate 4 as a north/south arterial highway through the Orlando metropolitan area. This six lane, median divided highway has been developed with service commercial businesses in between major intersections, which are generally developed with retail commercial. Land uses along this road consist of freestanding retail stores such as dry cleaners, drug stores, gas stations, branch banks and professional offices, restaurants as well as a few suburban hotels. There are several car dealerships located along this road north of Lee Road and within the Winter Park/Maitland city limits, redevelopment is significant.

Lakemont Avenue is a four lane collector road for the east half of the defined neighborhood. It travels in a north/south direction from the heart of Baldwin Park through Winter Park north of Aloma Avenue, where it branches off as Lake Howell Road and continues to State Road 436.

Aloma Avenue/Fairbanks Avenue (State Road 426) is a four lane road that starts at Edgewater Drive, winding east through Winter Park, intersecting with Lakemont Avenue and proceeding east to Oviedo. This is a heavily traveled road which provides easy east/west access through the middle of the neighborhood. It is generally developed with neighborhood retail commercial and single family homes. Rollins College is also located along the south side of this road in Winter Park.

Maitland Boulevard is a four and six lane, median divided limited access arterial, which runs west from U.S. Highway 17-92, connecting with Interstate 4, State Road 434 (Forest City Road) and U.S. Highway 441, before morphing into a toll road extending further west to Orlando's western beltway. It is heavily developed with corporate scale professional office buildings near its Interstate 4 interchange.

Lee Road (State Road 423) is a six lane, median divided thoroughfare, which runs west from U.S. Highway 17-92 to Interstate 4, then extends further west to U.S. Highway 441. It then turns south and becomes John Young Parkway, a major north-south thoroughfare extending all the way to Kissimmee. It is heavily developed with

NEIGHBORHOOD ANALYSIS (CONT'D)

suburban professional office buildings east of Interstate 4, then becomes more retail and service commercial in character between Interstate 4 and U.S. Highway 441.

Demographics

The table below summarizes demographic data for the one, three and five-mile radii from the subject site. A one-mile radius demographic ring shows a 2016 population of 8,995 people; 4,475 households; 2,083 owner occupied housing units; an average household size of 1.85 people; a median income of \$43,171 and an average household income of \$75,582. Population growth for the one-mile radius is projected at 5.34% from 2016-2021 and household growth is projected at 7.06% over the same time period. A three-mile radius demographic ring shows a 2016 population of 81,433 people; 37,474 households; 22,297 owner occupied housing units; an average household size of 2.11 people; a median income of \$58,344; and an average household income of \$89,187. Population growth for the three-mile radius is projected at 5.24% from 2016-2021 and household growth is projected at 6.27% over the same time period. A five-mile radius demographic ring shows a 2016 population of 254,638 people; 115,533 households; 57,126 owner occupied housing units; an average household size of 2.15 people; a median income of \$46,747; and an average household income of \$69,782. Population growth for the five-mile radius is projected at 5.00% from 2016-2021 and household growth is projected at 6.06% over the same time period.

SUMMARY OF DEMOGRAPHIC DATA			
Radius	1 Mile	3 Mile	5 Mile
Population:			
2021 Projection	9,475	85,699	267,374
2016 Estimate	8,995	81,433	254,638
2010 Census	8,450	75,587	238,793
Growth 2016-2021	5.34%	5.24%	5.00%
Growth 2010-2016	6.45%	7.73%	6.64%
Households:			
2021 Projection	4,791	39,824	122,538
2016 Estimate	4,475	37,474	115,533
2010 Census	4,076	34,067	106,115
Growth 2015-2021	7.06%	6.27%	6.06%
Growth 2010-2016	9.79%	10.00%	8.88%
Average Household Size	1.85	2.11	2.15
Housing Units:			
Owner Occupied	2,083	22,297	57,126
Renter Occupied	2,392	15,177	58,407
Owner Occupied %	46.55%	59.50%	49.45%
Renter Occupied %	53.45%	40.50%	50.55%
2015 Median Home Value	\$242,316	\$171,986	\$151,468
2015 Median Year Built	1964	1974	1983
Household Income:			
2016 Avg Household Income	\$75,582	\$89,187	\$69,782
2016 Med Household Income	\$43,171	\$58,344	\$46,747
2016 Households by HH Income:			
<\$25,000	1,393	8,307	30,828
\$25,000 - \$50,000	1,186	8,192	30,605
\$50,000 - \$75,000	647	6,705	20,634
\$75,000 - \$100,000	301	3,757	11,022
\$100,000 - \$125,000	255	2,956	7,527
\$125,000 - \$150,000	156	1,849	4,143
\$150,000 - \$200,000	183	2,149	4,626
\$200,000+	353	3,559	6,148

Commercial Development

Commercial development in the subject neighborhood is significant and almost any shopping or consumer need is within one mile of the subject location. The charts and tables below summarize all commercial properties in

NEIGHBORHOOD ANALYSIS (CONT'D)

the bounded subject neighborhood as published in the *CoStar Properties Group* database. Included in the tables and graphs are all retail, office, industrial and specialty use properties. This survey reflects 717 total commercial buildings having 6,304,755 square feet of rentable building area with an average building age of about 52 years. As of 1Q2016 total neighborhood occupancy was 94.00% indicating a market vacancy rate for all property types of 6.00% and about 344,820 square feet of space was vacant. Net absorption of space was 26,317 square feet of space over the last 12 months and 10 new buildings totaling 32,885 square feet were delivered in the last 12 months and 171,636 square feet of building area is currently under construction. Rental rates ranged from as low as \$9.50 per square foot to \$35.00 per square foot with a mean indication for all space of \$21.30 per square foot.

Availability	Survey	5-Year Avg	Inventory	Survey	5-Year Avg
Rent Per SF	\$21.43	\$19.62	Existing Buildings	676	679
Vacancy Rate	6.0%	6.4%	Existing SF	6,304,755	6,347,015
Vacant SF	344,820	405,702	12 Mo. Const. Starts	201,021	76,819
Availability Rate	7.6%	8.4%	Under Construction	171,636	56,991
Available SF	448,865	535,654	12 Mo. Deliveries	32,885	43,513
Sublet SF	10,735	16,774			
Months on Market	16.3	12.8			
Demand	Survey	5-Year Avg			
12 Mo. Absorption SF	26,317	26,349	Sales	Past Year	5-Year Avg
12 Mo. Leasing SF	129,177	241,088	Sale Price Per SF	\$324	\$165



NEIGHBORHOOD ANALYSIS (CONT'D)

Retail commercial development is mostly situated along U.S. Highway 17-92, Fairbanks/Aloma Avenue and State Road 436. Winter Park Village provides a major focal point for retail shopping for the Winter Park/Maitland portion of the Orlando Metro area. This 524,000 square foot "urban village" was redeveloped in the late 1990s on the site of the Winter Park Mall. It is located on U.S. Highway 17-92, just south of Lee Road. This open air mall has 49 stores and is anchored by Publix and Regal Cinema's Stadium 20 theatre. Other notable stores include a variety of restaurants such as Ruth's Chris Steak House, P.F. Chang's, Brio's, Mitchell's Fish House and The Cheesecake Factory. The former Dillard's store has been converted into residential "Lofts" apartments.

Grocery anchored neighborhood shopping centers are located along both U.S. Highway 17-92 and State Road 436 at or near major intersections. Additional retail commercial and service commercial development is located along Aloma Avenue, Orange Avenue and Fairbanks Avenue. The intersection of U.S. Highway 17-92 with Horatio Avenue is considered the city center of Maitland. Most of the properties in the vicinity of this signalized intersection are retail and service commercial, including several bank branches, several restaurants, a McDonald's, some professional and general offices and a Publix. The Maitland Publix is a freestanding store with supplemental retail strip stores along its U.S. Highway 17-92 frontage. Further south at the intersection of U.S. Highway 17-92 and Fairbanks Avenue is an anchored Publix shopping center known as Hollieanna Plaza. At the intersection of Lee Road and U.S. Highway 17-92 is a Whole Foods Market under construction by Up Development and this project is located across the street from the Ravadauge development.

Additional new development along West Fairbanks Avenue in the vicinity of the subject consists of the Four Rivers Smokehouse restaurant, Lombardi's Seafood, a new McDonald's and the Winter Park Urgent Care. There is new development taking place along Fairbanks Avenue, U.S. Highway 17-92, Lee Road, Orange Avenue and other roads extending off of these major roads. The new developments are primarily teardowns of older existing commercial/industrial structures that are at the end of their economic lives as the underlying land in the area has increased to the point the improvements have no value. Rents in the Winter Park market are some of the highest rents in all of Orlando; therefore, as the economy improves, new development becomes feasible.

Downtown Winter Park is known for its upscale shops, boutiques and restaurants along Park Avenue. Although still popular for its pedestrian ambiance, Park Avenue shops have been squeezed by newer retail development with superior parking, such as Winter Park Village. The most active retail commercial redevelopment area is the U.S. Highway 17-92 corridor from Lee Road south to Fairbanks Avenue. A Trader Joe's anchored neighborhood shopping center opened in 2014. The City of Winter Park has approved new development for a commercial redevelopment of the Mount Vernon Inn motel site which is located across the street from Lakeside Village (Trader Joe's) and this project is currently under construction and is known as Lakeside.

Over 70 acres in the northwest quadrant of Lee Road and U.S. Highway 17-92 has been assembled by developer Dan Bellows over the past 15 years. This very large mixed-use project, named "Ravadauge," will affect Maitland, Winter Park and Orange County, who will all be cooperating parties in overseeing the development of the project. This project will have a multi-year build-out schedule, and is proposed to include retail commercial, office, apartments and/or condominiums and a hotel site. A 12,000 square foot Miller's Ale House has been built on the hard corner of Lee Road and U.S. Highway 17-92 as Ravadauge's first occupant. A retail first floor/office second floor strip is under construction north of the Miller's Ale House. Whole Foods is planning on building a new Winter Park store directly across 17-92 from Ravadauge. Further south along U.S. Highway 17-92, the Mills Park project was designed for mostly office and retail mixed use. Mills Park is located at the intersection of U.S. Highway 17-92 and Virginia Drive. This land was sold to DeBartolo in 2011, who has subsequently developed the property with retail anchored by a Fresh Market, restaurants and two apartment complexes.

The State Road 436 corridor north of University Boulevard is mostly retail commercial; transitions from retail to general office intermixed with apartments near Hanging Moss Road; and then becomes general commercial from the subject property south to the retail commercial district at State Road 50. Several automobile dealerships are located along State Road 436. Significant retail and service commercial development is also

NEIGHBORHOOD ANALYSIS (CONT'D)

located along Aloma Avenue within the defined neighborhood. Aloma Avenue features several neighborhood shopping centers, notably anchored by Whole Foods and a newly-rebuilt and expanded Publix; as well as a variety of restaurants and service commercial development.

Winter Park has its own concentration of professional office buildings, mostly within a few blocks of Park Avenue and Aloma/Fairbanks Avenue. Morse Boulevard parallels Fairbanks Avenue and has long featured a cluster of office and condominium office buildings between Park Avenue and U.S. Highway 17-92. One of the first speculative professional office buildings constructed since the Great Recession is located on Morse Boulevard at Denning Drive and is known as Heritage Park and is achieving rents in excess of \$30 per square foot.

In addition to professional office, there are medical office districts clustered around Florida Hospital Orlando, located southeast of the subject; and around Florida Hospital Winter Park near the intersection of Aloma Avenue and Lakemont Avenue in the east central portion of the defined neighborhood. Florida Hospital Orlando is in the midst of a major expansion of their "Health Village". According to their website:

"Development of Health Village, our 172 acre mixed use planned community, has already begun with the recent completion of a 156,000 square foot medical office building, which houses our new Diabetes Institute, and construction of our Translational Research Institute for Metabolism and Diabetes which opened in early 2012. [Presently under construction are] a 150,000 sq. ft. bioscience building and a 235 unit apartment complex.

Modeled as a destination for visitors and residents seeking world-class care, Health Village is on pace to set the wellness standard for urban communities. By creating an environment rich in resources that encourage whole-person health, we can extend our healing mission beyond our hospital doors, and create a greater impact in the collective health of the community that surrounds us.

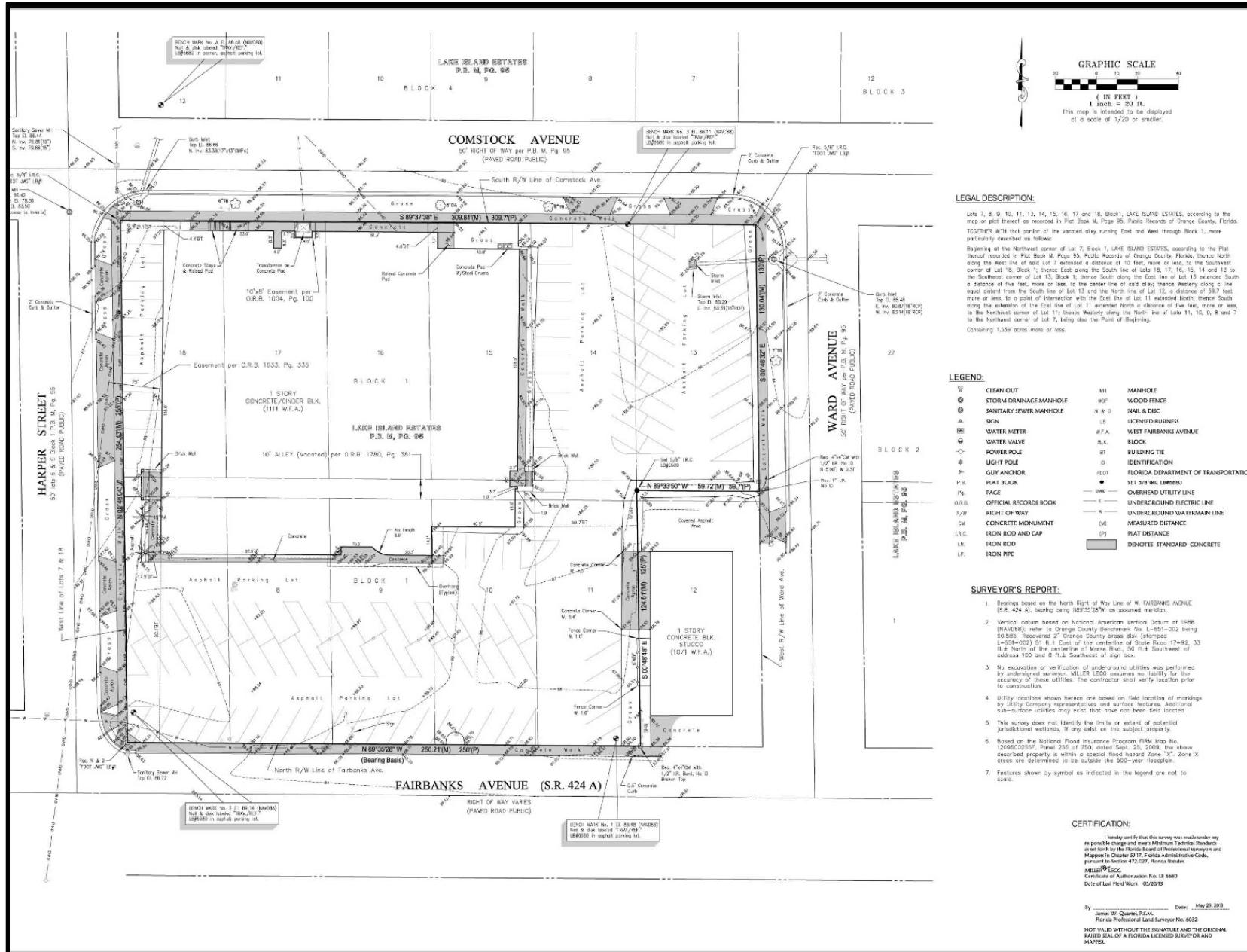
By the time our 15 year plan is complete, we expect to create thousands of jobs, countless partnership opportunities and become a highly sought after health care resource for those here in Central Florida and the world abroad. The current development plan includes Hospital facilities to support up to 800 additional beds; 600,000 sq. ft. of medical office space; 100,000 sq. ft. of general office space; 100,000 sq. ft. of retail space and 550 residential units.

Picturesque parks and walkways, health-centered restaurants and shops, and a convenient commuter rail station will join the Florida Hospital Orlando campus along with innovative research and treatment facilities in a completely integrated and thoughtfully designed urban health oasis."

Conclusion

The subject neighborhood has an adequate network of transportation arterials allowing convenient access to, from and around the neighborhood. The neighborhood has a population of 81,433 people with 37,474 households and population increased 7.73% over the last five years and households increased 10.00%. The median household income is \$58,344 and the average household income is \$89,187 both of which are higher than the statewide and nationwide data. Commercial development in the neighborhood is significant and proximate to the residential development and there is adequate commercial development to support the existing and near term development of the area. However, many of the structures in the subject's immediate neighborhood are older and nearing the end of their economic lives allowing for newer, more modern commercial development.

BOUNDARY SURVEY



SITE DATA

Location

The subject property is a vacant commercial parcel of land at the northeast corner of West Fairbanks Avenue and Harper Street, south of West Comstock Avenue in Winter Park, Orange County, Florida. The site address is 1111 West Fairbanks Avenue. The property is at Longitude -81.36358 West and Latitude 28.593538 North. The subject property is in Census Tract 159.01.

Area and Dimensions

The appraisers were provided a legal description and survey of the subject property and we have relied on the land area estimates reflected in the data provided for this report. Because we have to rely on land area estimates noted on Public Records, we have also used aerial software to double check and verify the land area estimates. The subject property contains 1.639 gross and usable acres of land area (71,395 square feet. The subject property has 250' of frontage and access along the north side of West Fairbanks Avenue. The site measures approximately 250' on the southern property boundary; 250' on the western property boundary; 310' on the northern property boundary and 130' on the eastern property boundary where it continues 60' to the east and then 123' to the south. The site is of a size and shape that lends itself well to most types of commercial development.

Topography

The property, on the date of inspection was cleared of the previous improvements (Bowl America); however, a small area of the site still had paved parking in place with some site improvements such as the pylon sign. The site was level and at road grade with all four surrounding roads. We were not provided a topographical survey of the subject property but based on our inspection of the property and review of topographical maps on nationalmap.gov, we found elevations for the subject property ranging from a low of about 88' above mean sea level to a high of about 89' above mean sea level. There were no topographical features noted that would impede development of the subject as of our date of valuation.

Drainage

As of the date of inspection the subject site appeared to be level and well drained. Retention for the site is considered adequate. The subject currently has off-site drainage into the City of Winter Park storm-water system; however, all properties that are redeveloped are required to have on-site drainage and retention. Overall, the project appears to be well drained and no areas were noted that would impede development of land area making up the subject site.

Hazardous or Toxic Materials

The appraisers were provided a Phase 1 Environmental Site Assessment for the subject site prepared by Terracon and dated May 20, 2013. However, the report was for the current owner, Rollins College. The report states "that no recognized environmental conditions were identified in connection with the property". The report also states "that no additional investigation is warranted at this time".

Soil Condition/Types

A visual inspection of the soil was made by the appraiser and no apparent conditions were visible. According to the Phase I Environmental Report prepared by Terracon, the soils at the subject site consist of Zolfo-Urban land complex. As indicated in the report "this soil is on flats onto marine terraces. The parent material consists of sandy marine deposits. Permeability is moderate to rapid, and the available water capacity is low. The depth to the water is approximately 12-42 inches." We assume no responsibility for hidden or unapparent conditions beyond our expertise as appraisers.

Utilities and Support Services

The subject has access to all public utilities. Water services are provided by the City of Winter Park; Sewer service is provided by the City of Winter Park; Electricity is provided by the City of Winter Park and the Telephone service is provided by various providers.

SITE DATA (CONT'D)

Easements and Encroachments

The client provided the appraisers a title insurance policy and a boundary survey of the subject site. Between these two documents we found several easements and an encroachment on the site. The survey shows a vacated 10' alley running through the middle of the property. This appears related to the undeveloped site plans for Lake Island Estates and is recorded on OR Book and Page 1780/381. The survey shows two more easements as recorded in OR Book and Page 1004/100 and 1633/335. These both appear to be typical utilities easements. The survey and title insurance policy both mention an encroachment along the southeast corner of the subject site which appears to be a fence from the neighboring property. No other easements or encroachments were noted and the utilities easements are typical for a property like the subject.

Access and Street Improvements

The subject site has 250' of frontage along the north side of West Fairbanks Avenue; 250' of frontage along the east side of Harper Street; 310' of frontage along the south side of West Comstock Avenue and 130' of frontage along the west side of Ward Avenue.

Fairbanks Avenue is a four lane, heavily traveled road that starts at Edgewater Drive west of the subject and becomes Aloma Avenue east of the subject. It is one of the main east/west roads in the neighborhood and Central Florida. U.S. Highway 17-92 (South Orlando Avenue) and Fairbanks Avenue is one of the busiest intersections in Winter Park and is one block west of the subject. Land uses along this road are a combination of older retail/commercial establishments both local and national tenants and newer retail/commercial properties that have already been redeveloped such as the Walgreen's directly west of the subject site. The subject has very good access along Fairbanks Avenue and the site can be accessed from both directions of traffic. Street improvements include sidewalks on both sides of the street, powerlines on the north side of West Fairbanks Avenue, adequate landscaping, curbing and street signs.

Harper Street is a minor street that originates at West Fairbanks Avenue west of the subject and runs for a tenth of a mile north where it terminates at West Morse Boulevard. It is a small, unstriped two lane road with sidewalks and powerlines on both sides and above average landscaping. West Comstock Avenue is a short, two lane road running along the subject's northern property boundary and it is parallel to Fairbanks Avenue. It has powerlines on the north side of the road and sidewalks on both sides of the road . Ward Avenue is a minor street that originates at West Comstock Avenue east of the subject and continues south of Fairbanks where it becomes South Kentucky Avenue. Street improvements include sidewalks on both sides of the road, powerlines on the east side of the road and average landscaping. As of the date of valuation, access to the subject was available from all of the roads except Ward Avenue.

The subject is considered to have very good access and exposure due to its location on the corner of West Fairbanks Avenue and Harper Street as well as two additional roads.

Surrounding Land Uses

Surrounding land uses include the Winter Park civic center, community playground and various commercial properties to the north; single family residential homes and commercial properties to the south; single family residential homes and commercial properties to the west; and single family residential homes and commercial properties to the east.

Conclusion

The subject site is of a size and shape that is functional for its intended use and benefits from very good access and exposure along West Fairbanks Avenue and has all public utilities at the site. It is suited for a variety of commercial uses and is considered typical for the area and neighborhood.

HIGHEST AND BEST USE ANALYSIS

In order for a property to be at its highest and best use, it must be reasonably probable, legally permissible, physically possible, financially feasible and maximally productive. Consideration must be given to the individual characteristics of the land such as size, shape, accessibility, location and availability of necessary utilities. Specific attention must be directed toward the legal and permissible use and any probable modifications of that use. Finally, consideration must be given to the surrounding land uses and the current and future demand for property in the real estate market.

An analysis of the highest and best use of any property actually involves two separate studies:

1. an analysis of the site as if vacant and ready to be put to its highest and best use and,
2. an analysis of the property as proposed to be improved.

The highest and best use of the subject as vacant is for commercial or office development up to the highest density allowed under the C-3 zoning and Commerce future land use.

Highest and Best Use "As Vacant"

Legally Permissible

The subject property is zoned C-3, Commercial by the City of Winter Park and the future land use designation is Commerce. The C-3, Commercial District zoning is a very robust commercial zoning and allows a wide variety of commercial uses, industrial uses, office, and attached residential housing. The C-3 zoning is a compatible use under the Commerce future land use. Based on the above discussions, any of the above uses would be a legally permissible use of the subject property if it were vacant but most likely for retail commercial or office (professional or medical) development.

Physically Possible

The concept of physical possibility delves into the physical characteristics of the subject property relative to existing zoning, future land use policy restrictions and other governmental regulations. The subject site contains 1.639 gross and usable acres of land area (71,395 square feet). The subject site has frontage along four roads and has very good access from three of these four roads. There were no topographical features noted that would impede development of the subject as of our date of valuation. The subject has access to all public utilities. The subject site is of a size and shape that would be optimal for commercial or office development. The most likely physical use of the site as vacant would be for commercial or office development, similar to the newer commercial developments in the area.

Economically Feasible

Based on the previous uses that have been determined to be legally permissible and physically possible, we next determined that use which would be economically feasible and maximally productive, given the previous land use characteristics. The subject is located in an area heavy with retail commercial development. New development along the major road frontages such as Fairbanks Avenue are retail in nature as they need the exposure and traffic for their intended uses. Professional office and medical office use is also an economically viable use, especially if it is for owner-occupancy. The subject benefits from four street frontages, including Fairbanks Avenue. The exposure and access enhance the marketability of the site which in turn should bring higher value/rents to the property. A retail use either single tenant/owner occupied/multi-tenant would be an economically feasible use for the subject site as well as office; however, the land uses in the area are being developed with retail uses. Based on the previous uses that have been determined to be legally permissible and physically possible, we next determined that use which would be economically feasible and maximally productive, given the previous land use characteristics. Based on the legally permissible and physically possible uses, the most likely use would be redevelopment of the site with a retail commercial use.

Conclusion – Highest and Best Use "As Vacant"

The highest and best use of the subject site as vacant would be for commercial development to the highest density/intensity allowed by zoning and future land use.

VALUATION PROCEDURE

The valuation of real estate lends itself to the application of the three traditional approaches to value including the Cost Approach, the Income Approach and the Sales Comparison Approach.

The Cost Approach analyzes the relationship between value and cost as perceived by the investor. By applying this technique, the appraiser tends to estimate the difference in worth to a buyer between the property being appraised and a newly constructed site with similar utility. The application of this approach involves estimating a number of individual components such as land value, reproduction or replacement costs, entrepreneurial profit, and accrued depreciation. This technique is most applicable when appraising relatively new construction with a limited amount of accrued depreciation; however, it is also useful (but less effective) when appraising older structures.

The Sales Comparison Approach involves a detailed analysis and comparison of similar properties that recently sold in a similar or competitive market. When reduced to an appropriate unit of comparison, these transactions can be adjusted for pertinent differences such as time, market conditions, financing, location and/or physical characteristics. If a sufficient number of sales are available, the resulting value indication is a reflection of the price a buyer is willing to pay for a property exhibiting characteristics similar to the subject. The interpretation of a number of indications of market price should lead to a logical estimate of market value.

The Income Approach is based on the premise that a prudent investor would pay no more for the subject property than for another investment with similar risk and return characteristics. Since the value of an investment can be considered equal to the present worth of anticipated future benefits in the form of dollar income or amenities, this approach estimates the present value of the net income that the property is capable of producing. This amount is capitalized at a rate reflecting risk to the investor and the amount of income necessary to support debt service for the mortgage requirement.

The scope of this appraisal included an inspection of the subject property as well as the surrounding community. Using various databases and talking with buyers, sellers, brokers and developers, we researched the local market area for land sales that were considered similar to the subject and in similar locations to the subject. We researched land sales with similar zoning, size, location, and future land uses as well as analyzed demographics and land use trends of the subject neighborhood to determine the highest and best use of the subject property. Because the subject consists of vacant land, only the Land Sales Comparison Approach has been developed in this report. While doing this research we found five land sales useful for developing the Land Sales Comparison Approach. Using these sales we determined the value of the subject under its highest and best use as of our date of valuation.

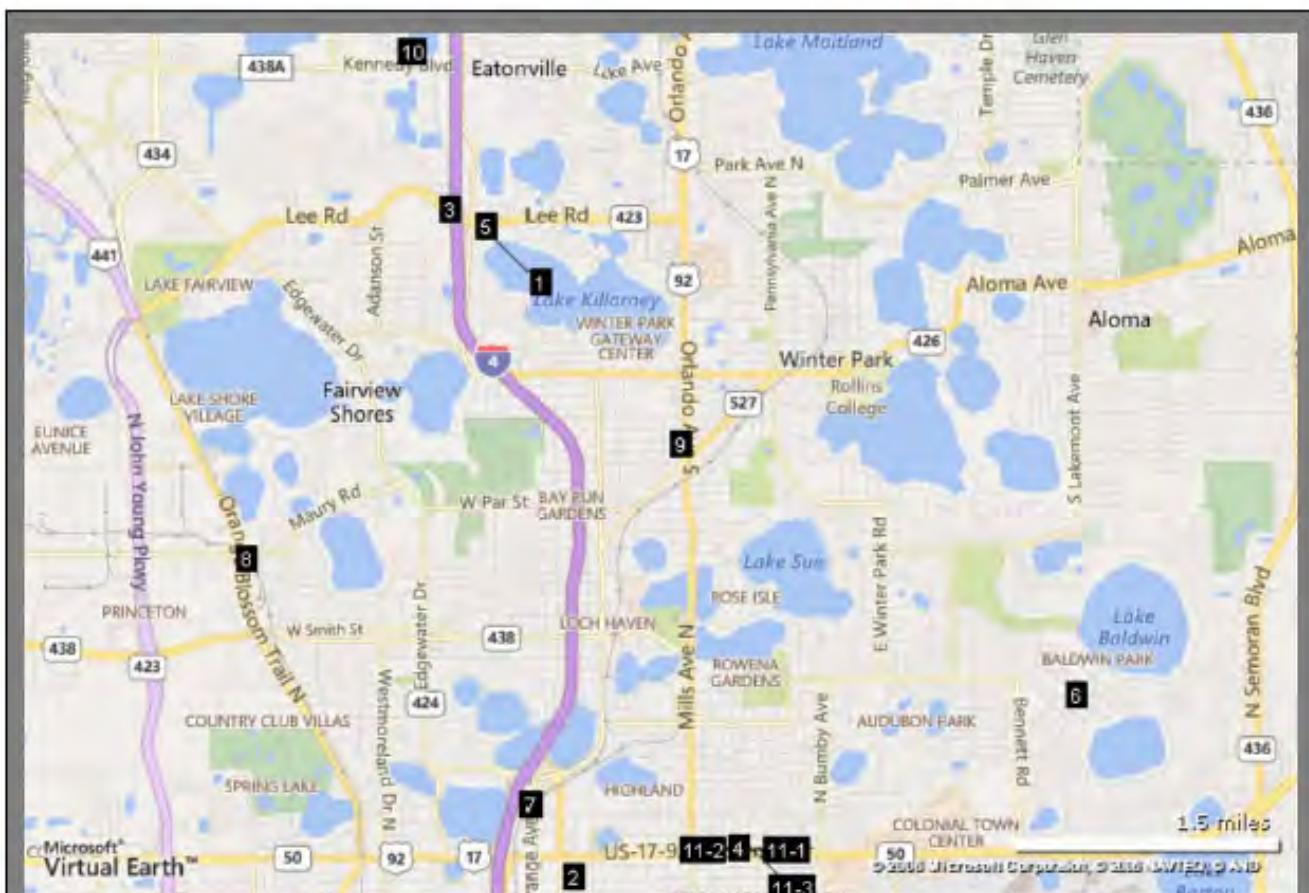
LAND SALES COMPARISON APPROACH

The Land Sales Comparison Approach is based upon the principle of substitution, which states that an informed purchaser will not pay more for a property than he would for a similar, equally desirable property. In the Land Sales Comparison Approach, recent land sales are compared to the subject property and adjusted for differences. The resulting value indications are then weighted as to similarity with the subject property and a single value indication is concluded. The primary search parameters for comparable sales, to value the subject property, were location, physical condition, size/shape, zoning, highest and best use and density. Locational characteristics include exposure, demographics, accessibility to employment, entertainment, schools and shopping.

To value the subject site we have searched the Orlando metro area for land sales similar in size, topography, zoning, location and highest and best use relative to the subject property that would likely appeal to the same buyer as would the subject. This research found five sales useful for our analysis and these five sales are detailed in this section of the report and these write-ups are followed by a location map showing the location of these sales relative to the subject property.

Using the *CoStar Group* database, we researched the Orlando metro area for land listings similar to the subject and found 11 listings somewhat comparable to the subject. All listings are commercial vacant land located within three miles of the subject with between half an acre and four acres. These listings and a map showing their locations can be found on the following page. The 11 listings have list prices ranging from \$425,000 to \$15,500,000 with a mean indication of \$2,826,666. On a per square foot basis these listings ranged from \$10.63 to \$253.56 per square foot with a mean indication of \$76.29 per square foot. Typically a property will sell for 10% to 30% less than the actual list price due to negotiations and other factors. Adjusting the list prices per square foot by this range, reflects adjusted potential sale prices of \$7.44 per square foot to \$228.20 per square foot with a potential price of \$117.82 per square foot which based on the usable land area of 71,395 square feet would indicate a potential sale price per square foot for the subject land based on these listings of \$75.00. Multiplying this price per square foot by the subject's land area of 71,395 square feet, results in a price of \$5,354,625. Based on the Land Sales analysis that follows this discussion, the indicated price by the listings is far above our value conclusion; therefore, we have placed no weight on the listings.

LISTINGS MAP



	Address	City	Property Info	Sale Info
1	2525 Audrey Ave	Winter Park	2.07 AC Land Parcel	Price/AC: \$578,536.30
2	115 E Concord St	Orlando	0.66 AC Land Parcel	Price/AC: \$1,139,298.19
3	5351 Diplomat Cir	Orlando	1.02 AC Land Parcel	Price/AC: \$1,617,647.06
4	N Femcreek & Woodward St	Orlando	0.96 AC Land Parcel	Price/AC: \$1,130,470.86
5	2600 Lee Rd	Winter Park	0.53 AC Land Parcel	Price/AC: \$1,886,792.45
6	4787 New Broad St	Winter Park	0.82 AC Land Parcel	Price/AC: -
7	1000 N Orange Ave	Orlando	1.55 AC Land Parcel	Price/AC: \$10,012,919.90
8	2929 N Orange Blossom Trl	Orlando	0.92 AC Land Parcel	Price/AC: \$462,862.12
9	1111 S Orlando Ave	Winter Park	2.40 AC Land Parcel	Price/AC: -
10	230 Park St	Orlando	1.12 AC Land Parcel	Price/AC: \$2,034,337.83
11-1	1610 Woodward St	Orlando	1,187 SF Class C Office Building	Sale Price: \$1,550,000; portfolio only
11-2	1618 Woodward St	Orlando	4,926 SF Class B Office Building	Sale Price: \$1,550,000; portfolio only
11-3	1621 Woodward St	Orlando	0.80 AC Land Parcel	Price/AC: \$1,936,047.96

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1/19/2016

LAND SALE NO. 1

LOCATION DATA

Record Number: 508
Property Name: Center for Reproductive Medicine
Address: 1500 South Orlando Avenue
Winter Park, Orange County
FL 32798
Long/Lat: W-81.364616/N28.583417
MSA: Orlando
Location: East side of South Orlando Avenue,
south of Orange Avenue
Tax Parcel No.: 12-22-29-2936-00-010



SALES DATA

Sale Date: October 20, 2015
Days on Market: 194 Days
Sale Price \$2,100,000
Adjusted Sale Price: \$2,100,000
Grantor: St Johns Evangelical Lutheran Church
Grantee: Pumpkin Patch Properties, LLC
OR Book/Page: 11001/1597
Property Rights: Fee Simple
Conditions of Sale: Market Typical
Financing: Cash to Seller
Verification: Public Records and Andy Slowik, with Cushman & Wakefield, broker for transaction (407.541.4428) by John Preston. September 9, 2015.
Three Year History: No arm's length transactions noted over previous five years.

SITE DATA

<i>Property Use:</i>	Commercial Land	<i>Gross Acres:</i>	1.364
<i>Specific Use:</i>	Medical	<i>Gross SF:</i>	59,416
<i>Primary Frontage:</i>	315' South Orlando Avenue	<i>Usable Acres:</i>	1.364
<i>Second Frontage:</i>	195' Garden Drive	<i>Usable SF:</i>	59,416
<i>Amenity Frontage:</i>	Camelia Avenue	<i>Shape:</i>	Rectangular
<i>Access/Exposure:</i>	Very Good/Very Good	<i>Utilities:</i>	All available
<i>Topography:</i>	Level and at road grade	<i>Retention:</i>	On-site required
<i>Zoning:</i>	Change zoning from R-1A to O-1		
<i>Land Use:</i>	Change from Institutional to Office/Professional		
<i>Site Description:</i>	The site is level, at road grade, partially vegetated with native flora and typical of the area. All public utilities are available to the site. Traffic counts along U.S. Highway 17-92 are 26,000 vehicles per day. All new development in Winter Park requires on-site retention.		

ANALYSIS

<i>Price/Gross Acre:</i>	\$1,539,589	<i>Price/ Gross SF:</i>	\$35.34
<i>Price/Usable Acre:</i>	\$1,539,589	<i>Price/Usable SF:</i>	\$35.34
<i>Adj. Price/Gross AC:</i>	\$1,539,589	<i>Adj. Price/Gross SF:</i>	\$35.34
<i>Adj. Price/Usable:</i>	\$1,539,589	<i>Adj. Price/Usable SF:</i>	\$35.34
<i>Price/Unit:</i>			
<i>Adj. Price/Unit:</i>			

COMMENTS:

The site is currently used as a grass parking lot for the neighboring church (seller). The purchaser is the Center for Reproductive Medicine. They submitted a request for a change in land use and zoning to allow the site to be developed as a 15,000 square foot, two-story medical office building and this request was approved by the City of Winter Park Commissioners on July 25, 2015 to allow the proposed use. This transaction was verified when it was under contract.

LAND SALE NO. 2

LOCATION DATA

Record Number: 432
Property Name: N. Mills Assemblage
Address: 1517 N. Mills Ave. and 1210 Nebraska St.
 Orlando, Orange County FL 32803
Long/Lat: W-81.364249/N28.565556
MSA: Orlando-Kissimmee-Sanford
Location: SE. corner of N. Mills Ave. and Nebraska St.
Tax Parcel No.: 24-22-29-5972-11-045, 24-22-29-5972-11-041



SALES DATA

Sale Date: June 15, 2015
Days on Market: Over 8 years
Sale Price \$1,150,000
Adjusted Sale Price: \$1,150,000
Grantor: Ihbkof, LLC
Grantee: 1517 N. Mills Avenue, LLC
OR Book/Page: 10936/4440
Property Rights: Fee Simple
Conditions of Sale: Market Typical (Assemblage)
Financing: Cash to Seller
Verification: Public Records and Richard Reeves, Agent for the Seller (407-839-3167) by Angie Brown. May 18, 2015.
Three Year History: A trust was dissolved on February 5, 2015. There were no other transactions in the last three years.

SITE DATA

Property Use:	Commercial Land	Gross Acres:	0.650
Specific Use:	Commercial	Gross SF:	28,314
Primary Frontage:	119' N. Mills Ave.	Usable Acres:	0.650
Second Frontage:	229' Nebraska St.	Usable SF:	28,314
Amenity Frontage:	None	Shape:	Rectangular
Access/Exposure:	Good/Very Good	Utilities:	All Available
Topography:	Level and at Road Grade	Retention:	City Storm-water, On-site Required
Zoning:	AC-N/T/SP		
Land Use:	AC-N, Orlando		
Site Description:	This is an assemblage of two vacant properties at the southeast corner of N. Mills Ave. and Nebraska St. The sites are adjacent to each other and are completely cleared of all vegetation. The site appears to be fenced in. All new construction in Winter Park requires on-site retention.		

ANALYSIS

Price/Gross Acre:	\$1,769,231	Price/ Gross SF:	\$40.62
Price/Usable Acre:	\$1,769,231	Price/Usable SF:	\$40.62
Adj. Price/Gross AC:	\$1,769,231	Adj. Price/Gross SF:	\$40.62
Adj. Price/Usable:	\$1,769,231	Adj. Price/Usable SF:	\$40.62
Price/Unit:			
Adj. Price/Unit:			

COMMENTS:

There was very little interest in this property before the trust was dissolved because the trust only allowed the property to be a ground lease. When the trust was dissolved, interest increased dramatically. The verification source indicated that there are several other interested parties ready to make an offer on the property if the current contract is not completed. The property is being bought to build a 9,000 SF medical office associated with the Florida Heart Group. (Verification of the transaction occurred prior to closing and was when the property was under contract).

LAND SALE NO. 3

LOCATION DATA

Record Number: 297
Property Name: The Luxe
Address: 110 S. Orange Avenue
 Winter Park, Orange County
 FL 32789
Long/Lat: W81.364556/N28.596808
MSA: Orlando-Kissimmee-Sanford
Location: SE/C U.S. Highway 17-92 and Morse Blvd.
Tax Parcel No.: 01-22-29-4512-10-050

SALES DATA

Sale Date: November 3, 2014
Days on Market: unknown
Sale Price \$7,770,000
Adjusted Sale Price: \$7,770,000
Grantor: Mt. Vernon Motor Lodge of Winter Park, Inc.
Grantee: Luxe Winter Park, LLC
OR Book/Page: 10832/3015
Property Rights: Fee Simple
Conditions of Sale: Market Typical
Financing: Cash to seller; \$5,025,000 financed by BankUnited
Verification: Public Records and Chuck Wittall, Grantee per news release by Frank Schieber. November 5, 2014.
Three Year History: No recent transactions noted



SITE DATA

Property Use:	General Commercial	Gross Acres:	3.560
Specific Use:	Mixed Use	Gross SF:	155,074
Primary Frontage:	501' S. Orlando Ave. (29,500 vehicles/day)	Usable Acres:	3.560
Second Frontage:	257' Morse Blvd. (7,000 vehicles/day)	Usable SF:	155,074
Amenity Frontage:	Harper Street along rear	Shape:	Generally rectangular
Access/Exposure:	Very Good/Very Good	Utilities:	All available
Topography:	Level, at road grade	Retention:	On-site required
Zoning:	C-3, Commercial		
Land Use:	Commercial, by City of Winter Park		
Site Description:	Existing 146 room motel built in 1949/1961/1971/1981 to be razed for redevelopment. All new construction in Winter Park requires on-site retention.		

ANALYSIS

Price/Gross Acre:	\$2,182,584	Price/ Gross SF:	\$50.11
Price/Usable Acre:	\$2,182,584	Price/Usable SF:	\$50.11
Adj. Price/Gross AC:	\$2,182,584	Adj. Price/Gross SF:	\$50.11
Adj. Price/Usable:	\$2,182,584	Adj. Price/Usable SF:	\$50.11
Price/Unit:			
Adj. Price/Unit:			

COMMENTS:

Planned for redevelopment with a four-story, 233,940 square foot mixed use project with retail, restaurant and residential units, plus an attached parking garage, reflecting a 1.51 FAR.

LAND SALE NO. 4

LOCATION DATA

Record Number: 506
Property Name: Corner Commons
Address: 900 South Orlando Avenue
 Winter Park, Orange County
 FL 32789
Long/Lat: W-81.364603/N28.589223
MSA: Orlando
Location: Southeast corner of South Orlando Avenue and Minnesota Avenue
Tax Parcel No.: 12-22-29-6600-00-771



SALES DATA

Sale Date: October 29, 2014
Days on Market: 194
Sale Price \$2,200,000
Adjusted Sale Price: \$2,200,000
Grantor: Blake Family Real Estate Holdings, LLC
Grantee: Destination Studios, LLC
OR Book/Page: 10828/7231
Property Rights: Fee Simple
Conditions of Sale: Market Typical
Financing: Cash to Seller
Verification: Public Records and Mason Blake, representative for grantor (321.952.2626) by John Preston. September 9, 2015.
Three Year History: No prior arm's length transaction in past five years

SITE DATA

Property Use:	Retail	Gross Acres:	1.034
Specific Use:	Retail/Restaurant	Gross SF:	45,041
Primary Frontage:	220' South Orlando Avenue	Usable Acres:	1.034
Second Frontage:	185' Minnesota Avenue	Usable SF:	45,041
Amenity Frontage:	None	Shape:	Irregular
Access/Exposure:	Very Good/Very Good	Utilities:	All available
Topography:	Level and at road grade	Retention:	City Storm-water system, (on-site required)
Zoning:	C-3, Commercial		
Land Use:	Commerce		
Site Description:	The site is level, at road grade, void of vegetation and typical of the area. All public utilities were to the site. At the time of sale the site was improved with an older retail building that was razed to make way for the new improvements. As such, the improvements contributed no value to the site. All new construction in Winter Park requires on-site retention.		

ANALYSIS

Price/Gross Acre:	\$2,127,660	Price/ Gross SF:	\$48.84
Price/Usable Acre:	\$2,127,660	Price/Usable SF:	\$48.84
Adj. Price/Gross AC:	\$2,127,660	Adj. Price/Gross SF:	\$48.84
Adj. Price/Usable:	\$2,127,660	Adj. Price/Usable SF:	\$48.84
Price/Unit:			
Adj. Price/Unit:			

COMMENTS:

The site was purchased for redevelopment and existing improvements provided no value. The site is being redeveloped as a retail/restaurant project containing 10,318 square feet of building area divided into five retail spaces ranging in size from 1,000 to 1,100 square feet plus a restaurant space containing about 5,500 square feet of space. The larger restaurant space will be leased to Square 1 Burgers and Subway has already leased one of the five retail spaces.

LAND SALE NO. 5

LOCATION DATA

Record Number: 528
Property Name: ER Urgent Care
Address: 2325 W. Fairbanks Ave.
 Winter Park, Orange County
 FL 32789
Long/Lat: W-81.380951/N28.593432
MSA: Orlando-Kissimmee-Sanford
Location: NWC of W. Fairbanks Ave. & Cambridge Blvd.
Tax Parcel No.: 02-22-29-2996-02-010



SALES DATA

Sale Date: August 22, 2014
Days on Market: 60 days see comments
Sale Price: \$650,000
Adjusted Sale Price: \$660,000
Grantor: Dana Services, Inc.
Grantee: Urgent Care Developers of Winter Park, LLC
OR Book/Page: 10795/7685
Property Rights: Fee Simple
Conditions of Sale: Market Typical
Financing: Cash to Seller
Verification: Public Records and Ray Turchi, Listing Broker for Grantor with Marcus & Millichap (407.557.3800) by Angie Brown. October 22, 2015.
Three Year History: There were no recorded transactions in the Orange County Public Records over the previous three years.

SITE DATA

Property Use:	Commercial Land	Gross Acres:	0.570
Specific Use:	Commercial	Gross SF:	24,829
Primary Frontage:	149' W. Fairbanks Ave.	Usable Acres:	0.570
Second Frontage:	132' Cambridge Blvd.	Usable SF:	24,829
Amenity Frontage:	None	Shape:	Rectangular
Access/Exposure:	Good/Good	Utilities:	All Available
Topography:	Level and at Grade	Retention:	City Storm-water, (on-site required)
Zoning:	C-1, Commercial Dist.		
Land Use:	Commerce, Winter Park		
Site Description:	The site is level, at grade and access is available from West Fairbanks Avenue right-in/right-out only and right-in/right-out only from Cambridge Blvd. Access was considered average and exposure was considered good. This site is located proximate to the on-ramp to Interstate 4 at the Fairbanks intersection. All new construction in Winter Park requires on-site restriction.		

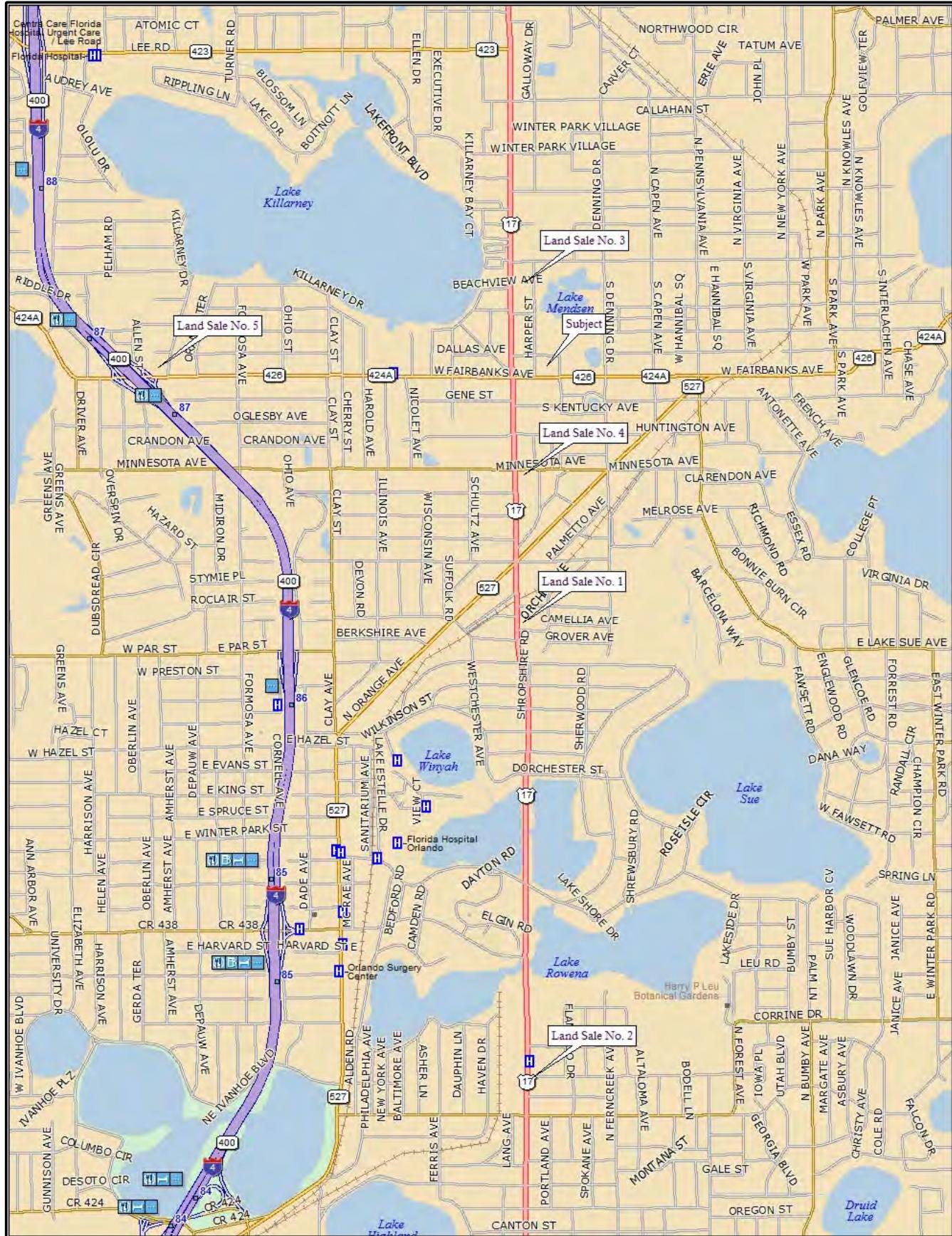
ANALYSIS

Price/Gross Acre:	\$1,140,351	Price/ Gross SF:	\$26.18
Price/Usable Acre:	\$1,140,351	Price/Usable SF:	\$26.18
Adj. Price/Gross AC:	\$1,157,895	Adj. Price/Gross SF:	\$26.58
Adj. Price/Usable:	\$1,157,895	Adj. Price/Usable SF:	\$26.58
Price/Unit:			
Adj. Price/Unit:			

COMMENTS:

The site was purchased with a closed gas station of 833 square feet and was subsequently razed for the development of a pediatric urgent care facility. The property was listed for approximately 60 days and went under contract with multiple full price offers. The first contract fell through and the second contract too seven months prior to closing and no additional sale conditions were involved. The new pediatric care facility contains 3,938 gross building area and 3,906 heated area and the cost to raze the improvements was estimated by the broker at \$8,000 to \$10,000. The new Urgent Care facility was constructed and completed in 2015.

LAND SALES LOCATION MAP



Land Sales Comparison Approach

PROPERTY DETAILS		Subject	Land Sale No. 1	Land Sale No. 2	Land Sale No. 3	Land Sale No. 4	Land Sale No. 5
Location	Northside of W. Fairbanks Ave, E. of S. Orlando Ave.	East side of South Orlando Avenue, south of Orange Avenue	SE. corner of N. Mills Ave. and Nebraska St.	SE/C U.S. Highway 17-92 and Morse Blvd.	Southeast corner of South Orlando Avenue and Minnesota Avenue	NWC of W. Fairbanks Ave. & Cambridge Blvd.	
Long/Lat	W-81.36358/N28.593538	W-81.364616/N28.583417	W-81.364249/N28.565556	W-81.364556/N28.596808	W-81.364603/N28.589223	W-81.380951/N28.593432	
Sale Price		\$2,100,000	\$1,150,000	\$7,770,000	\$2,200,000	\$660,000	
Sale Date		October 20, 2015	June 15, 2015	November 3, 2014	October 29, 2014	August 22, 2014	
Gross Land Area (SF)	71,395	59,416	28,314	155,074	45,041	24,829	
Gross Land Area (Acres)	1.64	1.36	0.65	3.56	1.03	0.57	
Usable Land Area (SF)	71,395	59,416	28,314	155,074	45,041	24,829	
Usable Land Area (Acres)	1.64	1.36	0.65	3.56	1.03	0.57	
Utilities	All Available	All Available	All Available	All Available	All Available	All Available	All Available
Zoning	C-3, Commercial	O-1	AC-N/T/SP	C-3, Commercial	C-3, Commercial	C-1, Commercial	C-1, Commercial Dist.
Land Use	Commercial	Office/Professional	AC-N, Orlando	Commercial, Winter Park	Commerce	Commerce	Commerce, Winter Park
Primary Road Frontage	250	315	119	501	220	149	
Secondary Road Frontage	250	195	229	257	185	132	
Amenity Frontage/View	Insert Text	None	None	Park View	None	Proximate to I-4 Exit	
Price per Gross Acres		\$1,539,589	\$1,769,231	\$2,182,584	\$2,127,660	\$1,157,895	
Price per Usable Acre		\$1,539,589	\$1,769,231	\$2,182,584	\$2,127,660	\$1,157,895	
Price per Gross SF		\$35.34	\$40.62	\$50.11	\$48.84	\$26.58	
Price per Usable SF		\$35.34	\$40.62	\$50.11	\$48.84	\$26.58	

TRANSACTION ADJUSTMENTS

Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment		0%	0%	0%	0%	0%
Terms of Sale	Market Typical	Market Typical	Market Typical (Assemblage)	Market Typical	Market Typical	Market Typical
Adjustment		0%	0%	0%	0%	0%
Financing	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller
Adjustment		0%	0%	0%	0%	0%
Months Since Sold	January 20, 2016	3	7	15	15	17
Adjustment		0%	0%	8%	8%	9%
Adjusted Price per Gross SF		\$35.34	\$40.62	\$54.11	\$52.75	\$28.97
Adjusted Price per Usable SF		\$35.34	\$40.62	\$54.11	\$52.75	\$28.97

PHYSICAL ADJUSTMENTS

Location/Access	V. Good/V. Good	0%	-10%	-15%	0%	-5%
Topography/View	Level/None	0%	0%	5%	0%	5%
Size	71,395	0%	-10%	10%	-5%	-10%
Zoning/Land Use	Comm./Comm.	15%	-10%	0%	0%	5%
Utilities	All Available	0%	0%	0%	0%	0%
Retention	Master Storm Water	5%	0%	0%	0%	0%
Overall Comparability		20.00%	-30.00%	0.00%	-5.00%	-5.00%
Overall Adjustment						
Adjusted Price per Gross SF		\$42.41	\$28.43	\$54.11	\$50.11	\$27.53
Adjusted Price per Usable SF		\$42.41	\$28.43	\$54.11	\$50.11	\$27.53

Range of Unit Values	Per Leaseable SF	Per Gross SF	Range of Values		ESTIMATED LAND VALUE
Low End of Unit Values	\$27.53	\$27.53	Low End of Values	\$1,965,181	
High End of Unit Values	\$54.11	\$54.11	High End of Values	\$3,863,435	
Mean of Unit Values	\$40.52	\$40.52	Mean of Values	\$2,892,887	
Indicated Unit Value	\$41.00		Indicated Value	\$2,927,195	\$2,930,000

LAND SALES COMPARISON APPROACH (CONT'D)

Analysis of Land Sales

On the preceding pages, we detailed five land sales from the local market that were considered somewhat similar to the subject. As noted from the preceding comparable sales, the basic units of comparison for properties like the subject property is the price per gross acre of land area, the price per gross square foot of land area, the price per acre of usable land area or the price per square foot of usable land area. For this analysis we have used the per square foot as our unit of measure. Since each sale differs from the subject to some degree and we need to make adjustments to the sales to make them comparable to the subject property. Below is a discussion as to the comparability of each sale relative to the subject and a summary table showing the comparisons and adjustments made each of the sales can be found on the previous page.

Financing

All of the sales used in this report were sold for cash or for cash equivalent consideration and no adjustments were necessary.

Conditions of Sale

All of the sales were market typical sales and market typical conditions and no adjustments for conditions of sale were necessary.

Date of Sale

Land Sales No. 1 and 2 were both within the last year and no market conditions adjustments were considered necessary. Land Sales No. 3, 4 and 5 were all more than a year old and have been adjusted upward due to the improving market conditions.

Location/Access

The subject is located on the north side of West Fairbanks Avenue in a busy area with primarily retail commercial and office land uses. The subject has full access from three roads and has frontage on four roads. Access and exposure are both very good. Land Sale No. 1 is located on a similarly busy road and has very good access and exposure. Therefore, we made no adjustments to this sale. Land Sale No. 2 is located at the southeast corner of Mills Avenue (U.S. Highway 17-92) and Nebraska Street. This is a signalized intersection and the site has good access and very good exposure. This site is superior to the subject in terms of exposure and traffic counts along both of these roads is higher than the subject's. Therefore, we have adjusted this sale downward 10% for its superior location compared to the subject. Land Sale No. 3 is located at the corner of Morse Blvd. and U.S. Highway 17-92. This is a signalized intersection and the site has very good access and very good exposure. This site is superior to the subject in terms of exposure and traffic counts along both of these roads is higher than the subject's. Therefore, we have adjusted this sale downward 15% for its superior location compared to the subject. Land Sale No. 4 is located on a similarly busy road and has very good access and exposure; however, it is located at a signalized intersection. This downward adjustment is offset by the fact the subject has four street frontages with superior access. Therefore, no location adjustment was required. Land Sale No. 5 is located on the north side of West Fairbanks Avenue west of the subject. Its location is very close to an Interstate-4 exit, which gives it superior exposure but similar access to the subject. Therefore, we have adjusted this sale downward 5% relative to the subject.

Topography/View

The subject is a vacant commercial parcel that has been cleared and leveled. There are no physical features that would be considered an amenity. Land Sales No. 1, 2 and 4 are all considered level and similar to the subject; therefore, no adjustments were made to these sales. Land Sales No. 3 and 5 both had improvements on the site at the time of purchase. These were razed after the sale; therefore, we have adjusted these sales upward 5% due to the cost of clearing the site .

Land Size

The subject consists of 1.639 gross and usable acres and 71,395 gross and usable square feet of land area. The site is nearly square and its size and shape lend itself to a variety of commercial uses. Typically as the size of a parcel of land increases, the unit value of that parcel decreases. This is due to the fact that a buyer can more easily afford a smaller parcel of land than a larger parcel, which drives down the unit price on large properties.

LAND SALES COMPARISON APPROACH (CONT'D)

Land Sale No. 1 is a similar size and shape to the subject, with 1.36 gross and usable acres and 59,416 gross and usable acres and is rectangular. Therefore, we made no adjustments to this sale for size or shape. Land Sale No. 2 is smaller than the subject and consists of 0.65 gross and usable acres and 28,314 gross and usable square feet and is rectangular. Therefore, we have adjusted this sale downward 10% due to the smaller size relative to the subject. Land Sale No. 3 is larger than the subject and consists of 3.56 gross and usable acres and 155,074 gross and usable square feet and is rectangular. Therefore, we have adjusted this sale upward 10% due to its larger size relative to the subject. Land Sale No. 4 is smaller than the subject and consists of 1.03 gross and usable acres and 45,041 gross and usable square feet. Although it is "L"-shaped, it is still an efficient and large enough site. Therefore, we have adjusted this sale downward 5% due to its smaller size relative to the subject. Land Sale No. 5 is smaller than the subject and similar in shape. It consists of .57 gross and usable acres and 24,829 gross and usable square feet in a nearly square. Therefore, we adjusted this sale downward 10% due to its smaller size relative to the subject.

Zoning/Land Use

The subject is zoned C-3, Commercial District and the future land use is Commerce. While the future land use map shows the subject has a future land use of Commerce, Winter Park has no descriptions of a future land use named Commerce. We have instead included the discussion of the Commercial future land use. This is a very robust and flexible zoning and allows most types of development including retail commercial and office. Land Sale No. 1 is zoned O-1 with a Office/Professional future land use. This zoning is inferior due to having more restrictions in permissible land uses; therefore, we have adjusted this sale upward 10% for its inferior zoning relative to the subject. Land Sale No. 2. is zoned Activity Center by the city of Orlando and is a very intense zoning; therefore, we have adjusted this sale downward 5% for its superior zoning compared to the subject. Land Sale No. 5 is zoned C-1 with a Commerce future land use. The C-1 zoning is inferior to the subject due to having fewer permitted uses than the subject. Therefore, we have adjusted this sale upward 10% relative to the subject. Land Sales No. 3 and 4 are both zoned C-3 with Commerce future land uses. Therefore, we have not made any adjustments to these sales.

Utilities

The subject property has all utilities available. All of the land sales have access to utilities as well; therefore no adjustments were made.

Retention

The subject will be required to have on-site retention when redeveloped. However, due to the high costs of land in Winter Park, most redevelopment sites have underground vaulted drainage systems which is the same as on-site retention, it is just underground. All of the comparable land sales were similar to the subject and no adjustments were required. However, Land Sale No. 1 shows surface on-site retention on its proposed site plan, which is inferior to underground retention, we have adjusted this sale upward 5%..

Conclusion of Land Value

At the beginning of this section is a Land Sales Comparison Summary for the subject property indicating the adjustments made to each of the comparable land sales. The adjusted values ranged from \$27.53 per square foot of usable land area to \$54.11 per square foot of usable land area with a mean indication of \$40.52 per square foot of usable land area. The appraisers are of the opinion that Land Sale No. 1 is the best comparable. It is very similar to the subject and its only adjustment is for its inferior zoning, which allows for fewer land uses. Land Sales No. 3, 4 and 5 were also considered similar and they had the lowest percentage adjustments. Land Sale No. 2 required the highest net adjustment and was also located in the City of Orlando and the four other land sales were all in Winter Park. Therefore, based on these land sales, we have concluded to a unit value of \$41.00 per square foot of usable land area appears appropriate for this report. Applying this unit value to the 71,395 square feet of usable land area making up the subject property reflects a land value conclusion via the Land Sales Comparisons Approach of **\$2,930,000**.

As a result of our investigations into those matters, which affect Market Value, and by virtue of our experience and training, we have formed the opinion that the "As Is" fee simple Market Value of the vacant commercial parcel of land as of the date of valuation, January 20, 2016, was:

LAND SALES COMPARISON APPROACH (CONT'D)

**"AS IS" FEE SIMPLE MARKET VALUE
TWO MILLION NINE HUNDRED THIRTY THOUSAND DOLLARS
(\$2,930,000) ***

* * Please see Extraordinary Assumptions and Limiting Conditions.

ADDENDA

APPRAISERS' QUALIFICATIONS



QUALIFICATIONS OF ANGELA L. BROWN, MAI, VICE PRESIDENT

BUSINESS ADDRESS	Meridian Appraisal Group, Inc. 1331 Sundial Point Winter Springs, Florida 32708 Phone: 407.637.8704 Fax: 407.875.1061 E-mail: abrown@meridianag.com
FORMAL EDUCATION	University of Florida, Gainesville, June 1983 Bachelor of Science in Business Administration, Real Estate Major
REAL ESTATE EDUCATION	Completion of all MAI course work.
<i>Course/Seminars/Continuing Education</i>	
<ul style="list-style-type: none">• Valuation/Evaluation of Proposed Projects• Fair Lending and the Fee Appraiser• The Challenge of Technology• Highest and Best Use Analysis• Subdivision Analysis• Appraising Troubled Properties• Appraisal Review Seminar• Understanding Limited Appraisals• Hotel/Motel Valuation• Appraisers Legal Liabilities• Appraisal Regulations of the Federal Banking Agencies• Real Estate Evaluations and the Real Estate Industry• Commercial Appraisal Engagement and Review• Introduction to Valuation for Financial Reporting• Business Practice and Ethics• Oil Spill and Property Values• Appraising from Blueprints & Specifications• Valuation of Detrimental Conditions• Partial Interest Valuation – Divided• Florida Condemnation Valuation• Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets• USPAP Update/Core Law• Easement Valuation• Accrued Depreciation• HUD/FHA Lender Roster Training• Data Confirmation and Verification• The Internet and Appraising• Rates, Ratios & Reasonableness• Analyzing Operating Expenses• Understanding Wetlands/Mitigation Banking as a Highest and Best Use• Spotlight on USPAP: Hypothetical Conditions & Extraordinary Assumptions• Appraising the Appraisal and Appraisal Review – General• New Interagency Appraisal and Evaluation Guidelines• Supervisor/Trainee Roles and Rules• Introduction to Valuation for Financial Reporting• Spotlight on USPAP: Common Errors and Issues• New Industrial Valuation• Introduction to Land Valuation• Developing a supportable Work File	

The Appraisal Institute conducts a mandatory program of continuing education for its designated members. MAI's and SRA's who meet the minimum standards of this program are awarded periodic educational certification. Ms. Brown is currently certified under this program through December 31, 2017.

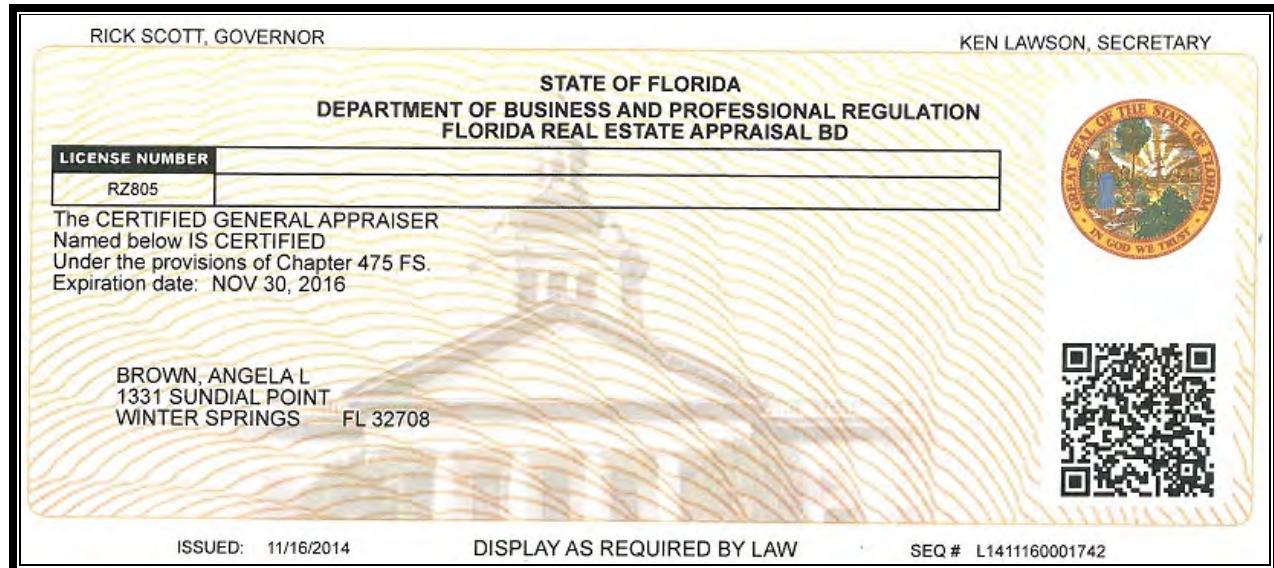
EXPERIENCE	
2007 – Present	Meridian Appraisal Group, Inc. Vice President and Principal Responsible for the acquisition, coordination and review of appraisal assignments on real property. Also responsible for the preparation and review of appraisal assignments on various real property with emphasis on A & D projects throughout central Florida.

QUALIFICATIONS OF ANGELA L. BROWN, MAI, VICE PRESIDENT (CONT'D)

2004 – 2007	Realvest Appraisal Services, Inc. Vice President and Principal Responsible for the acquisition, coordination and review of appraisal assignments on real property. Also responsible for the preparation and review of appraisal assignments on various real property with emphasis on A & D projects throughout central Florida.
1992 – 2003	Realvest Appraisal Services, Inc. President and Principal Responsible for the internal operations including quality control, product development, technological advances, appraisal review and organizational management. Also responsible for the preparation and review of appraisal assignments on various real property.
1991 – 1992	First Union National Bank of Florida, N.A. Vice President Responsible for the review of all appraisals for the Central Florida region in excess of \$5,000,000 and Special Assets in excess of \$2,000,000.
1990 – 1991	Southeast Bank, N.A. Assistant Vice President Responsible for the review of all appraisals for the North and Central Florida region in excess of \$1,000,000.
1983 – 1990	Pardue, Heid, Church, Smith and Waller, Inc. Senior Appraiser Responsible for the preparation and review of appraisal assignments on various real property including vacant land, subdivisions, retail centers, office buildings, apartments, industrial properties, mobile and recreational vehicle parks and special use properties.
1989	Orange County Special Master Served as Special Tax Master for the Orange County Property Appraisal Adjustment Board
DESIGNATIONS	Member Appraisal Institute (MAI), Certificate 8220
CERTIFICATIONS & LICENSES	State-Certified General Real Estate Appraiser RZ 805 Florida Real Estate Broker BK-0391466
PROFESSIONAL AFFILIATIONS	Bergstrom Center for Real Estate Studies – University of Florida Advisory Board – Chair 2015-2016, Vice Chair – 2014-2015 Bergstrom Center for Real Estate Studies – University of Florida – 2012 Alumna of the Year Bergstrom Center for Real Estate Studies – Distinguished Speaker – Alfred A. Ring Distinguished Speaker Series 2010 & 2005 Bergstrom Center for Real Estate Studies – University of Florida – Executive Board Member – 2007-2010; Advisory Board Member since 2003 Appraisal Institute, East Florida Chapter Volunteer of Distinction – 2011 President, East Florida Chapter of the Appraisal Institute – 2002 Orlando Subchapter Chair, East Florida Chapter of the Appraisal Institute – 1995 Young Advisory Council, Appraisal Institute – 1995-1998 – Vice Chair (1996-1997), Chair 1997-1998 Orlando Leadership Alumni

QUALIFICATIONS OF ANGELA L. BROWN, MAI, VICE PRESIDENT (CONT'D)

Central Florida Commercial Association of Realtors (CFCAR)
Greater Orlando Association of Realtors
Qualified as Expert Witness (Real Estate Appraisal) in Federal Bankruptcy Court, Middle District of Florida
Qualified as Expert Witness in Orange, Seminole, Osceola, Lake and Sumter Counties
Commercial Real Estate Women (CREW)





QUALIFICATIONS OF THOMAS BOURNE, TRAINEE APPRAISER

BUSINESS ADDRESS

Meridian Appraisal Group, Inc.
1331 Sundial Point
Winter Springs, Florida 32708
Phone: 407.637-8711 Fax: 407.875.1061
E-mail: tbourne@meridianag.com

FORMAL EDUCATION

University of Central Florida
Bachelor of Science – Business Administration Real Estate

A partial list of course work is as follows:

Courses

- Fundamentals of Real Estate
- Real Estate Appraisal and Valuation
- Real Estate Law
- Real Estate Investment Analysis
- Real Estate Development

REAL ESTATE EDUCATION

Has completed all courses necessary for State-Registered Trainee Appraiser. A partial list of course work is as follows:

Courses

- | | |
|---|---------------------------------|
| • USPAP, Uniform Standards of Professional Appraisal Practice | • Business Practices and Ethics |
| • Florida Appraiser Laws, Rules and Relationships | • Appraisal Practices |
| • Appraisal Principles | • Residential Report Writing |

EXPERIENCE

December 2014 – Present

Meridian Appraisal Group, Inc.
Trainee Appraiser

CERTIFICATIONS & LICENSES

State-Registered Trainee Appraiser RI 23988

RICK SCOTT, GOVERNOR	KEN LAWSON, SECRETARY				
STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION FLORIDA REAL ESTATE APPRAISAL BD					
<table border="1"><tr><td>LICENSE NUMBER</td><td></td></tr><tr><td>RI23988</td><td></td></tr></table>		LICENSE NUMBER		RI23988	
LICENSE NUMBER					
RI23988					
<p>The REGISTERED TRAINEE APPRAISER Named below HAS REGISTERED Under the provisions of Chapter 475 FS. Expiration date: NOV 30, 2016</p>					
<p>BOURNE, THOMAS FAIRBANK 3249 ARDEN VILLAS BLVD APT. 23 ORLANDO FL 32817</p>					
 					
ISSUED: 12/01/2014	DISPLAY AS REQUIRED BY LAW				
SEQ # L1412010001795					

ENGAGEMENT LETTER



1331 SUNDIAL POINT
WINTER SPRINGS, FLORIDA 32708
TEL 407.875.6933
FAX 407.875.1061

January 12, 2016

Mr. Jeff Briggs, Manager
Planning & Community Development
City of Winter Park
401 Park Avenue South
Winter Park, Florida 32789

VIA EMAIL: jbriggs@cityofwinterpark.org

RE: An "As Is" fee simple Market Value appraisal in a Summary format on the 1.633 acre parcel located on the north side of W. Fairbanks Avenue, just east of S. Orlando Avenue (tax parcel ID # 01-22-29-4512-01-070) with a property address of 1111 W. Fairbanks Avenue, Winter Park, Florida 32789.

Dear Mr. Briggs:

Thank you for the opportunity to provide a proposal-agreement for appraisal services relative to the valuation of the site located in the City of Winter Park, Florida. It is my understanding that the City of Winter Park is requesting an appraisal of the parcel referenced above in connection with a potential acquisition of the property from Rollins College and has requested that an appraisal report be prepared on the property which consists of a 1.633 acre parcel of vacant commercial land. The following outlines the scope of services to be provided by Meridian Appraisal Group, Inc.

- The appraisal assignment will provide the "As Is" fee simple Market Value of the subject site referenced above, and the date of valuation will correspond with our physical inspection of the property. The fee simple analysis will be based on current comparable data in the market place relative to the subject property being appraised and will include the Land Sales Comparison Approach to value only. The appraisal will be prepared in a Summary format.
- The intended use of the Summary appraisal is to aid the City of Winter Park in the decision making process regarding the potential acquisition of the parcel. The intended user(s) of the appraisal report are the Board of City Commissioners of Winter Park. There are no other intended uses or users of the report.
- The appraisal will consist of an appraisal report prepared under the Uniform Standards of Professional Practice, Standards Rule 2-2(a), effective January 1, 2016 and performed under Standards Rule 1. Additionally, the appraisal report will comply with all regulations issued by the appropriate regulatory entities, enacting the enactment of Title XI of the FIRREA Act of 1989, and the appraisal reporting requirements of the Office of the Comptroller.
- The total fee for the appraisal assignment will be \$2,500 and can be completed within two weeks upon engagement, and no later than January 25, 2016. The fee includes the cost of three original copies of the appraisal report with each additional copy at \$150. In addition, we will provide an electronic version of the report in a PDF format.

Authorization to proceed with this assignment is considered confirmed upon receipt of a signed copy of this letter. Our professional fees are due upon receipt of the appraisal report. Documentation that will be helpful in completing the assignment consists of a boundary survey, title report and Environmental Report (Phase I or II) if available.

Should you request us to abandon this assignment during the progress of our work, billings will be rendered up to the date of our receipt of a written request for such abandonment and shall immediately become due and



MR. JEFF BRIGGS, MANAGER
JANUARY 12, 2016
PAGE TWO

payable. In the event of any dispute relative to this proposal, the prevailing party shall be entitled to the reimbursement of attorney's fees and costs.

Any expert witness testimony, meetings/conferences, hearings or other additional work on this assignment will be billed on an hourly rate to be negotiated within a separate engagement.

If the scope of services and the terms of this proposal are acceptable to you, please indicate acceptance of the terms by signature at the space provided below and return one executed copy for our files along with the requested supporting documentation.

I appreciate the opportunity to work with you on this assignment. Please feel free to contact me if you have any questions.

Very truly yours,

Meridian Appraisal Group, Inc.

Angela L. Brown, MAI,

Vice President

2016.01.12 12:51:54

-05'00'

Angela L. Brown, MAI, Vice President
State-Certified General RE Appraiser RZ 805

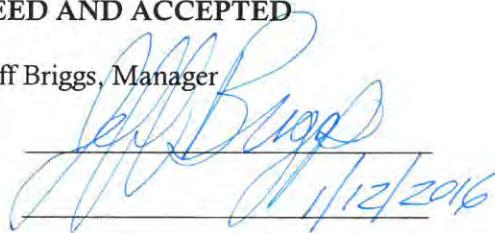
ALB:dmh

AGREED AND ACCEPTED

Mr. Jeff Briggs, Manager

By:

Date:


A handwritten signature in blue ink that reads "Jeff Briggs".

A handwritten date in blue ink that reads "1/12/2016".

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PHASE I ENVIRONMENTAL SITE ASSESSMENT
1111 WEST FAIRBANKS AVENUE
WINTER PARK, ORANGE COUNTY, FLORIDA

Terracon Project No. H1137152
May 20, 2013

EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with our proposal dated May 7, 2013, and was conducted consistent with the procedures included in ASTM E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The ESA was conducted under the supervision or responsible charge of Eric Krebill, Environmental Professional. Natthaphon Prapinpongsanone performed the site reconnaissance on May 16, 2013.

Findings

A cursory summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

Site Description and Use

The site is located at 1111 West Fairbanks Avenue in Winter Park, Orange County, Florida. The site is an approximately 1.63-acre tract of land that has been improved with a commercial building occupied by Bowl America Winter Park.

Historical Information

Based upon a review of the available historical information, the site was undeveloped land from at least 1940 until at least 1954 when a small building was evident at the southwest corner of the site. By 1962, the site was redeveloped with the existing commercial building and associated paved parking area. The commercial building has been used as a bowling alley.

West Comstock Avenue adjoined north of the site by 1969 followed by two commercial buildings and associated paved parking areas. By 2006, the area north of West Comstock Avenue was redeveloped with an existing baseball field. The adjoining property east of the site consisted of clear land from at least 1940 until a commercial building was evident by 1954 adjoining the southeast portion of the site that has operated as an automotive repair facility. Ward Avenue adjoined the northeast portion of the site by 1969, followed by residences. The residences were replaced with a restaurant by 1984. West Fairbanks Avenue adjoined south of the site by 1940 followed by undeveloped clear land. By 1954, one existing commercial building occupied by a grocery store and a wholesale store was developed evident beyond West Fairbanks Avenue. By 1974, an automotive service center (aka Goodyear Auto Service Center) and a paint retail store (aka ICI Dulux Paint) were developed south of West Fairbanks Avenue. Harper Street adjoined west of the site by 1969 followed by a vacant lot and a vehicle filling station. A larger

vehicle filling station (aka Shell #100728) adjoined west of Harper Street by 1974. By 2012, the vehicle filling station was replaced with Walgreens and associated paved parking area.

Records Review

The site was not identified in the regulatory database. Winter Park Auto Electric (aka Full Blown Automotive Center), underground storage tank (UST) and Environmental Data Resources Inc. (EDR) US HISTORICAL AUTOMOTIVE STATION facility, adjoins southeast of the site. According to the EDR report, one 55-gallon used oil UST is currently in service. Ms. Barbara Cochrane-Ovletrea with the Orange County Environmental Protection Division (OCEPD), Petroleum Management and Tank Compliance Section, provided a *Pollutant Storage Tank System Inspection Report* prepared by Florida Department of Environmental Regulation dated November 8, 1991. The report stated that the facility does not have any UST and AST, and they used 55-gallon aboveground barrels. During the site reconnaissance, a worker with Full Blown Automotive Center stated that he has been familiar with the facility for ten years. He stated that the facility does not have any aboveground storage tank (AST) or UST, and used oil is contained within a 55-gallon drum, which is pumped out regularly by a subcontractor. He was not aware of any other environmental concerns associated with the facility. Based on the interview and the lack of documented discharge, this facility does not represent a recognized environmental conditions (REC).

One Comprehensive Environmental Response, Compensation and Liability Information System facility, two Resource Conservation and Recovery Act small quantity generator (RCRA-SQG) facilities, one RCRA conditionally exempt small quantity generator (RCRA-CESQG) facility, one State Hazardous Waste Site (SHWS), one Solid Waste Facilities/Landfill Sites (SWF/LF), 15 leaking underground storage tank (LUST) facilities, three UST facilities and two EDR US HISTORICAL AUTOMOTIVE STATION facilities were identified within the specified search radius, which do not represent a REC to the site based on distance, topographic position or regulatory cleanup completion status.

Site Reconnaissance

At the time of site reconnaissance, the site was occupied by Bowl America Winter Park. Indications of RECs were not observed in connection with the site at the time of reconnaissance.

Adjoining Properties

Currently, the adjoining property to the north is West Comstock Avenue followed by paved parking areas followed by a baseball field. The adjoining properties to the east include Full Blown Automotive Center and Ward Avenue followed by Windy City restaurant and associated paved parking area. West Fairbanks Avenue adjoins south of the site followed by Goodyear, Action Gator Tire, Glidden Professional Paint Center, Light Bulbs Unlimited and Simon Med Outpatient Radiology. The adjoining property to the west is Harper Street followed by Walgreens and associated paved parking area. Indications of RECs were not observed in connection with current use of the adjoining properties.

Previous Reports

Previous environmental reports, permits and registrations, or geotechnical reports for the site were not provided by the client to Terracon for review.

Additional Services

Based on the authorized scope of services, Terracon conducted limited radon record review. Terracon reviewed the Florida Department of Community Affairs (DCA) Radon Protection Map for new large buildings. Fewer than 5% of all new large buildings in Orange County are expected to have elevated radon levels. Based on this information, the site is considered to have a low potential for elevated levels of radon gas and radon controls are generally unnecessary in new buildings in this area. However, testing would be required to evaluate site-specific concentrations of radon gas.

Conclusions

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E 1527 of 1111 West Fairbanks Avenue in Winter Park, Orange County, Florida (the site). RECs were not identified in connection with the property.

Recommendations

Based on the scope of services, limitations, and findings of this assessment, Terracon did not identify RECs, in our opinion, no additional investigation is warranted at this time.

TITLE POLICY

Old Republic National Title Insurance Company

OWNER'S POLICY

Schedule A

Policy No.:
OF6-8120927

Date of Policy:
May 31, 2013 @ 03:07:40 PM

Agent's File Reference:
1375204

Amount of Insurance: \$2,850,000.00

Premium: \$9,700.00

Address Reference: 1111 W. Fairbanks Avenue, Winter Park, FL 32789

1. Name of Insured: Rollins College, a Florida not-for-profit corporation
2. The estate or interest in the Land that is insured by this policy is: Fee Simple as shown by instrument recorded in Official Records Book 10577, Page 8938, of the Public Records of Orange County, Florida.
3. Title is vested in: Rollins College, a Florida not-for-profit corporation
4. The Land referred to in this policy is described as follows:

Lots 7, 8, 9, 10, 11, 13, 14, 15, 16, 17 and 18, Block 1, LAKE ISLAND ESTATES, according to the map or plat thereof as recorded in Plat Book M, Page 95, Public Records of Orange County, Florida.

TOGETHER WITH that portion of the vacated alley running East and West through Block 1, more particularly described as follows:

Beginning at the Northwest corner of Lot 7, Block 1, LAKE ISLAND ESTATES, according to the Plat thereof recorded in Plat Book M, Page 95, Public Records of Orange County, Florida, thence North along the West line of said Lot 7 extended a distance of 10 feet, more or less, to the Southwest corner of Lot 18, Block 1; thence East along the South line of Lots 18, 17, 16, 15, 14 and 13 to the Southeast corner of Lot 13, Block 1; thence South along the East line of Lot 13 extended South a distance of five feet, more or less, to the center line of said alley; thence Westerly along a line equal distant from the South line of Lot 13 and the North line of Lot 12, a distance of 59.7 feet, more or less, to a point of intersection with the East line of

Old Republic National Title Insurance Company

Agent No.: 5391

Issuing Agent:

Winderweedle, Haines, Ward & Woodman, PA
329 Park Avenue North, 2nd Floor
Post Office Box 880
Winter Park, FL 32789

COPY

Agent's Signature
Victor E. Woodman, Esquire

[Signature]

Old Republic National Title Insurance Company

OWNER'S POLICY **Schedule A (Continued)**

Policy No.:
OF6-8120927

Agent's File Reference:
1375204

Lot 11 extended North; thence South along the extension of the East line of Lot 11 extended North a distance of five feet, more or less, to the Northeast corner of Lot 11; thence Westerly along the North line of Lots 11, 10, 9, 8 and 7 to the Northwest corner of Lot 7, being also the Point of Beginning.

Old Republic National Title Insurance Company

OWNER'S POLICY **Schedule B**

Policy No.:
OF6-8120927

Agent's File Reference:
1375204

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. The lien of all taxes or special assessments for the year 2013 and thereafter, which are not yet due and payable.
2. All matters contained on the Plat of Lake Island Estates, as recorded in Plat Book M, Page 95, together with Ordinance No. 254, recorded in Official Records Book 1780, Page 381, Public Records of Orange County, Florida.
3. Easement in favor of Florida Power Corporation recorded in Official Records Book 1004, Page 100, Public Records of Orange County, Florida.
4. Easement Agreement in favor of Florida Power Corporation recorded in Official Records Book 1633, Page 335, Public Records of Orange County, Florida.
5. Irrevocable Assignment of Easement Rights by and between Florida Power Corporation, d/b/a Progress Energy Florida, Inc., and the City of Winter Park recorded in Official Records Book 8045, Page 4770, Public Records of Orange County, Florida.
6. Encroachment of building into utility easement in Northwest corner of property, encroachment of concrete apron and 6' wood fence from adjoining property into subject property along Southeast boundary of property as shown on survey prepared by Miller Legg, dated May 29, 2013, Project No. 13-00085

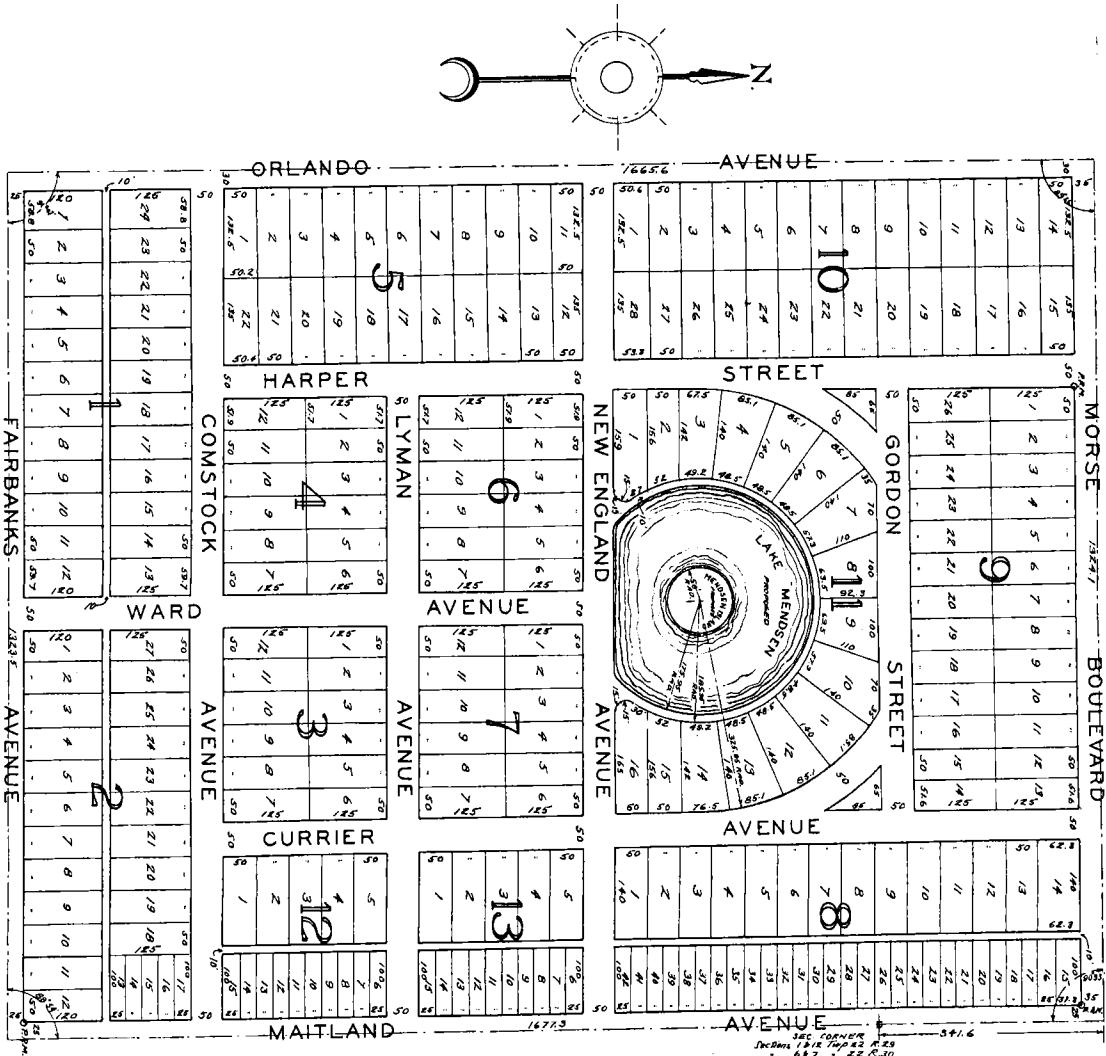
LAKE ISLAND ESTATES

REPLAT OF BLOCKS E,F,G,H, LA CHASE ADDITION.
A SUBDIVISION OF N.E. 1/4 OF N.E. 1/4 OF SEC 12
AND S.W. 1/4 OF SEC 1 TWP 22S R29E

ORANGE COUNTY, FLORIDA.
WINNICK.

SCALE 1 IN. 100 FEET

DATE OF SURVEY DEC. 1925



DESCRIPTION: - Beginning at the intersection of Orlando Ave. and Parkers Ave. and running East with same, 138.5 feet to the intersection of Parkers Ave. and Howard Ave. thence North 16 degrees to the intersection of North Orange Avenue and Northland Ave. thence West 124.4 feet to the intersection of Orange Ave. and House Courtland, thence South 168.8 feet to beginning.

STATE OF Florida
County of Orange. I hereby certify that there were placed the plan
shown heron and other the same is a correct representation
of the land patent and other permanent reference monuments
now being placed as called "P-103" File No. 122-25

G. H. Jettler, Civil Engineer, 3935
Fairview Park Drive.

STATE OF FLORIDA
County of Orange. Known of me by these presents, that we, C. Samuel Black and Monroe M. Black, by virtue of the authority given us by the said Association, do hereby authorize and accept the premises above mentioned, as merey sufficient to the use of the persons and objects aforesaid, and will moreover furnish as streets, alleys, and parks, and other necessary conveniences.

C. Parker
John
J. C. Bonham
Wm.

State of Florida
County of Broward
C. Daniel Baskin, Jr., his attorney, appeared before me
and requested that I issue an order suspending or terminating
the executive clemency of an inmate who had been
sentenced to death by a trial court and whose case had
been affirmed by the appellate court and the official seal
of the State of Florida, A.D. 1926.

My Commission Expires June 11, 1911

Approved by City Commissioners
Walter Park

Examined, Accepted and Approved
C. M. Robinson, Clerk

229002 (WHD)

REV 14 9 1968 EOB

ORDINANCE NO. 254

ca. 1780 p. 381

254

AN ORDINANCE TO VACATE A TEN FOOT ALLEY AS SHOWN
BY THE PLAT OF LAKE ISLAND ESTATES, AS RECORDED IN PLAT
BOOK "L", PAGE 95 OF THE PUBLIC RECORDS OF ORANGE COUNTY,
FLORIDA, SAID ALLEY BEING IN BLOCK 1 AND RUNNING FROM
ORLANDO AVENUE TO WARD AVENUE OF BLOCK 1 IN LAKE ISLAND
ESTATES.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF WINTER PARK:

Section 1. That that certain alley in Block 1 of
Lake Island Estates as shown by Plat of Lake Island Estates
as recorded in Plat Book "L", page 95, of Public Records of
Orange County, Florida, be and the same is hereby permanently
vacated, abandoned, and closed as a public alley and thorough-
fare of the City of Winter Park, Florida.

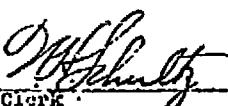
Section 2. The City Clerk is hereby directed to pre-
pare a certified copy of this Ordinance after its final
passage and adoption and file the same with the Clerk of the
Circuit Court of Orange County, Florida.

Section 3. That this ordinance shall become effective
immediately upon its final passage and adoption; and a copy of
said Ordinance shall be published in the Winter Park Herald
once within ten days after its final passage and adoption.

Adopted at regular session, this 5th day of November,
A. D. 1934.


James A. Tracy
Mayor-Commissioner

Attest:


Jeff Shultz
CITY CLERK

STATE OF FLORIDA:

COUNTY OF ORANGE:

CERTIFICATE

I hereby certify the foregoing to be a true and correct copy
of Ordinance No. 254 as adopted by the City Commission of the City
of Winter Park, Florida, on the 5th day of November 1934.

IN WITNESS WHEREOF I hereunto set my hand and the official
seal of the City of Winter Park, Florida, this 13th day of November
1968.


R. S. Watts, City Clerk

RECORDED & RECORD VERIFIED


John W. Neely, Clerk of
Circuit Court, Orange Co., Fla.

THIS EASEMENT, Made this 20TH day of December, A.D. 1961, between EDWIN ANDERSON and ELIZABETH A. ANDERSON, his wife, of Orange County, Florida, as Owners, and BYRON W. EVANS and LOUISE C. EVANS, his wife, of Orange County, Florida, as Lessees, Parties of the First Part, herein called GRANTORS, and FLORIDA POWER CORPORATION, a corporation organized and existing under the laws of the State of Florida, with its principal place of business at 101 Fifth Street South, in the City of St. Petersburg, County of Pinellas and State of Florida, Party of the Second Part, GRANTEE herein.

WITNESSETH:

A. WHEREAS, GRANTORS, EDWIN ANDERSON and ELIZABETH A. ANDERSON, his wife, are the Owners in fee simple and GRANTORS, BYRON W. EVANS and LOUISE C. EVANS, his wife, are the Lessees of a tract of land in the County of Orange and State of Florida, described as follows, to wit:

Lots 7, 8 and 9, and Lots 13 thru 18 inclusive, Block 1 of LAKE ISLAND ESTATES, according to plat thereof as recorded in Plat Book "M", Page 95, Public Records of Orange County, Florida, and all property abutting to the above described lots that lies in the vacated alley-way located in Section 12, Township 22 South, Range 29 East.

B. WHEREAS, GRANTEE is engaged in the business of manufacturing, transmitting and distributing electric energy to the public; and

C. WHEREAS, GRANTORS, BYRON W. EVANS and LOUISE C. EVANS, his wife, are constructing upon a portion of the above-described property a building to be known as WINTER PARK BOWLING LANES. In connection therewith, said GRANTORS have requested GRANTEE to provide underground facilities necessary to extend underground electric service to said building and to the premises; and

D. WHEREAS, GRANTORS, BYRON W. EVANS and LOUISE C. EVANS, his wife, are constructing and installing (1) a concrete foundation pad (outdoor type) upon which will be located a metal enclosed transformer, and (2) underground conduit, all being necessary to provide electric service to said building and premises. GRANTORS' concrete foundation pad and underground conduit are to be constructed and installed at the locations shown on Drawing No. M-7228-S, dated October 24, 1961, attached hereto, incorporated herein and by this reference made a part hereof; and

E. WHEREAS, GRANTEE is desirous of obtaining an easement to (1) utilize GRANTORS' concrete foundation pad, (2) occupy and utilize GRANTORS' underground conduit, (3) install, operate and maintain said metal enclosed transformer with related accessories, (4) locate, operate and maintain in said underground conduit, primary cables, (5) install, construct, operate and maintain fixtures, equipment and accessories necessary and desirable in connection with Items (1), (2), (3) and (4), said items (3), (4) and (5) hereinafter called "facilities".

NOW, THEREFORE, for and in consideration of the mutual benefits hereunder and of the mutual covenants and conditions contained herein, GRANTORS do hereby grant and convey to GRANTEE the right, privilege, right-of-way and easement shown on said Drawing No. M-7228-S (herein referred to as the "easement area") on, over, across, through and under lands described in Paragraph A above and the right (1) to utilize said concrete foundation pad and conduit, (2) to construct, operate, maintain, repair and remove GRANTEE'S facilities, (3) of ingress and egress to and upon the first above-described land for the purpose of exercising the rights and privileges herein granted for such period of time as it may use the same or until the use thereof is abandoned by GRANTEE.

The parties hereto agree as follows:

1. GRANTEE shall have the right to inspect, alter, improve, repair, remove and rebuild said facilities together with the rights and privileges necessary and convenient for the full use and enjoyment thereof.

2. GRANTORS, herein, individually and collectively agree that they will not construct or locate any buildings or structures over or within said easement area without written notification to the GRANTEE and submission of written plans of proposed construction and said GRANTORS agree to reimburse GRANTEE for any relocation of underground facilities necessitated by GRANTORS' construction over or adjacent to GRANTEE'S underground facilities covered by this easement.

3. GRANTORS shall not use or cause to be used said easement area in any way or manner which would create a dangerous condition with respect to said facilities or create any interference with the construction, reconstruction, removal, repair or safe operation and safe maintenance thereof.

4. Should GRANTEE remove or abandon the use of said facilities, or fail for any reasonable period of time to exercise the rights herein granted, then in that event all rights and privileges hereunder shall cease and the easement, privileges and rights herein granted shall revert to the GRANTORS.

5. GRANTORS covenant they have the right to convey this easement and that GRANTEE shall have quiet and peaceful possession, use and enjoyment of said easement.

All covenants, terms, provisions and conditions hereof shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands
and seals the day and year first above mentioned.

Signed, sealed and delivered
in the presence of:

H. Kure Bettingshausen

Edwin Anderson (L.S.)
Edwin Anderson

Edith M. Brosham

Elizabeth A. Anderson (L.S.)
Elizabeth A. Anderson

OWNERS

George W. Anderson

Byron W. Evans (L.S.)
Byron W. Evans

Edith M. Anderson

Louise C. Evans (L.S.)
Louise C. Evans

LESSEES

STATE OF FLORIDA)
COUNTY OF Orange) ss.

On this 20th day of December, 1961, before me,

the undersigned authority, personally appeared EDWIN ANDERSON and
ELIZABETH A. ANDERSON, his wife, to me known to be the persons described
in and who executed the foregoing instrument and severally acknowledged
the execution thereof to be their free act and deed for the purposes
therein mentioned.

WITNESS my signature and official seal in said County and State,
the day and year last aforesaid.

(NOTARIAL SEAL)

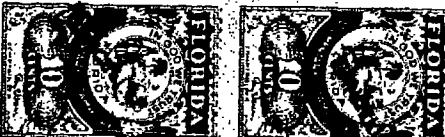
Edith M. Brosham
Notary Public

My Commission Expires:

Notary Public, State of Florida at Large

My Commission Expires Sept. 15, 1963

Issued by American Notary Commission



STATE OF FLORIDA)
COUNTY of Orange) ss.

O.R. 1004 PAGE 104

On this 2nd day of January, 1962 before me
the undersigned authority, personally appeared BYRON W. EVANS and LOUISE C.
EVANS, his wife, to me known to be the persons described in and who executed
the foregoing instrument and severally acknowledged the execution thereof
to be their free act and deed for the purposes therein mentioned.

WITNESS my signature and official seal in said County and State,
the day and year last aforesaid.

(NOTARIAL SEAL)

Robert Conley
Notary Public

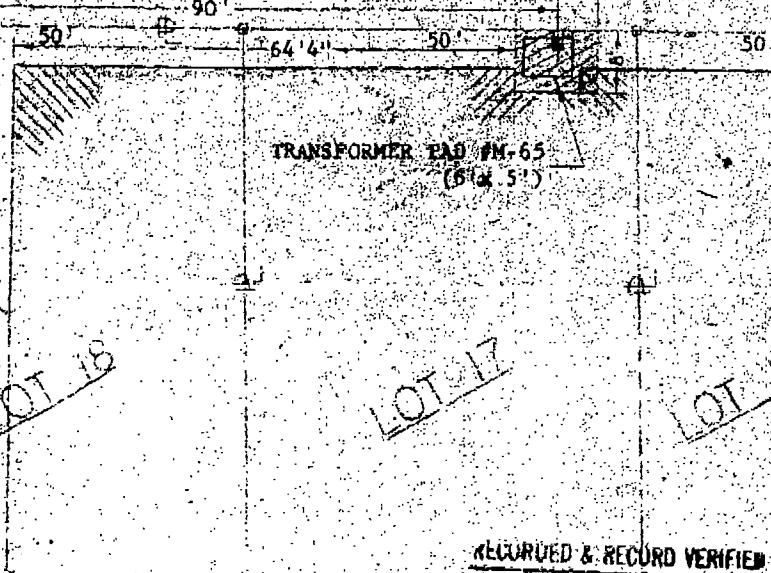
My Commission Expires:
Notary Public, State of Florida at Large.
My Commission Expires Nov. 16, 1962
Ran by American Notary Corp.

O.R. 1004 PAGE 105

COMSTOCK AVENUE

NORTHWEST CORNER OF LOT 18

UNDERGROUND EASEMENT AREA

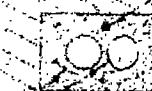


RECORDED & RECORD VERIFIED

~~for the~~ Clerk of
Circuit Court, Orange Co., Fla.

30" MIN. COVER

NEUTRAL WIRE



4" FIBER DUCT

PIPE CONDUIT

SECTION VIEW

CONDUIT

LEGEND

CUSTOMER OWNED TRANSFORMER PAD

CUSTOMER OWNED CONDUIT

UNDERGROUND EASEMENT AREA

PROPERTY LINE

LEGAL DESCRIPTION

Lots 7, 8 and 9; and Lots 13 thru 18 inclusive, Block 1 of LAKE ISLAND ESTATES, according to plat thereof as recorded in Plat Book M, Page 95, Public Records of Orange County, Florida, and all property abutting to the above described lots that lies in the vacated alley-way located in Section 12, Township 22, Range 29.

FLORIDA POWER CORPORATION

(Engineering Department)

WINTER PARK BOWLING LANES
WINTER PARK, FLORIDA

11/11/61 11F7- 044 10-24-61
Drawn by P.A.M. Checked N.B.S.
Approved
Scale 1" = 20' DWG. No. M-7228-S

EASEMENT AGREEMENT

133051 REC'D BY NY II 1 12 PM EST O.R. 1633 pg 335
47L

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, in consideration of the sum of One Dollar and other valuable considerations, the receipt of which is hereby acknowledged, grants and conveys to FLORIDA POWER CORPORATION, its successors and assigns, the right, privilege and easement to construct, reconstruct, operate and maintain for such period of time as it may use the same or until the use thereof is abandoned, a single pole, H-frame and/or tower line for the transmission and distribution of electricity, including necessary communication and other wires, poles, guys, anchors, ground connections, attachments, fixtures, equipment and accessories desirable in connection therewith over, upon and across the following described land in Orange County, State of Florida, to wit:

An Easement Area comprising portions of Lots 7 and 18, Block 1, LAKE ISLAND ESTATES, a subdivision in the NE 1/4 of NE 1/4, Section 12, Township 22 South, Range 29 East, per plat thereof recorded in Plat Book M, Page 95, Public Records of Orange County, Florida.

The location of said Easement Area and the location of guying facilities in Comstock Avenue adjacent to said Lot 18 are substantially as shown on print of part of Grantee's Drawing No. T-4684-D, attached hereto and by this reference incorporated herein and made a part hereof. No guying facilities, poles, anchors or other connections shall be installed within the easement area in a manner which would interfere with use by Grantor of paved parking and drive-way areas therein.

Grantor hereby agrees that existing building shall not be increased in height of as a further encroachment within said Easement Area above described.

Grantee shall have the right to patrol, inspect, alter, improve, repair, rebuild or remove such lines, equipment and accessories, including the right to increase or decrease the number of wires and voltage, together with all rights and privileges reasonably necessary or convenient for the enjoyment or use thereof for the purposes above described. Grantee shall also have the right to trim, cut and keep clear such trees, limbs and undergrowth along said line, and all trees adjacent thereto that may endanger the proper operation of the same. Grantor further grants the reasonable right to enter upon adjoining lands of the grantor for the purpose of exercising the rights herein granted.

Right-of-way clearing is hereby restricted to Easement Area together with the right to remove trees located outside of said Easement Area which could endanger said line.

Grantor hereby agrees that no trees, other than citrus trees, and no buildings, structures, or obstacles, other than fences and existing building will be located or constructed within Easement Area by the grantor herein, its successors and assigns. The grantor reserves the right to use the easement area for parking of automobiles and for vehicular and pedestrian traffic.

The grantor covenants that it has the right to convey the said easement and that the grantees, its successors and assigns shall have quiet and peaceful possession, use and enjoyment of said easement.

Vice
IN WITNESS WHEREOF, the said grantor has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Secretary, this 24th day of April, A.D., 1967.

Signed, sealed and delivered in presence of:

May Margie
Dorothy Winters

APPLIANCE BUYERS CREDIT CORPORATION

By E. D. Murphy

Vice President

Attest: J. P. O'Brien

Secretary

MICHIGAN
STATE OF MICHIGAN }
COUNTY OF BERRIEN }

O.R. 1633 n 336

I HEREBY CERTIFY that on this 24th day of April,
1967, before me personally appeared E. D. SMYTHE
and JOS. R. HAWKINS, respectively Vice President and
Secretary of APPLIANCE BUYERS CREDIT CORPORATION, a

corporation of the state of Delaware, to me
known to be the persons described in and who executed the fore-
going instrument to the Florida Power Corporation and severally
acknowledged the execution thereof to be their free act and deed
as such officers, for the uses and purposes therein mentioned;
and that they affixed thereto the official seal of said corporation,
and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal in said County and
State, the day and year last aforesaid.

(NOTARIAL SEAL)

My Commission Expires: _____

Dorothy Wiatorek
Notary Public
Berrien County, Michigan
My Commission Expires June 30, 1970

U.S. 1633 & 337

RECORDED & RECORD VERIFIED

Dee [unclear] Clerk of
Circuit Court, Orange Co., Fla.

FRACTIONAL NE^{1/4}
OF SECTION 12
T22S R29E
ORANGE COUNTY
(Part of F.P.C.
Dwg. No. T-4684-D)

ER PARK

TION AREA

LAKE LAND
ATION
DRIVEWAY
TENNIS
COURTS

STREET

5

TO BE REMOVED

U.S. HWY NO 17 & 92

LOCATE PILLAR EAST OF R/W
POLE WITH BASES & GDS
EAST OF R/W.

COM STOCK

WARD AVE.

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PROPERTY OWNED
BY APPLIANCE DIVISION
GE GENERAL CORPORATION
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Release of Agreement Not to Encumber or Transfer Property

The First National Bank at Pine Hills, Orlando, Florida, unconditionally releases Chester B. Butler
and Lila Mae Butler from the

certain Agreement Not to Encumber or Transfer Property, dated May 24, 1963, and recorded
in Book 1218 at page 614 of the official Records of Orange,

County, State of Florida.

SEARCHED & RECORD VERIFIED

First National Bank at Pine Hills

By G. W. Bozman

J. R. Richmond

J. R. Richmond

STATE OF FLORIDA

Orlando, County of Orange

on the 24th day of April 1967, before me Judith A. Malpass, a notary
public in and for said the State of Fla., County, State of Florida, residing therein, duly commissioned and
sworn, personally appeared G. W. Bozman and T. R. Richmond,

known to me to be the Vice Pres. & Cashier and Assistant Cashier
respectively of the First National Bank at Pine Hills, the corporation described in and that executed the within instrument,
and also known to me to be the persons who executed said instrument on behalf of said corporation, and they
acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the 24th day of April above
written.
Notary Public, State of Florida at Large
My Commission Expires Nov. 1, 1969
Sponsored by Frankamerica Insurance Co.

N.D.B.-IM Party 18-17

NOTARY PUBLIC-In and for said County, State of Florida

133052 RECORDED
J.R. 1633 R 338



Recording: \$ 375.50
Doc. stamps: -
Int. tax: -
TOTAL: \$ 375.50

INSTR 20050432318
OR BK 08045 PG 4770 PGS=44
MARTHA O. HAYNIE, COMPTROLLER
ORANGE COUNTY, FL
06/28/2005 02:51:03 PM
REC FEE 375.50

THIS INSTRUMENT WAS PREPARED BY AND,
AFTER RECORDING, RETURN TO:

Joel B. Giles, Esquire
Florida Bar No.: 0350591
CARLTON FIELDS, P.A.
One Progress Plaza, Suite 2300
Post Office Box 2861
St. Petersburg, Florida 33731-2861
(727) 821-7000
(727) 822-3768 (Facsimile)
jgiles@carltonfields.com

IRREVOCABLE ASSIGNMENT OF EASEMENT RIGHTS

THIS IRREVOCABLE ASSIGNMENT OF EASEMENT RIGHTS (this "Assignment") is made and entered into this 1st day of June, 2005, by and between **FLORIDA POWER CORPORATION**, d/b/a **PROGRESS ENERGY FLORIDA, INC.**, a corporation organized and existing under the laws of the State of Florida the mailing address of which is Post Office Box 14042, St. Petersburg, Florida 33733, ("Assignor") and the **CITY OF WINTER PARK, FLORIDA**, a municipal corporation created under the laws of the State of Florida with its principal place of business at (and the mailing address of which is) 401 Park Avenue South, Winter Park, Florida 32789, ("Assignee") and is made in reference to the following facts:

- (A) Assignor and Assignee entered into that certain Transfer Agreement dated MAY 25, 2005, ("Agreement").
- (B) Pursuant to the Agreement, Assignor is obligated to assign to Assignee all of its right, title, and interest in the electric utility distribution easements described in Exhibit "A," which is attached hereto and, by this reference, made a part hereof, (the "Easements").

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained in this Assignment, Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged by the parties hereto, the parties hereto hereby covenant and agree as follows:

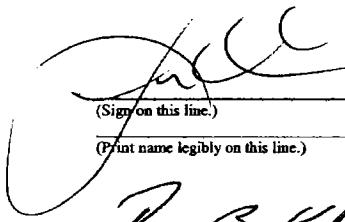
1. **Recitals.** The statements contained in the recitals of fact set forth above (the "Recitals") are true and correct and the Recitals are, by this reference, made a part of this Assignment.
2. **Exhibits.** The exhibit attached to this Assignment is, by this reference, made a part of this Assignment.

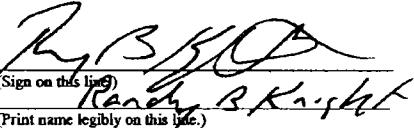
3. **Assignment of Easement Rights.** Assignor hereby irrevocably assigns to Assignee all of its right, title, and interest in and to the Easements in their "as-is, where-is" condition and without any warranties or representations regarding the Easements.

4. **Binding.** This Assignment shall be binding on Assignor and its successors and assigns and shall inure to the benefit of Assignee and its successors and assigns.

IN WITNESS WHEREOF, the Parties have executed this Assignment as of the date first above written.

WITNESSES:


(Sign on this line.)
(Print name legibly on this line.)


(Sign on this line.)
(Print name legibly on this line.)

FLORIDA POWER CORPORATION, d/b/a
PROGRESS ENERGY FLORIDA, INC.

By: 
BILLY R. RALEY,
its Vice President

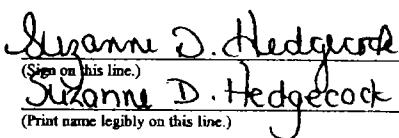
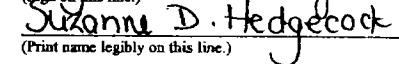
(CORPORATE SEAL)

FOR USE AND RELIANCE OF PROGRESS
ENERGY FLORIDA, INC., ONLY
APPROVED AS TO FORM


R. ALEXANDER GLENN,
Deputy General Counsel

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 1st day of June, 2005, by BILLY R. RALEY, as Vice President of FLORIDA POWER CORPORATION, d/b/a PROGRESS ENERGY FLORIDA, INC., a corporation organized and existing under the laws of the State of Florida, on behalf of the corporation, who is personally known to me or has produced Florida Driver's License identification.


(Sign on this line.)

(Print name legibly on this line.)

NOTARY PUBLIC, State of Florida

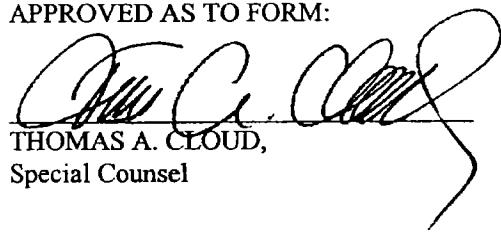
COMMISSION NO.: _____

EXPIRATION DATE: _____



Suzanne D. Hedgecock
MY COMMISSION # DD068111 EXPIRES
February 27, 1996
BONDED THRU TROY FAIN INSURANCE, INC.

FOR USE AND RELIANCE OF CITY OF
WINTER PARK, FLORIDA, ONLY
APPROVED AS TO FORM:


THOMAS A. CLOUD,
Special Counsel

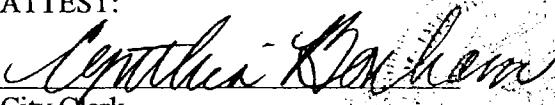
CITY OF WINTER PARK, FLORIDA

By:


RANDY B. KNIGHT,
as its Assistant City Manager

ATTEST:

By:


Cynthia Bonham
City Clerk

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 1st day of June, 2005, by RANDY B. KNIGHT, as Assistant City Manager of the CITY OF WINTER PARK, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, on behalf of the municipal corporation, who is personally known to me or has produced as identification.

Suzanne D. Hedgecock
(Sign on this line.)
Suzanne D. Hedgecock
(Print name legibly on this line.)

NOTARY PUBLIC, State of Florida

COMMISSION NO.: _____
EXPIRATION DATE: _____



Suzanne D. Hedgecock
(SEAL)
MY COMMISSION # DD068111 EXPIRES
February 27, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

EXHIBIT "A"

List of Easements

All electric utility distribution easements owned by Assignor as of the date hereof and located within the city limits of the City of Winter Park, Florida, as described below, (the "City Limits"). The said electric utility distribution easements (the "Distribution Easements") form part of the electric utility distribution system owned by Assignor as of the date hereof and used by Assignor in providing electric utility services to customers physically located within the City Limits. The City Limits are shown on the territorial boundary map attached hereto as Exhibit "A-1" and, by this reference, made a part hereof (the "Map"). The Map was agreed to by Assignor and Assignee in arbitration in that certain action before the Circuit Court of the Ninth Judicial Circuit of Florida in and for Orange County, Florida, styled City of Winter Park, Florida, Plaintiff, v. Florida Power Corporation, Defendant, being Case No. 01-CI-01-4558-39. The Map was subsequently filed with the Florida Public Service Commission in Docket No. 050117-EI. The Distribution Easements include, but are not necessarily limited to, the electric utility distribution easements encumbering the real property identified by "Parcel ID" in Exhibit "A-2," which is attached hereto and, by this reference, made a part hereof. **Notwithstanding the foregoing and for the avoidance of any doubt, the Distribution Easements shall specifically exclude, and Assignor reserves to Assignor and its successors and assigns, any and all easements used by Assignor in connection with its power generation plants, transmission facilities, or distribution facilities used to serve customers physically located outside the City Limits.**

EXHIBIT “A-1”

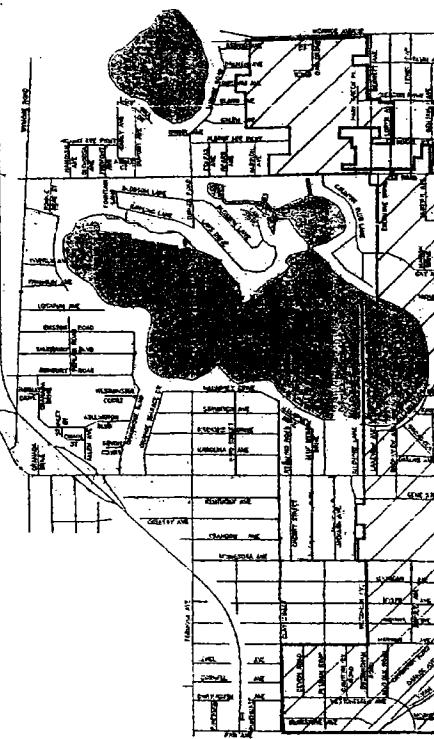
Map

EXHIBIT E
TO TRANSFER
AGREEMENT

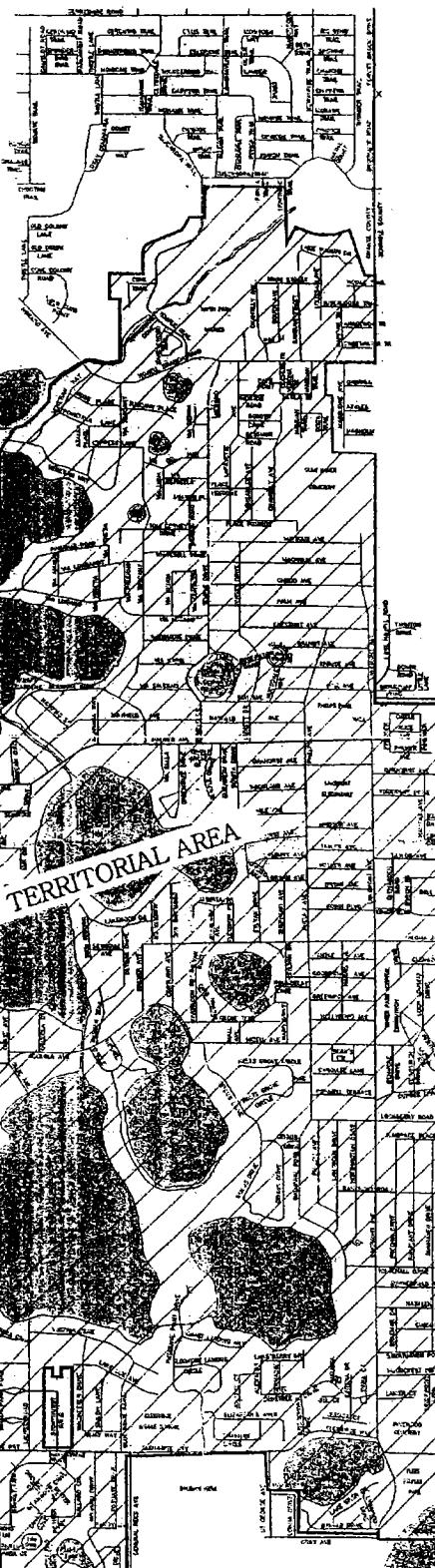
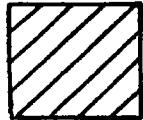
EXHIBIT A



CITY OF CULTURE AND HERITAGE



CITY TERRITORIAL AREA



LAW FIRM: FISHER & JONES
ATTY: ROBERT R. JONES
LAST REVIEW: APRIL 20, 2010
LAST PRINTED: APRIL 20, 2010
LAST PRINTED: APRIL 20, 2010
LAST PRINTED: APRIL 20, 2010

W-1 E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-9 E-10 E-11 E-12 E-13

STREET MAP



0 1000 2000

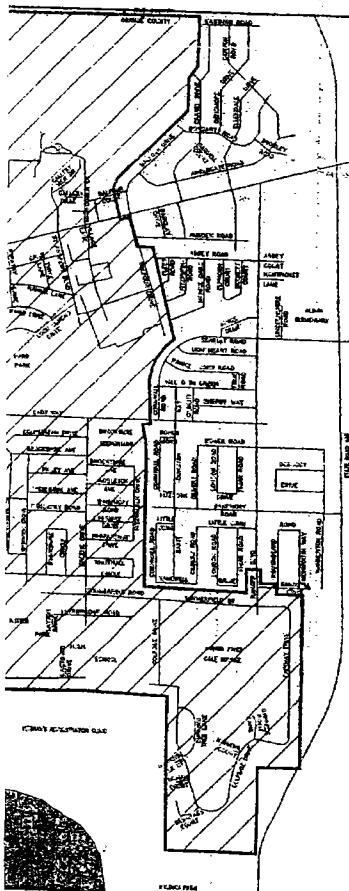


EXHIBIT A

EXHIBIT "A-2"

Parcel ID

FPC Winter Park Database of Subject Easements				
Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
292201418405001	2	2371.31	2371.31	Res
292201000000003	3	2879.99	2879.99	Res
292201418405001	4	616.28	616.28	Res
292201522400030	5	1691.95	1691.95	Com
292201522400030	6	1894.88	1894.88	Com
292201345202040	7	1014.24	1014.24	Com
292201366401182	8	291.31	291.31	Com
292201345203041	9	1925.18	1925.18	Com
292201418403010	10	3084.74	3084.74	Com
292201918000011	11	3327.90	3327.90	Com
292201366402010	12	1237.76	1237.76	Office
292201366402010	13	712.16	712.16	Office
292201366402010	14	13737.78	13737.78	Office
292201522400052	15	220.05	220.05	Com
292201371205080	16	86.89	812.78	Res
292201371205090	16	160.98	812.78	Res
292201371205100	16	158.19	812.78	Res
292201371205110	16	141.27	812.78	Res
292201371205120	16	141.71	812.78	Res
292201371205130	16	123.75	812.78	Res
292201880402130	17	767.74	1439.17	Office
292201880402170	17	669.65	1439.17	Office
292201345202060	18	1926.99	1926.99	Com
292201345202060	19	874.91	874.91	Com
292201665200010	20	100.06	100.06	Res
292136211207080	21	479.98	479.98	Res
292201360402001	22	37.14	5907.73	Office
292201360403010	22	5869.72	5907.73	Office
292201360401000	23	3310.61	3310.61	Office
292201345203010	24	960.57	3232.85	Com
292201345203041	24	2233.75	3232.85	Com
292136211207070	25	261.70	289.58	Res
292136211207080	25	27.86	289.58	Res
292201360401000	26	6123.55	6123.55	Office
292201880402330	27	1090.31	3438.43	Res
292201880402340	27	381.94	3438.43	Res
292201880402350	27	410.84	3438.43	Res
292201880402360	27	386.66	3438.43	Res
292201880402370	27	404.87	3438.43	Res

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
292201880402380	27	376.67	3438.43	Res
292201880402390	27	386.09	3438.43	Res
292201453500101	28	16595.01	16595.01	MFR
292201880402000	29	810.81	810.81	Office
292201880402000	30	404.18	404.18	Office
292201345201080	31	299.76	299.76	Com
292201522400090	32	392.67	392.67	Com
292201409400030	33	785.72	4127.98	Office
292201409400040	33	833.44	4127.98	Office
292201409400050	33	854.68	4127.98	Office
292201409400060	33	1654.05	4127.98	Office
292201000000011	34	18446.25	18497.54	MFR
292201000000011	35	3106.47	7828.34	MFR
292201000000090	35	4719.81	7828.34	Office
292201451210050	36	2409.99	3149.55	Com
292201451210050	36	718.92	3149.55	Com
292201000000017	37	1326.66	1326.66	Office
292201880501020	38	180.34	180.34	Com
292201418401050	39	1190.02	1190.02	Com
292212417208010	40	225.01	225.01	Com
292201360402000	41	5284.63	5284.63	Office
292201880402040	42	1559.64	3777.41	Office
292201880402060	42	2217.05	3777.41	Office
292201880402100	43	1359.40	1359.40	Office
292201792002010	44	479.72	479.72	Office
292201418001010	45	10381.60	10381.60	Res
292201125603011	46	2223.46	2535.24	Com
292201418001010	46	303.36	2535.24	Com
292201125603011	47	3381.40	4102.80	Com
292201418001010	47	708.57	4102.80	Com
292201418403010	47	12.38	4102.80	Com
292201360404000	48	6070.37	6070.37	Office
292201360404000	49	1470.96	1470.96	Office
292201665200070	50	106.32	106.32	Res
292201665200180	51	101.86	101.86	Res
292201665200430	52	102.20	102.20	Res
292201665200300	53	100.06	100.06	Res
292201665200380	54	100.06	100.06	Res
292201366401001	55	496.59	496.59	Com
292201504000010	56	1533.89	1533.89	Com

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
292201126001001	57	6488.79	6515.22	Res
292201418001010	57	26.44	6515.22	Res
292201126001001	58	7252.41	7252.41	Res
292201126001001	59	5770.76	5770.76	Res
292201000000003	60	32.39	42594.08	Res
292201000000008	60	36452.44	42594.08	Res
292201000000008	60	6109.24	42594.08	Res
292201880402170	61	1899.99	1899.99	Office
292201557600020	62	1364.84	1364.84	Com
292201000000023	63	18657.76	18657.76	Res
292136144800100	64	2752.54	2752.54	Com
292201557600012	65	959.89	959.89	Com
292201345201010	66	280.93	280.93	Com
292201522400071	67	99.94	99.94	Com
292201371205010	68	1629.77	2570.94	Res
292201371205040	68	452.99	2570.94	Res
292201371205050	68	488.17	2570.94	Res
302204231605001	69	360.00	360.00	Com
302204000000018	70	322.10	322.10	Com
302209012001250	71	1359.75	1359.75	Office
302204000000003	72	3498.34	3498.34	Com
302204000000003	73	146.05	146.05	Com
302204300000010	74	1170.69	1170.69	Com
302204300000010	75	12708.67	12708.67	Com
302204000000114	76	4277.70	23050.82	Office
302204300000010	76	6184.28	23050.82	Office
302204801001101	76	4434.90	23050.82	Office
302204801003000	76	1498.61	23050.82	Office
302204801403101	76	1257.04	23050.82	Office
302204801403101	76	3099.87	23050.82	Office
302204801805101	76	2298.44	23050.82	Office
302204300000010	77	4607.92	4607.92	Office
302209012098011	78	5685.30	5685.30	Office
302209012098011	79	109.88	109.88	Office
302209012098011	80	1155.18	1155.18	Office
302209012098011	81	92.26	92.26	Office
302209012098011	82	86.49	86.49	Office
302209012098011	83	3502.65	3502.65	Office
302204283001010	84	3435.36	3435.36	Res
302204000000011	85	3375.02	3375.02	Res

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302204000000011	86	3218.68	3218.68	Res
302209012016120	87	370.15	370.15	Com
302209012001160	88	1818.83	1818.83	Office
302204000000023	89	8276.60	14583.72	Office
302204000000051	89	6285.11	14583.72	Res
302204231604230	89	22.01	14583.72	Res
302204000000023	90	461.60	461.60	Com
302204000000034	91	3685.40	3685.40	Res
302209012016120	92	589.67	589.67	Com
302209012016120	93	200.21	200.21	Com
302204000000051	94	7735.57	7735.57	Res
302204000000051	95	2844.28	2844.28	Res
302204000000051	96	17092.48	17092.48	Res
302204000000051	97	6246.43	6246.43	Res
302204000000051	98	26223.78	26223.78	Res
302204000000112	99	22686.67	22686.67	Res
302204668504070	100	943.73	1887.69	Res
302204668504080	100	943.66	1887.69	Res
302204000000023	101	1229.63	1229.63	Office
302204000000023	102	730.00	730.00	Office
302204000000023	103	1925.00	1925.00	Office
302204000000022	104	1222.79	1222.79	Com
302209012098011	105	1947.36	1947.36	Office
302209012098011	106	1385.63	1385.63	Office
302209012098011	107	100.14	100.14	Office
302209012098011	108	10.00	10.00	Office
302209012098011	109	140.07	140.07	Office
302204000000023	110	750.00	750.00	Com
302204000000013	111	747.10	1390.00	Com
302204000000023	111	642.90	1390.00	Com
302204558500010	112	112.91	2191.52	Res
302204558500130	112	25.21	2191.52	Res
302204558500140	112	1590.70	2191.52	Res
302204000000023	113	730.00	730.00	Office
302204000000023	114	1349.81	1349.81	Office
302204000000023	115	3121.88	3321.88	Office
302204000000038	115	200.00	3321.88	Res
302204000000023	116	4380.19	4380.19	Office
302204000000023	117	12829.11	12829.11	Office
302204000000023	118	1802.30	1802.30	Com

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302204000000023	119	1408.29	1408.29	Com
302204000000023	120	149.43	149.43	Com
302204000000023	121	562.44	562.44	Com
302204000000023	122	1105.52	1105.52	Com
302204231605001	123	455.53	455.53	Com
302204283001010	124	13984.04	13984.04	Res
302204283001010	125	105.99	13083.24	Res
302204283001010	125	12899.91	13083.24	Res
302204283001010	126	78.17	6985.28	Res
302204283001010	126	6907.10	6985.28	Res
302204000000037	127	85.03	15836.63	Res
302204283001010	127	15713.42	15836.63	Res
302204000000037	128	37.22	10772.29	Res
302204283001010	128	10735.07	10772.29	Res
302209012098011	129	100.00	100.00	Office
302209012098011	130	600.00	600.00	Office
302204000000011	131	1974.80	1974.80	Res
302204231605001	132	2141.47	2141.47	Com
302204231605001	133	584.32	584.32	Com
302204231605001	134	923.52	923.52	Com
302204231605001	135	56.60	56.60	Com
302204000000034	136	39.66	12610.30	Res
302204000000037	136	12528.19	12610.30	Res
302204000000034	137	39.48	12808.11	Res
302204000000037	137	12729.60	12808.11	Res
302204000000037	138	4163.67	4163.67	Res
302204000000037	139	9707.25	9707.25	Res
302204000000037	140	1634.74	1673.79	Res
302204283001010	140	39.06	1673.79	Res
302204000000037	141	1832.09	1832.09	Res
302204000000037	142	4503.63	4522.09	Res
302204283001010	142	18.46	4522.09	Res
302204000000030	143	1817.48	1817.48	Com
302204231604180	145	231.96	450.00	Res
302204231604190	145	218.04	450.00	Res
302204231605001	146	234.00	234.00	Com
302204000000003	147	960.71	960.71	Com
302204000000038	148	2566.50	2566.50	Res
302209012001250	149	60.54	60.54	Office
302204000000002	153	1219.60	1219.60	Res

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302209012001250	154	640.36	640.36	Office
302209012098011	155	4667.30	4667.30	Office
3022040000000023	156	769.13	769.13	Res
3022050000000009	157	6557.58	6557.58	Res
302205396800110	158	2289.75	2289.75	Res
302205396800140	159	3587.75	3587.75	Res
302131422008090	160	147.57	147.57	R1
302131422008090	161	71.78	103.97	R1
302131422008101	161	32.19	103.97	R1
302205159206080	162	1237.66	1237.66	R1
302131422003150	164	431.99	431.99	R1
302205860803070	165	23.97	547.48	R1
302205860803080	165	523.20	547.48	R1
302205850401010	167	755.80	755.80	Office
302205396800110	168	1574.31	1574.31	Res
302205648401010	169	37.75	37.75	R2
302131422004060	170	581.78	581.78	R1
302205658000050	171	770.43	770.43	R1
302205159203391	172	188.64	368.31	Res
302205159203392	172	179.63	368.31	Res
302205175202181	173	1666.13	1666.13	R1
302205009600030	174	1059.68	1059.68	R1
302205850606050	175	26.42	26.42	R1
302205114000120	176	336.54	6056.32	Res
302205114000140	176	5719.78	6056.32	Res
302205009600050	177	961.74	961.74	R1
302205009600040	178	905.63	905.63	R1
302205175202160	179	1094.40	1094.40	R1
302205009600040	180	1060.11	1060.11	R1
302205850401010	181	266.07	266.07	Office
302205004200090	183	982.37	982.37	R1
302205004200060	184	134.55	134.55	R1
302205004200100	185	961.79	961.79	R1
302205159201040	186	435.03	435.03	Res
302205159201040	187	433.58	433.58	Res
302205860600150	188	1110.87	1110.87	Res
302205175201210	189	396.75	396.75	R1
302205159203011	190	785.85	1473.82	Res
302205159203012	190	686.08	1473.82	Res
302205003603170	191	1251.33	1251.33	R2

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302205646402240	192	118.96	243.93	Res
302205646402260	192	123.07	243.93	Res
302205489000130	193	121.35	243.13	Res
302205489000140	193	121.28	243.13	Res
302205850401010	194	576.49	576.49	Office
302131422007161	195	175.09	175.09	R1
3022050096000060	196	902.82	902.82	R1
302205850602260	197	260.80	260.80	R1
3022050096000070	198	44.39	44.39	R1
302205159201021	199	457.34	596.85	Res
302205159201392	199	138.71	596.85	Res
302131422001011	200	612.80	612.80	R1
302205159204030	201	119.98	119.98	Res
302205646800051	202	1464.13	1464.13	R1
302205963600060	203	9.68	9.68	R1
302205860801050	204	48.08	48.08	R1
302205850401010	205	33.29	33.29	Office
302205306402130	206	674.61	674.61	Office
302205306402130	207	251.44	251.44	Office
302131422007010	208	235.45	235.45	R1
302205940019061	209	1700.03	1700.03	Office
302205850404080	210	29.59	29.59	Res
302131422004170	211	204.36	204.36	R1
3022050000000005	212	20.52	2444.81	R2
3022050000000012	212	2424.28	2444.81	R2
302205645200101	213	526.07	526.07	Res
302205089600002	214	31.09	31.09	R1
302131422007161	215	1407.37	1407.37	R1
302205159204140	216	380.51	380.51	Res
302205647601081	217	1248.89	1248.89	R2
302131422002051	218	355.82	355.82	R1
302131422002041	219	708.69	986.82	R1
302131422006010	219	277.72	986.82	R1
302131422004150	220	34.14	227.92	R1
302131422004151	220	192.80	227.92	R1
3022050000000008	221	507.30	507.30	R1
302205860600040	222	33.45	14327.17	Res
302205860600050	222	14289.11	14327.17	Res
302205648403100	223	425.66	425.66	R2
302205850405010	224	848.49	848.49	Office

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302205860801210	225	487.73	487.73 R1	
302205114000190	226	662.66	662.66 Office	
302205658000010	227	59.52	59.52 R1	
302205175201200	228	271.52	271.52 R1	
302205089600006	229	1809.22	1809.22 R1	
302131422004060	230	44.84	399.93 R1	
302131422004070	230	355.09	399.93 R1	
302205860801010	231	63.08	298.83 R1	
302205860801021	231	95.26	298.83 R1	
302205860801220	231	140.49	298.83 R1	
302206270600010	232	447.09	447.09 Office	
302206270600010	233	844.50	844.50 Office	
302205940018061	234	231.17	231.17 R1	
302205940045060	235	1810.41	1810.41 Office	
302205940045060	236	3805.89	3805.89 Office	
302205940045060	237	2917.41	2917.41 Office	
302206543602261	238	427.30	427.30 Office	
302206543602321	239	437.71	437.71 Res	
302206543602331	240	434.99	434.99 Res	
302205940011080	241	387.21	3888.93 Res	
302205940011100	241	1531.40	3888.93 Res	
302205940011150	241	378.43	3888.93 Res	
302205940011160	241	1591.90	3888.93 Res	
302206889302130	242	212.42	212.42 R1	
302205940016010	243	1239.67	1239.67 R1	
302205940016010	244	448.93	448.93 R1	
302205939800160	245	1691.25	1691.25 R2	
302205940015011	246	350.06	350.06 Com	
302131422004030	247	238.14	238.14 R1	
302206116807122	248	1220.14	1220.14 Res	
302206116807021	249	648.52	648.52 Res	
302205939800180	250	1355.44	1355.44 R2	
302205940030001	251	866.15	1091.13 Res	
302205940031300	251	220.46	1091.13 Res	
302206116808095	252	479.50	479.50 Office	
302206116807041	253	615.07	615.07 Res	
302206116808081	254	504.10	504.10 Office	
302206013000020	255	919.13	919.13 R1	
302206013000030	256	870.85	870.85 R1	
302206013000010	257	635.04	635.04 R1	

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302205940003232	258	463.38	929.37 R1	
302206421000010	258	464.22	929.37 R1	
302205940025011	259	248.83	1284.52 Com	
302205940025030	259	1035.17	1284.52 Com	
302205940025030	260	2042.04	2749.49 Office	
302205940025060	260	707.14	2749.49 Office	
302205940025030	261	1928.28	1928.28 Office	
302206116811030	262	419.82	419.82 Office	
302205940020060	263	1383.37	1383.37 Com	
302206532202070	264	334.61	334.61 R1	
302205940030001	265	250.00	250.00 Com	
302206116811030	266	641.23	641.23 Office	
302205940029053	267	30.66	603.43 Com	
302205940029071	267	571.56	603.43 Com	
302205940019061	268	362.08	362.08 Office	
302205940011100	269	2470.00	2470.00 Res	
302206306800180	270	1867.40	1867.40 R1	
302206306800180	271	862.32	862.32 R1	
302205940013010	272	915.08	1310.78 Office	
302205940013011	272	188.61	1310.78 Office	
302205659202021	273	1001.24	1048.67 R1	
302205659202030	273	47.43	1048.67 R1	
302205659202021	274	1372.44	1372.44 R1	
302205940006101	275	350.36	350.36 Office	
302206116808081	276	2782.68	3723.21 Office	
302206116808095	276	940.54	3723.21 Office	
302206116808095	277	3018.66	3018.66 Office	
302205940027010	278	199.96	199.96 Res	
302206576813220	279	113.90	1327.30 Res	
302206576813240	279	464.00	1327.30 Res	
302206576813250	279	486.15	1327.30 Res	
302206576813260	279	262.63	1327.30 Res	
302206576813030	280	496.51	4645.32 R1	
302206576813050	280	273.76	4645.32 R1	
302206576813060	280	265.33	4645.32 R1	
302206576813070	280	258.07	4645.32 R1	
302206576813080	280	247.81	4645.32 R1	
302206576813090	280	260.24	4645.32 R1	
302206576813100	280	256.37	4645.32 R1	
302206576813110	280	257.73	4645.32 R1	

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302206576813120	280	259.36	4645.32 R1	
302206576813130	280	263.70	4645.32 R1	
302206576813140	280	261.10	4645.32 R1	
302206576813150	280	248.67	4645.32 R1	
302206576813160	280	259.93	4645.32 R1	
302206576813170	280	261.13	4645.32 R1	
302206576813180	280	257.81	4645.32 R1	
302206576813190	280	265.69	4645.32 R1	
302206576813200	280	251.38	4645.32 R1	
302206577200180	281	339.84	339.84 R1	
302206577200180	282	171.20	199.75 R1	
302206577200200	282	28.55	199.75 R1	
302205940036201	283	16.05	16.05 Com	
302206121201090	284	796.35	796.35 Res	
302206116807100	285	2036.35	2036.35 Office	
302205940020060	286	733.03	733.03 Com	
302205940020011	287	618.42	618.42 Com	
302205940020110	288	160.49	160.49 Com	
302205940015080	289	453.06	453.06 Com	
302206116811061	290	574.89	574.89 Office	
302205939800190	291	1411.16	1523.54 R2	
302205939800200	291	112.38	1523.54 R2	
302205659201060	292	1986.23	2985.48 R1	
302205659201070	292	999.24	2985.48 R1	
302206966200060	293	596.96	1196.71 Res	
302206966200070	293	596.92	1196.71 Res	
302206577200180	294	171.50	303.52 R1	
302206577200200	294	131.81	303.52 R1	
302205940028509	295	1743.86	1743.86 R2	
302205659201010	296	625.44	1870.43 R1	
302205659201020	296	402.62	1870.43 R1	
302205659201030	296	410.24	1870.43 R1	
302205659201040	296	430.66	1870.43 R1	
302206116807042	297	648.24	648.24 Res	
302205940034030	298	1499.91	1499.91 Office	
302206116802101	299	2386.21	2897.12 Res	
302206116802110	299	510.91	2897.12 Res	
302206884400010	300	861.50	861.50 R1	
302205659202120	301	836.62	836.62 R1	
302206532202070	302	530.15	530.15 R1	

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302205940036182	303	99.66	121.72	Com
302205940036201	303	21.57	121.72	Com
302205940019180	304	283.84	283.84	Com
302206116807100	305	991.07	991.07	Office
302206942001090	306	399.69	399.69	Ind
302205940015031	307	625.87	625.87	Com
302206116807060	308	778.75	778.75	Res
302206532202060	309	628.51	628.51	R1
302206575000010	310	179.44	179.44	Office
302206669403030	311	686.65	686.65	R1
302206669403010	312	444.55	841.71	R1
302206669403020	312	396.71	841.71	R1
302205940018180	313	1079.05	1079.05	R1
302206686801001	314	782.77	782.77	R2
302206226400112	315	748.39	748.39	R1
302205940011190	316	1169.24	1169.24	Res
302206116807080	317	694.98	694.98	Office
302205940017071	318	56.95	56.95	R1
302205939800050	319	808.87	808.87	R1
302205940001051	320	2955.03	2955.03	R2
302206532202080	321	377.28	377.28	R1
302206116807090	322	1704.66	1704.66	Office
302206116808095	323	480.99	480.99	Office
302206121202010	324	515.99	515.99	Res
302205940011131	325	225.00	225.00	Res
302206858002020	326	268.65	268.65	R1
302206282100040	327	497.07	575.64	R1
302206282100050	327	78.00	575.64	R1
302206282100020	328	477.71	477.71	R1
302206282100020	329	226.47	387.74	R1
302206282100030	329	161.14	387.74	R1
302131422004030	330	328.90	328.90	R1
302206372400150	331	273.95	273.95	Res
302205939800050	332	1698.37	1878.02	R1
302205939800060	332	179.07	1878.02	R1
302206226400081	333	923.29	923.29	R1
302206116802040	334	359.57	700.00	Res
302206116802052	334	340.43	700.00	Res
302205940016010	335	506.90	506.90	R1
302206531601010	336	417.49	417.49	R2

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302206531601010	337	1521.87	1521.87 R2	
302206210802060	338	150.61	150.61 Res	
302206121201110	339	507.88	507.88 Res	
302205940034070	340	99.58	99.58 Office	
302206121201180	341	1026.72	1026.72 R1	
302206116807051	342	633.10	633.10 R1	
302206531601051	343	831.03	831.03 R2	
302205940004241	344	371.23	371.23 R1	
302205940004242	345	1138.39	1138.39 R1	
302205940004200	346	1751.29	1751.29 R1	
302206000000011	347	1703.60	1703.60 R1	
302205659201060	348	2356.62	2356.62 R1	
302205940006101	349	1423.14	1423.14 Office	
302205940018061	350	230.44	230.44 Res	
302206942001290	351	848.66	848.66 Ind	
302206858001010	352	3757.00	3757.00 R1	
302206858001010	353	1010.97	1010.97 R1	
302206210802030	354	880.35	880.35 Res	
302206531804001	355	504.33	504.33 R1	
302131422004030	356	38.90	38.90 R1	
302206116807022	357	662.40	662.40 Res	
302206577200340	358	486.91	643.36 R1	
302206577200360	358	151.81	643.36 R1	
302205940015060	359	543.74	1973.46 Com	
302205940015080	359	1428.99	1973.46 Com	
302205940001052	360	125.53	125.53 R2	
302205940001052	361	473.59	473.59 R2	
302206966200250	362	428.20	428.20 Res	
302205940033060	363	751.21	802.07 Office	
302205940033141	363	50.78	802.07 Office	
302205659201080	364	1263.17	2509.77 R1	
302205659201090	364	1243.85	2509.77 R1	
302206531601061	365	99.60	99.60 R2	
302205940001081	366	1590.39	1590.39 R2	
302205659201050	367	369.12	369.12 R1	
302205940020060	368	290.28	290.28 Com	
302205940016010	369	102.11	102.11 Office	
3022066669401050	370	100.00	100.00 R1	
302205940023060	371	10.00	10.00 Res	
302205939800160	372	1589.06	1957.41 R2	

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302205939800170	372	368.22	1957.41	R2
302205940004241	373	715.46	715.46	R1
302205940033220	374	1389.20	1389.20	Res
302206226400030	375	73.39	832.82	R1
302206226400050	375	336.46	832.82	R1
302206226400071	375	407.82	832.82	R1
302206226400081	375	15.15	832.82	R1
302205939800130	376	448.04	448.04	R1
302206116807011	377	1207.93	1207.93	Res
302131422004030	378	416.09	1978.44	R1
302131422004030	378	1562.10	1978.44	R1
302131422004030	379	346.05	598.87	R1
302131422004030	379	252.82	598.87	R1
302206117000021	380	169.70	301.34	Res
302206117000022	380	131.64	301.34	Res
302205940015060	381	105.51	105.51	Com
302205940045060	382	1569.96	1569.96	Office
302205939800150	383	1588.04	1588.04	R2
302206420800010	384	150.09	180.08	Office
302207877600012	384	26.18	180.08	Office
302206116803115	385	1135.85	5867.44	Res
302206116803121	385	567.24	5867.44	Res
302206116803123	385	4158.74	5867.44	Res
302206372400200	386	652.43	652.43	Res
302206575000010	387	2521.47	2521.47	Office
302205940055070	388	395.90	395.90	Res
302205940055060	389	392.14	392.14	Res
302205940064020	390	1326.62	1326.62	Res
302205940064020	391	1351.71	1851.91	Res
302205940064040	391	500.07	1851.91	Res
302205940064020	392	2519.24	2519.24	Res
302205940064020	393	197.47	197.47	Res
302205940045060	394	48.43	625.00	Office
302205940045060	394	574.13	625.00	Office
302205940045060	395	59.89	638.43	Office
302205940045060	395	577.50	638.43	Office
302207282400010	396	122.80	122.80	Com
302205940045010	397	608.03	618.42	Res
302205940045012	397	10.39	618.42	Res
302205940045010	398	1279.70	1279.70	Res

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302207049601020	399	1109.90	3511.13	Res
302207049601030	399	801.08	3511.13	Res
302207049601040	399	805.68	3511.13	Res
302207049601050	399	747.87	3511.13	Res
302207940475150	400	941.90	941.90	Com
302208645601072	401	69.34	69.34	R1
302208645601071	402	164.09	342.28	R1
302208645601071	402	156.93	342.28	R1
302208645601072	402	15.97	342.28	R1
302207651291051	403	255.00	255.00	Com
302205940054070	404	625.23	625.23	Office
302205940054070	405	956.94	956.94	Res
302205940076080	406	29.92	29.92	Office
302207890808151	407	437.98	437.98	R1
302205940074060	408	122.23	122.23	Res
302205940054010	409	403.01	403.01	Res
302205940056040	410	99.88	99.88	Com
302207940475080	411	127.08	127.08	Com
302207890816043	412	268.23	268.23	R1
302207873200010	413	28.84	155.47	Office
302207873200021	413	126.47	155.47	Office
302207737601070	414	236.08	236.08	Com
302205940045031	415	313.68	313.68	Res
302205940076040	416	295.83	295.83	Office
302205940076040	417	27.50	27.50	Office
302205940076040	418	59.41	59.41	Office
302208645601030	419	174.40	174.40	Res
302207890816032	420	289.92	289.92	R1
302205940055030	421	1306.84	1306.84	Res
302207155200000	422	2479.96	2479.96	Res
302205940040270	423	559.84	559.84	Com
302208645601050	424	177.72	177.72	Res
302208645601010	425	350.78	350.78	Res
302205940089011	426	99.28	99.28	Com
302207149003050	427	375.00	375.00	R1
302207149003040	428	379.51	379.51	R1
302205940063010	429	2756.61	2756.61	Office
302205555600010	430	1382.75	1382.75	Res
302207876000120	431	340.90	720.86	Res
302207876000121	431	377.08	720.86	Res

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302207876000130	432	531.50	1009.21	Res
302207876000131	432	476.03	1009.21	Res
302207247202111	433	301.87	839.38	R1
302207247202130	433	302.28	839.38	R1
302207247202140	433	234.08	839.38	R1
302205940063010	434	5445.26	5445.26	Office
302205940063010	435	757.87	757.87	Office
302205940063010	436	2495.73	2495.73	Office
302205940063010	437	2251.74	2251.74	Office
302205940063010	438	159.78	159.78	Office
302205940063010	439	3335.32	3335.32	Office
302207890815110	440	740.39	740.39	R1
302207891002040	441	619.82	619.82	Res
302208645601060	442	181.94	181.94	Res
302205940041140	443	448.51	448.51	Office
302205940041140	444	1203.28	1237.89	Office
302205940041180	444	34.61	1237.89	Office
302207940475080	445	121.49	121.49	Com
302205940074200	446	224.02	224.02	Com
302205940045060	447	134.13	1268.17	Office
302205940045060	447	1137.84	1268.17	Office
302207056400010	448	463.48	463.48	Com
302207876000091	449	456.77	456.77	Res
302207891002201	450	29.22	29.22	Res
302207940475010	451	100.00	100.00	Com
302207149001220	452	864.61	864.61	R1
302207890816032	453	98.55	98.55	R1
302207681700010	454	3029.95	3029.95	Res
302207149003040	455	889.50	889.50	R1
302207125212010	456	22.26	753.88	Res
302207125212020	456	731.52	753.88	Res
302207737601090	457	278.40	278.40	Com
302207606000000	458	1399.73	1399.73	Res
302207606000000	459	2631.39	2631.39	Res
302207606000000	460	550.00	550.00	Res
302205940074211	461	1415.90	1415.90	Com
302205940074221	462	288.03	288.03	Com
302205940074050	463	129.16	129.16	Res
302207379601020	464	660.00	660.00	Res
302207379602040	465	329.92	329.92	Res

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302205940074080	466	128.13	128.13	Res
302207204400011	467	1447.73	1447.73	Res
302207737601040	468	135.19	369.65	Office
302207737601040	468	101.88	369.65	Office
302207737601060	468	131.78	369.65	Office
302205940066102	469	373.88	1189.20	Office
302205940066103	469	395.17	1189.20	Office
302205940066111	469	420.15	1189.20	Office
302205940046120	470	654.36	654.36	Res
302205940050130	471	523.27	523.27	Res
302205940050140	472	481.64	481.64	Res
302205940050120	473	534.88	534.88	Res
302205940049050	474	723.86	723.86	Res
302205940063010	475	1149.08	1149.08	Office
302205940066010	476	1640.86	1640.86	Com
302205940112221	477	5190.68	5190.68	Res
302205940113004	478	183.25	183.25	Res
302205940113004	479	4129.21	4129.21	Res
302205940066010	480	423.15	438.71	Office
302205940066111	480	15.54	438.71	Office
302205940040240	481	1465.74	1465.74	Com
302205940044010	482	1809.92	1809.92	Office
302205940112221	483	6098.72	6098.72	Res
302205940043010	484	1009.83	1009.83	Office
302205940044010	485	1683.20	1683.20	Office
302205940059051	486	60.00	60.00	Office
302205940113004	487	605.42	605.42	Res
302205940060010	488	2525.52	2525.52	Res
302205940041140	489	1237.16	1237.16	Office
302205940076200	490	777.43	777.43	Com
302205940096070	491	398.50	398.50	Res
302207876000050	492	2270.28	2270.28	Res
302205940096050	493	227.58	227.58	Res
302205940058061	494	521.15	532.43	Com
302205940058071	494	11.28	532.43	Com
302208645601040	495	171.96	171.96	Res
302205940060120	496	39.95	39.95	Res
302205940060120	497	3487.33	3487.33	Res
302207149002020	498	549.45	549.45	R1
302207771901010	499	1263.10	1263.10	Res

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302205940099200	500	783.48	2510.86	Res
302207419200687	500	1723.74	2510.86	Res
302207891005090	501	808.70	808.70	Res
302207204400140	502	569.37	569.37	Res
302207361600010	503	1729.28	4155.51	Com
302207361600021	503	2424.86	4155.51	Com
302207891003070	504	1055.48	1055.48	Res
302205940074112	505	286.60	624.58	Com
302205940074160	505	337.09	624.58	Com
302207890808170	506	818.68	818.68	R1
302205940040270	507	188.21	537.04	Com
302205940040301	507	348.73	537.04	Com
302207129202100	508	1477.26	1477.26	Res
302207149003060	509	373.07	373.07	R1
302207891002080	510	506.02	506.02	Res
302207204400100	511	365.31	365.31	Res
302207149001040	512	181.57	181.57	R1
302205940072052	513	409.15	1262.99	Res
302205940072060	513	853.84	1262.99	Res
302205940089011	514	1379.99	1379.99	Com
302205940089012	515	1917.33	1917.33	Com
302207940475080	516	1349.57	1349.57	Res
302207890816020	517	721.89	721.89	R1
302205940038010	518	451.06	451.06	Office
302205940074112	519	119.83	119.83	Com
302205940074160	520	128.15	128.15	Com
302205940054010	521	487.02	487.02	Office
302207651291052	522	502.60	502.60	Com
302207297200012	523	683.32	1210.49	Res
302207297200012	523	125.68	1210.49	Res
302207297200060	523	399.52	1210.49	Res
302207297200010	524	59.87	59.87	Res
302207282400022	525	115.52	115.52	Com
302207940475130	526	549.26	549.26	Com
302207890811030	527	59.20	59.20	R1
302205940062535	528	988.91	988.91	R1
302205940039021	529	196.00	196.00	Office
302205940045060	530	67.45	643.71	Office
302205940045060	530	576.26	643.71	Office
302205940089170	531	450.00	450.00	Res

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302205940088905	532	48.51	48.51	Com
302205940074070	533	127.98	127.98	Res
302205940074040	534	214.50	214.50	Res
302205940074100	535	131.69	131.69	Res
302205940074021	536	198.10	446.02	Res
302205940074022	536	247.74	446.02	Res
302207890815100	537	467.60	467.60	R1
302207010000010	538	280.00	280.00	Res
302207010000010	539	149.91	149.91	Res
302207149001030	540	210.60	210.60	R1
302207149001050	541	592.34	592.34	R1
302207680700010	542	1490.90	1490.90	Res
302207737601070	543	10.95	120.96	Com
302207873200122	543	102.84	120.96	Com
302207800000010	544	1303.63	1303.63	Res
302207361600062	545	199.04	199.04	Com
302205940089152	546	1395.83	1395.83	Res
302207282400081	547	241.82	241.82	Com
302207890815121	548	701.65	701.65	R1
302207737601080	549	290.73	290.73	Com
302207890801250	550	1328.14	1328.14	R1
302207890801250	551	236.83	236.83	R1
302207940475140	552	567.76	567.76	Com
302207204400120	553	542.63	542.63	Res
302207793900570	554	64.00	64.00	R1
302207556001010	555	2114.83	2114.83	Res
302207556001010	556	1027.62	1027.62	Res
302207556001010	557	1644.81	1644.81	Res
302207940475080	558	161.91	161.91	Com
302207940475080	559	161.91	161.91	Com
302207737601100	560	125.19	125.19	Com
302205940055050	561	1597.57	1597.57	Res
302205940058061	562	2268.76	2268.76	Com
302207149003020	563	287.21	287.21	R1
302207155200000	564	2323.34	2323.34	Res
302207155200000	565	935.61	935.61	Res
302205940096100	566	12.11	1021.09	Res
302207681900010	566	1007.55	1021.09	Res
302207003300010	567	1800.13	1800.13	Office
302207003300010	568	774.23	774.23	Com

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302207003300010	569	2185.22	2185.22	Office
302207003300010	570	53.75	53.75	Office
302205940068080	571	461.27	461.27	Res
302205940055030	572	79.49	79.49	Office
302205940055030	573	356.30	356.30	Office
302205940055030	574	84.84	84.84	Office
302207940475080	575	2582.76	2582.76	Com
302207940475080	576	868.20	868.20	Com
302205940045060	577	164.69	1462.51	Office
302205940045060	577	1297.82	1462.51	Office
302205647205070	578	42.11	42.11	Res
302208348800170	579	60.01	60.01	Res
302208348800141	580	458.60	458.60	R1
302208288401010	581	1505.27	8938.86	Res
302208288401020	581	773.26	8938.86	Res
302208288401030	581	716.66	8938.86	Res
302208288401040	581	719.58	8938.86	Res
302208288401050	581	755.75	8938.86	Res
302208288401060	581	732.15	8938.86	Res
302208288401070	581	758.41	8938.86	Res
302208288401080	581	728.04	8938.86	Res
302208288401090	581	736.17	8938.86	Res
302208288401100	581	778.36	8938.86	Res
302208288401110	581	682.71	8938.86	Res
302208856402030	582	330.04	330.04	Res
302208469600130	583	657.63	657.63	Res
302208856402020	584	330.08	330.08	Res
30221747880009	585	744.15	744.15	R1
302208348800131	586	448.04	448.04	R1
302208348800250	587	423.94	905.17	R1
302208348800260	587	481.23	905.17	R1
30221747880013	588	147.36	1597.71	R1
30221747880017	588	1450.34	1597.71	R1
30221747880017	589	150.04	150.04	R1
302205850603170	590	74.27	74.27	R1
302205850603170	591	86.20	86.20	R1
302205850603170	592	15.25	15.25	R1
302209012004010	593	700.48	700.48	Office
302209305501150	594	527.32	527.32	Res
302209305501130	595	328.82	328.82	Res

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302209305503110	596	329.33	329.33 Res	
302209305503100	597	322.72	322.72 Res	
302209797100020	598	504.30	985.07 Res	
302209797100030	598	480.78	985.07 Res	
302209797100160	599	465.98	932.13 Res	
302209797100170	599	466.12	932.13 Res	
302209305503140	600	247.45	247.45 Res	
302209305503080	601	326.18	326.18 Res	
302209305501170	602	268.45	268.45 Res	
302209797000120	603	328.48	328.48 Res	
302209413202020	604	334.08	334.08 Res	
302209797000150	605	312.94	312.94 Res	
302209797000100	606	303.08	303.08 Res	
302209094301200	607	21.55	8852.71 Res	
302209094301210	607	74.19	8852.71 Res	
302209094301230	607	133.98	8852.71 Res	
302209094301240	607	106.23	8852.71 Res	
302209094301250	607	72.64	8852.71 Res	
302209094301260	607	28.40	8852.71 Res	
302209929000090	607	944.05	8852.71 Res	
302209929000100	607	763.19	8852.71 Res	
302209929000110	607	744.34	8852.71 Res	
302209929000120	607	764.07	8852.71 Res	
302209929000130	607	809.75	8852.71 Res	
302209929000140	607	855.90	8852.71 Res	
302209929000150	607	787.32	8852.71 Res	
302209929000160	607	882.20	8852.71 Res	
302209929000170	607	901.09	8852.71 Res	
302209929000180	607	963.72	8852.71 Res	
302209797100090	608	1219.75	8732.60 Res	
302209797100100	608	1697.02	8732.60 Res	
302209797100110	608	1346.64	8732.60 Res	
302209797100120	608	708.80	8732.60 Res	
302209797100130	608	669.09	8732.60 Res	
302209797100140	608	644.16	8732.60 Res	
302209797100150	608	567.76	8732.60 Res	
302209797100160	608	567.97	8732.60 Res	
302209797100170	608	657.48	8732.60 Res	
302209797100180	608	653.97	8732.60 Res	
302209012005150	609	262.39	262.39 Res	

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302209094203030	610	552.80	1105.71	Res
302209094203040	610	552.91	1105.71	Res
302209797000130	611	435.13	435.13	Res
302209797000140	612	376.58	376.58	Res
302209413103070	613	334.52	334.52	Res
302209413409110	614	176.54	176.54	Res
302209012005061	615	180.40	180.40	Res
302209094403070	616	354.71	354.71	Res
302209413202080	617	340.72	340.72	Res
302209413102190	618	329.76	329.76	Res
302209955603090	619	113.23	1602.30	Res
302209955603100	619	688.17	1602.30	Res
302209955603110	619	800.91	1602.30	Res
302209094501110	620	806.59	1613.00	Res
302209094501120	620	806.41	1613.00	Res
302209094501010	621	18.96	10898.37	Res
302209094501020	621	49.22	10898.37	Res
302209094501030	621	76.32	10898.37	Res
302209094501040	621	108.08	10898.37	Res
302209094501050	621	121.49	10898.37	Res
302209094501060	621	101.02	10898.37	Res
302209094501070	621	77.73	10898.37	Res
302209094501080	621	55.88	10898.37	Res
302209094501090	621	43.15	10898.37	Res
302209955603010	621	671.16	10898.37	Res
302209955603020	621	534.51	10898.37	Res
302209955603030	621	546.99	10898.37	Res
302209955603040	621	564.34	10898.37	Res
302209955603050	621	573.50	10898.37	Res
302209955603060	621	572.92	10898.37	Res
302209955603070	621	541.93	10898.37	Res
302209955603080	621	543.94	10898.37	Res
302209955603090	621	532.96	10898.37	Res
302209955603110	621	587.21	10898.37	Res
302209955603120	621	532.78	10898.37	Res
302209955603130	621	525.10	10898.37	Res
302209955603140	621	498.55	10898.37	Res
302209955603150	621	476.90	10898.37	Res
302209955603160	621	454.89	10898.37	Res
302209955603170	621	474.31	10898.37	Res

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302209955603180	621	489.05	10898.37	Res
302209955603190	621	538.77	10898.37	Res
302209955603200	621	586.76	10898.37	Res
302209094404010	622	815.00	835.65	Res
302209955603010	622	13.26	835.65	Res
302209094401010	623	982.27	982.27	Res
302209094403040	624	380.76	380.76	Res
302209094403030	625	380.98	380.98	Res
302209094403080	626	354.45	354.45	Res
302209094001040	627	1209.46	2421.93	Res
302209094001050	627	1212.48	2421.93	Res
302209094302030	628	353.75	353.75	Res
302209094302070	629	351.79	351.79	Res
302209094302160	630	344.34	344.34	Res
302209094302120	631	341.53	341.53	Res
302209094302040	632	353.73	353.73	Res
302209094302150	633	344.31	344.31	Res
302209094302080	634	351.76	351.76	Res
302209094302110	635	341.50	341.50	Res
302209094302110	636	220.35	220.35	Res
302209094302120	637	202.99	202.99	Res
302209094301110	638	339.96	679.71	Res
302209094301120	638	339.62	679.71	Res
302209094301110	639	622.12	2989.58	Res
302209094301120	639	435.00	2989.58	Res
302209094301130	639	368.80	2989.58	Res
302209094301140	639	368.24	2989.58	Res
302209094301150	639	448.38	2989.58	Res
302209094301160	639	747.05	2989.58	Res
302209094203070	640	304.59	608.60	Res
302209094203080	640	304.01	608.60	Res
302209094201170	641	22.51	45.03	Res
302209094201180	641	22.51	45.03	Res
302209094202010	642	22.50	45.01	Res
302209094202020	642	22.51	45.01	Res
302209094203170	643	22.50	45.00	Res
302209094203180	643	22.50	45.00	Res
302209012098030	644	7506.07	7506.07	Res
302209413401010	645	599.68	7550.89	Res
302209413401020	645	456.74	7550.89	Res

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302209413401030	645	445.11	7550.89	Res
302209413401040	645	454.05	7550.89	Res
302209413401050	645	441.62	7550.89	Res
302209413401060	645	456.33	7550.89	Res
302209413401070	645	442.49	7550.89	Res
302209413401080	645	459.43	7550.89	Res
302209413401090	645	429.93	7550.89	Res
302209413401100	645	576.61	7550.89	Res
302209413402010	645	552.29	7550.89	Res
302209413402020	645	487.66	7550.89	Res
302209413402030	645	468.82	7550.89	Res
302209413402040	645	478.08	7550.89	Res
302209413402050	645	458.86	7550.89	Res
302209413405020	646	217.91	7593.82	Res
302209413405030	646	193.09	7593.82	Res
302209413405040	646	174.25	7593.82	Res
302209413405050	646	157.60	7593.82	Res
302209413405070	646	648.26	7593.82	Res
302209413405090	646	291.10	7593.82	Res
302209413405100	646	267.55	7593.82	Res
302209413405110	646	248.47	7593.82	Res
302209413405120	646	236.68	7593.82	Res
302209413405140	646	659.07	7593.82	Res
302209413406020	646	254.51	7593.82	Res
302209413406030	646	250.52	7593.82	Res
302209413406040	646	232.89	7593.82	Res
302209413406050	646	227.08	7593.82	Res
302209413406060	646	218.64	7593.82	Res
302209413406070	646	208.24	7593.82	Res
302209413406080	646	207.02	7593.82	Res
302209413406090	646	194.78	7593.82	Res
302209413406110	646	684.51	7593.82	Res
302209413410030	646	667.70	7593.82	Res
302209413410140	646	665.31	7593.82	Res
302209305400010	647	5045.62	13600.00	Res
302209305400010	647	8554.41	13600.00	Res
302209413409010	648	291.22	7230.57	Res
302209413409020	648	233.53	7230.57	Res
302209413409030	648	229.44	7230.57	Res
302209413409040	648	231.78	7230.57	Res

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302209413409050	648	238.05	7230.57	Res
302209413409060	648	233.87	7230.57	Res
302209413409070	648	229.73	7230.57	Res
302209413409080	648	240.93	7230.57	Res
302209413409090	648	234.55	7230.57	Res
302209413409100	648	235.07	7230.57	Res
302209413409110	648	201.97	7230.57	Res
302209413409120	648	215.56	7230.57	Res
302209413409130	648	245.44	7230.57	Res
302209413409140	648	230.09	7230.57	Res
302209413409150	648	236.94	7230.57	Res
302209413409160	648	45.24	7230.57	Res
302216000000009	648	407.26	7230.57	Res
302216000000024	648	707.55	7230.57	Res
302216412001010	648	230.73	7230.57	Res
302216412001020	648	242.94	7230.57	Res
302216412001030	648	241.24	7230.57	Res
302216412001040	648	266.52	7230.57	Res
302216412001050	648	246.47	7230.57	Res
302216412001060	648	236.96	7230.57	Res
302216412001070	648	225.57	7230.57	Res
302216412001080	648	225.57	7230.57	Res
302216861800001	648	626.34	7230.57	Res
302209305501010	649	260.83	260.83	Res
302209305504010	650	265.45	265.45	Res
302209797000160	651	429.09	429.09	Res
302209797000110	652	387.98	387.98	Res
302209797000090	653	456.58	456.58	Res
302209305501030	654	278.66	278.66	Res
302209305501050	655	236.67	236.67	Res
302209305501060	656	278.75	278.75	Res
302209305501070	657	227.72	227.72	Res
302209012098030	658	2588.34	2588.34	Res
302209305505010	659	253.03	253.03	Res
302209929000180	660	1002.22	1002.22	Res
302209000000016	661	592.26	1138.23	Res
302209012098030	661	545.97	1138.23	Res
302209012006080	662	2499.73	2499.73	Office
302209305501080	663	165.06	481.06	Res
302209305501090	663	316.01	481.06	Res

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302209305503030	664	237.75	237.75	Res
302209305503120	665	225.83	225.83	Res
302209305503130	666	194.48	194.48	Res
3022090000000006	667	21616.86	21675.64	Res
302209797000170	667	58.80	21675.64	Res
3022090000000006	668	22554.66	22826.87	Res
302209797000100	668	9.76	22826.87	Res
302209797000110	668	22.69	22826.87	Res
302209797000120	668	27.47	22826.87	Res
302209797000130	668	32.70	22826.87	Res
302209797000140	668	40.72	22826.87	Res
302209797000150	668	48.33	22826.87	Res
302209797000160	668	55.92	22826.87	Res
3022090000000006	669	532.43	3840.90	Res
3022090000000006	669	3308.47	3840.90	Res
3022090000000006	670	1100.00	1100.00	Res
3022090000000006	671	11599.99	11599.99	Res
3022090000000006	672	17340.54	17340.54	Res
302209929000190	673	1154.01	1154.01	Res
302209955602100	674	89.40	89.40	Res
302209094404020	675	89.91	89.91	Res
302209094404060	676	89.91	89.91	Res
302209094404090	677	89.91	89.91	Res
302209012006080	678	902.45	902.45	Office
302209012006080	679	606.66	1356.35	Office
302209012006080	679	749.63	1356.35	Office
302209012005110	680	261.21	261.21	Res
302209413409100	681	176.44	176.44	Res
3022090000000005	682	9793.88	10165.45	Res
302209094101020	682	9.21	10165.45	Res
302209094101030	682	14.60	10165.45	Res
302209094101040	682	20.64	10165.45	Res
302209094101050	682	26.91	10165.45	Res
302209094101060	682	33.48	10165.45	Res
302209094101070	682	39.29	10165.45	Res
302209094101080	682	45.60	10165.45	Res
302209094101090	682	50.91	10165.45	Res
302209094101100	682	59.68	10165.45	Res
302209094101110	682	66.19	10165.45	Res
3022090000000006	683	3856.32	3856.32	Res

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302209413202190	684	334.49	334.49	Res
302209305303030	685	97.79	97.79	Res
302209012098160	686	8855.79	8855.79	Res
302209012098160	687	8215.26	8215.26	Res
302209012098011	688	2025.15	2739.96	Office
302209688600010	688	714.81	2739.96	Office
302209012098171	689	238.22	238.22	Office
292212643210060	690	2934.54	2934.54	Res
292212643202270	691	705.04	705.04	Res
292212000000012	692	7622.54	7622.54	Office
292212000000044	693	5962.83	5962.83	Office
292212000000012	694	1785.29	7581.23	Office
292212000000032	694	298.43	7581.23	Office
292212000000049	694	5442.00	7581.23	Office
292201451203010	695	4260.98	4260.98	Res
292212643201081	696	710.13	710.13	Res
292212660001990	697	244.42	484.02	Office
292212660002001	697	239.61	484.02	Office
292212643202171	698	712.95	712.95	Res
292212066400180	699	1088.00	1088.00	Office
292212066400180	700	145.48	290.96	Office
292212066400430	700	145.48	290.96	Office
292212643202291	701	704.18	704.18	Res
292212660000710	702	416.58	416.58	Com
292212066400160	703	149.43	287.42	Office
292212066400170	703	137.99	287.42	Office
292212417205010	704	934.61	934.61	Res
292212660000220	705	615.11	615.11	Office
292212417201060	706	588.95	588.95	Res
292212540800030	707	974.79	974.79	Res
292212660000730	708	416.49	416.49	Com
292212660000490	709	45.00	45.00	Res
292212794001010	710	496.48	496.48	Office
292212660000670	711	1862.22	1862.22	Com
292212348400082	712	319.01	638.24	Res
292212348400083	712	319.03	638.24	Res
292212348400081	713	324.92	1350.07	Res
292212348400084	713	324.99	1350.07	Res
292212348400085	713	324.84	1350.07	Res
292212348400086	713	374.90	1350.07	Res

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
292201451210010	714	1113.92	2394.68	Com
292201451210030	714	1280.77	2394.68	Com
292212066400100	715	44.08	44.08	Office
292212601202030	716	497.01	497.01	Office
292212417207110	717	468.02	468.02	Com
292212034000150	718	212.39	212.39	Com
292212034000050	719	60.00	60.00	Com
292201451201070	720	80.01	80.01	Office
292212066400420	721	138.05	138.05	Office
292212643206060	722	47.03	47.03	Res
292212000000013	723	3193.31	3193.31	Office
292212000000013	724	2997.38	2997.38	Com
292201451202040	725	2060.98	2060.98	Office
292212660001080	726	2325.74	2325.74	Office
29221266000130	727	1129.06	1129.06	Office
292212020200010	728	1451.62	1451.62	Res
292212348400070	729	2922.62	2922.62	Office
292212348400070	730	733.83	733.83	Office
292212660002230	731	132.41	132.41	Office
292212066400440	732	60.06	60.06	Com
292212643210010	733	1117.28	1117.28	Res
292212066400440	734	39.79	39.79	Com
292212562400200	735	30.00	30.00	Res
292212034000140	736	407.36	407.36	Com
292212643211110	737	402.68	402.68	Res
292212643211120	738	392.02	392.02	Res
292212660001970	739	778.06	778.06	Office
292212660001970	740	610.51	610.51	Office
292212245601060	741	1037.58	2693.01	Res
292212245601070	741	404.49	2693.01	Res
292212245601080	741	497.79	2693.01	Res
292212245601130	741	750.09	2693.01	Res
292212245602010	742	276.42	3424.45	Res
292212245602020	742	280.95	3424.45	Res
292212245602030	742	254.59	3424.45	Res
292212245602041	742	309.16	3424.45	Res
292212245602050	742	298.50	3424.45	Res
292212245602060	742	297.96	3424.45	Res
292212245602070	742	287.29	3424.45	Res
292212245602080	742	502.17	3424.45	Res

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
292212245602080	742	579.33	3424.45	Res
292212245602100	742	327.95	3424.45	Res
292212293202180	742	9.91	3424.45	Res
292212643213180	743	198.06	198.06	Res
292212794001192	744	704.46	704.46	Res
292212643201150	745	710.16	710.16	Res
292212417205050	746	829.01	829.01	Res
292212660000771	747	727.25	727.25	Com
292212643202190	748	711.84	711.84	Res
292212104802170	749	25.00	25.00	Res
292212660000310	750	991.17	991.17	Com
292212417203090	751	1158.33	1158.33	Com
292212643208010	752	1216.41	1216.41	Office
292212643201210	753	294.96	294.96	Res
292212066400440	754	40.29	40.29	Com
292212066400190	755	1698.54	3397.08	Com
292212066400210	755	1698.44	3397.08	Com
292212066400440	756	2119.22	2119.22	Com
292212000000018	757	1948.95	1948.95	Com
292212000000011	758	38.00	8193.29	Office
292212000000019	758	8127.61	8193.29	Office
292212000000023	758	27.69	8193.29	Office
292212000000016	759	972.57	1216.44	Com
292212000000018	759	243.87	1216.44	Com
292201451210050	760	330.00	330.00	Com
292212000000044	761	3009.78	3009.78	Office
292201451202060	762	2428.02	2428.02	Office
292201451202060	763	1734.96	1734.96	Office
292212098000060	764	110.03	110.03	Com
292212034000270	765	490.07	2534.04	Res
292212034000280	765	456.64	2534.04	Res
292212034000290	765	535.83	2534.04	Res
292212794002121	765	389.05	2534.04	Res
292212794002130	765	662.46	2534.04	Res
292212660000200	766	1293.12	1293.12	Office
292212660001530	767	837.78	1013.16	Office
292212660001570	767	175.37	1013.16	Office
292212643210081	768	155.72	155.72	Res
292212000000020	769	799.21	799.21	Com
292212417206020	770	617.85	617.85	Com

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
292212794002010	771	100.01	100.01	Com
292212417205010	772	637.00	637.00	Res
292201451201010	773	265.93	265.93	Com
292212660002230	774	11.04	412.06	Office
292212750601010	774	396.99	412.06	Office
292212000000013	775	5834.55	5889.29	Office
292212000000018	775	53.02	5889.29	Office
292212643202171	776	497.73	497.73	Res
302216319002030	777	98.83	98.83	Res
302216319002060	778	51.19	99.93	Res
302216319002070	778	48.59	99.93	Res
302210305602240	779	49.98	49.98	Res
302216319003040	780	50.12	50.12	Res
302216000000013	781	564.68	2984.00	Res
302216711100010	781	2419.32	2984.00	Res
302209413409060	782	872.32	1373.90	Res
302216000000024	782	501.58	1373.90	Res
302216319001070	783	461.36	461.36	Res
302216319001140	784	537.60	537.60	Res
302216319001150	785	562.41	562.41	Res
302216319001160	786	538.06	1092.70	Res
302216319001170	786	554.07	1092.70	Res
302216319001320	787	50.17	50.17	Res
302216319001330	788	49.93	49.93	Res
302216319001380	789	51.83	99.38	Res
302216319001390	789	47.55	99.38	Res
302216319002100	790	47.61	47.61	Res
302216319002110	791	51.86	51.86	Res
302216319002150	792	50.02	50.02	Res
302216319002160	793	50.02	50.02	Res
302216319003030	794	50.91	50.91	Res
302216319004040	795	51.30	51.30	Res
302216319004050	796	51.26	51.26	Res
302216319004080	797	49.94	49.94	Res
302216319004120	798	49.98	100.00	Res
302216319004130	798	50.00	100.00	Res
302216319004160	799	49.35	100.02	Res
302216319004170	799	50.48	100.02	Res
302216319004200	800	49.17	100.18	Res
302216319004210	800	50.86	100.18	Res

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302216319004010	801	964.25	964.25 Res	
302216319001060	802	480.10	480.10 Res	
302216319004090	803	50.09	50.09 Res	
302216319004230	804	7.84	7.84 Res	
302216319001400	805	70.05	70.05 Res	
302216319001390	806	70.98	70.98 Res	
302216319004220	807	8.01	8.01 Res	
302216861800001	808	933.06	933.06 Res	
302216944101010	809	500.80	500.80 Res	
302216319005100	810	45.79	791.57 Res	
302216319005110	810	745.78	791.57 Res	
302216531200021	811	14422.24	14422.24 Res	
302217904601100	812	1091.49	1091.49 Res	
302217904600890	813	1178.76	1178.76 Res	
302217867203130	814	407.09	407.09 Res	
302217867203120	815	407.05	407.05 Res	
302217867203170	817	383.24	383.24 Res	
302217867203180	821	384.47	384.47 Res	
302218000000030	824	83.30	83.30 R2	
302217727001110	825	557.88	557.88 Res	
302218000000031	827	656.21	911.52 R2	
302218000000032	827	255.03	911.52 R2	
302217727001110	828	1528.93	1528.93 Res	
302207000000001	829	791.28	10208.99 Res	
302207890812170	829	2131.89	10208.99 Res	
302207890812180	829	1283.24	10208.99 Res	
302207125204070	830	399.51	399.51 Res	
302207125204080	831	406.28	406.28 Res	
302217727004230	832	686.68	6694.07 Res	
302217727004240	832	525.06	6694.07 Res	
302217727004260	832	696.36	6694.07 Res	
302217727004270	832	1970.71	6694.07 Res	
302217727004280	832	740.37	6694.07 Res	
302217727004290	832	1328.53	6694.07 Res	
302217727004300	832	743.90	6694.07 Res	
302217727003140	833	151.59	918.99 Res	
302217727003150	833	100.32	918.99 Res	
302217727003160	833	173.94	918.99 Res	
302217727003180	833	74.17	918.99 Res	
302217727004310	833	48.07	918.99 Res	

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302217727004320	833	370.47	918.99	Res
302217727001010	834	1051.64	13116.65	Res
302217727001020	834	1385.37	13116.65	Res
302217727001030	834	1404.12	13116.65	Res
302217727001040	834	868.12	13116.65	Res
302217727001050	834	1407.89	13116.65	Res
302217727001060	834	1418.27	13116.65	Res
302217727001070	834	1045.00	13116.65	Res
302217727001080	834	1865.17	13116.65	Res
302217727001090	834	1819.52	13116.65	Res
302217727001100	834	622.56	13116.65	Res
302217727002010	835	354.53	11903.71	Res
302217727002020	835	443.93	11903.71	Res
302217727002030	835	653.67	11903.71	Res
302217727002040	835	442.23	11903.71	Res
302217727002050	835	454.87	11903.71	Res
302217727002060	835	363.41	11903.71	Res
302217727002070	835	318.63	11903.71	Res
302217727002080	835	942.36	11903.71	Res
302217727002090	835	1002.32	11903.71	Res
302217727002170	835	188.05	11903.71	Res
302217727002180	835	1477.55	11903.71	Res
302217727002190	835	1415.20	11903.71	Res
302217727002200	835	1159.10	11903.71	Res
302217727002220	835	1060.09	11903.71	Res
302217727002230	835	1618.43	11903.71	Res
302217727001150	836	74.92	174.56	Res
302217727001160	836	99.55	174.56	Res
302217727001110	837	1219.52	3638.24	Res
302217727001120	837	609.52	3638.24	Res
302217727001130	837	1135.35	3638.24	Res
302217727001140	837	647.18	3638.24	Res
302207793900350	838	487.50	2724.81	R1
302207793900360	838	629.72	2724.81	R1
302218000000040	838	1607.11	2724.81	R1
302218284409011	839	49.97	49.97	R1
302218284408071	840	216.08	216.08	Res
302207125222040	841	411.67	411.67	Res
302207125207090	842	339.84	339.84	Res
302207125207090	843	360.05	360.05	Res

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
292213066835441	844	90.07	90.07	Res
302218000000032	845	1066.33	1066.33	R2
302218284407011	846	1195.43	1195.43	R2
302217727001100	847	2161.95	2161.95	Res
302218745203030	848	733.20	733.20	R1
302129000000031	849	803.42	803.42	Office
302129860000020	850	2092.11	8887.52	Res
302129860000030	850	1264.36	8887.52	Res
302129860000040	850	760.37	8887.52	Res
302129860000050	850	642.79	8887.52	Res
302129860000060	850	683.71	8887.52	Res
302129860000070	850	2231.57	8887.52	Res
302129000000048	851	1157.49	1157.49	Office
302129860000010	852	1062.91	2239.21	Res
302129860000011	852	1173.59	2239.21	Res
302129000000009	854	1820.00	1820.00	Res
302129212200050	855	345.33	685.35	Res
302129212200060	855	340.01	685.35	Res
302129000000046	856	1287.71	1287.71	Res
302129942202070	857	395.91	1591.75	Res
302129942202080	857	394.48	1591.75	Res
302129942202150	857	400.28	1591.75	Res
302129942202160	857	401.05	1591.75	Res
302129942202030	858	402.03	1603.62	Res
302129942202040	858	401.03	1603.62	Res
302129942202190	858	400.53	1603.62	Res
302129942202200	858	399.95	1603.62	Res
302129000000002	859	213.28	8767.20	Res
302129000000011	859	6345.32	8767.20	Res
302129861400030	861	1933.24	1933.24	Office
302129000000020	862	54.45	54.45	Res
302131936403081	863	98.52	98.52	R1
302131317500080	864	1388.32	1388.32	R1
302131936403081	865	221.52	221.52	R1
302131936403081	866	331.48	331.48	R1
302131936403011	867	410.37	410.37	R1
302206880200051	868	8.04	65496.22	R2
302206880200051	868	65488.19	65496.22	R2
302131482600011	869	41.81	41.81	R2
302206880200040	870	41.92	3135.32	R2

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302206880200050	870	2369.88	3135.32 R2	
302206880200051	870	723.53	3135.32 R2	
302131936403030	871	2382.95	4453.31 R1	
302131936403081	871	538.64	4453.31 R1	
302131936403110	871	531.94	4453.31 R1	
302131936403121	871	597.58	4453.31 R1	
302131936602030	871	397.59	4453.31 R1	
302131936602010	872	2162.90	2162.90 R1	
302131848800509	873	969.20	969.20 R1	
302131848800509	874	657.20	755.88 R1	
302131848800510	874	97.67	755.88 R1	
302131065400011	875	173.93	6543.73 R1	
302131065400012	875	791.89	6543.73 R1	
302131065500010	875	184.57	6543.73 R1	
302131065500020	875	516.50	6543.73 R1	
302131065500030	875	782.17	6543.73 R1	
302131065500040	875	876.48	6543.73 R1	
302131065500050	875	877.75	6543.73 R1	
302131065500060	875	1107.85	6543.73 R1	
302131665405220	876	508.66	1014.81 R1	
302131665405230	876	506.06	1014.81 R1	
302131665405110	877	507.33	1950.27 R1	
302131665405120	877	480.57	1950.27 R1	
302131665405170	877	471.79	1950.27 R1	
302131665405180	877	490.43	1950.27 R1	
302131665405030	878	432.36	859.81 R1	
302131665405040	878	427.11	859.81 R1	
302131665405260	879	328.94	657.25 R1	
302131665405270	879	328.22	657.25 R1	
302131665405070	880	312.17	625.04 R1	
302131665405080	880	310.95	625.04 R1	
302131848800501	881	67.74	90.74 R1	
302131848800509	881	23.00	90.74 R1	
302131063200010	882	456.90	2331.74 R1	
302131063200020	882	419.72	2331.74 R1	
302131063200030	882	428.27	2331.74 R1	
302131063200040	882	450.78	2331.74 R1	
302131063200050	882	452.33	2331.74 R1	
302131317200001	882	123.52	2331.74 R1	
302131063200060	883	491.01	491.01 R2	

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302131063200100	884	140.76	2329.21	R1
302131063200100	884	326.80	2329.21	R1
302131063200110	884	457.62	2329.21	R1
302131063200120	884	463.56	2329.21	R1
302131063200130	884	459.61	2329.21	R1
302131063200140	884	477.29	2329.21	R1
302131936403040	885	509.73	1130.93	R1
302131936403060	885	613.69	1130.93	R1
302131063200060	886	210.45	210.45	R2
302131063200060	887	72.89	1474.18	R2
302131063200060	887	1400.48	1474.18	R2
302131000000016	888	3164.54	4298.04	R2
302131000000017	888	1129.37	4298.04	R2
302131000000014	889	894.91	894.91	R2
302131000000014	890	134.27	134.27	R2
302131000000014	891	51.21	1197.89	R2
302131000000014	891	1143.47	1197.89	R2
302131000000014	892	304.21	572.41	R2
302131000000014	892	264.55	572.41	R2
302131000000020	893	123.50	123.50	R2
302131000000015	894	2814.40	2814.40	R2
302131000000015	895	681.44	681.44	R2
302131000000017	896	790.93	1301.87	R2
302131000000018	896	510.23	1301.87	R2
302131000000012	897	387.51	387.51	R2
302131000000012	898	1604.38	1845.71	R2
302131000000012	898	241.33	1845.71	R2
302131000000010	899	926.21	926.21	R2
302131000000010	900	2442.60	2442.60	R2
302131000000010	901	2612.75	2612.75	R2
302131000000013	902	1968.07	1968.07	R2
302131000000013	903	2545.45	2545.45	R2
302132170806010	904	563.51	563.51	Res
302132000000021	905	1419.08	1419.08	R1
302132802400320	906	776.23	4214.46	R1
302132802400330	906	499.64	4214.46	R1
302132802400340	906	502.19	4214.46	R1
302132802400350	906	604.87	4214.46	R1
302132802400360	906	741.36	4214.46	R1
302132802400370	906	576.68	4214.46	R1

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302132802400381	906	512.83	4214.46	R1
302132802002100	907	959.10	1916.04	R1
302132802002181	907	952.37	1916.04	R1
302205004200010	908	877.07	877.07	R2
302205004200020	909	946.36	946.36	R2
302132170806120	910	560.59	560.59	Res
302132802400350	911	351.21	351.21	R1
302132802400100	912	632.92	1260.23	R1
302132802400110	912	627.31	1260.23	R1
302132141201160	913	3847.55	3847.55	R1
302132170806030	914	564.45	564.45	Res
302132453606152	915	100.00	100.00	Res
302132141204010	916	661.24	661.24	R2
302132941803010	917	60.10	60.10	Res
302132453805010	918	60.11	60.11	Res
302132941802120	919	418.38	2138.30	Res
302132941802130	919	409.21	2138.30	Res
302132941802170	919	630.92	2138.30	Res
302132941802180	919	222.89	2138.30	Res
302132941802190	919	231.42	2138.30	Res
302132941802200	919	225.25	2138.30	Res
302132941802010	920	242.07	2899.73	Res
302132941802020	920	228.89	2899.73	Res
302132941802030	920	231.49	2899.73	Res
302132941802240	920	230.62	2899.73	Res
302132941802250	920	225.67	2899.73	Res
302132941802260	920	226.39	2899.73	Res
302132941802270	920	230.05	2899.73	Res
302132941802280	920	227.77	2899.73	Res
302132941802290	920	1056.47	2899.73	Res
302132947601013	921	1730.79	1730.79	R2
302132453602150	922	794.45	794.45	Res
302132453608060	923	578.92	578.92	R1
302132141201150	924	57.22	57.22	R1
302132276404001	925	1536.78	4068.05	Res
302132276404005	925	2411.58	4068.05	Res
302132301600000	926	4319.62	4319.62	Res
302132301600000	927	122.93	122.93	Res
302132359301060	928	494.02	494.02	Res
302132359301020	929	125.15	125.15	Res

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302132276404007	930	550.10	550.10	Res
302132276402010	931	687.35	687.35	Res
302132276401010	932	797.65	797.65	Res
302132802003050	933	160.10	160.10	R1
302132170806070	934	564.05	564.05	Res
302132170806080	935	564.03	564.03	Res
302132947601010	936	2500.27	2500.27	R1
302132170806130	937	560.38	560.38	Res
302132671100040	938	297.76	297.76	Res
302132453602242	939	100.00	100.00	Res
302132941802040	940	227.48	3383.06	Res
302132941802050	940	226.80	3383.06	Res
302132941802060	940	231.43	3383.06	Res
302132941802070	940	228.07	3383.06	Res
302132941802080	940	230.04	3383.06	Res
302132941802090	940	227.47	3383.06	Res
302132941802100	940	225.80	3383.06	Res
302132941802110	940	232.19	3383.06	Res
302132941802120	940	223.82	3383.06	Res
302132941802130	940	647.02	3383.06	Res
302132941802240	940	230.11	3383.06	Res
302132941802250	940	225.76	3383.06	Res
302132941802260	940	227.01	3383.06	Res
302132141201160	941	240.04	240.04	R1
302132802002100	942	592.90	703.83	R1
302132802002120	942	110.92	703.83	R1
302132802002120	943	849.52	1915.37	R1
302132802002130	943	1065.86	1915.37	R1
302132000000015	944	2648.98	2648.98	R1
302132000000047	945	375.27	600.87	R1
302132878700050	945	225.61	600.87	R1
302132547601020	946	15.00	15.00	R1
302132964000030	947	730.78	3398.51	R1
302132964000040	947	619.29	3398.51	R1
302132964000050	947	628.38	3398.51	R1
302132964000060	947	648.56	3398.51	R1
302132964000070	947	766.64	3398.51	R1
302132001800030	948	1101.58	1101.58	R1
302132878804020	949	115.82	115.82	R1
302132878600010	950	45.01	45.01	R1

Parcel ID	Easement Number	Easement Area Within Underlying Parcel	Total Area Within This Easement (Sq Ft)	Category
302132547601080	951	158.39	158.39	R1
302132001800040	952	424.84	424.84	R1
302132878804020	953	310.78	310.78	R1
302132282003230	954	80.22	80.22	Res
302132282003220	955	79.77	79.77	Res
302132964000070	956	269.58	269.58	R1
302204000000002	957	11919.04	12632.40	Res
302204558500140	958	323.32	3397.68	Res
302204558500140	958	766.22	784.08	Res
302204558500140	958	341.81	3397.68	Res
302204558500140	958	639.45	3397.68	Res
302204558500010	958	783.30	3397.68	Res
302204558500140	959	244.61	1742.40	Res
302204558500140	959	728.89	1742.40	Res
302204558500130	959	71.87	1742.40	Res
302204558500080	959	338.38	1742.40	Res
302204558500070	959	75.66	1742.40	Res
302204558500140	960	400.31	435.60	Res
302204558500020	960	59.83	435.60	Res
302204558500010	961	234.47	234.47	Res
302204558500140	962	594.12	696.96	Res
302132001800020	964	127.35	1219.68	R1
302132301600000	966	4320.73	4320.73	Res

TAX CARD

Property Record - 01-22-29-4512-01-070

Orange County Property Appraiser •
<http://www.ocpafl.org>

Property Summary

Property Name

FKA Bowl America Inc

Names

Rollins College

Municipality

WP - Winter Park

Property Use

1000 - VacantCommercial

Mailing Address1000 Holt Ave
Winter Park, FL 32789-4409**Physical Address**1111 W Fairbanks Ave
Winter Park, FL 32789**QR Code For Mobile Phone**

Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2015	\$1,635,658	+ \$137,865	+ \$53,500	= \$1,827,023 (26%)	\$1,598,396 (10%)
2014	\$1,351,204	+ \$66,883	+ \$35,000	= \$1,453,087 (5.9%)	\$1,453,087 (5.9%)
2013				\$1,372,827 (- 1.9%)	\$1,372,827 (- 1.9%)
2012	\$1,351,204	+ \$13,796	+ \$35,000	= \$1,400,000	\$1,400,000

Tax Year Benefits	Other Exemptions	Tax Savings
2015	\$1,598,396	\$31,648
2014	n/a	\$0
2013	n/a	\$0
2012	n/a	\$0

2015 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes %
Public Schools: By State Law (Rle)	\$1,827,023	\$1,598,396	\$0	4.9700 (-4.90%)	\$0.00 0 %
Public Schools: By Local Board	\$1,827,023	\$1,598,396	\$0	3.2480 (0.00%)	\$0.00 0 %
Orange County (General)	\$1,598,396	\$1,598,396	\$0	4.4347 (0.00%)	\$0.00 0 %
City Of Winter Park	\$1,598,396	\$1,598,396	\$0	4.0923 (0.00%)	\$0.00 0 %
City Of Winter Park Debt Service 2011	\$1,598,396	\$1,598,396	\$0	0.1858 (-7.97%)	\$0.00 0 %
City Of Winter Park Debt Service 2004	\$1,598,396	\$1,598,396	\$0	0.0892 (-7.56%)	\$0.00 0 %
St Johns Water Management District	\$1,598,396	\$1,598,396	\$0	0.3023 (-4.46%)	\$0.00 0 %
				17.3223	\$0.00

2015 Non-Ad Valorem Assessments

Levyng Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

Property Features

Property Description

LAKE ISLAND ESTATES M/95 LOTS 7 TO 11 & 13 TO 18 & 10 FT VAC ALLEY N OF LOTS 7 TO 11 & S OF LOTS 14 TO 18 & N1/2 OF VAC ALLEY S OF LOT 13 PER 1780/381 BLK 1

Total Land Area

71,115 sqft (+/-) | 1.63 acres (+/-) GIS Calculated

Land (includes working values)

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1000 - Vacant Commercial	C-3	71115.56 SQUARE FEET	\$23.00	\$1,635,658	\$0.00	\$1,635,658

Buildings (includes working values)**Extra Features (includes working values)**

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales**Sales History**

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
05/29/2013	\$2,850,000	20130286638	10577 / 8938	Quitclaim Deed	Bowl America Of Fl	Rollins College	Improved
06/01/1973	\$250,000	19730669304	02446 / 1495	Warranty Deed			Improved
06/01/1971	\$146,800	19710436312	02100 / 0069	Warranty Deed			Improved

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
650 Westrun Rd	12/30/2015	\$625,000		Warranty Deed	0/0	20160005470 /	
International Dr	12/27/2015	\$3,800,000		Special Warranty Multiple	0/0	20150670134 11034 / 6147	
International Dr	12/27/2015	\$3,800,000		Special Warranty Multiple	0/0	20150670134 11034 / 6147	
1416 Hillcrest St	12/22/2015	\$6,190,000		Special Warranty Multiple	0/0	20150664600 11032 / 7579	
7852 Winter Garden Vineland Rd	12/22/2015	\$1,322,800		Special Warranty	0/0	20150665792 11033 / 2083	
3001 S Rio Grande Ave	12/21/2015	\$23,000		Warranty Deed	0/0	20150659969 11031 / 4230	

434 N Orange Ave	12/21/2015	\$10,000,000	Special Warranty	0/0	20150673252 11035 / 6188
W Colonial Dr	12/21/2015	\$704,900	Special Warranty	0/0	20150662390 11032 / 1790
5249 2Nd St	12/18/2015	\$221,500	Warranty	0/0	20160013842 /
531 W Morse Blvd	12/17/2015	\$3,000,000	Multiple Warranty Deed	0/0	20150661694 11031 / 9088

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
XMT-003203	\$0	\$0	Rollins College	1111 W Fairbanks Ave

Schools

Winter Park (High School)

Principal	Timothy A Smith
Office Phone	407-622-3200
Grades	2014: B 2013: A 2012: B

Killarney (Elementary)

Principal	Mrs. Kelly L Steinke
Office Phone	407-623-1438
Grades	2014: D 2013: C 2012: B

Maitland (Middle School)

Principal	Dr. Stefanie C Shames
Office Phone	407-623-1462
Grades	2014: A 2013: A 2012: A

Utilities/Services

Electric	Winter Park
Water	Winter Park
Recycling (Monday, Thursday)	Winter Park/Waste Pro
Trash (Thursday, Monday)	Winter Park/Waste Pro
Yard Waste (Wednesday)	Winter Park/Waste Pro

Elected Officials

US Representative	John Mica
School Board Representative	Nancy Robbinson
State Senate	Geraldine F. Thompson
State Representative	Mike Miller
County Commissioner	Ted Edwards
Orange County Property Appraiser	Rick Singh

Traffic Information

Fairbanks Ave	29,000 Vehicles / Day
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agenda item

meeting date January 28, 2016

item type Administrative
 Action
 Information

approved by City Manager
 City Attorney
 N/A

CRA advisory board

Subject: Item 3A

Project updates

motion | recommendation

N/A

background

Staff is providing information relative to the latest work on the Denning Drive rightsizing, New York Streetscape improvements and sidewalk grinding projects.

Denning Drive

Since the December 3, 2015 meeting, staff has continued to develop a process for evaluating a re-visioning of Denning in concert with existing conditions and future demand. A survey of Denning Drive was generated and provided to staff for analysis and engineering. Staff has also been working with GAI consultants to provide some potential cross-sections based on staff, stakeholder, and the public's feedback.

At this time, it is anticipated that at the CRA Agency meeting on February 22, staff will request a public meeting to educate the public on the roads current lack of efficiency and solicit further comments. A subcommittee meeting is also expected to occur prior to the 22nd.

New York & Lyman Avenue

At the December 14th CRA Agency meeting, staff was directed to find alternatives to the proposed improvements to the intersection of New York and Lyman Avenue that would result in significant additional costs to the CRA. Given this direction, staff worked with the City and DOT to drastically reduce costs and will be able to execute an alternative at one-tenth its original price.

Sidewalk Grinding

At the August 27th meeting, the advisory board approved a project with the city to significantly reduce the number of trips and falls to the downtown area. The vendor, American Grinding Company, successfully completed 5270.75 linear feet of grinding throughout the district. Original expectations were for only 5000 linear feet and capture Park Avenue only.

At this time, the city is evaluating the proposal and determining financial commitments to this project for the next fiscal year.

alternatives | other considerations

N/A

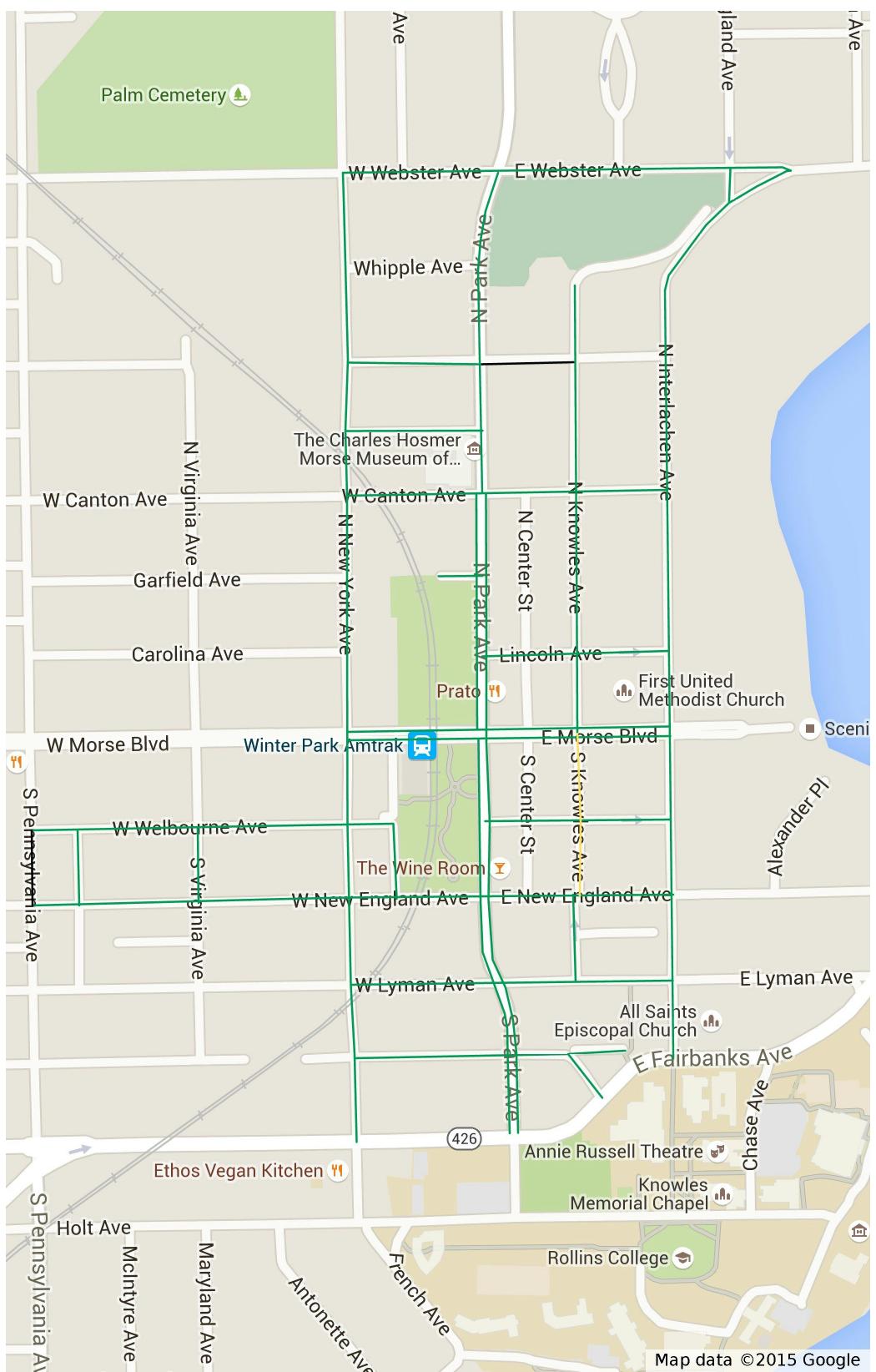
fiscal impact

N/A

Winter Park 2015

Phase 1 - Downtown

- S Pennsylvania AVE - Priority 5
- E Hannibal Square
- S Virginia AVE
- New York AVE
- Interlachen AVE
- Old England AVE
- Comstock AVE
- Chapman AVE
- Lyman AVE
- New England AVE - Priority 3
- Welbourne AVE
- W Park AVE
- Morse BLVD - South Side
- Morse BLVD - North Side
- Lincoln AVE
- Garfield AVE
- Canton AVE
- Cole AVE
- Swoope AVE
- Webster AVE
- Welbourne AVE
- Swoope AVE 2 - Priority 6
- N Park AVE
- N Park AVE - West Side
- Park AVE - East Side - Priority 1
- Park AVE - West Side - Priority 2
- New England AVE 2
- S Knowles AVE
- S Knowles AVE 2 - Priority 4
- N Knowles AVE



Work in Downtown Winter Park, FL in 2015. Assigned to Juan and then Charlie

Green = Complete

Yellow = Started but not Completed
Black = Not Started

winter park



agenda item

meeting date January 28, 2016

item type Administrative
 Action
 Information

approved by City Manager
 City Attorney
 N|A

CRA advisory board

subject : Item 3B

Winter in the Park – Holiday Ice Rink Summary

motion | recommendation

N/A

background

Staff is providing information relative to the 7th year of Winter in the Park.

alternatives | other considerations

N/A

fiscal impact

N/A

Winter in the Park 2015



Event Summary January 2015

Department of Economic Development/CRA



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Event Summary

The 7th annual Winter in the Park Holiday Ice Skating Rink continued the family friendly holiday tradition in the downtown core of Winter Park. Our Ice Skating season helps set the city apart as an appealing shopping destination during the holidays. Despite unusually hot weather and a down year in sponsorship, the ice rink saw continually high level attendance throughout the holiday season. A large qualitative measure for this season's success is attendance from movie nights in the rink. Skaters and spectators were invited to enjoy a holiday movie on Friday evenings or Sunday afternoons to further immerse themselves in the holiday spirit. While not affecting customer service, total expenditures for the rink were down 11% due to staffing efficiencies, and a cut in lighting and décor by more than 50%. The net cost to run the 2015 season was \$18,709.53.

The event continued to put dollars into the hands of local businesses in the downtown core as attendees skated, shopped and dined on the Avenue. Funded by the Community Redevelopment Agency and City of Winter Park, the 2015 season saw improvements in entertainment and fiscal stewardship.

Event Details

Total Skaters in Attendance: 17,776

Total Revenues: \$196,490

Total Expenditures: \$215,199.53

Net Cost: approximately -\$18,709.53

Notes on Revenues

When planning this event it was forecasted that the worst-case scenario would be a loss of \$25,000 to a best case of breaking even. The event continues to see strong demand among the core Central Florida markets.

Notes on Expenditures

Expenditures saw a decrease this year overall, but some insignificant increases in site costs were noticeable. Marketing expenses remained stable, and allowed for several avenues of advertisement. Pass-through labor costs to Magic Ice decreased due to staffing efficiency. Lighting and Décor decreased due to foresight of one-time purchases in prior years for video entertainment to accompany the ice rink.

Survey Results

Survey Methodology

The survey¹ was administered by employees of Magic Ice over the season from November 20th through January 10th. We also received additional survey data from Groupon and Square. We received 9 survey response from Magic Ice and over 100 responses from our other sources. The respondents, to the survey administered by Magic Ice, were heads of households for visiting participants with an implied household size of approximately 4 persons.²

Key Findings

- 45% of respondents were new to the Winter in the Park season this year, indicating a continued growth in awareness.
- 45% of all respondents came from Winter Park or Maitland zip codes.
- 100% of respondents were Delighted or Satisfied with the season.
- 67% found pricing of the event to be reasonable.
- 100% were Delighted or Satisfied with Magic Ice staff.

Economic Impact

Most of visitors to Winter in the Park planned to shop or dine after skating. This creates a topline estimate of nearly \$400,000 in direct planned purchases based on 2013 data. This provides proof that downtown Winter Park is a perfect fit for the Winter in the Park season. With a total event attendance of approximately 30,000 (skaters and spectators) this implies that Winter in the Park adds nearly 500 shoppers each day in the downtown during the season. This equates to a direct economic impact for local businesses.

Visitor Experience

The visitor response to quality of Winter in the Park is still overwhelmingly favorable. 100% rated their feelings of the 2015 season as Satisfied or Delighted. 67% felt the ticket pricing was reasonable, and 100% were Satisfied or Delighted with the staff.

Marketing & Special Events

This year the season was heavily promoted through partnerships with radio and TV as well as print media. The CRA spent \$18,558.63 in marketing and building awareness for the season. With nearly half of attendees being new to the season, this seems to have been effective in

¹ See Attached Appendix B – Winter in the Park Survey

² Based on the number of people stated to be in the party of the survey respondent.

drawing new people. Additionally the rink collected hundreds of buck slips (\$1 off coupons) from paying skaters which highlight efforts to distribute coupons through local grocery stores, outlets, civic facilities, and local businesses and \$2 off coupons from Orlando Sentinel ads. The data gathered from this year's marketing efforts will further allow refinement in how dollars can be best expended for subsequent seasons.

Summary & Recommendations

Winter in the Park is continuing to grow as a staple in the Winter Park community during the holidays. Word of mouth suggests most expect the ice rink annually and plan family activities around coming to the rink.

Conversations with major sponsors have been very favorable and indicate room to grow in future years. The success of continued support by the Winter Park Wealth Group, Winter Park Memorial Hospital, Winter Park Hospital for Children, the Winter Park Chamber of Commerce, and the Parke House Academy enabled the event to maintain sponsor revenues.

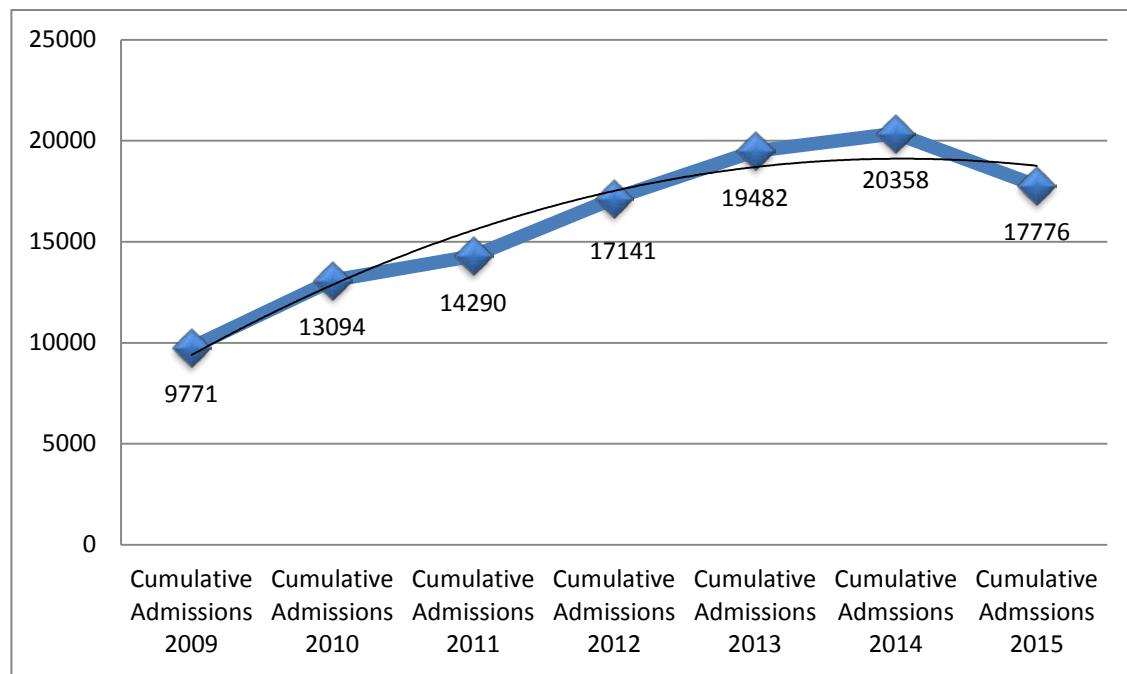
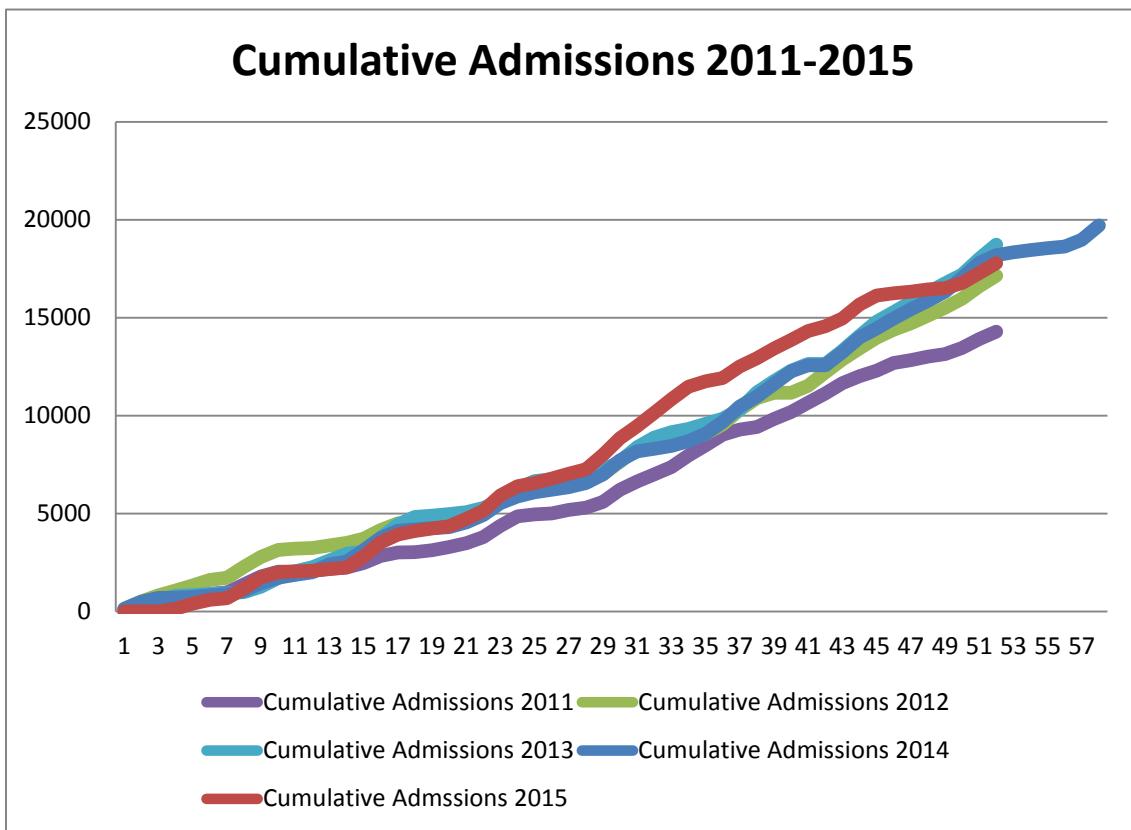
For future consideration staff suggests the following:

Evaluation of sponsorship packages. It has been a few years since staff significantly updated its sponsorship packages. Staff is currently working on additional ways to promote our sponsors through several media forums.

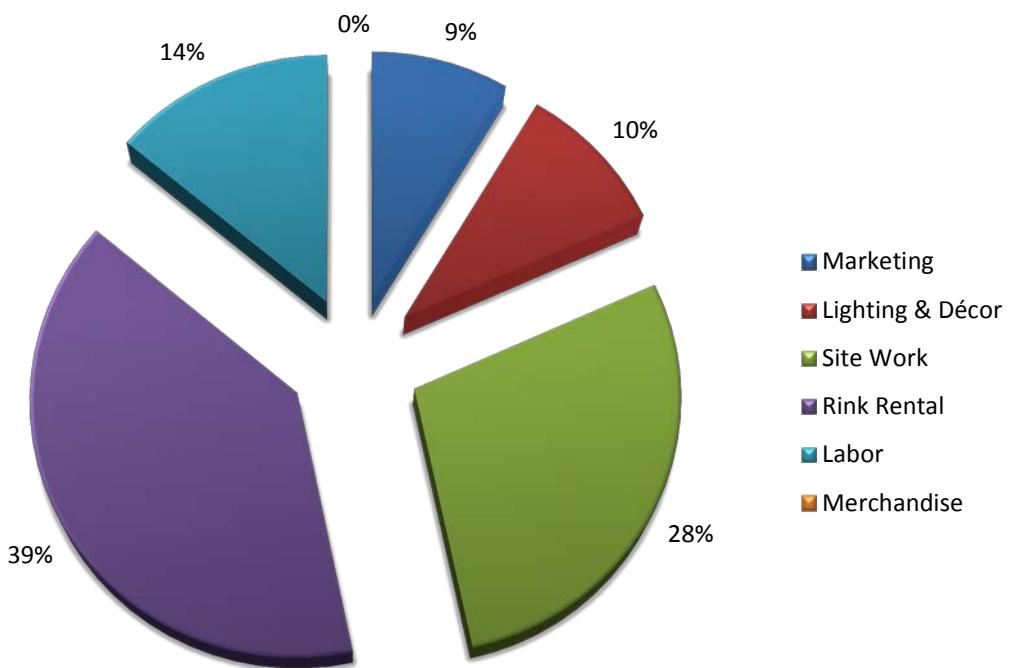
Partnerships. There is a finite pool of potential sponsors in the Winter Park area. By working with event staffing firms around the region, new sponsors may emerge that will continue the fiscal solvency of the rink.

General Admission. A survey of ice rinks around the Central Florida area and responses from the survey suggest consumers are ok with a slight price increase. Staff suggests evaluating \$1-\$2 increase.

Appendix A –Graphs



Expenses



Appendix B – Winter in the Park Survey

We'd like your opinion

PLEASE RETURN COMPLETED SURVEY TO THE TICKET BOOTH FOR YOUR COMPLIMENTARY TICKET. GOOD AT YOUR NEXT VISIT TO WINTER IN THE PARK!

1. WHAT IS YOUR ZIP CODE? _____

2. DID YOU ATTEND THIS EVENT LAST YEAR? YES NO

3. How do you feel about your visit? 4. Did you feel the ticket price

- | | |
|---------------------------------------|-------------------------------------|
| <input type="checkbox"/> Delighted | was: |
| <input type="checkbox"/> Satisfied | <input type="checkbox"/> Too low |
| <input type="checkbox"/> Neutral | <input type="checkbox"/> Reasonable |
| <input type="checkbox"/> Disappointed | <input type="checkbox"/> Too high |

5. How would you rate the event staff?

- | |
|---------------------------------------|
| <input type="checkbox"/> Delighted |
| <input type="checkbox"/> Satisfied |
| <input type="checkbox"/> Neutral |
| <input type="checkbox"/> Disappointed |

6. HOW DID YOU HEAR ABOUT THIS EVENT? (SELECT ALL THAT APPLY)

Newspapers:

- | |
|--|
| <input type="checkbox"/> Winter Park/Maitland
Observer |
| <input type="checkbox"/> Orlando Sentinel |
| <input type="checkbox"/> Park Press |
| <input type="checkbox"/> Orwin Manor Newsletter |
| <input type="checkbox"/> Sweetwater Newsletter |
| <input type="checkbox"/> Baldwin Park Living |
| <input type="checkbox"/> Community Paper (College
Park) |
| <input type="checkbox"/> Other |
-

Newsletters & Online:

- | |
|--|
| <input type="checkbox"/> Winter Park Home |
| <input type="checkbox"/> Winter Park Lifestyle |
| <input type="checkbox"/> Facebook |
| <input type="checkbox"/> Twitter |
| <input type="checkbox"/> City's Website |
| <input type="checkbox"/> Other |
-

Other:

- | |
|--|
| <input type="checkbox"/> TV |
| <input type="checkbox"/> Radio |
| <input type="checkbox"/> Drive By |
| <input type="checkbox"/> Friends/Family |
| <input type="checkbox"/> Bus Benches/Banners |
| <input type="checkbox"/> Utility Bill |
| <input type="checkbox"/> Press Releases |
| <input type="checkbox"/> Other |
-

7. HOW MANY PEOPLE WERE IN YOUR PARTY? _____

8. HOW MANY PEOPLE WITHIN YOUR PARTY WERE SKATERS? _____

9. DO YOU PLAN TO SHOP AND/OR DINE IN WINTER PARK TODAY?

10. WHAT OTHER ACTIVITIES WOULD YOU LIKE TO SEE HAPPENING AT THIS EVENT?

ADDITIONAL COMMENTS
