Original

APPRAISAL OF TWO FEE TAKINGS
A WATER RETENTION POND AND ROAD
RIGHT-OF-WAY
ALONG THE SOUTH SIDE OF
NORTHLAKE BOULEVARD,
WEST OF COCONUT BOULEVARD,
PALM BEACH COUNTY, FLORIDA
PARCELS 100 & 101
COCONUT NORTHLAKE, LLC

FOR

PALM BEACH COUNTY
DEPARTMENT OF ENGINEERING & PUBLIC WORKS
RIGHT-OF-WAY ACQUISITION SECTION
ATTENTION: L. MORTON ROSE, P.E., MANAGER

BY

FRANK J. CARDO, MAI STATE-CERTIFIED GENERAL REAL ESTATE APPRAISER RZ1190

AND

KEVIN C. DORAN STATE-CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER RD3003

WITH

ANDERSON & CARR, INC. 521 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401

DATE OF VALUE: JUNE 9, 2005 FILE NO.: 250320

521 SOUTH OLIVE AVENUE

WEST PALM BEACH, FLORIDA 33401-5907

www.andersoncarr.com Telephone (561) 833-1661 Fax (561) 833-0234

June 14, 2005

Quality Service Since 1947

Mr L. Morton Rose, P.E., Manager Palm Beach County Department of Engineering and Public Works, Right-of-Way Acquisition Section 160 Australian Avenue, West Palm Beach, Florida 33406

Re: Project Name:

Northlake Boulevard

Limits: East of Seminole Pratt Whitney Road to

East of Coconut Boulevard

Parcel 100 & 101

Coconut Northlake, LLC

Dear Mr. Rose:

At your request, we have personally appraised the subject property, consisting of two fee takings to be used for a water retention pond and road right-of-way for the widening of Northlake Boulevard. The parcels are located on the south side of Northlake Boulevard, west of Coconut Boulevard about four miles west of the Bee-Line Highway (a/k/a SR 710), in Section 15, Township 42, Range 41E within unincorporated Palm Beach County, Florida. The purpose of this complete appraisal presented in a summary report is to estimate the market value of the part to be acquired plus damages to the remainder, if any, for the property to be acquired, as of June 9, 2005.

Based on an examination and study made, as well as a general knowledge of real estate valuation procedures, we have formed the opinion that on the date mentioned, the subject property had the following values:

Value of the Fee Taking-Parcel 100 (Land)	\$ 365,000.00
Value of the Fee Taking-Parcel 100 (Site Improvements)	0.00
Total Value of Fee Taking-Parcel 100	\$ 365,000.00
Value of the Fee Taking-Parcel 101 (Land)	\$ 102,000.00
Value of the Fee Taking-Parcel 101 (Site Improvements)	_ 0.00
Total Value of Fee Taking-Parcel 101	\$ 102,000.00
Cost to Cure Damages	\$ 0.00
Damages to the Remainder (Severance)	0.00
` ,	

Total Compensation Estimate

\$ 467,000.00

Mr. L. Morton Rose June 14, 2005

The following presents a complete appraisal in a summary report. This letter must remain attached to the report, which contains 61 pages, in order for the value opinion set forth to be considered valid. Your attention is directed to the Assumptions and Limiting Conditions, which follow.

Respectfully submitted,

ANDERSON & CARR, INC.

Frank J. Cardo, MAI

State-Certified General Real Estate Appraiser RZ1190

Kevin C. Doran

State-Certified Residential Real Estate Appraiser RD3003

FJC/KCD:cmp

ANDERSON & CAR

521 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 3:

> E-Mail:mail@andersoncarr.com www.andersoncarr.com Telephone (561) 833-1661 Fax (561) 833-0234

November 23, 2005

Quality Service Since 1947

Levisited apprusal

L. Morton Rose, P.E., Manager Palm Beach County Department of Engineering And Public Works 160 Australian Avenue, West Palm Beach, FL 33406

RE: Addendum to appraisal of Parcels 100 & 101

SW corner of Northlake Boulevard and Coconut Boulevard

PBC Project No. 2003503 Our file number 250320

Mr. Rose:

Pursuant to your request, we have revisited our appraisal identified above to estimate the market value of the subject property (parent tract) based on hypothetical conditions that were not present during the original date of value (06/09/2005). This letter is intended to be supplemental to the above referenced appraisal report. Please refer to the above referenced appraisal report for all pertinent information on the subject property, neighborhood and market data. The appraiser has reinspected the subject property on November 20, 2005. Changes or additions to the subject property's pertinent data are as follows:

Assessment and Taxes (2005)

Land	\$ 376,692
Improvements	\$ 0
Total Assessed Value	\$ 376,692
Annual Tax Burden	\$ 7,177

The subject property is zoned AR with an underlying land use of RR-20 or 1 unit per 20 acres. The owner is reportedly attempting to obtain a land use change to RR-1.25 or 1 unit per 1.25 acres. The probability of obtaining this land use change for the subject property is slim according to John Rupertus, a planner with Palm Beach County Planning & Zoning Department. However, for purposes of this addendum to the above mentioned appraisal, we have been asked to determine the market value of the subject while making an extraordinary assumption the proposed land use of RR-1.25 is in place. Another assumption is that TDR's can be obtained and the existing wetland area can be mitigated. Note the subject has access to public water and sewer.

L. Morton Rose, P.E., Manager November 22, 2005

According to Bill Boose, attorney for the property owner, offsite mitigation is possible for 3.2 acres of the wetland portion of the site. Mr Boose and his client are also attempting to acquire a multi-use commercial node for a portion of this property. The original appraisal (our file #250320) was based on the assumption that the current RR-20 land use could not be changed to a higher density and that the wetland portion of the site was not available for mitigation.

The appraiser has reinspected the subject property on November 20, 2005. The subject neighborhood was also researched for additional comparable land sales since the last date of appraisal. Comparable sales utilized for consideration are the most recent sales within the subject neighborhood. These sales are listed in chart form with an accompanying location map attached herein. Complete data on the comparable sales are retained within our office files.

The comparable sales were analyzed on a price per square foot and price per acre basis. When analyzing the price per acre, a range of \$56,230 to \$137,500 is shown by the sales. Due to the rapid rate of appreciation that the subject area has been experiencing and considering the *extraordinary assumptions*, the market indicates a value near the upper end of the price per unit range.

Based on these sales and the extraordinary assumptions discussed, we estimate that the subject has a land value range as of November 20, 2005 based on \$105,000 per acre to \$130,000 per acre (or \$2.41 to \$2.98 per square foot)

Respectfully submitted,

ANDERSON & CARR, INC.

Frank J. Cardo, MAI

Vice President

State-Certified General Real Estate Appraiser RZ1190

Kevin C. Doran

State-Certified Residential Real Estate Appraiser RD3003

FJC/KCD:jkr

Current -

APPRAISAL OF TWO FEE TAKINGS
PARCEL 100 - A WATER RETENTION POND
PARCEL 165 - ROAD RIGHT-OF-WAY
ALONG THE SOUTH SIDE OF
NORTHLAKE BOULEVARD,
WEST OF COCONUT BOULEVARD,
PALM BEACH COUNTY, FLORIDA
COCONUT NORTHLAKE, LLC

FOR

PALM BEACH COUNTY
DEPARTMENT OF ENGINEERING & PUBLIC WORKS
RIGHT-OF-WAY ACQUISITION SECTION
ATTENTION: L. MORTON ROSE, P.E., MANAGER

BY

FRANK J. CARDO, MAI STATE-CERTIFIED GENERAL REAL ESTATE APPRAISER RZ1190

AND

RICHARD J. MICKLE II STATE-CERTIFIED GENERAL REAL ESTATE APPRAISER RZ1511

WITH

ANDERSON & CARR, INC. 521 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401

DATE OF VALUE: MAY 25, 2006 § DATE OF REPORT: MAY 30, 2006 FILE NO.: 260301.000

521 SOUTH OLIVE AVENUE

WEST PALM BEACH, FLORIDA 33401-5907

<u>www.andersoncarr.com</u> Telephone (561) 833-1661 Fax (561) 833-0234

May 31, 2006

Quality Service Since 1947

Mr L. Morton Rose, P.E., Manager Palm Beach County Department of Engineering and Public Works, Right-of-Way Acquisition Section 160 Australian Avenue, West Palm Beach, Florida 33406

Re:

Project Name: Northlake Boulevard

Limits: East of Seminole Pratt Whitney Road to

East of Coconut Boulevard

Parcel 100 & 165

Coconut Northlake, LLC

Dear Mr. Rose:

At your request, we have personally appraised the subject property, consisting of two fee takings to be used for a water retention pond and road right-of-way for the widening of Northlake Boulevard. The parcels are located on the south side of Northlake Boulevard, west of Coconut Boulevard about four miles west of the Bee-Line Highway (a/k/a SR 710), in Section 15, Township 42, Range 41E within unincorporated Palm Beach County, Florida. The purpose of this complete appraisal presented in a summary report is to estimate the market value of the part to be acquired plus by damages to the remainder, if any, for the property to be acquired, as of May 25, 2006.

Based on an examination and study made, as well as a general knowledge of real estate valuation procedures, we have formed the opinion that on the date mentioned, the subject property had the following values:

Summary of Compensation

Value of the Fee Taking-Parcel 100 (Land):	\$1,259,500
Value of the Fee Taking-Parcel 100 (Site Improvements):	<u>N/A</u>
Total Value of Fee Taking-Parcel 100:	\$1,259,500
Value of the Fee Taking-Parcel 165 (Land):	\$36,500
Value of the Fee Taking-Parcel 165 (Site Improvements):	<u>N/A</u>
Total Value of Fee Taking-Parcel 165:	\$36,500
Cost to Cure Damages:	<u>N/A</u>
Damages to the Remainder (Severance):	<u>\$0.00</u>
Total Compensation Estimate:	\$1,296,000

Mr. L. Morton Rose May 30, 2006

The following presents a complete appraisal in a summary report. This letter must remain attached to the report, which contains 65 pages, in order for the value opinion set forth to be considered valid. Your attention is directed to the Assumptions and Limiting Conditions, which follow.

Respectfully submitted,

ANDERSON & CARR, INC.

Frank Sardo, MAI

State-Certified General Real Estate Appraiser RZ1190

Richard J. Mickle II

State-Certified General Real Estate Appraiser RZ1511

FJC/RJM:cmp

ASSUMPTIONS AND LIMITING CONDITIONS (CONTINUED)

- 17. The appraiser assumes that access to the subject property will not be disrupted during construction.
- 18. This report assumes that grade changes in road elevation will not create a detrimental condition to the remainder with regard to site access and drainage in the after condition.
- 19. According to David Wiloch, Project Planning Manager with Palm Beach County, the property owner is in the process of attempting to amend the Palm Beach County Comprehensive Land Use Palm from RR-20 to "CL Commercial Low" and if successful with the amendment the owner will attempt to rezone the subject to MUPD which would allow for low density commercial retail development.

According to William R. Boose III – legal counsel for the ownership - the following is an approximate time line for the process.

June 2006:

Meet with Land Use Advisory Board (LUAB)

July 2006:

Board of County Commissioners -Public hearing

Aug. 2006:

MUPD and formal site plan submitted to Palm Brach County

Feb. 2006

Board of County Commissioners (BCC(to hear from Palm Beach County

Planning & Zoning.

June 2007:

DRO approvals expected.

According to David Wiloch, he will recommend denial of the amendment to the BCC because the amendment is not compatible with the "Northlake Study". Mr. Wiloch stated that even though he will recommend denial, the BCC can still approve the amendment. Mr. Wiloch stated that there was a 50/50 chance of the approval being granted by the BCC. He did however state that because of growth in the area, he felt some type of commercial development would be approved in the future.

When asked what alternate use would be compatible with the "Northlake Study" and have the highest probability of gaining staff and BCC approval, Mr. Wiloch stated that residential development to a density of one dwelling unit per 2.5 acres (1:2.25) would aptly fit that criteria.

We assume that the preceding information is accurate.

20. ACCEPTANCE OF, AND/OR USE OF THIS APPRAISAL REPORT CONSTITUTES ACCEPTANCE OF THE PRECEDING CONDITIONS.