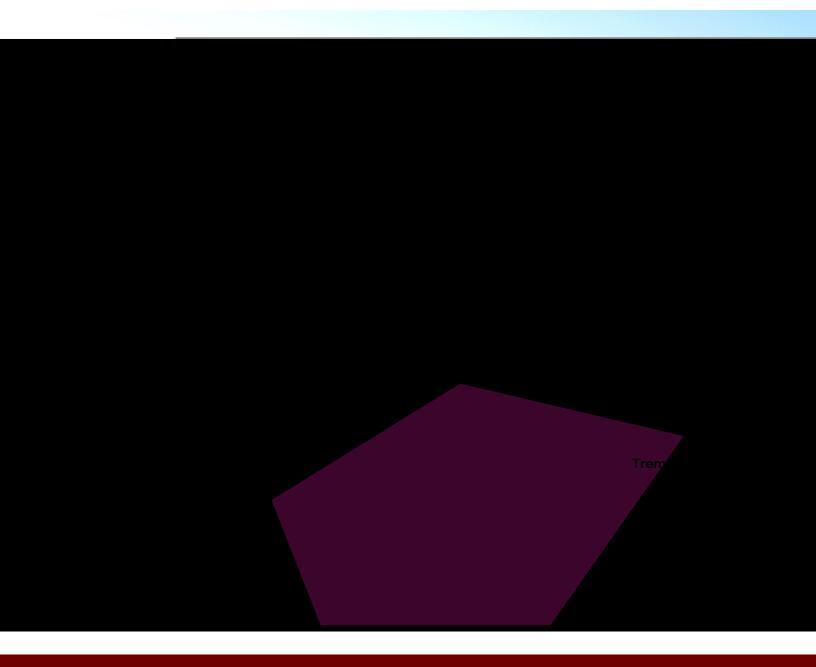
ATTACHMENT#3

RFP RESPONSE: Redevelopment of City Owned Property





Gerry Guenther
Managing Principal, DPSMD, LLC
gerry.guenther@g3development.com
(352) 516-0348

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TAB

Management Summary/ Approach to the Project Ms. Marilyn Douglas 510 N. Baker Street Mount Dora, FL 32757

Dear Ms. Douglas,

With this letter, Downtown Parking Solution MD, LLC is pleased to submit its proposal to the City of Mount Dora, the Community Redevelopment Area (CRA) and the Northeast Community Redevelopment Area (Northeast CRA) for the Redevelopment of City Owned Property Request for Proposal dated March 5, 2021.

Our approach aims to preserve the unique character and sustainability of Mount Dora's downtown by strengthening the city's economy, providing a better quality of life for its residents, and building on the local history and traditions in order to ensure an enduring future. Providing a Live – Work – Play environment is not a new concept for downtown areas; however, it is will be new to Mount Dora and it presents an opportunity to strengthen our downtown's sense of

partner with the City of Mount Dora and the CRA.

Thank you for the opportunity to submit this proposal. We look forward to continuing to collaborate with you on this important redevelopment. Please do not hesitate to contact me with any questions.

Sincerely,

Gerry Guenther

Principal

Downtown Parking Solution MD LLC

gerry.guenther@g3development.com

(352) 516-0348

MORE THAN A PARKING SOLUTION

PROJECT VISION

Downtown Parking Solution MD, LLC believes the block bordered by E 3rd Avenue, Baker Street, and N Tremain Street has the potential for development

Florida.

walkable neighborhood in the heart of downtown

historic shops and restaurants and Lake Dora while minimizing the visibility from the heart of downtown. Our goal is to create a location that will support and improve our current downtown by creating places to live, work, and play. Our goal is to deliver a

meets some immediate needs of the community.

requirements, adding 50% more parking in order to support the many downtown small businesses and

minimum of 753 downtown parking spaces.

and future parking needs for the community.



PROJECT DESCRIPTION

A Phased Approach

Our proposal consists of a phased approach to this

would include a 5-story parking structure (2 underground levels and 3 above-ground levels), containing 753 parking spaces. The second phase would include approximately 85 residential units, 13,000 square feet of retail/commercial space, and 17,000 square feet of

an additional 150 parking spaces and 30 additional residential units if that makes sense for the project. Between the two phases, we would have close to 9,000 SF of amenity space.

Phase I: Parking

Phase One, consisting of a 5-story parking structure, will

9 months of construction commencing. The parking garage will have two entrances and exits; one on Baker

residential area on Tremain. There will be access control from four lanes, with 2 pay-on-foot machines and 2 pay-in-lane machines. This garage will be modern and technologically equipped with exterior signage indicating the total stall count available. Any assigned parking spaces for building residents will be indicated with appropriate signage as well.

The garage phase of construction will include the addition of public restrooms and a trail head station. Green recreational areas accessible to future building residents are also envisioned for this phase.

garage that solves Mount Dora's current parking challenges without disrupting the downtown's historic feel. The garage will be completely wrapped with residential and commercial frontage, adding value to the property and maintaining the commercial/residential feel of the area.

Phase II: Residential and Commercial Units

Target Demographic

Based on our past experience with similar projects, high-density housing in mixed-use environments caters to extremely active, social individuals who have a strong desire to be a part of a community, included in the action, and constantly entertained. This type of resident, often referred to as a renter-by-choice, will pay a premium to live in this type of environment. When selecting an apartment, they are more concerned with the technological capabilities and onsite amenities of the residence as opposed to getting the most square footage for the best price. As a result, we anticipate

This Project will be developed to the highest quality and individual apartment units will be designed with the potential of converting to for-sale condominiums

Architectural Design

The residential building occupies the south, east and upper stories of the east sides of the building with a 25' setback from the streets to allow for ample sidewalks

blend with the surroundings. The overall mass of the building is reduced by integrating various unit types

The scale is further made residentially friendly with the use of bays, balconies, and various window sizes

Each building has its structured parking lined with units, so no apartment occupant is too far from their parking space. Two generous amenity decks wrapped with units and housing amenities on all three sides will bring light and air to the interior of the building. The residential

parking garages to conceal them from the residential neighborhood to the south.

The building lobby for the residential units will be located on the northeast corner along with the primary street

The lobby for the corporate headquarters for Steamroller Studios will be located on the northwest corner and will

Each unit will get ample natural light, and most will have

Street, some units will have more height as a result of

the street frontage reinforcing the residential style of

garages. They will be surrounded by units, creating

active and the west more contemplative. The size of the courtyards will allow for ample natural light to support

break the scale down as appropriate for the residential neighborhood. In addition to this articulation and the implied layers of privacy created by the massing, the

a dynamic façade that maintains a consistent design language without feeling boring or repetitive. The design will also disguise the building's scale by hiding behind itself. The intent of the layering of materials, setbacks,

is to respectfully blend this modern building into its surrounding neighbors.

Residential Vision

collection of convenient amenities near the Lakefront

will enhance the economic success of downtown businesses without putting additional stress on street parking and without requiring additional surface lots.

maintenance materials, presenting a façade articulated

program of the spaces they surround. The site design

connection to the natural world for building occupants.

with a stepped façade create a perception of gradually increasing privacy for the apartment dwellers and reduce the scale of the buildings to one appropriate to a site

durable materials enhances the residential atmosphere and scale.

upgraded cabinet packages, track and pendant lighting, upgraded hard surfaces in the kitchens and entries, intrusion alarms, patios/balconies, 2" blinds, roman

cleaning oven, microwave oven, dishwasher, garbage

separately metered for water and electricity.

Development Amenities

space. The internal amenity area will be minimal, creating an environment for the residents to utilize the many small

work and play from home when desired. Covered and secured garage parking will be available to the residents. There will be a considerable amount of hardscape; such as a courtyard, raised planting beds, decorative lighting, etc. to create an appealing urban environment. There will also be a large outdoor deck area.

Apartment Features

- Upgraded Cabinets
- Pendant Lighting in the kitchen
- Roman Soaking Tubs with tile tub surrounds
- Front Load Washer/Dryer
- Stainless Steel Appliances (including gas stove, microwave, oven, double door refrigerator)
- Intrusion Alarms
- Secured Residential Lobby
- · Club Room with kitchen, bar, and seating for groups
- features
- Secured Parking Garage with public parking access
- Spinners, and pumps)

Commercial Vision

The commercial units are planned to promote the utilization of the many businesses downtown and

essentials.

Proximity to the bustling and diverse downtown as

mixed-use redevelopment. An analysis of the site and surrounding neighborhood yields features that present both challenges and opportunities that serve to inspire the master plan. By reinvigorating the urban fabric and managing the site topography, we believe that this mixed-use development can have a transformative

Steamroller Studios is excited to locate its corporate

tech company within the downtown boundaries of the city, it also ensures that their approximately 150 employees will support the many downtown businesses

Steamroller Studios, a high-end animation, game development, and tech studio, established their

the studio has since made a name for itself in character animation, game development, and experience design, growing to a team of over 150 employees in less than six years.

A growing company with a commitment to fostering creativity, art and innovation, Steamroller's values are

Steamroller, now the largest animation studio on the

programmers, and coordinators in the world. Their team represents a group of dynamic, creative young professionals who contribute to the energy and vibrancy of the downtown area. Their 150 full-time professionals

restaurants on a daily basis. Keeping Steamroller in

growth. This proposal addresses that directly.

Green Features

including the National Green Building Standards of the National Association of Home Builders, as well as with

Council. Our Team will employ a full-time project closely with the development and construction team to completion.

our developments and we would intend to do similar features for this Project.

- · Water-saving faucets, showerheads, and toilets
- ۰
- ۰
- Puron HVAC

- · Low VOC paints and carpet
- · Low VOC in sealants
- Potential Solar Panels on the roof to minimize power consumption on the garage

Conclusion

core and act as a threshold to the development of the outward, supporting the many local small businesses.



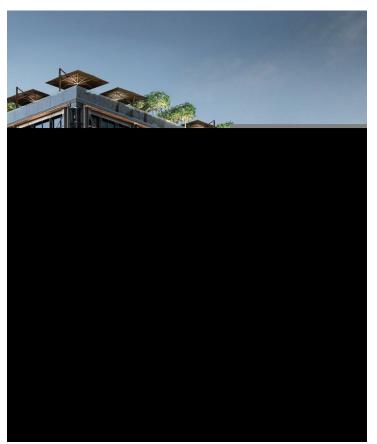
PROJECT PLANS AND RENDERINGS

ARCHITECTURAL INSPIRATION







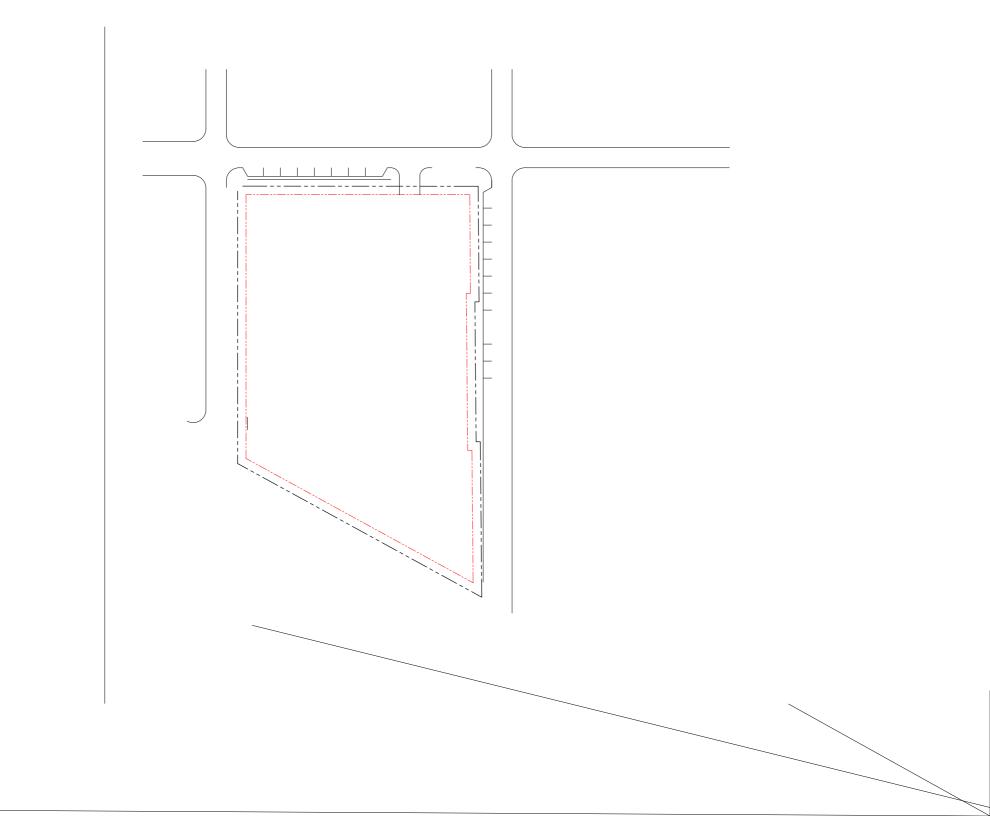


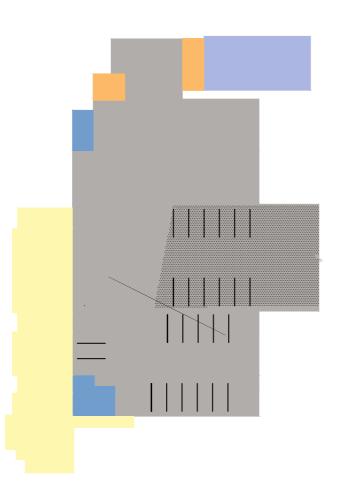
a series of community meetings to gather a wide variety of input from residents and leaders in the community in

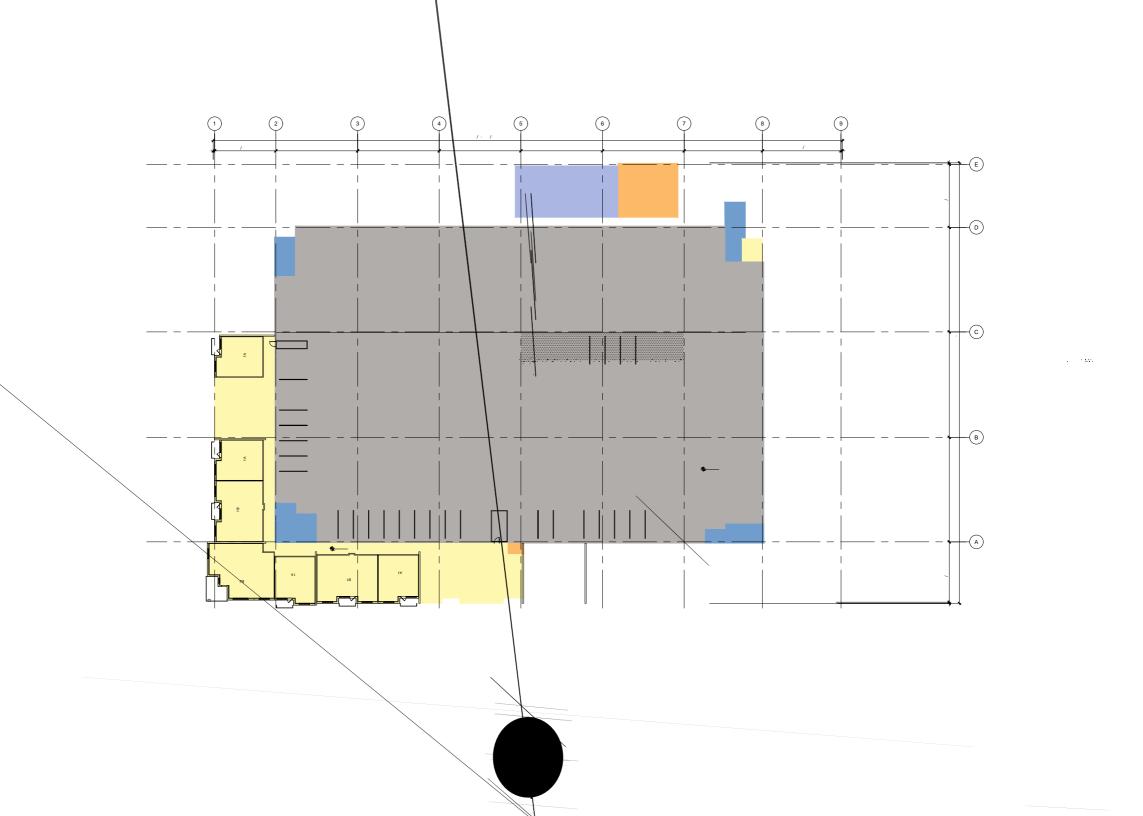
The inspiration for the architectural direction is currently

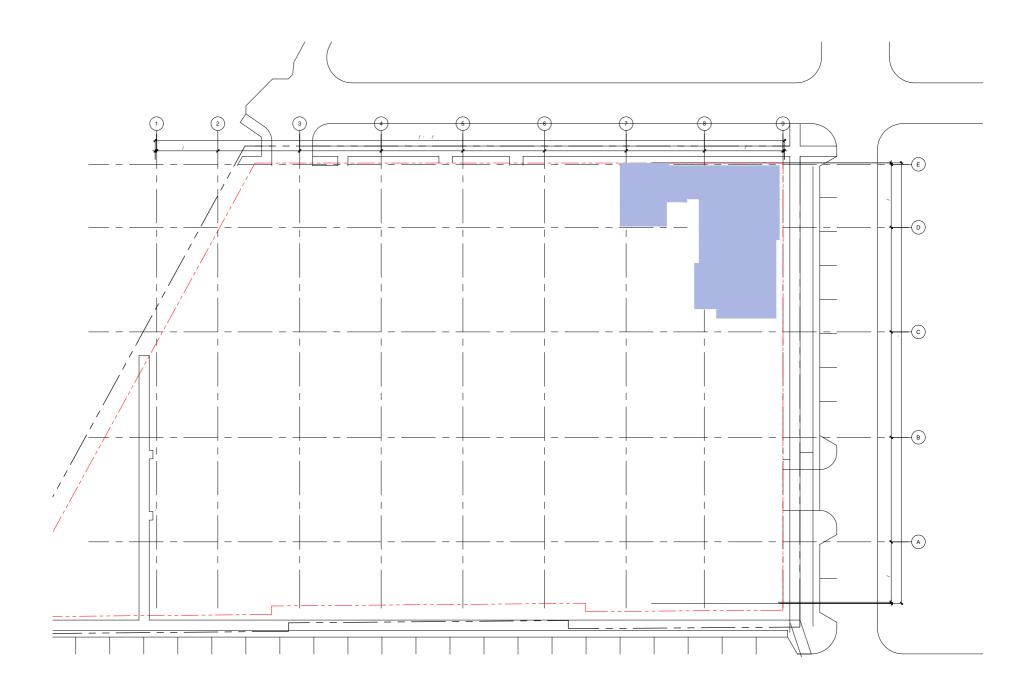
red brick, dark steel, and architectural glass will allow us to create a modern building that will blend with the current historic environment. At the same time, this structure will stand out as an iconic destination on the

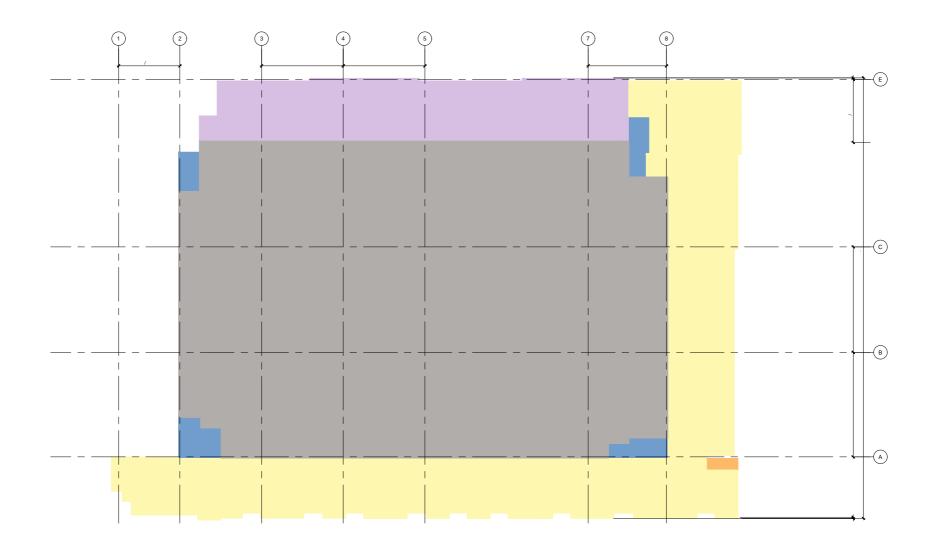
PROJECT STATISTICS

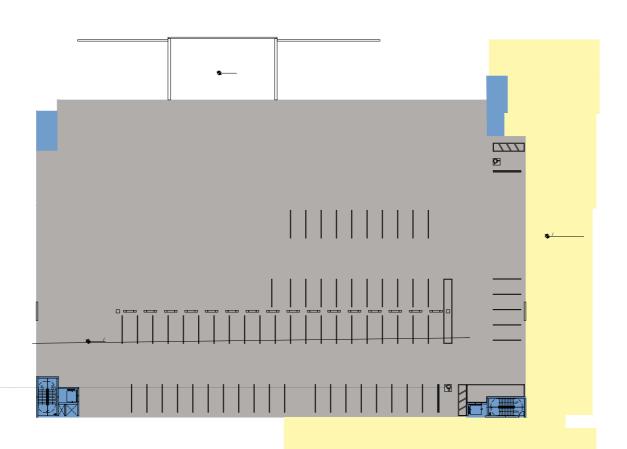


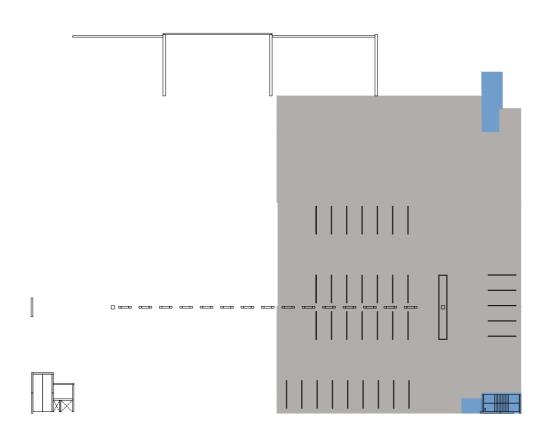


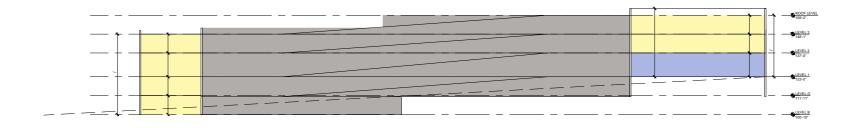












RAMP SECTION

TANGIBLE BENEFITS

| | Addition of Commercial Real Estate |
|-------------------------------|------------------------------------|
| A Long-term Parking Solution | |
| Professional Retention | Job Creation |
| Addition of Residential Units | |
| | Support for Tourism and Events |
| | Other Benefits |
| | rails to trails project. |

PROJECTED TIMELINE

| May 18, 2021 | City Council Approval | |
|------------------|-------------------------------------------------------------------|--|
| May 19, 2021 | Start Final Design Phase | |
| May 24, 2021 | Community Input Meeting | |
| June 1, 2021 | Submit to Historic Board for house removal and new project design | |
| June 15, 2021 | Community Input Meeting | |
| July 5, 2021 | RC Major Site Plan Submittal | |
| July 28, 2021 | DRC Site Plan Comments | |
| August 18, 2021 | Planning and Zoning Board Approval | |
| August 19, 2021 | Submit Phase 1 Site and Vertical permit | |
| October 4, 2021 | Receive phase 1 site permit | |
| November 1, 2021 | Receive vertical construction permit for phase 1 | |
| October 2022 | Complete Phase 1 | |

Pending completion of Phase I, Phase II will commence in November 2022 and would be scheduled to finish in November 2023.

FINANCIAL MODEL

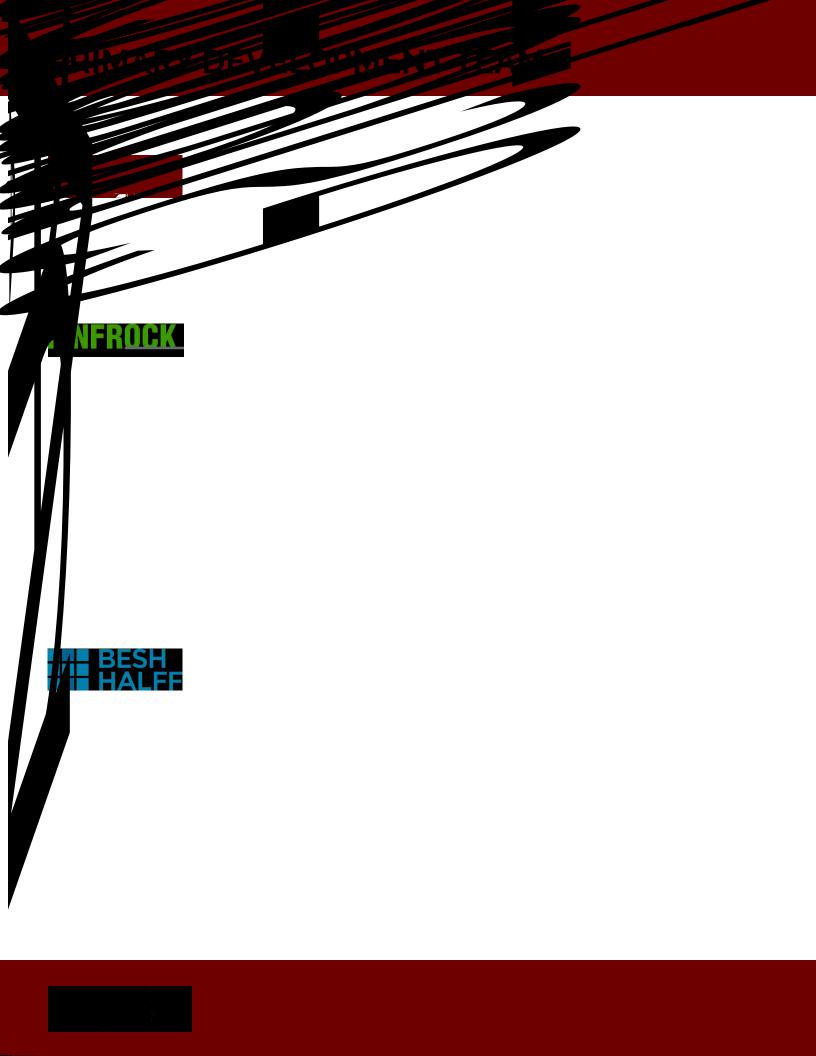
Shumacker, Johnston & Ross, PA

Certified Public Accountants

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70m Coletta

TABII SUMMARY OF QUALIFICATIONS



DEVELOPER HISTORY

REAL ESTATE DEPART/INVESTOR

| COMPANY | PHONE |
|---------|---------------------|
| | (352) 343 69 |
| | |
| | |
| | |
| | |
| | |



CONTACT

YEARS' EXPERIENCE

20 years

EDUCATION



GERARD G. GUENTHER, JR.

President, Downtown Parking Solution MD, LLC

Real Estate Developer/Investor

Mr. Guenther has been a real estate builder/developer in the

management.

Mr. Guenther has been involved in the development in over

the managing member of over \$50,000,000 of commercial real estate

completion and/or repositioning of construction and/or sales, increased density via assemblages, etc.

Mr. Guenther has served on the local development committees and

Mount Dora area and he has consistently demonstrated a personal and professional commitment to the preservation and revitalization of the historic downtown commercial district.

from Rollins College in Winter Park, FL.





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PROJECT PROFILE

OWNER

LOCATION

Tavares, FL

STARTED

LAKEVIEW CENTER MEDICAL REAL ESTATE DEVELOPMENT

Lakeview Center is a medical real estate development specializing in

by the City of Tavares.

SCOPE OF SERVICES PROVIDED

Secured Financing
Permit Planning Assistance
Scheduling
Construction Management
Financing
Obtained Municipal Approvals
Site Selection

PROJECT PROFILE

OWNER

PARTICIPATING PARTNER

COMPLETED

COST

ORLANDO HEALTH SOUTH LAKE HOSPITAL EMERGENCY ROOM -BLUE CEDAR

physicians. The emergency department contains outpatient imaging services Outpatient physical rehabilitation services. The facility houses

as needed.

RELEVANCY

Innovative Financing

Transferral of Risk from Partner to Developer

FINFROCK is a leading national specialist in the planning,

manufacturing, and construction of parking structures

architectural, engineering, and precast designers, cost estimators, quality control personnel, and construction managers who specialize in the design and construction

deliver a completed structure rather than a series of

tipped in favor of the Owner.

FINFROCK's total building process addresses the aesthetic, functional, and budgetary concerns of your

changing conditions. This delivery method also gives us the ability to guarantee a price and schedule upfront prior

and construction estimators seamlessly collaborate to

budget. Utilizing this internal feedback loop has given us the opportunity to continually analyze details in a garage

ensure the garage remains a high performing asset. Our

responsibility which eliminates change orders and results in reduced risk, reduced cost and accelerated schedules.

cost and schedule control throughout the design and



CONTACT

DANIEL HELMICK, JR., PE

Executive Vice President, Project Development Builder

is the owner's key point of contact with FINFROCK. Overseeing both goals and key initiatives are met, from conceptual architectural and

working in FINFROCK's precast Manufacturing Plant, Transportation Department, Engineering Design Department and serving as

PROJECT EXPERIENCE

record, structural engineer, precast concrete manufacturer and installer, and

YEARS' EXPERIENCE

EDUCATION

University of Florida Warrington School

University of Florida, 2005

PROFESSIONAL REGISTRATION

serves guests of the beach and nearby shops and restaurants.

consulting, architect of record, engineer of record, precast/prestressed concrete manufacturing and general contracting.

structure with a brick façade which compliments a bygone era when Ocala





KYLE MYERS, PEDirector Project Development
Builder

designers, architects and engineers to incorporate economical

CONTACT

the goals of the Owner are realized.

PROJECT EXPERIENCE

record, structural engineer, precast concrete manufacturer and installer, and

YEARS' EXPERIENCE

EDUCATION

serves guests of the beach and nearby shops and restaurants.

Crummer Graduate School, 2012

PROFESSIONAL REGISTRATION

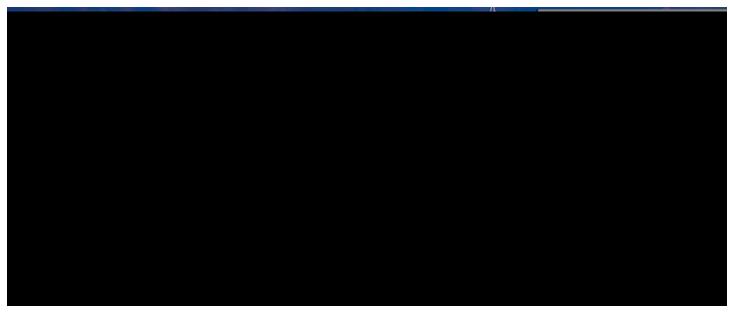
consulting, architect of record, engineer of record, precast/prestressed concrete manufacturing and general contracting.

Communities. Currently under construction, FINFROCK is serving as architect

parking structure.

served as the parking consultant, architect of record, structural engineer, and













<u>FINFROCK</u>

PROJECT PROFILE

OWNER

City of Ocala

LOCATION

Ocala, FL

COMPLETED

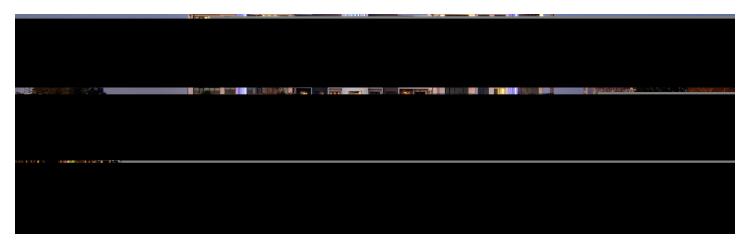
CAPACITY

2 Elevated Levels

DOWNTOWN OCALA PARKING GARAGE

with the alluring atmosphere of their historic downtown. Deemed most parking structure with a brick facade compliments a bygone era when

ban on wood construction. The design uses window openings in the wall panels to achieve the look of small shops and thriving businesses.











<u>FINFROCK</u>

PROJECT PROFILE

CLIENT

OneEleven Residential

LOCATION

Orlando, FL

COMPLETED

12/22/2020

CAPACITY

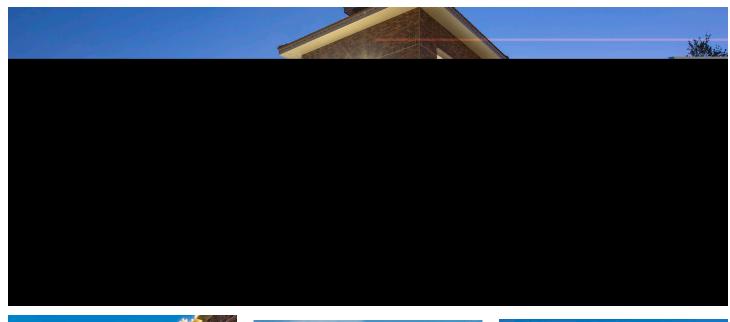
252 Units

LAKE HOUSE APARTMENTS LUXURY MULTIFAMILY

Recently completed in Downtown Orlando, residents now have access to this upscale multifamily housing in the desirable area of Ivanhoe

boutiques, restaurants, a brewery, and parks.

contractor, architect of record, and structural engineer for the apartments and the parking structure.









<u>FINFROCK</u>

PROJECT PROFILE

OWNER

City of Winter Garden

LOCATION

Winter Garden, FL

COMPLETED

CAPACITY

CITY OF WINTER GARDEN PARKING GARAGE

a parking structure that would meet the charm and character of Winter

garage's brick design with varying depths creates a visually interesting



GARDENS CORPORATE CENTER PARKING GARAGE—PALM BEACH GARDENS, FL

Gardens Corporate Center, LLC

OFFICE/RETAIL CLIENTS

F DECK PARKING GARAGE - ORLANDO, FL

MILLENIA 700 PHASE II PARKING GARAGE—ORLANDO, FL

GRAMERCY WOODS PARKING GARAGE—JACKSON-

Weiland

VILLE, FL

FAIRWINDS SUPPORT CENTER PARKING GARAGE - OR-LANDO, FL

Fairwinds Credit Union Gramercy Property Trust

COCOA BEACH PARKING GARAGE - COCOA BEACH, FL

CITY OF WINTER GARDEN PARKING GARAGE—WINTER GARDEN. FL

City of Winter Garden

CARILLON PARKING GARAGE—ST. PETERSBURG, FL

A G Spanos

City of Ocala

METWEST THREE PARKING GARAGE—TAMPA, FL

Metropolitan Life Insurance Company

DORAL COURT PARKING GARAGE—DORAL, FL

Terra Group

500 TOWNPARK PARKING GARAGE—LAKE MARY, FL

DOWNTOWN OCALA PARKING GARAGE—OCALA, FL

Piedmont 500 TownPark LLC

1001 HEATHROW PARKING GARAGE—LAKE MARY, FL

WEST BIG BEAVER PARKING GARAGE—TROY, MI

Unicorp National Developments

KIRKMAN POINT II PARKING GARAGE-ORLANDO, FL

Megastron Development, LLC

KELLER CENTER PARKING GARAGE—MAITLAND, FL

TerraCap Management Corporation

LAKE NONA GATEWAY GARAGE—LAKE NONA, FL

Lake Nona Land Company,

HEALTHCARE CLIENTS

BOCA RATON REGIONAL HOSPITAL PARKING GARAGE – BOCA RATON, FL

NORTH FLORIDA REGIONAL MEDICAL CENTER PARKING GARAGE - GAINESVILLE, FL

Charles Perry Partners

TEAM MEMBER CENTER PARKING GARAGE - ORLANDO, FL

KCOM CLEARWATER PARKING GARAGE—CLEARWA-

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RESIDENTIAL CLIENTS

LAKE HOUSE APARTMENTS—ORLANDO, FL

OneEleven Residential, LLC

WESTMINSTER TOWERS PARKING STRUCTURE—TAM-PA, FL

Westminster Communities of Florida

BROADSTONE WINTER PARK—WINTER PARK, FL

Alliance Residential Company

ALTIS AT FAIRWAY COMMONS PARKING STRUCTURE— TAMPA, FL

Altman Development Corporation

GRADY AVENUE APARTMENTS PARKING GARAGE—TAMPA, FL

First Florida

BALDWIN HARBOR PARKING GARAGES—ORLANDO, FL

ZOM Development, Inc.

SKYHOUSE CHANNELSIDE PARKING GARAGE—TAMPA, FL

AURORA PARKING GARAGE—TAMPA, FL

First Florida

BIG TEX PARKING GARAGE—SAN ANTONIO, TX

NRP Group, LLC

THE RESIDENCES AT WINTER PARK VILLAGE—WINTER PARK, FL

Casto

EDUCATION CLIENTS

UF 608 - PARKING GARAGE XIV-GAINESVILLE, FL

University of Florida

MDC WOLFSON PARKING GARAGE—MIAMI, FL

Miami Dade College

PROJECT 801 SOUTH PARKING GARAGE—ORLANDO, FL

PROJECT 801 EAST PARKING GARAGE—ORLANDO, FL

PORT CANAVERAL CRUISE TERMINAL 3 PARKING GARAGE—PORT CANAVERAL, FL

Canaveral Port Authority

PROJECT 370 PARKING GARAGE—ORLANDO, FL

CHEROKEE CASINO PARKING GARAGE - CHEROKEE, NC HYATT HOUSE NAPLES 5TH AVENUE HOTEL AND

PARKING STRUCTURE—NAPLES, FL

BUENA VISTA A3 PARKING GARAGE—LAKE BUENA VISTA. FL

PROJECT 402 PARKING GARAGE—ORLANDO, FL

Reedy Creek Improvement District

4TH & 5TH DELRAY PARKING GARAGE—DELRAY BEACH, FL

PROJECT 664 PARKING GARAGE—ORLANDO, FL

iPic Entertainment

HAMLIN PARKING GARAGE-ORLANDO, FL

BOCA WEST COUNTRY CLUB PARKING STRUCTURE— BOCA RATON, FL

PROJECT 503-ORLANDO, FL

PORT CANAVERAL CRUISE TERMINAL 1 PARKING GARAGE-PORT CANAVERAL, FL

PROJECT 927 PARKING GARAGE—ORLANDO, FL

Canaveral Port Authority

PROJECT 766 PARKING GARAGE—ORLANDO, FL

PROJECT 927 PARKING GARAGE—ORLANDO, FL

MIXED-USE CLIENTS

GRIFFIN FARM PARKING STRUCTURE—LAKE MARY, FL

PORT CANAVERAL CRUISE TERMINAL 5 PARKING GARAGE-PORT CANAVERAL, FL

Elevated levels

Unicorp National Development, Inc.

Canaveral Port Authority

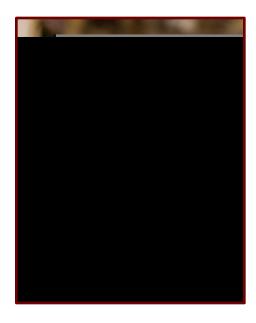
LAKESIDE CROSSING PARKING STRUCTURE—WINTER PARK. FL

PROJECT 799W PARKING GARAGE EXPANSION— ORLANDO, FL

Unicorp National Development,

ARCHITECT

| COMPANY Powell Studio Architecture | PHONE | | | | | | | |
|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|
| ADDRESS | POINT OF CONTACT | | | | | | | |
| | | | | | | | | |
| PERSONNEL | FACILITY | | | | | | | |
| 5 employees | | | | | | | | |
| The responsibility clients entrust with their architect may far surmount other professions. Many of our clients | heart of Central Florida, founded upon the precept that | | | | | | | |
| of designing and constructing a building, nor have we embrace the fact that our clients selected us from | clientele, and the success of our business. | | | | | | | |
| EXPECTATIONS, to LISTEN and UNDERSTAND your needs, and to ASSIST you in achieving your goals. | opportunity to garnish a very diverse portfolio of work, | | | | | | | |
| team approach, bringing together owners, users, and professionals in a collaboration of knowledge, needs and | even historical renovations. As you will see, our skill set is religious institutions, and both corporate and private retail establishments. | | | | | | | |
| weighing creative desires versus budgetary constraints. The buildings and spaces we create are not meant to be | based upon those needs, and our knowledge of design, construction, and building codes, allows us to be the best possible stewards of your pocketbook, ultimately allowing you to realize greater returns on your investment. | | | | | | | |



JEFF POWELL

President, Powell Studio Architecture

Architect

CONTACT

YEARS' EXPERIENCE

20 years

EDUCATION

Studies, Florida International University

Florida Atlantic University

PROFESSIONAL REGISTRATION

PROJECT PROFILE

CLIENT

Lake County
E ± s Ú E ü E š 9 4 1/4
Commissioners

LOCATION

Clermont, FL

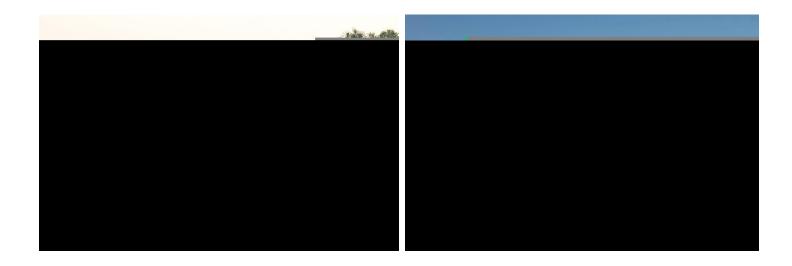
COMPLETED

– È N ...

MUNICIPAL BUILDING

X±)å Eš9<¼ E±sÚ Eü Eš9<¼ E55 xx E9åsx å,åÏ<å < å så9E´±< E9 Eü ±9 å» x< 9 N ØÈÈÈ "8 ^så å9 9;</pre> üEs5ås,¼ ± ϱs Úå±,åsx ^Ø ±9Ú sågš såÚ å» <å9x xå \ddot{l} šs $(\frac{1}{4} \pm 9)$ \ddot{u} š9 \ddot{l} \ddot{l} \dot{l} \dot{l} 9 c ås Es Ú å 5 E, c E 9 Ø ± 9 Ú c å Ú åx 9 E ü ^ ± c s E, E þ Ï community services division, vehicular maintenance garage including å´Úå9Ï寱¼xرxµå,,±x±x<±<åEü<å±s<Úå<å Úå cå 9 c E 9 ± så ± 9 l, šÚå Ú ü E š s ` a 9 Ú ´ Ú š ± , ± 9 Ú station, sally ports, and various other ancillary support areas such as ±9 å9Ï,ExåÚ ´å Ïš,±s x±,,¼ ^Es<c ‰ å å» x< 9 Æš of curtain wall glass, which was removed and replaced by a solid xåÏšså μ±,, μ κ x5±,,ås μ 9ÚEμx c ‰ å ^sE#åÏκ μ±x Powell, and the design team was tasked with working very closely with ´±s Ešx Ú ´ x E9x Eü ‹ å X±)å Eš9‹¼ "ås ýqx kþÏå standards of quality were successfully met.

à låý {Eμå,, μ±x ‹ å ^s 9Ï ^±, ±sÏ ‹åÏ‹ 9 Ï ±s åØ ^sE#åÏ‹ 5±9± åsØ ±9Ú : ^sE#åÏ‹ μ ,å å5^,E¼åÚ Æ¼ ±9E‹ ås s5c



PROJECT PROFILE

CLIENT

City of Clermont, FL

LOCATION

Clermont, FL

COMPLETED

2015

CLERMONT ROWING BOAT HOUSE MUNICIPAL BUILDING

Powell Studio Architecture was awarded through a competitive bid

County Rowing Association, to bring the sport of competitive rowing, and an opportunity for the citizens to learn the sport.

The facility was constructed and opened in 2015, with the strong support and anticipation of the community. The building of

the design.

structure, using high quality materials, and is conceptually and

Lake Minneola, this facility has already transformed the waterfront into an active community and enhance the City's opportunities to

ENGINEER



| COMPANY | PHONE |
|----------------------------------------|------------------|
| ADDRESS | POINT OF CONTACT |
| PERSONNEL 10000+ employees nationwide | FACILITY |

this attribute, more than any other, allows us to maintain a loyal client base. We are members of a company built on integrity, technical knowledge and commitment to

FLORIDA HISTORY

began providing professional engineering

of 1,000 includes engineers, architects,

Record magazine's list of the top 500

integrity, dedication to client service and commitment to quality is preserved

providing value with creative solutions to design challenges.

Our people are individuals with diverse, yet complementary, professional backgrounds. Most of our professional

college and have grown in their careers knowing the commitment to quality that

- Architecture
- · Construction Services
- Environmental
- Geographic Information Systems
- Intelligent Transportation Systems
- · Land and Site Development
- Mechanical/Electrical/Plumbing Engineering
- · Oil and Gas
- · Planning and Landscape
- Architecture
- · Public Works
- Right of Way
- Software Development
- Structural Engineering
- Subsurface Utility Engineering/ **Utility Coordination**
- Surveying
- Transportation

- Water Resources
- Water Utilities

Florida, the Southeastern U.S. and internationally. The work has spanned

engineering and landscape design for urban parks and commercial centers to designing intelligent transportation systems (ITS), leading regional planning initiatives, and delivering CEI

provides outstanding service in the disciplines of civil engineering, planning, landscape architecture, urban design, construction engineering and inspection, transportation and mobility, and geographic information systems (GIS).

challenges.



CHARLES C. HIOTT, PE

Vice President/Director of Land Development

Engineer

of residential and commercial sites including all grading, drainage

CONTACT

knowledge of permitting through various agencies including FDEP,

Chuck is also a member of several professional societies, including the American Society of Professional Engineers, the Water Environment Federation, and the American Water Works Association.

YEARS' EXPERIENCE

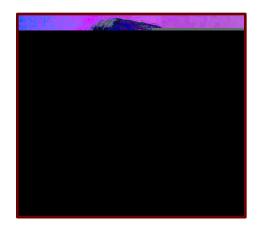
25 years

EDUCATION

University

PROFESSIONAL REGISTRATIONS





BRETT J. TOBIAS, PE

Team Leader/Public Works/Land Development

Engineer

CONTACT

permitting process through various agencies including FDEP, SJRWMD

community and regional parks, water and wastewater infrastructure.

YEARS' EXPERIENCE

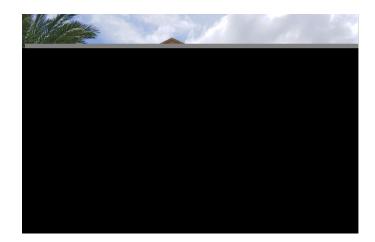
15 years

EDUCATION

Central Florida

PROFESSIONAL REGISTRATIONS













PROJECT PROFILE

OWNER

City of Tavares

LOCATION

Tavares, FL

COMPLETED

PROJECT COST

CITY OF TAVARES PUBLIC SAFETY COMPLEX

site plan design, Final engineering plans, Construction administration services, Construction bid document preparation, Construction oversight, Permitting with City of Tavares, Lake County, SJRWMD and FDEP.

as the local Emergency Operations Center – all under one roof. This

was housed in the City's former 2,000 sf freight depot. The site, prior to

PROPERTY MANAGER



| COMPANY | PHONE FAX | | | | | | |
|---------------|-----------------------------|--|--|--|--|--|--|
| ADDRESS | POINT OF CONTACT | | | | | | |
| Orlando, FL | Adam Wonus | | | | | | |
| | awonus@atriummanagement.com | | | | | | |
| UNITS MANAGED | FACILITY | | | | | | |
| | | | | | | | |

Atrium Management Company is a privately owned real estate property management, asset management, and development company. Servicing key strategic areas, Atrium provides the most comprehensive coverage available in the cities of Orlando, Tampa, Gainesville and their surrounding Central Florida communities. Atrium takes a team based approach to its business, which allows it to maintain a small company feel and

Atrium's mission is to use a combination of high tech, common sense, and world class personal service to improve bottom line performance for our clients and to make the process of renting easier for potential residents. When you work with

clients and consistently raise the bar for the industry.

MULTIFAMILY MANAGEMENT

managing multifamily apartment communities of all sizes. As

that go behind operating a real estate portfolio. With the systems and personnel in place to ensure the strategic

their investment.



CONTACT

Orlando, FL

awonus@atriummanagement.com

YEARS' EXPERIENCE

15 years

EDUCATION

Ohio University

PROFESSIONAL REGISTRATION

ADAM WONUS

Partner and President

Property Management

Adam began his career as an underwriter at Mercantile Commercial Capital

Management Company with Mike Krause, and has been focused on building and company.

RELATED EXPERIENCE

President for A.T. Wonus Development Group (2012 - present)

CAREER HIGHLIGHTS

(Developer)





CONTACT

Orlando, FL

mkrause@atriummanagement.com

YEARS' EXPERIENCE

EDUCATION

Ohio University

MIKE KRAUSE

Partner

Property Management

in property management, Mike has managed more than 15,000 units across 22 positive working environment.

RELATED EXPERIENCE

Partner for Atrium Management Company (2015 – present)

CAREER HIGHLIGHTS

Michael Krause has emphasized team building and creating a positive working

property management.

PROFESSIONAL REGISTRATIONS

Licensed Real Estate Agent

Property Managers

Management Degree









ATRIUM

PROJECT PROFILE

LOCATION

Eustis, FL

STATUS

Recently Approved

WATERMAN SQUARE MIXED USE DEVELOPMENT

developing in the city of Eustis, Fl.

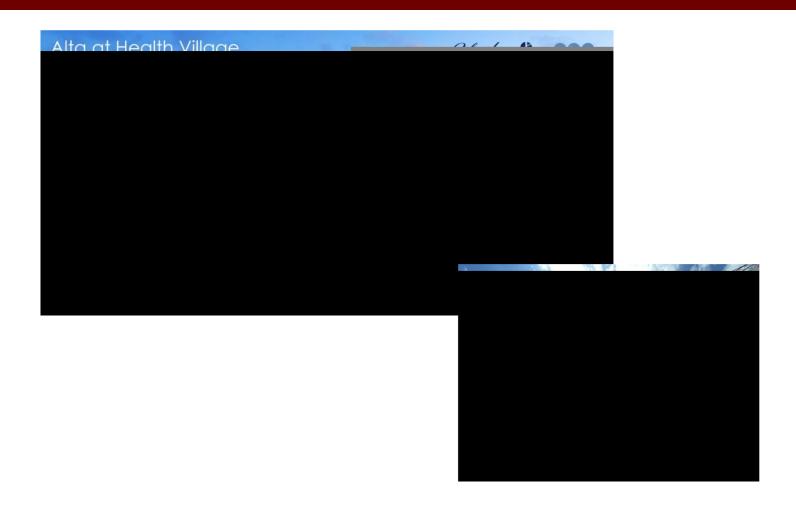
Designed to honor the unique history of the city and this site in

space parking garage.

Over the past year, Atrium has been working with the City of Eustis and other community stakeholders to design a development that will

construction.

Recently, the Eustis City Commission voted unanimously to proceed



ATRIUM

PROJECT PROFILE

LOCATION

Orlando, FL

STATUS

Under Construction

CAPACITY

ALTA AT HEALTH VILLAGE MIXED USE DEVELOPMENT

Adam Wonus works with the Ustler Group of Companies as part of

main campus.

parking garage, and a rooftop clubhouse and pool.

of seamlessly integrating and becoming an incredible asset to the surrounding community.

TAB III REFERENCES

REFERENCES

ORLANDO HEALTH SOUTH LAKE HOSPITAL

1900 Don Wickham Drive, Clermont, FL 34711

(352) 394-4071

Development Services and Consulting, 2016 to 20

Paul Johns

paul.johns@orlandohealth.com

(352) 394-4071

THE BIGGER TEN, LLC

2020 Oakley Seaver Drive Suite 3, Clermont, FL 34711

(352) 242-0404

Development Services and Consulting, 2018 to 202

David Lucas, MD.

dhlcfo@yahoo.com

(352) 242-0404

STEAMROLLER STUDIOS

301 North Baker Street, Mount Dora, FL 32757

(321) 234-6541

Development Services and Consulting, 2017 to 2021

Adam Meyer

adam.meyer@steamrollerstudios.com

(321) 234-6541

BAKER GROVES, INC.

2051 Morningside Drive, Mount Dora, FL 32757

(352) 360-5603

Development Services and Consulting, 2001 to 2021

Bill Baker

wfbakerIII@aol.com

(352) 360-5603

FIRST NATIONAL BANK OF MOUNT DORA

714 North Donnelly Street, Mount Dora, FL 32757

(352) 383-2111

Banking Relationship, 2001 to 2021

Robert White

Bob.White@fnbmd.com

(352) 383-2111

CITY NATIONAL BANK

390 N. Orange Avenue, Suite 100, Orlando, FL 32801

(407) 283-6011

Banking Relationship, 2005 to 2021

Tom Coletta

tom.coletta@citynational.com

(407) 283-6011

SEACOAST BANK

1000 E Highway 50, Clermont, FL 34711

(352) 408-2209

Banking Relationship, 2001 to 2021

Robert Berens

rob.berens@seacoastbank.com

(352) 408-2209

UNITED SOUTHERN BANK

515 W. Main Street, Leesburg, FL 34748

(352) 771-5706

Banking Relationship, 2001 to 2021

Bill Wonus

bill.wonus@unitedsouthernbank.com

(352) 771-5706

TABIV DOCUMENTS



510 N. B D , FL 32757-0176 M : (352) 735-7112

380D3B0 **FEIN #**: 85-3369899

ALID E I D: 15, 2021 30, 2021

INE L CA ED: 2055 E L K D A N MBE: В INE 21-00004307

ED

Ν N A KING L I N MD, LLC D N A KING L I N MD, LLC Ν 1273 В

N D A, FL 32756

A ELICEN EN MBE ():

21-00004307

BUSINESS TAX RECEIPT 15.00 15.00 ONING REVIEW FEE (HOME-BASED BUSINESS) 25.00 25.00

> F \$40.00 A D: \$0.00 -D N

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С М D L CAL B INE A B INE A N MBE: 510 N. B D , FL 32757-0176

: (352) 735-7112

ALID E I D: 15, 2021 30, 2021

CA EG : H ME-BA ED В INE

\$40.00 L CA ED: 2055 E L K D : INE D : \$0.00 ED Α

D N A KING L I N MD, LLC Ν - D N Α Ν N A KING L I N MD, LLC

1273 N D A, FL 32756 M

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BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

ARBOLEDA, JORGE A.

FINFROCK DESIGN LLC 2400 APOPKA BLVD





STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

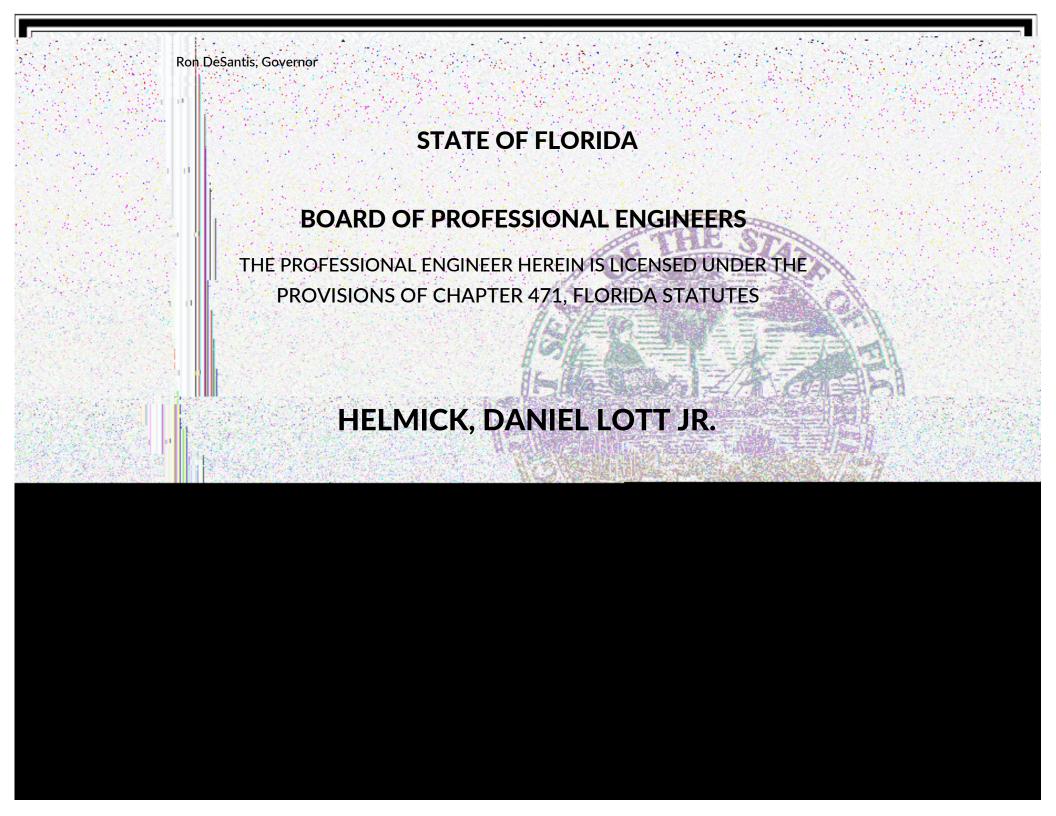
CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

JONES, MINOR STANFIELD

FINFROCK CONSTRUCTION, LLC 2400 APOPKA BLVD







STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE INTERIOR DESIGNER HEREIN IS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

POWELL, ROBERT JEFFREY

11129 OAKSHORE LANE





STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

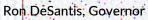
BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

POWELL, ROBERT JEFFREY

POWELL STUDIO ARCHITECTURE, LLC
11129 OAKSHORF LANE









STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

HIOTT, CHARLES CECIL

32925 WOLF'S TRAIL SORRENTO FI 327760000





Julie I. Brown, Secretary



DIVISION OF REAL ESTATE

THE BROKER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

WONUS, ADAM THOMAS

9154 BAY HILL BLVD ORI ANDO FL 32819



TAB V REQUIRED FORMS

REQUIRED FORMS

- 1. PROPOSERS CHECKLIST
- 2. CONFLICT OF INTEREST AFFIDAVIT
- 3. DECLARATION STATEMENT
- 4. NON-COLLUSION AFFIDAVIT OF PRIME PROPOSER
- **5. ACKNOWLEDGEMENTS**
- 6. COMPLIANCE WITH PUBLIC RECORDS LAW
- 7. REFERENCE FORM
- 8. PUBLIC ENTITY CRIMES STATEMENT
- 9. FIRM INFORMATION
- 10. SIGNED ADDENDUMS (IF APPLICABLE)

PROPOSER CHECK LIST

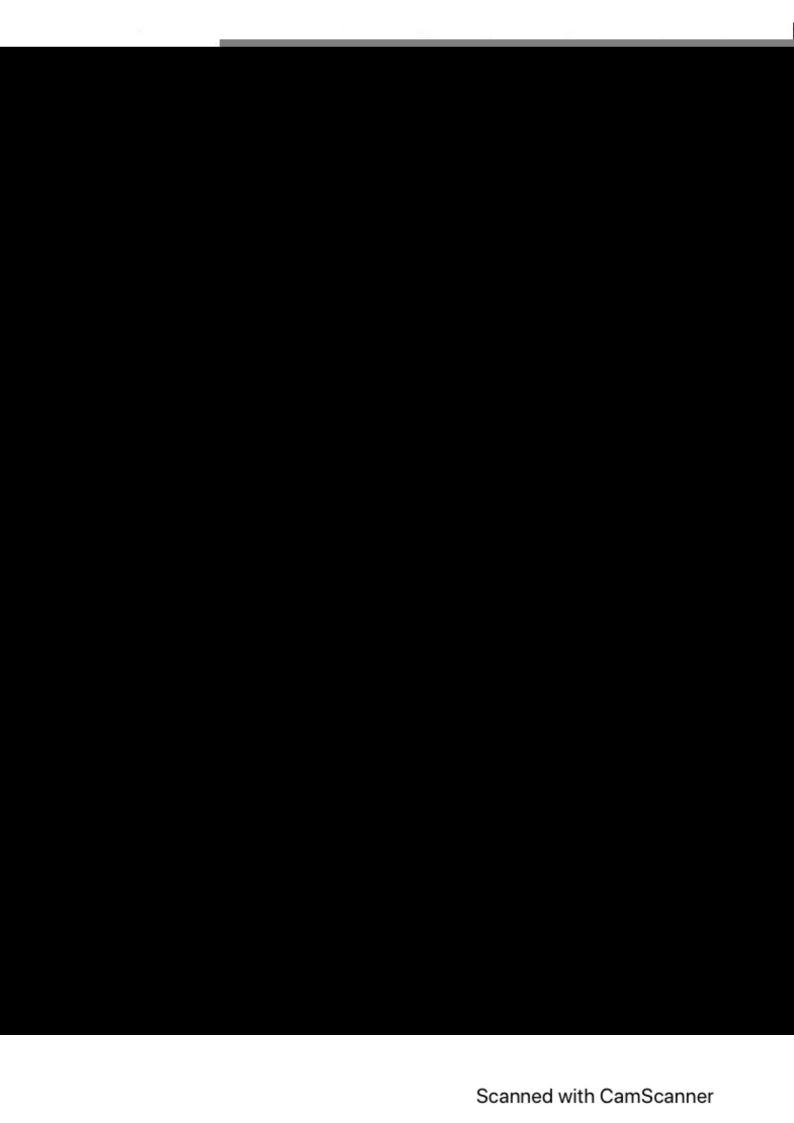
<u>IMPORTANT</u>: Please read carefully, sign in the spaces indicated and return with your Proposal.

| Propo | oser should check of each of the fillowing items as the necessary action is completed: |
|-------|----------------------------------------------------------------------------------------|
| | All applicable frms have been signed and included |
| | All information as requested in the Proposer's Proposals For is included. |
| W | A ny addenda have been signed and included. |

| U | The Proposal | will | be <u>elec</u> | tronically | delivered | in ti | ime to | be | received | no | later | than | th e |
|---|---------------|--------|----------------|------------|-------------|-------|--------|------|----------|-----|-------|--------|-------------|
| | specified due | date o | of A'bril | 19 2021 | and time of | 700 | n m | Pror | man with | not | her | nnside | ren |

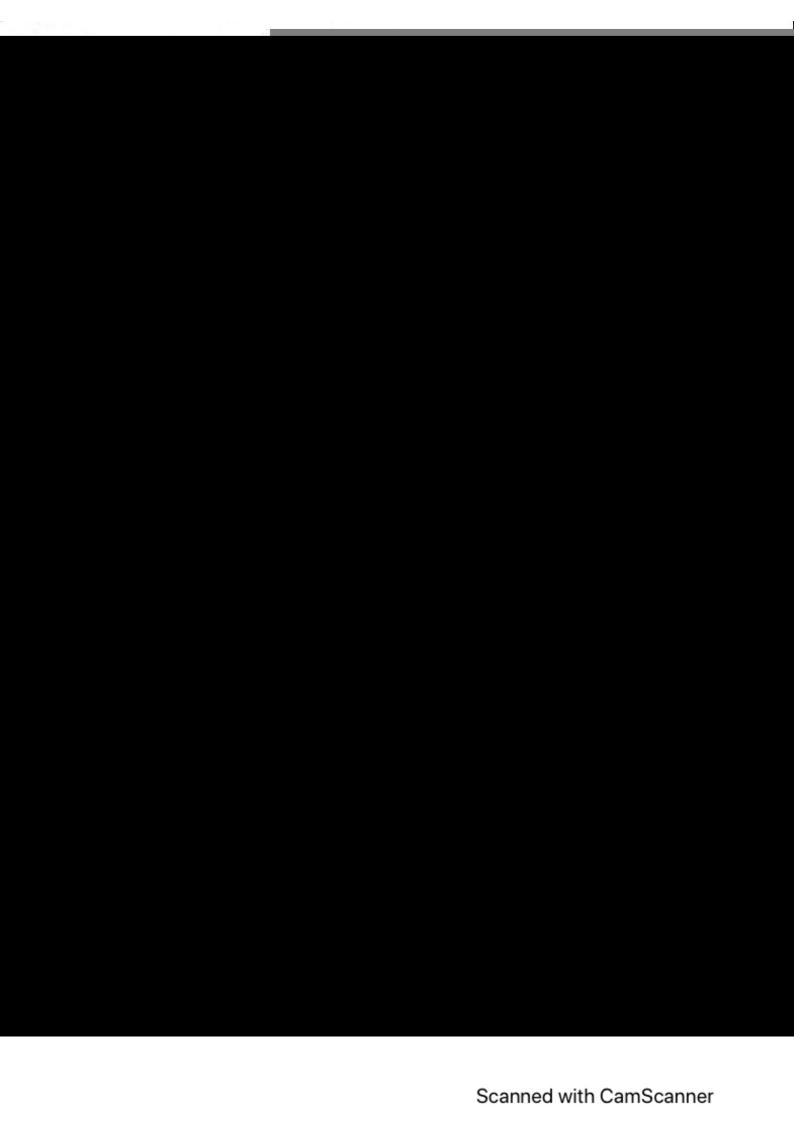
Downtown Parking Solution M
Company
Authoria 1 Si

CONFLICT OF INTEREST AFFIDAVIT employees officers and/or agents certifies and hereby



NON-COLLUSION AFFIDAVIT OF PRIME, PROPOSER

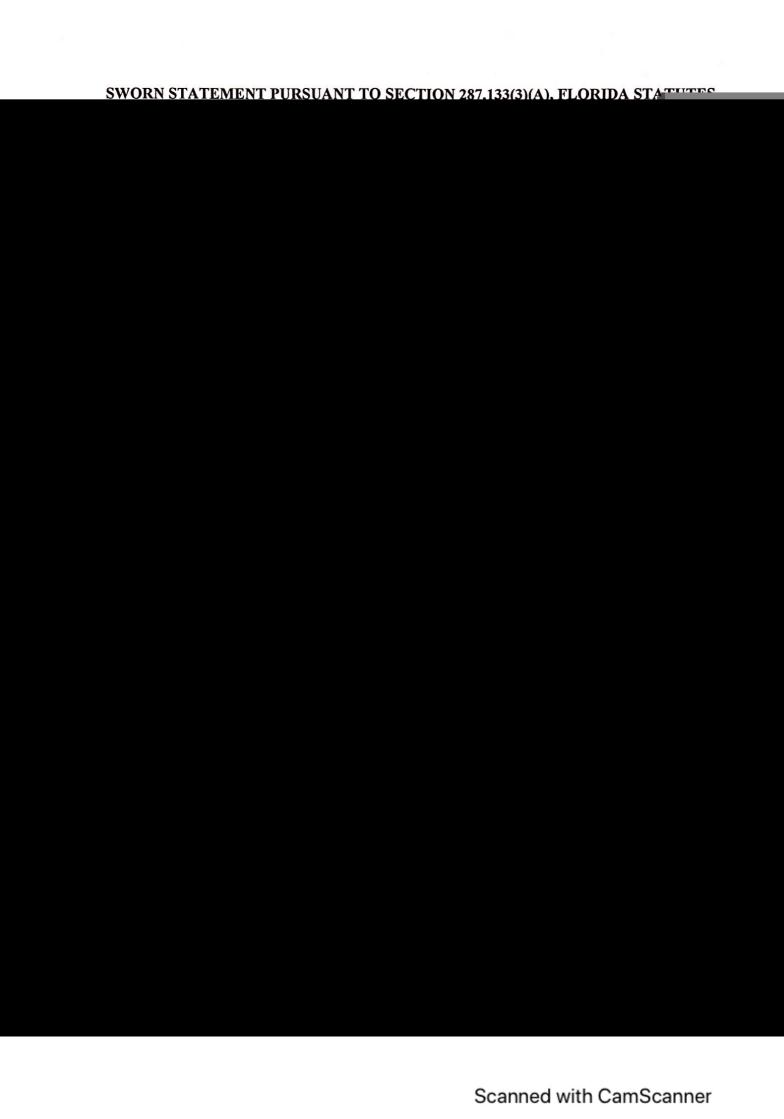
THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.



| Taxpayer/Employer Identific | ation Number (TIN/EIN | <i>1</i>): | _ | |
|-----------------------------|-----------------------|-------------|---|--|
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REFERENCES FORM

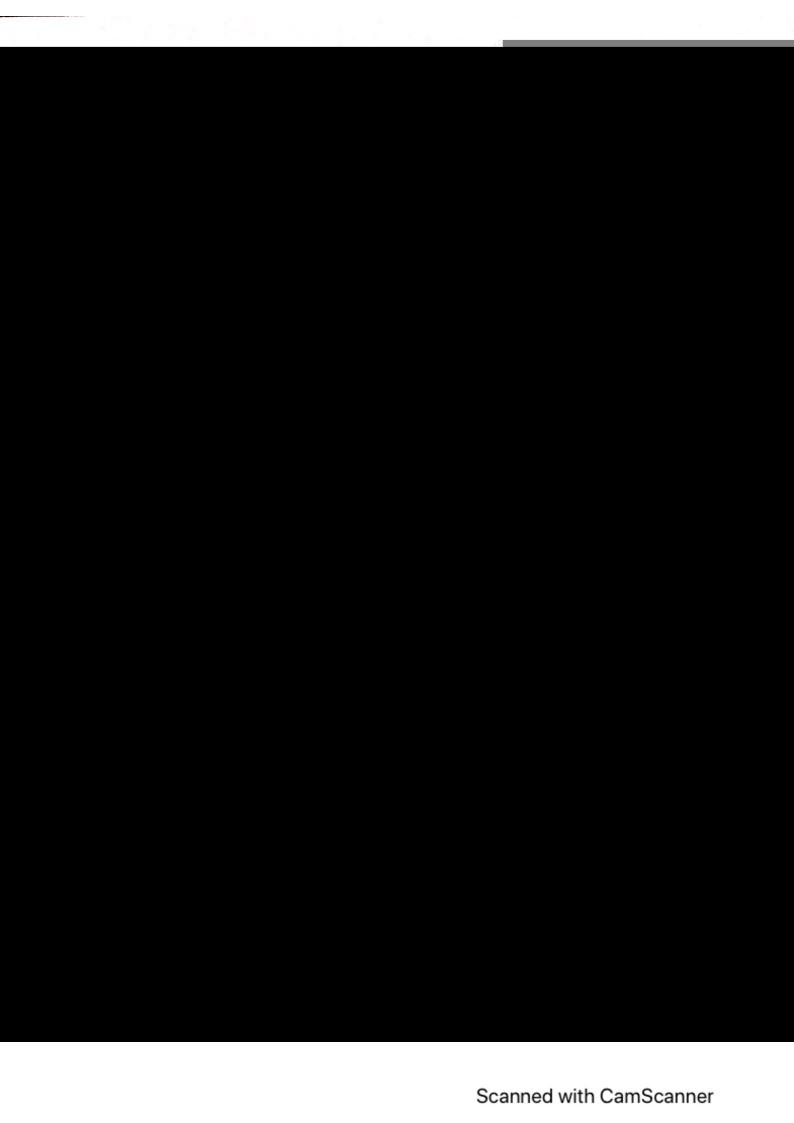
Provide the business names, contact person, email and telephone number of four (4) references for which the Proposer has provided services similar to the services described in this RFP for three (3) years or more within the last five (5) year period. Include relationships with governmental agencies. It is our

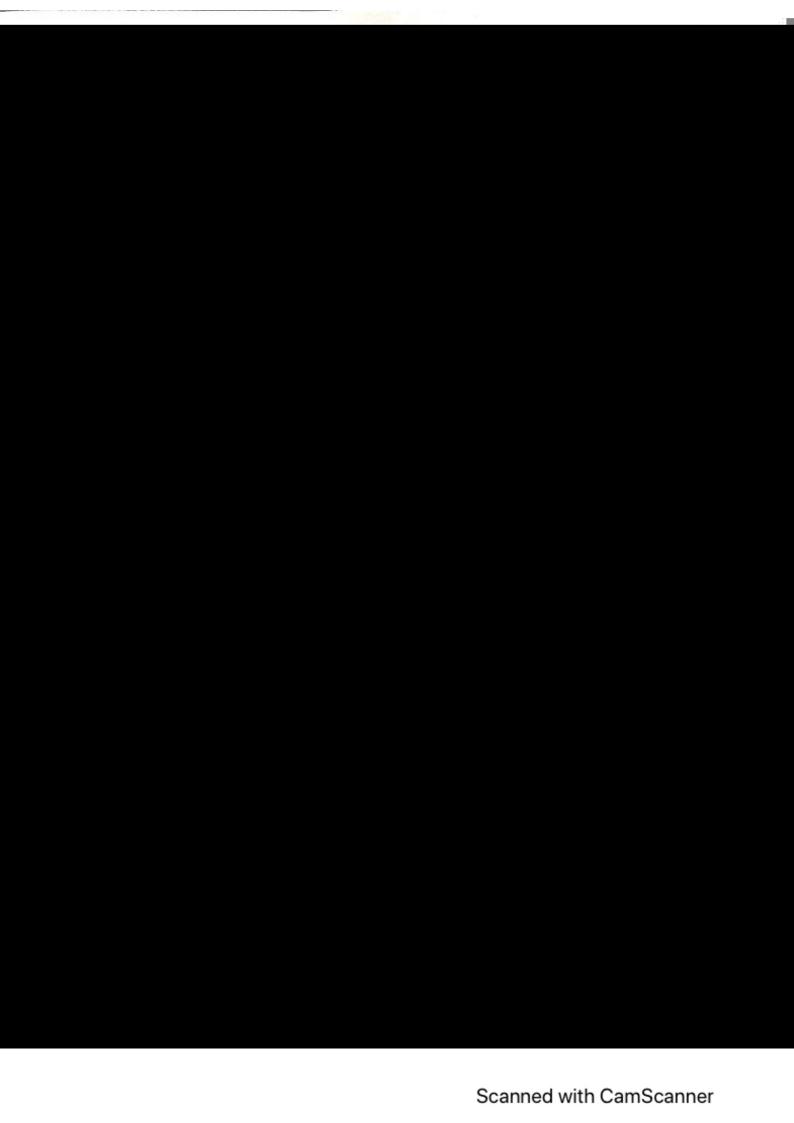


| executives, partners, shareholders, emp | g this swor statement, nor any of its of cers, directors, bloyees, members, and agents who are active in management of an has been charged with and convicted of a public entity crime |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| executives, partners, shareholders, emp | swor statement, or one or more of its of cers, directors, bloyees, members, and agents who are active in management of an last been charged with and convicted of a public entity crime |
| executives, par ners, shareholders, empentity, or an af liate of the entity has subsequent to July 1, 1989. However, of the State of Florida, Division of Ac | swor statement, or one or more of its of cers, directors, cloyees, members, and agents who are active in management of an has been charged with and convicted of a public entity crime there has been a subsequent proceeding before a Hearing Of cerdministrative Hearings and the Final Order entered by the Hearing in the public interest to place the entity submitting this swor (Attach a copy of the final order). |
| DORA IS FOR THE CITY OF MOUTHROUGH DECEMBER 31 OF THE UNDERSTAND THAT I AM REQUIRE ENTERI G INTO A CONTRACT IN E | BM SSION OF THJS FORM TO THE CITY OF MOUNT JNT DORA ONLY AND, THAT THIS FORM IS VALID CALENDAR YEAR IN WHICH IT IS FILED. I ALSO ED TO INFORM THE CITY OF MOUNT DORA PRIOR TO EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN .017, FOR CATEGORY TWO, OF ANY CHANGE IN THE SFORM. |
| STATE OF FLORIDA COUNTY OFLq/e | |
| The fregoing instrument was acknown notarization of <u>beiaRd G. 1 cte,v+k,Z</u> personally swore or afred that he/she Contractor, and who is personally known to as identification, and wh@ did not take an | is authorized to execut this Agreement and thereby bind the me or who produced |
| (stamp) | NG ARY PU LIC |
| Notary Public State of Florida | |

FIRM INFORMATION

| Firm is a: | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| () Corporation () Partnership () Sole Proprietorship (X) Other <u>Limited Liability Company</u> | _(Explain) |
| Federal Employer Identification Number: 85-3369899 | |
| Firm Name: Downtown Parking Solution MD, LLC | |
| Mailing Address: PO Box 1273, Mount Dora, FL 32756 | |





RFP # 21-CM-007 REDEVELOPMENT OF CITY OWNED PROPERTY CITY OF MOUNT DORA

ADDENDUM #2

To All Plan Holders:

The following changes, clarification and additions are hereby made part of the **RFP** #21-CM-007 **REDEVELOPMENT OF CITY OWNED PROPERTY** for the above as fully and completely as if, the same were fully set forth therein.

PLEASE BE ADVISED OF THE FOLLOWING CLARIFICATION:

On Page 14 Tab III References currently reads as:

Tab III References

Provide a listing of a minimum of four (4

and scope to the services described in this document, both present and past customers, within the past five (5) years. If applicable, please list examples of services rendered in the State of Florida, particularly within municipalities. This list must include complete and current addresses, contact person(s), e-mail addresses, telephone numbers and length of contract.

On Page 14 Tab III References NOW reads as:

Provide a listing of a minimum of four (4) of th

and scope to the services described in this document, both present and past customers, within the past five (5) years. If applicable, please list examples of services rendered in the State of Florida, particularly within municipalities. This list must include complete and current addresses, contact person(s), e-mail addresses, telephone numbers and length of contract.

Information provided for each client shall include the following:

- 1. Client name, address, and current telephone number
- 2. Description of services provided.
- 3. Time period of the project or contract.
- 4.

Failure to provide complete and accurate client information, as specified here, may result in the disqualification of your Proposal.

The City reserves the right to contact any and all references to obtain ratings for the performance indicators as indicated in the included Reference Form.

A uniform sample of references will be checked for each Proposer.

(Continued on Next Page)

The correct tab sequence is now Tab I through Tab VI:

| Tab I Referer | | | nmary/Approach ments; Tab V - I | | | | | | ations; | Tab III |
|------------------|-------|------------------|------------------------------------|-----------------|------------|--------|---------|------------|---------|---------|
| | Ð | Å | В | þ | | Б | Ь | d h | | |
| | | | | | | | | | | |
| ~~~~~ | ~~~~~ | ~~~~ | MM | | | ~~~ | ~~~~ | ~~~~~ | ~~~~ | |
| ~~~~~ | | ~~~~ Signatur | re acknowledges | receipt and und | erstanding | of thi | s adder | ndum. | ~~~~ | |
| | | _ | | Name/Title | | | | | | |
| | | | | Date | | | | | | |

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TAB VI ADDITIONAL DATA

ADDITIONAL DATA

- 1. VACANT LAND CONTRACT MOUNT DORA CRA
- 2. MOUNT DORA CRA LAND APPRAISAL
- 3. VACANT LAND CONTRACT CITY OF MOUNT DORA
- 4. CITY OF MOUNT DORA LAND APPRAISAL

1. Sale and Purchase ("Contract"): Mount Dora CRA

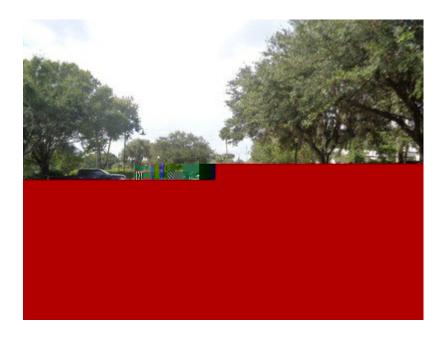
("Seller")

| 222 | | IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT OUDLID RESULT IN HIGHER |
|-----|-----|-------------------------------------------------------------------------------------------------------|
| 223 | | PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE |
| 224 | | COUNTY PROPERTY APPRATIGNATION |
| 225 | (f) | Foreign Investment in Real Property Tax Act ("FIRPTA"): If Seller is a "foreign person" as defined by |
| 226 | | FIRPTA Seller and Ruyer wil |

| 378 | Seller's address for purpose of notice: | | | | | |
|------|-----------------------------------------|--------|--------|--|--|--|
| 379* | Address: | | | | | |
| 380* | Phone: | _ Fax: | Fmail: | | | |

Mount Dora CRA

Northwest Quadrant of Charles Avenue & N. Tremain Street Mount Dora, FL 34757



Effective Date October 22, 2020

Client File Number N/A

Date of the Report November 11, 2020 Internal File Number 201015R

Report Type Appraisal Prepared For Gerry Guenther Managing Principal G3 Development

PREPARED BY:





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|----------------------------------------------------------|----|
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| Certification - Andrew T. Whitaker | 5 |
| Executive Summary | 6 |
| Introduction | 7 |
| Appraisal Identification, Development, and Scope of Work | 7 |
| Scope of Work | |
| Appraisal Methodology | g |
| Assumptions and Conditions | 10 |
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| Highest and Best Use | 19 |
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| Contributory Value of Improvements | 23 |
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| Addenda | 25 |
| Definition of Market Value | 25 |
| Appraiser Qualifications | 25 |
| Property Card | 25 |
| Client's Letter of Engagement | 2! |
| Definition of Market Value | 26 |

—Transmittal Letter

1900 South Bay Street Eustis, FL 32726

http://mymarketconnection.com/ P: 352.308.8644

November 11, 2020

Gerry Guenther Managing Principal G3 Development 639 N. Alexander Street Mount Dora, FL 32757

RE: Appraisal for the property located at Northwest Quadrant of Charles Avenue & N. Tremain Street, Mount Dora, FL 34757

Dear Gerry Guenther,

 Market Uncertainty from Novel Coronavirus (COVID-19)

The Novel Coronavirus (COVID-19), declared an outbreak by the World Health Organization (WHO) on January 30, 2020 and subsequently reclassified as a worldwide pandemic on March 11, 2020, has created substantial uncertainty in worldwide financial markets. Concerns about the ongoing spread of the COVID-19 have resulted in cancellations of a substantial number of scheduled events; the implementation of personal quarantine procedures; a 30-day lock-out for travel from most of Europe to the U.S.; and substantial reductions (and restrictions) in other travel by air, rail, bus, and ship. As of the effective date of this report, many market segments including tourism, lodging, tourist-related food and beverage and retail sectors are likely to feel the first negative effects due to the considerable decline in social movement and activity. A prolonged outbreak could have a significant (and yet unquantifiable) impact on other real estate sectors. Our valuation is based upon the best information as of the effective date. Given the degree of overall uncertainty present in the economy, forecasts and projections contained herein may change dramatically, or differently than projected under stable market conditions. Therefore, we advise the intended user to consider the current lack of overall economic stability in evaluating the use and reliability of the opinions expressed herein.

| Value Conclusions | | | | | | |
|-------------------|-------------|---------------|---------|-------------------|----------------|-----------------|
| Description | Perspective | Type of Value | Premise | Property Interest | Effective Date | Indicated Value |
| N/A | Current | Market Value | As Is | Fee Simple | 2020-10-22 | \$1,250,000 |

Sincerely,
The Market Connection, LLC

Andrew T. Whitaker

State-Certified General Appraiser, FL No. RZ3145

andy@mymarketconnection.com

DWC 6

Certification - Andrew T. Whitaker

I certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- . My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.

In regards to the inspection of the property:

• Andrew T. Whitaker did not personally inspect the subject property.

• No one provided significant real property appraisal assistance to Andrew T. Whitaker.

Owe6

Andrew T. Whitaker

State-Certified General Appraiser, FL No. RZ3145 Effective Date of Appraisal: October 22, 2020

Date of Report: November 11, 2020

Executive Summary

Description

Perspective

| Property Information | | | | | |
|-------------------------------------------------------------------------|--------------------------|--|--|--|--|
| Property Name | Mount Dora CRA | | | | |
| Street Address Northwest Quadrant of Charles Avenue & N. Tremain Street | | | | | |
| State | FL | | | | |
| Property Class | Land | | | | |
| | | | | | |
| Land Acres | 0.87 | | | | |
| Zoning Codes | C-2, Downtown Commercial | | | | |
| | Indicated Values | | | | |
| Land Value | \$1,250,000 | | | | |
| Cost Approach | N/A | | | | |
| Income Approach | N/A | | | | |
| Value Conclusions | | | | | |

Introduction

Appraisal Identification, Development, and Scope of Work

Location

The subject property is located at the NWQ of Charles Avenue & Tremain Street in Mount Dora.

Property Type and Use

The subject consists of a commercial parcel improved with parking. There are approximately 48 designated spaces.

Ownership

The subject property is currently under the ownership of Mount Dora CRA.

Sales and Listing History

There have been no sales in the past three years. No past or present listing of the subject was made known to the appraiser.

Property Rights

The property rights appraised represent the fee simple interest.

Type of Value

The type of value appraised is Market Value.

Intended Use and User of the Report

This appraisal was prepared for use by G3 Development considered the client. The purpose of this appraisal was to estimate the market value of the fee simple interest. The function of this appraisal was to serve as the basis for establishing market value of the subject property to aid in internal decision-making purposes by G3 Development. No additional Intended Users or Uses are identified or intended by the appraisers. Due to the relationship between the client and the appraiser, reliance on this report by any other parties for any use whatsoever, is prohibited.

Property Inspection

| <u>Appraiser</u> | Extent of Inspection | Date Inspected |
|------------------|----------------------|----------------|
| Andy Whitaker | Exterior | 10/22/2020 |

Scope of Work

As part of this appraisal, we completed a thorough investigation and analysis of the data considered pertinent to valuing the subject property. This report was prepared to conform to the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP).

Property Identification

The property has been identified using the following sources:

- Postal address
- Public records
- Legal description

Type and Extent of Data Researched

The following information was reviewed in preparing this report:

- Flood zone status
- Zoning Requirements
- Applicable Tax Data
- Demographics
- Public Record Data
- Comparable Data

Data Sources

Item Source (s)

Site Size Lake Co. Property Appraisers site

Zoning City planning department

Tax Data County Clerk
Parking Spaces Appraiser counted

Comparable sales data, for properties, was taken from the local MLS, CoStar, County Property Appraiser's Office, and company records. Sales were confirmed via public records and discussions with parties to the transactions. Construction costs were obtained from Marshall-Swift Valuation.

Source of Value Definition

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

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Type and Extent of Analysis

The data has been gathered and analyzed through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value.

Appraisal Methodology

The appraisers have performed the sales comparison approach herein. The Cost and Income Approaches to value are not necessary in appraising virtually vacant land and were omitted. Additionally, the Cost and Income Approaches were not deemed necessary to produce a credible result for this assignment.

Conditions of Appraisal

The appraisal was performed with no extraordinary assumptions or hypothetical conditions.

Assumptions and Conditions

- 1. This is a Restricted Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. As such, it presents no discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses are retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use as stated in the report. The appraiser is not responsible for unauthorized use of this report.
- 2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
- 3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
- 4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
- 5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- 6. Allengineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
- 7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- 8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
- 9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
- 10. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
- 11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property.

 Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
- 12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
- 13. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formal dehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the results of the routine observations made during the appraisal process.
- 14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
- 15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.
- 16. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

- 17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
- 18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior

MOUNT DORA CRA

OF 33 | THE MARKET CONNECTION, LLC

Area and Neighborhood

| MARKET AREA ANALYSIS | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------|----------------------------|---------------------|------------------------|--|
| Location | Built-Up | Growth | Supply & Demand | Value Trend | Typical Marketing Time | |
| | | | | | | |
| □ Urban | □ Under 25% | □ Rapid | □ Shortage | □ Increasing | □ Under 3 Months | |
| X Suburban | X 25-75% | X Stable | X In Balance | X Stable | X 3-6 Months | |
| □ Rural | □ Over 75% | □ Slow | □ Over Supply | ☐ Decreasing | □ 6-12 Months | |
| | | | | | □ Over 12 Months | |
| Regional Area of Influe | ence: The subject is in | fluenced by the Orlando I | /ISA as it is considered a | northwest suburb of | Orlando. | |
| Neighborhood Boundaries: The subject neighborhood boundaries are identified as U.S. Highway 441 to the north and east, Lake Dora to the west and Orange County Line to the south. The subject is more specifically located within the Downtown District of Mount Dora. | | | | | | |
| Neighborhood Land Use: The neighborhood is mixed in character with primarily commercial and residential uses. | | | | | | |
| Change in Land Use: X Unlikely □ Likely* □ Taking Place* *From: *To: | | | | | | |
| Change in Economic Base: X Unlikely □ Likely* □ Taking Place* *From: *To: | | | | | | |
| If any changes in Land Use and/or Economic Base are Likely or Taking Place, indicate the impact on property values: | | | | | | |
| | | | | | | |
| □ Positive □ Negative □ None □ N/A | | | | | | |
| Comments on Land Use and/or Economic Base Changes and Impacts: | | | | | | |
| Additional Comments on Market Area: As previously mentioned, the subject is within the downtown district of Mount Dora and is well located within the retail corridor. The property is currently utilized as a parking lot and helps to ease the burden of parking for the busy downtown district. The city is regularly flooded with shoppers, business men and women, and locals. Therefore the location is considered to be good. | | | | | | |



Neighborhood Map

Site Description

| MSA | Orlando |
|-------------------------|-------------------------|
| Submarket Type | CBD |
| Parcel Identifier | 29-19-27-0030-011-00004 |
| Location of Parcel | Corner |
| Size | |
| Land Acres | 0.87 |
| Land SF | 37,897 |
| | |
| Primary Frontage (Feet) | 185 |

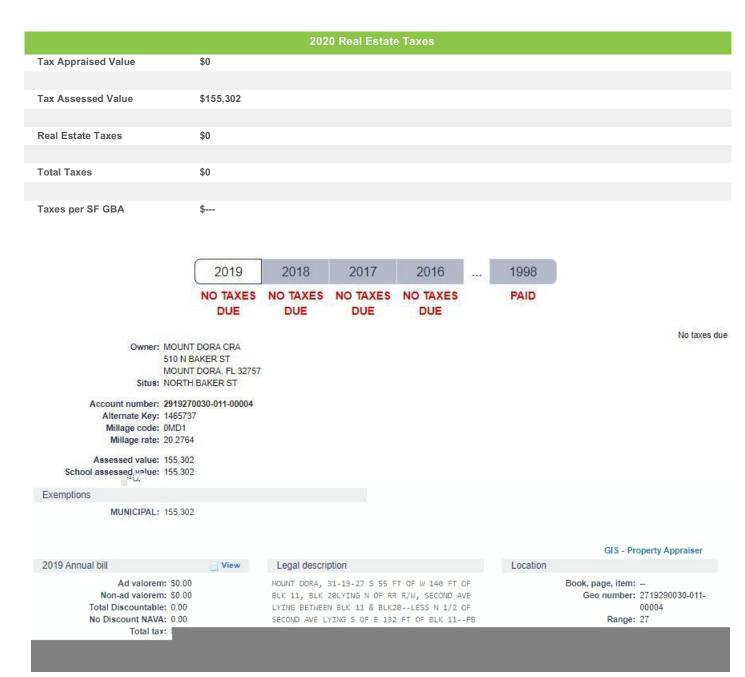


2020 Aerial



Fema Flood Map

Real Estate Taxes



Tax Bill

Subject Photos



Typical View of Subject

Typical Street Scene







Typical View of Subject



Typical View of Subject

Highest and Best Use

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The four criteria the highest and best use must meet are:

- Physically Possible
- Legally Permissible
- Financially Feasible
- Maximum Productivity

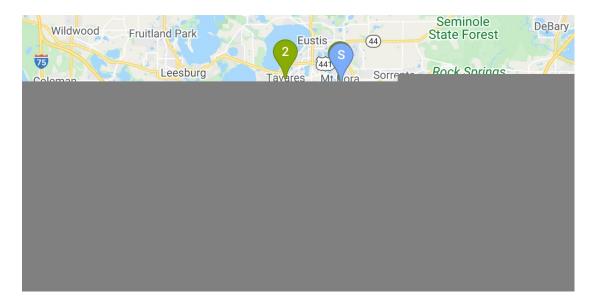
Consequently, after considering the physically possible, legally permissible, financially feasible and maximum productivity standpoints of the subject property, the highest and best use of the site as vacant is for parking and/or commercial development when demand dictates such.

Exposure Time

The appraiser's opinion of reasonable exposure time for the subject property is 6-9 months.

Land Valuation

The subject was appraised using the Sales Comparison Approach to value. In evaluating the comparable sales, I selected price per square foot of land area as the primary unit of comparison. This is the unit of comparison most commonly used for this type of property in the marketplace. A map of the comparables, as well as a brief summary of the comparables follows.



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| MARKET | |
| CONNECTION, | |
| LLC | |

| | | Land Adjustments | | |
|-----------------------------------------------------|----------------|------------------------------------|--------------------|----------------------------------|
| | Subject | Sale #1 | Sale #2 | Sale #3 |
| Name | Mount Dora CRA | Victory Coast Land Company, LLC | CWEMTB, LLC | Elyksian Hotels Clermont, LLC |
| | | | | |
| City | Mount Dora | Clermont | Tavares | Clermont |
| | | | | |
| Unit of Comparison (UoC) | Land SF | Land SF | Land SF | Land SF |
| | | | | |
| Unadj Sale Price / UoC | | \$25.46 | \$21.83 | \$35.56 |
| Transactional Adjustments (calculated cumulatively) | | | | |
| Property Rights | N/A | Fee Simple | <i>l</i> ee Simple | Fee Simple |
| | | Similar | Similar | Similar |
| | | | | |

| | | Land Adjustments | | |
|---------------------------------------------|----------------------------------------------------------------|----------------------------------|--------------------------------------------------------|--|
| | Subject | Sale #4 | Sale #5 | |
| Name | Mount Dora CRA | City of Mount Dora | Main Street Leasing Co | |
| Street Address | Northwest Quadrant of Charles Avenue & N. Tremain Street | 230 North Baker Street | Southeast Quadrant of E. 4th Avenue & Royellou Lane | |
| City | Mount Dora | Mount Dora | Mount Dora | |
| | | | | |
| Unit of Comparison (UoC) | Land SF | Land SF | Land SF | |
| | | | | |
| Unadj Sale Price / UoC | | \$33.66 | \$40.17 | |
| | | Adjustments <i>(calculated</i> | | |
| Property Rights | N/A | Fee Simple | Fee Simple | |
| | | Similar | Similar | |
| Terms / Financing | N/A | \$0.00 | \$0.00 | |
| | | Similar | Similar | |
| Conditions of Sale | N/A | \$0.00 | \$0.00 | |
| | | Similar | Similar | |
| Expenditures After Sale | N/A | \$0.00 | \$0.00 | |
| | | Similar | Similar | |
| Excess Land Value | N/A | \$0.00 | \$0.00 | |
| | | Similar | Similar | |
| Market Conditions | N/A | 2018-11-26 | 2018-01-11 | |
| | | Similar | Similar | |
| Adj Price / UoC after Transactional Adjs | N/A | \$33.66 | \$40.17 | |
| | Property Adjus | tments - Quantitative <i>(no</i> | ot cumulative) | |
| Location | Good | Good | Good | |
| Adjustment | | 0.00% \$0.00 | 0.00% \$0.00 | |
| Access | Good | Good | Average | |
| | | Similar | Similar | |
| Configuration | Irregular | Rectangular | Rectangular | |
| | | Similar | Similar | |
| Size | 37,897 sf | 23,616 sf | 8,712 sf | |
| Adjustment | | -5.00% -\$1.68 | -15.00% -\$6.03 | |
| Zoning | C-2, Downtown Commercial | MU-2 | C-2 | |
| | | Similar | Similar | |
| | | Total Adjustments | | |
| Gross % Adj's | N/A | 4.99% | 15.01% | |
| - | | | | |
| Net % Adj's | N/A | -4.99% | -15.01% | |
| | | | | |
| Net Adj Price / UoC | N/A | \$31.98 | \$34.14 | |

| | Adjusted Price Indications | |
|--------------------|----------------------------|--|
| Minimum | \$25.11 | |
| | | |
| Average | \$30.25 | |
| | | |
| Standard Deviation | 3.24 | |

The comparables utilized represent downtown district lot sales with similar uses. Equal weight and merit was given to all five sales.

| | Indicated Values | |
|--------------------------------------|------------------|--|
| Unit of Comparison | Land SF | |
| Indicated Value / Unit of Comparison | \$30.00 | |
| Land Indicated Value | \$1,136,910 | |
| Rounded | \$1,140,000 | |

Contributory Value of Improvements

As previously discussed, the subject is semi-improved as a public parking lot. Upon visual inspection of the site, there are 48 total designated spaces. In order to account for the contributory value of the parking spaces, we have relied upon Marshall Valuation Service (MVS), a nationally recognized cost estimating service widely used by appraisers and industry professionals. According to MVS published costs, a value of \$1,950-\$2,390 per space is sufficient. For the purposes of the appraisal, we have utilized a cost at the higher end of the range at \$2,300 per space due to the additional site work as a result of the topography. Thus, the contributory value of the spaces was estimated to be \$110,000 (rounded). The parking lot was reportedly constructed in 2001. However, minimal depreciation was considered as it has been well maintained and recently resurfaced. Therefore, the total contributory value of the existing improvements was estimated to be \$110,000.

| Description | Indication | Inclusion |
|------------------------------------|---------------------------|-----------|
| Land Valuation | \$1,140,000 | Add |
| Subtotal | \$1,140,000 | |
| | Adjustments to Land Value | |
| Adjustment Description | Amount | |
| Contributory Value of Improvements | \$110,000 | |
| Total Adjustments | \$110,000 | |
| Total Land Valuation | \$1,250,000 | |
| Rounded | \$1,250,000 | |

Reconciliation

Description

N/A

Perspective

Current

Type of Value

Market Value

| | | Indicated Values |
|---------------------------|-------------|-------------------|
| Land Value | \$1,250,000 | |
| Cost Approach | N/A | |
| Sales Comparison Approach | N/A | |
| Income Approach | N/A | |
| | | Value Conclusions |

Premise

As Is

Property Interest

Fee Simple

Effective Date

2020-10-22

Indicated Value

\$1,250,000

Addenda

Definition of Market Value
Appraiser Qualifications
Property Card
Client's Letter of Engagement

Definition of Market Value

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

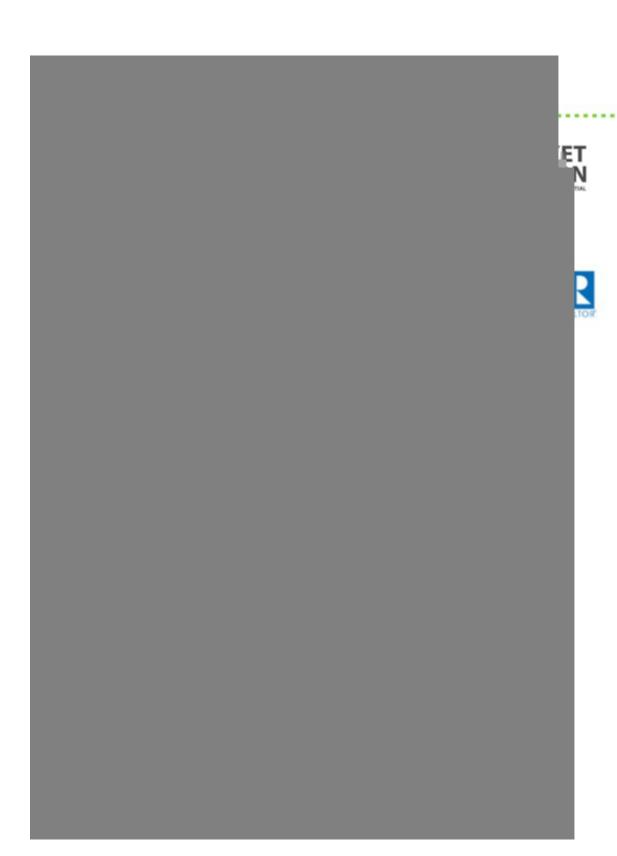
- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: The definition of market value is taken from the Office of the Controller of the Currency under 12CFR, Part 34, Subpart C and adopted by the Appraisal Standards Board of The Appraisal Foundation, 2020-2021 Edition. This definition is also compatible with the OTS, RTC, FDIC, NCUA, and the Board of Governors of the Federal Reserve System definition of market value. This definition is compatible with the definition of market value contained in The Dictionary of Real Estate Appraisal, Fifth Edition.

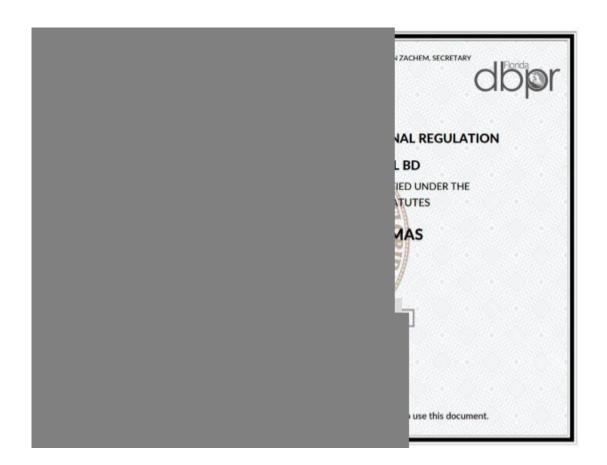
Definition of Fee Simple Interest. According to the 14th Edition of the Appraisal of Real Estate the definition of fee simple estate is: absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Definition of Leased Fee Interest. According to the 14th Edition of the Appraisal of Real Estate the definition of leased fee interest is defined as: an ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others; the rights of the lessor (the leased fee owner) and the lessee (leaseholder) are specified by contract terms contained within the lease.

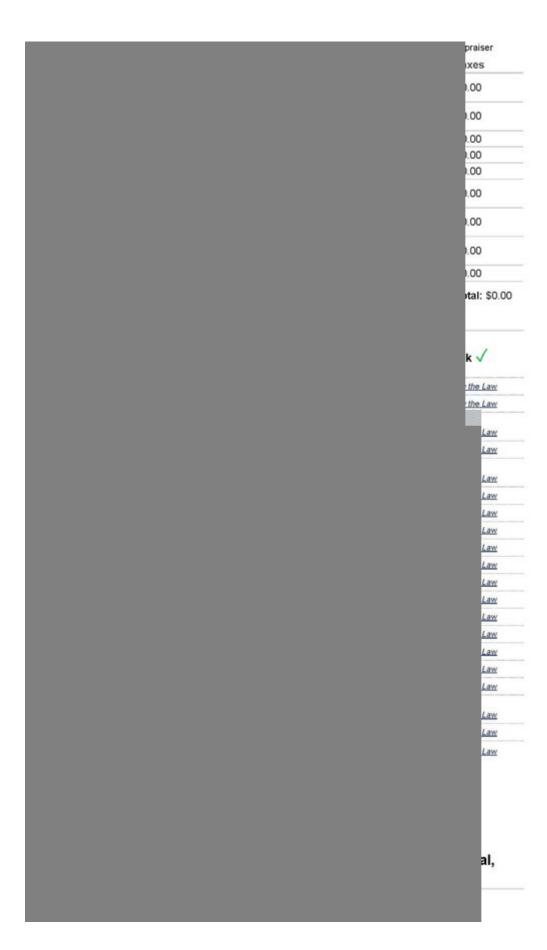
 $Definition \ of \ Leasehold \ Interest. \ According \ to \ the \ 14^{th} \ Edition \ of \ the \ Appraisal \ of \ Real \ Estate \ the \ definition \ of \ leasehold \ interest \ is \ defined \ as: \ the \ right \ held \ by \ the$



nline Course (2012) 2016) McKissock - Orlando (2018) 018) 018) nua Volusia, & Marion. , Estate Planning, & Asset Evaluation Conservation Areas • Wetlands • Improved Pasture Offices Warehouses Shopping Centers Airport Hangars • Restaurants · Improved Medical Office • Retail







County Property Appraiser ductions with a Learn More View the Law iding a tax dollar pose of ad valorem property tax assessment sizer makes no representations or warranties ship or encumbrances of the property, and assumes raiser. All rights reserved. ber 6, 2020.

| y Street, Eustis, FL 32/26 | Phone: 352.308.8644 Myn | via . |
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| on, The Market Connection | ı LLC will provide a Restrict | ed erty is further identified |
| arles Ave & N Tremain St, N | Mount Dora, FL 34757. The p | oror in a Restricted Appraisal |
| | | nted interest. The function of |
| | market value of the fee sim aking purposes by you, the | |
| | | a competitive and open |
| s: The most probable price | which a property should brin | ng irntly and knowledgeably, |
| uisite to a fair sale, the buy | er and seller each acting pr | ude insummation of a sale as |
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| s due upon signature of thi: | s engagement. | rmination of highest and |
| n inspection of the subject | study of the market area of | etea, reconciliation of each |
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| | oach to value will be utilized | |
| Also Assess of all 1 | | 31,100. As such, you are |
| | iment including the set fee nnection, LLC to provide th | of grvices as outlined in this |
| othorize the warket co | rinection, LLC to provide th | e se |
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| | | |
| accept the above | e terms, | |
| | | |
| | Oct 29, 2020 | |
| | (Date) | |
| | | |
| | | |
| | | |
| 521 W 3 7 W 2 W 13 W 2 | | A# |
| | | cetConnection.com |

Vacant Land Contract

| 1. | 1. | Sale and Purchase ("Contract"): City of Mount Dora ("Seller") |
|----|----|-------------------------------------------------------------------------------------------------------------|
| 2. | | and Downtown Parking Solution Mount Dora, LLC ("Buyer") |
| 3 | | (the "parties") agree to sell and buy on the terms and conditions specified below the property ("Property") |
| 4 | | described as: |
| 5* | | Address: 230 North Baker Street, Mount Double 100357 |

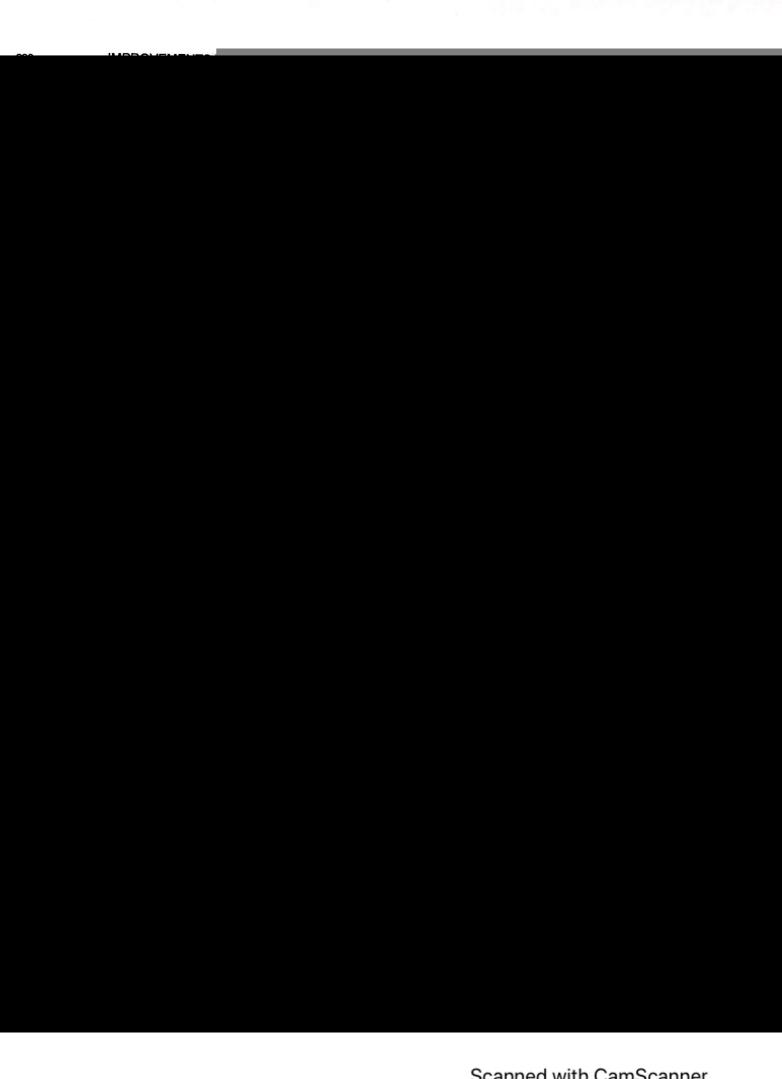
("CFPB Requirements," if sealignblauth, and lociosing traces share extended for our share performences outly satisfy...,

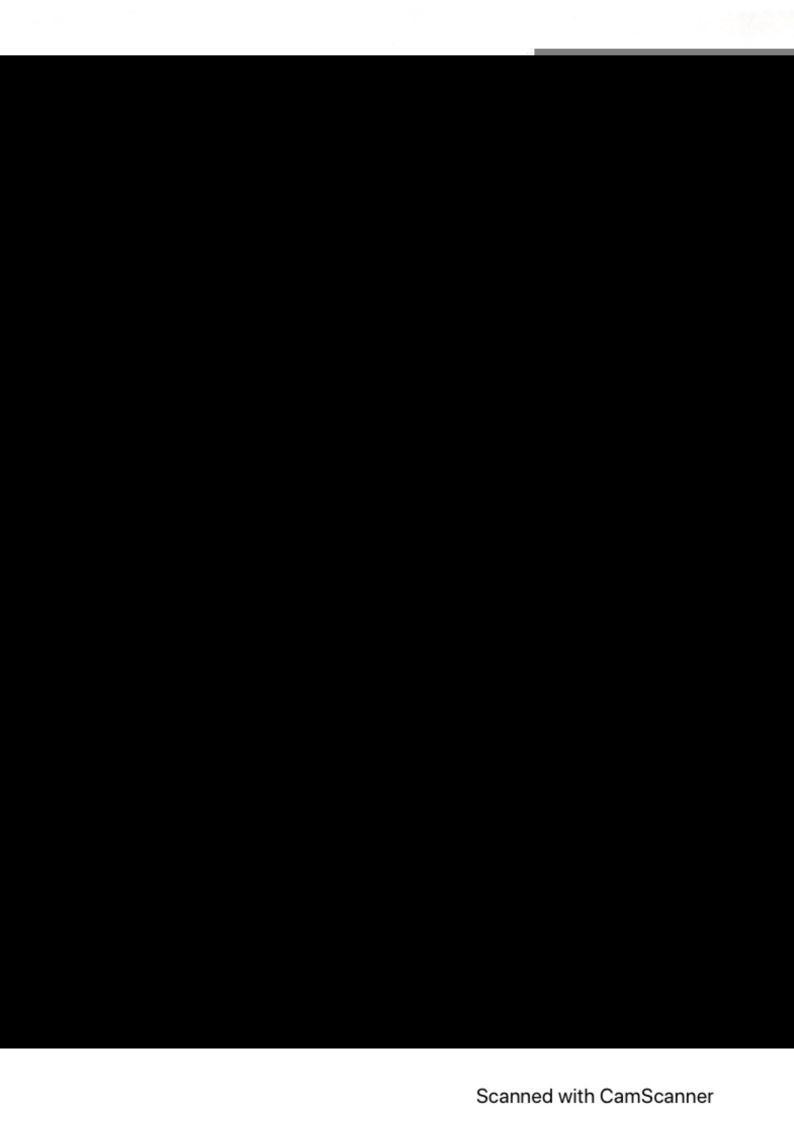
CFPB Requirements, provided such period shall not exceed 10 days.

6. Financing: (Check as applicable)

(a) ☑ Buyer will pay cash for the Property with no financing contingency.

(b) ☐ This Contract is contingent on Buyer qualifying for and obtaining the commitment(s) or approval(s)





| 378 | Seller's address for pu | urpose of notice: | | |
|------|-------------------------|-------------------|-------|--|
| 379* | Address: | 2 | | |
| 380* | Phone: | Fax: | Email | |

City of Mount Dora

230 North Baker Street Mount Dora, FL 32757



Effective Date
October 22, 2020

Client File Number N/A

Date of the Report November 11, 2020 Internal File Number 201016R

Report Type
Restricted Appraisal

Prepared For Gerry Guenther Managing Principal G3 Development

PREPARED BY:





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Transmittal Letter



1900 South Bay Street Eustis, FL 32726

http://mymarketconnection.com/ P: 352.308.8644

November 11, 2020

Gerry Guenther
Managing Principal
G3 Development
639 N. Alexander Street
Mount Dora, FL 32757

RE: Restricted Appraisal for the property located at 230 North Baker Street, Mount Dora, FL 32757

Dear Gerry Guenther,

In accordance with your authorization, we have conducted the investigation necessary to form an opinion of value in the above captioned subject property, which is more fully described in the Executive Summary. This is a Restricted Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. As such, it presents no discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. The depth of discussion contained in this report is specific to the needs of the client and for the intended use as stated in the report. USE OF THIS REPORT IS LIMITED TO THE CLIENT. The rationale for how the appraiser arrived at the opinions and conclusions set forth in this report may not be understood properly without additional information that is in the appraiser's work file.

The purpose of this appraisal was to estimate the market value of the fee simple interest. The function of this appraisal was to serve as the basis for establishing market value of the subject property to aid in internal decision-making purposes by the client.

We believe, based on the assumptions employed, the value conclusion represents a market price achievable within the estimated exposure time prior to the effective date. We take no responsibility for any events, conditions, or circumstances affecting the market that exists subsequent to the effective date of this appraisal. This letter is invalid as an opinion of value if detached from the report, which contains the text, exhibits, and addenda.

Market Uncertainty from Novel Coronavirus (COVID-19)

The Novel Coronavirus (COVID-19), declared an outbreak by the World Health Organization (WHO) on January 30, 2020 and subsequently reclassified as a worldwide pandemic on March 11, 2020, has created substantial uncertainty in worldwide financial markets. Concerns about the ongoing spread of the COVID-19 have resulted in cancellations of a substantial number of scheduled events; the implementation of personal quarantine procedures; a 30-day lock-out for travel from most of Europe to the U.S.; and substantial reductions (and restrictions) in other travel by air, rail, bus, and ship. As of the effective date of this report, many market segments including tourism, lodging, tourist-related food and beverage and retail sectors are likely to feel the first negative effects due to the considerable decline in social movement and activity. A prolonged outbreak could have a significant (and yet unquantifiable) impact on other real estate sectors. Our valuation is

Certification - Andrew T. Whitaker

I certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.

In regards to the inspection of the property:

- Andrew T. Whitaker did not personally inspect the subject property.
- No one provided significant real property appraisal assistance to Andrew T. Whitaker.

Andrew T. Whitaker

State-Certified General Appraiser, FL No. RZ3145 Effective Date of Appraisal: October 22, 2020

)with

Date of Report: November 11, 2020

Executive Summary

| Property Information | | | | | | | |
|------------------------|------------------------|--|--|--|--|--|--|
| Property Name | City of Mount Dora | | | | | | |
| Street Address | 230 North Baker Street | | | | | | |
| City | Mount Dora | | | | | | |
| State | FL | | | | | | |
| Zip Code | 32757 | | | | | | |
| Property Class | Land | | | | | | |
| Property Type | Mixed Use | | | | | | |
| Site Characteristics | | | | | | | |
| Land SF | 23,616 | | | | | | |
| Land Acres | 0.54 | | | | | | |
| Zoning Characteristics | | | | | | | |
| Zoning Codes | MU-2 | | | | | | |

The subject is currently utilized as a parking lot with a newly erected public restroom building and designated parking spaces.

| Indicated Values | | | | | | |
|---------------------------|-------------|--|--|--|--|--|
| Land Value | \$1,030,000 | | | | | |
| Cost Approach | N/A | | | | | |
| Sales Comparison Approach | N/A | | | | | |
| Income Approach | N/A | | | | | |

| Value Conclusions | | | | | | | | |
|-------------------|-------------|---------------|---------|-------------------|----------------|-----------------|--|--|
| Description | Perspective | Type of Value | Premise | Property Interest | Effective Date | Indicated Value | | |
| N/A | Current | Market Value | As Is | Fee Simple | 2020-10-22 | \$1,030,000 | | |

Introduction

Appraisal Identification, Development, and Scope of Work

Location

The subject property is located at 230 N. Baker Street in Mount Dora.

Property Type and Use

The subject consists of a commercial parcel improved with parking. There are approximately 50 designated spaces.

Ownership

The subject property is currently under the ownership of the City of Mount Dora.

Sales and Listing History

The subject last sold on November 26, 2018, for a purchase price of \$795,000 or \$33.66/SF. After purchase, improvements were demolished and the property was redeveloped as a parking lot equipped with public restrooms. There have been no other sales in the past three years. In addition, the subject is not currently listed for sale.

Property Rights

The property rights appraised represent the fee simple interest.

Type of Value

The type of value appraised is Market Value.

Intended Use and User of the Report

Type and Extent of Data Researched

The following information was reviewed in preparing this report:

- Flood zone status
- Zoning Requirements
- Applicable Tax Data
- Demographics
- Public Record Data
- Comparable Data

Data Sources

Item Source (s)

Site Size Lake Co. Property Appraisers site

Zoning City planning department

Tax Data County Clerk
Parking Spaces Appraiser counted

Comparable sales data, for properties, was taken from the local MLS, CoStar, County Property Appraiser's Office, and company records. Sales were confirmed via public records and discussions with parties to the transactions. Construction costs were obtained from Marshall-Swift Valuation.

Source of Value Definition

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

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

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, % * A)#%@6\(\delta\) "#\(\BAA\) , '2,\(\delta\) , (%, -%2\(\delta\) * , -%\(\delta\) "#\(\delta\) AA\(\delta\) "\$\(\delta\) "#\(\delta\) "\$\(\delta\) "#\(\delta\) "\$\(\delta\) "#\(\delta\) "\$\(\delta\) "#\(\delta\) "\$\(\delta\) "#\(\delta\) "\$\(\delta\) "#\(\delta\) "#\(\de

Type and Extent of Analysis

The data has been gathered and analyzed through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via each applicable approach to value.

Appraisal Methodology

The appraisers have performed the sales comparison approach herein. The Cost and Income Approaches to value are not necessary in appraising virtually vacant land and were omitted. Additionally, the Cost and Income Approaches were not deemed necessary to produce a credible result for this assignment.

Conditions of Appraisal

The appraisal was performed with no extraordinary assumptions or hypothetical conditions.

Assumptions and Conditions

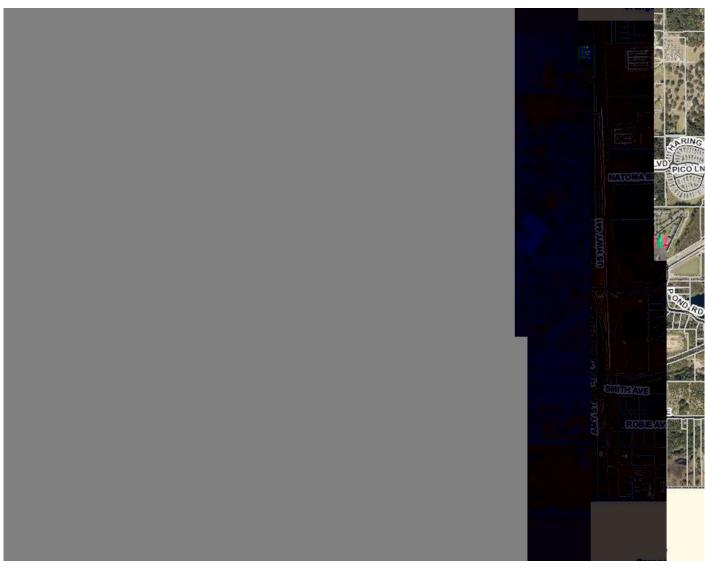
- 1. This is a Restricted Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. As such, it presents no discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses are retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use as stated in the report. The appraiser is not responsible for unauthorized use of this report.
- 2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
- 3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
- 4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
- 5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- 6. Allengineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
- 7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or

- 17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
- 18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.
- 19. The appraiser(s) are competent to complete this assignment in accordance with the provisions in the Uniform Standards of Professional Appraisal Practice (USPAP).

Area and Neighborhood

| MARKET AREA ANALYSIS | | | | | | |
|------------------------|-------------------------|-------------------------|----------------------------|----------------------|------------------------|--|
| | | | | | | |
| Location | Built-Up | Growth | Supply & Demand | Value Trend | Typical Marketing Time | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| □ Urban | □ Under 25% | □ Rapid | □ Shortage | ☐ Increasing | □ Under 3 Months | |
| | | | | | | |
| X Suburban | X 25-75% | X Stable | X In Balance | X Stable | X 3-6 Months | |
| | | | | | | |
| □ Rural | □ Over 75% | □ Slow | □ Over Supply | □ Decreasing | ☐ 6-12 Months | |
| | | | | | - O 40 M 4b . | |
| | | | | | □ Over 12 Months | |
| Pagional Area of Influ | noo: The cubicet is in | fluoreed by the Orlanda | NSA as it is considered t | northwest suburb of | Orlando | |
| Regional Area of Influ | ence: The subject is in | fluenced by the Orlando | VIOA AS IL IS CONSIDERED A | a normwest suburb of | Oriando. | |
| | | | | | | |

 $Neighborhood\ Boundaries: The\ subject\ neighborhood\ boundaries\ are\ identified\ as\ U.S.\ Highway\ 441\ to\ the\ north\ and\ east,\ Lake\ Dor\ a\ to\ the\ west\ and\ Orange\ County\ Line\ to\ the\ south.\ The\ subject\ is\ mor\ e\ specifiy\ 3\ Mol\ S$



Neighborhood Map

Site Description

| Location | |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MSA | Orlando |
| Market Type | Medium |
| Submarket Type | CBD |
| Legal Description | MOUNT DORA, 31-19-27 BEG 112 FT S OF NW COR OF BLK 11 RUN E 69.2 FT, S 13.5 FT E 69 FT, S 42.8 FT, W 138.2 FT, N TO POB, W 70 FT OF N 112 FT & E 70 FT OF W 140 FT OF N 125 FT OF BLK 11 PB 3 PGS 37-43 ORB 5203 PG 461 |
| Location Classification | Good |
| Parcel Identifier | 29-19-27-0030-011-00002 |
| Location of Parcel | Corner |
| Size | |
| Land Acres | 0.54 |
| Land SF | 23,616 |
| Access | |
| Primary Frontage (Feet) | 170 |
| Primary Frontage Type | Local |
| Secondary Frontage (Feet) | 140 |
| Secondary Frontage Type | Local |
| Access Classification | Good |
| Access Description | The parcel has good access and good visibility/exposure from the east side of North Baker Street \& the south side of E. 3rd Avenue. |
| Encumbrances | |
| Flood Zone | X |
| Flood Map Number | 12069C0367E |
| Flood Map Effective Date | 2012-12-18 |
| Zoning | |
| Current Use | The subject is a parking lot containing 44 parking spaces. |
| Zoning Jurisdiction | The city of Mount Dora |
| Zoning Code | MU-2 |
| Conformity Conclusion | Conforming |
| | |
| Site Characteristics | |
| Site Characteristics Shape | Rectangular |
| Shape | * |
| | Rectangular Gently Sloping At Grade |
| Shape Topography | Gently Sloping |
| Shape Topography Grade Drainage | Gently Sloping At Grade |
| Shape Topography Grade | Gently Sloping At Grade Appears Adequate |

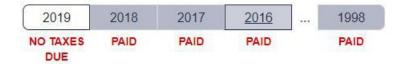
The subject site is currently utilized as a parking lot with some improvements which were recently erected to accommodate public restrooms. According to Adam Sumner of the City of Mount Dora Planning and Development Department, the restrooms were constructed at a cost of \$117,000. Additionally, the cost to demolish the prior improvements and redevelopment of the site for parking was reported to be \$382,000. This reflects a total investment of \$499,000 for the improvements to the land. The site is well located within the neighborhood with good access and good visibility and serves a great need in the immediate area for public parking.





Real Estate Taxes

| | | 2020 Real Estate Taxes |
|---------------------|-----------|------------------------|
| Tax Appraised Value | \$0 | |
| | | |
| Tax Assessed Value | \$584,496 | |
| | | |
| Real Estate Taxes | \$0 | |
| | | |
| Total Taxes | \$0 | |
| | | |
| Taxes per SF GBA | \$ | |





Tax Bill

Subject Photos



Turied Street Seems

Typical View of Subject

Typical Street Scene



Typical Street Scene



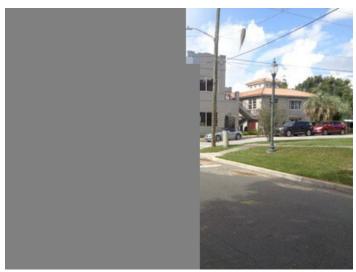
Typical View of Subject



Typical View of Subject



Typical Street Scene



Typical Street Scene

Highest and Best Use

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The four criteria the highest and best use must meet are:

- Physically Possible
- Legally Permissible
- Financially Feasible
- Maximum Productivity

Consequently, after considering the physically possible, legally permissible, financially feasible and maximum productivity standpoints of the subject property, the highest and best use of the site as vacant is for parking and/or commercial development when demand dictates such.

Exposure Time

The appraiser's opinion of reasonable exposure time for the subject property is 6-9 months.

Land Valuation

The subject was appraised using the Sales Comparison Approach to value. In evaluating the comparable sales, I selected price per square foot of land area as the primary unit of comparison. This is the unit of comparison most commonly used for this type of property in the marketplace. A map of the comparables, as well as a brief summary of the comparables follows.



| | | Land Adjustments | | | |
|---------------------------------------------|--------------------|------------------------------------|----------------|----------------------------------|--|
| | Subject | Sale #1 | Sale #2 | Sale #3 | |
| Name | City of Mount Dora | Victory Coast Land Company, LLC | CWEMTB, LLC | Elyksian Hotels Clermont, LLC | |
| City | Mount Dora | Clermont | Tavares | Clermont | |
| Unit of Comparison (UoC) | Land SF | Land SF | Land SF | Land SF | |
| Unadj Sale Price / UoC | | \$25.46 | \$25.46 | | |
| | Transactional | Adjustments (|) | | |
| Property Rights | N/A | F | F | F | |
| | | Similar | Similar | Similar | |
| Terms / Financing | N/A | \$0.00 | \$0.00 | \$0.00 | |
| | | Similar | Similar | Similar | |
| Conditions of Sale | N/A | \$0.00 | \$0.00 | \$0.00 | |
| | | Similar | Similar | Similar | |
| Expenditures After Sale | N/A | \$0.00 | \$0.00 | \$0.00 | |
| | | Similar | Similar | Similar | |
| Excess Land Value | N/A | \$0.00 | \$0.00 | \$0.00 | |
| | | Similar | Similar | Similar | |
| Market Conditions | N/A | 2020-06-30 | 2020-03-13 | 2019-06-21 | |
| Adi Briss / Ha O affan | N/A | Similar | Similar | Similar | |
| Adj Price / UoC after Transactional Adjs | N/A | \$25.46 | \$21.83 | \$35.56 | |
| | Property Adjus | stments - Quantitative (| | | |
| Location | G | G | Α | G | |
| Adjustment | | 15.00% \$3.82 | 25.00% \$5.46 | 0.00% \$0.00 | |
| Access | G | G | A | G | |
| | | Similar | Similar | Similar | |
| Configuration | | 1 | ı | | |
| ~ ! | **** | Similar | Similar | Similar | |
| Size | 23,616 | 21,600 | 12,825 | 11,250 | |
| Adjustment | М -2 | 0.00% \$0.00 C-1 | -5.00% -\$1.09 | -10.00% -\$3.56 CBD | |
| Zoning Adjustment | | 10.00% \$2.55 | 0.00% \$0.00 | 0.00% \$0.00 | |
| Aujustillelit | | Total Adjustments | 0.00/0 \$0.00 | υ.υυ /0 φυ.υυ | |
| Gross % Adj's | N/A | 25.02% | 30.00% | 10.01% | |
| 01033 /0 Auj 3 | IVA | £3.U2 /0 | 30.00 /0 | 10.01/0 | |
| Net % Adj's | N/A | 25.02% | 20.02% | -10.01% | |
| Net Adj Price / UoC | N/A | \$31.83 | \$26.20 | \$32.00 | |

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| | Subject | Sale #4 | Sale #5 | |
|------|--------------------|--------------------|------------------------|--|
| Name | City of Mount Dora | City of Mount Dora | Main Street Leasing Co | |

Land Adjustments

| Adjusted Price Indications | | | | | | |
|----------------------------|---------|--|--|--|--|--|
| Minimum | \$26.20 | | | | | |
| | | | | | | |
| Average | \$31.97 | | | | | |
| | | | | | | |
| Standard Deviation | 3.28 | | | | | |

The comparables utilized represent downtown district lot sales with similar uses. Most weight and merit was given to Sales 3, 4, & 5 as they required the least amount of adjustments and best reflect the characteristics of the subject. Sale 4 is the prior sale of the subject.

| Indicated Values | | | | | | |
|--------------------------------------|-----------|--|--|--|--|--|
| Unit of Comparison | Land SF | | | | | |
| Indicated Value / Unit of Comparison | \$34.00 | | | | | |
| Land Indicated Value | \$802,944 | | | | | |
| Rounded | \$800,000 | | | | | |

Contributory Value of Improvements

As previously discussed, the subject is semi-improved as a public parking lot with public restrooms. Upon visual inspection of the site, there are 50 total designated spaces. According to the Planning and Development Department, approximately \$499,000 was invested in creating the existing parking lot. This includes approximately \$117,000 designated for the restrooms. Thus, a cost of \$382,000 or \$7,640 per space was credited to the parking lot. In order to gauge the reliability of these figures, we have relied upon Marshall Valuation Service (MVS), a nationally recognized cost estimating service widely used by appraisers and industry professionals. According to MVS published costs, a value of \$1,950-\$2,390 per space is sufficient. For the purposes of the appraisal, we have utilized a cost at the higher end of the range at \$2,200 per space due to the additional site work as a result of the topography. Thus, the contributory value of the spaces was estimated to be \$110,000. An additional cost was considered for the public restrooms building which reportedly cost \$117,000. Therefore, a total contributory value of the existing improvements was estimated to be \$227,000, rounded to \$230,000.

| Description | Indication | Inclusion |
|------------------------------------|---------------------------|-----------|
| Land Valuation | \$800,000 | Add |
| Subtotal | \$800,000 | |
| | Adjustments to Land Value | |
| Adjustment Description | Amount | |
| Contributory Value of Improvements | \$230,000 | |
| Total Adjustments | \$230,000 | |
| Total Land Valuation | \$1,030,000 | |
| Rounded | \$1,030,000 | |

Reconciliation

| Indicated Values | | | | | |
|-------------------|-------------|---------------|--|--|--|
| Land Value | \$1,030 | ,000 | | | |
| Cost Approach | N/A | | | | |
| Income Approach | N/A | | | | |
| Value Conclusions | | | | | |
| Description | Perspective | Type of Value | | | |

Addenda

Appraiser Qualifications
Property Card
Client's Letter of Engagement
Definition of Market Value

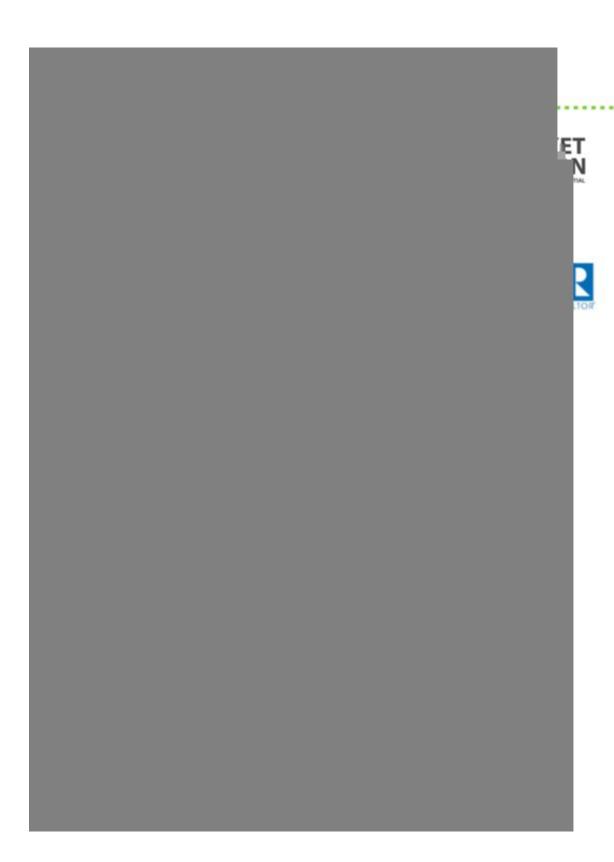
Definition of Market Value

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

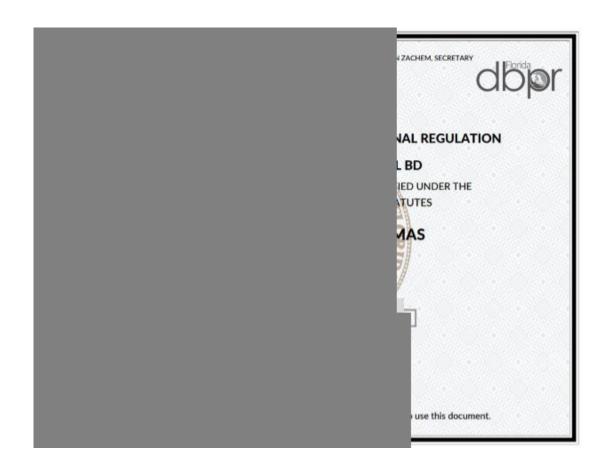
- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.



- D F I .According to the 14th Edition of the Appraisal of Real Estate the definition of fee simple estate is: 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.
- D L F I . According to the 14th Edition of the Appraisal of Real Estate the definition of leased fee interest is defined as: an ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others; the rights of the lessor (the leased fee owner) and the lessee (leaseholder) are specified by contract terms contained within the lease.
- D L I . According to the 14th Edition of the Appraisal of Real Estate the definition of leasehold interest is defined as: the right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.
- D H B .According to the 14th Edition of the Appraisal of Real Estate the definition of highest and best use is defined as: the reasonably probable and legal use of vacant land or an improved property that is physically possible, legally permissible, appropriately supported, financially feasible, and that results in the highest value.
- . According to the 14th Edition of the Appraisal of Real Estate the retrospective value is defined as: a valid historical date requested by the client to be the effective date of the opinion of value.
- . According to the 14th Edition of the Appraisal of Real Estate the prospective value is defined as: a valid future date requested by the client to be the effective date of the opinion of value.



nline Course (2012) 2016) McKissock - Orlando (2018) 018) 018) nua Volusia, & Marion. , Estate Planning, & Asset Evaluation Conservation Areas • Wetlands • Improved Pasture Offices Warehouses Shopping Centers Airport Hangars • Restaurants · Improved Medical Office • Retail



1/3

| | Key=1465 | 5711 | | | / Appraiser |
|---|----------|-------------------------------|---------------------|---------------------|------------------------------|
| | | Property De | tails : Lake C | ounty Propert | 3 |
| | /alorer | n Taxes 🕡 | | | ny individual or entity as |
| | | seeing price of the prop | erty and should not | t be relied upon by | 8 |
| , | arket | Assessed | Taxable | Millage | Estimated Taxes |
| | alue | Value | Value | minage | \$0.00 |
| : | 584,496 | \$584,496 | \$0 | 5.03270 | \$0.00 |
| | 584,496 | \$584,496 | \$0 | 0.46290 | \$0.00 |
| | .496 | \$584,496 | \$0 | 3.70100 | \$0.00 |
| | 496 | \$584,496 | \$0 | 2.99800 | \$0.00 |
| | 496 | \$584,496 | \$0 | 5.96030 | |
| | | | | | \$0.00 |
| | ,496 | \$584,496 | \$0 | 0.22870 | \$0.00 |
| | ,496 | \$584,496 | \$0 | 0.11000 | .00 |
| | ,496 | \$584,496 | \$0 | 0.33680 | 1.00 |
| | ,496 | \$584,496 | 0 | 0.89500 | \$C _{ital} : \$0.00 |
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Property Details : Lake County Property Appraiser

t Reduction Information (3% cap, 10% cap, Agricultural, ≘tc.)

is benefitting from the following assessment reductions with a

| mes Assessment Limitation (3% assessed value cap) | Learn More View the Law |
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| ead Assessment Limitation (10% assessed value cap) | Learn More View the Law |
| Classification Assessment Limitation | Learn More View the Law |
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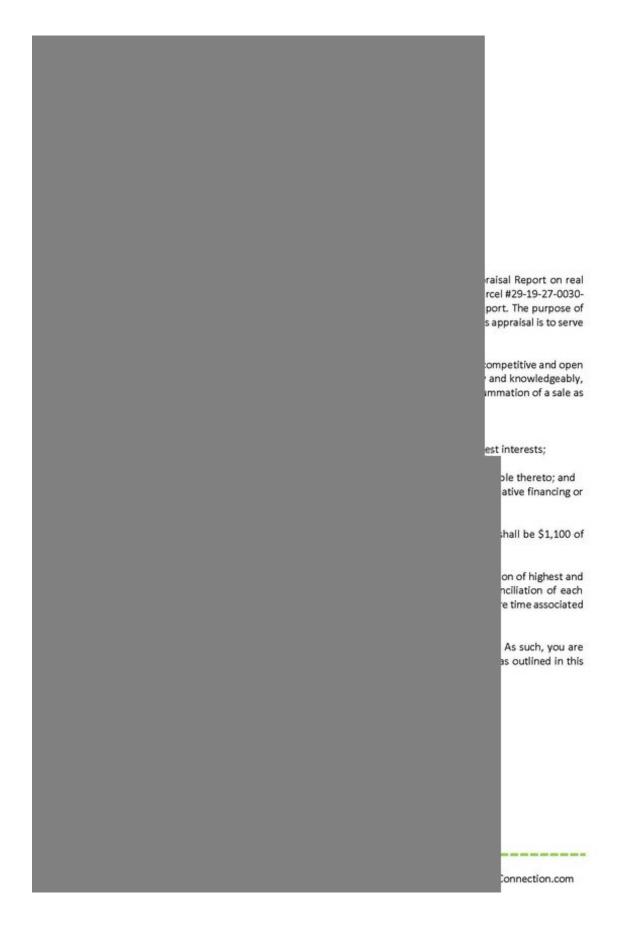
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roperly Record Card is compiled and used by the Lake County Properly Appraiser for the sole purpose of advalorem properly tax assessment with the Florida Constitution, Statuties, and Administrative Code. The Lake County Properly Appraiser makes necessarily appraised and appropriate properly and assumes and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes the or instance. See the posted 55th Notice.

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Property data last updated on October 6, 2020.

Site Notice





Electronic Articles of Organization For Florida Limited Liability Company

L20000310278 FILED 8:00 AM October 01, 2020 Sec. Of State jafason

Article I

The name of the Limited Liability Company is: DOWNTOWN PARKING SOLUTION MD, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

2055 OVERLOOK DRIVE MOUNT DORA, FL. FL 32757

The mailing address of the Limited Liability Company is:

PO BOX 1273 MOUNT DORA, FL. US 32756

Article III

The name and Florida street address of the registered agent is:

GERARD G GUENTHER JR 2055 OVERLOOK DRIVE MOUNT DORA, FL. 32757

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: GERARD G GUENTHER, JR.

Article IV

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MOUNT DORA: FL...32757 US-

-Signature of member of an authorized representative

Electronic Signature: GERARD G GUENTHER, JR.....

Lam the member or authorized representative submitting these Articles of Organization and aftirm that the facts stated nerein are true. I am aware that false information submitted me document to the Department of State constitutes a third degree felony as provided for in \$-817.155. F-S: Lunderstand to requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC.