UNITED STATES DISTRICT COURT MIDDLE DISTRICT OF FLORIDA TAMPA DIVISION

COMMODITY FUTURES TRADING COMMISSION,

Case No. 8:19-CV-886-T-33SPF

Plaintiff,

v.

OASIS INTERNATIONAL GROUP, LIMITED; OASIS MANAGEMENT, LLC; SATELLITE HOLDINGS COMPANY; MICHAEL J DACORTA; JOSEPH S. ANILE, II.; RAYMOND P MONTIE III; FRANCISCO "FRANK" L. DURAN; and JOHN J. HAAS,

Defendants;

and

FUNDADMINISTRATION, INC.; BOWLING GREEN CAPITAL MANAGEMENT LLC; LAGOON INVESTMENTS, INC.; ROAR OF THE LION FITNESS, LLC; 444 GULF OF MEXICO DRIVE, LLC; 4064 FOUNDERS CLUB DRIVE, LLC; 6922 LACANTERA CIRCLE, LLC; 13318 LOST KEY PLACE, LLC; and 4 OAKS LLC,

Relief Defendants.

_____/

THE RECEIVER'S UNOPPOSED, VERIFIED MOTION TO APPROVE THE PRIVATE SALE OF REAL PROPERTY – SPECIFICALLY, <u>17006 VARDON TERRACE UNIT #105 IN LAKEWOOD RANCH, FLORIDA</u>

Burton W. Wiand, as receiver over the assets of the above-captioned defendants and

relief defendants (the "Receiver" and the "Receivership" or "Receivership Estate") moves

the Court to approve the sale of 17006 Vardon Terrace Unit #105 in Lakewood Ranch, Florida (the "**Property**") to Bradley Karl Hakes and Kristen Hakes (the "**Purchasers**") for \$198,000.00. A copy of the Purchase and Sale Agreement is attached as **Exhibit 1** (the "**PSA**"). As explained below, the Receiver believes the proposed sale is commercially reasonable and will result in a fair and equitable recovery for the Receivership Estate.

BACKGROUND

At the request of the Commodity Futures Trading Commission ("CFTC"), the Court appointed the Receiver on April 15, 2019 and directed him, in relevant part, to "[t]ake exclusive custody, control, and possession of the Receivership Estate," which includes "all the funds, properties, premises, accounts, income, now or hereafter due or owing to the Receivership Defendants, and other assets directly or indirectly owned, beneficially or otherwise, by the Receivership Defendants." Doc. 7 at p. 14, ¶ 32 & p. 15, ¶ 30.b.

The Court also directed the Receiver to develop a plan for the liquidation of Receivership assets (Doc. 44 ¶¶ 51, 52), which the Receiver filed on June 7, 2019 (Doc. 103) (the "Liquidation Plan"). That same day, the Receiver moved the Court to approve (1) the Liquidation Plan, (2) a Memorandum of Understanding (the "MOU") between the Receiver and the United States Marshals Service ("USMS"), and (3) a Consent Forfeiture Agreement (the "Consent") between the Receiver and the Department of Justice ("DOJ"). Doc. 105. The Court granted the Receiver's motion and approved the attached documents on June 13, 2019. Doc. 112. On July 11, 2019, the Court entered a Consolidated Receivership Order (Doc. 177) (the "Consolidated Order"), which combined and superseded two prior orders (Docs. 7 & 44) and is now the operative document governing the Receiver's activities.

The Procedures Applicable to Sales of Real Property

The Consolidated Order requires the Receiver to obtain Court approval of sales of real

(as opposed to personal) property:

Upon further Order of this Court, pursuant to such procedures as many be required by this Court and additional authority such as 28 U.S.C. §§ 2001 and 2004, the Receiver will be authorized to sell, and transfer clear title to, all real property in the Receivership Estates. The parties agree the Receiver can move the Court to waive strict compliance with 28 U.S.C. §§ 2001 and 2004.

Doc. 177 ¶ 40. The procedures applicable to private sales of receivership real estate are set

forth in 28 U.S.C. § 2001(b) ("Section 2001(b)"):

After a hearing, of which notice to all interested parties shall be given by publication or otherwise as the court directs, the court may order the sale of such realty or interest or any part thereof at private sale for cash or other consideration and upon such terms and conditions as the court approves, if it finds that the best interests of the estate will be conserved thereby. Before confirmation of any private sale, the court shall appoint three disinterested persons to appraise such property or different groups of three appraisers each to appraise properties of different classes or situated in different localities. No private sale shall be confirmed at a price less than two-thirds of the appraised value. Before confirmation of any private sale, the terms thereof shall be published in such newspaper or newspapers of general circulation as the court directs at least ten days before confirmation. The private sale shall not be confirmed if a bona fide offer is made, under conditions prescribed by the court, which guarantees at least a 10 per centum increase over the price offered in the private sale.

28 U.S.C. § 2001(b).¹ As noted above and in the Consolidated Order, the Receiver can move

the Court to waive strict compliance with these procedures, but as explained below, the

Receiver has substantially and materially complied with the statute.

¹ Section 2001(b) governs here because this is a private sale of real property and because 28 U.S.C. §§ 2001(a) and 2004 deal with public auctions and personal property, respectively.

The Civil Forfeiture of the Property

On April 17, 2019, the DOJ, through the United States Attorney's Office for the Middle District of Florida, filed a civil forfeiture action against the Property and several others. *See United States of America v. 13318 Lost Key Place, Lakewood Ranch, Florida et al.*, Case No. 8:19-cv-00908 (M.D. Fla.) (Doc. 1 ¶ 1) (the "Forfeiture Action" or "FA"). To avoid unnecessary litigation between the Receiver and the government or other interested parties, the Receiver consented to the forfeiture of the Property (among others), which Consent this Court approved. *See* Docs. 105, 112.

On June 26, 2019, the DOJ filed a motion for judgment of forfeiture regarding, in relevant part, the Property (FA Doc. 53), and the court in the Forfeiture Action granted the DOJ's motion on July 16, 2019 (FA Doc. 60) (the "Forfeiture Order"). The court recognized claims against the Property, in relevant part, by (1) the Manatee County Tax Collector and (2) "any associated homeowners associations in accordance with applicable contracts and Florida law, including the Lakewood National Golf Club, Inc.; Terrace I at Lakewood National Condominium Association, Inc.; Terrace II at Lakewood National Condominium Association, Inc.; Terrace III at Lakewood National Condominium Association, Inc.; Terrace III at Lakewood National Condominium Association, Inc.; The court then condemned and forfeited all right, title, and interest in the Property to the United States "for disposition according to law." *Id.* at 4. The court held that "[c]lear title to the [Property] is now vested in the United States," subject to the claims described above. *Id.*

The Receiver's Role under the MOU in Cooperation with the USMS

The USMS and the Receiver executed an MOU, which establishes procedures for the liquidation of the Property (and others at issue in the Forfeiture Action). Doc. 105, Ex. B. According to the MOU, "[t]he Receiver has sole discretion to decide the logistics of the sale of the Forfeited Receivership Assets, on the terms and in the manner the Receiver deems most beneficial to the Receivership Estate and with due regard to the realization of the true and proper value of such property." *Id.* § VI.C. The MOU also recognizes that "[a]ll sales of Receivership Assets, including Forfeited Receivership Assets, must comply with the provisions set forth in the Receivership Orders [now, the Consolidated Order]." *Id.* § III. Finally, the MOU authorizes the Receiver to deduct certain "Asset Expenses" from the proceeds of the sale, which are defined as "direct expenses necessary to safeguard, maintain, advertise, and sell" the assets, including "closing costs, publication costs, and broker fees or commissions." *Id.* § IV.D.

At closing, the Receiver and the United States will transfer the Property to the Purchaser, as set forth in the PSA.² After the Receiver sells the Property (or any other forfeited property), the Receiver will deduct any Asset Expenses and transfer the net proceeds to the USMS for deposit in the Department of Justice Asset Forfeiture Fund. *Id.* § IV.E. Once all properties have been sold, the Receiver will file a petition for remission with the DOJ, and the sale proceeds will be returned for distribution to defrauded investors

² The United States, by its consent to this motion, and the USMS, by its consent to the PSA, authorize the Receiver to transfer the interest of the United States in the Property pursuant to a Receiver's Deed.

through the claims process supervised by this Court. As noted above, the Court has already approved the MOU and its contents. *See* Docs. 105, 112.

The Property, the Receiver's Marketing Efforts, and the Proposed Sale

The Property is owned by 17006 Vardon Terrace #105, LLC, and Oasis Management is the authorized representative of that entity. The Property was purchased with scheme proceeds - i.e., money contributed to the scheme by victim investors - for approximately \$190,999. The 2020 tax assessed value is \$151,000. There is no mortgage.

The Receiver's marketing efforts included listing the Property for sale on his website³ and retaining Coldwell Banker to advertise the Property through various means. The list price was \$210,000. The \$198,000 sale price is almost \$47,000 more than the tax assessed value and represents a gross profit of \$7,001 for the ultimate benefit of the Receivership Estate. To further ensure the fairness of the sale price, the Receiver has obtained valuations from three disinterested sources, which are attached as **Exhibits 2-4** (the "**BPOs**). According to the BPOs, a reasonable sale price for the Property is between \$190,000 and \$200,000. The \$198,000 sale price is within this range and is thus fair and reasonable.

Section 2001(b) Publication

To satisfy the publication requirement of Section 2001(b), the Receiver will publish the terms of the sale for one day in the Sarasota Herald Tribune, which is regularly issued and of general circulation in the district where the Property is located. A copy of the notice is attached as **Exhibit 5**. The Receiver will also publish this motion and the notice on his

³ See www.oasisreceivership.com/assets-for-sale/17006-vardon-terrace/.

website – <u>www.oasisreceivership.com</u>. No less than 10 days after publication of the notice, the Receiver will inform the Court whether any potential purchaser submitted a "bona fide offer," as contemplated by Section 2001(b). Given these circumstances and the existence of ready-and-willing Purchasers, the Receiver believes that approval of the proposed sale pursuant to the Liquidation Plan and Section 2001(b) is commercially reasonable, fair and equitable, and will ensure a cost-effective recovery for the ultimate benefit of the Receivership Estate.

ARGUMENT

The Court's power to supervise an equity receivership and to determine the appropriate actions to be taken in the administration of the receivership is extremely broad. *S.E.C. v. Elliott*, 953 F.2d 1560, 1566 (11th Cir. 1992); *S.E.C. v. Hardy*, 803 F.2d 1034, 1038 (9th Cir. 1986). The Court's wide discretion derives from the inherent powers of an equity court to fashion relief. *Elliott*, 953 F.2d at 1566; *S.E.C. v. Safety Finance Service, Inc.*, 674 F.2d 368, 372 (5th Cir. 1982). A court imposing a receivership assumes custody and control of all assets and property of the receivership, and it has broad equitable authority to issue all orders necessary for the proper administration of the receivership estate. *See S.E.C. v. Credit Bancorp Ltd.*, 290 F.3d 80, 82-83 (2d Cir. 2002); *S.E.C. v. Wencke*, 622 F.2d 1363, 1370 (9th Cir. 1980). The court may enter such orders as may be appropriate and necessary for a receivership estate. *See, e.g., Official Comm. Of Unsecured Creditors of Worldcom, Inc. v. S.E.C.*, 467 F.3d 73, 81 (2d Cir. 2006). Any action taken by a district court in the exercise of its discretion is subject to great deference by appellate courts. *See United States v. Branch Coal*,

390 F.2d 7, 10 (3d Cir. 1969). Such discretion is especially important considering that one of the ultimate purposes of a receiver's appointment is to provide a method of gathering, preserving, and ultimately liquidating assets to return funds to creditors. *See S.E.C. v. Safety Fin. Serv., Inc.,* 674 F.2d 368, 372 (5th Cir. 1982) (court overseeing equity receivership enjoys "wide discretionary power" related to its "concern for orderly administration") (citations omitted).

Given these principles, the Court should approve the proposed sale for at least six reasons. First, the Receiver is complying with Section 2001(b). Specifically, he obtained an appraisal and two BPOs, and the purchase price is within the estimates disclosed in those valuations. *See* Exs. 2-4. Section 2001(b) provides that "[n]o private sale shall be confirmed at a price less than two-thirds of the appraised value" – here, \$130,012 based on an average of the three highest valuations. The \$198,000 purchase price is well above that amount. Shortly after filing this motion, the Receiver will publish notice of the proposed sale and its terms in the Sarasota Herald Tribune. After the expiration of the 10-day statutory window, the Receiver will advise the Court whether any individual or entity submitted a "bona fide offer" – *i.e.*, an offer 10% higher than the current purchase price. If no one objects to this motion or submits a "bona fide offer," to conserve resources, the Receiver asks that the Court grant the motion without a hearing. *See* Doc. 177 ¶ 40 ("The parties agree the Receiver can move the Court to waive strict compliance with 28 U.S.C. §§ 2001 and 2004.).

Second, as noted above, the \$198,000 sale price is almost \$47,000 more than the tax assessed value and represents a gross profit of approximately \$7,000 for the ultimate benefit of the Receivership Estate.

Third, the United States and the USMS are the only parties with an interest in the Property under the Forfeiture Order (aside from the forfeiture claimants who will be paid at closing), and both the United States and the USMS consent to the transaction, as evidenced below and in the PSA. The Receiver is not aware of any other encumbrances. Under such circumstances, the Consolidated Order authorizes the Receiver (in conjunction with the United States) to transfer clear title to the Purchaser. *See* Doc. 177 ¶ 40.

Fourth, the existence of ready-and-willing Purchasers will ensure an efficient and cost-effective recovery for the Receivership Estate, and in the Receiver's opinion, the sale price is at or near the maximum price that can be anticipated for the sale of this Property.

Fifth, sale of the Property will eliminate the Receiver's need to pay for additional upkeep and carrying costs on the Property, including insurance, utilities, and repairs. To date, the Receiver has spent approximately \$14,500 maintaining (taxes and insurance) and safeguarding the Property. The Receiver will recover those costs as Asset Expenses under the MOU.

Sixth, this is an arms'-length transaction with independent, third-party Purchasers.

CONCLUSION

For the reasons discussed above, the transaction is commercially reasonable, fair and equitable, and will ensure a cost-effective recovery for the ultimate benefit of the Receivership Estate. As such, the Receiver requests an order, in substantially the form attached as **Exhibit 6**: (1) approving the transaction and the PSA and (2) ordering that the Receiver may transfer title to the Property by Receiver's Deed to the Purchasers, free and

clear of all claims, liens, and encumbrances, including without limitation the interests of the Receiver and the United States.

LOCAL RULE 3.01(G) CERTIFICATION

Counsel for the Receiver has conferred with counsel for the CFTC and is authorized to represent to the Court that the CFTC has no objection to the requested relief. The United States also has no objection to the requested relief and consents to the sale of the Property and transfer of title, including the title of the United States, to the Purchasers, as reflected below and in the PSA. Defendants Duran, Anile, Montie, Haas, and DaCorta have no objection to the relief requested in the motion. Relief defendant Fundadministration, Inc. also has no objection to the motion.

VERIFICATION OF THE RECEIVER

I, Burton W. Wiand, Court-Appointed Receiver in the above-styled matter, hereby certify that the information contained in this motion is true and correct to the best of my knowledge and belief.

s/ Burton W. Wiand

Burton W. Wiand, Court-Appointed Receiver

CONSENT OF THE UNITED STATES

By the signature of its representative to this motion, the United States consents to the Receiver's transfer of the United States' interest in and title to the Property by Receiver's Deed to the Purchasers, as set forth in the PSA and proposed order.

s/ Suzanne C. Nebesky

Suzanne C. Nebesky suzanne.nebesky@usdoj.gov Assistant United States Attorney Fla. Bar No. 59377 400 N. Tampa Street, Suite 3200 Tampa, FL 33602 (813) 274-6000 *Counsel for United States of America*

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on January 22, 2021, I electronically filed the foregoing

with the Clerk of the Court by using the CM/ECF system. I also served the foregoing by

mail and email on the following non-CM/ECF participants:

Gerard Marrone Law Office of Gerard Marrone, P.C. 66-85 73rd Place, 2nd Floor Middle Village, NY 11379 <u>gmarronelaw@gmail.com</u> *Counsel for Defendant Joseph S. Anile, II*

Michael DaCorta 13313 Halkyn Point Orlando, FL 32832 cdacorta@yahoo.com

Respectfully submitted,

<u>s/ Jared J. Perez</u>

Jared J. Perez, FBN 0085192 jperez@guerraking.com Lawrence J. Dougherty, FBN 0068637 ldougherty@guerraking.com GUERRA KING P.A. 5505 West Gray Street Tampa, FL 33609 Tel: (813) 347-5100 Fax: (813) 347-5198

Counsel for the Receiver, Burton W. Wiand

Case 8:19-cv-00886-VMC-SPF Document 359-1 Filed 01/22/21 Page 1 of 16 PageID 5490

EXHIBIT 1

PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement (hereinafter "Agreement"), is entered into this <u>28th</u> day of December, 2020, by and between **Bradley Karl Hakes and Kristen Hakes** (hereinafter, the "**Buyers**") and **Burton W. Wiand, Receiver for 17006 Vardon Terrace #105, LLC** (hereinafter, the "**Receiver**" or "**Seller**", and collectively with Buyer, the "**Parties**") appointed in the matter of *Commodity Futures Trading Commission v. Oasis International Group, et al.*; United States District Court, Middle District of Florida, Tampa Division, Case No. 8:19-CV-00886 (hereinafter, the "**Action**").

BACKGROUND

WHEREAS, the Receiver was appointed pursuant to an Order Granting Plaintiff's Motion for an Ex Parte Statutory Restraining Order, Appointing of Temporary Receiver, and Other Equitable Relief entered April 15, 2019, an Order Appointing Receiver and Staying Litigation entered April 30, 2019 and a Consolidated Receivership Order entered July 11, 2019 in connection with the proceedings in the Action (the "Receivership Orders"); The Receiver's powers, authorities, rights and privileges, which are outlined in the Receivership Orders, include him taking custody, control and possession of all Receivership Property, including the real property located at 17006 Vardon Terrace #105, Lakewood Ranch, Florida 34211 and he is authorized sell Receivership Property with approval of the United States District Court for the Middle District of Florida; and

WHEREAS, 17006 Vardon Terrace #105, Lakewood Ranch, Florida 34211 (hereinafter referred to as the "**Property**") has been forfeited to the United States in connection with *United States of America v. 13318 Lost Key Place, Lakewood Ranch, Florida, et al.;* United States District Court, Middle District of Florida, Tampa Division, Case No. 8:19-CV-908-T-02AEP ("Forfeiture Action") and the Receiver has been appointed as the agent for sale of the Property pursuant to a Memorandum of Understanding with the United States Marshals Service, the same being approved by the United States District Court in the Receivership Action and the Receiver has full authority to sell the Property and the United States Marshals Service on behalf of the United States consents to this sale contract; and

WHEREAS, 17006 Vardon Terrace #105, LLC is a legal entity under the control of the Receiver pursuant to the Receivership Order and it was the owner prior to the Receivership and the Forfeiture Action of the Property located at 17006 Vardon Terrace #105, Lakewood Ranch, Florida 34211, better known as Manatee County Property Tax Identification Number: 581547459; and

WHEREAS, pursuant to the Receivership Orders, the Seller has been granted full power and authority to market and enter into an agreement to sell the Property;

Case 8:19-cv-00886-VMC-SPF Document 359-1 Filed 01/22/21 Page 3 of 16 PageID 5492

WHEREAS, subject to approval by the Court, compliance with the publication requirements of 28 U.S.C. § 2001(b), and the non-receipt of a Bona Fide Offer (defined below), Seller desires to sell and Buyer desires to purchase the Property pursuant to the terms and conditions set forth herein, and,

WHEREAS, the Buyer desires to purchase the Property and Seller desires to sell the Property, all on the terms and conditions hereinafter set forth.

NOW THEREFORE, in consideration of the mutual covenants set forth herein and other good and valuable consideration, the Parties agree as follows:

AGREEMENT

1. <u>Property:</u> The Seller agrees to sell and convey, and Buyer agrees to purchase and pay for, all pursuant to the terms and conditions hereinafter set forth, the Property consisting of all of Seller's right, title, and interest in and to the Property, more particularly described on Exhibit "A" attached hereto. The Property shall include all appurtenant rights, privileges, and easements, all buildings and improvements, free from all encumbrances whatsoever, except restrictions and easements of record, zoning ordinances, and taxes and assessments, both general and special, not currently due and payable. **PROPERTY SOLD "AS IS".**

2. <u>Purchase Price & Contingencies</u>: The Purchase Price shall be One-Hundred Ninety-Eight Thousand Dollars (\$198,000.00).

This Agreement is contingent upon (1) compliance with the publication procedures required by 28 U.S.C. § 2001(b), and (2) the <u>non-receipt</u> by Seller of a bona fide offer, under conditions prescribed by the Court, as described in 28 U.S.C. § 2001(b) (a "<u>Bona Fide Offer</u>"). Buyer understands and acknowledges that 28 U.S.C. § 2001(b) prohibits the Court's approval and confirmation of the transaction contemplated by this Agreement if Seller receives a Bona Fide Offer. As such, upon receipt of a Bona Fide Offer, Seller shall have the exclusive right to terminate this Agreement, and Buyer's sole and exclusive remedy for such termination is limited to the return of its Earnest Money Deposit, as defined and set forth below. If the Seller does not receive a Bona Fide Offer after compliance with the publication procedures required by 28 U.S.C. § 2001(b), this Agreement is further contingent upon Seller obtaining an Order in substantially the form as Exhibit "B" attached hereto (the "<u>Order</u>") approving: (1) the sale of the Property described in Exhibit "A" to Buyer free and clear of all liens, claims, encumbrances, and restrictions as provided for in the order of the United States District Court approving this transaction and (2) Buyer's quiet enjoyment of all assets assigned to and assumed by Buyer (collectively, the "**Contingencies**").

In the event that Seller receives a Bona Fide Offer or the Court does not approve of the sale of the Property, i.e., if the Contingencies are not satisfied on or before the Closing Date, Buyer acknowledges and agrees that its <u>sole and exclusive remedy</u> is to seek return of the Earnest Money Deposit, as defined below, from Seller. This Agreement, when duly executed by the Parties, constitutes the express waiver in writing of any other remedy, whether legal or equitable, that may be available to the Buyer. 3. <u>Escrow Agent and Earnest Money Deposits</u>: Najmy Thompson, P.L 1401 8th Avenue W., Bradenton, FL 34205 shall serve as the Escrow Agent. Within three (3) business days after full execution of this Agreement by the Parties the Buyer shall deposit the sum of Five Thousand Dollars (\$5,000.00) in readily available funds as an earnest money deposit ("Earnest Money Deposit") into the IOTA trust account of Najmy Thompson, P.L Subsequent to the satisfaction of the contingencies outlined in this Agreement, the Earnest Money Deposit shall only be refundable if the United States District Court refuses to approve the motion for sale or if the United States District Court approves the sale of the Property to a competing bidder.

The Earnest Money Deposit shall be credited at Closing towards the Purchase Price to be paid to Seller by Buyer for the Property under the terms of this Agreement. The terms of this Agreement shall serve as the escrow instructions for this transaction.

4. <u>Conditions of Escrow</u>: Seller shall, on or before the date of Closing, make reasonable efforts to obtain approval from The United States District Court, Middle District of Florida to sell the Property pursuant to the terms of this Agreement. After the satisfaction of the contingencies in this Agreement if the Buyer withdraws from this Agreement prior to the approval of the sale, or if the Court approves the sale of the Property pursuant to the terms of this Agreement and the Buyer fails to perform under this Agreement except as to any rights the Buyer may have under paragraphs 5, 8, 9 or 10, the Earnest Money Deposit shall be delivered immediately to Seller as liquidated damages for Buyer's failure to perform. In the event that the Court fails to approve this Agreement or the Buyer terminates the Agreement solely as provided for in paragraphs 5, 8, 9 or 10, this Agreement shall be null and void and of no further force and effect and neither Seller nor the Buyer shall have any further obligations hereunder to the other and the Earnest Money Deposit shall be delivered immediately to Buyer. Should Seller fail to perform any obligation under this Agreement for any other reason, the Buyer's sole remedy shall be to seek return of all funds deposited in connection with this Agreement.

5. <u>Financing Contingency and Appraisal</u>: Buyers shall have thirty (30) days from the date of this Agreement to obtain a written loan commitment for a conventional loan in the principal amount of at least 75% (\$148,125.00) of the Purchase Price with an interest rate not to exceed the then prevailing rate based upon the Buyers' creditworthiness (collectively the financial terms in this sentence shall be referred to as "Loan Terms"). In the event that the Buyers fail to obtain a loan commitment consistent with the Loan Terms, this Agreement shall be null and void and of no further force and effect and neither Seller nor the Buyers shall have any further obligations hereunder to the other and the Earnest Money Deposit shall be delivered immediately to Buyers. If the Buyer obtains a loan commitment consistent with the Loan Terms herein and then the Buyers fail to perform under this Agreement, the Ernest Money Deposit shall be delivered immediately to Seller as liquidated damages for Buyers' failure to perform.

This Agreement is contingent upon the Buyers or Buyers' Lender obtaining, at Buyers' expense a written appraisal from a licensed Florida appraiser, stating the appraised value of the Property is at least \$198,000.00. If the appraisal states that the appraised value of the Property is less than the above value, Buyers may, within three (3) business days after receipt of the appraisal deliver written notice to Seller (with a copy of the appraisal), either: a) terminating this Agreement in

which event the Earnest Money Deposit and Additional Earnest Money Deposit paid shall be refunded to Buyers; thereby releasing Buyers and Seller from all obligations under this Agreement; or b) waiving and removing this contingency and continuing with this Agreement without regard to the appraised value of the Property. If Buyers fail to timely deliver notice of Buyers' exercise of the right to terminate granted herein this paragraph, this contingency shall be waived and removed, and Buyers will continue with this Agreement.

6. <u>Closing and Closing Agent</u>: Unless extended by mutual agreement of the Parties, Closing shall take place within thirty (30) days after The United States District Court, Middle District of Florida's approval of the sale, with Buyer to provide written notice specifying the actual closing date at least three (3) business days before such closing date. All funds and documents required to be deposited hereunder shall be deposited into escrow prior to Closing. The term "Closing" as used herein shall mean the date all contingencies provided in this Agreement shall be satisfied or waived by written instrument and the date the Receiver's Deed in substantially the form as Exhibit "B" attached hereto has been recorded. Najmy Thompson, P.L shall serve as the Closing Agent.

7. <u>Conveyance of Title</u>: When the funds to be paid by Buyer together with all documents required to be deposited by Buyer pursuant to this Agreement have been deposited into escrow, then Seller shall deliver into escrow title to the Property. Seller will convey title via Receiver's Deed in substantially the form as Exhibit "B" attached hereto.

8. Evidence of Title, Survey and Closing Costs: Buyer, at Buyer's cost and expense, may obtain evidence of title, a title abstract, title insurance and/or a survey of the Property. At Closing, Buyer shall pay: (i) all title examination fees; (ii) survey costs or any costs to update surveys; (iii) to update recording costs on documents necessary for Seller to clear title (to the extent such action is required); (iv) any premiums for a title insurance policy; (v) all transfer taxes payable in connection with the delivery for recording of any title transfer instrument or document by Seller provided in or contemplated by this Agreement; (vi) all charges for escrow services; (vii) all survey and appraisal costs; (viii) mortgage taxes (if any); (ix) the cost of any environmental reports; (x) all fees of the Closing Agent; and (xi) Buyer's legal, accounting and other professional fees and expenses and the cost of all certificates, instruments, documents and papers required to be delivered, or to cause to be delivered, by Buyer hereunder, including without limitation, the cost of performance by Buyer and the obligations hereunder.

At Closing, Seller shall pay: (i) Seller's legal, accounting and other professional fees and expenses and the cost of all certificates, instruments, documents and papers required to be delivered, or to cause to be delivered, by Seller hereunder, including without limitation, the cost of performance by Seller of its obligations hereunder.

Except as otherwise expressly provided for in this Agreement, Buyer shall be responsible for any and all other costs and expenses, regardless of custom or practice in the county where the Property is located, in connection with the consummation of this Agreement.

9. <u>Condition of Premises and Inspection Period:</u> Buyer acknowledges and agrees to purchase the property on an "As Is" "Where Is" basis, with all faults and without representations, express or implied, of any type, kind, character or nature, including but not limited to the suitability of the Property for any use, and without warranties, express or implied, of any type, kind, character or nature, including but not limited to, suitability of the Property for any use, and without recourse, express or implied, of any type, kind, character or nature.

With prior notice to and approval from Seller, Seller does hereby grant to Buyer and their authorized agents the right, at Buyer's sole risk, cost and expense, for a period of fifteen (15) days from the date of this Agreement (the "Inspection Period") to enter the Property to inspect, examine, and survey the Property and otherwise do that which, in the opinion of Buyer, is reasonably necessary to determine the boundaries and acreage of the Property, the suitability of the Property for the uses intended by Buyer, and to determine the physical condition of the Property. Buyer agrees to indemnify and hold Seller harmless from and against any and all liabilities, claims, losses or damages arising directly or indirectly from negligence in conducting Buyer's inspection and examination of the Property (but not from any effect upon value or marketability of the Property), and this indemnity and hold harmless provision shall survive Closing or the termination of this Agreement. Buyer shall promptly deliver to Seller copies of the results of all of Buyer's inspections, appraisals and/or examinations. If, at the conclusion of the Inspection Period, Buyer should notify Seller in writing that Buyer, for whatever reason, desires not to proceed with this purchase, this Agreement shall be deemed null and void, escrow shall be canceled, and the full Earnest Money Deposit with no deductions shall be returned to Buyer without any interference or further instruction or authorization from Seller.

10. <u>Damage or Destruction</u>: In the event the Property, or any portion thereof, is damaged or destroyed by fire or other cause prior to the date of transfer of title, Buyer may declare this Agreement null and void or Buyer may complete the purchase and receive the proceeds from any insurance otherwise payable to or for the benefit of Seller with respect to such destruction, together with a credit against the purchase price for any "deductible" under such insurance. If Buyer declare this Agreement null and void due to damage or destruction as described in this Paragraph 10, the Earnest Money Deposit shall be delivered immediately to Buyer.

11. <u>Taxes, Assessments & Utilities</u>: Real Estate Taxes, assessments, if any, and any assessments, insurance premiums, charges, and other items attributable to the Property shall be prorated as of the date of Closing, based upon an actual three hundred and sixty five (365) day year, as is customary. Meters for all public utilities (including water) being used on the Property shall be ordered read on the day prior to closing and all charges to said date shall be paid by Seller.

12. <u>Real Estate Brokers</u>: Seller and Buyer represent and warrant each to the other that they have not dealt with any real estate broker, sales person or finder in connection with this transaction, except for Lisa Sullivan & Martha Thorn of Coldwell Banker Residential ("Seller's Agent") and Melissa L. Bristol of Medway Realty ("Buyer's Agent"). At Closing, Seller agrees to a three percent (3%) commission Seller's Agent pursuant to a separate written agreement by and between Seller and Seller's Agent. Seller agrees to a two and one-half percent (2.5%) commission to Buyer's Agent. In no event shall the total sales commission owed by the Seller

exceed five and one-half percent (5.5%) of the Purchase Price.

13. <u>General Provisions</u>:

- (a) This Agreement shall be governed by the laws of Florida.
- (b) Buyer and Seller hereby (i) agree that all disputes and matters whatsoever arising under, in connection with, or incident to this Agreement shall be exclusively litigated as a summary proceeding in *Commodity Futures Trading Commission v. Oasis International Group, et al.*; United States District Court, Middle District of Florida, Tampa Division, Case No. 8:19-CV-00886, to the exclusion of the courts of or in any other state or country, and (ii) irrevocably submit to the exclusive jurisdiction of the United States District Court, Middle District of Florida, in any action or proceeding arising out of or relating to this Agreement, and hereby irrevocably waive any objection to the laying of venue of any such action or proceeding in any such court and any claim that any such action or proceeding has been brought in an inconvenient forum. A final judgment in any such action or proceeding shall be conclusive and may be enforced in any other jurisdiction by suit on the judgment or in any other manner provided by law.
- (c) Captions of the several items of this Agreement are not a part of the context hereof and shall not be used in construing this Agreement, being intended only as aids in locating the various provisions hereof.
- (e) In the event that this Agreement shall terminate in accordance with the provisions hereof, and in the absence of breach, all funds and documents deposited shall be returned to the depositor thereof and neither party shall be under any further obligation to the other by reason of this Agreement.
- (f) This offer is open for acceptance by delivery of a fully executed original hereof, up to and including 5:00 p.m. EST on December 30, 2020, and shall thereafter be withdrawn without notice. This Agreement, and any notices required or permitted to be given pursuant to this Agreement, shall be in writing and sent by overnight courier, prepaid, or hand delivered, transmitted by facsimile or e-mail, delivered personally or served by certified or registered mail, return receipt requested. Any facsimile or electronic signature shall be deemed to be an original.
- Notices mav delivered to Seller at the email address (g) be Burt@BurtonWWiandPA.com or via Seller's Agent at the email address lisa@marthathorn.com and to Buyer's Agent at the email address Melissabristol.brg@gmail.com.
- (h) This Agreement contains the entire agreement between the parties hereto and they shall not be bound by any terms, warranties or representations, oral or written, not herein contained.

(i) The United States Marshals Service consents to the sale of the Property pursuant to this agreement and the terms contained herein as indicated by the Consent attached hereto as Exhibit "C".

BUYERS

SELLER

dotloop verified 12/28/20 5:23 PM EST BTMF-FMTE-LNQR-N3A3 Bradley Hakes

Bradley Karl Hakes

Burton W. Wiand, Receiver for 17006 Vardon Terrace #105, LLC

Kirsten Hekes	dotloop verified 12/28/20 5:31 PM EST UL8N-PZ6P-RN4I-PFH1

Kristen Hakes

BROKER ACKNOWLEDGEMENT

Lisa Sullivan & Martha Thorn of Coldwell Banker and Melissa L. Bristol of Medway Realty hereby acknowledge receipt of this Agreement and agree to be joined to this Agreement to the extent their compensation structure is discussed. The Brokers hereby agree to the compensation structure set forth in paragraph 12 above. Any dispute concerning the compensation shall be resolved pursuant to paragraph 13(b) herein.

Lisa Sullivan dotloop verified 12/28/20 3:23 PM EST 9XMX-HWFD-IQCU-IRU

Lisa Sullivan Coldwell Banker Residential Seller's Agent

Martha Thorn

dotloop verified 12/28/20 3:25 PM ES TJPZ-6JYE-GLEU-SERS

Martha Thorn Coldwell Banker Residential Seller's Agent

dotloop verified 12/28/20 4:44 PM EST RZ1Q-7P2F-V1ED-CLI0 Melissa Bristol

Melissa L. Bristol Medway Realty Buyer's Agent Case 8:19-cv-00886-VMC-SPF Document 359-1 Filed 01/22/21 Page 9 of 16 PageID 5498

EXHIBIT A TO PURCHASE AND SALE AGREEMENT

LEGAL DESCRIPTION

Unit 515, in Building 5, of Phase I of Terrace III at Lakewood National, a Phase Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2740, Page 4940, of the Public Records of Manatee County, Florida, as amended.

Case 8:19-cv-00886-VMC-SPF Document 359-1 Filed 01/22/21 Page 10 of 16 PageID 5499

EXHIBIT B TO PURCHASE AND SALE AGREEMENT

<u>RECEIVER'S DEED</u>

Prepared by:

RECEIVER'S DEED

THIS INDENTURE, made as of the _____ day of _____ 2020, by and between **Burton** W. Wiand, Receiver for 17006 Vardon Terrace #105, LLC (hereinafter referred to as the "Grantor"), having a mailing address of 5505 West Gray Street, Tampa, Florida 33609, and (hereinafter referred to as the "Grantee") having an address of

WITNESSETH:

That Burton W. Wiand was appointed as Receiver for the Property, as hereinafter described, pursuant to that certain Order Appointing Receiver in *Commodity Futures Trading Commission v. Oasis International Group, et al.*; United States District Court, Middle District of Florida, Tampa Division, Case No. 8:19-CV-00886. The sale having been duly approved by Order of The United States District Court, Middle District of Florida, entered ______, 2020 (hereinafter referred to as the "Order" and attached hereto as Exhibit 1 and incorporated herein by this reference).

That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all of Grantor's right, title and interest in and to all that certain tract or parcel of land lying and being in Manatee County, Florida, being more particularly described in Exhibit 2 attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property").

Via this deed, the Receiver is conveying not only all of the interest of the Receivership in the subject real property but also all of the ownership interest of the United States of America which was obtained via that certain Final Judgment of Forfeiture in Case No. 8:19-cv-908-T-02AEP, rendered in US District Court for the Middle District of Florida – Tampa Division on or about July 16, 2019.

TO HAVE AND TO HOLD said Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever, in as full and ample a manner as the same was held by Grantor.

IN WITNESS WHEREOF, Grantor has signed and sealed this Receiver's Deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness signature

Burton W. Wiand, Receiver for 17006 Vardon Terrace #105, LLC

Printed name

Witness signature

Printed name

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by Burton W. Wiand, Receiver for 17006 Vardon Terrace #105, LLC.

Notary Public Print Name:______ My Commission Expires:______

Personally Known _____(OR) Produced Identification _____ Type of identification produced _____ Case 8:19-cv-00886-VMC-SPF Document 359-1 Filed 01/22/21 Page 12 of 16 PageID 5501

EXHIBIT 1 TO RECEIVER'S DEED

COURT ORDER

IN THE UNITED STATES DISTRICT COURT MIDDLE DISTRICT OF FLORIDA (TAMPA)

COMMODITY FUTURES TRADING COMMISSION,

Case No. 19-CV-886T33SPF

Plaintiff,

v.

OASIS INTERNATIONAL GROUP, LIMITED; OASIS MANAGEMENT, LLC; SATELLITE HOLDINGS COMPANY; MICHAEL J DACORTA; JOSEPH S. ANILE, II.; RAYMOND P MONTIE III; FRANCISCO "FRANK" L. DURAN; and JOHN J. HAAS,

Defendants;

and

MAINSTREAM FUND SERVICES, INC.; BOWLING GREEN CAPITAL MANAGEMENT LLC; LAGOON INVESTMENTS, INC.; ROAR OF THE LION FITNESS, LLC; 444 GULF OF MEXICO DRIVE, LLC; 4064 FOUNDERS CLUB DRIVE, LLC; 6922 LACANTERA CIRCLE, LLC; 13318 LOST KEY PLACE, LLC; and 4 OAKS LLC,

Relief Defendants.

/

<u>ORDER</u>

Before the Court is the Receiver's Unopposed Verified Motion for Approval of Private Sale of Real Property Located in Manatee County, Florida – 17006 Vardon Terrace #105, Lakewood Ranch, Florida 34211 (the "Motion") (Dkt. ____). The United States of America having

consented to the relief requested by the Receiver in the Motion, upon due consideration of the Receiver's powers as set forth in the Consolidated Order and its predecessors (Dkts. 7, 44 and 177), the consent of the United States of America, and applicable law, it is **ORDERED AND**

ADJUDGED that the Motion is GRANTED.

The sale of the real property located at 17006 Vardon Terrace #105, Lakewood Ranch, Florida 34211, also known as Manatee County Property Appraiser's Parcel Number: 581547459, with the following legal description:

Unit 515, in Building 5, of Phase I of Terrace III at Lakewood National, a Phase Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2740, Page 4940, of the Public Records of Manatee County, Florida, as amended.

pursuant to the Purchase and Sale Agreement attached as Exhibit ______ to the Motion, is hereby **APPROVED.** The Court finds the sale commercially reasonable, fair and equitable, and in the best interests of the Receivership Estate.

The Receiver empowered via this order will be conveying not only all the interest of the Receivership in the subject real property but also all of the ownership interest of the United States of America which was obtained via that certain Final Judgment of Forfeiture in Case No. 8:19-cv-908-T-02AEP, rendered in the US District Court for the Middle District of Florida – Tampa Division, on or about July 16, 2019.

The Receiver is hereby directed to transfer the real property located in Manatee County, Florida to ______ free and clear of all claims, liens, and encumbrances(including without limitation the interest of the Receiver and the interest of the United States of America, which was obtained via that certain Final Judgment of Forfeiture in Case No. 8:19-cv-908-T-02AEP, rendered in the U.S. District Court for the Middle District of Florida – Tampa Division, on or about July 16, 2019), by way of a Receiver's Deed, pursuant to Purchase and Sale Agreement. Case 8:19-cv-00886-VMC-SPF Document 359-1 Filed 01/22/21 Page 14 of 16 PageID 5503

DONE and **ORDERED** in chambers in Tampa, Florida this _____ day of _____ 2020.

VIRGINIA M. HERNANDEZ COVINGTON UNITED STATES DISTRICT JUDGE

COPIES FURNISHED TO: Counsel of Record Case 8:19-cv-00886-VMC-SPF Document 359-1 Filed 01/22/21 Page 15 of 16 PageID 5504

EXHIBIT 2 TO RECEIVER'S DEED

LEGAL DESCRIPTION

Unit 515, in Building 5, of Phase I of Terrace III at Lakewood National, a Phase Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2740, Page 4940, of the Public Records of Manatee County, Florida, as amended.

EXHIBIT C TO PURCHASE AND SALE AGREEMENT

CONSENT OF THE UNITED STATES MARSHALS SERVICE

The United States of America through Wes Newbold of the United States Marshals Service hereby consents to the sale of the Property pursuant to the terms and conditions set forth in the Purchase and Sale Agreement to which this consent is attached.

Werly afurbold

12-29-2020

Wes Newbold Chief Asset Management Asset Forfeiture Division US Marshals Service 703-740-3970 direct 202-738-3290 cell wesley.newbold@usdoj.gov Case 8:19-cv-00886-VMC-SPF Document 359-2 Filed 01/22/21 Page 1 of 21 PageID 5506

EXHIBIT 2

Case 8:19-cv-00886-VMC-SPF Document 359-2 Filed 01/22/21 Page 2 of 21 PageID 5507

ROME APPRAISAL

	of this summ	narv apprai	sal report i	is to provi	ide the len	der/clie	ent with an accu	rate, and ad	leguat	tely supported.	opinion	of the n	narket va	lue of the subjec	t property.
	dress 17006	2 I I				Jnit # 1		y Bradento						Zip Code 34211	
	akes, Bradle						FPublic Record B			**			unty Man		
	iption See Al					2. 5			1			500	,		
	Parcel # 581						Та	x Year 2020)			R.E	. Taxes \$	1,687	
	e Terrace I		vood Natio	onal	P	hase #		p Reference		9-23			nsus Tract		
Occupant	Owner		X Vaca				Assessments \$ 0				НС	DA \$	555		per month
2 · · · · ·	hts Appraised	-		Lease			(describe)								
	Туре 🗶 Р			\leq	nce Transac		Other (describ	e)							
	nt Union Hor						8241 Dow Circ	,	onasv	/ille. OH 44136	5				
		v		r has it been			he twelve months					XY	es 🗍 N	lo	
														ame price on 12	/28/2019.
							2/29/2020. XML				<u> </u>	j			,
										lysis of the contra	act for sale	or whv	the analys	sis was not performe	ed.
														06 Vardon Terra	
LLC.		00111140111			notou ope			io triat from	<u>u 0110</u>						
	ce \$ 198,000	0	Date of Co	ontract 12/	28/2020		s the property sell	er the owner	of nubli	ic record? X)Yes 🗌	No I	Data Sour	ce(s) Public Reco	ords
							yment assistance,							Yes X No	JI U 3
	t the total dollar		-		-	uownpa		eic.) to be pa \$0;;	iu by a	ing party on bena		IIOWCI :			
ii res, report		iai amount a	iu uescribe		u ne hain.			φ U ,,							
Note D	and the second		on of the		od er	or - '	ol fortage								
Note: Race	and the racia			ieighborho	boa are not			Housing	onde		Conde	ini	louistra	Procent	
	Neighborho				Data		ondominium Uni		ends		Condom	mnum F	-	Present Land	
Location		X Suburb					X Increasing	Stable			PRICE		AGE	One-Unit	55 %
Built-Up	_] Over 75%						X Shortage	In Bala		Over Supply	\$(000)		(yrs)	2-4 Unit	5 %
Growth	Rapid	X Stable	Slo		, v		X Under 3 mths	3-6 mth		Over 6 mths		Low		Multi-Family	10 %
				is located	north of U	nivers	ity Prkwy, west	of Waterbe	rry Rd	., east of I-) High		Commercial	15 %
	uth of The N										-) Pred.		Other Vacant	15 %
														at is part of the La	
National de	evelopment.	. The area	is conveni	ient to bea	aches, sho	opping,	schools, hospi	als and oth	er ess	sential services	s. The are	ea has	seen cor	ntinued growth in	the past
few years.	The develo	pment is a	gated golf	lf course/te	ennis club										
Market Cond	ditions (includi	ing support f	or the above	e conclusior	ns) At this	s time	in the subjects	area, there	is goo	d demand and	a limited	d suppl	y (slt moi	re in the winter n	nonths
due to the	population i	increase) o	ausing are	ea propert	ties to incr	ease s	lt in most all su	omarkets. T	he ma	ajority of the sa	ales in thi	is area	have his	torically involved	
Conventior	nal or FHA f	financing a	t prevailing	g rates an	nd/or cash	with re	elatively few sel	er paid con	cessio	ons. Specific to	o the sub	ject ple	ase see	the 1004MC.	
_	Appears Le						l for area			Typical/Condo			View B;0		
	ing Classificat						iption Planned [
Zoning Com		Legal (_	onconformir		-	egulations permit			_]Yes [No			
No Zonir] Illegal (des			J			<u> </u>							
														" The cubic	ate
					ed (or as pro	posed i	per plans and spec	ifications) the	prese	ntuse? X	Yes	No	If No. desi	cribe The Sublea	.15
Hignest an	nd Best Llse									nt use? X			If No, des	cribe. The subject	.15
		is conside	red to be r				iddle of a reside	ntial develo	opmen		js very si	milar.			
0 Utilities	Public		red to be r		l as it is in		iddle of a reside Public		opmen		IS VERY SI	milar. mprove	If No, desc	Type Public	
Utilities Electricity	Public	is conside	red to be r		I as it is in Water	the m	iddle of a reside Public	ntial develo	opmen		is very sin Off-site I Street A	milar. mprove sphalt			
Utilities Electricity Gas	Public X X	tis conside	red to be r scribe)	residentia	l as it is in Water Sanitar	the m	iddle of a reside Public X r X	other (desc	pmen ribe)	nt with dwelling	IS VERY SI	milar. mprove sphalt lone	ements-	Type Public	
Utilities Electricity Gas FEMA Speci	Public X X ial Flood Haza	tis conside Other (des ard Area	red to be r scribe) Yes X	residentia	l as it is in Water Sanitar EMA Flood	the m y Sewer Zone X	iddle of a reside Public X r X	ential develo Other (desc D FEMA Ma	pmen ribe)		is very sin Off-site I Street A	milar. mprove sphalt lone	ements-	Type Public	
Utilities Electricity Gas FEMA Speci Are the utiliti	Public X X ial Flood Haza	other (des Other (des ard Area (e improveme	red to be r scribe) Yes X nts typical fo	residentia	I as it is in Water Sanitar EMA Flood set area?	y Sewer Zone X	iddle of a reside Public X r X r X	rtial develo Other (desc FEMA Ma No, describe.	ppmen ribe) ap # 12	nt with dwelling	js very sii Off-site I Street A Alley N	milar. mprove sphalt lone FEN	ements— IA Map Da	Type Public X te 03/17/2014	Private
Utilities Electricity Gas FEMA Speci Are the utiliti Are there an	Public X X ial Flood Haza ies and off-site y adverse site	is conside Other (de: ard Area (e improveme e conditions	red to be r scribe) Yes X nts typical fo or external fa	Residentia	I as it is in Water Sanitar EMA Flood et area? ements, enc	y Sewer Zone X X Y	iddle of a reside Public X r X r Y r No If rest, environment	Other (desc Other (desc FEMA Ma No, describe. al conditions,	ppmen ribe) ap # 12 land u	nt with dwelling 2081C0355E ses, etc.)?	IS VERY SII Off-site I Street A Alley N	milar. mprove sphalt lone FEM	ements— IA Map Da If Yes, (Type Public X te 03/17/2014 describe. There v	Private
Utilities Electricity Gas FEMA Speci Are the utiliti Are there an adverse ea	Public X X ial Flood Haza ies and off-site y adverse site asements, e	is conside Other (de: ard Area (e improveme e conditions (encroachmo	red to be r scribe) Yes X nts typical fc or external fa ents or env	No Fl	I as it is in Water Sanitar EMA Flood et area? ements, enc al conditio	y Sewer Zone X X Y croachm	iddle of a reside Public X r X 'es No If rents, environment ed at the time o	Other (desc Other (desc FEMA Ma No, describe. al conditions, f inspection	ppmen ribe) ap # 12 land u , howe	nt with dwelling 2081C0355E ses, etc.)? (ever the appra	Is very sil Off-site I Street A Alley N Yes (iser has r	milar. mprove sphalt lone FEN X No	ements— IA Map Da If Yes, o ertise reg	Type Public X tte 03/17/2014 describe. There v jarding environm	Private
Utilities Electricity Gas FEMA Speci Are the utiliti Are there an adverse ea hazards ar	Public X X ial Flood Haza ies and off-site y adverse site asements, e	is conside Other (de: ard Area (e improveme e conditions (encroachmo	red to be r scribe) Yes X nts typical fc or external fa ents or env	No Fl	I as it is in Water Sanitar EMA Flood et area? ements, enc al conditio	y Sewer Zone X X Y croachm	iddle of a reside Public X r X 'es No If rents, environment ed at the time o	Other (desc Other (desc FEMA Ma No, describe. al conditions, f inspection	ppmen ribe) ap # 12 land u , howe	nt with dwelling 2081C0355E ses, etc.)? (ever the appra	Is very sil Off-site I Street A Alley N Yes (iser has r	milar. mprove sphalt lone FEN X No	ements— IA Map Da If Yes, o ertise reg	Type Public X te 03/17/2014 describe. There v	Private
Utilities Electricity Gas FEMA Speci Are the utiliti Are there an adverse ea hazards ar noted.	Public X ial Flood Haza ies and off-site asements, e asements, e nd this repor	is conside Other (de: ard Area (e improveme e conditions of encroachme rt is not an	red to be r scribe) Yes X nts typical fo or external fa ents or env environme	No FI	I as it is in Water Sanitar EMA Flood et area? ements, enc al conditio essment of	y Sewer Zone X X Y croachm ns note f the pr	iddle of a reside Public X r X 'es No If reents, environment ed at the time o roperty. Site is t	Other (desc Other (desc FEMA Ma No, describe. al conditions, f inspection	ppmen ribe) ap # 12 land u , howe	nt with dwelling 2081C0355E ses, etc.)? (ever the appra	Is very sil Off-site I Street A Alley N Yes (iser has r	milar. mprove sphalt lone FEN X No	ements— IA Map Da If Yes, o ertise reg	Type Public X tte 03/17/2014 describe. There v jarding environm	Private
Utilities Electricity Gas FEMA Speci Are the utiliti Are there an adverse ea hazards an noted. Data source	Public X ial Flood Haza ies and off-site y adverse site asements, e nd this repor (s) for project	is conside Other (des ard Area (e improveme e conditions encroachme rt is not an	red to be r scribe) Yes X nts typical fc or external fa ents or env environme MLS, Ma	No FI	I as it is in Water Sanitar EMA Flood et area? ements, enc al conditio essment of ht Co. & Pi	y Sewer Zone X X Y croachm ins note f the pr ublic R	iddle of a reside Public X r X 'es No If rents, environment ed at the time o roperty. Site is t ecords.	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth	ppmen ribe) ap # 12 land u , howe	nt with dwelling 2081C0355E ses, etc.)? [ever the appra the immediate	off-site I Street A Alley N Yes (iser has r e area wi	milar. mprove sphalt lone FEN X No	ements— IA Map Da If Yes, o ertise reg	Type Public X tte 03/17/2014 describe. There v jarding environm	Private
Utilities Electricity Gas FEMA Speci Are the utiliti Are there an adverse ea hazards ar noted. Data sourcel Project Desc	Public X ial Flood Haza ies and off-site y adverse site asements, e nd this repor (s) for project cription	is conside Other (des ard Area (e improveme e conditions of encroachme rt is not an information Detached	red to be r scribe) Yes X nts typical fc or external fa ents or env environme MLS, Ma Row	Vironment No FI for the mark factors (ease vironment ental asse anagemen v or Townho	I as it is in Water Sanitar EMA Flood et area? ements, enc al conditio essment of nt Co. & Pro ouse	y Sewer Zone X X Y croachm ns note f the pr	iddle of a reside Public X r X 'es No If rents, environment ed at the time o roperty. Site is t ecords. X Mid-Rise	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Ris	ppmen ribe) ap # 12 land u , howe	nt with dwelling 2081C0355E ses, etc.)? [ever the appra the immediate Other(describe	s very sin Off-site I Street A Alley N Yes (iser has n e area wi	milar. mprove sphalt lone FEN X No	ements— IA Map Da If Yes, o ertise reg	Type Public X ite 03/17/2014 describe. There is jarding environm ifluences on man	Private
Utilities Electricity Gas FEMA Speci Are the utiliti Are there an adverse ea hazards ar noted. Data sourced Project Desc Gene	Public X ial Flood Hazz ies and off-site y adverse site asements, e nd this repor (s) for project cription eral Descriptio	is conside Other (des ard Area (e improveme e conditions of encroachme rt is not an jotached on	red to be r scribe) Yes X nts typical fc or external fa ents or env environme MLS, Ma Row Gener	Vironment A No FI for the mark factors (ease vironment ental asse anagemen v or Townho rral Descript	I as it is in Water Sanitar EMA Flood et area? ements, enc al conditio essment of nt Co. & Pro ouse	the m y Sewer Zone X (X) y croachm ns not f the pr ublic R Garden	iddle of a reside Public X r X 'es No If rents, environment ed at the time o operty. Site is t ecords. X Mid-Rise Subject Phase	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Ris	ppmen ribe) ap # 12 land u , howe hers in	nt with dwelling 2081C0355E ses, etc.)? (ever the appra the immediate) Other(describe If Project Co	s very sin Off-site I Street A Alley N Yes (iser has n e area wi	milar. mprove sphalt lone FEN X No	ements— IA Map Da If Yes, o ertise reg dverse ir	Type Public X te 03/17/2014 describe. There ty parding environm arding environm fluences on man fluences on man	Private
Utilities Electricity Gas FEMA Speci Are the utiliti Are there and adverse ead hazards ar noted. Data sourced Project Desc Gene # of Stories	Public X ial Flood Hazz ies and off-site asements, e nd this repor (s) for project cription cription aral Descriptio 4	is conside Other (des ard Area (e improveme e conditions of encroachme rt is not an information Detached on E	red to be r scribe) Yes X nts typical fc or external fa ents or env environme MLS, Ma MLS, Ma Gener xterior Walls	Vironment Anagement	I as it is in Water Sanitar EMA Flood et area? ements, enc al conditio essment of ht Co. & Propuse	the m y Sewer Zone X (X) Y croachm ins note f the pr ublic R Garden # of Ur	iddle of a reside Public X r X 'es No If rents, environment ed at the time o operty. Site is t ecords. X Mid-Rise Subject Phasi	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Risse 90	ppmen ribe) ap # 12 land u , howe hers in	nt with dwelling 2081C0355E ses, etc.)? [ever the appra the immediate the immediate ff Project Co Phases	s very sin Off-site I Street A Alley N Yes (iser has n e area wi e) ompleted	milar. mprove sphalt lone FEN X No no expe th no a	IA Map Da If Yes, o ertise reg dverse ir # of Plar	Type Public X te 03/17/2014 describe. There y parding environm and environm fluences on man fluences	Private
Utilities Electricity Gas FEMA Speci Are the utiliti Are there and adverse ead hazards ar noted. Data sourced Project Desco Gene # of Stories # of Elevator	Public X ial Flood Hazz ies and off-site asements, e nd this repor (s) for project cription cription eral Descriptio 4 rs 0_	is conside Other (des Other (des ard Area (e improveme e conditions (e conditions (e information) Detached on E E F F F F F F F	red to be r scribe) Yes X Its typical fo or external fa ents or env environme MLS, Ma Gener Xterior Walls oof Surface	K No FI for the mark factors (ease vironment ental asse anagemen v or Townho or Townho ral Descript ls CBS e Concrete	I as it is in Water Sanitar EMA Flood et area? ements, enc al conditio essment of ht Co. & Propuse	the m y Sewer Zone X (X) Y croachm ns note f the pr ublic R Garden # of Ur # of Ur	iddle of a reside Public (X) r (X) r'es No If reents, environment ed at the time o roperty. Site is t ecords. (X) Mid-Rise Subject Pha- nits its Completed	Prival develor Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Ris se 90 90	ppmen ribe) ap # 12 land u , howe hers in se # of # of # of	at with dwelling 2081C0355E ses, etc.)? [ever the appra the immediate the immediate] Other(describe If Project Co Phases Units	is very sin Off-site I Street A Alley N Yes (iser has r e area wi e) ompleted	milar. mprove sphalt lone FEM X No no expe th no a th no a 1 90	IA Map Da If Yes, o ertise reg dverse ir # of Plar # of Plar	Type Public X te 03/17/2014 describe. There v parding environm arding environm fluences on man fluences on man fluenc	Private
Utilities Electricity Gas FEMA Speci Are the utiliti Are there an adverse ea hazards ar noted. Data sourced Project Desc Gene # of Stories # of Elevator X Existing	Public X ial Flood Haza ies and off-site y adverse site asements, e nd this repor (s) for project cription (s) for project cription areal Descriptio 4 rs 0 Proper	is conside Other (des Cherrer (des Cherre	red to be r scribe) Yes X nts typical fo or external fa ents or env environme MLS, Ma Gener xterior Walls oof Surface otal # Parkir	KNO FI for the mark factors (ease vironment ental asse anagemen v or Townho eral Descript Is CBS Concrete ng 190	I as it is in Water Sanitar EMA Flood et area? ements, enc al conditio essment of t Co. & Prouse	the m y Sewer Zone X X Y croachm ns note f the pr ublic R Garden # of Ur # of Ur # of Ur	iddle of a reside Public (X) r (X) r (X) r'es No If reents, environment ed at the time of roperty. Site is t ecords. (X) Mid-Rise Subject Phase its its Completed its For Sale	Private Action of the second s	ap # 12 ap # 12 land u , howe hers in se se # of # of # of # of	at with dwelling 2081C0355E ses, etc.)? [ever the appra the immediate] Other(describe If Project Co Phases Units Units for Sale	is very sin Off-site I Street A Alley N Yes (iser has r e area wi e) ompleted c (milar. mprove sphalt lone FEM X No no expe th no a th no a 1 90	IA Map Da If Yes, o ertise reg dverse ir # of Plar # of Plar # of Plar	Type Public X te 03/17/2014 describe. There v arding environm arding	Private
Utilities Utilities Electricity Gas FEMA Speci Are the utiliti Are there an adverse ea hazards ar noted. Data sourced Project Desc Gene # of Stories # of Elevator X Existing Under Col	Public X ial Flood Haza ies and off-site by adverse site asements, e nd this repor (s) for project cription (s) for project cription areal Description 4 rs 0 Propo construction	is conside Other (des Cherrer (des Cherre	red to be r scribe) Yes X Its typical fo or external fa ents or env environme MLS, Ma Brow Gener xterior Walls oof Surface otal # Parkir atio (spaces	K No FI for the mark factors (ease vironment ental asse anagemen v or Townho eral Descript ls CBS concrete ng 190 s/units) 2.7	I as it is in Water Sanitar EMA Flood et area? ements, enc al conditio essment of t Co. & Prouse	the m y Sewer Zone X X Y croachm ns note f the pr ublic R Garden # of Ur # of Ur # of Ur # of Ur	iddle of a reside Public (X) r (X) r (X)	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Ris se 90 90 0 90	pppmen ribe) ap # 12 land u , howe hers in se # of # of # of # of # of	at with dwelling 2081C0355E ses, etc.)? (ever the appra the immediate) Other(describe If Project Co Phases Units Units for Sale Units Sold	is very sin Off-site I Street A Alley N Yes (iser has r e area wi e) ompleted ((milar. mprove sphalt lone FEM X No no expe th no a th no a 1 20 20 20	IA Map Da If Yes, o ertise reg dverse ir # of Plar # of Plar # of Unit # of Unit	Type Public X Type Public X Type Public X There v arding environm arding environm	Private
Utilities Utilities Electricity Gas FEMA Speci Are the utiliti Are there an adverse ea hazards ar noted. Data sourced Project Desc Gene # of Stories # of Elevator X Existing Under C Year Built 2	Public X ial Flood Haza ies and off-site y adverse site asements, e nd this repor (s) for project cription (s) for project cription areal Descriptio 4 rs 0 construction 2017	is conside Other (de: Cherrer (de: Cherre	red to be r scribe) Yes X Its typical for r external fa ents or env environme MLS, Ma MLS, Ma MLS, Ma Constant Row Gener xterior Walls oof Surface tatio (spaces ype Carpol	K No FI for the mark factors (ease vironment ental asse anagement v or Townho rral Descript ls CBS e Concrete ng 190 s/units) 2.7 ort/Open	I as it is in Water Sanitar EMA Flood et area? ements, enc al conditio essment of t Co. & Prouse	the m y Sewee Zone X X Y croachm ns not f the pr ublic R Garden # of Ur # of Ur # of Ur # of Ur # of Ur # of Ur	iddle of a reside Public X r X 'es No If rents, environment ed at the time of roperty. Site is t ecords. X Mid-Rise Subject Phase its Completed its For Sale its Sold its Rented	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Ris se 90 0 90 6	ppmen ribe) ap # 12 land u land u , howe ners in # of # of # of # of # of # of	at with dwelling 2081C0355E ses, etc.)? [ever the appra the immediate] Other(describe If Project Co Phases Units Units for Sale Units Sold Units Rented	is very sin Off-site I Street A Alley N Yes (iser has r e area wi e) ompleted (((((((((((((((((((milar. mprove sphalt lone FEM X No no expe th no a th no a 1 90 0 90 6	IA Map Da If Yes, o ertise reg dverse ir # of Plar # of Plar # of Unit # of Unit	Type Public X te 03/17/2014 describe. There v arding environm arding	Private
Utilities Utilities Electricity Gas FEMA Speci Are the utiliti Are there an adverse ea hazards ar noted. Data sourced Project Desc Gene # of Stories # of Elevator X Existing Under Col	Public X ial Flood Haza ies and off-site y adverse site asements, e nd this repor (s) for project cription (s) for project cription areal Descriptio 4 rs 0 construction 2017	is conside Other (des ard Area (e improveme e conditions (encroachment rt is not an Detached on E posed T R osed T Constant Constan	red to be r scribe) Yes X Its typical fo or external fa ents or env environme MLS, Ma MLS, Ma MLS, Ma Construction MLS, Ma MLS, Ma MLS, Ma MLS, Ma MLS, Ma Sener Allow Gener xterior Walls oof Surface otal # Parkin atio (spaces ype Carpon uest Parking	K No FI for the mark factors (ease vironment ental asse anagement v or Townho ral Descript ls CBS e Concrete ng 190 s/units) 2.7 ort/Open ng 100	I as it is in Water Sanitar EMA Flood et area? ements, enc al conditio essment of nt Co. & Pro buse	the m y Sewee Zone X (X) Y croachm ns not f the pr ublic R Garden # of Ur # of Ur # of Ur # of Ur # of Ur # of Ur # of Or	iddle of a reside Public X r X /es No If rents, environment ed at the time o roperty. Site is t ecords. X Mid-Rise Subject Phasaits its Completed its For Sale its Sold its Rented vner Occupied Un	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Ris se 90 0 90 6	ppmen ribe) ap # 12 land u land u , howe ners in # of # of # of # of # of # of	at with dwelling 2081C0355E ses, etc.)? (ever the appra the immediate) Other(describe If Project Co Phases Units Units for Sale Units Sold	is very sin Off-site I Street A Alley N Yes (iser has r e area wi e) ompleted (((((((((((((((((((milar. mprove sphalt lone FEM X No no expe th no a th no a 1 20 20 20	A Map Da If Yes, o ertise reg dverse ir # of Plar # of Plar # of Unit # of Unit # of Unit # of Unit	Type Public X Type Public X Type Public X There v arding environm arding environm	Private
Utilities Electricity Gas FEMA Speci Are the utiliti Are there an adverse ea hazards ar noted. Data sourcel Project Desc Gene # of Stories # of Elevator X Existing Under C Year Built 2 Effective Age	Public X ial Flood Haza ies and off-site y adverse site asements, e nd this repor (s) for project cription (s) for project cription areal Descriptio 4 rs 0 construction 2017	is conside Other (des ard Area (e improveme e conditions (encroachment rt is not an Detached on E posed T R osed T Constant Constan	red to be r scribe) Yes X Its typical for r external fa ents or env environme MLS, Ma MLS, Ma MLS, Ma Constant Row Gener xterior Walls oof Surface tatio (spaces ype Carpol	K No FI for the mark factors (ease vironment ental asse anagement v or Townho ral Descript ls CBS e Concrete ng 190 s/units) 2.7 ort/Open ng 100	I as it is in Water Sanitar EMA Flood et area? ements, enc al conditio essment of nt Co. & Pro buse	the m y Sewee Zone X (X) Y croachm ns not f the pr ublic R Garden # of Ur # of Ur # of Ur # of Ur # of Ur # of Ur # of Or	iddle of a reside Public X r X 'es No If rents, environment ed at the time of roperty. Site is t ecords. X Mid-Rise Subject Phase its Completed its For Sale its Sold its Rented	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Ris se 90 0 90 6	ap # 12 ap # 12 land u , howe ners in se # of # of # of # of # of # of # of	at with dwelling 2081C0355E ses, etc.)? [ever the appra the immediate] Other(describe If Project Co Phases Units Units for Sale Units Sold Units Rented	is very sin Off-site I Street A Alley N Yes (iser has r e area wi e) ompleted (((((((((((((((((((milar. mprove sphalt lone FEM X No no expe th no a th no a 1 90 0 90 6	A Map Da If Yes, o ertise reg dverse ir # of Plar # of Plar # of Unit # of Unit # of Unit # of Unit	Type Public X Type Public X Type Public X Type Public X There V Additional and the set Additional and the set Addit	Private
Utilities Utilities Electricity Gas FEMA Speci Are the utiliti Are there an adverse ea hazards ar noted. Data sourcel Project Desc Gene # of Stories # of Elevator X Existing Under Co Year Built 2 Effective Age Project Primitian	Public X X ial Flood Hazz ies and off-site y adverse site asements, e nd this repor (s) for project (s) for pr	is conside Other (des Other (des ard Area (e improveme e conditions of encroachme rt is not an Detached on E Seed T F C Cy X Pr	red to be r scribe) Yes X nts typical fc or external fa ents or env environme MLS, Ma MLS, Ma Row Gener xterior Walls oof Surface otal # Parkin atio (spaces ype Carpol uest Parking ncipal Resid	K No FI for the mark factors (easy vironment ental asse anagemen v or Townho rral Descript ls CBS e Concrete ng 190 s/units) 2.7 ort/Open ng 100 idence	I as it is in Water Sanitar EMA Flood et area? ements, enc al conditio essment of nt Co. & Pro buse ion e Tile 1 Secon	the m y Sewel Zone X X Y croachm ns note f the pr ublic R Garden # of Ur # of Ur # of Ur # of Ur # of Ov d Home	iddle of a reside Public X r X /es No If rents, environment ed at the time o roperty. Site is t ecords. X Mid-Rise Subject Phasaits its Completed its For Sale its Sold its Rented vner Occupied Un	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Ris se 90 90 0 90 6 ts 84	ap # 12 ap # 12 land u , howe ners in se # of # of # of # of # of # of # of	at with dwelling 2081C0355E ses, etc.)? [ever the appra the immediate] Other(describe If Project Co Phases Units Units for Sale Units Sold Units Rented	is very sin Off-site I Street A Alley N Yes (iser has r e area wi e) ompleted (((((((((((((((((((milar. mprove sphalt lone FEM X No no expe th no a th no a 1 90 0 90 6	A Map Da If Yes, o ertise reg dverse ir # of Plar # of Plar # of Unit # of Unit # of Unit # of Unit	Type Public X Type Public X Type Public X Type Public X There V Additional and the set Additional and the set Addit	Private
Utilities Electricity Gas FEMA Speci Are the utiliti Are there and adverse eathazards and hazards and noted. Data sourced Project Desc Gene # of Stories # of Elevator X Existing Under Control Year Built 2 Effective Age Project Primet Is the develop	Public X X ial Flood Hazz ies and off-site asements, e ind this repor (s) for project (s) for	is conside Other (des Other (des ard Area (e improveme e conditions of encroachme rt is not an Detached on E Seed T F C Cy X Pr o control of th	red to be r scribe) Yes X nts typical fc or external fa ents or env environme MLS, Ma MLS, Ma MLS, Ma Or environme MLS, Ma Now Gener xterior Walls oof Surface otal # Parking atio (spaces ype Carpol uest Parking ncipal Resic e Homeown	residentia	I as it is in Water Sanitar EMA Flood et area? ements, enc al conditio essment of nt Co. & Pro buse ion e Tile 1 secon iation (HOA)	the m y Sewel Zone X (X) Y croachm ns note f the pr ublic R Garden # of Ur # of Ur # of Ur # of Ur # of Ov d Home)?	iddle of a reside Public X r X /es No If rents, environment ed at the time of roperty. Site is t ecords. X Mid-Rise Subject Phase its Completed its For Sale its Sold its Rented vner Occupied Un a or Recreational	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Ric se 90 90 0 90 6 ts 84 Tena	ppmen ribe) ap # 12 land u land u , howe eers in se # of # of	nt with dwelling 2081C0355E ses, etc.)? [ever the appra the immediate froject Co Phases Units for Sale Units for Sale Units Sold Units Rented Owner Occupied	is very sin Off-site I Street A Alley N Yes (iser has r e area wi c) ompleted (4 Units {	milar. mprove sphalt lone FEM X) No no expe th no a 1 20 0 20 6 84	A Map Da If Yes, o ertise reg dverse ir # of Plar # of Plar # of Unit # of Unit # of Unit # of Own	Type Public X Type Public X Type Public X Type Public X There V Additional and the set Additional and the set Addit	ental te
Utilities Utilities Electricity Gas FEMA Speci Are the utiliti Are there and adverse eat hazards ar noted. Data sourcel Project Desc Gene # of Stories # of Elevator X Existing Under C Year Built 2 Effective Age Project Primator Is the develow Managemen	Public X X ial Flood Hazz ies and off-site asements, e ind this repor (s) for project cription (s) for project cription (s) for project cription (c) for project (c) for pr	is conside Other (des ard Area (e improveme e conditions of encroachme rt is not an information Detached on E Seed T R Cosed T Cosed T Cosed T R Cosed T R Cosed T R Cosed T R Cosed T R Cosed T	red to be r scribe) Yes X nts typical fc or external fa ents or env environme MLS, Ma MLS, Ma MLS, Ma Row Gener xterior Walls oof Surface otal # Parkin atio (spaces ype Carpor uest Parking ncipal Resid e Homeown rs' Associati	residentia	I as it is in Water Sanitar EMA Flood et area? ements, enc al conditio essment of essment of essmen	the m y Sewel Zone X (X) Y croachm ons note f the pr ublic R Garden # of Ur # of Ur	iddle of a reside Public X r X r'es No If rents, environmenled at the time of roperty. Site is t ecords. Mid-Rise Subject Phae its Completed its For Sale its Sold its Rented vner Occupied Un e or Recreational Yes X No	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Ris se 90 90 0 90 6 ts 84 Tena nt – Provide I	ppmen ribe) ap # 12 land u land u , howe eers in se # of # of # of # of # of mant	at with dwelling 2081C0355E ses, etc.)? [ever the appra a the immediate If Project Co Phases Units Units for Sale Units Sold Units Rented Owner Occupied of management c	is very sin Off-site I Street A Alley N Yes (iser has r e area wi c) ompleted (4 Units {	milar. mprove sphalt lone FEM X) No no expe th no a 1 20 0 20 6 84	A Map Da If Yes, o ertise reg dverse ir # of Plar # of Plar # of Unit # of Unit # of Unit # of Own	Type Public X Type Public X Type Public X Type Public X There V Additional States There V Additional States There V Additional States There V Additional States	ental te te te te te te te te te t
Utilities Utilities Electricity Gas FEMA Speci Are the utiliti Are there and adverse ear hazards ar noted. Data sourced Project Desc Gene # of Elevator X Existing Under C Year Built 2 Effective Age Project Primation Is the develow Managemen NOTE: The	Public X X ial Flood Hazz ies and off-site y adverse site asements, e nd this repor (s) for project cription (s) for project cription (s) for project cription (c) for project (c) for projec	is conside Other (des ard Area (e improveme e conditions (e conditions (e information) Detached on E Second T E Cy (X) Pr a control of th Homeowne a is based	red to be r scribe) Yes X Its typical fc or external fa ents or env environme MLS, Ma MLS, Ma MLS, Ma MLS, Ma Or environme MLS, Ma Carpon Gener Xterior Walls oof Surface otal # Parkin atio (spaces ype Carpon uest Parking ncipal Reside e Homeown rs' Associati on offsite a	residentia No FI for the mark factors (ease vironment ental assee anagemen v or Townho vor Townho rral Descript ls CBS e Concrete ng 190 s/units) 2.7 ort/Open ng 100 idence ners' Associ tion address a	I as it is in Water Sanitar EMA Flood tet area? ements, enc al conditio essment of t Co. & Pr ouse tion e Tile 1 e Tile 1 j Secon iation (HOA) Developer is most of	the m y Sewer Zone X (X) Y croachm ns noto f the pr ublic R Garden # of Ur # of Ur	iddle of a reside Public X r X fees No If rents, environment ed at the time o roperty. Site is t ecords. X Mid-Rise Subject Phase its Completed hits For Sale hits Sold hits Rented vner Occupied Un e or Recreational Yes X No Management Age	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Ris se 90 90 0 90 6 ts 84 Tena nt – Provide i nal and do i	ppmen ribe) ap # 12 land u , howe hers in # of # of # of # of # of # of # of # of	nt with dwelling 2081C0355E ses, etc.)? [ever the appra the immediate for Project Co Phases Units Units for Sale Units Sold Units Rented Owner Occupied of management co nt their units.	is very sin off-site I Street A Alley N Yes (iser has n e area wi c) ompleted (d Units 8 ompany.	milar. mprove sphalt lone FEM X) No no expe th no a 1 20 0 20 6 84	A Map Da If Yes, o ertise reg dverse ir # of Plar # of Plar # of Unit # of Unit # of Unit # of Unit # of Owr ical Isle I	Type Public X Type Public X Type Public X Type Public X There V Additional States There V Additional States There V Additional States There V Additional States	ental te te te te te te te te te t
Utilities Utilities Electricity Gas FEMA Speci Are the utiliti Are there and adverse ear hazards ar noted. Data sourced Project Desc Gene # of Elevator X Existing Under C Year Built 2 Effective Age Project Primation Is the develow Managemen NOTE: The	Public X X ial Flood Hazz ies and off-site y adverse site asements, e nd this repor (s) for project cription (s) for project cription (s) for project cription (c) for project (c) for projec	is conside Other (des ard Area (e improveme e conditions (e conditions (e information) Detached on E Second T E Cy (X) Pr a control of th Homeowne a is based	red to be r scribe) Yes X Its typical fc or external fa ents or env environme MLS, Ma MLS, Ma MLS, Ma MLS, Ma Or environme MLS, Ma Carpon Gener Xterior Walls oof Surface otal # Parkin atio (spaces ype Carpon uest Parking ncipal Reside e Homeown rs' Associati on offsite a	residentia No FI for the mark factors (ease vironment ental assee anagemen v or Townho vor Townho rral Descript ls CBS e Concrete ng 190 s/units) 2.7 ort/Open ng 100 idence ners' Associ tion address a	I as it is in Water Sanitar EMA Flood tet area? ements, enc al conditio essment of t Co. & Pr ouse tion e Tile 1 e Tile 1 j Secon iation (HOA) Developer is most of	the m y Sewer Zone X (X) Y croachm ns noto f the pr ublic R Garden # of Ur # of Ur	iddle of a reside Public X r X fes No If rents, environment ed at the time o roperty. Site is t ecords. X Mid-Rise Subject Pha- its its Completed nits For Sale its Sold its Rented vner Occupied Un a or Recreational Yes X No Management Age rners are seaso	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Ris se 90 90 0 90 6 ts 84 Tena nt – Provide i nal and do i	ppmen ribe) ap # 12 land u , howe hers in # of # of # of # of # of # of # of # of	nt with dwelling 2081C0355E ses, etc.)? [ever the appra the immediate for Project Co Phases Units Units for Sale Units Sold Units Rented Owner Occupied of management co nt their units.	is very sin off-site I Street A Alley N Yes (iser has n e area wi c) ompleted (d Units 8 ompany.	milar. mprove sphalt lone FEM X) No no expe th no a 1 20 0 20 6 84 Trop	A Map Da If Yes, o ertise reg dverse ir # of Plar # of Plar # of Unit # of Unit # of Unit # of Unit # of Owr ical Isle I	Type Public (X) (A) (A) (A) (A) (A) (A) (A) (A	Private P
Utilities Utilities Electricity Gas FEMA Speci Are the utiliti Are there and adverse ear hazards ar noted. Data sourced Project Desc Gene # of Elevator X Existing Under C Year Built 2 Effective Age Project Primation Is the develow Managemen NOTE: The	Public X X ial Flood Hazz ies and off-site y adverse site asements, e nd this repor (s) for project cription (s) for project cription (s) for project cription (c) for project (c) for projec	is conside Other (des ard Area (e improveme e conditions (e conditions (e information) Detached on E Second T E Cy (X) Pr a control of th Homeowne a is based	red to be r scribe) Yes X Its typical fc or external fa ents or env environme MLS, Ma MLS, Ma MLS, Ma MLS, Ma Or environme MLS, Ma Carpon Gener Xterior Walls oof Surface otal # Parkin atio (spaces ype Carpon uest Parking ncipal Reside e Homeown rs' Associati on offsite a	residentia No FI for the mark factors (ease vironment ental assee anagemen v or Townho vor Townho rral Descript ls CBS e Concrete ng 190 s/units) 2.7 ort/Open ng 100 idence ners' Associ tion address a	I as it is in Water Sanitar EMA Flood tet area? ements, enc al conditio essment of t Co. & Pr ouse ition e Tile 1 Secon iation (HOA) Developer is most of	the m y Sewer Zone X (X) Y croachm ns noto f the pr ublic R Garden # of Ur # of Ur	iddle of a reside Public X r X fes No If rents, environment ed at the time o roperty. Site is t ecords. X Mid-Rise Subject Pha- its its Completed nits For Sale its Sold its Rented vner Occupied Un a or Recreational Yes X No Management Age rners are seaso	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Ris se 90 90 0 90 6 ts 84 Tena nt – Provide i nal and do i	ppmen ribe) ap # 12 land u , howe hers in # of # of # of # of # of # of # of # of	nt with dwelling 2081C0355E ses, etc.)? [ever the appra the immediate for Project Co Phases Units Units for Sale Units Sold Units Rented Owner Occupied of management co nt their units.	is very sin off-site I Street A Alley N Yes (iser has n e area wi c) ompleted (d Units 8 ompany.	milar. mprove sphalt lone FEM X) No no expe th no a 1 20 0 20 6 84 Trop	A Map Da If Yes, o ertise reg dverse ir # of Plar # of Plar # of Unit # of Unit # of Unit # of Unit # of Owr ical Isle I	Type Public (X) (A) (A) (A) (A) (A) (A) (A) (A	Private P
Utilities Utilities Electricity Gas FEMA Speci Are the utiliti Are there an adverse ea hazards ar noted. Data sourced Project Desc Gene # of Stories # of Elevator X Existing Under C Year Built 2 Effective Age Project Prima Is the develo Managemen NOTE: The Does any sir	Public X ial Flood Haza ias and off-site ny adverse site asements, e nd this report (s) for project cription (s) for project cription (s) for project cription (arr Description 4 rs 0 Oroper/builder 2017 e 2 arry Occupance opper/builder in tt Group – e rental data ngle entity (the	is conside Other (des ard Area (e improveme e conditions of encroachme rt is not an Detached on E Seed T Goven (X) Pr a control of th Homeowne a is based e same indiv	red to be r scribe) Yes X Its typical fo or external fa ents or env environme MLS, Ma MLS, Ma MLS, Ma MLS, Ma MLS, Ma environme MLS, Ma Constant Row Gener Xterior Walls oof Surface tal # Parking atio (spaces ype Carpon uest Parking ncipal Resid e Homeown rs' Associati on offsite a dual, investo	residentia	I as it is in Water Sanitar EMA Flood et area? ements, enc al conditio essment of th Co. & Pu buse at condition essment of the condition essment of buse Tile 1 Secondition (HOA) Developer is most of orporation, essment (HOA)	the m y Sewer Zone X X Y croachm ns not f the pr ublic R Garden # of Ur # of Ov d Home)? (X)	iddle of a reside Public (X) (a) (a) (c) (c) (c) (c) (c) (c) (c) (c	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Ris se 90 90 0 90 6 ts 84 Tena nt – Provide I nal and do I of the total uni	ppmen ribe) land u , howe mers in # of # of # of # of # of # of # of # of	at with dwelling 2081C0355E ses, etc.)? [ever the appra a the immediate] Other(describe If Project Co Phases Units for Sale Units Sold Units Rented Owner Occupied of management co nt their units. e project?	is very sin <u>Off-site I</u> <u>Street A</u> Alley N <u>Yes</u> <u>iser has r</u> e area wi <u>iser has r</u> e area wi <u>iser has r</u> e area wi <u>iser has r</u> <u>iser has r <u>iser has r</u> <u>iser has r</u> <u>iser has r <u>iser has r</u> <u>iser has r</u> <u>iser has r </u> <u>iser has r</u> <u>iser has r </u> <u>iser has r</u></u></u>	milar. mprove sphalt lone FEM X No no expe th no a 1 90 0 20 6 34 Trop	A Map Da If Yes, o ertise reg dverse ir # of Plar # of Plar # of Unit # of Unit # of Unit # of Owr ical Isle I o If Yes	Type Public Type Public Type Public Type Public Type Public There v Type Public There v There	Private P
Utilities Utilities Electricity Gas FEMA Speci Are the utiliti Are there an adverse ea hazards ar noted. Data sourced Project Desc Gene # of Stories # of Elevator X Existing Under C Year Built 2 Effective Age Project Prima Is the develo Managemen NOTE: The Does any sir	Public X X ial Flood Hazz ies and off-site y adverse site asements, e nd this repor (s) for project cription (s) for project cription (s) for project cription (c) for project (c) for projec	is conside Other (des ard Area (e improveme e conditions of encroachme rt is not an Detached on E Seed T Goven (X) Pr a control of th Homeowne a is based e same indiv	red to be r scribe) Yes X Its typical fo or external fa ents or env environme MLS, Ma MLS, Ma MLS, Ma MLS, Ma MLS, Ma environme MLS, Ma Constant Row Gener Xterior Walls oof Surface tal # Parking atio (spaces ype Carpon uest Parking ncipal Resid e Homeown rs' Associati on offsite a dual, investo	residentia	I as it is in Water Sanitar EMA Flood et area? ements, enc al conditio essment of th Co. & Pu buse at condition essment of the condition essment of buse Tile 1 Secondition (HOA) Developer is most of orporation, essment (HOA)	the m y Sewer Zone X X Y croachm ns not f the pr ublic R Garden # of Ur # of Ov d Home)? (X)	iddle of a reside Public (X) (a) (a) (c) (c) (c) (c) (c) (c) (c) (c	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Ris se 90 90 0 90 6 ts 84 Tena nt – Provide i nal and do i	ppmen ribe) land u , howe mers in # of # of # of # of # of # of # of # of	nt with dwelling 2081C0355E ses, etc.)? [ever the appra the immediate for Project Co Phases Units Units for Sale Units Sold Units Rented Owner Occupied of management co nt their units.	is very sin <u>Off-site I</u> <u>Street A</u> Alley N <u>Yes</u> <u>iser has r</u> e area wi <u>iser has r</u> e area wi <u>iser has r</u> e area wi <u>iser has r</u> <u>iser has r <u>iser has r</u> <u>iser has r</u> <u>iser has r <u>iser has r</u> <u>iser has r</u> <u>iser has r </u> <u>iser has r</u> <u>iser has r </u> <u>iser has r</u></u></u>	milar. mprove sphalt lone FEM X No no expe th no a 1 90 0 20 6 34 Trop	A Map Da If Yes, o ertise reg dverse ir # of Plar # of Plar # of Unit # of Unit # of Unit # of Owr ical Isle I o If Yes	Type Public Type Public Type Public Type Public Type Public There v Type Public There v There	Private P
Utilities Utilities Electricity Gas FEMA Speci Are the utiliti Are there an adverse ea hazards ar noted. Data sourced Project Desc Gene # of Stories # of Elevator X Existing Under C Year Built 2 Effective Age Project Prima Is the develo Managemen NOTE: The Does any sir	Public X ial Flood Haza ias and off-site ny adverse site asements, e nd this report (s) for project cription (s) for project cription (s) for project cription (arr Description 4 rs 0 Oroper/builder 2017 e 2 arry Occupance opper/builder in tt Group – e rental data ngle entity (the	is conside Other (des ard Area (e improveme e conditions of encroachme rt is not an Detached on E Seed T Goven (X) Pr a control of th Homeowne a is based e same indiv	red to be r scribe) Yes X Its typical fo or external fa ents or env environme MLS, Ma MLS, Ma MLS, Ma MLS, Ma MLS, Ma environme MLS, Ma Constant Row Gener Xterior Walls oof Surface tal # Parking atio (spaces ype Carpon uest Parking ncipal Resid e Homeown rs' Associati on offsite a dual, investo	residentia	I as it is in Water Sanitar EMA Flood et area? ements, enc al conditio essment of th Co. & Pu buse at condition essment of the condition essment of buse Tile 1 Secondition (HOA) Developer is most of orporation, essment (HOA)	the m y Sewer Zone X X Y croachm ns not f the pr ublic R Garden # of Ur # of Ov d Home)? (X)	iddle of a reside Public (X) (a) (a) (c) (c) (c) (c) (c) (c) (c) (c	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Ris se 90 90 0 90 6 ts 84 Tena nt – Provide I nal and do I of the total uni	ppmen ribe) land u , howe mers in # of # of # of # of # of # of # of # of	nt with dwelling 2081C0355E ses, etc.)? [ever the appra in the immediate context of the appra in the immediate context of the appra the immediate context of the appra of the immediate context of the appra of management context of management	is very sin <u>Off-site I</u> <u>Street A</u> Alley N <u>Yes</u> <u>iser has r</u> e area wi <u>iser has r</u> e area wi <u>iser has r</u> e area wi <u>iser has r</u> <u>iser has r <u>iser has r</u> <u>iser has r</u> <u>iser has r <u>iser has r <u>iser has r</u> <u>iser has r </u> <u>iser has </u></u></u></u>	milar. mprove sphalt lone FEM X No no expe th no a 1 90 0 20 6 34 Trop	A Map Da If Yes, o ertise reg dverse ir # of Plar # of Plar # of Unit # of Unit # of Unit # of Owr ical Isle I o If Yes	Type Public Type Public Type Public Type Public Type Public There v Type Public There v There	Private P
Utilities Electricity Gas FEMA Speci Are the utiliti Are there and adverse ead hazards ar noted. Data sourcel Project Desc Gene # of Stories # of Elevator X Existing Under C. Year Built 2 Effective Age Project Primator Is the develor Managemen NOTE: The Does any sir Was the proj	Public X X ial Flood Hazz ies and off-site sy adverse site asements, e nd this repor (s) for project cription (s) for project cription (s) for project cription (c) for project (c) for pro	is conside Other (des ard Area (e improveme e conditions of encroachme rt is not an information Detached on E cosed T R C cy (X) Pr n control of th Homeowne a is based e same indiv	red to be r scribe) Yes X nts typical fc or external fa ents or env environme MLS, Ma MLS, Ma MLS, Ma Carpon MLS, Ma Carpon tatio (spaces ype Carpon uest Parking ncipal Resid e Homeown rs' Associati on offsite a dual, investo	residentia	I as it is in Water Sanitar EMA Flood Let area? ements, ence al condition essment of ouse tion e Tile 1 Seconn iation (HOA) Developer is most of orporation, e ding(s) into a	the m y Sewel Zone X (X) Y croachm ons note f the pr ublic R Garden # of Ur # of Ov d Home)? (X) the ow etc.) ow	iddle of a reside Public X r X fees No If rents, environment ed at the time o roperty. Site is t ecords. X Mid-Rise Subject Phase its Completed nits For Sale its Sold its Rented vner Occupied Un e or Recreational Yes X No Management Age rners are seaso n more than 10% of minium?	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Ris 90 90 0 90 6 ts 84 Tena nt – Provide I nal and do I of the total uni f the total uni	ppmen ribe) ap # 12 land u , howe rers in # of # of # of # of # of # of ant hame o not rer ts in th If Ye	at with dwelling 2081C0355E 2081C0355 2081C035 2081C03 2081 2081C03 2081C03 2081C03 2081 2081C03 2081C03 2081 2081 2081C03 2081 2081 2081 2081 2081 2081 2081 2081	is very sin <u>Off-site I</u> <u>Street A</u> Alley N <u>Yes</u> iser has r e area wi c c ompleted (d Units 8 ompany. <u>Yes</u> ompland use	milar. mprove sphalt lone FEW X No no expe th no a 1 20 0 90 6 84 Trop (X) No e and the	A Map Da If Yes, o ertise reg dverse ir # of Plar # of Plar # of Unit # of Unit	Type Public Type Public Type Public Type Public Type Public There V Type Public There V There	Private P
Utilities Electricity Gas FEMA Speci Are the utiliti Are there and adverse ead hazards ar noted. Data sourcel Project Desc Gene # of Stories # of Elevator X Existing Under C: Year Built 2 Effective Age Project Primator Is the develor Managemen NOTE: The Does any sir Was the proj	Public X X ial Flood Hazz ies and off-site y adverse site asements, e nd this repor (s) for project cription (s) for project cription (s) for project cription (c) for project (c) for projec	is conside Other (des ard Area (e improveme e conditions of encroachme rt is not an information Detached on E cosed T R C cy (X) Pr n control of th Homeowne a is based e same indiv	red to be r scribe) Yes X nts typical fc or external fa ents or env environme MLS, Ma MLS, Ma MLS, Ma Carpon MLS, Ma Carpon tatio (spaces ype Carpon uest Parking ncipal Resid e Homeown rs' Associati on offsite a dual, investo	residentia	I as it is in Water Sanitar EMA Flood Let area? ements, ence al condition essment of ouse tion e Tile 1 Seconn iation (HOA) Developer is most of orporation, e ding(s) into a	the m y Sewel Zone X (X) Y croachm ons note f the pr ublic R Garden # of Ur # of Ov d Home)? (X) the ow etc.) ow	iddle of a reside Public (X) (a) (a) (c) (c) (c) (c) (c) (c) (c) (c	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Ris 90 90 0 90 6 ts 84 Tena nt – Provide I nal and do I of the total uni f the total uni	ppmen ribe) ap # 12 land u , howe rers in # of # of # of # of # of # of ant hame o not rer ts in th If Ye	at with dwelling 2081C0355E 2081C0355 2081C035 2081C03 2081 2081C03 2081C03 2081C03 2081 2081C03 2081C03 2081 2081 2081C03 2081 2081 2081 2081 2081 2081 2081 2081	is very sin <u>Off-site I</u> <u>Street A</u> Alley N <u>Yes</u> iser has r e area wi c c ompleted (d Units 8 ompany. <u>Yes</u> ompland use	milar. mprove sphalt lone FEM X No no expe th no a 1 20 0 90 6 84 Trop (X) No e and the	A Map Da If Yes, o ertise reg dverse ir # of Plar # of Plar # of Unit # of Unit	Type Public Type Public Type Public Type Public Type Public There v Type Public There v There	Private P
Utilities Electricity Gas FEMA Speci Are the utiliti Are there and adverse ead hazards ar noted. Data sourcel Project Desc Gene # of Stories # of Elevator X Existing Under C: Year Built 2 Effective Age Project Primator Is the develor Managemen NOTE: The Does any sir Was the proj	Public X X ial Flood Hazz ies and off-site y adverse site asements, e nd this repor (s) for project cription (s) for project cription (s) for project cription (c) for project (c) for projec	is conside Other (des ard Area (e improveme e conditions of encroachme rt is not an information Detached on E cosed T R C cy (X) Pr n control of th Homeowne a is based e same indiv	red to be r scribe) Yes X nts typical fc or external fa ents or env environme MLS, Ma MLS, Ma MLS, Ma Carpon MLS, Ma Carpon tatio (spaces ype Carpon uest Parking ncipal Resid e Homeown rs' Associati on offsite a dual, investo	residentia	I as it is in Water Sanitar EMA Flood Let area? ements, ence al condition essment of ouse tion e Tile 1 Seconn iation (HOA) Developer is most of orporation, e ding(s) into a	the m y Sewel Zone X (X) Y croachm ons note f the pr ublic R Garden # of Ur # of Ov d Home)? (X) the ow etc.) ow	iddle of a reside Public X r X fees No If rents, environment ed at the time o roperty. Site is t ecords. X Mid-Rise Subject Phase its Completed nits For Sale its Sold its Rented vner Occupied Un e or Recreational Yes X No Management Age rners are seaso n more than 10% of minium?	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Ris 90 90 0 90 6 ts 84 Tena nt – Provide I nal and do I of the total uni f the total uni	ppmen ribe) ap # 12 land u , howe rers in # of # of # of # of # of # of ant hame o not rer ts in th If Ye	at with dwelling 2081C0355E 2081C0355 2081C035 2081C03 2081 2081C03 2081C03 2081C03 2081 2081C03 2081C03 2081 2081 2081C03 2081 2081 2081 2081 2081 2081 2081 2081	is very sin <u>Off-site I</u> <u>Street A</u> Alley N <u>Yes</u> iser has r e area wi c c ompleted (d Units 8 ompany. <u>Yes</u> ompland use	milar. mprove sphalt lone FEW X No no expe th no a 1 20 0 90 6 84 Trop (X) No e and the	A Map Da If Yes, o ertise reg dverse ir # of Plar # of Plar # of Unit # of Unit	Type Public Type Public Type Public Type Public Type Public There V Type Public There V There	Private P
Utilities Electricity Gas FEMA Speci Are the utiliti Are there and adverse ead hazards ar noted. Data sourcel Project Desc Gene # of Stories # of Elevator X Existing Under C: Year Built 2 Effective Age Project Primator Is the develor Managemen NOTE: The Does any sir Was the proj	Public X X ial Flood Hazz ies and off-site y adverse site asements, e nd this repor (s) for project cription (s) for project cription (s) for project cription (c) for project (c) for projec	is conside Other (des ard Area (e improveme e conditions of encroachme rt is not an information Detached on E cosed T R C cy (X) Pr n control of th Homeowne a is based e same indiv	red to be r scribe) Yes X nts typical fc or external fa ents or env environme MLS, Ma MLS, Ma MLS, Ma Carpon MLS, Ma Carpon tatio (spaces ype Carpon uest Parking ncipal Resid e Homeown rs' Associati on offsite a dual, investo	residentia	I as it is in Water Sanitar EMA Flood Let area? ements, ence al condition essment of ouse tion e Tile 1 Seconn iation (HOA) Developer is most of orporation, e ding(s) into a	the m y Sewel Zone X (X) Y croachm ons note f the pr ublic R Garden # of Ur # of Ov d Home)? (X) the ow etc.) ow	iddle of a reside Public X r X fees No If rents, environment ed at the time o roperty. Site is t ecords. X Mid-Rise Subject Phase its Completed nits For Sale its Sold its Rented vner Occupied Un e or Recreational Yes X No Management Age rners are seaso n more than 10% of minium?	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Ris 90 90 0 90 6 ts 84 Tena nt – Provide I nal and do I of the total uni f the total uni	ppmen ribe) ap # 12 land u , howe rers in # of # of # of # of # of # of ant hame o not rer ts in th If Ye	at with dwelling 2081C0355E 2081C0355 2081C035 2081C03 2081 2081C03 2081C03 2081C03 2081 2081C03 2081C03 2081 2081 2081C03 2081 2081 2081 2081 2081 2081 2081 2081	is very sin <u>Off-site I</u> <u>Street A</u> Alley N <u>Yes</u> iser has r e area wi c c ompleted (d Units 8 ompany. <u>Yes</u> ompland use	milar. mprove sphalt lone FEW X No no expe th no a 1 20 0 90 6 84 Trop (X) No e and the	A Map Da If Yes, o ertise reg dverse ir # of Plar # of Plar # of Unit # of Unit	Type Public Type Public Type Public Type Public Type Public There V Type Public There V There	Private P
Utilities Electricity Gas FEMA Speci Are the utiliti Are there any adverse eat hazards ar noted. Data sourced Project Desc Gene # of Stories # of Elevator X Existing Under Cr Year Built 2 Effective Age Project Primation Is the develot Management NOTE: The Does any sir Was the proj Are the units	Public X X ial Flood Hazz ies and off-site ny adverse site asements, e ind this report (s) for project cription (s) for project construction 2017 e 2 ary Occupance opper/builder in nt Group – e rental data ngle entity (the ject created by s, common ele	is conside Other (des ard Area (e improveme e conditions of encroachme rt is not an Detached on E R Detached on R Cosed T Cosed T Co	red to be r scribe) Yes X Its typical fc or external fa ents or env environme MLS, Ma MLS, Ma Carbon MLS, Ma Carbon MLS, Ma Carbon Gener Xterior Walls oof Surface otal # Parking ncipal Reside e Homeown rs' Associati on offsite a dual, investo sion of an ex- recreation fa	residentia	I as it is in Water Sanitar EMA Flood tet area? ements, enc al conditio essment of t Co. & Pr buse t Co. & Pr t Co. & Pr	the m y Sewel Zone X [X] Y croachm ns noto f the pr ublic R Garden # of Ur # of Ov d Home)? [X] the ow etc.) own	iddle of a reside Public (X) r (X) r (X)	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Ris e 90 90 0 90 6 ts 84 Tena nt – Provide I nal and do I f the total uni (res X) No ation for a co	ppmen ribe) land u , howe hers in # of # of # of # of # of # of # of # of	at with dwelling 2081C0355E 2081C0355 2081C035 2081C03 2081C035 2081C03 2081C035 2081C03 2081C035 2081C03 2081 2081C03 2081C03 2081 2081C03 2081C03 2081 2081C03 2081 2081	is very sin <u>Off-site I</u> <u>Street A</u> Alley N <u>Street A</u> iser has r e area wi <u>e area wi</u> <u>e area wi</u>	milar. mprove sphalt lone FEM X No no expe th no a 1 90 0 20 6 84 Trop (X) No e and the Yes	A Map Da If Yes, o ertise reg dverse ir # of Plar # of Plar # of Unit # of Unit	Type Public Type Public Type Public Type Public Type Public There V Type Public There V There	Private P
Utilities Electricity Gas FEMA Speci Are the utiliti Are there any adverse eat hazards ar noted. Data sourced Project Desc Gene # of Stories # of Elevator X Existing Under Cr Year Built 2 Effective Age Project Primation Is the develot Management NOTE: The Does any sir Was the proj Are the units	Public X X ial Flood Hazz ies and off-site y adverse site asements, e nd this repor (s) for project cription (s) for project cription (s) for project cription (c) for project (c) for projec	is conside Other (des ard Area (e improveme e conditions of encroachme rt is not an Detached on E R Detached on R Cosed T Cosed T Co	red to be r scribe) Yes X Its typical fc or external fa ents or env environme MLS, Ma MLS, Ma Carbon MLS, Ma Carbon MLS, Ma Carbon Gener Xterior Walls oof Surface otal # Parking ncipal Reside e Homeown rs' Associati on offsite a dual, investo sion of an ex- recreation fa	residentia	I as it is in Water Sanitar EMA Flood tet area? ements, enc al conditio essment of t Co. & Pr buse t Co. & Pr t Co. & Pr	the m y Sewel Zone X [X] Y croachm ns noto f the pr ublic R Garden # of Ur # of Ov d Home)? [X] the ow etc.) own	iddle of a reside Public X r X fees No If rents, environment ed at the time o roperty. Site is t ecords. X Mid-Rise Subject Phase its Completed nits For Sale its Sold its Rented vner Occupied Un e or Recreational Yes X No Management Age rners are seaso n more than 10% of minium?	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Ris e 90 90 0 90 6 ts 84 Tena nt – Provide I nal and do I f the total uni (res X) No ation for a co	ppmen ribe) land u , howe hers in # of # of # of # of # of # of # of # of	at with dwelling 2081C0355E 2081C0355 2081C035 2081C03 2081C035 2081C03 2081C035 2081C03 2081C035 2081C03 2081 2081C03 2081C03 2081 2081C03 2081C03 2081 2081C03 2081 2081	is very sin <u>Off-site I</u> <u>Street A</u> Alley N <u>Street A</u> iser has r e area wi <u>e area wi</u> <u>e area wi</u>	milar. mprove sphalt lone FEM X No no expe th no a 1 90 0 20 6 84 Trop (X) No e and the Yes	A Map Da If Yes, o ertise reg dverse ir # of Plar # of Plar # of Unit # of Unit	Type Public Type Public Type Public Type Public Type Public There V Type Public There V There	Private P
Utilities Electricity Gas FEMA Speci Are the utiliti Are there any adverse eat hazards ar noted. Data sourced Project Desc Gene # of Stories # of Elevator X Existing Under Cr Year Built 2 Effective Age Project Primation Is the develot Management NOTE: The Does any sir Was the proj Are the units	Public X X ial Flood Hazz ies and off-site ny adverse site asements, e ind this report (s) for project cription (s) for project construction 2017 e 2 ary Occupance opper/builder in nt Group – e rental data ngle entity (the ject created by s, common ele	is conside Other (des ard Area (e improveme e conditions of encroachme rt is not an Detached on E R Detached on R Cosed T Cosed T Co	red to be r scribe) Yes X Its typical fc or external fa ents or env environme MLS, Ma MLS, Ma Carbon MLS, Ma Carbon MLS, Ma Carbon Gener Xterior Walls oof Surface otal # Parking ncipal Reside e Homeown rs' Associati on offsite a dual, investo sion of an ex- recreation fa	residentia	I as it is in Water Sanitar EMA Flood tet area? ements, enc al conditio essment of t Co. & Pr buse t Co. & Pr t Co. & Pr	the m y Sewel Zone X [X] Y croachm ns noto f the pr ublic R Garden # of Ur # of Ov d Home)? [X] the ow etc.) own	iddle of a reside Public (X) r (X) r (X)	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Ris e 90 90 0 90 6 ts 84 Tena nt – Provide I nal and do I f the total uni (res X) No ation for a co	ppmen ribe) land u , howe hers in # of # of # of # of # of # of # of # of	at with dwelling 2081C0355E 2081C0355 2081C035 2081C03 2081C035 2081C03 2081C035 2081C03 2081C035 2081C03 2081 2081C03 2081C03 2081 2081C03 2081C03 2081 2081C03 2081 2081	is very sin <u>Off-site I</u> <u>Street A</u> Alley N <u>Street A</u> iser has r e area wi <u>e area wi</u> <u>e area wi</u>	milar. mprove sphalt lone FEM X No no expe th no a 1 90 0 20 6 84 Trop (X) No e and the Yes	A Map Da If Yes, o ertise reg dverse ir # of Plar # of Plar # of Unit # of Unit	Type Public Type Public Type Public Type Public Type Public There V Type Public There V There	ental te te te te te te te te te t
Utilities Electricity Gas FEMA Speci Are the utiliti Are there any adverse eat hazards ar noted. Data sourced Project Desc Gene # of Stories # of Elevator X Existing Under Cr Year Built 2 Effective Age Project Primation Is the develot Management NOTE: The Does any sir Was the proj Are the units	Public X X ial Flood Hazz ies and off-site ny adverse site asements, e ind this report (s) for project cription (s) for project construction 2017 e 2 ary Occupance opper/builder in nt Group – e rental data ngle entity (the ject created by s, common ele	is conside Other (des ard Area (e improveme e conditions of encroachme rt is not an Detached on E R Detached on R Cosed T Cosed T Co	red to be r scribe) Yes X Its typical fc or external fa ents or env environme MLS, Ma MLS, Ma Carbon MLS, Ma Carbon MLS, Ma Carbon Gener Xterior Walls oof Surface otal # Parking ncipal Reside e Homeown rs' Associati on offsite a dual, investo sion of an ex- recreation fa	residentia	I as it is in Water Sanitar EMA Flood tet area? ements, enc al conditio essment of t Co. & Pr buse t Co. & Pr t Co. & Pr	the m y Sewel Zone X [X] Y croachm ns noto f the pr ublic R Garden # of Ur # of Ov d Home)? [X] the ow etc.) own	iddle of a reside Public (X) r (X) r (X)	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Ris e 90 90 0 90 6 ts 84 Tena nt – Provide I nal and do I f the total uni (res X) No ation for a co	ppmen ribe) land u , howe hers in # of # of # of # of # of # of # of # of	at with dwelling 2081C0355E 2081C0355 2081C035 2081C03 2081C035 2081C03 2081C035 2081C03 2081C035 2081C03 2081 2081C03 2081C03 2081 2081C03 2081C03 2081 2081C03 2081 2081	is very sin <u>Off-site I</u> <u>Street A</u> Alley N <u>Street A</u> iser has r e area wi <u>e area wi</u> <u>e area wi</u>	milar. mprove sphalt lone FEM X No no expe th no a 1 90 0 20 6 84 Trop (X) No e and the Yes	A Map Da If Yes, o ertise reg dverse ir # of Plar # of Plar # of Unit # of Unit	Type Public Type Public Type Public Type Public Type Public There V Type Public There V There	ental te te te te te te te te te t
Utilities Electricity Gas FEMA Speci Are the utiliti Are there any adverse eat hazards ar noted. Data sourced Project Desc Gene # of Stories # of Elevator X Existing Under Cr Year Built 2 Effective Age Project Primation Is the develot Management NOTE: The Does any sir Was the proj Are the units	Public X X ial Flood Hazz ies and off-site ny adverse site asements, e ind this report (s) for project cription (s) for project construction 2017 e 2 ary Occupance opper/builder in nt Group – e rental data ngle entity (the ject created by s, common ele	is conside Other (des ard Area (e improveme e conditions of encroachme rt is not an Detached on E R Detached on R Cosed T Cosed T Co	red to be r scribe) Yes X Its typical fc or external fa ents or env environme MLS, Ma MLS, Ma Carbon MLS, Ma Carbon MLS, Ma Carbon Gener Xterior Walls oof Surface otal # Parking ncipal Reside e Homeown rs' Associati on offsite a dual, investo sion of an ex- recreation fa	residentia	I as it is in Water Sanitar EMA Flood tet area? ements, enc al conditio essment of t Co. & Pr buse t Co. & Pr t Co. & Pr	the m y Sewel Zone X [X] Y croachm ns noto f the pr ublic R Garden # of Ur # of Ov d Home)? [X] the ow etc.) own	iddle of a reside Public (X) r (X) r (X)	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Ris e 90 90 0 90 6 ts 84 Tena nt – Provide I nal and do I f the total uni (res X) No ation for a co	ppmen ribe) land u , howe hers in # of # of # of # of # of # of # of # of	at with dwelling 2081C0355E 2081C0355 2081C035 2081C03 2081C035 2081C03 2081C035 2081C03 2081C035 2081C03 2081 2081C03 2081C03 2081 2081C03 2081C03 2081 2081C03 2081 2081	is very sin <u>Off-site I</u> <u>Street A</u> Alley N <u>Street A</u> iser has r e area wi <u>e area wi</u> <u>e area wi</u>	milar. mprove sphalt lone FEM X No no expe th no a 1 90 0 20 6 84 Trop (X) No e and the Yes	A Map Da If Yes, o ertise reg dverse ir # of Plar # of Plar # of Unit # of Unit	Type Public Type Public Type Public Type Public Type Public There V Type Public There V There	ental te te te te te te te te te t
Utilities Electricity Gas FEMA Speci Are the utiliti Are there any adverse eat hazards ar noted. Data sourced Project Desc Gene # of Stories # of Elevator X Existing Under Cr Year Built 2 Effective Age Project Primation Is the develot Management NOTE: The Does any sir Was the proj Are the units	Public X ial Flood Haza ies and off-site by adverse site asements, e nd this report (s) for project cription (s) for project cription (s) for project construction 2017 e 2 ary Occupance opper/builder in th Group – [is conside Other (des ard Area (e improveme e conditions of encroachme rt is not an Detached on E R Detached on R Cosed T Cosed T Co	red to be r scribe) Yes X Its typical fc or external fa ents or env environme MLS, Ma MLS, Ma Carbon MLS, Ma Carbon MLS, Ma Carbon Gener Xterior Walls oof Surface otal # Parking ncipal Reside e Homeown rs' Associati on offsite a dual, investo sion of an ex- recreation fa	residentia	I as it is in Water Sanitar EMA Flood tet area? ements, enc al conditio essment of t Co. & Pr buse t Co. & Pr t Co. & Pr	the m y Sewer Zone X (X) Y croachm ins not f the pr ublic R Garden # of Ur # of Ov d Home y? (X) the ow etc.) own a condo	iddle of a reside Public (X) r (X) r (X)	ntial develo Other (desc FEMA Ma No, describe. al conditions, f inspection ypical of oth High-Ris 90 90 0 90 6 ts 84 Tena nt – Provide I nal and do I f the total uni f the total uni	ppmen ribe) land u , howe hers in ers in # of # of # of # of # of # of # of # of	at with dwelling 2081C0355E 2081C0355 2081C035 2081C03 2081C035 2081C03 2081C035 2081C03 2081C035 2081C03 2081C0 2081	is very sin <u>Off-site I</u> <u>Street A</u> Alley N <u>Street A</u> iser has r e area wi <u>e area wi</u> <u>e area wi</u>	milar. mprove sphalt lone FEM X No no expe th no a 1 90 0 20 6 84 Trop (X) No e and the Yes	A Map Da If Yes, o ertise reg dverse ir # of Plar # of Plar # of Unit # of Unit	Type Public Type Public Type Public Type Public Type Public There V Type Public There V There	

Case 8:19-cv-00886-VMC-SPF Document 359-2 Filed 01/22/21 Page 3 of 21 PageID 5508

ROME APPRAISAL

Describe the condition of the project and construction of the units was judge		y of inspection the subject com	blex was considered to be in goo	d condition. The overall quality of
Describe the common elements and rec the amenities was very good with		, clubhouse, fitness center, 36 h	ole golf course, tennis club and	preserve areas. The condition of
Are any common elements leased to or	by the Homeowners' Association?	Yes XNo If Yes, describe	the rental terms and options.	
Is the project subject to a ground rent?	Yes XNo If Yes, \$	per year (describe to	erms and conditions)	
Are the parking facilities adequate for th	e project size and type? X Yes	No If No, describe and comm	ent on the effect on value and marketa	ability.
	dominium project budget for the current documents were available on line gest that an attorney review the d	for review during the appraisal		
Are there any other fees (other than reg	ular HOA charges) for the use of the pro	oject facilities? Yes XNo	If Yes, report the monthly facility of	charges and describe.
Compared to other competitive projects				pr Low, describe.
Are there any special or unusual charac			is, or other information) known to the a	ppraiser?
Unit Charge \$ 555.00 pe Utilities included in the unit monthly asso Insurance/exterior of building.	er month X 12 = \$ 6,660 essment None Heat ,		t charge per year per square feet of g Gas X Water X Sewer X C	
GENERAL DESCRIPTION	INTERIOR materials/con		Appliances	CAR STORAGE
Floor # 1 # of Levels 1	Floors Carp/Tile/Gd Walls Drywall/Gd	Fireplace(s) # 0	X Refrigerator	None Garage X Covered Open
Heating Type F.W.A. Fuel Electric	C Trim/Finish Wood/Gd	Deck/Patio None	X Disp X Microwave	# of Cars 1
X Central AC Individual AC	Bath Wainscot Tile/Gd	X Porch/Balcony Porches		Assigned X Owned
Other (describe)	Doors Wood/Gd	Other None	X Washer/Dryer	Parking Space # 105
Finished area above grade contains: Are the heating and cooling for the indiv	4 Rooms	2 Bedrooms Yes No If No, describe an	2.0 Bath(s) 1,121 Square	e Feet of Gross Living Area Above Grade
Are the heating and cooling for the multi			a comment on compatibility to other pr	ujecis în îne îndikel died.
Additional features (special energy efficite treatments, Crown moulding, builte			master bath, walk-in closets, vol	ume/stepped ceilings, window
treatments, Crown moulding, built Describe the condition of the property (in			2:No updates in the prior 15 year	s;The subject has a entry porch to
the front and rear scr porch overlo judged good for its market. On the inspection.	oking the golf course. The carport	t is to the front of the building. T	he subjects overall design, qualit	y, appeal and marketability are
Are there any physical deficiencies or ac The appraisal inspection is based are not visible and/or require expe	on observations and should not b	e relied upon to disclose the co		If Yes, describe sence/absence of any defects that
Does the property generally conform to to of a large condominium building w these inconsistencies from unit to	ith stairs that are all part of comm	on areas. Many of these areas		
	le or transfer history of the subject prop			
My research X did did not reve Data source(s) Public Records	eal any prior sales or transfers of the su	bject property for the three years prio	r to the effective date of this appraisal.	
My research did X did not reve	eal any prior sales or transfers of the co	mparable sales for the year prior to th	e date of sale of the comparable sale.	
Data source(s) Public Records Report the results of the research and a	nalusis of the prior sale or trapefor bieto	rry of the subject property and compa	rable sales (report additional prior cal	s on name 3)
2 ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
	8/28/2018			
	182,500 ublic Records P	Public Records	Public Records	Public Records
		1/01/2021	01/01/2021	01/01/2021
Analysis of prior sale or transfer history	of the subject property and comparable	sales The sales history of th		mparables for the past year were
researched and reported above. T	he subjects prior sale was to the o	current owner from the builder.		
eddie Mac Form 465 March 2005	UAD Version 9/2011 Produc	ced using ACI software, 800.234.8727 www.aciweb.co Page 2 of 6	n	Fannie Mae Form 1073 March 2005 1073_05AUAD 12182015

Case 8:19-cv-00886-VMC-SPF Document 359-2 Filed 01/22/21 Page 4 of 21 PageID 5509 ROME APPRAISAL

There are 6 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 255,000 to \$ 285,000.									
There are 98 compa	rable sales in the subject ne	ighborhood within the past	twelve months rang	ing in sale pr	ice from \$	184,000	to \$	288,00	0.
FEATURE	SUBJECT	COMPARABLE S	SALE NO. 1	CO	MPARABLE S	ALE NO. 2	COMPARABLE SALE NO. 3		
Address and 17006 Vard		16814 Vardon Ter		16804 Va			16706 Va		
Unit # 105, Bradenton, F		207, Bradenton, FL 34		103, Bradenton, FL 34211			102, Bradenton, FL 34211		
,	ce III @ Lakewood Nati	Terrace II @ Lakewoo	od National	Terrace II @ Lakewood National			Terrace I @ Lakewood National		
Phase 1		1		1	0.11		1	0.14	
Proximity to Subject	100.000	0.08 miles SW	105.000	0.17 miles		005 000	0.21 miles		040.000
Sale Price	\$ 198,000	\$	195,000	470	\$	205,000		\$	213,000
Sale Price/Gross Liv. Area	\$ 176.63 sq. ft.	\$ 170.75 sq. ft.			51 sq. ft.			51 sq. ft.	14.70
Data Source(s)		XMLS #A4467386;DC			4467814;DO			4466956;DO	
Verification Source(s)		Public Records/IMAP			cords/IMAPI			cords/IMAPF	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		RIPTION	+(-) \$ Adjustment		RIPTION	+(-) \$ Adjustment
Sale or Financing		ArmLth		ArmLth			ArmLth		0
Concessions		Conv;0	0	Conv;0	0/00		Conv;0	7/00	0
Date of Sale/Time		s11/20;c10/20	0	s10/20;c0	9/20	0	001120/00	//20	0
Location	B;Res;	B;Res;		B;Res;			B;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simp	le		Fee Simp	le	
HOA Mo. Assessment	\$555	\$555		\$555			\$555		
Common Elements	Pool, Chouse	Pool, Chouse		Pool, Cho			Pool, Cho		
and Rec. Facilities	Fitness, Tennis	Fitness, Tennis		Fitness, T	ennis		Fitness, T	ennis	
Floor Location		2	0						
View	B;Glfvw;	B;Glfvw;		B;Glfvw;			B;Glfvw;	1.01	
Design (Style)	MR4L;Mid-Rise	MR4L;Mid-Rise		MR4L;Mic	I-Rise		MR4L;Mid	a-Rise	
Quality of Construction	Q3	Q3		Q3			Q3		
Actual Age	4	4		4			4		
Condition	C2	C2		C2			C2		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms.	Baths		Total Bdrms.	Baths	
Room Count	4 2 2.0	4 2 2.0		4 2	2.0		4 2	2.0	
Gross Living Area 50	1,121 sq. ft.	1,142 sq.ft.	0		1,142 sq. ft.	0		1,142 sq. ft.	0
Basement & Finished	Osf	Osf		0sf			0sf		
Rooms Below Grade									
Functional Utility	Good	Good		Good			Good		
Heating/Cooling	Central	Central		Central			Central		
Energy Efficient Items	None	None		None			None		
Garage/Carport	1cv;Owned	1cv;Owned		1cv;Owne	d		1cv;Owne	ed	
Porch/Patio/Deck	Porches	Porches		Porches			Porches		
Upgrades	Good Upgrades	Good Upgrades		Good Upg	rades		Good Up	grades	
Extras	None	None		None			None		
Days to close	DTC-N/A	DTC-194	0	DTC-154		0	DTC-129		0
Net Adjustment (Total)		<u>X</u> + \$	0	<u>χ</u> +	\$	0	<u>X</u> +	\$	0
Adjusted Sale Price		Net Adj. 0.0 %		Net Adj. 0	.0 %		Net Adj. C).0 %	
of Comparables		Gross Adj. 0.0 % \$	195,000	Gross Adj. O	.0 % \$	205,000	Gross Adj. ().0 % \$	213,000
Summary of Sales Compari		0	v						<u> </u>
value narrows, supporti									
,	s sales price from the ve					<i>v</i>			
based upon reported/ob	oserved updating. Upgra	ides include flooring, b	uilt-ins, appliance	s, cabinets	, plumbing/e	lectrical fixtures,	c-tops etc.	ALL OF THE	
COMPARABLES WHE	RE CONSIDERED AND	D THE MID-RANGE O	F VALUE EMPHA	SIZED.					
NOTE: ALL COMPARA	ABLES ARE FROM THE	SUBJECTS MARKE	T/PROJECT AND	ARE RES	ALES.				
Indicated Value by Sales C	omparison Approach \$ 200								
		INCOME APPROA	ACH TO VALUE (r	ot required	•				
Estimated Monthly Market F	Rent \$ 0	X Gross Rent Multiplier	0 = \$		0 Indicated	d Value by Income A	pproach		
	ach (including support for ma							ata and/or ho	omes in the
subjects development a	are not typically purchase	ed for their income pot	ential, therefore th	ne Income /	Approach to	value was deeme	ed N/A.		
Indicated Value by: Sale	s Comparison Approach	\$200,000			Income App	oroach (if develope	ed) \$ ()		
The Cost Approach is n	not deemed a reliable me	ethod for the valuation	of a single condor	minium unit	t. The best n	nethod of evaluati	on for a si	ngle condomi	inium unit is by
a Sales Comparison Ap									
data/recent sales and in									
Date of report is 01/13/2									
NOTE: Furnishings if ar		art of this appraisal as	they are consider	ed persona	I property ar	nd often left behir	id as a cor	ivenience to t	the seller.
					,				
This appraisal is made	X "as is," subject to	completion per plans and s	specifications on the	basis of a hy	pothetical con	dition that the improv	ements hav	e been comple	ted,
	repairs or alterations on the							to the following	
inspection based on the ext	raordinary assumption that t	he condition or deficiency	does not require alte	ration or rep	air:				
Based on a complete vis	sual inspection of the in	terior and exterior area	is of the subject p	roperty, de	fined scope	of work, stateme	nt of assur	nptions and li	imiting
conditions, and apprais	ser's certification, my (o	ur) opinion of the mark	et value, as define	ed, of the re	eal property t	that is the subject	of this rep	ort is \$ 200	,000
as of 01/13/2021		, which is the date of i				aisal.			
ddie Mac Form 465 March 2005	UAD Version 9/20	11 Produced	using ACI software, 800.234.8 Page 3 of 6	727 www.aciweb.c	om			Fannie Mae	e Form 1073 March 2005 1073_05AUAD 12182015

ROME APPRAISAL

Individual Condominium Unit Appraisal Report File No. 17012005

This report form is designed to report an appraisal of a unit in a condominium project or a condominium unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject unit, (2) inspect and analyze the condominium project, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) research, verify, and analyze data from reliable public and/or private sources, and (6) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is 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 each acting in what he or she considers his or her own best interest; (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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concessions but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

ROME APPRAISAL

Individual Condominium Unit Appraisal Report File No. 17012005

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

ROME APPRAISAL

Individual Condominium Unit Appraisal Report File No. 17012005

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature

And	LAR	-

Name John & Rome	
Company Name ROME APPRAISAL	
Company Address 6815 Grand Estuar	y Trail #204
Bradenton, FL 34212	
Telephone Number 941-780-7663	
Email Address john@romeappraisaling	
Date of Signature and Report 01/13	
Effective Date of Appraisal 01/13/20	21
State Certification # Cert Res RD4043	3
or State License #	
or Other (describe)	State #
State FL	
Expiration Date of Certification or L	license 11/30/2022
ADDRESS OF PROPERTY APPRA	
17006 Vardon Ter	Unit # <u>105</u>
Bradenton, FL 34211	
APPRAISED VALUE OF SUBJECT	PROPERTY \$ 200,000
LENDER/CLIENT	
Name LenderX	
Company Name Union Home Mortgag	
Company Address 8241 Dow Circle W	1651
Strongsville, OH 44136	
Email Address	

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License
SUBJECT PROPERTY Did not inspect subject property Did inspect exterior of subject property from street Date of Inspection
Did inspect interior and exterior of subject property Date of Inspection
COMPARABLE SALES Did not inspect exterior of comparable sales from street Did inspect exterior of comparable sales from street

Freddie Mac Form 465 March 2005

Date of Inspection

Case 8:19-cv-00886-VMC-SPF Document 359-2 Filed 01/22/21 Page 8 of 21 PageID 5513 ROME APPRAISAL

					•		Surrepor			
FEATURE		SUBJECT	COMPARAB	LE SALE NO. 4	COM	PARABLE	SALE NO. 5		COMPARABLE S	ALE NO. 6
Address and 17006 Vard	lon Ter		16706 Vardon Ter		16804 Vard	on Ter				
Unit # 105, Bradenton, F		1	107, Bradenton, FL 34211		104, Bradenton, FL 34211					
			Terrace I @ Lakewood National		Terrace I @ Lakewood National					
,	c III @			NOOU National						
Phase 1						~ ~ ~ ~				
Proximity to Subject			0.23 miles SW		0.18 miles S					
Sale Price	\$	198,000		\$ 229,900		\$	219,000		\$	
Sale Price/Gross Liv. Area	\$	176.63 sq. ft.	\$ 201.31 sq. ft.		\$ 195.36	ó sq. ft.		\$	0.00 sq. ft.	
Data Source(s)			XMLS #A4485744	;DOM 8	XMLS #A44	171545;C	DOM 177			
Verification Source(s)			Public Records/IN	IAPP	Public Reco					
VALUE ADJUSTMENTS	DE	SCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRI		+(-) \$ Adjustment		SCRIPTION	() & Adjustment
		SCRIFTION				TION				+(-) \$ Adjustment
Sale or Financing			Listing		Listing		0			
Concessions			;0	0	;0		0			
Date of Sale/Time			c12/20	-2,300	c12/20		-2,200			
Location	B;Res;		B;Res;		B;Res;					
Leasehold/Fee Simple	Fee Si	mnle	Fee Simple		Fee Simple					
HOA Mo. Assessment	\$555	npic	\$555		\$555					
Common Elements	Pool, C		Pool, Chouse		Pool, Chou					
and Rec. Facilities	Fitness	s, Tennis	Fitness, Tennis		Fitness, Te	nnis				
Floor Location	1		1		1					
View	B;Glfvv	N:	B;Glfvw;		B;Glfvw;					
Design (Style)		Mid-Rise	MR4L;Mid-Rise		MR4L;Mid-I	Risa				
		MIG INISC				NJU				
Quality of Construction	Q3		Q3		Q3					
Actual Age	4		4		4					
Condition	C2		C2		C2					
Above Grade	Total Bdi	rms. Baths	Total Bdrms. Baths		Total Bdrms.	Baths		Total B	drms. Baths	
Room Count	4	2 2.0		2.0	4 2	2.0	0			
			1,142 sc							
Gross Living Area 50	0-5	1,121 sq. ft.		<u>1. it. U</u>		,121 sq. f			sq. ft.	
Basement & Finished	Osf		Osf		0sf					
Rooms Below Grade										
Functional Utility	Good		Good		Good					
Heating/Cooling	Centra		Central		Central					
Energy Efficient Items	None	-	None		None					
	1cv;Ov	upod								
Garage/Carport	,		1cv;Owned		1cv;Owned					
Porch/Patio/Deck	Porche		Porches		Porches					
Upgrades	Good L	Jpgrades	Sup Upgrades	-25,000	Good Upgra	ades				
Extras	None		None		None					
Days to close	DTC-N	/Α	DTC-N/A		DTC-N/A					
	DIGI			\$ 27,300		X - \$	5 2,200	<u></u>	- <u></u> - \$	
Net Adjustment (Total)				\$ 21,500			2,200			
Adjusted Sale Price			Net Adj11.9 %		Net Adj1.			Net Ad	·	
			Gross Adj. 11.9 %		Gross Adj. 1.0		210/000	· · · · ·	Adj. % \$	
of Comparables						CON	ADADADIE CALENO	6	COMPARABI	E SALE NO. 6
of Comparables ITEM			BJECT	COMPARABLE SA	LE NO. 4	CON	MPARABLE SALE NO	. 0		L SALL NO. 0
		SU 08/28/2018	BJECT	COMPARABLE SA	LE NO. 4	00	MPARABLE SALE NU	. 5		L SALL NO. U
ITEM Date of Prior Sale/Transfer		08/28/2018	BJECT	COMPARABLE SA	LE NO. 4	CON	MPARABLE SALE NO	. 5		
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer		08/28/2018 \$182,500			LE NO. 4					
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)		08/28/2018 \$182,500 Public Records	5	Public Records		Public F	Records	. 5		
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source		08/28/2018 \$182,500 Public Records 01/01/2021	5	Public Records 01/01/2021		Public R 01/01/20	Records D21			
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari	ison Appr	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA	GE 3 FOR ADDITI	Public Records 01/01/2021 ONAL DATA AND C		Public R 01/01/20	Records D21			
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both	ison Appr i were a	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa	GE 3 FOR ADDITI	Public Records 01/01/2021 ONAL DATA AND Co	OMPARABL	Public F 01/01/20 ES. Com	Records 021 Iparables #4 & #5 a	are listir		
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari	ison Appr i were a	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa	GE 3 FOR ADDITI	Public Records 01/01/2021 ONAL DATA AND Co	OMPARABL	Public F 01/01/20 ES. Com	Records 021 Iparables #4 & #5 a	are listir		
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both	ison Appr i were a	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa	GE 3 FOR ADDITI	Public Records 01/01/2021 ONAL DATA AND Co	OMPARABL	Public F 01/01/20 ES. Com	Records 021 Iparables #4 & #5 a	are listir		
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Summary of Sales Compari market conditions. Both NOTE: Golf membershi	ison Appr i were a p is incli	08/28/2018 \$182,500 Public Records 01/01/2021 oach <u>SEE PA</u> djusted downwa uded with home	GE 3 FOR ADDITI Ird at 1% for status ownership and a \$	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b	OMPARABL e spent at cl	Public F 01/01/20 ES. Com ubhouse	Records 021 Iparables #4 & #5 a for food is required	are listir 1.	ngs that demons	trates current
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of t	ison Appr 1 were a p is incli his appr	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th	GE 3 FOR ADDITI Ird at 1% for status ownership and a \$ ne Lender/Client. U	Public Records 01/01/2021 ONAL DATA AND C 500.00 minimum to b	OMPARABL e spent at cl ied within the	Public F 01/01/20 ES. Com ubhouse	Records D21 Iparables #4 & #5 a for food is required there are no additio	are listir 1.	ngs that demons ended Users. Th	trates current
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p	ison Appr 1 were a p is inclu his appr property	08/28/2018 \$182,500 Public Records 01/01/2021 oach <u>SEE PA</u> djusted downwa uded with home aisal report is the that is the subjection of the subjecti	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ ne Lender/Client. U	Public Records 01/01/2021 ONAL DATA AND CO 500.00 minimum to b Inless specifically stat for a mortgage finance	OMPARABL e spent at cl led within the ce transaction	Public F 01/01/20 ES. Com ubhouse e report, f	Records D21 Iparables #4 & #5 a for food is required there are no additio	are listir 1.	ngs that demons ended Users. Th	trates current
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sourc Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of t	ison Appr 1 were a p is inclu his appr property	08/28/2018 \$182,500 Public Records 01/01/2021 oach <u>SEE PA</u> djusted downwa uded with home aisal report is the that is the subjection of the subjecti	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ ne Lender/Client. U	Public Records 01/01/2021 ONAL DATA AND CO 500.00 minimum to b Inless specifically stat for a mortgage finance	OMPARABL e spent at cl led within the ce transaction	Public F 01/01/20 ES. Com ubhouse e report, f	Records D21 Iparables #4 & #5 a for food is required there are no additio	are listir 1.	ngs that demons ended Users. Th	trates current
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of t Use is to evaluate the p reporting requirements of	ison Appr were a p is inclu his appr property of this a	08/28/2018 \$182,500 Public Records 01/01/2021 oach <u>SEE PA</u> djusted downwa uded with home aisal report is th that is the subje ppraisal report f	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U the Lender/Client. U	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted	ison Appr were a p is inclu his appr property of this a , I have	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U this appraisal orm, and Definition ervices, as an appr	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted year period immediately	ison Appr were a p is inclu his appr property of this a , I have preced	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s ing acceptance	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U the Lender/Client. U this appraisal orm, and Definition ervices, as an appr of this assignment.	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted	ison Appr were a p is inclu his appr property of this a , I have preced	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s ing acceptance	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U the Lender/Client. U this appraisal orm, and Definition ervices, as an appr of this assignment.	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted year period immediately	ison Appr were a p is inclu his appr property of this a , I have preced	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s ing acceptance	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U the Lender/Client. U this appraisal orm, and Definition ervices, as an appr of this assignment.	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted year period immediately	ison Appr were a p is inclu his appr property of this a , I have preced	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s ing acceptance	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U the Lender/Client. U this appraisal orm, and Definition ervices, as an appr of this assignment.	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted year period immediately	ison Appr were a p is inclu his appr property of this a , I have preced	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s ing acceptance	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U the Lender/Client. U this appraisal orm, and Definition ervices, as an appr of this assignment.	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted year period immediately	ison Appr were a p is inclu his appr property of this a , I have preced	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s ing acceptance	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U the Lender/Client. U this appraisal orm, and Definition ervices, as an appr of this assignment.	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted year period immediately	ison Appr were a p is inclu his appr property of this a , I have preced	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s ing acceptance	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U the Lender/Client. U this appraisal orm, and Definition ervices, as an appr of this assignment.	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted year period immediately	ison Appr were a p is inclu his appr property of this a , I have preced	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s ing acceptance	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U the Lender/Client. U this appraisal orm, and Definition ervices, as an appr of this assignment.	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted year period immediately	ison Appr were a p is inclu his appr property of this a , I have preced	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s ing acceptance	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U the Lender/Client. U this appraisal orm, and Definition ervices, as an appr of this assignment.	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted year period immediately	ison Appr were a p is inclu his appr property of this a , I have preced	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s ing acceptance	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U the Lender/Client. U this appraisal orm, and Definition ervices, as an appr of this assignment.	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted year period immediately	ison Appr were a p is inclu his appr property of this a , I have preced	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s ing acceptance	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U the Lender/Client. U this appraisal orm, and Definition ervices, as an appr of this assignment.	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted year period immediately	ison Appr were a p is inclu his appr property of this a , I have preced	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s ing acceptance	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U the Lender/Client. U this appraisal orm, and Definition ervices, as an appr of this assignment.	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted year period immediately	ison Appr were a p is inclu his appr property of this a , I have preced	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s ing acceptance	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U the Lender/Client. U this appraisal orm, and Definition ervices, as an appr of this assignment.	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted year period immediately	ison Appr were a p is inclu his appr property of this a , I have preced	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s ing acceptance	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U the Lender/Client. U this appraisal orm, and Definition ervices, as an appr of this assignment.	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted year period immediately	ison Appr were a p is inclu his appr property of this a , I have preced	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s ing acceptance	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U the Lender/Client. U this appraisal orm, and Definition ervices, as an appr of this assignment.	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted year period immediately	ison Appr were a p is inclu his appr property of this a , I have preced	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s ing acceptance	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U the Lender/Client. U this appraisal orm, and Definition ervices, as an appr of this assignment.	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted year period immediately	ison Appr were a p is inclu his appr property of this a , I have preced	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s ing acceptance	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U the Lender/Client. U this appraisal orm, and Definition ervices, as an appr of this assignment.	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted year period immediately	ison Appr were a p is inclu his appr property of this a , I have preced	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s ing acceptance	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U the Lender/Client. U this appraisal orm, and Definition ervices, as an appr of this assignment.	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted year period immediately	ison Appr were a p is inclu his appr property of this a , I have preced	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s ing acceptance	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U the Lender/Client. U this appraisal orm, and Definition ervices, as an appr of this assignment.	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted year period immediately	ison Appr were a p is inclu his appr property of this a , I have preced	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s ing acceptance	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U the Lender/Client. U this appraisal orm, and Definition ervices, as an appr of this assignment.	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted year period immediately	ison Appr were a p is inclu his appr property of this a , I have preced	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s ing acceptance	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U the Lender/Client. U this appraisal orm, and Definition ervices, as an appr of this assignment.	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted year period immediately	ison Appr were a p is inclu his appr property of this a , I have preced	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s ing acceptance	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U the Lender/Client. U this appraisal orm, and Definition ervices, as an appr of this assignment.	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted year period immediately	ison Appr were a p is inclu his appr property of this a , I have preced	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s ing acceptance	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U the Lender/Client. U this appraisal orm, and Definition ervices, as an appr of this assignment.	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted year period immediately	ison Appr were a p is inclu his appr property of this a , I have preced	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s ing acceptance	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U the Lender/Client. U this appraisal orm, and Definition ervices, as an appr of this assignment.	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted year period immediately	ison Appr were a p is inclu his appr property of this a , I have preced	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s ing acceptance	GE 3 FOR ADDITI Ind at 1% for status ownership and a \$ the Lender/Client. U the Lender/Client. U the Lender/Client. U this appraisal orm, and Definition ervices, as an appr of this assignment.	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	DMPARABL e spent at cl ted within the ce transaction n the report.	Public F 01/01/20 ES. Com ubhouse e report, i n, subjec	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th fork, purpose of	trates current ne Intended the appraisal,
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Sales Compari market conditions. Both NOTE: Golf membershi "The Intended User of the Use is to evaluate the p reporting requirements of Unless otherwise noted year period immediately	ison Appr were a p is inclu his appr property of this a , I have preced	08/28/2018 \$182,500 Public Records 01/01/2021 oach SEE PA djusted downwa uded with home aisal report is th that is the subje ppraisal report f performed no s ing acceptance	GE 3 FOR ADDITI rd at 1% for status ownership and a \$ ne Lender/Client. U cct of this appraisal orm, and Definition ervices, as an appr of this assignment. D AT 190 DAYS.	Public Records 01/01/2021 ONAL DATA AND Co 500.00 minimum to b Inless specifically stat for a mortgage finance of Value as defined i aiser or in any other of	OMPARABL e spent at cl eed within the red within the re transaction n the report.'	Public F 01/01/20 ES. Com ubhouse e report, in, subject arding th	Records 221 parables #4 & #5 a for food is required there are no addition there are no addition the stated Scop	are listir J. pnal Inte pe of W	ngs that demons ended Users. Th /ork, purpose of ect of this report	trates current ne Intended the appraisal,
Uniform Appraisal Dataset Definitions

File No 17012005

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

*Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

*Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

O2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

O3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/ or expansion. A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.

ROME APPRAISAL

Uniform Appraisal Dataset Definitions

File No. 17012005

Abbreviat	tions Used in Data Sta	ndardization Text			
Abbrev.	FullName	Appropriate Fields	Abbrev.	FullName	Appropriate Fields
ас	Acres	Area, Site	in	Interior Only Stairs	Basement & Finished Rooms Below Grade
AdjPrk	Adjacent to Park	Location	Lndfl	Landfill	Location
AdjPwr	Adjacent to Power Lines	Location	LtdSght	Limited Sight	View
А	Adverse	Location & View	Listing	Listing	Sale or Financing Concessions
ArmLth	Arms Length Sale	Sale or Financing Concessions	MR	Mid-Rise Structure	Design(Style)
AT	Attached Structure	Design(Style)	Mtn	Mountain View	View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade	Ν	Neutral	Location & View
br	Bedroom	Basement & Finished Rooms Below Grade	NonArm	Non-Arms Length Sale	Sale or Financing Concessions
В	Beneficial	Location & View	ор	Open	Garage/Carport
BsyRd	Busy Road	Location	0	Other	Basement & Finished Rooms Below Grade
ср	Carport	Garage/Carport	0	Other	Design(Style)
Cash	Cash	Sale or Financing Concessions	Prk	Park View	View
CtySky	City View Skyline View	View	Pstrl	Pastoral View	View
CtyStr	City Street View	View	PwrLn	Power Lines	View
Comm	Commercial Influence	Location	PubTrn	Public Transportation	Location
С	Contracted Date	Date of Sale/Time	rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Conv	Conventional	Sale or Financing Concessions	Relo	Relocation Sale	Sale or Financing Concessions
CV	Covered	Garage/Carport	REO	REO Sale	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions	Res	Residential	Location & View
DOM	Days On Market	Data Sources	RT	Row or Townhouse	Design(Style)
DT	Detached Structure	Design(Style)	RH	Rural Housing - USDA	Sale or Financing Concessions
dw	Driveway	Garage/Carport	SD	Semi-detached Structure	Design(Style)
Estate	Estate Sale	Sale or Financing Concessions	S	Settlement Date	Date of Sale/Time
е	Expiration Date	Date of Sale/Time	Short	Short Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions	sf	Square Feet	Area, Site, Basement
g	Garage	Garage/Carport	sqm	Square Meters	Area, Site, Basement
ga	Garage - Attached	Garage/Carport	Unk	Unknown	Date of Sale/Time
gbi	Garage - Built-in	Garage/Carport	VA	Veterans Administration	Sale or Financing Concessions
gd	Garage - Detached	Garage/Carport	WO	Walk Out Basement	Basement & Finished Rooms Below Grade
GR	Garden Structure	Design(Style)	wu	Walk Up Basement	Basement & Finished Rooms Below Grade
GlfCse	Golf Course	Location	WtrFr	Water Frontage	Location
Glfvw	Golf Course View	View	Wtr	Water View	View
HR	High Rise Structure	Design(Style)	W	Withdrawn Date	Date of Sale/Time
Ind	Industrial	Location & View	Woods	Woods View	View

Other Appraiser-Defined Abbreviations

Abbrev.	FullName	Appropriate Fields	Abbrev.	FullName	Appropriate Fields
			·		

Borrower: Hakes, Bradley K. & Kirsten P.	File No.: 17012005			
Property Address: 17006 Vardon Ter	Case I	Case No.:		
City: Bradenton	State: FL	Zip: 34211		
Lender: Union Home Mortgage				

Legal Description

UNIT 515 BUILDING 5 TERRACE III AT LAKEWOOD NATIONAL PH 1 PI#5815.4745/9

Case 8:19-cv-00886-VMC-SPF Document 359-2 Filed 01/22/21 Page 12 of 21 PageID 5517 ROME APPRAISAL

Market Conditions Addendum to the Appraisal Report File No. 17012005

The purpose of this addendum is to provide the lender/client with		understanding of the	market trends and cor	nditions prevalent in	the subject	t neighborhood.	This is a required
addendum for all appraisal reports with an effective date on or al Property Address 17006 Vardon Ter	fter April 1, 2009.	City Brade	nton	(State FL	Zip Code 34	1211
Borrower Hakes, Bradley K. & Kirsten P. Instructions: The appraiser must use the information require	ed on this form as the	basis for his/her concl	usions, and must prov	ide support for those	e conclusio	ons, regarding h	ousing trends and
overall market conditions as reported in the Neighborhood section						• •	÷
analysis as indicated below. If any required data is unavailable				-			
provide data for the shaded areas below; if it is available, however			-				-
median, the appraiser should report the available figure and ident that would be used by a prospective buyer of the subject proper							
Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months			rall Trend	Juics, cic.
Total # of Comparable Sales (Settled)	32	31	35	X Increasing	Sta	able	Declining
Absorption Rate (Total Sales/Months)	5.33	10.33	11.67	X Increasing	Sta		Declining
Total # of Comparable Active Listings	Unavailable	Unavailable	6	X Declining		able	
Months of Housing Supply (Total Listings/Ab.Rate) Median Sale & List Price, DOM, Sale/List %	Unavailable Prior 7-12 Months	Unavailable Prior 4-6 Months	0.51 Current - 3 Months	X Declining		rall Trend	Increasing
Median Comparable Sale Price	217,950	213,499	231,999	X Increasing	Sta		Declining
Median Comparable Sales Days on Market	31	53	22	X Declining	Sta	able	Increasing
Median Comparable List Price	Unavailable	Unavailable	272,450	X Increasing	Sta		Declining
Median Comparable Listings Days on Market	Unavailable	Unavailable	19	X Declining		able	Increasing
Median Sale Price as % of List Price Seller-(developer, builder, etc.)paid financial assistance prevaler	95.00% ht? Yes X	97.00% No	100.00%	Increasing Declining	X Sta		Declining Increasing
Explain in detail the seller concessions trends for the past 12 m			from 3% to 5% increa	Ĵ			<u> </u>
Over the past year seller concessions have remained o					is, ciusiiry	j cosis, condo le	es, options, etc.).
over the past year serier concessions have remained e			intervisuies.				
Are foreclosure sales (REO sales) a factor in the market?	Yes X No If	yes, explain (including	the trends in listings a	ind sales of foreclose	ed properti	ies).	
Cite data sources for above information. MLS, Public Record	ds, Appraisal Publi	cations, Office of F	ederal Housing En	terprise Oversight	t statistics	s & local Boar	ds of Realtors.
Summarize the above information as support for your conclus	ions in the Neighbor	hand costion of the a	upproical roport form	If you used any edg	litional inf	formation cuch	ac an analysis of
Summarize the above information as support for your conclus	sous in the weighbor	nood section of the a		II vou used anv add	111101121 11110	ormanon such	
pending sales and/or expired and withdrawn listings, to formulate	vour conclusions pro					Such a such	ao an' analysis si
pending sales and/or expired and withdrawn listings, to formulate Due to the area of SW Florida having higher sales stati	,	ovide both an explana	tion and support for yo	ur conclusions.			-
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s	stics and residents	ovide both an explana during winter mon s in general and no	tion and support for yo ths some of the about the some of the about the some of the about the source of the source	ur conclusions. ove data may not or 6 month time	clearly gi periods.	ive a true picto Therefore the	ure of the conclusions
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an	stics and residents specific conclusions ad property conside	ovide both an explana during winter mon in general and no red to be competiti	tion and support for yo ths some of the about t for an individual 3 ve. For the periods	ur conclusions. ove data may not or 6 month time of months where	<u>clearly gi</u> periods. sales wh	ive a true picto Therefore the here six and u	ure of the conclusions nder the
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh	stics and residents specific conclusions ad property conside sole. NOTE: The ne	ovide both an explana during winter mon s in general and no red to be competiti sighborhood section	tion and support for yo ths some of the ab- t for an individual 3 ve. For the periods n of this report (pag	ur conclusions. ove data may not or 6 month time of months where ie 1) is not specifi	clearly gi periods. sales wh c to comp	ive a true picto Therefore the here six and u petitive proper	ure of the conclusions nder the ties to the
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu	ovide both an explana during winter mon s in general and no red to be competiti sighborhood section	tion and support for yo ths some of the ab- t for an individual 3 ve. For the periods n of this report (pag	ur conclusions. ove data may not or 6 month time of months where ie 1) is not specifi	clearly gi periods. sales wh c to comp	ive a true picto Therefore the here six and u petitive proper	ure of the conclusions nder the ties to the
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu	ovide both an explana during winter mon s in general and no red to be competiti sighborhood section	tion and support for yo ths some of the ab- t for an individual 3 ve. For the periods n of this report (pag	ur conclusions. ove data may not or 6 month time of months where ie 1) is not specifi	clearly gi periods. sales wh c to comp	ive a true picto Therefore the here six and u petitive proper	ure of the conclusions nder the ties to the
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu	ovide both an explana during winter mon s in general and no red to be competiti sighborhood section	tion and support for yo ths some of the ab- t for an individual 3 ve. For the periods n of this report (pag	ur conclusions. ove data may not or 6 month time of months where ie 1) is not specifi	clearly gi periods. sales wh c to comp	ive a true picto Therefore the here six and u petitive proper	ure of the conclusions nder the ties to the
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole.	ovide both an explana during winter mon in general and no red to be competiti eighborhood section m that states "mus	tion and support for yo ths some of the abi t for an individual 3 ve. For the periods n of this report (pag t be competitive or	ur conclusions. ove data may not or 6 month time of months where ie 1) is not specifi an alternative for	clearly gi periods. sales wh c to comp a potenti	ive a true pictu Therefore the here six and u petitive proper ial buyer". The	ure of the conclusions nder the ties to the
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. re project , comple Prior 7-12 Months	ovide both an explana during winter mon s in general and no red to be competiti sighborhood section m that states "mus te the following: C Prior 4-6 Months	tion and support for yo ths some of the abo t for an individual 3 ve. For the periods n of this report (pag t be competitive or condominium Current - 3 Months	ur conclusions. ove data may not or 6 month time of months where ie 1) is not specifi an alternative for Projec	clearly gi periods sales wh c to comp a potenti a potenti	ive a true picti Therefore the here six and u petitive proper ial buyer". The Terrace III @ rall Trend	ure of the conclusions nder the ties to the e
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled)	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. re project , comple Prior 7-12 Months 2	ovide both an explana during winter mon s in general and no red to be competiti sighborhood section m that states "mus te the following: C Prior 4-6 Months 2	tion and support for yo ths some of the abi t for an individual 3 ve. For the periods n of this report (pag t be competitive or Condominium Current - 3 Months 2	ur conclusions. ove data may not or 6 month time of months where le 1) is not specifi an alternative for Projec X Increasing	clearly gi periods. sales wh c to comp a potenti a potenti	ive a true pictu Therefore the here six and u petitive proper ial buyer". The Terrace III @ rall Trend able	ure of the conclusions nder the ties to the e Lakewood Nati
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months)	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. re project , comple Prior 7-12 Months 2 0.33	ovide both an explana during winter mon s in general and no red to be competiti eighborhood section m that states "mus te the following: C Prior 4-6 Months 2 0.67	tion and support for yo ths some of the abi t for an individual 3 ve. For the periods n of this report (pag t be competitive or condominium Current - 3 Months 2 0.67	ur conclusions. ove data may not or 6 month time of months where le 1) is not specifi an alternative for Project X Increasing X Increasing	clearly gi periods. sales wh c to comp a potenti t Name: Over Sta	ive a true pictu Therefore the here six and u petitive proper ial buyer". The Terrace III @ rall Trend able	ure of the conclusions nder the ties to the 2 Lakewood Nati Declining Declining
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. re project , comple Prior 7-12 Months 2 0.33 Unavailable	ovide both an explana during winter mon s in general and no red to be competiti eighborhood section m that states "mus te the following: C Prior 4-6 Months 2 0.67 Unavailable	tion and support for yo ths some of the abi t for an individual 3 ve. For the periods n of this report (pag t be competitive or condominium Current - 3 Months 2 0.67 0	ur conclusions. ove data may not or 6 month time of months where le 1) is not specifi an alternative for Project X Increasing X Increasing X Declining	clearly gi periods. sales wh c to comp a potenti t Name: Over Sta Sta Sta	ive a true pictu Therefore the here six and ui petitive proper ial buyer". The Terrace III @ rall Trend able	ure of the conclusions nder the ties to the 2 2 2 Lakewood Nati 2 Declining 3 Declining 3 Increasing
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. re project , comple Prior 7-12 Months 2 0.33 Unavailable Unavailable	ovide both an explana during winter mon s in general and no red to be competiti eighborhood section m that states "mus te the following: C Prior 4-6 Months 2 0.67 Unavailable Unavailable	tion and support for yo ths some of the abi t for an individual 3 ve. For the periods n of this report (pag t be competitive or condominium Current - 3 Months 2 0.67 0 0.00	ur conclusions. ove data may not or 6 month time of months where le 1) is not specifi an alternative for Project X Increasing X Increasing X Declining X Declining	clearly gi periods. sales wh c to comp a potenti st Name: Over Sta Sta Sta Sta	ive a true pictu Therefore the here six and ui petitive proper ial buyer". The Terrace III @ rall Trend able	ure of the conclusions nder the ties to the 2 2 2 Lakewood Nati 2 Declining 3 Declining 3 Increasing 3 Increasing
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. re project , comple Prior 7-12 Months 2 0.33 Unavailable Unavailable	ovide both an explana during winter mon s in general and no red to be competiti eighborhood section m that states "mus te the following: C Prior 4-6 Months 2 0.67 Unavailable Unavailable	tion and support for yo ths some of the abi t for an individual 3 ve. For the periods n of this report (pag t be competitive or condominium Current - 3 Months 2 0.67 0	ur conclusions. ove data may not or 6 month time of months where le 1) is not specifi an alternative for Project X Increasing X Increasing X Declining X Declining	clearly gi periods. sales wh c to comp a potenti st Name: Over Sta Sta Sta Sta	ive a true pictu Therefore the here six and ui petitive proper ial buyer". The Terrace III @ rall Trend able	ure of the conclusions nder the ties to the 2 2 2 Lakewood Nati 2 Declining 3 Declining 3 Increasing 3 Increasing
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicates are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. re project , comple Prior 7-12 Months 2 0.33 Unavailable Unavailable	ovide both an explana during winter mon s in general and no red to be competiti eighborhood section m that states "mus te the following: C Prior 4-6 Months 2 0.67 Unavailable Unavailable	tion and support for yo ths some of the abi t for an individual 3 ve. For the periods n of this report (pag t be competitive or condominium Current - 3 Months 2 0.67 0 0.00	ur conclusions. ove data may not or 6 month time of months where le 1) is not specifi an alternative for Project X Increasing X Increasing X Declining X Declining	clearly gi periods. sales wh c to comp a potenti st Name: Over Sta Sta Sta Sta	ive a true pictu Therefore the here six and ui petitive proper ial buyer". The Terrace III @ rall Trend able	ure of the conclusions nder the ties to the 2 2 2 Lakewood Nati 2 Declining 3 Declining 3 Increasing 3 Increasing
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicates are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. re project , comple Prior 7-12 Months 2 0.33 Unavailable Unavailable	ovide both an explana during winter mon s in general and no red to be competiti eighborhood section m that states "mus te the following: C Prior 4-6 Months 2 0.67 Unavailable Unavailable	tion and support for yo ths some of the abi t for an individual 3 ve. For the periods n of this report (pag t be competitive or condominium Current - 3 Months 2 0.67 0 0.00	ur conclusions. ove data may not or 6 month time of months where le 1) is not specifi an alternative for Project X Increasing X Increasing X Declining X Declining	clearly gi periods. sales wh c to comp a potenti st Name: Over Sta Sta Sta Sta	ive a true pictu Therefore the here six and ui petitive proper ial buyer". The Terrace III @ rall Trend able	ure of the conclusions nder the ties to the 2 2 2 Lakewood Nati 2 Declining 3 Declining 3 Increasing 3 Increasing
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicates are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. re project , comple Prior 7-12 Months 2 0.33 Unavailable Unavailable	ovide both an explana during winter mon s in general and no red to be competiti eighborhood section m that states "mus te the following: C Prior 4-6 Months 2 0.67 Unavailable Unavailable	tion and support for yo ths some of the abi t for an individual 3 ve. For the periods n of this report (pag t be competitive or condominium Current - 3 Months 2 0.67 0 0.00	ur conclusions. ove data may not or 6 month time of months where le 1) is not specifi an alternative for Project X Increasing X Increasing X Declining X Declining	clearly gi periods. sales wh c to comp a potenti st Name: Over Sta Sta Sta Sta	ive a true pictu Therefore the here six and ui petitive proper ial buyer". The Terrace III @ rall Trend able	ure of the conclusions nder the ties to the 2 2 2 Lakewood Nati 2 Declining 3 Declining 3 Increasing 3 Increasing
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicates are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. re project , comple Prior 7-12 Months 2 0.33 Unavailable Unavailable	ovide both an explana during winter mon s in general and no red to be competiti eighborhood section m that states "mus te the following: C Prior 4-6 Months 2 0.67 Unavailable Unavailable	tion and support for yo ths some of the abi t for an individual 3 ve. For the periods n of this report (pag t be competitive or condominium Current - 3 Months 2 0.67 0 0.00	ur conclusions. ove data may not or 6 month time of months where le 1) is not specifi an alternative for Project X Increasing X Increasing X Declining X Declining	clearly gi periods. sales wh c to comp a potenti st Name: Over Sta Sta Sta Sta	ive a true pictu Therefore the here six and ui petitive proper ial buyer". The Terrace III @ rall Trend able	ure of the conclusions nder the ties to the 2 2 2 Lakewood Nati 2 Declining 3 Declining 3 Increasing 3 Increasing
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicates are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. re project , comple Prior 7-12 Months 2 0.33 Unavailable Unavailable	ovide both an explana during winter mon s in general and no red to be competiti eighborhood section m that states "mus te the following: C Prior 4-6 Months 2 0.67 Unavailable Unavailable	tion and support for yo ths some of the abi t for an individual 3 ve. For the periods n of this report (pag t be competitive or condominium Current - 3 Months 2 0.67 0 0.00	ur conclusions. ove data may not or 6 month time of months where le 1) is not specifi an alternative for Project X Increasing X Increasing X Declining X Declining	clearly gi periods. sales wh c to comp a potenti st Name: Over Sta Sta Sta Sta	ive a true pictu Therefore the here six and ui petitive proper ial buyer". The Terrace III @ rall Trend able	ure of the conclusions nder the ties to the 2 2 2 Lakewood Nati 2 Declining 3 Declining 3 Increasing 3 Increasing
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. Prior 7-12 Months 2 0.33 Unavailable Yes X No If	ovide both an explana during winter mon s in general and no red to be competiti eighborhood section m that states "mus te the following: C Prior 4-6 Months 2 0.67 Unavailable yes, indicate the numt	tion and support for yo ths some of the abi t for an individual 3 ve. For the periods n of this report (pag t be competitive or condominium Current - 3 Months 2 0.67 0 0.00 ber of REO listings and	ur conclusions. ove data may not or 6 month time of months where le 1) is not specifi an alternative for Project X Increasing X Increasing X Declining explain the trends in	clearly gi periods. sales wh c to comp a potenti c to comp a potenti stance Stanc Stance Stance Stance Stance Stance Stance Stance Stance Stan	ive a true pictur Therefore the here six and un petitive proper ial buyer". The Terrace III @ rall Trend able able able able able able able	ure of the conclusions nder the rties to the 2 2 2 Lakewood Nati 2 Declining 3 Declining 3 Increasing 3 Increasing 4 Incre
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. re project , comple Prior 7-12 Months 2 0.33 Unavailable Ves X No If iect unit and project.	vide both an explana during winter mon s in general and no red to be competiti eighborhood section m that states "mus te the following: C Prior 4-6 Months 2 0.67 Unavailable yes, indicate the numt NOTE: The neigh	tion and support for yo ths some of the abi t for an individual 3 ve. For the periods n of this report (pag t be competitive or condominium Current - 3 Months 2 0.67 0 0.00 ber of REO listings and aborhood section of	ur conclusions. ove data may not or 6 month time of months where e 1) is not specifi an alternative for Projec X Increasing X Declining X Declining explain the trends ir this report is not	clearly gi periods. sales wh c to comp a potenti c to comp a potenti sta Sta Sta Sta Sta Sta Sta Sta sta sta sta sta	ive a true pictor Therefore the here six and un petitive proper ial buyer". The Terrace III @ rall Trend able [able []	ure of the conclusions nder the ties to the 2 2 2 Lakewood Nati 2 Declining 3 Declining 3 Increasing 3 Increasing 3 Increasing 3 Increasing 3 Increasing 4 Increa
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. Prior 7-12 Months 2 0.33 Unavailable Yes X No If ject unit and project. et Conditions Adde	vide both an explana during winter mon s in general and no red to be competiti eighborhood section m that states "mus te the following: C Prior 4-6 Months 2 0.67 Unavailable yes, indicate the numt NOTE: The neigh	tion and support for yo ths some of the abi t for an individual 3 ve. For the periods n of this report (pag t be competitive or condominium Current - 3 Months 2 0.67 0 0.00 ber of REO listings and aborhood section of	ur conclusions. ove data may not or 6 month time of months where e 1) is not specifi an alternative for Projec X Increasing X Declining X Declining explain the trends ir this report is not	clearly gi periods. sales wh c to comp a potenti c to comp a potenti sta Sta Sta Sta Sta Sta Sta Sta sta sta sta sta	ive a true pictor Therefore the here six and un petitive proper ial buyer". The Terrace III @ rall Trend able [able []	ure of the conclusions nder the ties to the 2 2 2 Lakewood Nati 2 Declining 3 Declining 3 Increasing 3 Increasing 3 Increasing 3 Increasing 3 Increasing 3 Increasing 4 Increa
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. Prior 7-12 Months 2 0.33 Unavailable Yes X No If ject unit and project. et Conditions Adde	vide both an explana during winter mon s in general and no red to be competiti eighborhood section m that states "mus te the following: C Prior 4-6 Months 2 0.67 Unavailable yes, indicate the numt NOTE: The neigh	tion and support for yo ths some of the abi t for an individual 3 ve. For the periods n of this report (pag t be competitive or condominium Current - 3 Months 2 0.67 0 0.00 ber of REO listings and aborhood section of	ur conclusions. ove data may not or 6 month time of months where e 1) is not specifi an alternative for Projec X Increasing X Declining X Declining explain the trends ir this report is not	clearly gi periods. sales wh c to comp a potenti c to comp a potenti sta Sta Sta Sta Sta Sta Sta Sta sta sta sta sta	ive a true pictor Therefore the here six and un petitive proper ial buyer". The Terrace III @ rall Trend able [able []	ure of the conclusions nder the ties to the 2 2 2 Lakewood Nati 2 Declining 3 Declining 3 Increasing 3 Increasing 3 Increasing 3 Increasing 3 Increasing 4 Increa
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. Prior 7-12 Months 2 0.33 Unavailable Yes X No If ject unit and project. et Conditions Adde	vide both an explana during winter mon s in general and no red to be competiti eighborhood section m that states "mus te the following: C Prior 4-6 Months 2 0.67 Unavailable yes, indicate the numt NOTE: The neigh	tion and support for yo ths some of the abi t for an individual 3 ve. For the periods n of this report (pag t be competitive or condominium Current - 3 Months 2 0.67 0 0.00 ber of REO listings and aborhood section of	ur conclusions. ove data may not or 6 month time of months where e 1) is not specifi an alternative for Projec X Increasing X Declining X Declining explain the trends ir this report is not	clearly gi periods. sales wh c to comp a potenti c to comp a potenti sta Sta Sta Sta Sta Sta Sta Sta sta sta sta sta	ive a true pictor Therefore the here six and un petitive proper ial buyer". The Terrace III @ rall Trend able [able []	ure of the conclusions nder the ties to the 2 2 2 Lakewood Nati 2 Declining 3 Declining 3 Increasing 3 Increasing 3 Increasing 3 Increasing 3 Increasing 4 Increa
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. Prior 7-12 Months 2 0.33 Unavailable Yes X No If ject unit and project. et Conditions Adde	vide both an explana during winter mon s in general and no red to be competiti eighborhood section m that states "mus te the following: C Prior 4-6 Months 2 0.67 Unavailable yes, indicate the numt NOTE: The neigh	tion and support for yo ths some of the abi t for an individual 3 ve. For the periods n of this report (pag t be competitive or condominium Current - 3 Months 2 0.67 0 0.00 ber of REO listings and aborhood section of	ur conclusions. ove data may not or 6 month time of months where e 1) is not specifi an alternative for Projec X Increasing X Declining X Declining explain the trends ir this report is not	clearly gi periods. sales wh c to comp a potenti c to comp a potenti sta Sta Sta Sta Sta Sta Sta Sta sta sta sta sta	ive a true pictor Therefore the here six and un petitive proper ial buyer". The Terrace III @ rall Trend able [able []	ure of the conclusions nder the ties to the 2 2 2 Lakewood Nati 2 Declining 3 Declining 3 Increasing 3 Increasing 3 Increasing 3 Increasing 3 Increasing 4 Increa
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. Prior 7-12 Months 2 0.33 Unavailable Yes X No If ject unit and project. et Conditions Adde	vide both an explana during winter mon s in general and no red to be competiti eighborhood section m that states "mus te the following: C Prior 4-6 Months 2 0.67 Unavailable Unavailable yes, indicate the numt	tion and support for yo ths some of the abi t for an individual 3 ve. For the periods n of this report (pag t be competitive or Condominium Current - 3 Months 2 0.67 0 0.00 ber of REO listings and borhood section of must be competitive	ur conclusions. ove data may not or 6 month time of months where le 1) is not specifi an alternative for Project X Increasing X Increasing X Declining X Declining explain the trends in this report is not e or an alternative	clearly gi periods. sales wh c to comp a potenti	ive a true pictu Therefore the here six and ui petitive proper ial buyer". The Terrace III @ rall Trend able [able [ure of the conclusions nder the ties to the 2 2 2 Lakewood Nati 2 Declining 3 Declining 3 Declining 3 Increasing 4 Increas
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. Prior 7-12 Months 2 0.33 Unavailable Yes X No If ject unit and project. et Conditions Adde	vide both an explana during winter mon s in general and no red to be competiti eighborhood section m that states "mus te the following: C Prior 4-6 Months 2 0.67 Unavailable Unavailable yes, indicate the numt	tion and support for yo ths some of the abi t for an individual 3 ve. For the periods n of this report (pag t be competitive or condominium Current - 3 Months 2 0.67 0 0.00 ber of REO listings and aborhood section of	ur conclusions. ove data may not or 6 month time of months where le 1) is not specifi an alternative for Project X Increasing X Increasing X Declining X Declining explain the trends in this report is not e or an alternative	clearly gi periods. sales wh c to comp a potenti	ive a true pictu Therefore the here six and ui petitive proper ial buyer". The Terrace III @ rall Trend able [able [ure of the conclusions nder the ties to the 2 2 2 Lakewood Nati 2 Declining 3 Declining 3 Declining 3 Increasing 4 Increas
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. Prior 7-12 Months 2 0.33 Unavailable Yes X No If ject unit and project. et Conditions Adde	vide both an explana during winter mon s in general and no red to be competiti eighborhood section m that states "mus te the following: C Prior 4-6 Months 2 0.67 Unavailable Unavailable yes, indicate the numt	tion and support for yo ths some of the abi t for an individual 3 ve. For the periods n of this report (pag t be competitive or Condominium Current - 3 Months 2 0.67 0 0.00 ber of REO listings and borhood section of must be competitive	ur conclusions. ove data may not or 6 month time of months where le 1) is not specifi an alternative for Project X Increasing X Increasing X Declining X Declining explain the trends in this report is not e or an alternative	clearly gi periods. sales wh c to comp a potenti	ive a true pictu Therefore the here six and ui petitive proper ial buyer". The Terrace III @ rall Trend able [able [ure of the conclusions nder the ties to the 2 2 2 Lakewood Nati 2 Declining 3 Declining 3 Declining 3 Increasing 4 Increas
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. Prior 7-12 Months 2 0.33 Unavailable Yes X No If ject unit and project. et Conditions Adde	by both an explana during winter mon s in general and no red to be competiti eighborhood section m that states "mus te the following: C Prior 4-6 Months 2 0.67 Unavailable yes, indicate the numb wes, indicate the numb NOTE: The neigh ndum that states "n SUP	tion and support for yo ths some of the abi t for an individual 3 ve. For the periods n of this report (page t be competitive or condominium Current - 3 Months 2 0.67 0 0.00 per of REO listings and aborhood section of must be competitive erevision of must be competitive	ur conclusions. <u>ove data may not</u> <u>or 6 month time</u> <u>of months where</u> <u>e 1) is not specifi</u> <u>an alternative for</u> <u>Projec</u> X Increasing X Increasing X Declining <u>X Declining</u> explain the trends ir <u>c</u> <u>this report is not</u> <u>e or an alternative</u> <u>PRAISER (ON</u>	clearly gi periods. sales wh c to comp a potenti	ive a true pictu Therefore the here six and ui petitive proper ial buyer". The Terrace III @ rall Trend able [able [ure of the conclusions nder the ties to the 2 2 2 Lakewood Nati 2 Declining 3 Declining 3 Declining 3 Increasing 4 Increas
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. Prior 7-12 Months 2 0.33 Unavailable Yes X No If ject unit and project. et Conditions Adde	by ide both an explana during winter mon is in general and no red to be competiti eighborhood section m that states "mus te the following: (Prior 4-6 Months 2 0.67 Unavailable Unavailable yes, indicate the numb NOTE: The neigh ndum that states "n SUP	tion and support for yo ths some of the abi t for an individual 3 ve. For the periods n of this report (page t be competitive or Condominium Current - 3 Months 2 0.67 0 0.00 per of REO listings and borhood section of must be competitive ERVISORY API ature	ur conclusions. <u>ove data may not</u> <u>or 6 month time</u> <u>of months where</u> <u>e 1) is not specifi</u> <u>an alternative for</u> <u>Projec</u> X Increasing X Increasing X Declining <u>X Declining</u> <u>explain the trends ir</u> <u>explain the trends ir</u> <u>this report is not</u> <u>e or an alternative</u> <u>PRAISER (ON</u>	clearly gi periods. sales wh c to comp a potenti c to comp a potenti sta Sta Sta Sta Sta Sta Sta Sta Sta Sta S	ive a true pictr Therefore the here six and u petitive proper ial buyer". The Terrace III @ rall Trend able [able [able] to competitive tential buyer".	ure of the conclusions nder the ties to the 2 2 2 Lakewood Nati 2 Declining 3 Declining 3 Declining 3 Increasing 4 Increas
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. Prior 7-12 Months 2 0.33 Unavailable Yes X No If ject unit and project. et Conditions Adden whole.	by ide both an explana during winter mon s in general and no red to be competiti eighborhood section m that states "mus te the following: (Prior 4-6 Months 2 0.67 Unavailable Unavailable yes, indicate the numb NOTE: The neigh ndum that states "n SUP SUP	tion and support for yo ths some of the abi t for an individual 3 ve. For the periods n of this report (page t be competitive or condominium Current - 3 Months 2 0.67 0 0.00 per of REO listings and aborhood section of must be competitive erevision of must be competitive	ur conclusions. Dve data may not or 6 month time of months where e 1) is not specifi an alternative for Project X Increasing X Increasing X Declining explain the trends in this report is not e or an alternative PRAISER (ON	clearly gi periods. sales wh c to comp a potenti c to comp a potenti Sta Sta Sta Sta Sta Sta Sta Sta Sta Sta	ive a true pictr Therefore the here six and ui petitive proper ial buyer". The Terrace III @ rall Trend able [able [able [able] to competitive tential buyer". REQUIRED;	ure of the conclusions nder the ties to the 2 2 2 Lakewood Nati 2 Declining 3 Declining 3 Declining 3 Increasing 4 Increas
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. Prior 7-12 Months 2 0.33 Unavailable Yes X No If ject unit and project. et Conditions Adden whole.	by ide both an explana during winter mon is in general and no red to be competiti eighborhood section m that states "mus te the following: (C Prior 4-6 Months 2 0.67 Unavailable Unavailable yes, indicate the numb wes, indicate the numb MOTE: The neigh ndum that states "h SUP SUP	tion and support for yo ths some of the abi t for an individual 3 ve. For the periods n of this report (page t be competitive or Condominium Current - 3 Months 2 0.67 0 0.00 per of REO listings and borhood section of must be competitive ERVISORY API ature e	ur conclusions. pve data may not or 6 month time of months where ie 1) is not specifi an alternative for Project X Increasing X Declining X Declining explain the trends in this report is not e or an alternative PRAISER (ON	clearly gi periods. sales wh c to comp a potenti c to comp a potenti Sta Sta Sta Sta Sta Sta Sta Sta Sta Sta	ive a true pictr Therefore the here six and ui petitive proper ial buyer". The Terrace III @ rall Trend able [able [able [able] to competitive tential buyer". REQUIRED;	ure of the conclusions nder the ties to the 2 2 2 Lakewood Nati 2 Declining 3 Declining 3 Declining 3 Increasing 4 Increas
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. re project, comple Prior 7-12 Months 2 0.33 Unavailable Unavailable Yes X No If y ject unit and project. et Conditions Adde whole.	by ide both an explana during winter mon is in general and no red to be competiti eighborhood section m that states "mus te the following: (C Prior 4-6 Months 2 0.67 Unavailable Unavailable yes, indicate the numb wes, indicate the numb Sup NOTE: The neigh ndum that states "n SUP Sup	tion and support for yo ths some of the abi t for an individual 3 ve. For the periods n of this report (page t be competitive or Condominium Current - 3 Months 2 0.67 0 0.00 Der of REO listings and borhood section of must be competitive ERVISORY API ature e pany Name pany Address _	ur conclusions. pve data may not or 6 month time of months where ie 1) is not specifi an alternative for Projec X Increasing X Declining x Declining explain the trends ir this report is not e or an alternative PRAISER (ON	clearly gi periods. sales wh c to comp a potenti c to comp a potenti Sta Sta Sta Sta Sta Sta Sta Sta Sta Sta	ive a true pictr Therefore the here six and u petitive proper ial buyer". The Terrace III @ rall Trend able able able ind sales of forec to competitive tential buyer". REQUIRED	ure of the conclusions nder the ties to the conclusions nder the ties to the conclusions Declining Declining Declining Increasing Increasing cosed properties.
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. re project, comple Prior 7-12 Months 2 0.33 Unavailable Unavailable Yes X No If y ject unit and project. et Conditions Adde whole.	by ide both an explana during winter mon s in general and no red to be competiti eighborhood section m that states "mus te the following: C Prior 4-6 Months 2 0.67 Unavailable yes, indicate the numt wes, indicate the numt NOTE: The neigh ndum that states "n SUP SUP Signa Nam Com State	tion and support for yo ths some of the abit for an individual 3 ve. For the periods n of this report (page t be competitive or Condominium Current - 3 Months 2 0.67 0 0.00 ber of REO listings and borhood section of must be competitive competitive borhood section of must be competitive competi	ur conclusions. pve data may not or 6 month time of months where ie 1) is not specifi an alternative for Projec X Increasing X Declining x Declining explain the trends ir this report is not e or an alternative PRAISER (ON	clearly gi periods. sales wh c to comp a potenti c to comp a potenti Sta Sta Sta Sta Sta Sta Sta Sta Sta Sta	ive a true pictr Therefore the here six and ui petitive proper ial buyer". The Terrace III @ rall Trend able [able [able [able] to competitive tential buyer". REQUIRED;	ure of the conclusions nder the ties to the conclusions nder the ties to the conclusions Declining Declining Declining Increasing Increasing cosed properties.
Due to the area of SW Florida having higher sales stati market as a whole. The statistics do however indicate s are based upon the overall market of a specific area an average was utilized to better indicate the data as a wh subject and may differ from the data from the Market C neighborhood section is a broader look at the area as a If the subject is a unit in a condominium or cooperativ Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate) Are foreclosure sales (REO sales) a factor in the project?	stics and residents specific conclusions id property conside iole. NOTE: The ne onditions Addendu whole. Prior 7-12 Months 2 0.33 Unavailable Yes X No If iet unit and project. et Conditions Adden whole. 0 2 0.33 Unavailable Yes X No If 2 0 3 Xate FL 3 State FL	by ide both an explana during winter mon s in general and no red to be competiti eighborhood section m that states "mus te the following: C Prior 4-6 Months 2 0.67 Unavailable yes, indicate the numt wes, indicate the numt NOTE: The neigh ndum that states "n SUP SUP Signa Nam Com State	tion and support for yo ths some of the abi t for an individual 3 ve. For the periods n of this report (page t be competitive or Condominium Current - 3 Months 2 0.67 0 0.00 per of REO listings and borhood section of must be competitive ERVISORY API ature e pany Name pany Address b License/Certifi il Address	ur conclusions. pve data may not or 6 month time of months where ie 1) is not specifi an alternative for Projec X Increasing X Declining x Declining explain the trends ir this report is not e or an alternative PRAISER (ON	clearly gi periods. sales wh c to comp a potenti c to comp a potenti Sta Sta Sta Sta Sta Sta Sta Sta Sta Sta	ive a true pictr Therefore the here six and up petitive proper ial buyer". The Terrace III @ rall Trend able 1 able 2 able 2 able 2 competitive to competitive tential buyer". REQUIRED	ure of the conclusions nder the ties to the conclusions nder the ties to the conclusions Declining Declining Declining Increasing Increasing cosed properties.

Case 8:19-cv-00886-VMC-SPF Document 359-2 Filed 01/22/21 Page 13 of 21 PageID 5518

LOCATION MAP



6815 GRAND ESTUARY TRAIL #204, BRADENTON, FL 34212 941-780-7663

Case 8:19-cv-00886-VMC-SPF Document 359-2 Filed 01/22/21 Page 14 of 21 PageID 5519

wer: Hakes, Bradley K. & Kirsten P.	PLATMAP	File No.: 1701. Case No.:	2005
erty Address: 17006 Vardon Ter Bradenton	State: FL	Case No.:	Zip: 34211
er: Union Home Mortgage			
~ 111	· · · · · · · · · · · · · · · · · · ·	NA N	
DLG1	#\$818333	CINE CONTRACT	ALL REPORT A
	6 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	· · · · · · · · · · · · · · · · · · ·	NAL 2010
104 may 18/3/ 18/3/ 1/2/18	And	A THE MAN	ALL CALL
11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		A SOME WAS	THE RUNCH
I Freit at a light	184F	122 mg 7	DEDA FRO FRO FRO FRO FRO FRO FRO FRO FRO FRO
1 3 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	11.	SHOWN HE A SE D	- 新聞記念堂市路市
I Fils I sty I after the	12/12 : :	AND	Construction Const
		• •••	54
1 REAL ST F BE		14	T
A A A A A A A A A A A A A A A A A A A	ISAN V MAR	X S	
THEFT IS K. B.		Pac	ERRACE A NS 23 &
PERSONAL PROPERTY IN COM	ALIN.	IA FO	PH NAN
EXE A STEAR IL	HLL JEFS		(SHEET III AT I PHASE (ANATEE CO
		N SA N	(SHEET 1 OF PHASE COND 24, TOWNSHIP 35 MANATEE COUNTY.
A Training	\$6131 M	SHERT Z FOR LINE AND CURVE DATA	(SHEET 1 OF 2) AT LAKEWOOD NATIONAL IN TOWNSHIP 35 SOUTH, PANCE 19 EAS
			Sond Sond
- 0 350 1 8.30		N/ V/ B	HUN N
	きたけい	1/8/1	ANG
IS 2	KERTIGIE	Will	NATIONAL UM . PANGE 19
12 (***)	39/1400	111X	EASI
	The start		2 88
	ROBITS R. B. ST. LON	· · · · · · · · · · · · · · · · · · ·	A LINE WALL
%∰ *i s >>>> e	-N	開催 パイ	Constant Con

Case 8:19-cv-00886-VMC-SPF Document 359-2 Filed 01/22/21 Page 15 of 21 PageID 5520

AERIAL MAP

Borrower: Hakes, Bradley K. & Kirsten P. Property Address: 17006 Vardon Ter City: Bradenton

Case No.: State: FL

File No.: 17012005 Case No.: Zip: 34211



6815 GRAND ESTUARY TRAIL #204, BRADENTON, FL 34212 941-780-7663

Case 8:19-cv-00886-VMC-SPF Document 359-2 Filed 01/22/21 Page 16 of 21 PageID 5521

FLOORPLAN SKETCH

Borrower: Hakes, Bradley K. & Kirsten P.	File No.: 17012005		
Property Address: 17006 Vardon Ter		Case No.:	
City: Bradenton	State: FL	Zip: 34211	
Lender: Union Home Mortgage			



Sketch by Apex IV™

Comments:

	AREA CALCU	LATIONS SUMMAR	LIVING AREA BREAKDOWN		
Code	Description	Size	Net Totals	Breakdown	Subtotals
GLA1	First Floor	1121.00	1121.00	First Floor	
P/P	Rear Porch	112.00		12.0 x 48.0	576.00
	Entry Porch	15.00	127.00	14.0 x 37.0	518.00
				3.0 x 9.0	27.00
	TOTAL LIVABLE	(rounded)	1121	3 Calculations Total (rounded)	1121

Case 8:19-cv-00886-VMC-SPBJEDJOTORROPHER359PBOFOLADDEND2VIM Page 17 of 21 PageID 5522

 Borrower: Hakes, Bradley K. & Kirsten P.
 File No.:
 17012005

 Property Address: 17006 Vardon Ter
 Case No.:

 City: Bradenton
 State: FL
 Zip: 34211

 Lender: Union Home Mortgage



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: January 13, 2021 Appraised Value: \$ 200,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

Case 8:19-cv-00886-VMC-SPF Document 359-2 Filed 01/22/21 Page 18 of 21 PageID 5523

 Borrower: Hakes, Bradley K. & Kirsten P.
 File No.:
 17012005

 Property Address: 17006 Vardon Ter
 Case No.:

 City: Bradenton
 State: FL
 Zip: 34211

 Lender: Union Home Mortgage
 Case No.:







Living Room



Bedroom



Bedroom



Bathroom



Bathroom



Entry porch



Golf course view



A/C



[]	

Case 8:19-cv-00886-VMCCOMPARABLE PROPERSY 2PHOTED ADDENDUMPage 19 of 21 PageID 5524

ower: Hakes, Bradley K. & Kirsten P. File No.: 17012005		0.: 17012005
Property Address: 17006 Vardon Ter	Case No.:	
City: Bradenton	State: FL	Zip: 34211
Lender: Union Home Mortgage		



COMPARABLE SALE #1

16814 Vardon Ter 207, Bradenton, FL 34211 Sale Date: s11/20;c10/20 Sale Price: \$ 195,000



COMPARABLE SALE #2

16804 Vardon Ter 103, Bradenton, FL 34211 Sale Date: s10/20;c09/20 Sale Price: \$ 205,000



COMPARABLE SALE #3

16706 Vardon Ter 102, Bradenton, FL 34211 Sale Date: s09/20;c07/20 Sale Price: \$ 213,000

Case 8:19-cv-00886-VMCCOMPARABLE PROPERSY-2PHOTED ADDENDUMPage 20 of 21 PageID 5525

Borrower: Hakes, Bradley K. & Kirsten P.	File No.: 17012005	
Property Address: 17006 Vardon Ter	Case No.:	
City: Bradenton	State: FL	Zip: 34211
Lender: Union Home Mortgage		



COMPARABLE SALE #4

16706 Vardon Ter 107, Bradenton, FL 34211 Sale Date: c12/20 Sale Price: \$ 229,900



COMPARABLE SALE #5

16804 Vardon Ter 104, Bradenton, FL 34211 Sale Date: c12/20 Sale Price: \$ 219,000

COMPARABLE SALE #6

Sale Date: Sale Price: \$

Case 8:19-cv-00886-VMC-SPF Document 359-2 Filed 01/22/21 Page 21 of 21 PageID 5526

Borrower: Hakes, Bradley K. & Kirsten P.	File No.: 17012005		
Property Address: 17006 Vardon Ter	Case No.:		
City: Bradenton	State: FL	Zip: 34211	
Lender: Union Home Mortgage			



Case 8:19-cv-00886-VMC-SPF Document 359-3 Filed 01/22/21 Page 1 of 3 PageID 5527

EXHIBIT 3

RE: 17006 Vardon Ter, #105, Bradenton, FL 34211

Thank you for the opportunity to provide our opinion of value for the property referenced above. Based on my review of the property, I would offer the following observations about the property and its potential value:

The property is located in LAKEWOOD RANCH; known for Award-Winning New Homes in now, 22 Actively-selling Villages, each with its own Style and Amenities. A-Rated Schools, Sports Campus, Farmers Market, Polo Grounds, 365 days of Activities, Parks and Trails.

The property is known for its amenities and golf. 3 Golf Courses: Cypress Links-designed by Arnold Palmer, Kings Dunes- designed by Arnold Palmer and Royal Lakes-designed by Rick Robbins. Lakewood Ranch Golf and Country Club offers two grand club houses, State of the art 24 Hour Access, 18,000 Square Foot Fitness Center, 20 Lighted Tennis Courts, Olympic Style Lap Pool, and PickleBall. The club offers various membership levels to satisfy your specific needs.

The property is a single family, lakefront, condominium residence located in the Lakewood National Community of Lakewood Ranch.

It is situated on a lakefront lot. Ground level unit.

The property has assigned covered parking.

The property has 2 beds, 2 baths, bath, 1,121 square foot home.

The highest and best use for this property is owner occupied, income producing, which has lease restrictions.

Reviewing the current market information, this property is located in it's own golf community, within Lakewood Ranch. It contains two golf courses, Commander Course and Piper Course, Arnold Palmer Design, Club House, Athletic Center and Community Pool.

The following are sales of comparable properties located in Lakewood Ranch and reflect the current market for this type of property.

- 16814 Vardon Ter #204, Bradenton FL 34211 Sold \$190,000, 1,121 SqFt, Assigned covered parking, Condominium.

- 17118 Vardon Ter #204, Bradenton, FL 34211 Sold \$190,000, 1,121 SqFt, Assigned covered parking, Condominium.

- 16804 Vardon Ter, #103 Sold \$205,000, Bradenton, FL 34211, 1,142 SqFt, Assigned covered parking, Bradenton, FL 34211

Based on the review of the recent sales in comparison to the subject property, its location and the work needed to the subject property, I would suggest a sale price of \$195,054

Thank you, Kind Regards, Vito



Vito Goffredo PLLC GRI, PSA USAF Veteran 941.716.6901 KW On The Water Sarasota 22 South Links Ave Suite 200 Sarasota, FL 34236 Case 8:19-cv-00886-VMC-SPF Document 359-3 Filed 01/22/21 Page 3 of 3 PageID 5529

Case 8:19-cv-00886-VMC-SPF Document 359-4 Filed 01/22/21 Page 1 of 2 PageID 5530

EXHIBIT 4



RE: 17006 Vardon Ter, #105, Lakewood, FL 34211

Sunday, January 17, 2021

Thank you for the opportunity to provide our opinion of the value of the property referenced above. Based on my review of the property, I would offer the following observations about the property and its potential value:

The property is located in LAKEWOOD RANCH; known for Award-Winning New Homes in now, 21 Actively-selling Villages, each with its own Style and Amenities. A-Rated Schools, Sports Campus, Farmers Market, Polo Grounds, 365 days of Activities, Parks and Trails.

The property is known for its amenities and golf. 36-hole Arnold Palmer designed golf course. State of the art fitness center, clubhouses, and resort-style pools.

The property is a condominium residence located in the Lakewood National. This property has 2 bedrooms and 2 bathrooms being 1,121 sqft. It is one of the older units within the community. The highest and best use for this property is owner-occupied or an income-producing property as the community allows monthly rentals.

The following are sales of comparable properties located in the Lakewood National and reflect the current market for this type of property.

- 17704 Gawthrop Dr., #105, Lakewood Ranch, FL 34211 Sold \$199,000, 1,120 SqFt, 2 bedroom 2 full bath, NEW - Built in 2020

- 16814 Vardon Ter, #204, Bradenton, FL, 34211 Sold \$190,000, 1,121 SqFt, 2 bedroom, 2 full bath, Built in 2017

- 16814 Vardon Ter, #205, Bradenton, FL, 34211 Sold \$187,000, 1,121 Sqft, 2 bedroom, 2 bathroom, Built in 2017

Based on the review of the recent sales in comparison to the subject property, I would suggest a sale price of \$190,000

Please do not hesitate to call me with any questions or if you need any further information.



941.356.5377 Matt@MattLeicht.com SaraSellsSarasota.com, PLLC 8586 Potter Park Drive, Suite 125 Sarasota, FL 34238 Case 8:19-cv-00886-VMC-SPF Document 359-5 Filed 01/22/21 Page 1 of 2 PageID 5532

EXHIBIT 5

NOTICE OF SALE

17006 Vardon Terrace #105 Bradenton, Florida 34211

LEGAL NOTICE: Pursuant to 28 U.S.C. § 2001, Burton W. Wiand, as the Courtappointed Receiver in COMMODITY FUTURES TRADING COMMISSION v. OASIS INTERNATIONAL GROUP, LTD., ET AL., CASE NO: 8-19-CV-886-T-33SPF (M.D. Fla.), will conduct a private sale of the property located at 17006 Vardon Terrace #105, Bradenton, Florida 34211 to Bradley Karl Hakes and Kristin Hakes for \$198,000.00. The sale is subject to approval by the United States District Court. Pursuant to 28 U.S.C. § 2001, bona fide offers that exceed the sale price by 10% must be submitted to the Receiver at Burton W. Wiand PA, 114 Turner St. Clearwater, FL 33756 or (Burt@BurtonWWiandPA.com). Offers must be received within 10 days of the publication of this notice. All inquiries regarding the property or the sale should be made to the Receiver at (813) 347-5100. Case 8:19-cv-00886-VMC-SPF Document 359-6 Filed 01/22/21 Page 1 of 4 PageID 5534

EXHIBIT 6

IN THE UNITED STATES DISTRICT COURT MIDDLE DISTRICT OF FLORIDA TAMPA DIVISION

COMMODITY FUTURES TRADING COMMISSION,

Case No. 8:19-CV-886-T-33SPF

Plaintiff,

v.

OASIS INTERNATIONAL GROUP, LIMITED; OASIS MANAGEMENT, LLC; SATELLITE HOLDINGS COMPANY; MICHAEL J DACORTA; JOSEPH S. ANILE, II.; RAYMOND P MONTIE III; FRANCISCO "FRANK" L. DURAN; and JOHN J. HAAS,

Defendants;

and

FUNDADMINISTRATION, INC.; BOWLING GREEN CAPITAL MANAGEMENT LLC; LAGOON INVESTMENTS, INC.; ROAR OF THE LION FITNESS, LLC; 444 GULF OF MEXICO DRIVE, LLC; 4064 FOUNDERS CLUB DRIVE, LLC; 6922 LACANTERA CIRCLE, LLC; 13318 LOST KEY PLACE, LLC; and 4 OAKS LLC,

Relief Defendants.

<u>ORDER</u>

Before the Court is the Receiver's Unopposed, Verified Motion to Approve the Private Sale of Real Property – Specifically, 17006 Vardon Terrace #105 in Lakewood Ranch, Florida (the "Motion") (Dkt. ____). The United States of America having consented to the relief requested by the Receiver in the Motion, upon due consideration of the Receiver's powers as set forth in the

Consolidated Order and its predecessors (Dkts. 7, 44, and 177), the consent of the United States of America, and applicable law, it is **ORDERED AND ADJUDGED** that the Motion is **GRANTED**.

The sale of the real property located at 17006 Vardon Terrace #105, Lakewood Ranch, Florida 34211, also known as Manatee County Property Appraiser's Parcel Number 581547459 and legally described as:

Unit 515, in Building 5, of Phase I of Terrace III at Lakewood National, a Phase Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2740, Page 4940, of the Public Records of Manatee County, Florida, as amended

is hereby **APPROVED** pursuant to the Purchase and Sale Agreement attached as Exhibit 1 to the Motion. The Court finds the sale commercially reasonable, fair and equitable, and in the best interests of the Receivership Estate.

The Receiver empowered via this order will be conveying not only all the interest of the Receivership in the subject real property but also all of the ownership interest of the United States of America, which was obtained via that certain Final Judgment of Forfeiture in Case No. 8:19-cv-908-T-02AEP, rendered in the U.S. District Court for the Middle District of Florida – Tampa Division, on or about July 16, 2019.

The Receiver is hereby directed to transfer the real property located in Manatee County, Florida to Bradley Karl Hakes and Kristen Hakes free and clear of all claims, liens, and encumbrances (including without limitation the interest of the Receiver and the interest of the United States of America, which was obtained via that certain Final Judgment of Forfeiture in Case No. 8:19-cv-908-T-02AEP, rendered in the U.S. District Court for the Middle District of Florida – Tampa Division, on or about July 16, 2019), by way of a Receiver's Deed, pursuant to the Purchase and Sale Agreement. **DONE** and **ORDERED** in chambers in Tampa, Florida this _____ day of _____ 2021.

VIRGINIA M. HERNANDEZ COVINGTON UNITED STATES DISTRICT JUDGE

COPIES FURNISHED TO: Counsel of Record