



Request for Zoning Information Letter

Old Republic Commercial Due Diligence Services requests the information indicated below in a letter on the official letterhead of City of relating to the following property: Coconut Creek

Property Name: Marketplace @ Hillsboro

Property Use: _____ Existing _____ Proposed _____

Property Address: 4201-4589 Hillsboro Blvd.

City, State ZIP: Coconut Creek, FL

Please provide the following information in the letter:

What is the applicable Zoning District: _____
For Example: "R-B" Regional Business Zoning District.

Is the property a legally permitted use under the current zoning regulation?
Yes _____ No _____

If so, please provide the appropriate Zoning Ordinance Section/Chapter/Title Information: _____

Please make an affirmative statement as to any zoning violations of which you are aware. *For Example: To the best of my knowledge there are no unresolved or pending zoning or building violations, special permits, conditions, variances or ordinances of record for Property.*

Is the existing property use considered a Legally Conforming Use?
Yes _____ No _____ or

a Legally Non-Conforming Use? Yes _____ No _____

Explanation: _____

What are the applicable Zoning Districts/Classifications of the adjoining Parcels?

North: _____ South: _____

East: _____ West: _____

Do you have a website? Yes _____ No _____

If so, please provide _____

Are Zoning Ordinances, Codes and Definitions available for download through website?

Yes _____ No _____

Where may we obtain information on Change of Ownership Permit, Building Permits and Certificates of Occupancy? _____

Please provide Section/Chapter/Title of the following information:

Landscaping Requirements: _____

Sign Requirements: _____

Lot Requirements and Bulk Restrictions: _____

Right to Rebuild due to Damage or destruction of a non-conforming property: _____

Parking Requirements: _____

Buffer Requirements: _____

Site Plan Approval: _____

Please provide your information:

Name: _____

Title: _____

Telephone Number: _____

Thank-you for your anticipated help and cooperation in this matter.



Site Address	4301 W HILLSBORO BOULEVARD, COCONUT CREEK	ID #	4842 05 12 0010
Property Owner	4411 WEST HILLSBORO BOULEVARD HOLDINGS LLC % CSC -LAWYERS INC	Millage	3212
Mailing Address	7 ST PAUL ST STE 1660 BALTIMORE MD 21202	Use	11

Abbreviated Legal Description	HILLSBORO CENTER 133-4 B PARCEL A LESS COMM SE COR,WLY ALG S/L 82.50,NWLY 150.48,WLY 5 TO POB;CONT WLY 176.50,NLY 209.6 ELY 176.50,SLY 209 TO POB;LESS RELEASE PARCELS 2 & 3
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2013 Exemptions and Taxable Values to be reflected on the Nov. 1, 2013 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2014	\$4,521,030	\$5,544,300	\$10,065,330	\$10,065,330	
2013	\$4,521,030	\$5,382,820	\$9,903,850	\$9,903,850	\$296,104.56
2012	\$3,516,360	\$5,783,640	\$9,300,000	\$9,300,000	\$276,456.96

IMPORTANT: The 2014 values currently shown are "roll over" values from 2013. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2014, to see the actual proposed 2014 assessments and portability values.

2014 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$10,065,330	\$10,065,330	\$10,065,330	\$10,065,330
Portability	0	0	0	0
Assessed/SOH	\$10,065,330	\$10,065,330	\$10,065,330	\$10,065,330
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$10,065,330	\$10,065,330	\$10,065,330	\$10,065,330

Sales History			
Date	Type	Price	Book/Page or CIN
1/15/2014	CE*-T	\$100	112125138
9/22/1995	WD*	\$7,577,300	23961 / 279
12/1/1987	WD	\$4,350,500	15026 / 389

Land Calculations		
Price	Factor	Type
\$9.00	502,337	SF
Adj. Bldg. S.F. (See Sketch)		112142

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
C			CM					
112142								



Site Address	4589 W HILLSBORO BOULEVARD, COCONUT CREEK	ID #	4842 05 13 0010
Property Owner	4411 WEST HILLSBORO BLVD HOLDING %CSC LAWYERS INC	Millage	3212
Mailing Address	7 ST PAUL ST STE 1660 BALTIMORE MD 21202	Use	27

Abbreviated Legal Description	HILLSBORO CENTER - NO.2 142-45 B PARCEL A LESS POR K/A RELEASE PARCEL 1 DESC'D AS:BEG SE COR SAID PAR A;W 258.01,NW 48.56, NE 95.21,N 217,W 12.50,N 30.01, NE 48.08,E 287.23,S 423.49 TO POB
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Property Assessment Values					
Click here to see 2013 Exemptions and Taxable Values to be reflected on the Nov. 1, 2013 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2014	\$323,820	\$475,310	\$799,130	\$799,130	
2013	\$323,820	\$475,310	\$799,130	\$799,130	\$22,346.30
2012	\$323,820	\$440,770	\$764,590	\$764,590	\$21,190.28

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2014 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$799,130	\$799,130	\$799,130	\$799,130
Portability	0	0	0	0
Assessed/SOH	\$799,130	\$799,130	\$799,130	\$799,130
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$799,130	\$799,130	\$799,130	\$799,130

Sales History			
Date	Type	Price	Book/Page or CIN
3/6/2014	AC*-T		112142678
3/6/2014	AC*-T		112142678
1/15/2014	CE*-T	\$100	112125138
9/22/1995	WD*	\$7,577,300	23961 / 279

Land Calculations		
Price	Factor	Type
\$8.00	40,478	SF
Adj. Bldg. S.F. (See Sketch)		6781

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
C			CM					
6781								