

4965 Preston Park Boulevard, Suite 620

Plano, TX 75093 Phone: 972-943-5300 Fax: 972-943-5339

LETTER OF TRANSMITTAL

To:

Planning and Zoning

From:

Erika D. Montemayor

Old Republic Commercial Due Diligence

Date:

1 May 2014

Job #:

141295-Z

Subject:

Zoning Verification Letter | City of Coconut Creek

Good Day,

I write to request a Zoning Verification Letter on a property in the City of Coconut Creek. Enclosed is a check for the amount of \$100.00. Please advise any copy charges.

I would like to request that the letter be addressed to:

C-III Asset Management LLC Care of ORCDDS 4965 Preston Park Boulevard, Suite 620 Plano, Texas 75093

I also included a print out of the county assessor's information to positively identify the property.

The enclosed questionnaire covers the information I hope to see in the letter. Please feel free to discard the questionnaire, and simply incorporate that information into the letter. You will find that we hope to see the zoning district, along with information pertaining to violations and variances. Please do not hesitate to write or call with any questions. Finally, do you think that you may be able to provide a copy of the Cert. of Occupancy?

Thank you. And please do not hesitate to write or call: email at <a href="mailto:email

Sincérely,

Erika D. Montèmayoı

Old Republic Commercial Due Diligence Services



Request for Zoning Information Letter

Old Republic Commercial Due Diligence Services requests the information indicated below in a letter on the official letterhead of <u>lifty of</u> relating to the following property:
Property Name: Marketplace & Hillshord
Property Use: Existing Proposed
Property Address: 4301-4589 Hullshord Blvd.
City, State ZIP: <u>Oconict Muk, H</u>
Please provide the following information in the letter:
What is the applicable 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 of ordinances of record for Property.
Is the existing property use considered a Legally Conforming Use? Yes No <i>or</i>
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
Property Owner	4411 WEST HILLSBORO BOULEVARD HOLDINGS LLC % CSC -LAWYERS INC
Mailing Address	7 ST PAUL ST STE 1660 BALTIMORE MD 21202

ID#	4842 05 12 0010
Millage	3212
Use	11

Abbreviated Legal 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

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).

Clic	k here to see 2013		rty Assessment Valu Faxable Values to be		. 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	Туре	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					
l	Price	Factor	Туре			
1	\$9.00	502,337	SF			
1						
IJ						
$\ $						
J	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		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	СМ					
С			СМ				2/10/10/10/10/10/10/10/10/10/10/10/10/10/	
112142								





Site Address	4589 W HILLSBORO BOULEVARD, COCONUT CREEK	
	4411 WEST HILLSBORO BLVD HOLDING %CSC LAWYERS INC	N
Mailing Address	7 ST PAUL ST STE 1660 BALTIMORE MD 21202	ᄕ

ID#	4842 05 13 0010				
Millage	3212				
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

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		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	Туре	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	Туре		
\$8.00	40,478	SF		
Adj. Bldg. S.	6781			

^{*} Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			СМ					
С			СМ					
6781	1		-22.00					