

**AN APPRAISAL OF
TWO PARCELS WITHIN THE TESORO PUD
LOCATED AT
XXX SOUTHBEND BLVD
PORT St. Lucie , FL 34984**

**PREPARED FOR
MR. TIM Jones
RM TESORO LLC**



Date of Valuation: **June 23, 2021**
Date of Report: **July 14, 2021**

By:

**CRE VALUATION SERVICES
100 SW ALBANY AVENUE
SUITE 200
STUART, FL 34994**

CRE Job#6456772015

July 14, 2021

Mr. Tim Jones
RM Tesoro LLC

**Re: Two Parcels within The Tesoro PUD
Located at
XXX Southbend Blvd.
Port St. Lucie , FL 34984**

We have performed an appraisal on the above referenced property, the conclusions of which are set forth in the attached Summary Report. The type of value sought in our appraisal of the subject was a market value opinion of the property as of June 23, 2021 subject to the general assumptions and limiting conditions cited herein.

The subject property consists of two parcels within the Tesoro PUD in Port St. Lucie. Currently the subject parcels are owned by RM Tesoro but are part of the Tesoro PUD as open area. Parcel A is a 1.8 acre irregularly shaped parcel and Parcel B is a 2.71 acre irregularly shaped parcel.

Currently, the subject is not known to be under contract and is not listed for sale.

The Fee Simple estate, subject to the covenants and restrictions of the Plat and the Tesoro PUD, is valued herein.

This report is intended for use only by RM Tesoro LLC and use by others is not intended by CRE Valuation Services. This report's intended use is for internal valuation only and is not intended for any other use. The intent of this report is conformance with the Ethical Standards of the Appraisal Institute as well as meeting with the standards of USPAP.

In view of the following facts and data in conjunction with this appraisal, it is the opinion of CRE Valuation Services that the market value "As Is" of the Fee Simple interest in the property as of June 23, 2021, and subject to the general assumptions and limiting conditions, was:

<i>Parcel</i>	Acres	Price/ Ac	Value
<i>Parcel A</i>	1.8	\$261,360	\$470,448
<i>Parcel B</i>	2.71	\$9,000	\$24,390

Hypothetical Conditions and Extraordinary Assumptions –

The subject properties are both part of the Tesoro PUD and restricted by the PUD as open space. In discussions with the owner and their consultants, ownership is in the process of re-evaluating the allocation of open space, conservation tracts and other elements of the PUD in an effort to revitalize the defunct project. In this process it was determined that Parcel A would have the potential to be re-zoned to a higher and better use. We have applied the Hypothetical Condition that Parcel A has been re-zoned to its Highest and Best Use, absent the legal restrictions of the PUD. The concluded Highest and Best Use is neighborhood commercial use and we have valued this parcel as such. Parcel B was determined to not have the same potential due to the shape of the site, the utility of the site and the current use of the site as an FPL access road. If the re-zoning of Parcel A were to be proven to be not a realistic use of the site, we reserve the right to amend this report.

The estimated reasonable marketing period for the subject at the indicated value is (36) thirty-six months.

Our firm appreciates the opportunity to have performed this appraisal assignment on your behalf. If we may be of further service, please contact us.

Respectfully submitted,



CRE Valuation Services
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State Certified General Real Estate Appraiser RZ3704
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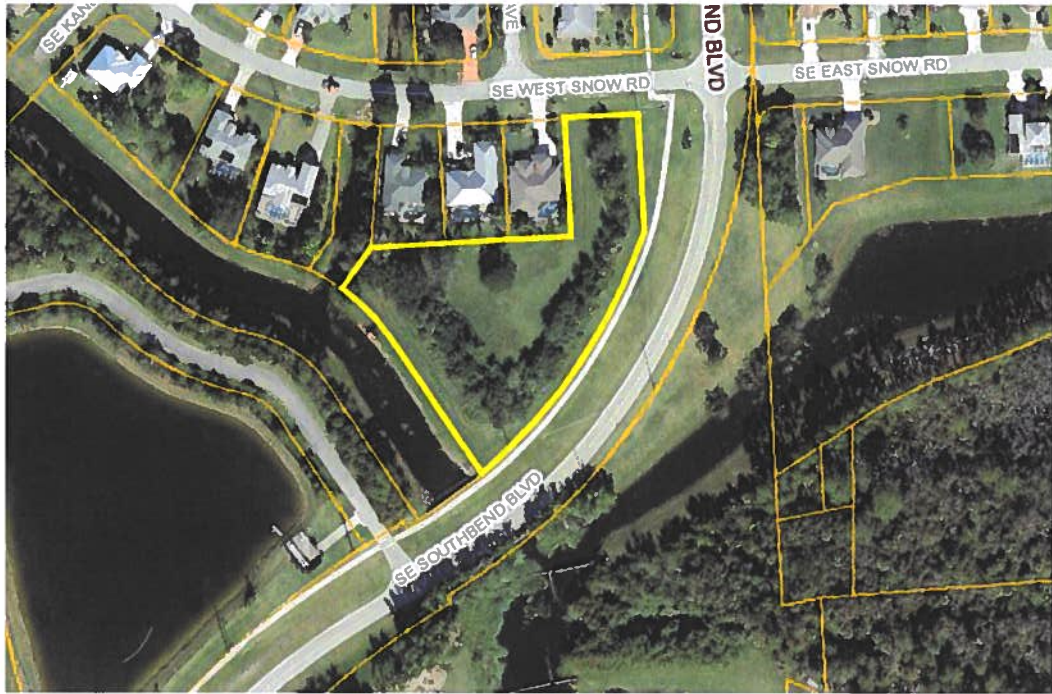
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SUBJECT PROPERTY AT A GLANCE



Parcel A



Parcel B

SUMMARY OF SALIENT FACTS

Property Data

Property	Two Parcels Within The Tesoro PUD XXX Southbend Blvd. Port St. Lucie , FL 34984
Date of Valuation	June 23, 2021
Date of Report	July 14, 2021
Interest Appraised/Type of Value	Fee Simple, subject to the Plat and PUD.
Owner of Record	Tesoro POA Inc

Physical Data

Land Area	Parcel A: 1.8 Acres Parcel B: 2.71 Acres
Zoning/Land Use Classification	PUD / Tesoro PUD
Highest and Best Use "As if Vacant"	Continued use as open area and conservation lands for the Tesoro PUD.
"As Improved"	N/A

Market Value Indications

"As Is"

Sales Comparison Approach

<i>Parcel</i>	<i>Acres</i>	<i>Price/ Ac</i>	<i>Value</i>
<i>Parcel A</i>	1.8	\$261,360	\$470,448
<i>Parcel B</i>	2.71	\$9,000	\$24,390

Cost Approach

N/A

Income Capitalization Approach

N/A

Exposure Time

Parcel A - Less than 6 Months

Parcel B - 36 months

Market Time

Parcel A – Less than 6 Months

Parcel B - 36 months

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions:

1. Any legal description or plats reported herein are assumed to be accurate. Any sketches, surveys, plats, photographs, drawings, or other exhibits are included only to assist the intended user to better understand and visualize the subject property, the environs, and the competitive data. We have made no survey of the property and assume no responsibility in connection with such matters.
 2. The appraiser has not conducted any engineering or architectural surveys in connection with this appraisal assignment. Information reported pertaining to dimensions, sizes, and areas is either based on measurements taken by the appraiser or the appraiser's staff or was obtained or taken from referenced sources and is considered reliable. No responsibility is assumed for the costs of preparation or for arranging geotechnical engineering, architectural, or other types of studies, surveys, or inspections that require the expertise of a qualified professional.
 3. No responsibility is assumed for matters legal in nature. Title is assumed to be good and marketable and in leased fee unless otherwise stated in the report. The property is considered to be free and clear of existing liens, easements, restrictions, and encumbrances, except as stated.
 4. Unless otherwise stated herein, it is assumed there are no encroachments or violations of any zoning or other regulations affecting the subject property and the utilization of the land and improvements is within the boundaries or property lines of the property described and that there are no trespasses or encroachments.
 5. CRE Valuation Services assumes there are no private deed restrictions affecting the property which would limit the use of the subject property in any way.
 6. It is assumed the subject property is not adversely affected by the potential of floods, unless otherwise stated herein.
 7. It is assumed all water and sewer facilities (existing and proposed) are or will be in good working order and are or will be of sufficient size to adequately serve any proposed buildings.
 8. Unless otherwise stated within the report, the depiction of the physical condition of the improvements described herein is based on visual inspection. No liability is assumed for the soundness of structural members since no engineering tests were conducted. No liability is assumed for the condition of mechanical equipment, plumbing, or electrical components, as complete tests were not made. No responsibility is assumed for hidden, unapparent, or masked property conditions or characteristics that were not clearly apparent during our inspection.
 9. If building improvements are present on the site, no significant evidence of termite damage or infestation was observed during our physical inspection, unless so stated in the report. No termite inspection report was available, unless so stated in the report. No responsibility is assumed for hidden damages or infestation.
 10. Any proposed or incomplete improvements included in this report are assumed to be satisfactorily completed in a workmanlike manner or will be thus completed within a reasonable length of time according to plans and specifications submitted.
 11. No responsibility is assumed for hidden defects or for conformity to specific governmental requirements, such as fire, building, safety, earthquake, or occupancy codes, except where specific professional or governmental inspections have been completed and reported in the appraisal report.
-

12. Responsible ownership and competent property management are assumed.
13. The appraisers assume no responsibility for any changes in economic or physical conditions which occur following the effective date of value within this report that would influence or potentially affect the analyses, opinions, or conclusions in the report. Any subsequent changes are beyond the scope of the report.
14. The value estimates reported herein apply to the entire property. Any proration or division of the total into fractional interests will invalidate the value estimates, unless such proration or division of interests is set forth in the report.
15. Any division of the land and improvement values estimated herein is applicable only under the program of utilization shown. These separate valuations are invalidated by any other application.
16. Unless otherwise stated in the report, only the real property is considered, so no consideration is given to the value of personal property or equipment located on the premises or the costs of moving or relocating such personal property or equipment.
17. Unless otherwise stated, it is assumed that there are no subsurface oil, gas or other mineral deposits or subsurface rights of value involved in this appraisal, whether they are gas, liquid, or solid. Nor are the rights associated with extraction or exploration of such elements considered, unless otherwise stated. Unless otherwise stated it is also assumed that there are no air or development rights of value that may be transferred.
18. Any projections of income and expenses, including the reversion at time of resale, are not predictions of the future. Rather, they are our best estimate of current market thinking of what future trends will be. No warranty or representation is made that these projections will materialize. The real estate market is constantly fluctuating and changing. It is not the task of an appraiser to estimate the conditions of a future real estate market, but rather to reflect what the investment community envisions for the future in terms of expectations of growth in rental rates, expenses, and supply and demand. The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions.
19. Unless subsoil opinions based upon engineering core borings were furnished, it is assumed there are no subsoil defects present, which would impair development of the land to its maximum permitted use or would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.
20. CRE Valuation Services representatives are not experts in determining the presence or absence of hazardous substances, defined as all hazardous or toxic materials, wastes, pollutants or contaminants (including, but not limited to, asbestos, PCB, UFFI, or other raw materials or chemicals) used in construction or otherwise present on the property. We assume no responsibility for the studies or analyses which would be required to determine the presence or absence of such substances or for loss as a result of the presence of such substances. Appraisers are not qualified to detect such substances. The client is urged to retain an expert in this field.
21. We are not experts in determining the habitat for protected or endangered species, including, but not limited to, animal or plant life that may be present on the property. We assume no responsibility for the studies or analyses which would be required to determine the presence or absence of such species or for loss as a result of the presence of such species. The appraiser hereby reserves the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent endangered species impact studies, research, and investigation that may be provided.

ASSUMPTIONS AND LIMITING CONDITIONS

22. No environmental impact studies were either requested or made in conjunction with this analysis. The appraiser hereby reserves the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent environmental impact studies, research, and investigation that may be provided.
23. The appraisal is based on the premise that there is full compliance with all applicable environmental regulations and laws unless otherwise stated in the report; further, that all applicable zoning, building, and use regulations and restrictions of all types have been complied with unless otherwise stated in the report; further, it is assumed that all required licenses, consents, permits, or other legislative or administrative authority, local, state, federal and/or private entity or organization have been or can be obtained or renewed for any use considered in the value estimate.
24. Neither all nor any part of the contents of this report or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales, or any other media, without the prior written consent and approval of the appraisers. This limitation pertains to any valuation conclusions, the identity of the analyst or the firm and any reference to the professional organization of which the appraiser is affiliated or to the designations thereof.
25. Although the appraiser has made, insofar as is practical, every effort to verify as factual and true all information and data set forth in this report, no responsibility is assumed for the accuracy of any information furnished the appraiser either by the client or others. If for any reason, future investigations should prove any data to be in substantial variance with that presented in this report, the appraiser reserves the right to alter or change any or all analyses, opinions, or conclusions and/or estimates of value.
26. Often real estate sales prices and other data, such as rents, prices, and financing, are not a matter of public record. If this is such, although extensive effort has been expended to verify pertinent data with buyers, sellers, brokers, lenders, lessors, lessees, and other sources considered reliable, it has not always been possible to independently verify all significant facts. In these instances, the appraiser may have relied on verification obtained and reported by appraisers outside of our office. Also, as necessary, assumptions and adjustments have been made based on comparisons and analyses using data in the report and on interviews with market participants. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
27. The appraiser has not made a specific compliance survey or analysis of the property to determine whether or not it is in conformity with various disability requirements. Since the appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements was not considered in estimating the value of the property.
28. This appraisal report has been prepared for the exclusive benefit of the client. It may not be used or relied upon by any other party. Any other party who is not the identified client within this report who uses or relies upon any information in this report does so at their own risk and may be subject to legal action. Written consent must be obtained prior to any third-party use.
29. The dollar amount of any value opinion herein rendered is based upon the purchasing power and price of the US Dollar as of the effective date of value. This appraisal is based on market conditions existing as of the date of this appraisal.
30. The right is reserved by the appraiser to make adjustments to the analyses, opinions, and conclusions set forth in this report as may be required by consideration of additional or more reliable data that may become available. No change of this report shall be made by anyone other than the appraiser or appraisers. The appraiser(s) shall have no responsibility for any unauthorized change(s) to the report.

ASSUMPTIONS AND LIMITING CONDITIONS

31. If the client instructions to the appraiser were to inspect only the exterior of the improvements in the appraisal process, the physical attributes of the property were observed from the street(s) as of the inspection date of the appraisal. Physical characteristics of the property were obtained from tax assessment records, available plans, if any, descriptive information, and interviewing the client and other knowledgeable persons. It is assumed the interior of the subject property is consistent with the exterior conditions as observed and that other information relied upon is accurate.
32. The submission of this report constitutes completion of the services authorized. It is submitted on the condition the client will provide reasonable notice and customary compensation, including expert witness fees, relating to any subsequent required attendance at conferences, depositions, and judicial or administrative proceedings. In the event the appraiser is subpoenaed for either an appearance or a request to produce documents, a best effort will be made to notify the client immediately. The client has the sole responsibility for obtaining a protective order, providing legal instruction not to appear with the appraisal report and related work files and will answer all questions pertaining to the assignment, the preparation of the report, and the reasoning used to formulate the estimate of value. Unless paid in whole or in part by the party issuing the subpoena or by another party of interest in the matter, the client is responsible for all unpaid fees resulting from the appearance or production of documents regardless of who orders the work.
33. Use of this appraisal report constitutes acknowledgement and acceptance of the general assumptions and limiting conditions, special assumptions (if any), on which this estimate of market value is based.

Hypothetical Conditions and Extraordinary Assumptions –

The subject properties are both part of the Tesoro PUD and restricted by the PUD as open space. In discussions with the owner and their consultants, ownership is in the process of re-evaluating the allocation of open space, conservation tracts and other elements of the PUD in an effort to revitalize the defunct project. In this process it was determined that Parcel A would have the potential to be re-zoned to a higher and better use. We have applied the Hypothetical Condition that Parcel A has been re-zoned to its Highest and Best Use, absent the legal restrictions of the PUD. The concluded Highest and Best Use is neighborhood commercial use and we have valued this parcel as such. Parcel B was determined to not have the same potential due to the shape of the site, the utility of the site and the current use of the site as an FPL access road. If the re-zoning of Parcel A were to be proven to be not a realistic use of the site, we reserve the right to amend this report.

CERTIFICATION

We certify that, to the best of our knowledge and belief:

A viewing of the subject site, the improvements and the market area was conducted on June 23, 2021 by Nikolaus M. Schroth.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with the assignment.
- Our engagement in this assignment was not contingent upon developing predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of stipulated result, or the occurrence of a subsequent event directly related to the intended use of this evaluation.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Appraisal Institute and USPAP
- Aaron Hawkins provided real property appraisal assistance to the persons signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report the undersigned has completed the requirements of the continuing education program of the Appraisal Institute for members.
- We have not performed appraisal services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.



CRE Valuation Services
Nikolaus M. Schroth, CCIM
State Certified General Real Estate Appraiser RZ3704
Managing Partner



CRE Valuation Services
Thomas J. Johnson MAI, SRA
State Certified General Real Estate Appraiser RZ798
Senior Appraiser

INTRODUCTION

Property Appraised

The subject property consists of two parcels within the Tesoro Community in Port St. Lucie. Tesoro was developed in 2002 as a luxury golf community featuring two golf courses and 100,000 square foot clubhouse a tennis club and pool house. Most of the lots in the community were never developed, many were sold and flipped with increasing prices; however, as the Port St. Lucie market was hit hard by the recession, the cost of carry related to the amenities and common areas of the project drug on values and many of the properties fell into foreclosure or distressed sales. The development was sold to Glenn Straub under West Coast Investors LLC who did little to change the course of the project. The golf courses were closed, the amenity center was mothballed and there was little home building activity with the exception of a few lots sold to DR Horton and a few other builders.

Many of the homes constructed in Tesoro date back to prior to the recession. These homes tend to be larger and more well-appointed than the homes in Tesoro constructed by DR Horton in 2014 and 2015. Many of which are still owned by DR Horton. The burden of carry costs is generally what is attributed to the demise of the project. To deal with the extreme cost, the amenities were mothballed and the project was largely put into a holding pattern until recently when West Coast Investors LLC sold the golf course, most of the development lots and other parts of the project to RM Tesoro LLC.

The parcels that are the subject of this appraisal are described below:

Parcel A: 4421-786-0006-000-2 1.8 Acres



Parcel A is mostly cleared with some clusters of small trees lining the edges of the parcel. The site is the southwest section at the corner of SE Southbend Boulevard and SE West Snow Road ending a line of developed single family homes on SE Southbend Boulevard.

Parcel B: 4421-786-0005-000-5 2.71 Acres

1. The subject was viewed on June 23, 2021. The surrounding area and influences were also viewed at this time. Data pertaining to the subject was provided by the client and their development team.
2. Gathered information from various secondary data sources regarding regional and local economic and demographic data specifically relating to the regional, city and neighborhood analyses.
3. Analyzed trends in the market through confirmation of comparable sales. Market participants active in this market were also interviewed.
4. Reviewed a plat involving the subject property.
5. Analyzed the highest and best use of the site “as if vacant”. Supply, demand, and absorption potential, as well as construction costs and required yields, were analyzed relative to the subject market and specifically the subject property. Alternative uses were also analyzed relative to their financial feasibility.
6. Confirmed recent sales of comparable land sales throughout the region, if applicable.
7. Analyzed the data to arrive at conclusions of value via all applicable approaches to value.
8. Reconciled the results of these analyses into a probable range of value, and finally, a market value conclusion as of June 23, 2021 on an “As Is” basis.
9. Opined to the exposure time and marketing period inherent in the value opinions.
10. Prepared a Summary Report.

History of the Subject Property

Tesoro was originally developed in 2002 and was developed as a luxury golf community. The developer rights in the POA have been transferred several times since the development began and now reside with RM Tesoro LLC who recently purchased the majority of the lots, the two golf courses, and the developer interest in the common areas from West Coast Investors LLC for \$40,049,999 in October 2020. The two subject parcels were included in this transfer.

Currently, the subject is not known to be under contract and is not listed for sale.

CRE has requested from the property contact copies of all pertinent information related to the property. A copy of the information request is contained in the addendum of this report. CRE reserves the right to amend this report, the scope of work and the engagement letter terms should additional information be provided after the date of Report Date herein.

Competency

The appraisers involved in this assignment have, collectively, considerable experience in appraising commercial properties within the region. The appraisers have historically been engaged in appraisal work in the geographical area of the subject property. The company maintains a database on this area for similar properties. Further, we are versed in the analytical methods typically employed in appraising this property type. In summary, we believe we have adequate knowledge of the property type, geographical location, and analytical methods necessary to comply with the competency requirements of USPAP.

Introduction

The subject properties are common area parcels within the Tesoro PUD in the southeastern part of the City of Port St. Lucie. The community was developed as a luxury community, but failed to take off and has many of the originally developed lots available for development. The community featured two golf courses, both of which are not operational, one of which has gone fallow. Like other areas of Port St. Lucie, the community is once again being viewed as a viable development project and there is a plan to bring the golf courses back online and put the club house to use. The area surrounding the subject has seen a significant amount of recent development activity and it is likely that activity will help bring Tesoro back to life.

Tradition and West Port St. Lucie Neighborhood Analysis

Port Saint Lucie is a city in Saint Lucie County, Florida. Port Saint Lucie is part of a larger metropolitan area called the Port St Lucie Florida Metropolitan Statistical Area. According to the United States Census Bureau, the city has a total area of 76.7 square miles (198.6 km²), of which, 75.5 square miles (195.6 km²) is land, and 1.2 square miles (3.0 km²) is water.

Port Saint Lucie has many residential areas, with national and local businesses supporting these areas such as stores, restaurants, etc. With its warm climate, it hosts a large number of retirees and other Northerners during the winter months. It is known for its peaceful atmosphere and proximity to St Lucie and Martin Counties' beaches.

The area was largely uninhabited in the 1950s, comprising a fishing camp, farms, and businesses near US 1. The General Development Corporation purchased an area of northeast Port Saint Lucie in 1958 for \$50 million, and the area saw modest growth. In 1961, Port Saint Lucie was incorporated as a city, but remained relatively small. In the early 1990s, Core Communities started development of Saint Lucie West, a planned community containing residential development, as well as plazas for businesses such as stores and restaurants. In 2006, Core Communities continued its development in the area with Tradition, which lies to the south of Saint Lucie West, and west of Interstate 95. Tradition is modeled after a midcentury small town, with a "town square", a building resembling a church, and stores, all surrounded by residential areas.

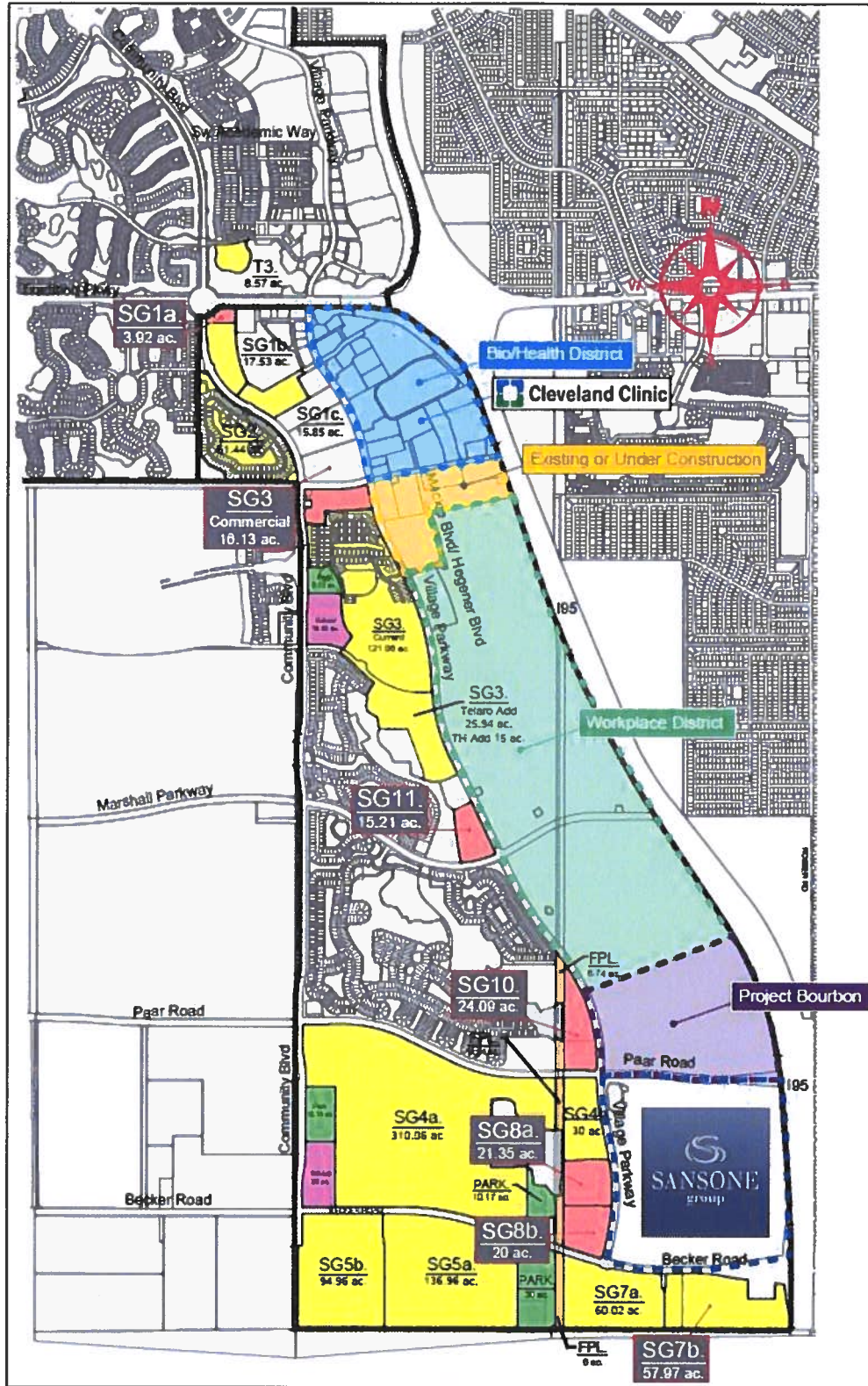
Port Saint Lucie saw a dramatic increase in population during the early and mid-2000's housing market boom. Core Communities acquired Saint. Lucie West in the early 1990's and began planning what would become Saint Lucie West. After realizing the community's strategic position, they began developing it into more than just a residential area. Core Communities began building business sectors which resulted in 7,000 jobs being brought to the area. In 2006, Core Communities started Tradition. Tradition is a large-scale master planned community encompassing three Developments of Regional Impacts (DRI) which include Tradition DRI, Western Grove DRI, and Southern Grove DRI (together "Tradition"). In addition to the Tradition project, the west Port St. Lucie market is also fueled by Verano, Riverland and Wilson

Grove DRIs. The Tradition community opened in 2003 and has undergone substantial growth and development with over 4,000 residential units, two major retail centers including a 600,000 square foot power center anchored by Target and a neighborhood mixed use center anchored by Publix, a hotel, Palm Pointe Educational Research School at Tradition, a 60,000 student innovative K-8 lab/charter school operated in conjunction with Florida Atlantic University and the School Board of St. Lucie County known as Renaissance Charter School, and a 300-bed hospital and medical park. In total, there are (17,400) approved units on 8,200 acres for a gross density of 2.12 DU/AC

In the Great Recession, around 2010 Core Communities lost Tradition to Aegon, their lender. At that time the home building and development largely halted to a net zero development activity. In 2017 a small commercial plat was developed with a WAWA and several out parcels at the SW corner of Tradition Parkway and SW Village Parkway. Around that time Martin Memorial Hospital (now Cleveland Clinic) completed their second phase expansion and Kolter (Verano), GL Homes (Riverland), GHO and Minto began to build again in existing subdivisions. Mattamy Homes purchased the Southern Grove and Western Grove parcels for \$24 million in June 2018. As part of the deal the City of Port St. Lucie took ownership of the Tradition Center for Commerce and has been aggressively pursuing companies and developers who would bring development to the city, jobs to the city and take the SAD debt service off of the City's balance sheet. Since that time growth in Tradition has exponentially increased. In the Riverland DRI GL Homes is on pace to complete 1,000 homes per year, Minto has sold out of its inventory, Mattamy Homes has opened up two communities, sold land to GHO and Taylor Morrison for additional communities and has begun construction of the access points to Western Grove which will connect to Range Line Road by extension of Crosstown Parkway. Verano will connect to Glades Cut Off Road also by Crosstown Parkway and Riverland and Wilson Grove will have multiple connections to Range Line Road.

Most of the non-residential development is presently happening in the Southern Grove area and is illustrated by the map below:

Southern Grove Expansion Map



Access within the market area is average to good. The primary north/south corridor is Interstate 95, a large interstate traveling from Florida to Maine, along the western side of the city. Bayshore Boulevard is a four-lane collector roadway, immediately east of the Florida's Turnpike, that also provides a means for north/south travel. Access to the Florida's Turnpike is available at the intersection of SW Port Saint Lucie Boulevard and Bayshore Boulevard. SE Floresta Drive and SW Aroso Boulevard are small north/south collector roads, east of Bayshore Boulevard and west of U. S. Highway No. 1, that provide access between NW Prima Vista Boulevard and Port Saint Lucie Boulevard.

The main east/west roads serving the area include NW Prima Vista Boulevard and Port Saint Lucie Boulevard. Both NW Prima Vista Boulevard and Port Saint Lucie Boulevard serve as the primary east/west arteries through the city of Port Saint Lucie and also have interchanges connecting to Interstate 95. In addition to these primary roads, many secondary roads and neighborhood streets also provide access within the market area. The Crosstown Parkway provides east/west connectivity through the western areas of the city with only a few intersections at the main north/south arterials. The eastern section of this road, east of Floresta Avenue, has been constructed with the interchange at U. S. Highway, No. 1 and Village Green Drive. Access within the neighborhood is considered good.

Employment & Growth Management

Port Saint Lucie experienced hardship during the recession starting in 2007. Unemployment increased, resulting in foreclosures and a slow housing market. However, now the city is experiencing growth and development with a healthier outlook for employment, business, and real estate.

Port Saint Lucie was developed by General Development Corporation, now Atlantic Gulf Communities, with most of the land area dedicated to residential use. Nearly all of the residential use is planned for single-family detached residences. Most of the city of Port Saint Lucie is platted for single-family sites of similar size, approximately 80' x 125'. Developments were originally aimed at the low end of the housing market, with over 83,000 original platted lots. Saint Lucie West was the first Master Planner Community in the Port Saint Lucie neighborhood. In the mid-1980s, the developer, Thomas J. White, Sr., created plans for a four-year university with a campus serving 2,000 full time students, a spring training facility for the New York Mets, a 440-acre industrial park, 375 acres of commercial development, a 78-acre medical complex, a public golf course and 15,000 homes to house 35,000 people.

In the beginning of 2018, the council on Tradition agreed to accept the transfer of 1,247 acres of commercial/industrial zoned land in the Southern Groves section of Tradition that fronts Interstate 95 and pay the \$5 million per year in property taxes and assessments associated with the property.

In 2018 Martin Health and Cleveland Clinic signed a definitive agreement resulting in Martin Health becoming a full member of the Cleveland Clinic health system. Martin Health joins a health system that is consistently ranked among the nation's best. Martin Health features three hospitals with 521 beds with locations in Stuart, Vero Beach and Port St. Lucie.

Several setbacks such as the bankruptcy of Digital Domain and vacating of VGTI have occurred in Tradition between 2008 and 2013. As was the trend with VGTI and Torrey Pines, Digital Domain was attracted to Tradition with a large incentive package put together by the state and local governments. The

City of Port Saint Lucie pledged to build and furnish a facility for Digital Domain with a price tag in excess of \$40,000,000. The company lasted 9 months before declaring bankruptcy and defaulting on its lease with the City of Port Saint Lucie. The Digital Domain building was purchased by Christ Fellowship for \$13 million in cash with plans to spend \$6 to \$8 million in renovations. VGTI has moved out of its \$60 million-dollar taxpayer funded facility and it has since been occupied by Cleveland Clinic. Torrey Pines was acquired by Florida International University.

In late 2019, Cleveland Clinic agreed to lease the VGTI facility for \$1 for 15-years and at the end of the term be granted ownership of the facility. To fully understand the economics of this, the costs that have been incurred by the city and the conditions of the lease must be understood. The cost to operate the building incurred by the city has been approximately \$1,500,000 per year, and that cost will be placed on Cleveland Clinic. The conditions of the lease require that Cleveland Clinic employ 100 full time positions at a wage of over \$48,000 per year in the first five years of the lease, which is over 125 percent above the average wage in St. Lucie County. The Port St. Lucie City Manager, Russ Blackburn, stated that the economic impact of Cleveland Clinic creating 100 jobs would be a payroll of more than \$17.5 million exceeding the property's appraised value by approximately \$3 million. In discussions with Russ Blackburn the City Manager, the basis for the negotiations on the city's behalf was the appraisal from 2017 valuing the property at \$14,500,000.

Torrey Pines was acquired by Florida International University. Torrey Pines first contacted FIU in December of 2015. At the time, Torrey Pines had \$14 million in grant and three spin-off companies. In February of 2016, a proposal was submitted from Torrey Pines to merge with FIU. From May to July of 2016, a potential merger was drafted, and the Board of Governors and Governor Rick Scott were consulted. In January of 2017, FIU conducted an assessment of Torrey Pines building and assets. In February of 2019, FIU leased space from Torrey Pines while the acquisition is evaluated.

On March 6, 2019, Torrey Pines entered into a "Letter Agreement" with FIU wherein the parties agreed that FIU would lease certain space at the Torrey Pines facility and during the term of the lease, FIU would conduct due diligence of the subject property by reviewing Torrey Pine's rights in real property, its library of intellectual property and other assets including its employees. The ultimate objective of such due diligence is for FIU to acquire Torrey Pines. According to both parties, Torrey Pines will conduct scientific research but will also align with FIU's overall mission to provide high-quality teaching, state of the art research and creative activity, and collaborative engagement with local and global communities. The Letter Agreement that such transaction will include, among other things, conveyance of the Torrey Pines building and interest in and to the Ground Lease Agreement to FIU and that the building will remain the primary research location for research activities until at least November 15, 2026.

Development in the eastern area of Port Saint Lucie has been relatively minimal. The City Center project was proposed, a Civic Center and one of three parking garages were constructed and the project slipped into foreclosure. There have been some smaller owner user and multi-tenant development in the eastern parts of the city, but development toward the east is stifled by the lack of available land, and more recently by the development in the western portions of the city, a trend drawing population growth west.

At the southeast corner of the intersection of Walton Road and South US Highway No. 1 is the City Center Project. The concept for the development was a joint venture between DeGuardiola Development and the City of Port Saint Lucie to construct a mixed-use project with a Civic Center. The concept included

an 110,000 square Foot Civic Center, three parking garages and a mix of office, retail and residential uses. As the market slowed the project was developed and the Civic Center along with one parking garage was built but the developer never built any of the retail, office or residential product. The developer went into foreclosure with PNC Bank and the private portion of the project remains un-developed. PNC has avoided the public sale of the property and taking title, as that would obligate them to a \$1,500,000 annual tax payment for the infrastructure bond that was utilized to develop the underground infrastructure for the project. In the meantime, the City of Port Saint Lucie has been paying the bond. In August 2013, the project was purchased by US Investments, LLC a China based investment firm utilizing the EB-5 program to make investments in the United States. Most recently, the principal of US Investments, LLC Lilly Zong has been put under investigation by the SEC for misappropriation of funds related to the EB-5 program, further clouding the future of the City Center project.

The charts below depict the economic expansion and development that has occurred in the West Port St. Lucie Market over the past four years.

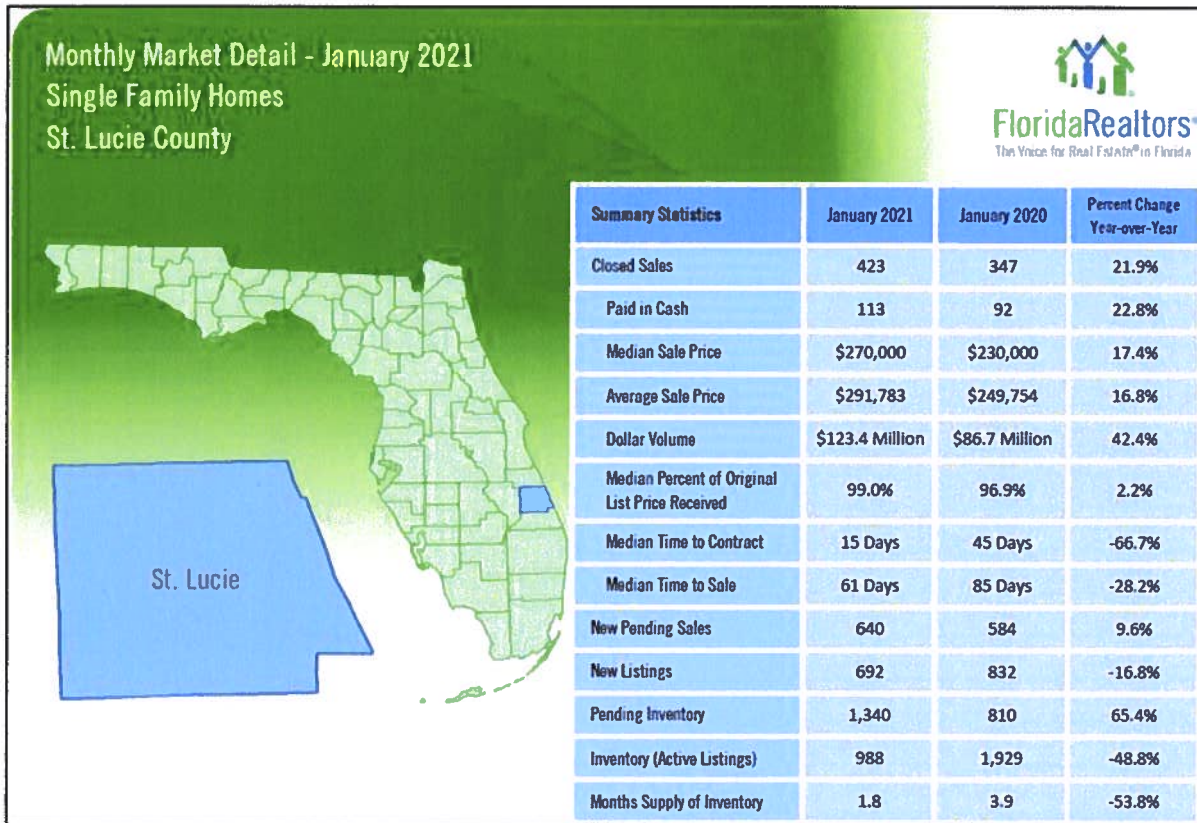
CALENDAR YEAR 2017							
Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2020 Total Employment	Facility Square Footage
A&G Concrete Pools	Manufacturing	Port St. Lucie	EXPANSION	10	60	N/R	19,000
ABC Home Medical Supply (I)	Headquarters	St. Lucie County	NEW	35	0	150	10,000
Builders FirstSource	Manufacturing	St. Lucie County	NEW	40	0	60	45,000
City Electric Supply/TAMCO	Manufacturing	Port St. Lucie	EXPANSION	50	210	161	411,000
Expert Shutter Services	Manufacturing	Port St. Lucie	EXPANSION	10	31	82	24,800
Maverick Boat Group	Marine	St. Lucie County	EXPANSION	100	273	451	106,000
Precast Specialties (I)	Manufacturing	Fort Pierce	NEW	100	0	N/R	
Pursuit Boats	Marine	St. Lucie County	EXPANSION	30	324	558	17,000
Radical Cosmetics	Manufacturing	Fort Pierce	NEW	50	0	58	55,000
Rocla Concrete Tile/Vossloh	Manufacturing	Fort Pierce	NEW	42	0	N/R	22,000
				467	898	1,520	709,800

CALENDAR YEAR 2018							
Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2020 Total Employment	Facility Square Footage
ABC Home Medical Supply (II)	Headquarters	St. Lucie County	EXPANSION	100	77	150	7,500
American Concrete Industries	Manufacturing	St. Lucie County	EXPANSION	15	24	32	15,000
Concrete Impressions	Manufacturing	Fort Pierce	NEW	15	0	8	18 acres
Convey Health Solutions	Professional Services	Port St. Lucie	EXPANSION	150	200	773	65,000
Hypower	Professional Services	Fort Pierce	NEW	50	0	40	2,000
Lawnwood Regional Medical Center	Life Sciences	Fort Pierce	EXPANSION	30	1,559	1,500	12,000
Martin Health System	Life Sciences	Port St. Lucie	EXPANSION	150	1,241	project not started	45,000
Natalie's Orchid Island Juice Company	Manufacturing	St. Lucie County	EXPANSION	50	150	173	100,000
OCULUS Surgical	Manufacturing	Port St. Lucie	EXPANSION	50	27	42	55,000
Precast Specialties (II)	Manufacturing	Fort Pierce	EXPANSION	25	0	N/R	12,000
PtusOneAtr	Aviation	St. Lucie County	NEW	20	0	18	14,600
The Porch Factory	Manufacturing	St. Lucie County	EXPANSION	4	24	32	7,500
				659	3,302	2,768	335,600

CALENDAR YEAR 2019							
Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2020 Total Employment	Facility Square Footage
A-1 Roof Trusses	Manufacturing	St Lucie County	EXPANSION	28	257	293	60,000
ACCEL	Manufacturing	Port St. Lucie	NEW	125	0	0	150,000
Aerex Industries	Manufacturing	St Lucie County	EXPANSION	10	25	N/R	10,000
Amazon	Distribution	St Lucie County	NEW	500	0	130**	60,000
AQUACO	Aquaculture	St Lucie County	NEW	5	0	7	20,000
Cleveland Clinic Florida Research & Innovation Center	Life Sciences	Port St. Lucie	NEW	50	0	20	60,000
Convey Health Solutions	Professional Services	Port St. Lucie	EXPANSION	150	0	773	55,000
Dirty Deeds Cleaning Service	Small Business	St Lucie County	EXPANSION	31	44	30	6,000
Drexel Metals	Manufacturing	Port St. Lucie	NEW	25	0	13	0
PlusOneAir	Aviation	St Lucie County	NEW	25	0	18	25,000
Pursult Boats	Marine	St Lucie County	EXPANSION	200	404	558	236,000
Ross Mixers	Manufacturing	Port St. Lucie	EXPANSION	16	40	35	55,000
				1,165	770	1,877	737,000

CALENDAR YEAR 2020							
Company	Industry	Location	Project Scope	Projected New Jobs	Baseline Employment	2020 Total Employment	Facility Square Footage
California Closets	Warehouse/Distribution	Fort Pierce	EXPANSION	10	28	28	10,000
Citrus Extracts	Manufacturing	City of Fort Pierce	EXPANSION	40	35	35	75 R Tower
FedEx	Warehouse/Distribution	Port St. Lucie	NEW	490	0	0	245,000
Indian River Spirits	Manufacturing	Fort Pierce	NEW	5	0	0	20,000
Interstate Crossroads Business Center by The Silverman Group	Industrial Development	City of Fort Pierce	NEW	755*	0	0	1,133,000
Legacy Park at Tradition by Sansone Group	Industrial Development	Port St. Lucie	NEW	1,970*	0	0	3,200,000
Total Truck Parts	Warehouse/Distribution	Port St. Lucie	EXPANSION	10	16	16	51,780
Wolfube	Warehouse/Distribution	Fort Pierce	NEW	15	0	0	30,000
				3,295	79	79	4,689,780

Residential Market



Western Port St. Lucie has experienced the lion’s share of residential development activity. The Riverland, Verano and Tradition communities have all been experiencing significant development activity with high increases in permit activity year over year. The focus of most development in this area is for active adult and retirement communities, with some family-oriented homes to cater to the demand driven by Cleveland Clinic and its expansion into the VGTI building as well as soaring home prices in Martin and Palm Beach Counties, promoting a “drive till you can buy” trend that has been the driver of housing in Port Saint Lucie for decades.

Kolter has experienced success in its Verano project, proposing a new bridge over the C-24 canal and a 1,000+/- unit Crestwind project, Kolters active adult product as well as a non-age restricted development of homes being constructed by home builders Maronda, DR Horton and Ryan Homes.

Other national home builders such as Maronda Homes, Holiday Builders and Adams Homes have resumed their development of General Development Lots throughout Port Saint Lucie, alongside a group of local builders such as Synergy Homes, Grozza Homes and others. All of the projects that had been developed in the boom of the mid 2000s and shuttered as a result of the Recession have been or are in the process of being built out. There is minimal land available for new development projects of significant scale, outside of that land controlled by the existing builders in Tradition, Riverland and Verano.

Vacant Land Market

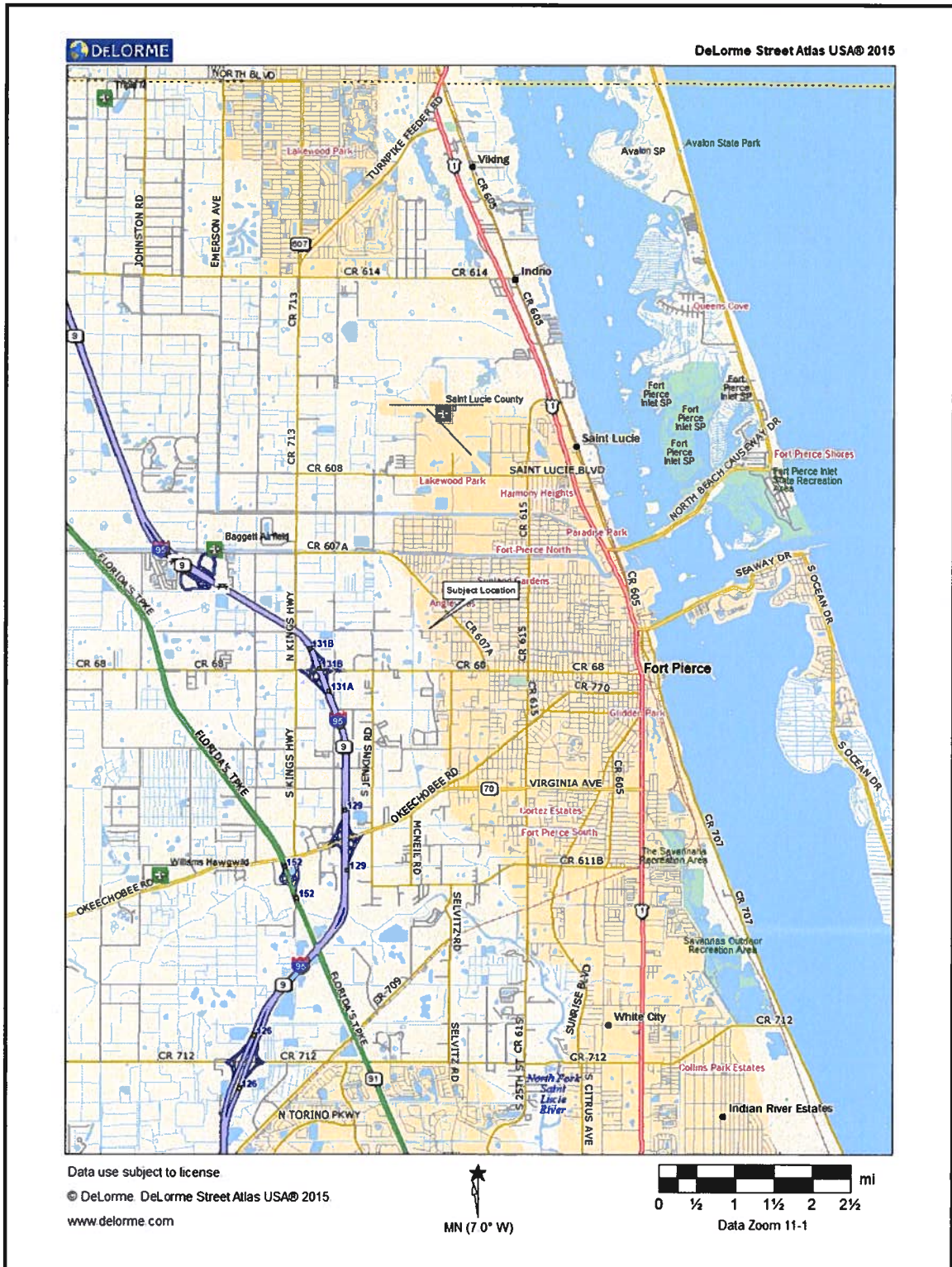
Vacant commercial land is still available in both the eastern and western sections of Port Saint Lucie. Much of U.S. highway No. 1 and some of the major east/west corridors, such as East Prima Vista Boulevard and SW Port Saint Lucie Boulevard still contain tracts suitable for future development. The existing commercial corridors in the City, such as Prima Vista, Gatlin and Port St. Lucie Boulevards still have some infill commercial sites available for development. In the Southern Grove, Mattamy controls most of the retail oriented commercial parcels, while the City of Port St. Lucie controls most of the business park type land. Mattamy has not actively pursued selling these parcels, while the City has been strategically selling parcels, often for prices well below market due to significant SAD debt carry associated with these parcels. The parcels the city has sold have been with the intention of attracting jobs and the transactions are often underwritten based on the net benefit to the City when considering the economic multiplier of the development activity proposed for the land. This approach has also kept speculative acquisitions and development to a minimum in this area.

Large residential land tracts are fewer and farther between within the City limits. To the north, the western areas of Fort Pierce and unincorporated areas of Saint Lucie County such as White City have ample land suitable for mid-sized residential projects that would not require significant master infrastructure projects. These areas in recent times have become more highly sought after by home builders, both regional and national, who have not been able to secure land in the Tradition/Riverland/Verano area of Port St. Lucie or who have not been able to secure enough land in these areas.

Conclusion

Port St. Lucie has experienced exponential growth in recent years, with the Covid-19 pandemic adding to the velocity of growth as people move from more restrictive and less desirable markets to Florida. The subject is in a good position to finally stabilize with new home construction within the community, but the process will take figuring out the economically viable uses of the communities common area elements.

PRIMARY MARKET ANALYSIS



Market Area Map

General Description:	The subject property is located in the southeast portion of the City of Port St. Lucie. Development in this area is typically more closely tied to Palm City and has higher values than other parts of Port St. Lucie. Recently development has begun in Veranda Gardens and the area has begun to see more development activity after years of minimal activity.
Access:	Becker Road is the main thoroughfare through the area with a connection to Florida's Turnpike and I-95 west of the subject. Becker connects to NW Gilson Road to the east which provides access into Martin County and Palm City.
Land Use Patterns:	Commercial development is located at the interchange of Becker and Florida's Turnpike with the rest of the area being single family homes for the time being. Townhomes and an apartment community are in the planning stages and it is expected that development for these projects will begin in the next couple of years.
Life Stages and Trends:	Growth. Development of large vacant tracts of land is underway. National builders such as Pulte and Lennar have projects with active sales offices and vertical development.
Public Facilities/Services:	The subject is adequately served by public utilities.
Opportunity Zone:	No
Conclusion:	The subject is in an area experiencing growth at a pace not seen in the past 15 years. The development of the subject was mothballed but would appear to be viable in the current market conditions with some workout of the amenity cost benefit ratio.

SITE ANALYSIS

Land Description

The subject parcels are common area parcels within the Tesoro Community. Parcel A appears to be open space designed to protect the aesthetics of the community. Parcel B appears to be related to the preserve and/or drainage areas of the PUD and Plat.

Utilities

Water	City of Port St. Lucie
Sewer	City of Port St. Lucie
Electricity	FPL

General Description/Conclusions

The subject parcels are of various sizes and shapes. Parcel A is cleared and to grade, parcel B is low lying area, wooded with wetlands. The aerial photos below generally depict the conditions of the sites. Our conclusion is that any development of Parcel B would be problematic due to the wetlands. Any development of Parcel A would likely compromise the open space and aesthetics of the project.



Parcel A



Parcel B

Soil/Subsoil Conditions

A current geotechnical analysis describing the soil and subsoil conditions at the subject was not provided. Soil conditions appear to be conducive to development of the subject to its highest and best use. The appraisers assume there are no hidden or unapparent conditions of the property, soil, subsoil, or structures that would render the subject more or less valuable. Proper design and careful installation are needed to overcome any limitations of this soil. The appraisers assume no responsibility for such conditions, or for engineering which might be required to discover such conditions.

Hazards/Nuisances

CRE Valuation Services was not provided a current Environmental Site Assessment (ESA) concerning the subject. No apparent hazards or nuisances, such as smoke and hazardous materials, were noted on or near the subject upon inspection. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraisers. We have no knowledge of the existence of such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, radon, mold and other potentially hazardous materials may affect the value of the property. The value opined is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them.

Legal-Government Factors***Legal Description***

Parcel A: TESORO PLAT NO. 17 (PB 44-8) TRACT 4 (1.80 AC)

Parcel B: TESORO PLAT NO. 17 (PB 44-8) TRACT 3 (2.71 AC)

Development Restrictions/Easements/Zoning/Land Use

The subject parcels are restricted to the covenants and restrictions of the Property Owners Associated as recorded into the Plat and the Planned Unit Development agreement with the City of Port St. Lucie. As Is, the subject parcels are platted as open space and conservation tracts. In discussions with the owner and its consultants, Parcel A was determined to be capable of re-zoned to a neighborhood commercial use, in keeping with the Highest and Best Use of the site. Presently the site is zoned PUD with a future land use of RGC, Residential Golf Course.

Land Planning and Land Use Law is beyond the scope of this assignment. Any assumptions herein related to the development potential of a particular site, and the implications of such assumptions on value, are subject to amendment should CRE be provided with alternate information from a Land Planner and/or Land Use Attorney. Our conclusions herein are subject to the Hypothetical Condition identified herein.

We have not been provided with a zoning determination letter specific to the subject property. As such, we have relied upon observations noted during our site visit and Municode. Should a zoning determination letter provide an opinion which contradicts any of the assumptions herein, we retain the right to amend this report and the value estimated herein.

HIGHEST AND BEST USE ANALYSIS

Analysis as if Vacant

In formulating an opinion of optimum use of a tract of land, it is important that a careful analysis be made of the property, its size, shape and physical characteristics, topography, zoning, market conditions, and demand for the various legally permitted uses, and other economic factors and conditions.

Legally Permissible

Except for a legally nonconforming property, the first step in determining what is legally permissible is to analyze private restrictions, zoning, building codes, historic district controls and environmental regulations. The subject site is zoned PUD with a future land use of RGC, Residential Golf Course by the local zoning authority. The PUD zoning is specific to the Tesoro development and any modifications to the PUD would be a zoning change with the City of Port St. Lucie. As Is, the subject parcels are open space and conservation tracts in the PUD.

Physically Possible

The physical characteristics of a site can affect the uses. These characteristics include: (1) size; (2) shape; (3) terrain or topography; (4) soil condition; (5) utilities; (6) access characteristics; and (7) surrounding land uses. Each of these site characteristics was described and discussed in the Site Analysis section of this report. Parcel A appears to be upland area, mostly cleared and capable of accommodating some sort of development. Parcel B is a mix of wooded upland and wetland area. Physically parcel A appears to be capable of accommodating development, and Parcel B appears undevelopable.

Financially Feasible

In determining which uses are legally permissible and physically possible, an appraiser eliminates some uses from consideration. Then the uses that meet the first two criteria are analyzed further. If the uses are income-producing, the analysis will study which are likely to produce an income or return equal to or greater than the amount needed to satisfy operating expenses, financial obligations, and capital amortization. All uses that are expected to produce a positive return are regarded as financially feasible.

The subject's legally permissible and physically possible traits are in conflict. Zoning, Land Use and restrictions can be changed, the question is does the cost and risk of the process merit the change. Parcel A appears to be developable, but the intensity of the development would be limited to a neighborhood use, due to the low density of the surrounding area and the collector road nature of Southbend Boulevard.

Parcel B is mostly wetlands and would not likely be feasible to develop.

Maximally Productive

Among financially feasible uses, the use that provides the highest rate of return or value (given a constant rate of return) is the highest and best use. Parcel B is relegated to open space use due to the physical traits of the site limiting its utility. Parcel A has a shape conducive to development; and could be feasible for use as a neighborhood commercial type development. The maximumly productive use of Parcel A is concluded to be neighborhood commercial, while Parcel B is concluded to be open space. .

Conclusion

In our opinion the highest and best use of Parcel B is continued use as open space. Parcel A has development potential and subject to the Hypothetical Condition applied herein, the parcel is estimated to have a Highest and Best Use of neighborhood commercial use or other low intensity commercial use.

Analysis as Improved – Not Applicable

REAL ESTATE TAX ANALYSIS

Introduction

The following table illustrates the current estimated assessed value and associated taxable value to the improvements for the subject. The value was estimated using the county website and comparing that with the actual tax liability paid by the owner. Utilizing the most recent tax rate and calculating that on 100% of the assessed value, an estimate for property taxes is illustrated as follows. Where applicable, non-advalorm taxes are shown.

Assessment & Taxes	
Account Owner	RM Tesoro LLC
Year	2020
Parcel A Tax ID	4421-786-0006-000-2
Assessed Value	\$11,700
Exemptions	\$0
Parcel B Tax ID	4421-786-0005-000-5
Assessed Value	\$17,600
Exemptions	\$0
Millage Rate	24.7348
Ad-Valorm Taxes	\$725
Non Ad-Valorm Taxes	\$2,634
Total Tax Liability	\$3,358

Taxes were believed to be Taxes as of the effective date.

APPRAISAL PROCESS

Overview

The three traditional approaches to valuing improved properties are:

1. Sales Comparison Approach - a comparison of the property appraised with reasonable similar, recently conveyed properties for which the price, terms and conditions of sale are known.
2. Income Capitalization Approach - the processing of a projected net income into a valuation estimate via one or more capitalization techniques.
3. Cost Approach - an estimate of the replacement cost of all structural improvements as if new, less loss in value attributable to depreciation from all causes plus the value of the land as if vacant.

The Sales Comparison Approach is founded upon the principle of substitution that holds that the cost to acquire an equally desirable substitute property without undue delay ordinarily sets the upper limit of value. At any given time, prices paid for comparable properties are construed by many to reflect the value of the property appraised. The validity of a value indication derived by this approach is heavily dependent upon the availability of data on recent sales of properties similar in location, size, and utility to the appraised property.

The Income Capitalization Approach is based on the principle of anticipation that recognizes the present value of the future income benefits to be derived from ownership in a particular property. The Income Approach is most applicable to properties that are bought and sold for investment purposes and is considered very reliable when adequate income and expense data are available. Since income producing real estate is most often purchased by investors, this approach is valid and is generally considered the most applicable when the property being appraised was designed for, or is easily capable of producing a rental income.

The Cost Approach is based on the premise that the value of a property can be indicated by the current cost to construct a reproduction or replacement for the improvements minus the amount of depreciation evident in the structures from all causes plus the value of the land and entrepreneurial profit. This approach to value is particularly useful for appraising new or nearly new improvements.

The Appraisal Process is concluded by a review and re-examination of each of the approaches to value that was employed. Consideration is given to the type and reliability of data used, the applicability of each approach to the type of property being appraised and the definition of value being sought.

Subject Specific

Each property has a type of buyer or buyers who would be most attracted to the property and have the greatest motivation to pay the highest price for the property. This is not to say specific buyers would pay more for the property than market but rather, to identify the type of buyer who would gain the most utility from a property. The subject is an common area property and the typical buyer profile for the subject would be that of an entity involved in the Tesoro development either as a property management company, development company or quasi-governmental entity.

The Cost Approach was not developed as the subject is vacant land and the approach is not applicable.

The Sales Comparison Approach is considered the only indicator of value in the valuation of vacant land such as the subject. Therefore, it is the only approach developed herein.

The Income Approach is not developed herein due to the fact that the subject is vacant land and is not leased. Although land leases can be found within the subject market, it has been determined that the subject would not typically be leased or purchased for the income potential of the site for lease.

SALES COMPARISON APPROACH- LAND

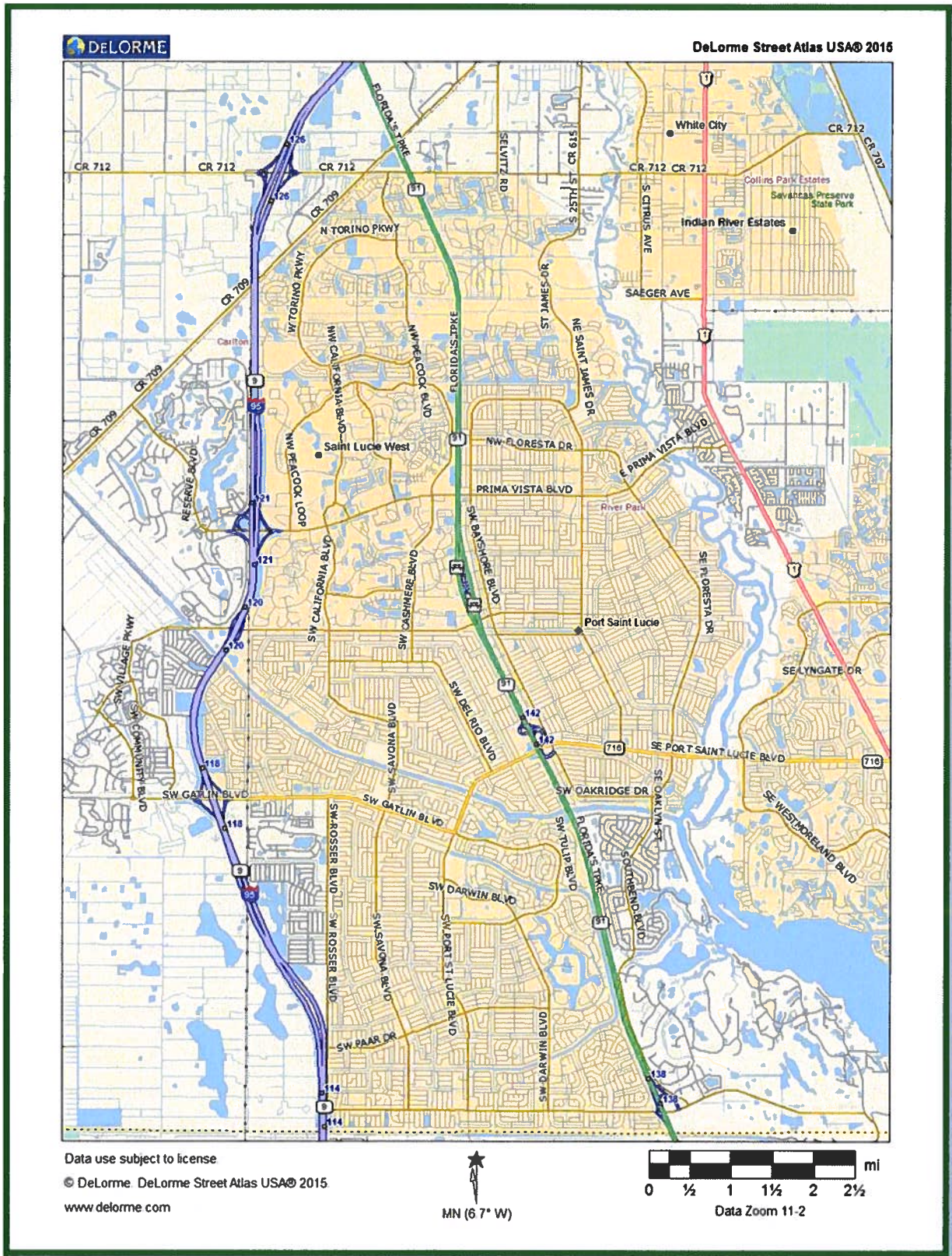
Introduction

The Sales Comparison Approach is premised upon the Principle of Substitution - a valuation principle that states that a prudent purchaser would pay no more for real property than the cost of acquiring an equally desirable substitute on the open market. The Principle of Substitution presumes that the purchaser will consider the alternatives available to him, that he will act rationally or prudently on the basis of his information about those alternatives, and that time is not a significant factor. Substitution may assume the form of the purchase of an existing property with the same utility, or of acquiring an investment which will produce an income stream of the same size with the same risk as that involved in the property in question.








The applicability of this approach is based upon the assemblage of similar market sales and offerings for comparison to the subject. Land sales must be compared based on Highest and Best Use and therefore the Highest and Best Use of the comparables must be similar to that of the subject. In the case of the subject, we have two different Highest and Best Uses for the two parcels, neighborhood commercial and open space. Properties with a neighborhood commercial Highest and Best Use are best compared on a price per square foot basis and properties with an open space Highest and Best use on a per acre basis. Any adjustments to the sales price of market sales to provide indications of market value for the subject must be market-derived; therefore, the actions of typical buyers and sellers are reflected in the comparison process.

The physical unit of comparison can be adjusted to account for dissimilarities between market sales and the subject property. This unit of comparison is then applied to the subject's acreage to indicate a value for the subject.

The sales utilized within this analysis were taken from the subject market area and are considered to be most similar. A map and summary chart of comparable sales is included in the following pages.



Parcel A

Summary of Comparable Land Sales							
Sale No.	Subject	1	2	3	4	5	6
Photo							
Name/Address	Tesoro Parcel A	2491 SW Greco Ln.	832 SW Sultan Dr	1466 SE Port St. Lucie Blvd.	SW Aventino	10387 SW West Park Ave.	XXX NW Cashmere Blvd.
City	Port Saint Lucie	Port Saint Lucie	Port Saint Lucie	Port Saint Lucie	Port Saint Lucie	Port Saint Lucie	Port Saint Lucie
County	Saint Lucie	Saint Lucie	Saint Lucie	Saint Lucie	Saint Lucie	Saint Lucie	Saint Lucie
Date of Sale	N/A	1-May-19	16-May-19	26-Nov-19	25-Mar-20	21-Feb-19	1-Apr-19
Land Size (Ac)	1.80	2.37	1.40	0.72	3.43	2.30	4.00
Land Size (SF)	78,408	103,237	60,984	31,250	149,411	100,188	174,240
Zoning/FLU	PUD	ROI	ROI	ROI	Civic Institutional	Civic Institutional	High Density Residential
Municipality	Port Saint Lucie	Port Saint Lucie	Port Saint Lucie	Port Saint Lucie	Port Saint Lucie	Port Saint Lucie	Port Saint Lucie
Utilities	All Available	All Available	All Available	All Available	All Available	All Available	All Available
Corner		Yes	No	Yes	No	No	No
Proposed Dev.		Retail/Office	Retail/Office	Retail/ Office	None	Preschool	None
Density/intensity		20,000 SF	11,000 SF	8,450 SF	N/A	N/A	N/A
Sales Price		\$875,000	\$530,000	\$275,000	\$500,000	\$350,000	\$700,000
SP/SF (\$)		\$8.48	\$8.69	\$8.80	\$3.35	\$3.49	\$4.02

Sales Price Per Square Foot Analysis

The Sales Price per acre comparison is a common physical unit of comparison for properties similar to the subject. The sales were analyzed and adjusted for differences in physical characteristics.

Property Rights Conveyed

The rights conveyed for each of the sales were the Fee Simple estates of the properties, subject to development restrictions of the PUD or plat.

Cash Equivalency/Financing

In an analysis of sales, any advantageous financing should be extracted from the sales prices due to the fact that favorable financing agreements can result in inflated value indications. In this particular instance, no adjustments were required to the sales for financing terms.

Conditions Of Sale

No adjustments were considered necessary on this basis.

Market Conditions

Values for land have been increasing at a strong pace, non-corner and neighborhood commercial sites have been increasing at a pace somewhat less than that of prime commercial and industrial properties and residential sites. We have applied an adjustment of 6% per year, applied on a monthly basis to the sales to account for the market appreciation during the time between the sales dates and the effective date of this appraisal.

Location

Comparables 1, 2 and 3 are all fronting Port St. Lucie Boulevard, the primary east/west commercial corridor in the subject market. Comparables 1 and 2 are nearby each other, while comparable 3 is east, in a less desirable area. These comps are ranked superior and adjusted downward for location. Comparable 4 and 5 are located in Tradition, a superior market, but the sites are deep within residential

enclaves and thus, the location adjustment normally merited is offset. Comparable 6 is considered to have a similar location.

Size

Smaller commercial sites tend to sell for a higher per square foot price due to the fact that they tend to have more influence by owner/users, whereas larger parcels tend to be viewed by developers or for multi-tenant projects, or end up with excess land for an owner/user. The comparables are adjusted based on the declining price per square foot as parcel size increases.

Comparative Appeal

Comparable 2 is the sale of a narrow parcel, which a low frontage to depth ratio on the primary frontage street. The comparable is adjusted upward.

Zoning

Comparables 1, 2 and 3 have a future land use of Residential/Office/Institutional which restricts sites to a neighborhood commercial use. Comparables 4 and 5 are zoned Civic/Institutional and therefore would be restricted to civic/institutional uses. Comparable 5 is zoned high density residential. Overall, the comparables all have a similar use to that of the subject under the Hypothetical Condition, except that Comparables 4 and 5 are considered to have a more restrictive zoning and are adjusted upward.

Utilities

All of the comparables are considered to have similar utility access.

Adjustment Summary

When considering the comparables as a whole we believe that they represent the most similar comparison to the subject in the immediate market area. Comparables 1, 2 and 3 set the upper part of the range, while comparables 4 and 5 set the lower. Comparable 6 is considered similar, but greatest weight is applied to the mean of the adjusted sales price per square foot. The following tables summarize the aforementioned adjustments applied to the sales.

SALES COMPARISON APPROACH





Comparable Sales Adjustment Grid							
Comparable Sale Number	Subject Data	1	2	3	4	5	6
Address	Tesoro Parcel A	2491 SW Greco Ln.	832 SW Sultan Dr	1466 SE Port St. Lucie Blvd.	SW Aventino	10387 SW West Park Ave.	XXX NW Cashmere Blvd.
City	Port Saint Lucie	Port Saint Lucie	Port Saint Lucie	Port Saint Lucie	Port Saint Lucie	Port Saint Lucie	Port Saint Lucie
Date of Sale	N/A	1-May-19	16-May-19	26-Nov-19	25-Mar-20	21-Feb-19	1-Apr-19
Location	Suburban	Similar	Similar	Similar	Similar	Similar	Similar
Land Size (SF)	78,408	103,237	60,984	31,250	149,411	100,188	174,240
Land Size (AC)	1.80	2.37	1.40	0.72	3.43	2.30	4.00
Density/Intensity	0	20,000 SF	11,000 SF	8,450 SF	N/A	N/A	N/A
Comparative Appeal		Superior	Superior	Superior	Inferior	Inferior	Similar
Sales Price	\$0	\$875,000	\$530,000	\$275,000	\$500,000	\$350,000	\$700,000
UnAdjusted Price Per SF	\$0.00	\$8.48	\$8.69	\$8.80	\$3.35	\$3.49	\$4.02
Transactional Adjustments							
Price / SF		\$8.48	\$8.69	\$8.80	\$3.35	\$3.49	\$4.02
Property Rights Conveyed		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted Price		\$8.48	\$8.69	\$8.80	\$3.35	\$3.49	\$4.02
Financing Terms	Conventional	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted Price		\$8.48	\$8.69	\$8.80	\$3.35	\$3.49	\$4.02
Conditions of Sale	None	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted Price		\$8.48	\$8.69	\$8.80	\$3.35	\$3.49	\$4.02
Expenditures Imm. After Sale		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted Price		\$8.48	\$8.69	\$8.80	\$3.35	\$3.49	\$4.02
Market Conditions	23-Jun-2021	14.0%	14.0%	10.0%	8.0%	15.0%	14.0%
Adjusted \$/SF - With Transactional Adjustments		\$9.66	\$9.91	\$9.68	\$3.61	\$4.02	\$4.58
Physical Adjustments							
Location	Suburban	-25.0%	-25.0%	-20.0%	0.0%	0.0%	0.0%
Size	78,408	0.0%	0.0%	-15.0%	5.0%	0.0%	5.0%
Comparative Appeal		0.0%	5.0%	0.0%	0.0%	0.0%	0.0%
Zoning	PUD	0.0%	0.0%	0.0%	10.0%	10.0%	0.0%
Utilities		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Physical Adjustments		-25.0%	-20.0%	-35.0%	15.0%	10.0%	5.0%
Value Indication Per Square Foot		\$7.25	\$7.93	\$6.29	\$4.16	\$4.42	\$4.81
Value Ranges							
		<u>Before Adjustment</u>	<u>After Adjustment</u>				
Minimum Price		\$3.35	\$4.16				
Maximum Price		\$8.80	\$7.93				
Mean Price		\$6.56	\$6.01				
Standard Deviation		\$2.87	\$1.68				
Median		\$8.48	\$6.29				

Conclusion

The adjusted values on a price per square foot basis range from \$4.16/Square Foot to a high of \$7.93/Square Foot with a mean indicated value of \$6.01/Square Foot . A value conclusion of \$6.00/Square Foot is considered reasonable for Parcel A and is utilized in our analysis.

Market Value		
78,408 SF @	\$6.00 /SF =	\$470,448
Rounded: \$470,000		

Parcel B

Summary of Comparable Land Sales				
Sale No.	Subject	1	2	3
Photo				
Name/Address	Tesoro Parcel B	NE 18th Ave.	LEILANI HEIGHTS HOA	Oleander Ave.
City	Port St. Lucie	Jensen Beach	Jensen Beach	Fort Pierce
County	Saint Lucie	Martin	Martin	Saint Lucie
Date of Sale	N/A	19-Dec-19	12-Apr-19	28-May-20
Land Size (Ac)	2.71	3.38	0.60	2.70
Land Size (SF)	118,048	147,233	26,136	117,612
Zoning/FLU	PUD	HmAssnNoValRecArea,Res	HmAssnNoValRecArea,Res	ROW
Municipality	Port St. Lucie	Martin County	Martin County	Saint Lucie County
Utilities		N/A	N/A	N/A
Corner		N/A	N/A	N/A
Proposed Dev.		None	None	None
Density/Intensity		N/A	N/A	N/A
Sales Price		\$25,000	\$10,000	\$10,000
SP/Acre (\$)		\$7,396.45	\$16,666.67	\$3,703.70

Sales Price Per Square Foot Analysis

The Sales Price per acre comparison is a common physical unit of comparison for properties similar to the subject. The sales were analyzed and adjusted for differences in physical characteristics.

Property Rights Conveyed

The rights conveyed for each of the sales were the Fee Simple estates of the properties, subject to development restrictions of the PUD or plat.

Cash Equivalency/Financing

In an analysis of sales, any advantageous financing should be extracted from the sales prices due to the fact that favorable financing agreements can result in inflated value indications. In this particular instance, no adjustments were required to the sales for financing terms.

Conditions Of Sale

No adjustments were considered necessary on this basis.

Market Conditions

Although property values have been increasing at a rapid pace, the subject sites are common area elements and would not benefit from this appreciation as the end product of the lands ultimate use, has not increased in value.

Physical Characteristics

Parcel B comparables 1 and 2 are sales of common area elements in Martin County subdivisions similar to the subject. Comparable 3 is the transfer of a sliver of land between the North St. Lucie Canal District and St. Lucie County. All three of the comparable sales are properties with limited development capacity either by way of platting, zoning restrictions or physical traits.

Generally speaking, the control of the property would have value, but given the limited utility, there would be limited incremental increase in value as the size of the parcel increased. So, the price per acre would be expected to decrease significantly as the size of the parcel increases. As such, the only physical adjustment necessary is an adjustment for size.

We have applied this adjustment in our analysis by applying a price per acre at the lower end of the range to the larger comparables, and at the upper end of the range to the smaller comparables.

Conclusion

For Parcel B comparables the average size of the parcels is 2.23 acres and the average price per acre is \$9,255 per acre. Parcel B is somewhat larger than the mean size and will have a lower price per acre. The chart below depicts the parcels, the size, and the applied price per acre.

<i>Parcel</i>	Acres	Price/ Ac	Value
<i>Parcel A</i>	1.8	\$261,360	\$470,448
<i>Parcel B</i>	2.71	\$9,000	\$24,390

RECONCILIATION AND FINAL VALUE CONCLUSION

Reconciliation

Reconciliation and correlation of value is performed when more than one approach to value is used to value real property and weighs the relative significance, applicability, and defensibility of each value indication and relies most heavily on the one that is most appropriate to the type and definition of value sought. The conclusion drawn in the reconciliation is based on the appropriateness, accuracy, and quantity of evidence in the entire appraisal. These values are summarized in the following table.

<i>Parcel</i>	Acres	Price/ Ac	Value
<i>Parcel A</i>	1.8	\$261,360	\$470,448
<i>Parcel B</i>	2.71	\$9,000	\$24,390

The subject parcels are part of the Tesoro PUD. These parcels are platted as common area elements, they are restricted to common area use by the PUD, the Association, and the Plat. We have concluded such a use to be the Highest and Best Use of the properties. As such, the parcels have nominal value as detailed above.

Hypothetical Conditions and Extraordinary Assumptions –

The subject properties are both part of the Tesoro PUD and restricted by the PUD as open space. In discussions with the owner and their consultants, ownership is in the process of re-evaluating the allocation of open space, conservation tracts and other elements of the PUD in an effort to revitalize the defunct project. In this process it was determined that Parcel A would have the potential to be re-zoned to a higher and better use. We have applied the Hypothetical Condition that Parcel A has been re-zoned to its Highest and Best Use, absent the legal restrictions of the PUD. The concluded Highest and Best Use is neighborhood commercial use and we have valued this parcel as such. Parcel B was determined to not have the same potential due to the shape of the site, the utility of the site and the current use of the site as an FPL access road. If the re-zoning of Parcel A were to be proven to be not a realistic use of the site, we reserve the right to amend this report.

Market and Exposure Time

Market Time is best defined as a “reasonable marketing time” which is an estimate of the amount of time it might take to sell a property interest at the estimated Market Value during the period immediately after the effective date of the appraisal. It is not intended to be a prediction of a specific date of sale and, therefore, may be expressed as a range. Exposure time is defined as the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at As-is on the effective date of appraisal.

Based on market and exposure times of comparable sales and interviews with active participants in the local market, the above Market Value opinion could be achieved with a market time and an equal exposure time of approximately 36 months. This conclusion is predicated on the assumption that the subject is offered at a price near the value opinion set forth herein, and is supported by recent sales of similar properties, a sampling of which has been presented in this report.

EXHIBITS

CLIENT ENGAGEMENT LETTER.....A
PROFESSIONAL QUALIFICATIONSF

CLIENT ENGAGEMENT LETTER



100 S.W. Albany Avenue
Suite 200
Stuart, FL 34994
772-286-8762
admin@CREValuationServicesTC.com

June 30, 2021

Mr. Tim Jones
RM Tesoro LLC

RE: POA Parcels to Purchase

The purpose of this letter is to submit our bid proposal so you may have the appropriate information to engage CRE Valuation Services, LLC for appraisal services.

CRE Valuation Services, LLC appreciates the opportunity to provide this proposal for Appraisal Services for RM Tesoro, LLC (the "Client") for the above-captioned assignment.

It is our mutual understanding that the purpose of this study is to provide an opinion of market value for the parcels contained in Exhibit A.

The services will be provided in conformance with and subject to the Standards of Professional Practice and Code of Ethics of the Appraisal Institute and the *Uniform Standards of Professional Appraisal Practice* (USPAP) developed by the Appraisal Standards Board of the Appraisal Foundation.

In accordance with our correspondence, the scope of this assignment will require CRE Valuation Services, LLC to consider all relevant and applicable approaches to value as determined during the course of our research, property analysis and preparation of the report.

The appraisal will be delivered in a summary report format. The fee for the work provided will be in accordance with the following rates:

Research, analysis and initial valuation reporting \$2,500
Final report preparation and delivery \$2,000


If this proposal is acceptable, please authorize us to proceed by executing this letter of engagement by signing below. The retainer has been waived for this assignment.

Thank you for considering us for this assignment and we look forward to the opportunity of working with you. Should you require any additional information or if you have any questions, please contact me at 772-403-3752.

Best Regards,



Nikolaus M. Schroth Cert.
Gen. RZ3704


Authorized Signatory _____ Date 2/14/21
RM Tesoro LLC

ADDENDUM - GENERAL TERMS AND CONDITIONS

Addendum to Proposal dated May 7, 2021 between RM Tesoro, LLC (“Owner”) and CBE Valuation Services, LLC (“Appraiser”) with respect to Parcel A – 4 Lots, Parcel B – 6 Lots, Parcel C – 17 Lots, Parcel D – 13 Lots, Parcel E – 2 Lots Parcel F – 1 Lot and Parcel G - ? Lots, all situated within the Tesoro development in Port St. Lucie, Florida (the “Agreement”)

1. **Performance of Services.** Appraiser represents that it has the capability, expertise and means required to render the services described in the Agreement. Appraiser will render the services in a diligent and professional manner consistent with best professional standards and practices. Appraiser will also render the services in accordance with all applicable and existing laws, rules, regulations and ordinances.
2. **Indemnification.** Appraiser agrees to indemnify and hold harmless Owner and any subsidiaries and affiliated companies of Owner, and their members, owners, officers, directors, employees and agents, successors, assigns and any other designated indemnitees made known to Appraiser by Owner from and against any and all losses, damages, injuries, causes of action, claims, demands and expenses, including legal fees and expenses, of whatever kind or nature arising out of or on account of, or resulting from claims related to any act, error or omission related to performance of obligations pursuant to this Agreement by Appraiser its subcontractors, affiliates, officers, directors, employees, representatives or agents, or any failure of Appraiser to perform its services hereunder in accordance with generally accepted professional standards. The provisions of this Addendum shall survive the expiration or earlier termination of this Agreement.
3. **Appraiser Licensed.** Appraiser represents that it is duly licensed to perform the services hereunder and shall retain such license in good standing through the term of this Agreement. Upon request, Appraiser shall furnish evidence to Owner that Appraiser is licensed by governmental authorities to perform the services hereunder and is authorized to do business in the state where the services will be performed.
4. **Insurance.** Before commencing the services pursuant to this Agreement, Appraiser shall provide Owner with certificates evidencing the existence of insurance policies providing the following minimum insurance coverage: (A) statutory worker’s compensation and employer’s liability of \$1,000,000; (B) comprehensive general liability (including contractual and completed operations coverage) of \$1,000,000 each occurrence and \$2,000,000 general aggregate per project; (C) professional liability insurance (including contractual), with minimum limits of Two Million Dollars (\$2,000,000) insuring Appraiser against claims arising out of Appraiser’s performance of the services under this Agreement, which shall include without limitation, errors and omissions of Appraiser from or in connection with the performance of services hereunder. The deductible under this insurance shall not be more than \$25,000; and (D) Umbrella liability insurance policy covering commercial liability with a limit of not less than \$2,000,000. All insurance required hereunder shall be issued by companies having an A.M. Best’s rating of A-, Class or better or otherwise approved in advance by Owner, and on forms acceptable to Owner, and shall be written on an occurrence basis, except for professional liability which shall be on a claim made basis (and shall remain in full force for three (3) years after the termination of the Agreement) and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to Owner. In the event of any cancellation or reduction of coverage, Appraiser shall obtain substitute coverage as required hereunder without any lapse of coverage to Owner. Certificates of insurance shall be furnished to Owner showing **RM Tesoro, LLC, Tesoro Property Owner’s Association, Inc, KW Property Management, LLC, & West Coast Investors, LLC** (and any other person or entity designated by Owner and made known to Appraiser) each as an additional insured for all coverages herein with the exception of worker’s compensation and professional liability insurance. Appraiser’s insurance coverages shall provide primary, non-contributory coverage for all claims against Owner which may be covered by Appraiser’s insurance policies.
5. **Termination.** Owner may terminate this Agreement at any time upon written notice to Appraiser and in such event, shall submit payment to Appraiser in an amount commensurate with the services completed through the day of termination.

6. **Assignment or Subcontracting.** Appraiser shall not assign or subcontract any part of this Agreement without the prior written consent of Owner. Appraiser shall, in all cases, be responsible and liable for any acts or omissions of any such subcontractors.
7. **Payment.** Unless otherwise agreed to in the Agreement, payment to Appraiser shall be payable upon thirty (30) days of Owner's receipt of an invoice following completion of the services.
8. **Time is of the Essence.** Appraiser will commence the services hereunder when directed by Owner and will proceed with rendering the services in a prompt and diligent manner until completion. TIME IS OF THE ESSENCE.
9. **Binding.** Except as otherwise provided herein, this Agreement shall inure to the Owner and be binding upon the successors and assigns of the parties hereto.
10. **Entire Agreement.** This Agreement contains the entire agreement and understanding of the parties with respect to the subject matter hereof. It may not be amended, added to or superseded except by a written agreement signed by the parties which expressly refers to this Agreement and the specific provisions hereof which are affected by such amendments.

This Addendum is hereby agreed to:

APPRAISER:

CRE Valuation Services, LLC

By: 

Name: Nikolaus Schroth

Date: June 30, 2021

OWNER:

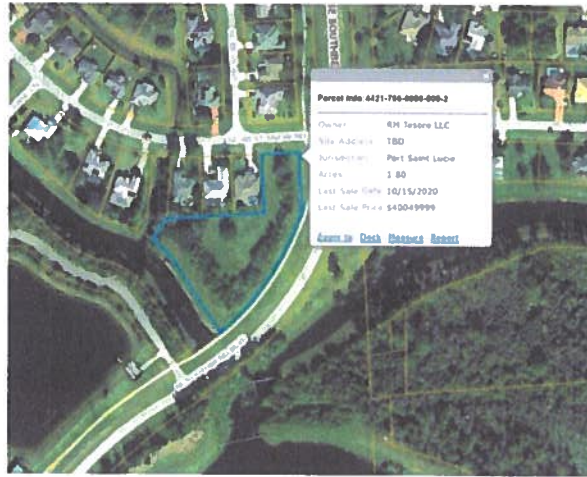
RM Tesoro, LLC

By: _____

Name: Timothy M. Jones

Date: Authorized Signatory

Exhibit A



Parcel A



Parcel B

PROFESSIONAL QUALIFICATIONS

QUALIFICATIONS OF APPRAISER

THOMAS J. JOHNSON, MAI, SRA

State Certified General Real Estate Appraiser RZ798

Personal

Resident, Palm Beach County, Florida since 1951

Licensed Broker, Florida Real Estate Commission #135591

Professional Designation

Member - The Appraisal Institute. MAI Certificate No. 8851

SRPA - Senior Real Property Appraiser

Education

Graduate, University of South Florida, College of Business Administration, BSBA (Major: Finance)

Professional Courses

Developing A Suitable Work File 2016

Tightening the Appraisal 2016

7- Hour USPAP Update Course 2016

The Tough Ones – Mixed Use Properties 2016

Fundamentals of Separating Real Property, Personal & Tangible Business 2016

Assets 2012

Florida Appraisal Law 2012

7-Hour National USPAP Update 2012

Appraising the Appraisal 2012

Sales Contract Seminar 2012

7-Hour Appraisal Review-Residential 2012

7-Hour Appraisal Institute & Florida Real Estate Appraisal Board #08935 2012

AIREA- Mastering Unique & Complex Appraisals 2010

AIREA- Florida Supervisor/Trainee Roles & Relationships 2010

AIREA- Appraisal Institute's Course 2010

AIREA- Florida Law for R.E Appraisers 2010

AIREA- Business Practices & Ethics 2009

AIREA – Litigation Skills for the Appraiser 2008

AIREA – Florida Law for Real Estate Appraisers 2008

AIREA – Spotlight on USPAP: Hypothetical Conditions & Extraordinary 2008

AIREA - Supervisor Trainee Roles and Rules 2008

7-Hour National USPAP Update Course 2006

7-Hour National USPAP Update Course 2005

7-Hour National USPAP Update Course 2004

USPAP – Florida Law Update 2000

Standards of Professional Practice, Parts A & B, Appraisal Institute 1998

SREA 101 Introduction to Appraising Real Property

SREA R2 Case Study of Single Family Residence

SREA 201 Principles of Income Property Appraising
SREA 202 Case Study of Income Property Valuation
SREA Income Property Demonstration Report
AIREA 1A-1 Real Estate Appraisal Principles
AIREA 1A-2 Basic Valuation Procedures
AIREA 8 -1 Real Estate Appraisal Principles
AIREA 2 -1 Case Studies in Real Estate Valuation
AIREA 1B-A Capitalization Theory and Techniques
AIREA 1B-B Capitalization Theory and Techniques
AIREA 2 -2 Case Studies
AIREA Comprehensive Exam

Seminars Attended

Liability Management for Residential Appraisers, Appraisal Institute 2006
Professional's Guide to the Uniform Residential Appl. Report, Appraisal Institute 2005
Subdivision Valuation, Appraisal Institute 2005
Business Practices and Ethics, Appraisal Institute 2005
Florida Real Estate Appraisers, Appraisal Institute 2006
Scope of the Work: Expanding Your Range of Services, Appraisal Institute 2003
Florida State Law for Real Estate Appraisers, Appraisal Institute 2003
Condemnation Appraising: Advanced Topics and Applications,
Appraisal Institute 2003
Houses to Hotels – The Income Approach, Appraisal Institute 2002
Florida State Law and USPAP Review for Real Estate Appraisers,
Appraisal Institute 2002
Introduction to Appraising and Analysis of Proposed Subdivisions
And Condominiums, Appraisal Institute 2002
FHA 4150.2 Seminar, Gold Coast 2000
Residential Cost Depreciation Seminar, Gold Coast 2000
Sales Comparison Valuation of Small, Mixed-Use Properties,
Appraisal Institute 1998
Understanding & Using DCF Software: A Comparison of Argus,
Project and Dynalease, Appraisal Institute 1998
Financial Analysis, CCIM 1997
Advanced Applications, Appraisal Institute 1995
Limited Appraisal/Evaluations, Appraisal Institute 1995
How to Prepare a Market Study for an Appraisal Practice, Appraisal Institute 1994
Understanding Limited Appraisals and Appraisal Reporting Options,
Appraisal Institute 1994
Professional Standards USPAP Update Core Law for Appraisers,
Appraisal Institute 1994
Appraising Complex Residential Properties, Appraisal Institute 1993
Mock Trial, Appraisal Institute 1993
Litigation Valuation, Appraisal Institute 1993
Appraising the Tough Ones, Appraisal Institute 1993
Appraisal Theory Update, Appraisal Institute 1992

Discounted Cash Flow Analysis, Appraisal Institute 1991
Comprehensive Appraisal Workshop 1990
Condemnation Seminar 1988
Rates, Ratios & Reasonableness 1988
Uniform Residential Appraisal Report Writing 1986
R4I-B & the Appraiser, FHLBB Appraiser Standards & Guidelines SREA 1985
Advanced Appraisal Techniques SREA 1983
Market Extraction SREA 1981
Valuation of Leases and Leaseholds SREA 1979

Types of Valuation/Consultation Services Performed

Appraisals, Appraisal Reviews, Condemnation, Court Testimony, Estate Valuations, Feasibility Studies, Highest and Best Use Studies, Market Studies, Leasehold & Leased Fee Valuations, Tax Assessment Appeals/Impact Studies, Reproduction/ Replacement Cost Estimates

Types of Property Appraised

Residences, Condominiums, Shopping Centers, Industrial Properties, Marinas, Vacant Lots, Acreage, Residential Projects, Mobile Home Parks, Motels, Office Buildings, Warehouses, Restaurants, Churches, Night Clubs, Special Purpose Properties, Apartment Projects, Environmentally Sensitive Properties/Wetlands

Professional Service

Member SREA Chapter 200 Experience Review Committee
Chairman SREA Chapter 200 Employee Opportunities Committee
Qualified Expert Witness: Palm Beach County, Martin County, St. Lucie County, Okeechobee County Circuit Court, and Federal Bankruptcy Court
Special Master to Oversee Tax Appeals for Palm Beach County
Member Board of Directors Appraisal Institute Chapter 200



Ron DeSantis, Governor

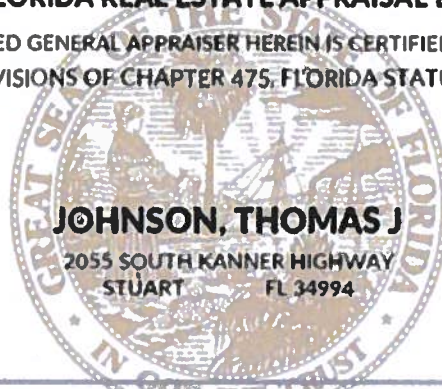
Halsey Beshars, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES



JOHNSON, THOMAS J

2055 SOUTH KANNER HIGHWAY
STUART FL 34994

LICENSE NUMBER: RZ798

EXPIRATION DATE: NOVEMBER 30, 2022

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QUALIFICATIONS OF APPRAISER

Nikolaus M. Schroth, CCIM

4729 SE Rocky Point Way, Stuart, FL 34997 – 772-403-3752

Personal

Resident, Palm Beach County, Florida, since 2005- Florida Native
Licensed Real Estate Broker Associate, FREC BK3157525
Certified General Appraiser RZ3704

Professional Designations and Affiliations

Member – Martin County Board of Realtors - 2006
Associate Member of the Appraisal Institute – 2007
CCIM Candidate – 2007
CCIM Designee – 2013
Urban Land Institute- 2015
Stuart Main Street – Board Member

Education

Graduate, University of Central Florida, College of Business Administration, BSBA (Major: Finance) 2005

Professional Courses

7-Hour National USPAP Update Course – Appraisal Institute - 2016
3- Hour Florida Appraisal Law – Appraisal Institute – 2016
14- Hour Real Estate Finance Statistics & Valuation Modeling – Appraisal Institute – 2016
6- Methodology & Application of Sales Comparison – Bert Rodgers Schools – 2016
Tax Deferred 1031 Exchanges LANDU Course – National Association of Realtors – 2015
General Appraiser Report Writing and Case Studies – Appraisal Institute – 2014
CI 104 Investment Analysis for Commercial Real Estate – CCIM Institute – 2012
General Appraiser Sales Comparison Approach- Appraisal Institute – 2011
General Appraiser Site Valuation and Cost Approach – Appraisal Institute – 2011
General Appraiser Market Analysis and Highest & Best Use – Appraisal Institute – 2011
CI 102 Market Analysis for Commercial Real Estate – CCIM Institute – 2009
CI 103 User Decision Analysis for Investment Real Estate – CCIM Institute – 2009
Income Approach Part 2 – Appraisal Institute – 2008
7-Hour Business Law and Ethics – Appraisal Institute – 2007
CI 101 Financial Analysis for Commercial Real Estate– CCIM Institute- 2007
Real Estate Investment Analysis – University of Central Florida – 2005
Real Estate Finance – University of Central Florida - 2005
Appraisal Principals 110 - University of Central Florida - 2005
Appraisal Procedures 120 - University of Central Florida – 2005
Real Estate Law – University of Central Florida - 2005
15-Hour National USPAP Course – Appraisal Institute – 2005

Seminars Attended

Subdivision Valuation – Appraisal Institute – 2005
Retailer One on One – Orlando – 2012
NAI Florida Forum – Miami 2014
NAI Florida Forum – Miami 2015
International Council of Shopping Centers – Orlando 2015

Types of Valuation/Consultation Services Performed

Feasibility Studies, Market Studies, Leasehold & Leased Fee Valuations, Reproduction/ Replacement Cost Estimates, expert witness testimony

Types of Property Appraised

Commercial Office, Retail and Industrial Buildings, Commercial Land, Residential Development Land, Pasture Land, Grove Land, Row Crop Land, Organic Farms, Gas Stations and Convenience Stores, Proposed Commercial Office and Retail Buildings, Mobile Home Parks, Restaurants, Proposed Residential Development

Brokerage Experience

Transaction volume totaling over \$50 million in sales and leasing since 2010 and over \$23 million in transactions in 2016. Properties sold or leased include Professional and Medical Offices, Retail Centers, Industrial Buildings, Marina's, Vehicle Sales Facilities, Residential Vacant Land, Commercial Vacant Land, Agricultural Land, Bowling Alley, Church facility among others.

Work Experience

2005 to 2006- Researcher – Johnson & Parrish of the Treasure Coast
2006 to 2014 – Trainee Appraiser – Johnson & Parrish of the Treasure Coast
2006 to 2010 – Sales Associate – Southcoast Incorporated
2014 to 2015 – Certified Appraiser – Thomas Johnson and Associates
2015 to Present – Certified Appraiser & Managing Partner – Thomas Johnson and Associates
2010 to Present – Broker Associate/Vice President – NAI Southcoast Incorporated
2012 to Present – Information Officer – Erfolg Holdings, Inc.
2014 TO PRESENT – FOUNDING PARTNER/DIRECTOR ISLAMORADA BEER COMPANY



Ron DeSantis, Governor

Hakey Beshears, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

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PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

SCHROTH, NIKOLAUS MARTIN

2055 S KANNER HWY
STUART FL 34994

LICENSE NUMBER: RZ3704

EXPIRATION DATE: NOVEMBER 30, 2022

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