Najmy Thompson, P.L.
c/o Aaron Thomas, Esq.
1401 8th Ave. West
Bradenton, FL 34205

RECEIVED
NOV 02 2016
City of Holmes Beach

November 2, 2016

Dear Mr. Thomas,

The City of Holmes Beach hereby acknowledges the receipt of the following claims and appraisals as required under the Bert J. Harris, Jr., Private Property Rights Protection Act, Fla. Stat. § 70.001, on this 2nd day of November, 2016:

	PROPERTY OWNER(S)	PROPERTY ADDRESS
1	Florida Gulf Coast Vacation Homes, LLC	211 54th Street
2	Florida Gulf Coast Vacation Homes, LLC	4804 Gulf Drive

City of Holmes Beach

By: _____

Print Name: Bob Johnson

Title: Mayor

RAPID DELIVERY SERVICES, INC.
1404 24TH Ave. E. • Bradenton, FL 34208

Bradenton: (941) 744-5800
Sarasota: (941) 954-3000

Invoice 273399

SERVICE	DATE	TO COMPANY NAME (CONSIGNEE)	PHONE	JOB NUMBER
☐ DIRECT ☐ RAPID ☐ SAME DAY ☐ O	11/2/16	City of Holmes Beach		

FROM COMPANY	STREET ADDRESS	CITY	STATE	ZIP CODE
Najmy Thompson		Holmes Beach	FL	

STREET ADDRESS	CITY	STATE	ZIP CODE
	Bradenton	FL	

BILLING INFORMATION: ☐ 3rd Party Billed ☐ Sender Billed ☐ Receiver Billed ☐ Cash In Advance ☐ C.O.D.

SHIPPER'S SIGNATURE	PHONE	WAIT TIME	COURIER SIGNATURE	DATE	TIME
X J. Sonefold					3:35 AM PM

COMMENTS	TIME	COMMENTS	BASE CHARGE
	3:00 AM PM		

COURIER SIGNATURE	PIECES	WEIGHT	DECLARED VALUE	RECEIVED IN GOOD ORDER EXCEPT AS NOTED	OTHER
				X	

IT IS MUTUALLY AGREED THAT THE GOODS HEREIN DESCRIBED ARE ACCPETED IN GOOD ORDER (EXCEPT AS NOTED) - IT IS FURTHER AGREED THAT THE LIABILITY OF **RAPID DELIVERY, SVCS., INC.** IS LIMITED TO A MAXIMUM OF $100 PER SHIPMENT. In the event of physical loss or damage, unless a higher declared value is stated herein. We charge $.50 for each additional $100 up to a maximum of $500 per package. We are liable no more than $100 for **any kind of documents!**

TOTAL ▶ CHARGES

NAJMY | THOMPSON PL
ATTORNEYS AT LAW

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×BOARD CERTIFIED IN CIVIL TRIAL AND BUSINESS LITIGATION
•LL. M. MASTERS IN TAXATION
ΔALSO ADMITTED IN IOWA
○ALSO ADMITTED IN MASSACHUSETTS
▪ALSO ADMITTED IN NEW YORK
±ALSO ADMITTED IN OHIO
▫ALSO ADMITTED IN PENNSYLVANIA
◊ALSO ADMITTED IN RHODE ISLAND
♀ALSO ADMITTED IN TEXAS

November 2, 2016
Via Hand Delivery

City of Holmes Beach
c/o Mayor Bob Johnson
5801 Marina Drive
Holmes Beach, Florida 34217

RECEIVED
NOV 02 2016
City of Holmes Beach

To Whom it May Concern:

Please be aware that this firm represents the following property owners in their claims pursuant to §70.001, *Fla. Stat.*, the Bert J. Harris Jr. Private Property Rights Protection Act, against the City of Holmes Beach.

211 54th Street, Holmes Beach, FL 34217 – Florida Gulf Coast Vacation Homes, LLC
4804 Gulf Drive, Holmes Beach, FL 34217 – Florida Gulf Coast Vacation Homes, LLC

Please sign the attached acknowledgment letter confirming your receipt of two (2) Bert J. Harris Jr. Private Property Rights Protection Act claims on this 2nd day of November, 2016.

Sincerely yours,

Aaron M. Thomas
Firm Associate

NAJMY | THOMPSON PL
ATTORNEYS AT LAW

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BRADENTON, FL 34205
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ºALSO ADMITTED IN TEXAS

November 2, 2016
Via Hand Delivery

RECEIVED
NOV 02 2016
City of Holmes Beach

City of Holmes Beach
c/o Mayor Bob Johnson
5801 Marina Drive
Holmes Beach, Florida 34217

Re: Bert J. Harris Claim, §70.001, *Fla. Stat.*, July 1, 2012

Dear Mayor Johnson,

This firm represents Florida Gulf Coast Vacation Homes, LLC, owner of an improved property described as 211 54th Street, Holmes Beach, FL 34217, APN# 7272-90005-9. The house on this property was constructed and has been operating as a short-term rental property within the City of Holmes Beach. The City of Holmes Beach has authorized the use of this property as a short-term vacation rental.

The "before" condition of the subject property is an eight (8) bedroom, two-story residence able to accommodate nineteen (19) guests as part of the authorized and approved short-term rental use of this property and others within the City. The owner has a "vested right" to the use of this property for which it was built, approved, and ultimately used.

By the City of Holmes Beach's passage on September 9, 2015 of Ordinance 15-12, this property is now restricted to a lower occupancy.

The Florida Legislature has passed Section 70.001, *Fla. Stat.*, known as the "Bert J. Harris Jr. Private Property Rights Protection Act as Amended."

Chapter 70.001, *Fla. Stat.*, "*inter alia*", created a separate and district cause of action which provides for relief or payment of compensation when a new law, rule, regulation or ordinance of the state or a political entity in the state, as applied, unfairly affects real property. "When a specific action of a governmental entity has inordinately burdened an existing use of real property or a vested right to a specific use of real property, the property owner of that real property is entitled to relief, which may include compensation for the actual loss to the fair

market value of the real property caused by the action of government, as provided in this section." *Fla Stat.* §70.001(2).

The property owner of the subject property asserts that its vested right to an actual use of said real property has been inordinately burdened by the City of Holmes Beach's adoption of Ordinance 15-12 by restricting its occupancy to two (2) persons per bedroom or six (6), whichever is greater. That Ordinance inordinately burdened an existing use and/or vested right to a specific use of the subject property.

To that end, this letter should serve as a formal, written claim pursuant to §70.001, *Fla. Stat.*, the Bert J. Harris Jr. Private Property Rights Protection Act as Amended. Attached to this letter is a bona fide, valid appraisal that provides for a before and after valuation demonstrating the loss in fair market value of the subject property resulting from the actions of the City of Holmes Beach. This appraisal established the loss in value as a result of Ordinance 15-12 to be $395,000.00.

Pursuant to §70.001(4)(c), *Fla. Stat.*, the City of Holmes Beach has 150 days to respond to this claim with a written settlement offer. You should consult your counsel as to any other obligations and settlement opportunities contained within this statute.

PLEASE BE GOVERNED ACCORDINGLY.

Yours Truly,

Aaron M. Thomas

Enclosure: Appraisal

cc: Florida Gulf Coast Vacation Homes, LLC

AMT/cf

BASS & ASSOCIATES, INC.
CONSULTING APPRAISERS • PLANNERS • ECONOMISTS

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APPRAISAL REPORT

DIMINUTION IN VALUE ANALYSIS
IMPROVED RESIDENTIAL PROPERTY
211 54TH STREET
HOLMES BEACH, FLORIDA 34217

FOR
AARON THOMAS, ESQUIRE
NAJMY THOMPSON
1401 8TH AVENUE WEST
BRADENTON, FLORIDA 34205

PROPERTY OF
FLORIDA GULF COAST VACATION HOMES, LLC
5702 MARINA DRIVE; SUITE 8
HOLMES BEACH, FLORIDA 34217

RETROSPECTIVE DATE OF VALUE
SEPTEMBER 8, 2015

DATE OF APPRAISAL REPORT
AUGUST 19, 2016

FILE 16-124AX

1953 Eighth Street - Sarasota, Florida 34236-4226 - (941) 954-7553 - Fax (941) 952-9440

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August 19, 2016

Aaron Thomas
Najmy Thompson
Attorneys At Law
1401 8th Avenue West
Bradenton, Florida 34205

RE: Diminution in Value Appraisal
211 54th Street
Holmes Beach, Florida 34217

Dear Mr. Thomas:

As requested, we have conducted the required investigation, gathered necessary data, and made certain analyses in order to determine if a diminution of market value exists for the subject property.

The subject property is a two-story 8-bedroom single-family residence located in the City of Holmes Beach. The residence was built in 2014 for investment purposes as a short-term vacation rental with a current sleeping configuration of 19 guests.

The scope of this assignment is to provide two opinions of market value for the subject property. The value opinions will refer to the "before" and "after" condition of the property with and without the limitations and restrictions of Ordinance 15-12 adopted on September 8, 2015.

Ordinance 15-12 was adopted by the City of Holmes Beach to impose use regulations and restrictions upon single and two family residences which are utilized as short-term vacation rentals.

More specifically, as related to the subject property, this rental ordinance incorporates an occupancy restriction of (2) guests per bedroom for a total of (16) occupants as well as other physical and regulatory restrictions.

This appraisal report sets forth the identification of the subject property, assumptions and limiting conditions, pertinent facts about the subject area, comparable data, and the reasoning leading to the conclusions.

As the subject property is used primarily as an income generating vacation rental, only the Income Approach is applicable in the valuation of the subject.

This appraisal is based upon our analyses of the unrestricted "before condition" and the "after condition" as restricted by the City of Holmes Beach adoption of Ordinance 15-12. Information on income/expense data was provided by the rental management company. All information within this report is subject to the General and Special Assumptions and Limiting Conditions.

Should you have any questions, please do not hesitate to contact me.

Respectfully submitted,

Richard W. Bass

Richard W. Bass, MAI / AICP
State-Certified General Real Estate Appraiser RZ348

SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS

PROPERTY TYPE:	Vacation Rental
PROPERTY IDENTIFICATION:	ID # 7272900059
LOCATION:	211 54th Street, Holmes Beach, Florida 34217
OWNER:	Florida Gulf Coast Vacation Homes, LLC
CENSUS TRACT:	18.00
RETROSPECTIVE DATE OF VALUE:	September 8, 2015
DATE OF REPORT:	August 19, 2016
PROPERTY RIGHTS APPRAISED:	Fee Simple
ESTIMATED LOT AREA:	N/A (Land Condominium Unit)
IMPROVEMENTS:	5,695 +/- SF Gross Building Area 2,821 +/- SF Net Living Area
ZONING:	R-2; Two-Family Residential District
FUTURE LAND USE:	Medium Density Residential
HIGHEST AND BEST USE:	Use as a vacation rental with a current sleeping configuration of 19 guests.

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Addenda

Building Plans
Income & Expense Data
Certification
General Assumptions and Limiting Conditions
Flood Zone Information
Appraisers Qualifications

PURPOSE, USE AND USERS OF THE APPRAISAL

The purpose of this assignment is to render opinions of market value for the subject property first in the "as is" before condition as a 2,821 +/- square foot 8-bedroom single-family residence with a current sleeping configuration of 19 guests. This does not include cribs/child beds or roll-a-way beds. This "before condition" reflects the use of the property as a short-term vacation rental prior to the adoption of Ordinance 15-12.

The "after condition" opinion of value for the property is an 8-bedroom residence with a permitted rental capacity of (2) persons per bedroom or a total of 16 guests to meet the requirements of Ordinance 15-12.

If applicable, render an opinion of any diminution in value created by the imposed use regulations and restrictions. Our value opinions do not take into consideration any new costs associated with the implementation of Ordinance 15-02 including any cost to cure.

This assignment is subject to the assumptions and limiting conditions contained herein. The intended use of this appraisal is for internal business decisions of the client and for possible expert witness testimony.

The client of this appraisal assignment is the property owner.

The intended users include the property owner Florida Gulf Coast Vacation Homes, LLC; client's advisors and a court of competent jurisdiction.

SCOPE OF WORK

The scope of this assignment includes research and analysis of market information two years prior to the retrospective date of value. Two indications of value will be rendered for the subject property, first the "before" condition of the subject as an 8-bedroom residence accommodating (19) guests. Secondly, is the "after" value indication of the subject property as built with 8-bedrooms for a maximum permitted occupancy of (16) guests. These different valuation scenarios relate to the City of Holmes Beach Ordinance 15-12 restricting single family and two family properties which are utilized as short-term rentals, to a maximum occupancy of (2) guests per bedroom.

A bedroom is defined within the ordinance as:

> *"room or space in which people sleep, is a minimum of 70 square feet in floor area, and is physically separated from the main living area of the residence, is not a part of the common living area and has a storage closet".*

Prior to the adoption of Ordinance 15-12 on September 8, 2015 there were no restrictions upon owners, which utilize their residences as short-term vacation rentals, as to how many people slept per bedroom or using sleeper sofas as additional guest beds.

The question the appraiser will address: Is there a measurable market value difference between an 8-bedroom vacation rental capable of accommodating 19 guests or more without restrictions and an 8-bedroom rental only permitted to accommodate 16 guests on Holmes Beach?

As the scope of this assignment revolves around the adoption of Ordinance 15-12 and its impact on the subject property's highest and best use as a short-term vacation rental, only the Income Approach to value is considered applicable to this assignment.

Approaches to Value

For the Income Approach, the appraiser gathers income and expense data concerning the subject property if applicable and similar properties in the market area. This is used to estimate a net annual income of the subject property. This amount is then capitalized to produce an indication of market value. The appraisers were provided detailed rental data on the subject property and other like kind rentals located on Holmes Beach and Anna Maria.

This is a special purpose assignment involving a newly adopted ordinance affecting vacation rentals. More specifically the ordinance restricts the maximum number of overnight occupants to (2) persons per bedroom therefore restricting potential income for such properties as well as requiring both physical and regulatory requirements.

Subject Market Area

Holmes Beach is located on a barrier island which is also home to Bradenton Beach and Anna Maria. Access onto the Island is via three roadways. State Road 64 (Manatee Avenue), south of this is State Road 684 (Cortez Road), and finally from Sarasota County via Longboat Key is State Road 789 or Gulf Drive.

According to the 2010 census, Holmes Beach had a population of 3,836 which increased to 4,098 in 2014. There were 19 building permits issued for new single-family construction on Holmes Beach in 2013 and 25 permits in 2014. Including permits for two-family residential developments, there were a total of 23 permits in 2013 and 45 in 2014. Average home prices, depending on size and frontage, are between $500,000 and $1,000,000. A majority of the residential units on Holmes Beach are utilized as vacation rentals.

Research

Research focused on market activity of free standing residential improvements located on Holmes Beach and Anna Maria which are currently utilized as vacation rentals. For the income analysis, we examined income and expense data provided for a variety of properties over the past two years as well as future rental agreements.

Data was gathered from various sources, including public records, real estate and rental company websites, active real estate professionals and local participants in the market. Various public and private sources were used to find and confirm data on sales and

vacation rental rates, market conditions and the market appeal of the subject property. Final value conclusions were drawn after a thorough analysis and reconciliation of the available data.

Susan Fletcher conducted extensive research and analysis of the overall area, comparable data, and the subject property. Richard Bass performed a thorough review and analysis of all data collected. The ultimate opinions rendered herein are those of Richard Bass.

PROPERTY VISIT

The appraisers visited the property, measured all qualified bedrooms and confirmed guest occupancy on August 6, 2016. The property owner was not onsite during our walk through. The bedroom measurements were taken from the shortest wall-to-wall not including closet area.

PROPERTY RIGHTS APPRAISED

The property rights being appraised consist of the leased fee interest, which in this case is essentially the fee simple value. This is because the lease terms (rentals) are short-term and the owner has the right to use at their discretion. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or its title; nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The rights appraised do not include any tangible personal property.

Leased Fee Interest is defined as follows:

> "An ownership interest held by a landlord with rights of use and occupancy conveyed by the lease to others. The rights of the lessor (the leased fee owner) and the lessee are specified by contract terms contained within the lease."

Fee Simple is defined as follows:

> *"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat"*[1]

DEFINITIONS

Market Value is defined as follows:

> *"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the*

[1] The Dictionary of Real Estate Appraisal, Appraisal Institute, Sixth Edition, 2010. Pg. 90

consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

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

HISTORY OF SUBJECT

The subject property's last arms length transfer occurred on August 9, 2013 from Dale and Doris Bell to Florida Gulf Coast Vacation Homes, LLC in consideration of $300,000 recorded in BK 2486 PG 2386 Public Records of Manatee County, Florida.

This sale reflects the vacant lot upon which the residence was built.

The single-family residence was constructed in 2014 for investment purposes as a short-term vacation rental configured to sleeping up to 19 guests. The home rents primarily on a weekly basis with rates between $3,745 and $10,150 depending upon the time of year.

PROPERTY OWNERSHIP

According to public records of Manatee County, Florida, the recorded owner of the subject property on September 8, 2015 was:

Florida Gulf Coast Vacation Homes, LLC
5702 Marina Drive; Suite 8
Holmes Beach, Florida 34217

ZONING DESIGNATION

The subject property is located within the R-2; Two-Family Residential District which provides locations for residential use in the form of a mix of single-family and two-family residential dwellings and to protect and enhance the character of such residential areas located throughout the city.

Development standards include minimum lot area for two-family dwellings of 8,712 SF and 80 feet of frontage; single-family dwellings have 7,510 SF lot area and 75 feet of frontage.

[2] Interagency Appraisal and Evaluation Guidelines, federal Register, V. 75 No. 237, December 10, 2010

Details regarding this zoning district can be found at the website http://www.municode.com/library/FL.

FUTURE LAND USE DESIGNATION

The subject property is identified within the Medium Density Residential future land use category which is intended to recognize the type of residential development found throughout the majority of the community. This residential category supports an assortment of dwelling types and styles which have been identified as being associated with a barrier island community.

ASSESSED VALUATION AND TAXES

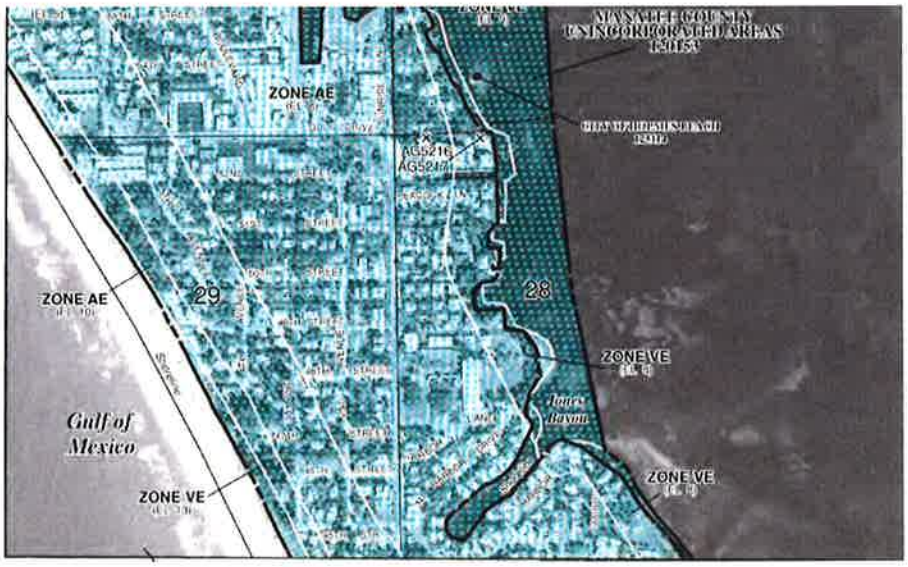
The subject property is identified within Manatee County by a parcel identification number. The 2016 preliminary assessed value for the property is as follows:

ID #	2016 Preliminary Land Value	2016 Preliminary Improved Value	Total Preliminary Assessed Value	2015 Actual Taxes
7272900059	$344,760	$581,981	$926,741	$13,520.03

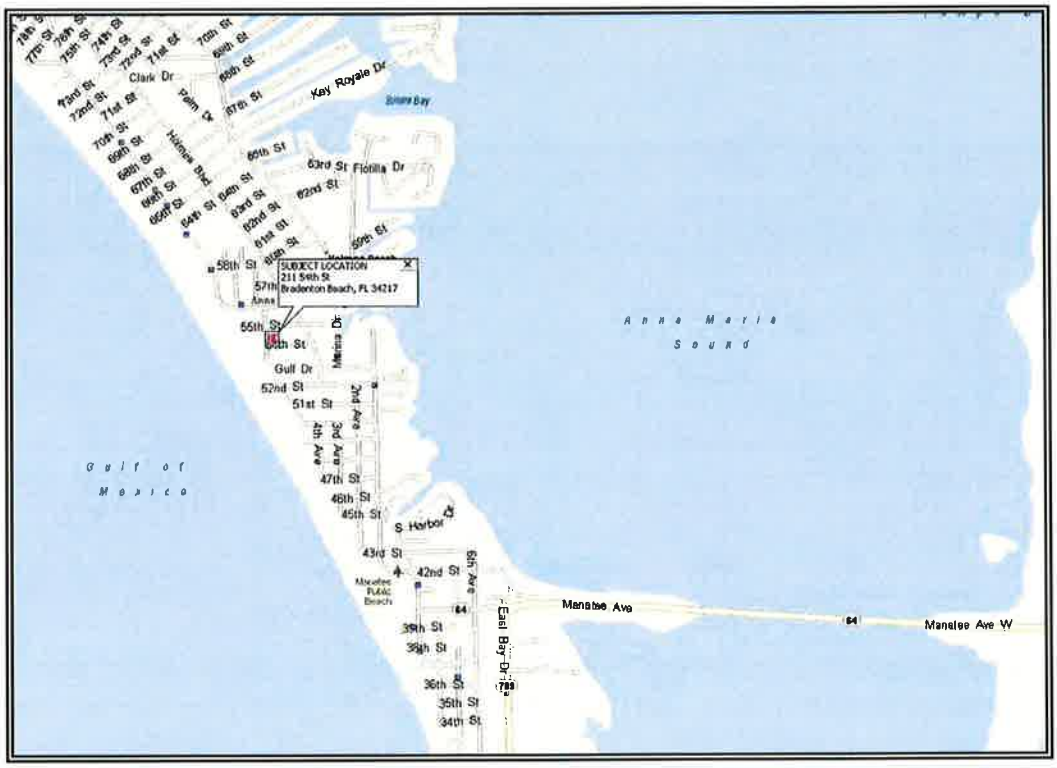
All property taxes for the subject are paid to date. The 2016 preliminary assessed value shows an increase of 19% from 2015 assessed value of $779,166. Millage rate for the city in 2015 was 16.260000 mills.

FLOOD ZONE

According to the FEMA website, the subject is located entirely within the "AE" flood zone which depicts special flood hazard areas subject to inundation by 1% annual chance flood with base elevations determined. Community Panel 12081 C0139E, effective March 17, 2014.



54 ST
GULF DR


SUBJECT LOCATION
211 54th St
Bradenton Beach, FL 34217
Key Royale Dr
Florida Dr
Clark Dr
Gulf Dr
Anna Maria Sound
Gulf of Mexico
Manatee Ave
Manatee Ave W
S Harbor
East Bay Dr

PARCEL: [illegible]
FLORIDA GULF COAST VACATION HOMES LLC 211 54th ST

Item	Area
Main Building	358
GAR/BASE - GR/BA ATTACHED GARAGE/BASE ONE STORY ADDITION	120
A12 - UT/BA/BA/WD UTIL UTILITY/BASE ONE STORY ADDITION/BASE ONE STORY ADDITION/WOOD DECK ATTACHED	42
BASE/BASE/BASE WOOD DECK A11 - BA/BA/BA/WD BASE ONE STORY ADDITION/BASE ONE STORY ADDITION/BASE ONE STORY ADDITION/WOOD DECK ATTACHED	16
GAR/BASE/BASE WOOD DECK A11 - GR/BA/BA/WD ATTACHED GARAGE/BASE ONE STORY ADDITION/BASE ONE STORY ADDITION/WOOD DECK ATTACHED	15
BASE - BA BASE ONE STORY ADDITION	14
O POR/BASE - OP/BA/OPEN PORCH/BASE ONE STORY ADDITION	85
GAR/BASE - GR/BA ATTACHED GARAGE/BASE ONE STORY ADDITION	264
GAR/BASE/BASE - GR/BA/BA ATTACHED GARAGE/BASE ONE STORY ADDITION/BASE ONE STORY ADDITION	36
O POR/BASE/BASE - OP/BA/BA OPEN PORCH/BASE ONE STORY ADDITION/BASE ONE STORY ADDITION	460
A12 - OP/BA/BA/OD OPEN PORCH/BASE ONE STORY ADDITION/BASE ONE STORY ADDITION/WOOD DECK ATTACHED	192
O POR/BASE - OP/BA OPEN PORCH/BASE ONE STORY ADDITION	88
GAR/BASE - GR/BA ATTACHED GARAGE/BASE ONE STORY ADDITION	6
O POR/BASE - OP/BA OPEN PORCH/BASE ONE STORY ADDITION	24
O POR/O POR/BASE - OP/OP/BA OPEN PORCH/OPEN PORCH/BASE ONE STORY ADDITION	28
O POR/O POR - OP/OP/OPEN PORCH/OPEN PORCH	54
O POR/O POR/O POR - OP/OP/OP/OPEN PORCH/OPEN PORCH/OPEN PORCH	112
O POR/O POR - OP/OP/OPEN PORCH/OPEN PORCH	8
GAR/BASE - GR/BA ATTACHED GARAGE/BASE ONE STORY ADDITION	32
CARPORT/O POR - CP/OP CARPORT/OPEN PORCH	115
O POR - OP/OPEN PORCH	54
BASE/BASE - BA/BA/BASE ONE STORY ADDITION/BASE ONE STORY ADDITION	41
UTILITY/BASE - UT/BA/UTIL UTILITY/BASE ONE STORY ADDITION	10
BASE/BASE/BASE - BA/BA/BA BASE ONE STORY ADDITION/BASE ONE STORY ADDITION/BASE ONE STORY ADDITION	16
UTILITY/BASE/BASE - UT/BA/BA UTIL UTILITY/BASE ONE STORY ADDITION/BASE ONE STORY ADDITION	8

PROPERTY APPRAISERS BUILDING SKETCH

PROPERTY DESCRIPTION

SITE DESCRIPTION

Location:	211 54th Street; Holmes Beach, Florida 34217
Legal Description:	Lot 3, Block 13, Cobb's Subdivision of Anna Maria, according to the map or plat thereof as recorded in Plat Book 1, Page 181A , Public Records of Manatee County, Florida.
Area & Shape:	The parcel is rectangular in shape with 8,460 square feet. Lot frontage is 60 feet on 54th Street with a depth of 141 feet.
Access:	This is an interior parcel accessible from 54th Street.
Drainage:	The site appears to be adequately drained for the neighborhood.
Utilities:	County water and sewer, electrical power, telephone, and internet service are readily available to the site.
Easements and Encroachments:	The site is assumed to have typical utility easements located onsite.

IMPROVEMENTS DESCRIPTION

The subject is a two-story residence over parking with 5,695 square feet (mol) of gross building area and 2,821 square feet (mol) of net living area built in 2014. The interior includes 8-bedrooms, 6-baths; dining room; kitchen; living room and laundry room.

The eight bedrooms range in size from 114 +/- square feet to 173 +/- square feet.

Additional amenities include a swimming pool, spa, slide, game area, exterior balconies and crow's nest deck with beach views and hot tub. There is a one and two-car garage and room for seven additional cars on the divided driveway (residence parking meets the vacation rental requirement of one parking space per bedroom).

SUBJECT PHOTOGRAPHS

Front View of Residence

2-Car Garage

Bedroom #1

Bedroom #2

Bedroom #3

Bedroom #4
(Sleeps 4)

Bedroom 5

Bedroom 6

Bedroom 7

Bedroom 8
(Sleeps 3)

Living Room/Kitchen

Crow's Nest w/ Hot Tub

View from Crow's Nest

Pool Area w/ Slide

Game Area Adjacent to Pool

Residence & Parking

54th Street looking west
(Toward Beach)

54th Street Looking East

HIGHEST AND BEST USE

Highest and Best Use is defined by the Appraisal Institute in, The Appraisal of Real Estate as follows:

> *The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, and financially feasible and that results in the highest value.*[3]

Implied in this definition is that the determination of highest and best use takes into account the contribution of a specific use to the community and community development goals, as well as the benefits of that use to individual property owners. Hence, in certain situations the highest and best use of land may be for parks, green belts, preservation, conservation, wildlife habitats and the like.

TESTS OF HIGHEST AND BEST USE

In analyzing the Highest and Best Use of the subject property, a number of physically possible uses are considered. These physically possible uses are then analyzed in light of the highest and best use tests of legality, financial feasibility and maximal productivity of the property.

The tests of highest and best use are normally applied to a property both as if vacant and ready for development and as currently improved. The scope of this assignment is to render the market value of the subject property in its "as is" condition. Therefore, only the highest and best use analysis as improved is considered applicable.

Highest and Best Use "As Improved"

Physically Possible
The subject residence has eight bedrooms and is utilized for investment purposes as a short-term vacation rental. The subjects' interior is currently configured to sleep 19 guests. This does not include cribs/child beds or roll-a-way beds consistent with my understanding of the Burt J. Harris Jr. Act, section 70.001 (3) (b) 2.

Legally Permissible
The subject property is located in the City of Holmes Beach where vacation rentals are permitted. The subject residence was in existence prior to January 15, 2015 therefore considered a legal nonconforming structure with respect to the number of bedrooms per Section 2 Article IV of Ordinance 15-12.

Financially Feasible
The interior of the home has 8-bedrooms and 6-baths. Bedroom four has duel bunk beds which sleep (4) and bedroom eight has a bunk bed with a twin/full bunk bed to sleep (3). This current configuration of the residence sleeps 19

[3] The Appraisal Of Real Estate, Fourteenth Edition, Appraisal Institute, 2013

guests. Vacation rentals of this size are primarily utilized by large families on a weekly basis.

Historical occupancy of the property includes 29 weeks rented in 2014 and 41 weeks in 2015. The property is rented primarily on a weekly basis from $3,745 to $10,150 depending upon time of year. There are 39 weeks reserved to date for 2016.

A significant percentage of the single-family and two-family homes located in the City of Holmes Beach are advertised for use as vacation rentals. Rental rates, depending upon the week rented; property size; occupancy and location, range anywhere from $800 to $12,000 per week.

The pattern of sales for single-family and two-family houses appears to be a mix of owner occupants and investors. The option for an owner in Holmes Beach to rent their residence on a short-term basis is financially feasible.

Maximally Productive

The maximally productive use of the subject property in the "before" condition is continued use of the existing vertical improvements for vacation rental purposes configured to accommodate 19 guests.

HIGHEST AND BEST USE CONCLUSION

The highest and best use is continued use of the existing vertical improvements for vacation rental purposes, but is negatively impacted by the adoption of Ordinance 15-12.

INCOME APPROACH
"BEFORE" CONDITION

The Income Approach relies upon the principle of anticipation; the price a purchaser would pay today to receive a stream of future income. The appraiser begins by conducting research and forming an opinion of the subject's potential for generating income, as compared to the market for like kind properties. The conclusion of stabilized net operating income (NOI) is then "capitalized" into a value indication. This represents the most likely price an investor would pay in order to receive the indicated income.

The subject property is utilized primarily as a vacation rental rented on a weekly basis to meet the needs/demands of the market. The weekly rental rate/fee varies depending upon the time of year. In addition to the base rate, the renters are typically responsible for a cleaning fee, a refundable damage fee, and applicable state and county taxes. The income data for 2014 thru 2016 is provided below.

Rental Year	# Rental Weeks	Total Rent	Average Weekly Rate
2014	29 Weeks	$142,019	$4,897
2015	41 Weeks	$232,706	$5,676
2016 (to date)	39 Weeks	$236,537	$6,065

Anna Maria Short Term Vacation Rentals

In order to gauge vacation rental income for the subject property as of the effective date of value, we have researched the City of Holmes Beach and Anna Maria for other vacation rentals. The rent comparables are appropriate for the age, condition, size and occupancy.

Rental Address	Rental Size	Occupancy	Rental Rates 2015	# Weeks Rented 2015	Gross Annual Rental Income 2015
2119 Avenue B; Bradenton Beach	9bd/6.5ba	16-20	$3,000-$13,000	21 Weeks	$159,620 ($7,600/wk)
204 72nd Street; Holmes Beach	8bd/5.5ba	16	$3,700-$13,000	39 Weeks	$195,394 ($5,010/wk)
7201 Gulf Drive; Holmes Beach	7bd/4.5ba	14-16	$2,950-$11,000	33 Weeks	$147,620 ($4,473/wk)
118 50th Street; Holmes Beach	6bd/6ba	16	$2,205-$7,695	37 Weeks	$146,501 ($3,959/wk)
306 Poinsettia Road; Anna Maria	6bd/5.5ba	16	$2,800-$5,500	24 Weeks	$115,000 ($4,792/wk)
214 Spring Avenue; Anna Maria	6bd/5.5ba	16	$2,200-$6,200	25 Weeks	$107,255 ($4,663/wk)

Rental Address	2016 Advertised Rental Rates Per Week	Weeks Reserved 2016 To Date
Subject Property	$4,200-$12,000	39 Weeks
2119 Avenue B	$5,000-$13,000	20 Weeks
204 72nd Avenue	$4,000-$13,000	35 Weeks
7201 Gulf Drive	$3,500-$12,000	25 Weeks
118 50th Street	$2,450-$9,800	48 Weeks
306 Poinsettia Road	$2,000-$7,200	22 Weeks
214 Spring Avenue	$4,800-$8,000	23 Weeks

Projected Short Term Rental Income

In order to project the rental income for the subject property we look at historical rental information of the subject as well as similar vacation rentals in the City of Holmes Beach and Anna Maria. In 2015 the average weekly rental rate for the residence was $5,676. This appears to be in line with three other high occupancy rentals with seven and nine bedrooms.

Taking into account increasing rental rates and the properties walking distance to the beach, the projected average income for the subject as a short-term vacation rental is $6,000 per week for 52 possible rental weeks or $312,000.

Vacancy Losses

The number of weeks within a given year which the subject property will be rented is expected to vary. We have based vacancy loses on the number of weeks rented from the previous years for the subject and comparable rentals. For 2014 and 2015 the subject was rented on average 35 weeks. This does not include weeks the property is used personally by the owners.

Looking at occupancy of the six rental comparables, vacancy in 2015 was between 25% and 60%.

Taking into account the subject property's prior years occupancy and reservations to date for 2016; we project an average annual occupancy of 40 weeks which reflects a 23% vacancy. Multiplying $312,000 X 23% renders a vacancy loss of $71,760 for an effective gross rental income of $240,240.

Expenses

The final step in estimating the subject's Net Rental Income requires consideration for, and deduction of, applicable expenses associated with maintaining the house as a rental.

These expenses include property management fees, property taxes, homeowner insurance, professional services, repair's/maintenance of the property, utility costs, advertising and supplies.

The appraiser examined profit and loss statements for the prior year of the effective value date in order to estimate future expenses for the subject property.

211 54th STREET
PRO FORMA (2016)
"BEFORE" CONDITION

Potential Gross Rental Income	$312,000
Vacancy Loss (23%)	$ 71,760
Effective Gross Rental Income	$240,240
Expenses	
Property Management (15% of EGRI)	$36,036
Real Estate Taxes (2015 Actual)	$12,979
Homeowners Insurance (Estimated $1.10/SF)	$ 6,265
Property Repair/Maintenance (5% of EGRI)	$12,012
Utilities (7% EGRI)	$16,817
Legal/Professional (1% of EGRI)	$ 2,402
Advertising /Misc. (1% of EGRI)	$ 2,402
Supplies (2% of EGRI)	$ 4,805
Total Expenses (39% expense ratio)	($93,718)
Net Operating Rental Income	**$146,522**

Capitalization Rate
The final step in the Income Approach is to "capitalize" the net operating income to an estimate of present worth or value of the property. There are several methodologies which can be employed. When market data allows, a reliable overall capitalization rate can be extracted from sales activity within the marketplace.

	Sale Price	NOI	Est. Cap Rate
214 Spring Avenue	$1,325,000	$49,342	3.72%
203 69th Street	$1,294,500	$69,850	5.40%
509 S. Bay Blvd	$755,000	$47,305	6.30%
109 Palm Avenue	$767,000	$38,054	5.00%

	Sale Price	Project NOI	Est. Cap Rate
122 White Avenue	$1,500,000	$46,035	3.10%

	List Price	Estimated NOI	Est. Cap Rate
810 N. Shore Drive	$1,234,000	$40,521	3.28%
520 South Drive	$899,900	$40,475	4.50%

Estimating the Capitalization Rate
Direct Capitalization applies a market-derived rate reflecting investor risk assumptions. Net Operating Rental Income is divided by this capitalization rate to arrive at a value indication.

Published reports indicate that real estate investors can expect on average 6% to 8% returns on short-term single family rentals in Florida. Some market areas provide better opportunities than others such as Miami.

A 7.0% cap rate is projected for the subject property.

INCOME VALUE INDICATION
"BEFORE" CONDITION

The final step in estimating a value via the Income Approach is the application of the rate to the estimated NOI. Dividing the Net Operating Income of $146,522 by .070 renders an estimated value for the subject property via the Income Approach of $2,093,171 rounded to:

TWO MILLION NINETY FIVE THOUSAND DOLLARS
$2,095,000

INCOME APPROACH
"AFTER" CONDITION

One of the restrictions of Ordinance 16-02 involves the maximum occupancy of vacation rentals located in the City of Holmes Beach. As directly related to the subject property the restriction reads:

> The maximum overnight occupancy of a vacation rental shall be limited to the greater of:
>
> Six (6) persons or two (2) persons per bedroom

A list was compiled breaking down the single family vacation rentals located primarily on Anna Maria by bedroom count and current occupancy allowed by property owner.

The first table illustrates the actual 2015 gross income of rentals which have six (6) bedrooms. We categorized these rentals as to how many guests the owners or management companies advertise.

Address	Gross Rental Income	# Weeks Rented	Average Weekly Rate	# Guests Currently Permitted
118 50th Street	$146,501	37	$3,959	16
307 66th Street	$131,237	34	$3,860	15
4804 Gulf Drive	$89,149	30	$2,972	12
205 Palm Avenue	$117,000	25	$4,680	14
115 Mangrove Avenue	$106,653	25	$4,266	12

The second table represents the actual 2015 gross income of rentals which have five (5) bedrooms.

Address	Gross Rental Income	# Weeks Rented	Average Weekly Rate	# Guests Currently Permitted
113 36th Street	$70,022	28	$2,500	16
212 Oak Avenue (canal front)	$144,068	40	$3,602	12
509 S. Bay Boulevard	$114,283	35	$3,265	12
122 White Avenue	$17,791	6	$2,965	13
106 Los Cedros Drive (canal front)	$133,323	35	$3,809	10
213 Magnolia Avenue	$83,316	24	$3,472	14
211 Chilson Avenue (canal front)	$81,908	25	$3,276	14

The third table represents the actual 2015 gross income of rentals which have four (4) and three (3) bedrooms.

Address	Gross Rental Income	# Weeks Rented	Average Weekly Rate	# Guests Currently Permitted
891 North Shore Drive (beachfront)	$95,036	33	$2,880	10
4805 2nd Avenue	$92,307	39	$2,367	10
6422 Gulf Drive (beachfront)	$92,079	34	$2,708	8
112 Palm Avenue	$72,257	37	$1,953	8
213 Elm Avenue	$70,805	38	$1,863	8
210 Palmetto Avenue	$67,675	34	$1,990	8
210 Sycamore Avenue	$51,322	39	$1,316	8

Projected Short-Term Rental Income "After"
In order to project the future rental income for the subject property in the "after" condition we look at the annual income of vacation rentals located in the subject's primary market area which permit between 8 and 16 occupants.

Ordinance 15-12 restricts the subject property, which can currently accommodate up to (19) guests, to a maximum occupancy of (16) guests.

A renter in the market to lease a vacation home on the City of Holmes Beach will be restricted to (2) persons per bedroom. Therefore large family vacationers, under the new ordinance, could be required to rent two separate properties to fulfill their needs.

The specific weekly income for each vacation rental varies depending upon amenities, view and location. Taking into consideration the subject walking distance to the beach, the potential gross income for the subject with a maximum occupancy of (16) guests is projected to average $5,000 per week for 52 possible rental weeks or $260,000.

Vacancy Losses "After"
The number of weeks within a given year the subject property will be rented is expected to vary. The subject would be restricted to maximum of (16) overnight guests in the "after" situation. There is no market data available to support an adjustment to vacancy in the "after" situation.

Therefore, we have utilized the same average occupancy of 40 weekly guest stays per year for a 23% vacancy. Multiplying $260,000 X 23% renders a vacancy loss of $59,800 for an effective gross rental income of $200,200.

Expenses
The final step in estimating the subject's Net Income requires consideration for and deduction of applicable expenses associated with maintaining the house as a rental.

These expenses include property management fees, property taxes, homeowner insurance, professional services, repairs/maintenance of the property, utility costs, HOA fees of the resort community, advertising and supplies.

211 54TH STREET
PRO FORMA (2016)
"AFTER" CONDITION

Potential Gross Rental Income	$260,000
Vacancy Loss (23%)	$ 59,800
Effective Gross Rental Income	$200,200
Expenses	
Property Management (15% of EGRI)	$30,030
Real Estate Taxes (2015 Actual)	$12,979
Homeowners Insurance (Estimated $1.10/SF)	$ 6,265
Property Repair/Maintenance (5% of EGRI)	$10,010
Utilities (7% EGRI)	$14,014
Legal/Professional (1% of EGRI)	$ 2,002
Advertising /Misc. (1% of EGRI)	$ 2,002
Supplies (2% of EGRI)	$ 4,004
Total Expenses (41% expense ratio)	($81,306)
Net Operating Rental Income	**$118,894**

Capitalization Rate

The final step in the Income Approach is to "capitalize" the net operating income to an estimate of present worth or value of the property. There are several methodologies which can be employed. When market data allows, a reliable overall capitalization rate can be extracted from sales activity within the marketplace.

	Sale Price	NOI	Est. Cap Rate
214 Spring Avenue	$1,325,000	$49,342	3.72%
203 69th Street	$1,294,500	$69,850	5.40%
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	List Price	Estimated NOI	Est. Cap Rate
810 N. Shore Drive	$1,234,000	$40,521	3.28%
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Estimating the Capitalization Rate
Direct Capitalization applies a market-derived rate reflecting investor risk assumptions. Net Operating Income is divided by this capitalization rate to arrive at a value indication.

Published reports indicate that real estate investors can expect on average 6% to 8% returns on short-term single family rentals in Florida. Some market areas provide better opportunities than others such as Miami.

A 7.0% cap rate is projected for the subject property.

INCOME VALUE INDICATION
"AFTER" CONDITION

The final step in estimating a value via the Income Approach is the application of the rate to the estimated NOI. This analysis does not consider the cost to cure which would be an additional onetime expense.

Dividing the Net Operating Income of $118,894 by .070 renders an estimated value for the subject property via the Income Approach of $1,698,486 rounded to:

ONE MILLION SEVEN HUNDRED THOUSAND DOLLARS
$1,700,000

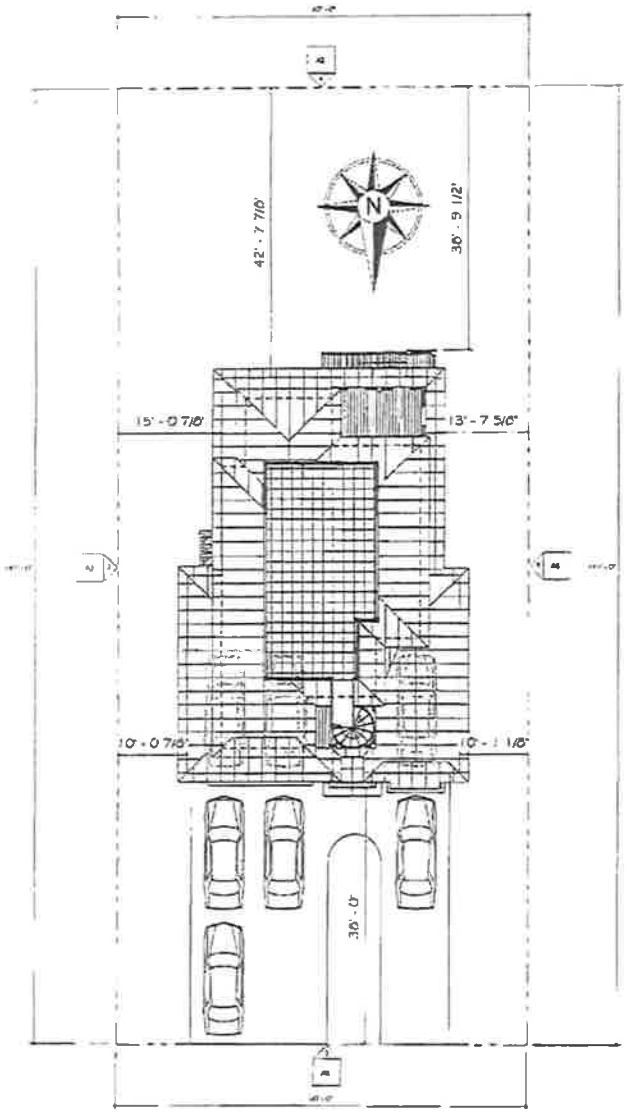
RECONCILIATION AND VALUE OPINIONS

One approach to value has been considered in analyzing the subject property. This resulted in the following indications of "Before" and "After" market values:

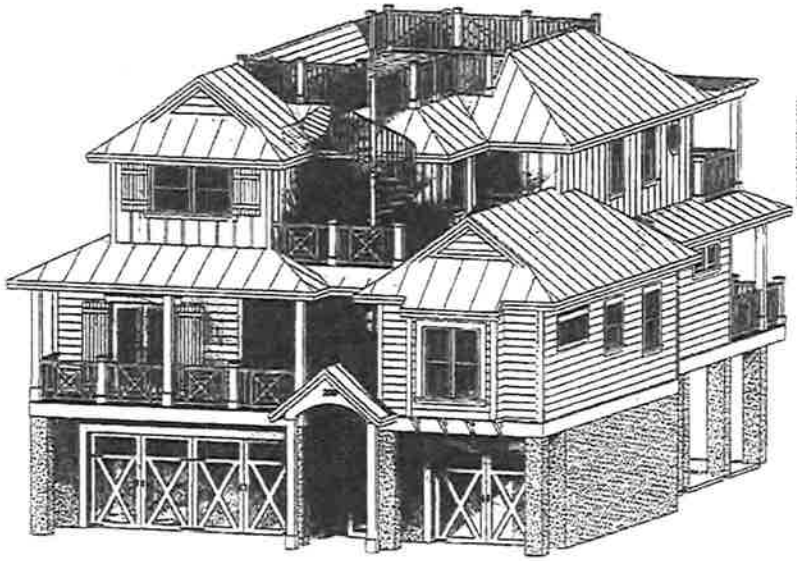
"Before" Condition	
Income Approach	**$2,095,000**
"After" Condition	
Income Approach	**$1,700,000**
Diminution in Value	**$ 395,000**

ADDENDUM

BUILDING PLANS



Site Plan
1/8" = 1'-0"



Contractor Copy
Permit # 13-0003530

Sheet List			
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date
A1	COVER, SITE PLAN	09/02/13	
A2	ELEVATIONS	09/02/13	
A3	ELEVATIONS CONT'D	09/02/13	
A4	FLOOR PLAN - GROUND LEVEL	09/02/13	
A5	FLOOR PLAN - 1st LEVEL	09/02/13	
A6	FLOOR PLAN - 2nd LEVEL	09/02/13	
A7	ELECTRICAL PLAN	09/02/13	
D1	WALL SECTIONS	09/02/13	
D2	DETAILS	09/02/13	
D3	DETAILS	09/02/13	
N	NOTES	09/02/13	
S	FOUNDATION PLAN	09/02/13	
S2	1ST FLOOR - FRAMING PLAN	09/02/13	
S3	2ND FLOOR - FRAMING PLAN	09/02/13	
S4	ROOF FRAMING PLAN	09/02/13	

F.A.R. ..... Total A/C (2,821 SF) / Total Lot (8,460 SF) = 33.3%

Building Coverage			
Area	Name	Perimeter	Lot Coverage
2004 SF	Building Coverage	1209 - 7 1/4"	23%
1427 SF	Driveway	218 - 6 3/8"	15%
3332 SF			40%

Total Area Of Lot .....8,460 S.F.

DESIGN FLOOD ELEVATION (DFE)..... 10'
BASE FLOOD ELEVATION (BFE)..... 9'

Area Calculations			
Level	Area	Perimeter	Description
Decks/Patios			
T.O. Garage Flr.	308 SF	120 - 7 1/8"	Covered Patio
1st LVL - T.O. Flr. Sheet	115 SF	56 - 6 1/2"	Front Deck
1st LVL - T.O. Flr. Sheet	216 SF	96 - 0 3/4"	Rear Deck
2nd LVL - T.O. Flr. Sheet	54 SF	35 - 3 1/2"	Front Deck
2nd LVL - T.O. Flr. Sheet	116 SF	44 - 7 1/2"	Rear Deck
T.O. Roof Top Deck	307 SF	127 - 0"	Roof Top Deck
	1044 SF	440 - 1 3/4"	
Garage/Storage			
T.O. Garage Flr.	43 SF	42 - 0 1/8"	Storage Closet
T.O. Garage Flr.	132 SF	78 - 11 1/2"	1 Car Garage
T.O. Garage Flr.	140 SF	84 - 1 1/2"	2 Car Garage
	320 SF	221 - 5 1/8"	
Under A/C			
T.O. Garage Flr.	33 SF	47 - 0 7/8"	Foyer
1st LVL - T.O. Flr. Sheet	1252 SF	1130 - 0 3/4"	1st LVL
2nd LVL - T.O. Flr. Sheet	1116 SF	115" - 3"	2nd LV.
	2401 SF	3302 - 2 3/8"	
Grand Total: 2	3765 SF	1027 - 10 1/2"	

DRAGO TO BAY
CONSTRUCTION INC.

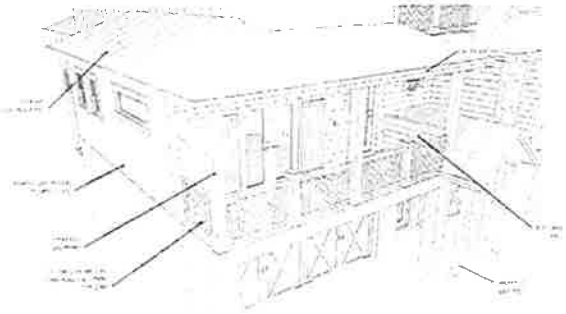
REVISIONS

Drawn by: A.S. Detail
Date: Year Date
Scale: As Noted

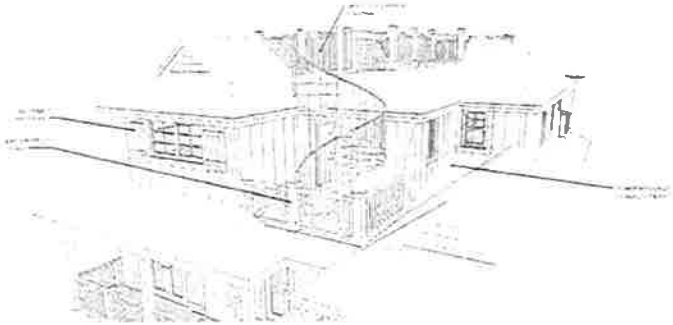
COVER, SITE PLAN

209 54th, Holmes Beach, FL 34217

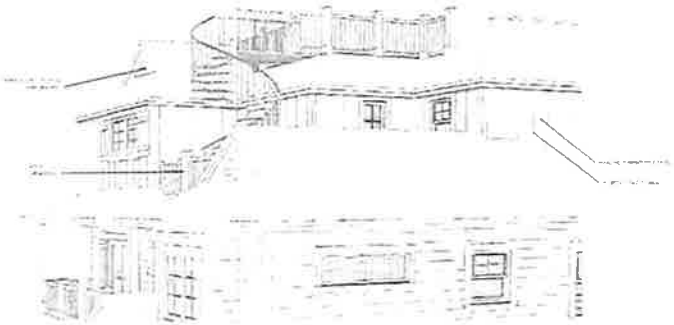
A1



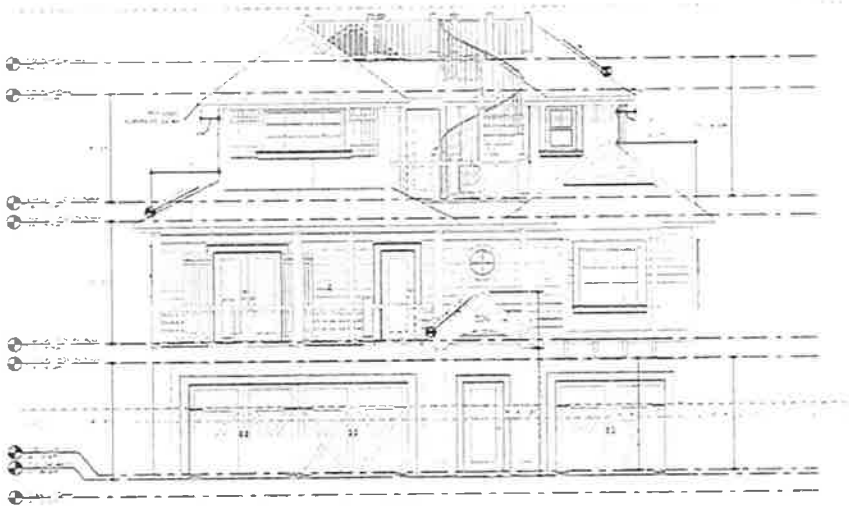
① PERSPECTIVE - front deck (1st LVL)



② PERSPECTIVE - front deck (2nd LVL)



⑤ PERSPECTIVE - Entry



③ ELEVATION-Front
1/4" = 1'-0"

④ ELEVATION-Rear
1/4" = 1'-0"

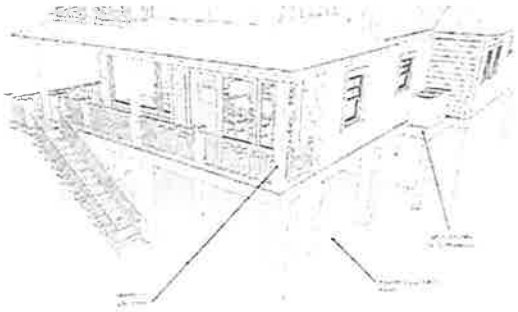
BEACH TO BAY CONSTRUCTION INC

Drawn by:
Date:
Scale:

ELEVATIONS

209 54th, Holmes Beach, FL 34217

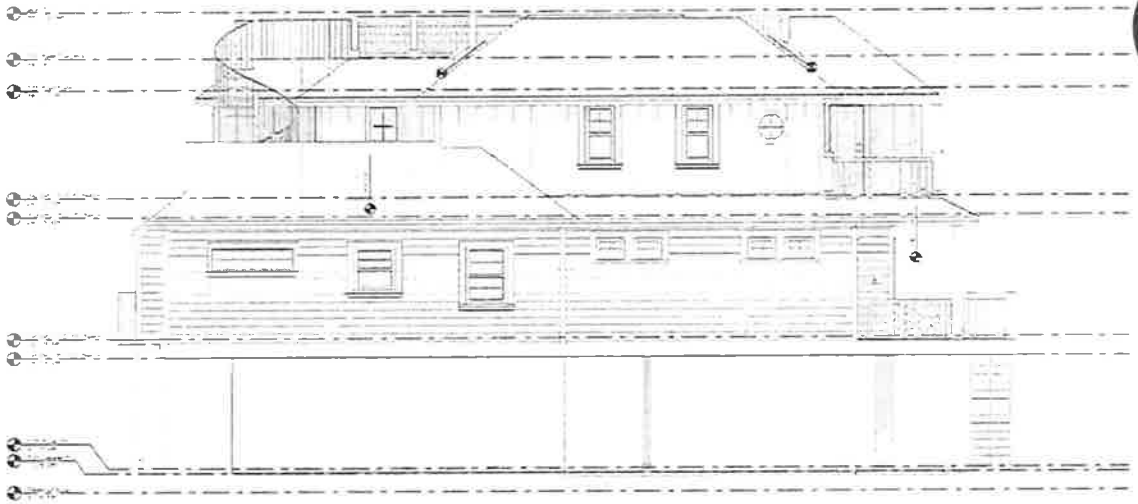
A2



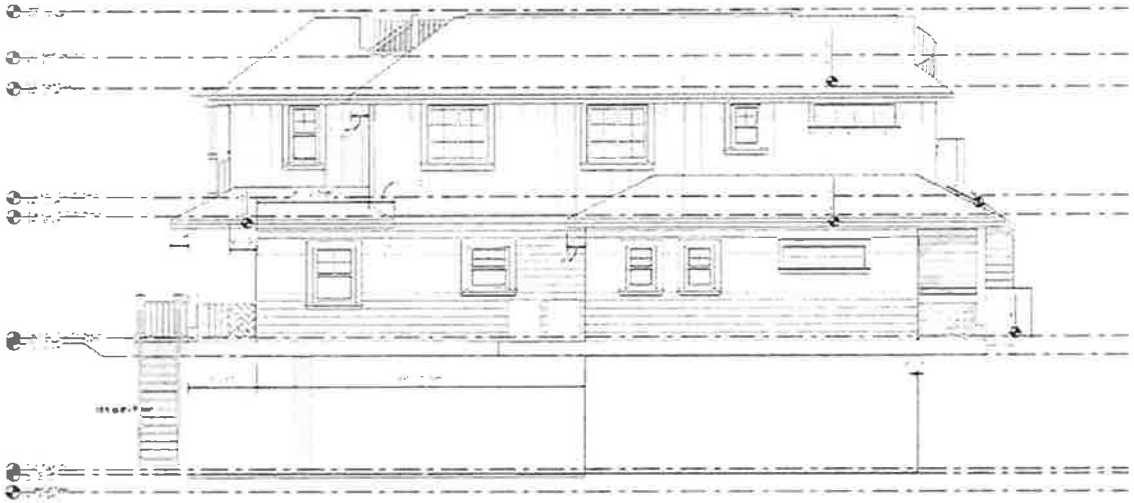
5 PERSPECTIVE - rear deck (1st LVL)

4 PERSPECTIVE - rear deck (2nd LVL)

3 PERSPECTIVE - roof top deck



1 ELEVATION-Left
1/4" = 1'-0"



2 ELEVATION-Right
1/4" = 1'-0"

BEACH TO BAY CONSTRUCTION INC.

Drawn by:
Date:
Scale:

ELEVATIONS
(CONT.)

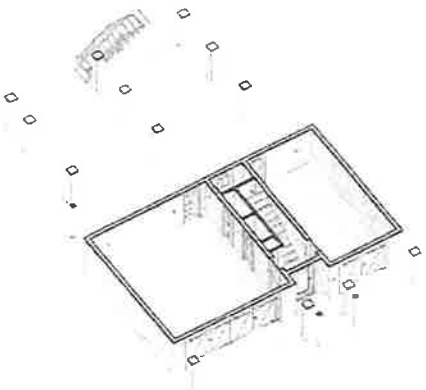
209 54th, Holmes
Beach, FL 34217

A3

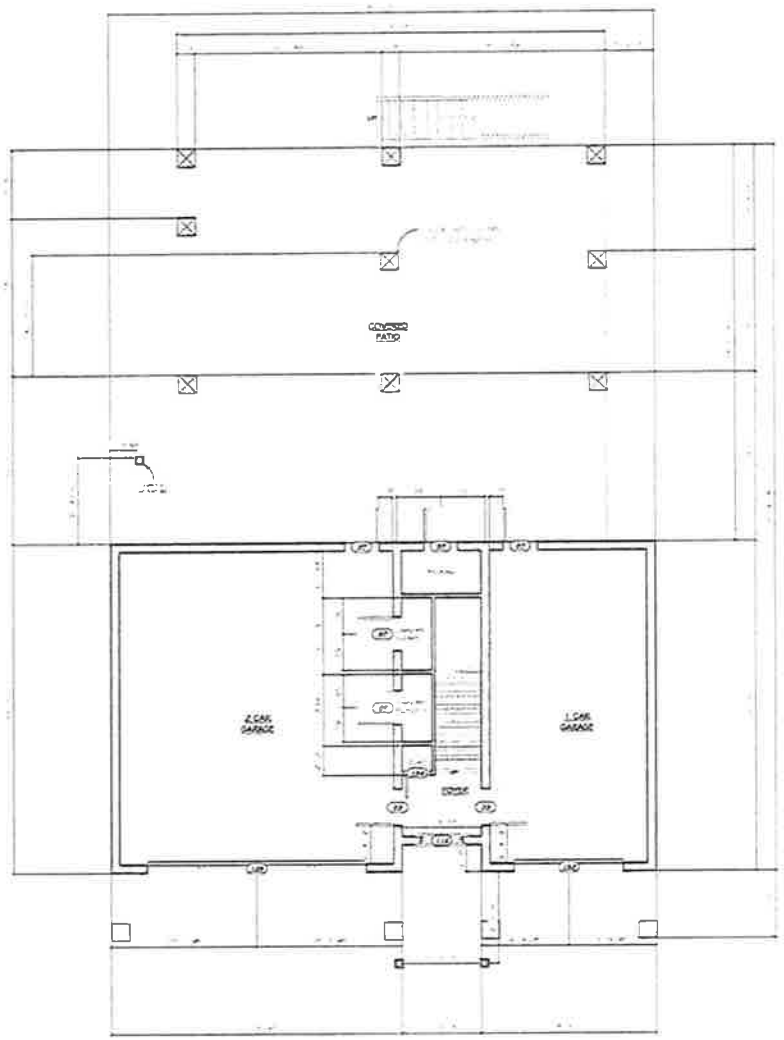
Window Schedule						
Type Mark	Level	Count	Head Height	Sill Height	Width	Height

Door Schedule				
Type Mark	Level	Count	Width	Height

GENERAL NOTES:



2 FLOOR PLAN ISOMETRIC - Ground LVL



1 Grnd LVL-Floor Plan
1/4" = 1'-0"

BEACH TO BAY Construction Inc.

Drawn by:
Date:
Scale:

FLOOR PLAN - GROUND LEVEL

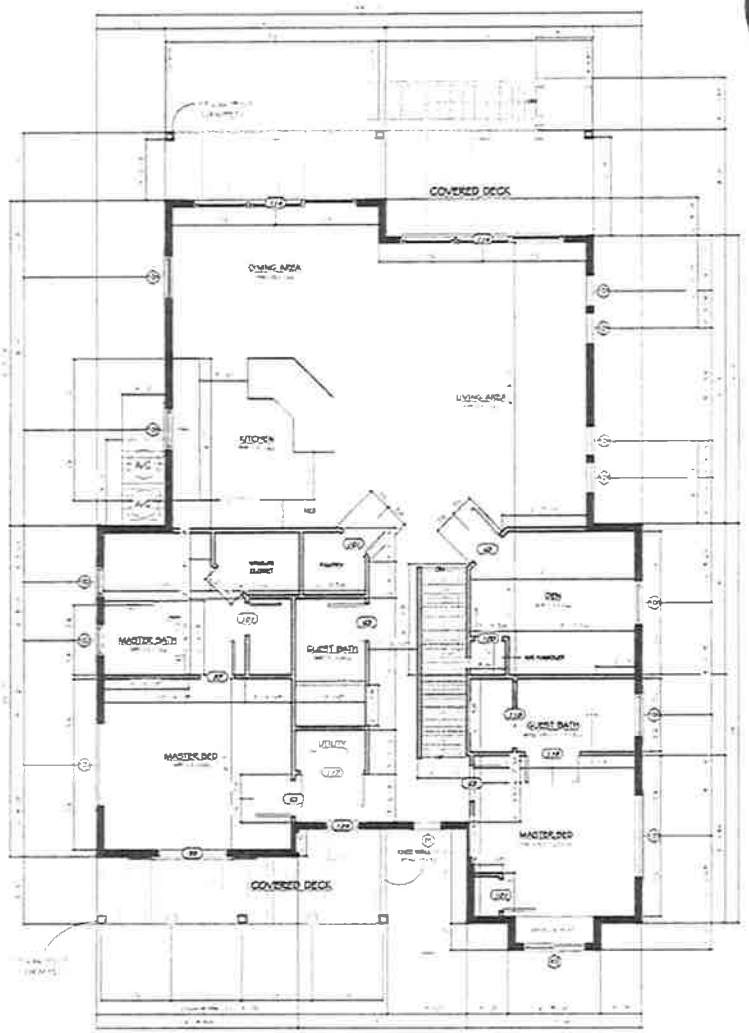
209 54th, Holmes Beach, FL 34217

A4

Window Schedule						
Type Mark	Level	Count	Head Height	Sill Height	Width	Height

Door Schedule				
Type Mark	Level	Count	Width	Height

GENERAL NOTES:



3 HANDRAIL DETAIL
1/4" = 1'-0"

2 FLOOR PLAN ISOMETRIC - 1st LVL

1 1st LVL - Floor Plan
1/4" = 1'-0"

BEACH TO BAY construction inc.

Drawn by:
Date:
Scale:

FLOOR PLAN 1st LEVEL

209 54th, Holmes Beach, FL 34217

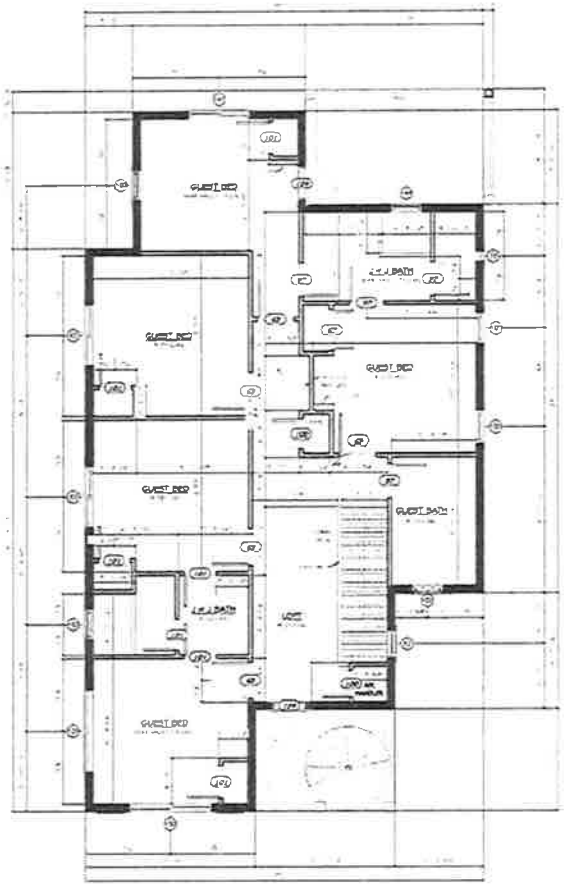
A5

Window Schedule						
Type Mark	Level	Count	Head Height	Sill Height	Width	Height

Door Schedule				
Type Mark	Level	Count	Width	Height

GENERAL NOTES:

① FLOOR PLAN ISOMETRIC - 2nd LVL



② 2nd LVL-Foor Plan
1/4" = 1'-0"

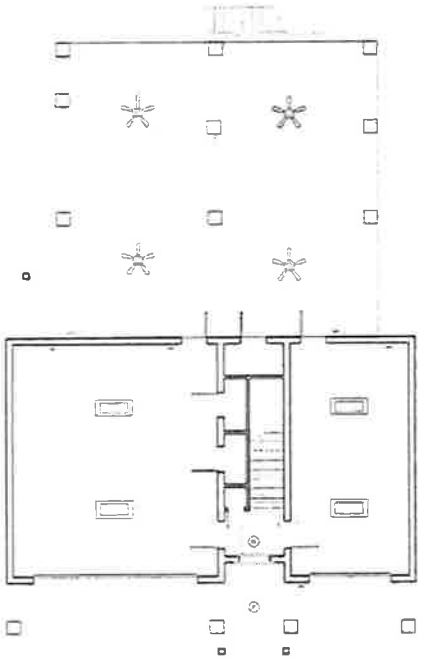
BEACH TO BAY CONSTRUCTION INC.

Drawn by:
Date:
Scale:

FLOOR PLAN - 2nd LEVEL

209 54th, Holmes Beach, FL 34217

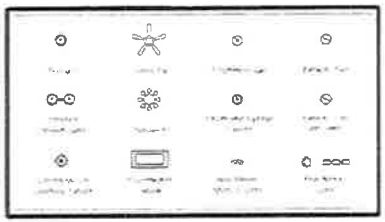
A6



2 Electrical Plan - Grnd LVL
3/16" = 1'-0"

1 Electrical Plan - 1st LVL
3/16" = 1'-0"

3 Electrical Plan - 2nd LVL
3/16" = 1'-0"



ELECTRICAL NOTES:

BEACH-TO-BAY CONSTRUCTION INC.

Drawn by:
Date:
Scale:

ELECTRICAL PLAN

209 54th, Holmes Beach, FL 34217

A7

GENERAL NOTES:

COMPACT BACK FILL 5'-0" FROM STRUCTURE. MINIMUM ALLOWABLE BEARING CAPACITY SHALL BE 2000 PSF.

CONTRACTOR TO VERIFY MANUFACTURED TRUSS PLAN PRIOR TO PLACEMENT OF STEMWALL OR MONOLITHIC FOOTING.

PLUMBER IS TO INFORM SUPERINTENDENT OF ANY VENTING WHICH UTILIZES A MASONRY WALL TO RESOLVE ANY POSSIBLE STRUCTURAL INTEGRITY ISSUES.

GARAGE DOORS SHALL SATISFY THE REQUIREMENTS OF FBC 2010 FOR WIND LOADS AS DEFINED IN ASCE7-10

NO PENETRATIONS SHALL BE MADE IN ANY STRUCTURAL MEMBERS OTHER THAN THOSE LOCATED ON THESE DRAWINGS WITHOUT PREVIOUS APPROVAL FROM THE ENGINEER OF RECORD.

ALL OTHER JOB SPECIFICATION AND FINISH SPECIFICATIONS TO BE FURNISHED TO GENERAL CONTRACTOR BY THE HOME OWNER AND ARE NOT PART OF THESE DRAWINGS.

BRAND, STYLE, KIND, COLOR, ETC OF ALL FINISHES & MATERIALS, ELECTRICAL FIXTURES, APPLIANCES, EQUIPMENT AS AGREED & NEGOTIATED BETWEEN OWNER & CONTRACTOR.

DESIGN LOADS AND NOTES:

ROOF:

LIVE LOADS

TOP CHORD (FLAT, PITCHED OR CURVED)	- 20PSF
BOTTOM CHORD	- 0PSF

DEAD LOADS

TOP CHORD	
(SHINGLE)	- 15PSF
(TILE)	- 23PSF
BOTTOM CHORD	- 10PSF

FLOOR:

LIVE LOADS

ASSEMBLY AREA	- 100PSF
DINING ROOM AND RESTAURANTS	- 100PSF
OFFICE	
(CORRIDORS ABOVE 1ST FLOOR)	- 80PSF
(LOBBIES & 1ST FLOOR CORRIDORS)	- 100PSF
OFFICES	- 50PSF
RESIDENTIAL	
(UNINHABITABLE ATTICS WITHOUT STORAGE)	- 10PSF
(UNINHABITABLE ATTICS WITH STORAGE)	- 20PSF
(HABITABLE ATTICS & SLEEPING AREAS)	- 30PSF
(ALL OTHER AREAS EXCEPT BALCONIES)	- 40PSF
(PRIVATE)	-40PSF
(PUBLIC BALCONY)	-60PSF
STAIRS	
(1 & 2 FAMILY DWELLING)	- 40PSF
(ALL OTHER)	- 100PSF
RETAIL STORES	
(FIRST FLOOR)	- 100PSF
(UPPER FLOORS)	- 75PSF
WHOLESALE STORES	- 125PSF

DL = 10PSF IN COMBINATION WITH WIND LOADS.

MEAN ROOF HEIGHT SHALL BE DETERMINED BY TRUSS DESIGNER FROM PLANS.

LATERAL LOADS IN TRUSSES ARE RESISTED BY ROOF DIAPHRAGM AT POINT OF WIND LOAD INPUT UNLESS NOTED OTHERWISE.

TRUSSES MUST BE DESIGNED TO SUPPORT WALLS AGAINST OUT-OF-PLANE LOADS. THIS APPLIES TO ALL TRUSSES WITH A RAISED HEEL CONDITION THAT BEAR ON AN EXTERIOR WALL.

TRUSS MANUFACTURER'S TRUSS LAYOUT SHALL SHOW ALL CONNECTIONS BETWEEN TRUSSES AND OTHER TRUSSES AND BETWEEN TRUSSES AND WOOD BEAMS.

FRAMING NOTES:

WOOD CONSTRUCTION, CONNECTIONS, AND NAILING SHALL CONFORM TO THE FBC 2010 EDITION.

ALL WOOD FRAMING MATERIALS SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT.

ALL LOAD BEARING WALL FRAMING SHALL BE #2 SOUTHERN PINE.

ALL JOIST AND RAFTER FRAMING SHALL BE #2 SOUTHERN PINE OR HEM-FIR.

ALL FRAMING EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.

ALL DOOR HEADERS AT BEARING WALLS TO BE (2) 2X10 SYP OR BUTTER, UNLESS NOTED OTHERWISE.

PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY SIMPSON STRONG TIE COMPANY OR EQUIVALENT. INSTALL ALL ACCESSORIES AS PER MANUFACTURERS REQUIREMENTS. ALL STEEL SHALL HAVE A MINIMUM THICKNESS OF 0.04 INCHES (ASTM A446 GRADE A) AND BE GALVANIZED (COATING G60).

TRUSSES AND BEAMS SHALL BEAR DIRECTLY ON GLB OR SYP POSTS U.N.O. WHERE REQUIRED, SHIMS TO BE A36 STEEL U.N.O.

GLB OR SYP POSTS SHALL BEAR DIRECTLY ON CONCRETE SLAB OR ON SYP OR PT PLATE UNLESS NOTED OTHERWISE.

MEMBERS DESIGNATED "LVL" (E.G. 1¾" x 14" LVL) SHALL BE LAMINATED VENEER LUMBER AS MANUFACTURED BY BOISE (VERSA-LAM) OR ENGINEER APPROVED SUBSTITUTION.

BOLTHEADS SHALL BE CENTERED & DRILLED NO MORE THAN 1/16" LARGER THAN BOLT DIAMETER. BOLTED CONNECTIONS SHALL BE TIGHT BUT NOT TO THE EXTENT OF CRUSHING WOOD UNDER WASHERS.

ALL NAIL SHANK SIZES TO BE MINIMUM OF 0.131 INCHES.

MASONRY NOTES:

MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE "SPECIFICATION FOR MASONRY STRUCTURES (ACI 530.1-02)", PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE. SEE "TESTING AND INSPECTION NOTES" FOR ADDITIONAL INFORMATION.

HOLLOW LOAD-BEARING MASONRY UNITS SHALL CONFORM TO THE ASTM C-90, AND BE MADE WITH NORMAL WEIGHT AGGREGATE. UNIT COMPRESSIVE STRENGTH OF 1,900 PSI ON NET SECTION TO PROVIDE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF MASONRY (f'm) OF 2,500 PSI, AS DETERMINED BY THE STRENGTH METHOD OF ACI 530.1

FILL ALL BOND BEAMS AND REINFORCED CELLS
SOLIDLY WITH GROUT. GROUT SHALL CONFORM TO ASTM C-476 AND SHALL OBTAIN A MIN. 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI, TESTED PER ASTM C-1019 EACH 5,000 S.F. GROUT STOPS ARE TO BE MESHED OR SCREEN TYPE, FELT PAPER IS NOT ALLOWED.

REINFORCED STEEL SHALL BE IN ACCORDANCE WITH ASTM A-615, GRADE 60. SHOP FABRICATE REINFORCING BARS WHICH ARE SHOWN TO BE HOOKED OR BENT. DOWELS SHALL HAVE STANDARD 90 DEGREE HOOKS AND LAPPED WITH FIRST LIFT OF REINFORCING. PROVIDE A MINIMUM LAP OF 40 X BAR DIAMETER.

MORTAR SHALL CONFORM TO ASTM C-270, TYPE M, S, OR N. ALL MORTAR SHALL MEET THE "PROPORTION SPECIFICATION" OF ASTM C-270 AND EVALUATED IN ACCORDANCE WITH ASTM C-780.

UNLESS OTHERWISE INDICATED, ALL WALLS SHALL BE LAID IN RUNNING BOND. BOND CORNERS AND OTHER INTERSECTIONS OF ALL LOAD BEARING WALLS. INTERSECTING NON-LOADBEARING WALLS SHALL BE CONNECTED BY PREFABRICATED TEE AND CORNER HORIZONTAL JOINT REINFORCEMENT @ 16"O.C.

PROVIDE VERTICAL REINFORCING BARS OF THE GIVEN SIZE AND SPACING AS INDICATED. PROVIDE BARS AT WALL CORNERS, INTERSECTION AND PIER EDGES, PROVIDE CLEAN OUTS FOR EACH GROUT POUR EXCEEDING 5FT.

PROVIDE PRECAST LINTELS ABOVE ALL WALL OPENINGS INCLUDING HVAC DUCTS. SEE DRAWINGS FOR LOCATIONS OF ALL OPENINGS. UNLESS OTHERWISE ON PLAN PROVIDE PRECAST LINTELS BELOW AS A MINIMUM

- OPENINGS LESS THAN 6FT = 8" PRECAST U-LINTEL W/ 1-#5 & 8" KNOCK-OUT COURSE W/ 1-#5. (TYPICAL PERIMETER BOND BEAM 16" TOTAL DEPTH)

- OPENINGS GREATER THAT 6FT = SEE DRAWINGS. PROVIDE ONE REINFORCED CELL EACH SIDE OF OPENING W/ 8" LINTEL BEARING.

ALL WALLS OVER 8' HIGH MUST BE BRACED PRIOR TO POURING TIE BEAMS.

CAST-IN-PLACE CONCRETE NOTES:

CONCRETE MIXES SHALL BE DESIGNED PER ACI 30, USING PORTLAND CEMENT CONFORMING TO ASTM C-150, AGGREGATE CONFORMING TO ASTM C-33, AND ADMIXTURES CONFORMING TO ASTM C-494, C-1017, C-618, C-989 AND C-260. CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM C-94.

CONCRETE SHALL CONFORM TO THE FOLLOWING COMPRESSIVE STRENGTH, SLUMP AND WATER/CEMENT RATIO REQUIREMENT:

IN ALL SALT ENVIRONMENTS A MIN. OF 5000PSI CONCRETE SHALL BE USED. (SLAB SHALL BE EXEMPT.) FOR OTHER ENVIRONMENTS USE 3000 PSI CONCRETE.

ALL CONCRETE WORK SHALL CONFORM TO ASTM ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE BUILDINGS". HOT WEATHER CONCRETE SHALL BE IN ACCORDANCE WITH ACI 305.

ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60.

ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A-185 (FLAT SHEETS ONLY).

ALL REINFORCED STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE, EXCEPT THAT VERTICAL DOWELS FOR MASONRY WALL REINFORCING MAY BE "FLOATED" IN PLACE.

REINFORCING STEEL INCLUDING HOOKS AND BENDS, SHALL BE DETAILED IN ACCORDANCE WITH ACI 315. ALL REINFORCING STEEL INDICATED AS BEING CONTINUOUS (CONT) SHALL BE LAPPED 40 X BAR DIAMETER. LAP CONTINUOUS BOTTOM BARS OVER SUPPORTS, LAP CONTINUOUS TOP BARS AT MID-SPAN UNLESS OTHERWISE NOTED.

UNLESS OTHERWISE NOTED, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT IN ACCORDANCE W/ ACI 318-02.
SECTION 7.7.1

A. CONCRETE EXPOSED TO WEATHER:
  - #6 THROUGH #18 BARS -2"
  - #5 BAR, W31 OF D31 WIRE & SMALLER - 1½"

B. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
  - BEAMS AND COLUMNS -1½"

C. FOUNDATIONS EXPOSED TO EARTH -3"

BAR SUPPORTS AND HOLDING BARS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO INSURE MINIMUM CONCRETE COVER. BAR SUPPORTS SHALL BE PLASTIC TIPPED OR STAINLESS STEEL.

ALL EDGES OF PERMANENTLY EXPOSED CONCRETE SURFACES SHALL BE CHAMFERED ¾" UNLESS OTHERWISE NOTED.

FORMWORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED AT LEAST 90% OF ITS 28 DAY COMPRESSIVE STRENGTH. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND RESHORING.

ROOF FRAMING NOTES:

THE DESIGN OF ROOF FRAMING SHALL BE BASED ON THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2010 EDITION.

DESIGN WIND LOADS SHALL BE APPLIED IN ACCORDANCE WITH ASCE 7-10.
SEE WIND NOTES FOR WIND DESIGN REQUIREMENTS.

ROOF TRUSS MANUFACTURER SHALL SUBMIT AND PROVIDE COMPLETE LAYOUT AND FURNISH THE FOLLOWING INFORMATION: ROOF PITCH, LUMBER SIZE, SPACING, SPECIES AND GRADING, LOCATION AND MAGNITUDE OF UPLIFT LOADS.

PRE-ENGINEERED TRUSS DESIGN SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER.

ROOF SHEATHING SHALL BE 15/32" CD PLYWOOD OR EQ.

CONTRACTORS SHALL VERIFY WITH ROOF TRUSS PLAN PRIOR TO PLACEMENT OF FOOTINGS.

ROOF TRUSS/ ROOF RAFTER CONNECTION TO DOUBLE TOP PLATE OR WOOD BEAM

USE SIMPSON H10 OR H10-2 AT EACH TRUSS WHERE POSSIBLE. PROVIDE ADDITIONAL TIEDOWNS FOR GREATER UPLIFTS.

WHERE THE H-10 CANNOT BE USED (EG. ON 3-PLY GIRDERS, AT CORNERS, ETC.) USE SIMPSON HGT-3 AND ADDITIONAL TIEDOWNS TO MEET UPLIFT REQUIREMENTS.

PRE-ENGINEERED ROOF TRUSSES TO BE APPROVED BY ENGINEER OF RECORD.

FLOOR RAFTER/ JOIST/ CONVENTIONAL FRAMING CONNECTION TO DOUBLE TOP PLATE OR DIRECT BEARING ON WOOD BEAM

USE SIMPSON H2.5A AT EACH MEMBER (WITH OR WITHOUT UPLIFT) WHERE POSSIBLE. PROVIDE ADDITIONAL TIEDOWNS FOR GREATER UPLIFTS.

USE TRUSS HANGERS TO ATTACH FLOOR TRUSSES TO LVL BEAMS IF LESS THAN 3-1/2" SQUARE BEARING AREA IS PROVIDED.

PRE-ENGINEERED FLOOR TRUSSES/JOIST TO BE APPROVED BY ENGINEER OF RECORD.

FOR ADDITIONAL TIEDOWNS AS REQUIRED.

WINDOWS / DOORS

EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY AND BEAR AN AAMA, WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT EVALUATION ENTITY INDICATING COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION: ANSI/AAMA/NWWDA.

WINDOW AND DOOR ASSEMBLIES SHALL BE ATTACHED IN STRICT ACCORDANCE WITH THE PUBLISHED MANUFACTURER RECOMMENDATIONS TO ACHIEVE RESISTANCE TO APPROPRIATE WIND SPEEDS WITH 3 SECOND WIND GUSTS AND SHALL INCLUDE THE SPECIFICATION OF BUCK STRIP MATERIALS AND ANCHORING.

WOOD CRIBS ABOVE ARCHED WINDOWS SHALL COMPLY WITH DRAWING DETAIL CONTAINED HEREIN.

ALL TRIM MATERIALS SHALL BE MADE FROM MATERIALS CAPABLE OF SUSTAINING APPLICABLE LOADS AND LOCATED AND APPLIED IN A THICKNESS CAPABLE OF WITHSTANDING THOSE LOADS.

THE DESIGN RESPONSIBILITY FOR THE INSTALLATION OF DOORS AND WINDOWS IS DELEGATED TO THE SPECIALTY ENGINEER OF THE MANUFACTURER AS REINFORCED WITH IN ALL TESTING DATA REQUIRED SUBMITTED IN CONJUNCTION WITH THIS PLAN.

OPENING PERIMETERS HAVE BEEN DESIGNED TO TRANSMIT THE IMPOSED LOADS TO THE MAIN WIND FORCE RESISTING SYSTEM.

IMPACT GLASS OR SHUTTERS SHALL BE USED

SOIL NOTES:

ALL SOILS SHALL BE FREE OF DEBRIS AND ORGANIC MATERIALS AND COMPACTED TO 95% OF MODIFIED PROCTOR (ASTM D1557).

FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL OR PROPERLY COMPACTED FILL MATERIAL COMPLYING WITH THE FBC-R 2010.

STEM WALL FILL SHALL NOT EXCEED 12" LIFTS. SOIL BELOW FOOTINGS SHALL BE TESTED AND ALL SUBSEQUENT FILL SOILS IN LIFT NOT TO EXCEED 12" INTERVALS.

ALL FILL MATERIAL SHALL BE SP OR SM MATERIAL AS DEFINED BY THE UNIFORM SOIL CLASSIFICATION SYSTEM.

ANY QUESTIONABLE SOIL SHALL BE REMOVED OR BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR EVALUATION.

SOIL BEARING CAPACITY IS BASED UPON 2,000 PSF

WOOD GRADE STAKES ARE PROHIBITED.

PEST/DECAY PROTECTION NOTES:

ALL PLANTINGS AND IRRIGATION/SPRINKLER SYSTEMS AND RISERS FOR SPRAY HEADS SHALL BE AT LEAST 1 FOOT FROM BUILDING SIDEWALLS.

SOIL TREATMENT SHALL MEET THE REQUIREMENTS OF 2010 FBC R320 METHOD.

WOOD GRADE STAKES SHALL NOT BE USED.

PROTECTION AGAINST DECAY AND TERMITES SHALL BE PROVIDED IN ACCORDANCE WITH 2010 FBC R319.

ROOF FLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF 2010 FBC R703.7.5, R703.8, R903.2 AND R904.

DESIGN CRITERIA

ALL WORK IS TO BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2010.

OCCUPANCY TYPE:	R3
CONSTRUCTION TYPE:	V
FIRE SPRINKLERED:	NO
BASIC WIND SPEED:	150 mph
RISK CATEGORY:	II
WIND EXPOSURE:	D
BUILDING	ENCLOSED
PRESSURE DESIGN FACTOR:	+/- 0.18

Contractor Copy
Permit # 13 - 950

Consulting Engineers P.L.

New Residence:

209 54th Street
Holmes Beach, FL 34217

REVISION

NO.	DATE	REVISION

SEAL

Date:	8/16/2013
Drawn by:	JMC
Job No.:	13-421
Sheet:	N-1

Smart VENT
877-441-8368
www.smartvent.com

DETAIL DIAGRAM
MODEL 1540-520
FLOOD VENT INSULATED

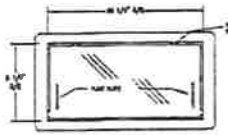


FIGURE 1
Front View

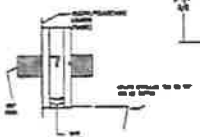


FIGURE 2
Side View

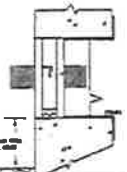


FIGURE 3
Side View

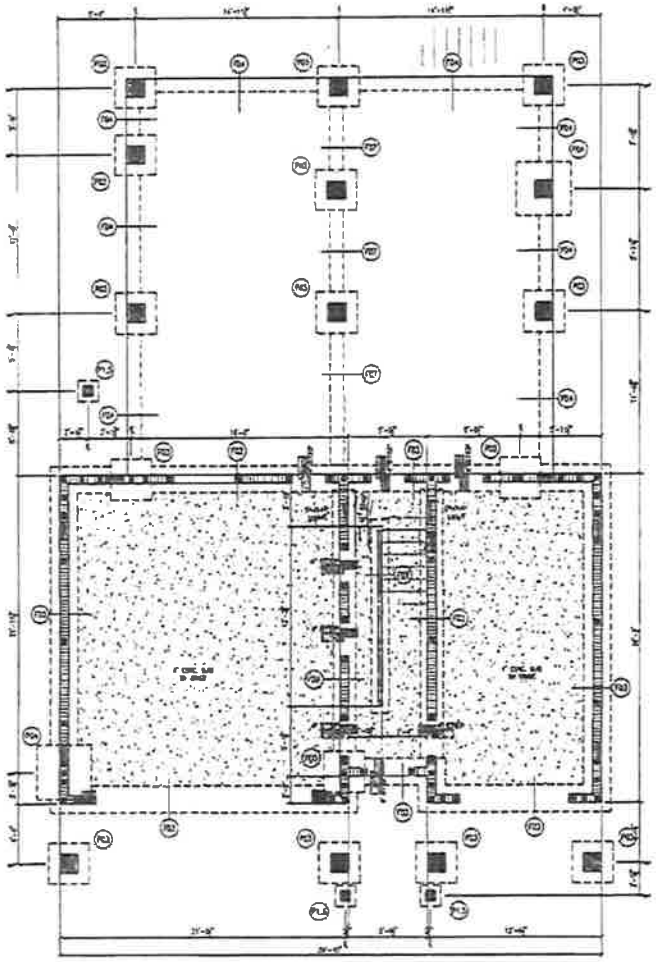
STRAP DETAIL

Smart VENT
877-441-8368
www.smartvent.com

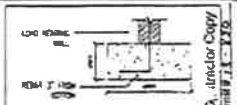
INSTALLATION INSTRUCTIONS
& DETAILS
MODEL 1540-520
FLOODVENT INSULATED

REV 3-15-05

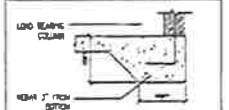
INSTALLATION INSTRUCTIONS



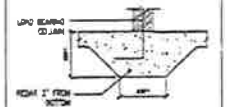
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



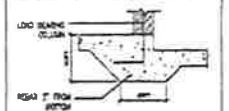
TYPICAL STEM WALL



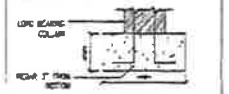
TYPICAL MONO FOOTER



TYPICAL INTERIOR FOOTING



TYPICAL STEP DOWN FOOTING



TYPICAL CONC. PAD

FOOTING SCHEDULE

MARK	TYPE	SIZE (W x D)	REMARKS
FS1	STEM WALL	16" x 12"	(1) #5
FS2	STEM WALL	16" x 12"	(1) #5
FS3	STEM WALL	16" x 12"	(1) #5
FS4	MONO FOOTER	12" x 24"	(2) #5
FS5	MONO FOOTER	12" x 24"	(2) #5
FS6	MONO FOOTER	16" x 28"	(3) #5
FS7	INTERIOR FOOTING	12" x 12"	(2) #5
FS8	INTERIOR FOOTING	12" x 12"	(2) #5
FS9	STEP DOWN FOOTING	12" x 12"	(2) #5
FS10	STEP DOWN FOOTING	12" x 12"	(2) #5

PAD SCHEDULE

MARK	TYPE	SIZE (W x L x D)	REMARKS
PS1	CONC. PAD	1'-4" x 1'-4" x 1'-4"	(2) #5 EA. WAY
PS1.5	CONC. PAD	1'-4" x 1'-4" x 1'-4"	(2) #5 EA. WAY
PS2	CONC. PAD	1'-4" x 1'-4" x 1'-4"	(2) #5 EA. WAY
PS2.5	CONC. PAD	1'-4" x 1'-4" x 1'-4"	(2) #5 EA. WAY
PS3	CONC. PAD	1'-8" x 1'-8" x 1'-8"	(3) #5 EA. WAY
PS4	CONC. PAD	1'-4" x 1'-4" x 1'-4"	(2) #5 EA. WAY

WALL LEGEND:

- 2x4 FRAME WALL
- 2x6 FRAME WALL
- 2x8 FRAME WALL
- 8" CMU SHEAR WALL
- 8" CMU BREASTWALL

REBAR LOCATION:

- SHEAR WALLS: (2) #5 @ 1'-0" O.C. CENTER OF WALL, VERTICAL W/ (2) #5 @ 48" O.C. (HORIZONTAL) & (2) #5 @ 48" (HORIZONTAL) & (2) #5 @ 48" O.C. (VERTICAL)
- CMC STEM WALL TO HAVE (2) #5 @ 48" O.C.
- THE STEM WALL TO HAVE (2) #5 @ 48" O.C.

Co. Director Copy
Form # 2.1 - 2.15

CONCRETE CONSTRUCTORS, INC.
Residential Contractors Only

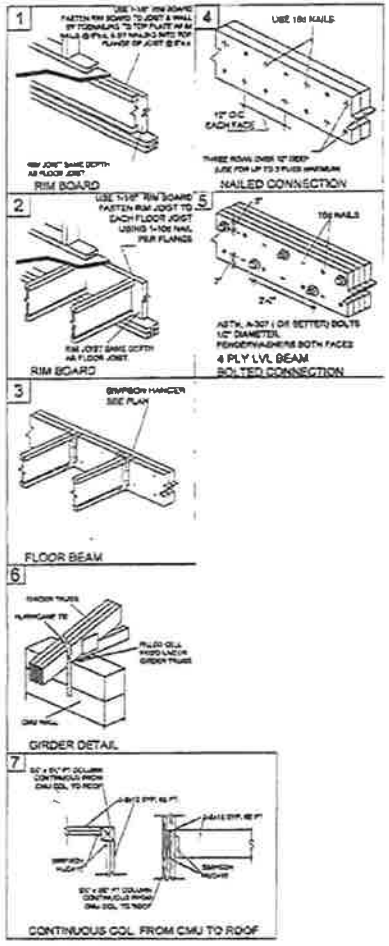
New Residence:
209 54th Street
Holmes Beach, FL 34217

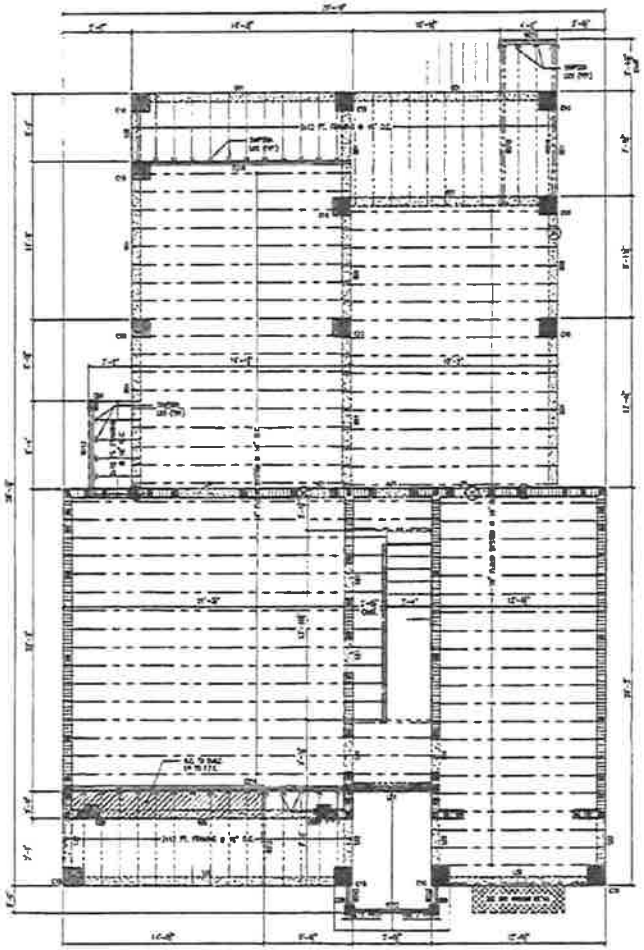
REVISION
DATE
DESCRIPTION

SEAL

Date: 3/15/2017
Drawn By: JAO
Job No.: 12-427
Sheet:
S-1

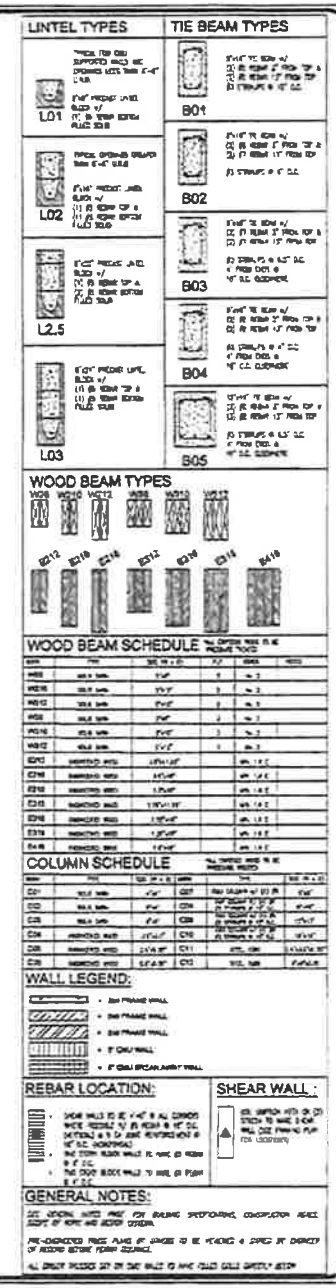
PRE-ENGINEERED TRUSS PLANS BY OTHERS TO BE REVIEWED & SIGNED BY ENGINEER OF RECORD BEFORE PERMIT ISSUANCE





FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"



Consulting Engineers PL

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Permit # 13 - 856

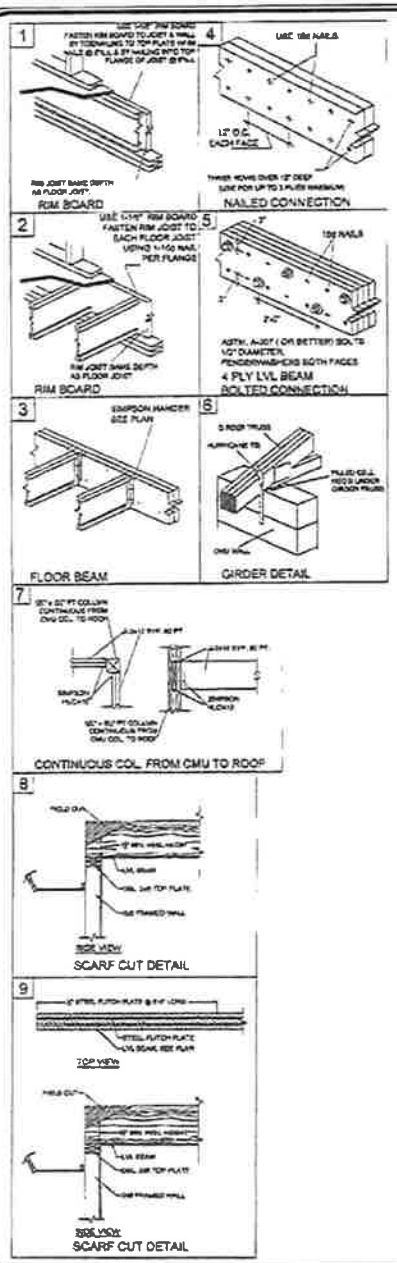
New Residence:
209 54th Street
Holmes Beach, FL 34217

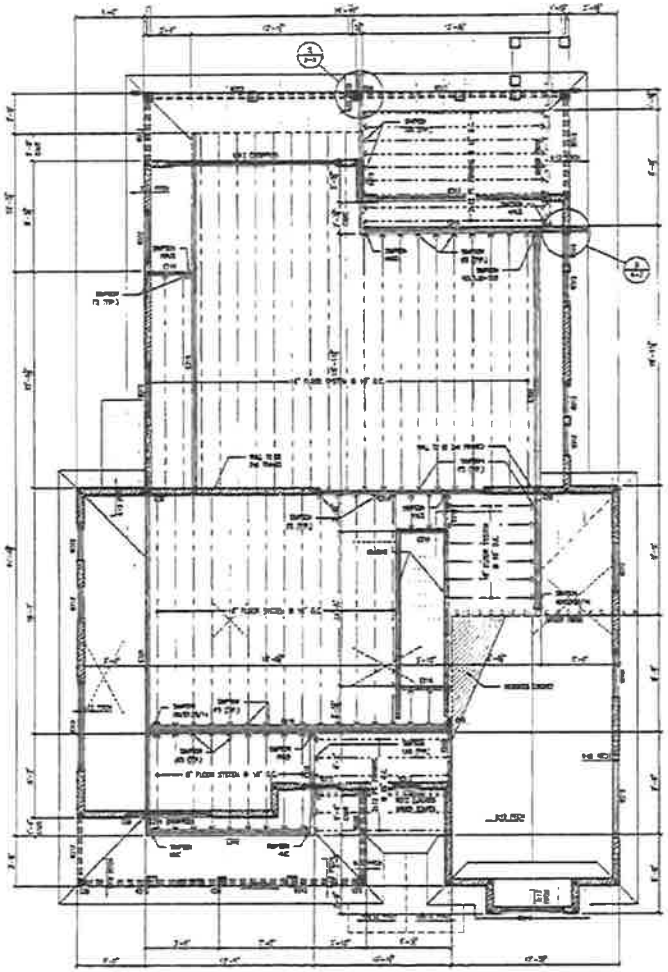
REVISION

SEAL

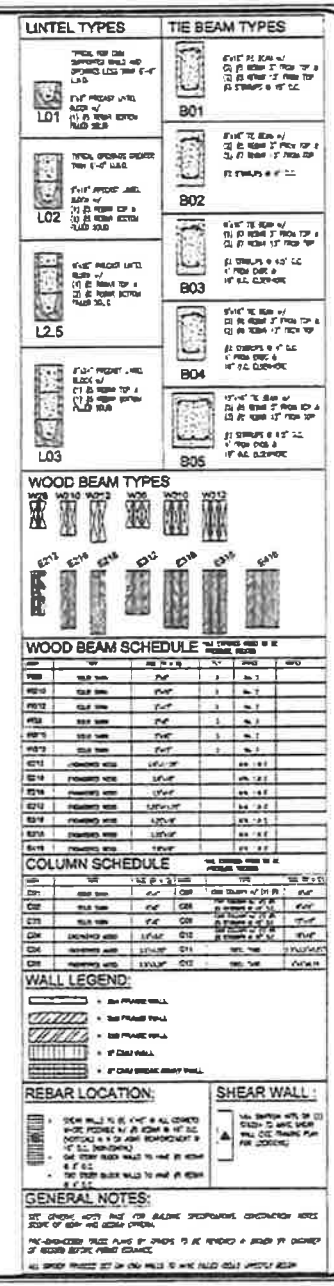
Date: 9/18/2013
Drawn by: JJO
Job No.: 13-421
Sheet:
S-2

PRE-ENGINEERED TRUSS PLANS BY OTHERS TO BE REVIEWED & SIGNED BY ENGINEER OF RECORD BEFORE PERMIT ISSUANCE





SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



Consulting Engineers, Inc.

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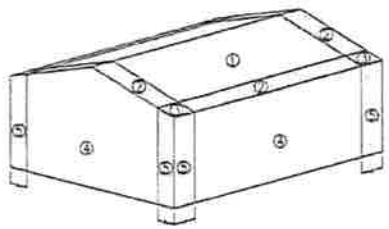
Permit # 13-860

New Residence:
209 54th Street
Holmes Beach, Fl. 34217

REVISION

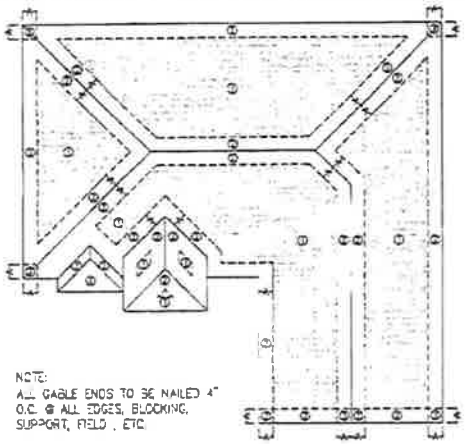
SEAL

Date: 1/18/2013
Drawn by: JAC
Job No.: 12-421
Sheet:
S-3



DESIGN WIND PRESSURES (ASD) FOR COMPONENTS AND CLADDING (PSF) 150 MPH CAT D @ 40' HEIGHT (STEEP)

TRIBUTARY AREA (SF)	ZONE				
	ROOF			WINDOWS & DOORS	
	1	2	3	4	5
10	+38.8/-42.4	+38.8/-49.5	+38.8/-49.5	+42.4/-45.9	-42.4/-56.7
20	+37.7/-40.2	+37.7/-47.4	+37.7/-47.4	+40.5/-44.0	-40.5/-52.9
50	+36.3/-37.3	+36.3/-44.5	+36.3/-44.5	+37.9/-41.5	-37.9/-47.9
100	+35.2/-35.2	+35.2/-42.4	+35.2/-42.4	+36.0/-39.6	-36.0/-44.0



NOTE:
ALL GABLE ENDS TO BE NAILED 4" O.C. @ ALL EDGES, BLOCKING, SUPPORT, FIELD, ETC.

SHEATHING NOTES:
ROOF SHEATHING TO BE WOOD STRUCTURAL PANEL 15/32" OR GREATER (PLYWOOD OR EQUAL USE) U.N.O. ENGINEERED ROOF TRUSSES @ 24" O.C. MAXIMUM

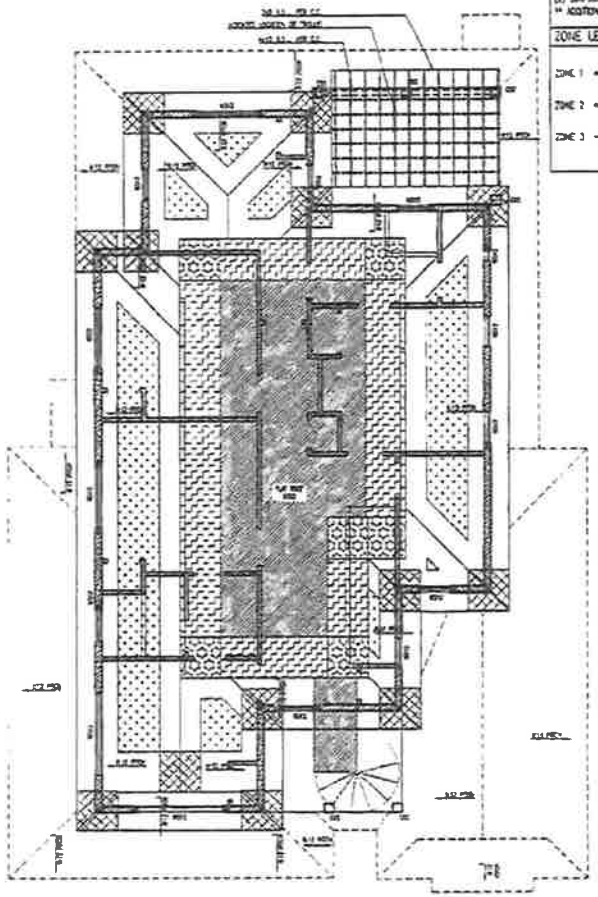
NAILING PATTERN:
ZONE 1 = 6" O.C. MAX INTERMEDIATE, 6" O.C. MAX PANEL EDGES
ZONE 2 = 6" O.C. INTERMEDIATE AND 4" O.C. PANEL EDGES
ZONE 3 = 4" O.C. INTERMEDIATE AND EDGES
ZONE 4 = 6" O.C. MAX INTERMEDIATE, 6" O.C. MAX PANEL EDGES
ZONE 5 = 6" O.C. INTERMEDIATE AND EDGES

NAILS: 8d COMMON FOR ½", 10d COMMON FOR ⅝"

"A" DIMENSION = 40% OF EAVE HEIGHT OR 10% OF LEAST HORIZONTAL DIMENSION, WHICHEVER IS LESS, BUT NOT LESS THAN EITHER 4% OF THE LEAST HORIZONTAL DIMENSION OR 3' MINIMUM

TRIBUTARY AREA (SF)	ZONE		
	FLAT ROOF		
	F1	F2	F3
10	+17.2/-42.4	+17.2/-71.1	+17.2/-107.2
20	+16.2/-41.3	+16.2/-63.5	+16.2/-88.5
50	+16.0/-39.8	+16.0/-53.5	+16.0/-54.3
100	+16.0/-38.5	+16.0/-45.9	+16.0/-45.9

PRE-ENGINEERED TRUSS PLANS BY OTHERS TO BE REVIEWED & SIGNED BY ENGINEER OF RECORD BEFORE PERMIT ISSUANCE



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

NOTE: STRAPS TO BE SIMPSON (APPLY) ROOF TO WALL:

(1) SIMPSON H2A20 = $1.810
(3) SIMPSON H2A20 = $2.035 FOR (1) PLY MEMBERS
(2) SIMPSON H2A20 = $2.500 FOR (2) PLY MEMBERS

WALL TO BEAM:

(1) SIMPSON H2.5A = $800
(1) SIMPSON H10A = $1.140 FOR (1) PLY MEMBERS
(1) SIMPSON H10A-2 = $1.245 FOR (2) PLY MEMBERS
(1) SIMPSON MTS18 = $1.000
(1) SIMPSON H7500 = $1.450

SIMPSON H14 = $1.250
SIMPSON LGT2 = $2.250
SIMPSON LGT3 = $3.985
SIMPSON LGT4 = $4.050
SIMPSON MGT = $3.985
(1) SIMPSON VG = $4.940 FOR (2) PLY MEMBER
(2) SIMPSON VG = $7.180 FOR (3) PLY MEMBER
(3) SIMPSON VG = $8.860 FOR (3) PLY MEMBER
** ADDITIONAL HARDWARE REQUIRED AS NOTED **

ZONE LEGEND — * REFER TO ZONE AND FASTENING CHART *

ZONE 1 =
ZONE 2 =
ZONE 3 =
ZONE F1 =
ZONE F2 =
ZONE F3 =

LINTEL TYPES

L01 — TYPICAL FOR CMU SUPPORTED WALLS ARE SPACED USE PER 8'-0" O.C.
8"x8" MASONRY UNITS, BLOCK w/ (1) #5 REBAR BOTTOM FILLED SOLID

L02 — TYPICAL SUPPORTED BEAMS FROM 8'-0" BLOCK
8"x16" FRACTED UNIT BLOCK w/ (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID

L2.5 — 8"x20" FRACTED UNIT BLOCK w/ (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID

L03 — 8"x24" FRACTED UNIT BLOCK w/ (1) #5 REBAR TOP & (1) #5 REBAR BOTTOM FILLED SOLID

TIE BEAM TYPES

B01 — 8"x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (1) #5 REBAR 13" FROM TOP; #3 STIRRUPS @ 16" O.C.

B02 — 8"x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (1) #5 REBAR 13" FROM TOP; #3 STIRRUPS @ 8" O.C.

B03 — 8"x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (1) #5 REBAR 13" FROM TOP; #3 STIRRUPS @ 8" O.C. 4" FROM ENDS & 16" O.C. ELSEWHERE

B04 — 8"x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (1) #5 REBAR 13" FROM TOP; #3 STIRRUPS @ 8" O.C. 4" FROM ENDS & 16" O.C. ELSEWHERE

B05 — 12"x16" TIE BEAM w/ (2) #5 REBAR 3" FROM TOP & (1) #5 REBAR 13" FROM TOP; #3 STIRRUPS @ 8" O.C. 4" FROM ENDS & 16" O.C. ELSEWHERE

WOOD BEAM TYPES

W28 W210 W212 W38 W310 W312
E212 E210 E218 E312 E310 E318 E418

WOOD BEAM SCHEDULE

MARK	SIZE	QTY	LOCATION	NOTES
W28	2x8	2		
W210	2x10	2		
W212	2x12	2		
W38	3x8	2		
W310	3x10	2		
W312	3x12	2		
E212	2x12 EAVE BEAM			
E218	2x18 EAVE BEAM			
E318	3x18 EAVE BEAM			
E312	3x12 EAVE BEAM			
E318	3x18 EAVE BEAM			
E418	4x18 EAVE BEAM			

COLUMN SCHEDULE

MARK	SIZE	LOCATION	MARK	SIZE
C01	8x8		C07	8x8
C02	8x8		C08	8x8
C03	8x8		C09	8x8
C04	8x8		C10	8x8
C05	8x8		C11	8x8
C06	8x8		C12	8x8

WALL LEGEND:

- 2x4 FRAME WALL
- 2x6 FRAME WALL
- 2x8 FRAME WALL
- 8" CMU WALL
- 8" CMU BREAK-AWAY WALL

REBAR LOCATION:

- SHEAR WALLS TO BE 8"x16" w/ (1) #5 REBAR PLACED w/ (1) #5 REBAR 8" FROM TOP & 16" O.C. (VERTICAL) & (1) #5 REBAR REINFORCEMENT @ 16" O.C. (HORIZONTAL)
- ALL BOTTOM BLOCK WALLS TO HAVE (1) #5 REBAR @ 8" O.C.
- ALL TOP BLOCK WALLS TO HAVE (1) #5 REBAR @ 8" O.C.

SHEAR WALL:

SEE SHEAR WALL PLAN FOR LOCATIONS AND SHEAR WALL DETAILS

GENERAL NOTES:

SEE GENERAL NOTES PAGE FOR GENERAL SPECIFICATIONS, CONSTRUCTION NOTES, SCOPE OF WORK, AND DESIGN CRITERIA

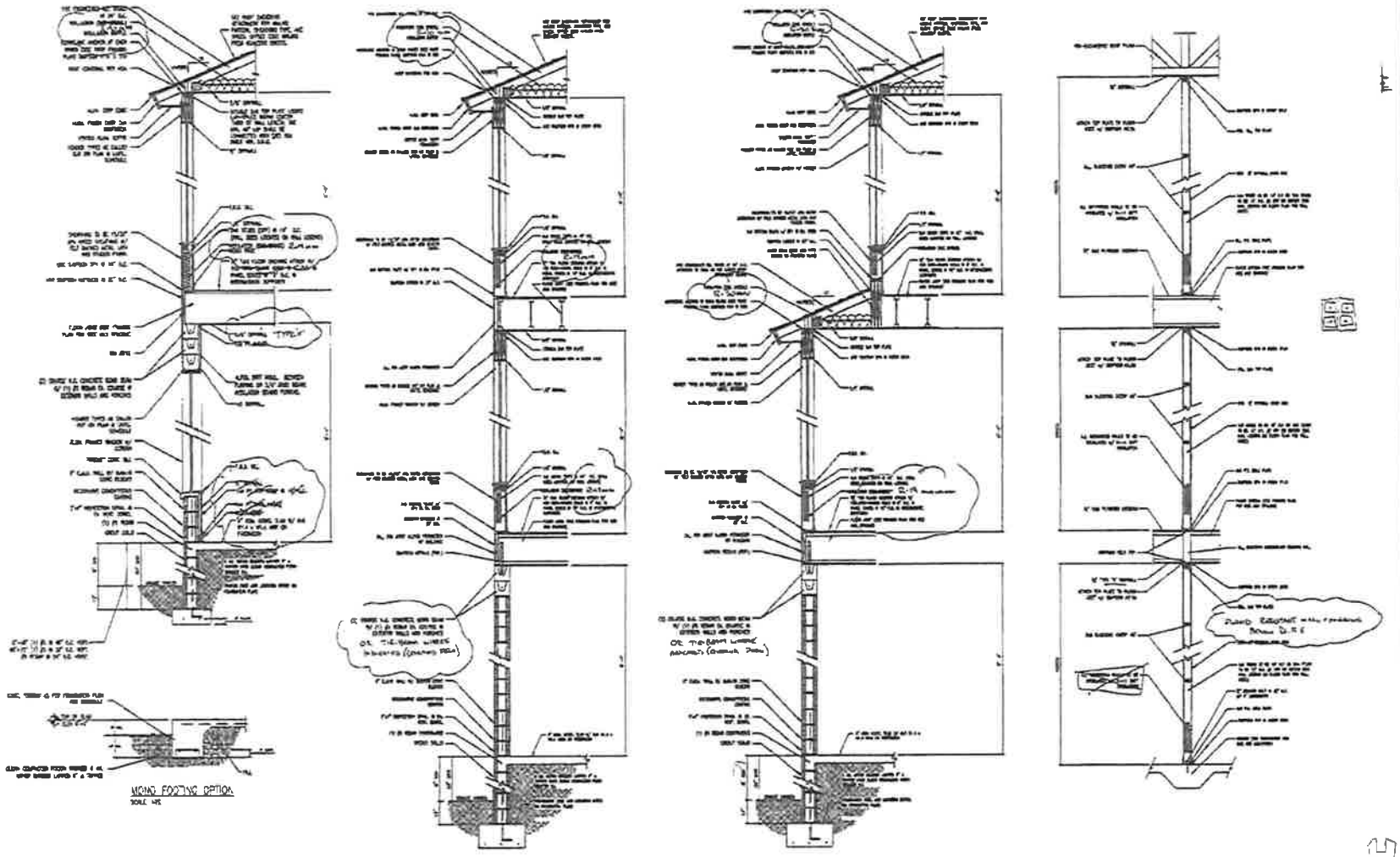
PRE-ENGINEERED DEVICE PLANS BY OTHERS TO BE REVIEWED & SEALED BY ENGINEER OF RECORD BEFORE PERMIT ISSUANCE.

ALL SHEAR WALLS SET ON CMU WALLS TO HAVE FILLED CELLS WITH GROUT REBAR

Contractor Copy
Permit # 13-8570

New Residence:
209 54th Street
Holmes Beach, FL 34217

Date: 9/18/2013
Drawn by: JAG
Job No.: 13-471
Sheet: S-4



A TWO STORY EXTERIOR WALL SECTION

B THREE STORY EXTERIOR WALL SECTION

C THREE STORY EXTERIOR WALL SECTION

D INTERIOR LOAD BEARING SECTION

Consulting Engineers, P.L.

Contractor Copy
Permit # 13-850

New Residence:

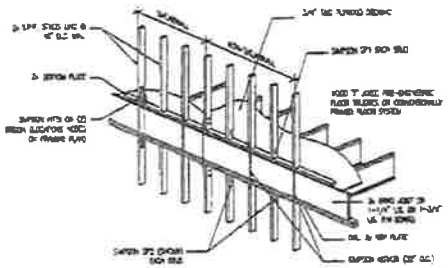
209 54th Street
Holmes Beach, FL 34217

REVISION

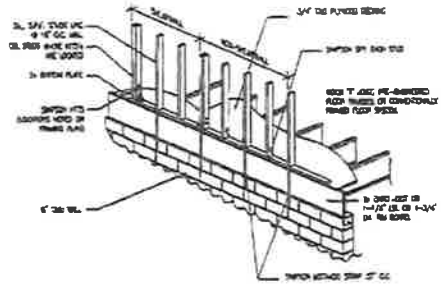
SEAL

Date: 5/18/2013
Drawn By: JAD
Job No.: 13-421
Sheet:

D-1

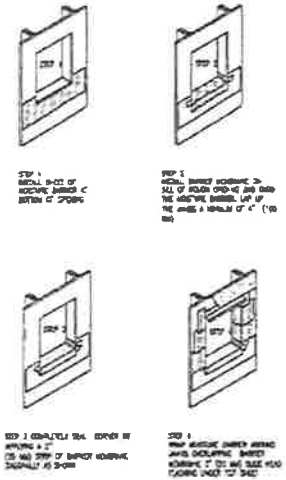


SHEARWALL CONNECTION DETAIL

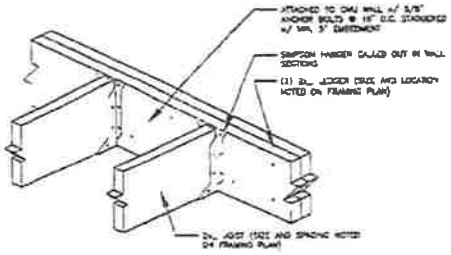


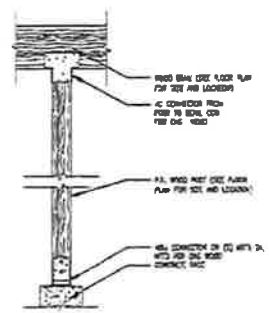
SHEARWALL CONNECTION DETAIL

SHEARWALL CORNER DETAIL

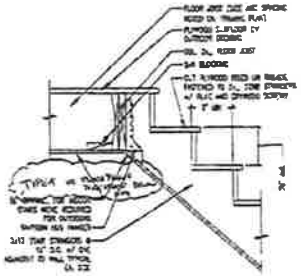


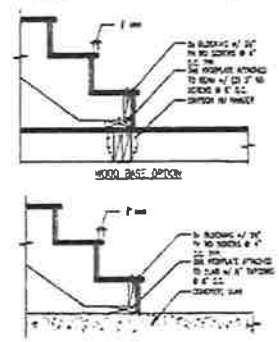
ROUGH OPENING PREPERATION





POST DETAIL





STAIR DETAIL

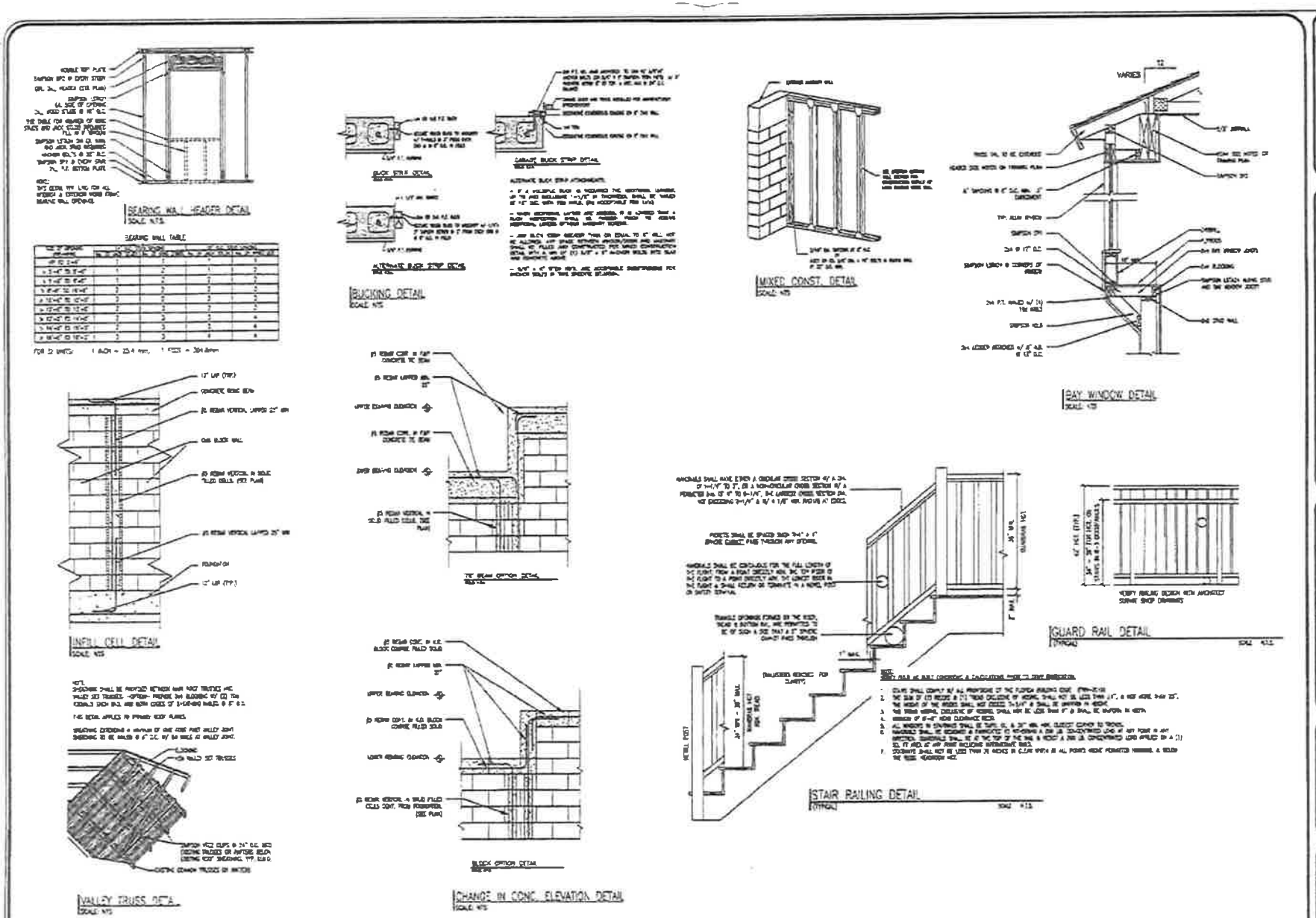
Consulting Engineers, PL

Contractor Copy
Permit # 13-850

New Residence:
209 54th Street
Holmes Beach, FL 34217

Date: 6/12/2013
Drawn by: JMD
Job No.: 12-421
Sheet:

D-2



Consulting Engineers, P.C.

Structural Statements Only

Contractor Copy
Permit # 13-856

New Residence:

209 54th Street
Holmes Beach, FL 34217

REVISION

SEAL

Date: 8/18/2013
Drawn by: JMD
Job No.: 13-421
Sheet:

D-3

INCOME & EXPENSE DATA

Guests by Unit, Summer House (All Resv Codes)

From 1/1/2015 thru 12/31/2015 by Arrival Date (All Reservations)

Code	Name	Conf. No.	Arrive	Depart	Nights	Res Date	Rent Amt
Linen Program							
Unit: Summer House	Type: nonw						
PD	neron	TP149799	1/4/2015	1/11/2015	7	9/11/2014	$2,800.00
PD		JK150985	1/14/2015	1/20/2015	6	11/15/2014	$2,400.00
MD	ANCE	SH152032	1/20/2015	1/24/2015	4	1/12/2015	$0.00
PD		WR147927	1/24/2015	1/31/2015	7	6/13/2014	$3,500.00
PD		JK149175	1/31/2015	2/7/2015	7	8/15/2014	$2,800.00
PD		JR146967	2/8/2015	2/15/2015	7	4/25/2014	$4,100.00
PD		RG147484	2/15/2015	2/22/2015	7	5/22/2014	$4,200.00
PD		RG146022	2/22/2015	3/1/2015	7	3/12/2014	$4,200.00
PD		TP149303	3/1/2015	3/8/2015	7	8/20/2014	$4,400.00
PD		WR151764	3/8/2015	3/14/2015	6	1/4/2015	$4,050.00
PD		RG149307	3/14/2015	3/21/2015	7	8/20/2014	$5,450.00
PD		WR150099	3/21/2015	3/28/2015	7	9/25/2014	$7,000.00
PD		AK146715	3/28/2015	4/4/2015	7	4/11/2014	$9,240.00
PD		EC146720	4/4/2015	4/11/2015	7	4/12/2014	$9,140.00
PD		RG147140	4/11/2015	4/18/2015	7	5/4/2014	$4,550.00
PD	AI	WR147319	4/18/2015	4/25/2015	7	5/14/2014	$4,900.00
OB	ANCE	AK154784	4/27/2015	5/2/2015	5	4/9/2015	$0.00
PD		RG150134	5/3/2015	5/9/2015	6	9/29/2014	$4,800.00
PD		AD153714	5/9/2015	5/16/2015	7	3/5/2015	$4,400.00
PD		AK149504	5/16/2015	5/23/2015	7	8/28/2014	$4,900.00
PD		WR151665	5/23/2015	5/30/2015	7	12/30/2014	$5,600.00
PD		EC148618	5/30/2015	6/6/2015	7	7/21/2014	$4,900.00
PD		TP148860	6/6/2015	6/13/2015	7	8/1/2014	$6,300.00
PD		TP148427	6/13/2015	6/20/2015	7	7/11/2014	$6,300.00
PD	n	EC151827	6/20/2015	6/27/2015	7	1/6/2015	$6,150.00
PD		WR150347	6/27/2015	7/5/2015	8	10/13/2014	$10,560.00
PD		WR150360	7/11/2015	7/18/2015	7	10/13/2014	$7,448.00
PD		AD150884	7/18/2015	7/25/2015	7	11/11/2014	$7,298.00
PD		WR152401	7/25/2015	8/1/2015	7	1/25/2015	$7,448.00
PD		TP151019	8/1/2015	8/8/2015	7	11/17/2014	$7,448.00
PD		WR152307	8/8/2015	8/15/2015	7	1/21/2015	$7,448.00
PD		JK154104	8/15/2015	8/20/2015	5	3/16/2015	$3,500.00
PD		WR148638	8/20/2015	8/25/2015	5	7/21/2014	$3,000.00
MD	LEAN	CC156890	8/25/2015	8/27/2015	2	7/20/2015	$0.00
GC		RG157362	8/27/2015	9/1/2015	5	8/12/2015	$3,000.00
OB		CC157836	9/4/2015	9/8/2015	4	9/2/2015	$0.00
PD		EC150481	9/12/2015	9/19/2015	7	10/20/2014	$4,200.00
PD		RG155109	9/24/2015	9/29/2015	5	4/21/2015	$3,500.00
PD		AM157509	10/3/2015	10/10/2015	7	8/18/2015	$4,200.00
GC		WR155416	10/16/2015	10/23/2015	7	5/4/2015	$4,200.00
PD		JK157496	10/23/2015	10/29/2015	6	8/18/2015	$3,450.00
PD		AD152229	10/31/2015	11/7/2015	7	1/19/2015	$4,900.00
GC		TP156819	11/12/2015	11/17/2015	5	7/16/2015	$3,400.00
MD	ANCE	TP159098	11/20/2015	11/21/2015	1	11/14/2015	$0.00
PD		RG154856	11/21/2015	11/28/2015	7	4/12/2015	$8,330.00
PD		JK157742	12/9/2015	12/16/2015	7	8/28/2015	$3,500.00
PD		AV154969	12/19/2015	12/26/2015	7	4/15/2015	$9,240.00
PD		EC151793	12/26/2015	1/3/2016	8	1/5/2015	$10,556.00
	Summer House Sub Totals	48			305		$232,706.00

Guests by Unit, Summer House (All Resv Codes)

From 1/1/2015 thru 12/31/2015 by Arrival Date (All Reservations)

Code	Name	Conf. No.	Arrive	Depart	Nights	Res Date	Rent Amt
		Totals 48			305		$232,706.00

Anna Maria Vacations
5702 Marina Drive
Holmes Beach, FL 34217
Phone: 941-778-4178
Fax: 941-782-5606

Unit Income and Expense Activity

7/9/2016

For Stmt(s) Dated: 1/1/2015 thru 12/31/2015
For Unit No.: Summer House
Summary

FL GULF COAST VAC HOMES LLC
Kelley and Joe Varner
5702 Marina Drive
Holmes Beach, FL 34217

Revenue		
	Add Nights - No TI	$490.00
	Dog Friendly Large	$400.00
	Pet Fee Non-Refund	$480.00
	Rental Fee	$229,150.00
	Total Revenue	**$230,520.00**
Commission		
	Commission	($46,104.00)
	Total Commission	**($46,104.00)**
Expenses		
	A/C and Heat Repairs	($156.00)
	Annual City License	($28.93)
	Annual State Licence	($15.00)
	Appliance/TV P/R	($1,040.96)
	Cable,Phone,Internet	($2,110.68)
	Carpet/Furniture C/R	($491.13)
	Electric Bill	($8,812.65)
	Exterior Touch-up	$20.00
	Fire Inspection Fees	($132.80)
	Garbage Pick Up	($673.78)
	General Maintenance	($5,009.64)
	Insurance Payments	($4,463.00)
	Lawn/Landscpe Serv	($2,095.00)
	Linen Service Owners	($1,820.00)
	Maintenance Fees	($395.00)
	Pest Control/Exterm	($404.72)
	Plumbing Repairs	($187.00)
	Pool Repairs	($861.00)
	Pool Service	($2,220.00)
	Property Maintenance	($725.00)
	Tax (AMV State Tax)	($118.30)
	TruPlace Floor Plan	($289.00)
	VRBO Advertising	($649.50)
	Water/Sewer	($1,651.64)

Window/Door P/R	($137.91)
Total Expenses	**($34,468.64)**
Mgmt Expenses	
Exterior Touch-up	($160.00)
Total Mgmt Expenses	**($160.00)**
Net Total	**$149,787.36**

Guests by Unit, Summer House (All Resv Codes)

From 1/1/2014 thru 12/31/2014 by Arrival Date (All Reservations)

Linen Program

Unit: Summer House Type: nonw

Code	Name	Conf. No.	Arrive	Depart	Nights	Res Date	Rent Amt
PD		AK144792	4/16/2014	4/22/2014	6	1/25/2014	$2,979.38
PD		RG144824	4/23/2014	4/29/2014	6	1/26/2014	$2,106.24
PD		RG143347	5/14/2014	5/21/2014	7	4/10/2013	$2,762.50
PD		JK146616	5/22/2014	5/27/2014	5	4/7/2014	$2,701.00
PD		TP145697	5/31/2014	6/7/2014	7	2/27/2014	$5,537.00
PD		RG146995	6/7/2014	6/14/2014	7	4/27/2014	$5,150.00
PD		AV144799	6/14/2014	6/21/2014	7	1/25/2014	$6,462.00
PD		WR145304	6/21/2014	6/28/2014	7	2/12/2014	$6,562.00
PD		JK146895	6/28/2014	7/5/2014	7	4/22/2014	$7,700.00
PD		EC147062	7/5/2014	7/12/2014	7	4/30/2014	$7,000.00
PD		AK147078	7/12/2014	7/19/2014	7	5/1/2014	$7,000.00
PD	cl	RG146654	7/20/2014	7/27/2014	7	4/9/2014	$7,420.00
PD		CC147773	7/27/2014	8/3/2014	7	6/5/2014	$7,000.00
PD		AK148154	8/3/2014	8/9/2014	6	6/27/2014	$4,200.00
PD		144854	8/9/2014	8/16/2014	7	1/27/2014	$7,459.00
PD		WR145257	8/16/2014	8/23/2014	7	2/10/2014	$2,975.00
PD		EC148090	8/23/2014	8/28/2014	5	6/24/2014	$2,500.00
PD		WR146921	8/28/2014	9/2/2014	5	4/23/2014	$2,125.00
PD		EC148103	9/2/2014	9/11/2014	9	6/25/2014	$4,250.31
PD		WR147362	9/11/2014	9/16/2014	5	5/16/2014	$3,000.00
PD		JR147542	9/23/2014	9/28/2014	5	5/24/2014	$2,500.00
PD		RG148131	9/28/2014	10/15/2014	17	6/26/2014	$7,229.69
PD		JK149242	10/19/2014	10/25/2014	6	8/18/2014	$2,500.00
PD		RG150748	10/27/2014	11/8/2014	12	10/27/2014	$3,453.00
PD		TP146662	11/12/2014	11/17/2014	5	4/9/2014	$2,125.00
PD		KL145115	11/23/2014	11/30/2014	7	2/5/2014	$7,740.00
PD		JK147994	12/13/2014	12/20/2014	7	6/18/2014	$3,862.00
OB		AK151517	12/20/2014	12/22/2014	2	12/19/2014	$0.00
PD		TP147297	12/22/2014	12/29/2014	7	5/13/2014	$8,720.00
PD		WR148279	12/29/2014	1/4/2015	6	7/4/2014	$7,000.00
	Summer House Sub Totals	30			205		$142,019.12
		Totals	**30**		**205**		**$142,019.12**

Anna Maria Vacations
5702 Marina Drive
Holmes Beach, FL 34217
Phone: 941-778-4178
Fax: 941-782-5606

Unit Income and Expense Activity

7/9/2016

For Stmt(s) Dated: 1/1/2014 thru 12/31/2014
For Unit No.: Summer House
Summary

FL GULF COAST VAC HOMES LLC
Kelley and Joe Varner
5702 Marina Drive
Holmes Beach, FL 34217

Revenue		
	Add Nights - No TI	$325.00
	Pet Fee Non-Refund	$360.00
	Rental Fee	$135,019.12
	Total Revenue	**$135,704.12**
Commission		
	Commission	($27,140.83)
	Total Commission	**($27,140.83)**
Expenses		
	Annual City License	($67.71)
	Annual State Licence	($20.00)
	Appliance/TV P/R	($125.00)
	Cable,Phone,Internet	($1,324.28)
	Electric Bill	($6,038.31)
	Electrical Repairs	($177.00)
	Enrollment Fee	($263.00)
	Exterior Touch-up	$20.00
	Fire Inspection Fees	($134.72)
	Garbage Pick Up	($273.06)
	General Maintenance	($917.69)
	Insurance Payments	($4,454.00)
	Inventory Items	$0.00
	Keys and Locks	($14.00)
	Lawn/Landscpe Serv	($840.00)
	Linen Service Owners	($2,600.00)
	Pest Control/Exterm	($303.54)
	Plumbing Repairs	($320.33)
	Pool Repairs	($435.73)
	Pool Service	($1,390.00)
	Professional Photos	($200.00)
	Start-up fees	($133.00)
	Tax (AMV State Tax)	($169.01)
	Taxes and Assessment	($4,462.79)
	VRBO Advertising	($250.00)

Water/Sewer	($1,343.14)
Total Expenses	**($26,236.31)**
Mgmt Expenses	
Exterior Touch-up	($580.00)
Total Mgmt Expenses	**($580.00)**
Net Total	**$81,746.98**

211 54th St

8/4/2016

11:00:50 AM

Anna Maria Vacations

Guests by Unit, Summer House (All Resv Codes)

From 1/1/2016 thru 12/31/2017 by Arrival Date (All Reservations)

Linen Program

Unit: Summer House Type: nonw

Code	Name	Conf. No.	Arrive	Depart	Nights	Res Date	Rent Amt
PD		JK157495	1/13/2016	1/20/2016	7	8/18/2015	$3,750.00
PD	e	EC156550	1/21/2016	1/26/2016	5	6/30/2015	$2,680.00
GC		WR158926	1/27/2016	2/1/2016	5	11/3/2015	$2,625.00
PD		JR158785	2/4/2016	2/13/2016	9	10/26/2015	$5,250.00
OB		RG161091	2/14/2016	2/16/2016	2	2/14/2016	$0.00
PD	Candie	RG153838	2/16/2016	2/27/2016	9	3/8/2015	$4,750.00
PD		WR152922	2/27/2016	3/5/2016	7	2/8/2015	$4,900.00
PD		TP160738	3/5/2016	3/12/2016	7	2/1/2016	$4,998.00
PD		EC157263	3/12/2016	3/19/2016	7	8/7/2015	$7,000.00
PD		AM159937	3/19/2016	3/26/2016	7	1/6/2016	$12,000.00
PD		WR156287	3/26/2016	4/2/2016	7	6/15/2015	$12,000.00
PD		WR154286	4/2/2016	4/9/2016	7	3/22/2015	$7,000.00
PD		KF156321	4/9/2016	4/16/2016	7	6/16/2015	$5,600.00
PD		WR157452	4/16/2016	4/23/2016	7	8/16/2015	$5,600.00
PD		EC155400	4/23/2016	4/30/2016	7	5/4/2015	$5,600.00
GC		WR160143	4/30/2016	5/7/2016	7	1/12/2016	$3,500.00
PD		WR160115	5/7/2016	5/14/2016	7	1/12/2016	$5,600.00
MD	CLEAN	CC162258	5/14/2016	5/16/2016	2	3/30/2016	$0.00
PD		WR158975	5/20/2016	5/28/2016	8	11/6/2015	$5,600.00
PD		BB162409	5/28/2016	6/4/2016	7	4/5/2016	$4,900.00
PD		WR158735	6/4/2016	6/11/2016	7	10/23/2015	$7,900.00
PD		AV151201	6/11/2016	6/18/2016	7	11/30/2014	$7,900.00
PD		WR156697	6/18/2016	6/25/2016	7	7/9/2015	$7,900.00
PD		JK160327	6/25/2016	7/2/2016	7	1/18/2016	$8,121.00
PD		BB160607	7/2/2016	7/9/2016	7	1/27/2016	$10,350.00
PD		EC156421	7/16/2016	7/23/2016	7	6/22/2015	$7,900.00
PD		AK157397	7/23/2016	7/30/2016	7	8/13/2015	$7,900.00
PD		AV157965	7/30/2016	8/6/2016	7	9/9/2015	$7,900.00
PD		WR162893	8/6/2016	8/13/2016	7	4/21/2016	$7,900.00
PD		JK163664	8/13/2016	8/20/2016	7	5/31/2016	$6,487.75
MD	NANCE	JK163942	8/29/2016	8/31/2016	2	6/17/2016	$0.00
PD		AM164726	9/2/2016	9/6/2016	4	7/28/2016	$4,400.00
PD		AM164436	9/6/2016	9/15/2016	9	7/13/2016	$5,400.00
PD		WR158003	9/21/2016	9/26/2016	5	9/12/2015	$3,000.00
PD		WR162275	10/6/2016	10/11/2016	5	3/31/2016	$3,000.00
PD		WR160330	10/12/2016	10/17/2016	5	1/18/2016	$3,000.00
PD		BB164790	10/20/2016	10/28/2016	8	8/1/2016	$4,800.00
PD		JK164712	11/5/2016	11/12/2016	7	7/28/2016	$4,200.00
GC		BB163023	11/12/2016	11/19/2016	7	4/25/2016	$4,200.00
GC		DG160427	11/19/2016	11/26/2016	7	1/21/2016	$8,300.00
GC		JK161924	11/28/2016	12/4/2016	6	3/16/2016	$3,000.00
GC		TP159720	12/22/2016	12/29/2016	7	12/29/2015	$9,625.00
GC		AV163873	12/29/2016	1/5/2017	7	6/13/2016	$9,236.00
GC	ler	BB163899	2/11/2017	2/18/2017	7	6/15/2016	$3,750.00
GC		JK164713	3/4/2017	3/18/2017	14	7/28/2016	$17,780.00
GC		WR162215	3/18/2017	3/25/2017	7	3/28/2016	$7,700.00
GC		JR163687	3/25/2017	4/1/2017	7	6/1/2016	$9,090.00
GC		WR162639	4/1/2017	4/8/2017	7	4/12/2016	$7,700.00
GC		AV163888	4/22/2017	4/29/2017	7	6/14/2016	$4,901.00

211 54th St

8/4/2016

11:00:50 AM

Anna Maria Vacations

Guests by Unit, Summer House (All Resv Codes)

From 1/1/2016 thru 12/31/2017 by Arrival Date (All Reservations)

Code	Name		Conf. No.	Arrive	Depart	Nights	Res Date	Rent Amt
GC			WR164612	4/29/2017	5/6/2017	7	7/22/2016	$4,900.00
GC		a	BB164017	5/26/2017	6/2/2017	7	6/22/2016	$5,110.00
GC			WR163421	6/2/2017	6/9/2017	7	5/14/2016	$5,145.00
GC			WR163537	6/17/2017	6/24/2017	7	5/22/2016	$5,145.00
GC			JR163810	6/24/2017	7/1/2017	7	6/10/2016	$5,145.00
GC			JR164380	7/1/2017	7/8/2017	7	7/9/2016	$8,750.00
GC			BB164518	7/8/2017	7/15/2017	7	7/18/2016	$8,750.00
GC			JK162187	7/15/2017	7/29/2017	14	3/28/2016	$16,550.00
		Summer House Sub Totals		57		392		$356,188.75
			Totals	57		392		$356,188.75

CERTIFICATION

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

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, are my impartial, and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report and no interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics & Standards of the Professional Appraisal Practice of the Appraisal Institute.

The use of this appraisal is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Bass & Associates has not appraised the subject property within the three years prior to accepting this assignment.

I have completed a personal visit of the residence that is the subject of this appraisal.

No one has provided significant professional assistance to the person(s) signing this report.

As of the date of this appraisal, the undersigned has completed the continuing education program of the Appraisal Institute.

This appraisal assignment was not made, nor was the appraisal rendered on the basis of a requested minimum valuation, specific valuation, or an amount which would result in approval of a loan.

Richard W. Bass

Richard W. Bass, MAI/AICP
State-Certified General Real Estate Appraiser RZ348

CERTIFICATION

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

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, are my impartial, and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and no interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics & Standards of the Professional Appraisal Practice of the Appraisal Institute.

The use of this appraisal is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Bass & Associates has not appraised the subject property within the three years prior to accepting this assignment.

I have completed a personal visit of the residence that is the subject of this appraisal.

No one has provided significant professional assistance to the person(s) signing this report.

As of the date of this report, Susan Fletcher has completed the Standards and Ethics Education Requirements of the Appraisal Institute for Practicing Affiliates.

This appraisal assignment was not made, nor was the appraisal rendered on the basis of a requested minimum valuation, specific valuation, or an amount which would result in approval of a loan.

Susan M. Fletcher

Susan M. Fletcher
State-Certified General Real Estate Appraiser RZ3223

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

ASSUMPTIONS AND LIMITING CONDITIONS TO THIS VALUATION ASSIGNMENT

A "valuation assignment" is one in which an appraisal is sought. An "appraisal" is defined by USPAP as:

"the act or process of developing an opinion of value; an opinion of value"

An "appraisal" is an opinion of value, not a "fact" of value. An "appraisal report" relays the appraisers' opinion, typically in writing.

The following Assumptions and Limiting Conditions apply (as may be applicable by the property type) to this Valuation Assignment

1. As real estate analyst and appraiser, no responsibility is assumed for the legal description or for matters including legal or title considerations. As we are not attorneys, any interpretations or opinions rendered are not legal opinions. Title to the property is assumed to be good and marketable unless otherwise stated.
2. Unless otherwise set forth in our opinion of value, the property is appraised free and clear of any or all liens, encumbrances or easements made known to the appraisers.
3. Responsible ownership and competent property management is assumed.
4. It is assumed that there are no hidden or unapparent conditions of the property, subsurface, surface, or structures that render it more or less valuable. No responsibility is assumed for such conditions or arranging for engineering studies that may be required to discover any defects. We are not trained as home inspectors or building inspectors.
5. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless specific noncompliance is known, defined, and considered in the appraisal report.
6. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non conformity has been stated, defined, and considered in the appraisal report.
7. All furnishings and equipment, unless specifically indicated, have been disregarded by the appraiser. Only the real estate/real property has been considered.
8. If no survey of the subject property is provided to the appraiser, it is assumed the legal description and/or current plat obtained from the public records closely delineates said property.
9. Physical condition of any improvements located above or below grade on the subject property is based on visual inspection. No responsibility or liability is assumed for non-readily observable features or for the soundness of structural members or below grade features.
10. The American with Disabilities Act ("ADA") became effective January 26, 1992. I have not made a specific compliance survey or analysis of the subject property or comparables to determine whether or not there is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more elements of Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.
11. The date of value to which the opinion of value is expressed in this report apply is set forth in herein. An opinion of value is "as of" a point in time only. Further, the dollar amount of the value opinion herein rendered is based upon the purchasing power of the U. S. dollar existing on the date of value.
12. Appraiser assumes no responsibility for economic, fiscal or physical factors which may affect the opinion of value occurring at some date after the date of the value.
13. Appraiser reserves the right to make adjustments to the valuation of the subject property, as may be required by consideration of additional reliable data that may or may not have been discovered at the time of rendering an opinion of value or which becomes available after the date of value/appraisal.
14. The opinion of value represents the best opinion of the analyst(s) as of the date of value and for the value of the interested considered. If the appraisal is submitted to an entity other than the identified client, such party should is not an intended user of the appraisal or appraisal report and should not rely upon said opinion.
15. Any intended user of the value opinion should only consider the subject appraisal report in its entirety and only as one factor together with its own independent investment considerations, separately obtained appraisal or review appraisal and their own underwriting criteria in its overall investment decision.
16. The appraisal has been made in conformity with our understanding of the Uniform Standards of Professional Appraisal Practice (USPAP) as well as the Appraisal Institute's Supplemental Standards as we understand them.
17. Possession of a printed report or a copy thereof does not carry with it the right of publication, duplication or reliance. It may not be used or relied upon for any purpose by any individual, group, company, governmental entity or corporation other than the identified intended user(s) as set forth within the report.
18. The appraiser herein by reason of rendering an opinion of value is not required to give further consultation, testimony or be in attendance in any court with reference to the property in question unless such arrangements are in the original engagement agreement or separately agreed to by both parties to said agreement.

19. Should a third party call upon the appraiser for testimony, either expert testimony or fact testimony, as a result of this valuation assignment, the client is responsible for the appraisers' professional fees and direct expenses relative to any subsequent work.
20. Neither all nor any part of the contents of the appraisal report, expressed either orally or in writing (especially any opinion as to value), the identity of the appraiser or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales materials, or other media without the prior written consent and approval of the client and the appraiser.
21. A diligent effort to verify each comparable sale data. However, if personal contact is not possible, public records will be relied upon for verification. Further, it is recognized that in the confirmation process there exists the potential for misinformation, misleading information and fraudulent information being provided to the appraiser. Should such misinformation, in any form, be provided to the appraiser, no responsibility or liability is assumed by the appraiser. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy. Certain data used in compiling the requested opinion of value will be furnished by the client or others. Such data is assumed to be reliable and is verified when practical. No representations are herein provided as to correctness or accuracy of such third party data.
22. Any photographs which may be a part of the valuation assignment are intended to reflect the general character of the area, the subject and/or comparable data. Said photographs are for illustrative purposes only.
23. Any sizes of properties, unimproved or improved, be they acreage, square footages or other units of measurements are estimates only based on the sources cited or provided in the appraisal report.
24. Any maps or other graphic devices are intended to be illustrative and general in character and location. No specificity is expressed or implied. The subject property and any comparable properties are best identified by official Appraisers Parcel Number issued by the applicable Office of the County Property Appraiser.
25. If a written report is provided as part of the valuation assignment, used to support an oral opinion of value, said report is conditioned as a preliminary report only and subject to change including Condition Number 13 above, as well as any relevant interpretation or reinterpretation of the applicability of any provisions of the Uniform Standards of Professional Appraisal Practice, as may be amended from time to time.
26. Particularly applicable to any assignment which has the potential to result in litigation, any such written appraisal report is done to support said oral testimony only and can only be relied upon as supporting said testimony and not as a free standing document. In such cases, the opinion of value is prepared for the "client" any written report is prepared solely for use by the appraiser.
27. During the research and analysis process of the valuation assignment, additional "specific" assumptions and/or limiting conditions may be appropriate for the opinion of value sought. If so, they will be set forth separately to specifically identify same.
28. Confidentiality of the appraiser/client relationship is controlled by Florida Statues and applicable implementing Rules, as well as those of professional membership in the Appraisal Institute. The appraiser may not divulge confidential data to third parties without consent of the client. Our understanding of applicable laws and rules of the State of Florida is that they are more restrictive than those of the Gramm-Leach-Bliley Act of 1999.
29. The client or identified intended user must review the appraisal report and communicate with the appraiser on any issues or concerning relative to said report or opinions of value prior to reliance on same.
30. By use and reliance on the appraisal report or opinion of value, each party who does so, agrees to be bound by all of these Assumptions and Limiting Conditions, and any applicable Hypothetical Conditions and/or Extraordinary Assumptions stated within the final report or final opinion of value.

FLOOD ZONE DATA

FLOOD INSURANCE

NFIP: This community participates in the National Flood Insurance Program (NFIP). The NFIP makes federally backed flood insurance available for all buildings, whether they are in a floodplain or not. Flood insurance covers direct losses caused by surface flooding, including a river flowing over its banks, a lake or ocean storm, and local drainage problems.

The NFIP insures buildings, including mobile homes, with two types of coverage: structural and contents. Structural coverage is for the walls, floors, insulation, furnace, and other items permanently attached to the structure. Contents coverage may be purchased separately provided the contents are in an insurable building.

Mandatory Purchase Requirement: The mandatory purchase requirement applies to all forms of federal Or federally related financial assistance for buildings located in a Special Flood Hazard Area (SFHA). This requirement affects loans and grants for the purchase, construction, repair, or improvement of any publicly or privately owned building in the SFHA, including machinery, equipment, fixtures, and furnishings contained in such buildings.

Financial assistance programs affected include loans and grants from agencies such as the Department of Veterans Affairs, Farmers Home Administration, Federal Housing Administration, Small Business Administration, and Federal Emergency Management Agency. The requirement also applies to secured mortgage loans from financial institutions, such as commercial lenders, savings and loan associations, savings banks, and credit unions that are regulated, supervised or insured by Federal agencies such as the Federal Deposit Insurance Corporation and the Office of Thrift Supervision. It also applies to all mortgage loans purchased by Fannie Mae or Freddie Mac in the secondary mortgage market.

How it Works: Before a person can receive a loan or other financial assistance from one of the affected agencies or lenders, there must be a check to see if the building is in a Special Flood Hazard Area (SFHA). The SFHA is the base (100-year) floodplain mapped on a Flood Insurance Rate Map (FIRM). It is shown as one or more zones that begin with the letter "A" or "V".

Copies of the FIRM are available for review in most local government building or planning departments. Many lenders and insurance agents also have copies. It is the agency's or the lender's responsibility to check the FIRM to determine if the building is in an SFHA, although many communities provide assistance.

If the building is in a SFHA, the agency or lender is required by law to require the recipient to purchase a flood insurance policy on the building. The requirement is for structural coverage equal to the amount of the loan (or other financial assistance) or the maximum amount available, whichever is less. The maximum amount available for a single-family house is $250,000.

The mandatory purchase requirement does not affect loans or financial assistance for items that are not covered by a flood insurance policy, such as vehicles, business expenses, landscaping, and vacant lots. It does not affect loans for buildings that are not in the SFHA, even though a portion of the lot may be flood prone. While not mandated by law, a lender may require a Flood Insurance Policy as a condition of a loan for a property in any zone on a Flood Insurance Rate Map.

Source: Federal Emergency Management Agency (FEMA)

APPRAISERS' QUALIFICATIONS

QUALIFICATIONS OF RICHARD W. BASS

Economic conditions, land use, zoning, environmental (flora/fauna), hazardous contamination and a myriad of other development regulations and limitations all impact the valuation process. This analyst has been involved with the development of various forms of land use regulations (comprehensive plans, zoning ordinances, & sign codes), has planned projects, reviewed proposed projects from a governmental regulation viewpoint and developer viewpoint; has conducted real estate appraisals, reviewed appraisals for lenders, local governments and developers; diminution in value/detrimental condition appraisals; has conducted market studies, feasibility studies, absorption studies, project analysis, parking studies, and highest and best use studies; and, has been involved in numerous eminent domain cases including impact analysis, diminution in value cases (hazardous contamination properties), valuation of easements, title policy cases, sign valuation, appraisal review and preparation of appraisals for both the private and public sectors for litigation purposes.

PROFESSIONAL AFFILIATIONS/MEMBERSHIPS

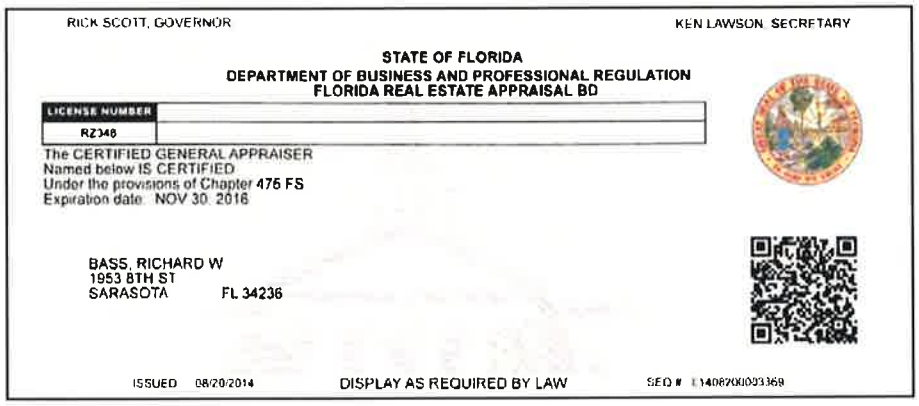
Appraisal Institute
American Institute of Certified Planners
National Association of Business Economist (retired)
National Society of Appraiser Specialists
International Association of Assessing Officers
American Economic Association
American Marketing Association
National Association of Master Appraisers
National Society of Environmental Consultants
National Golf Foundation, Professional Member

PROFESSIONAL DESIGNATIONS

MAI - Member Appraisal Institute
MSA - Master Senior Appraiser
BCBA - Board Certified Business Appraiser (retired)
EAC - Environmental Assessment Consultant (retired)
AICP - American Institute of Certified Planners (retired)
CRA - Certified Review Appraiser (retired)

LICENSES

Florida - State-Certified General Real Estate Appraiser RZ348
Florida - Real Estate Broker License, BK 0378343
Florida - USPAP Instructor's Permit GA 10000062 (retired)
Florida - General Appraiser, Instructor's Permit GA 1000062
Ohio - Cert. General R.E. Appraiser 2014002127
Alaska Certified General Real Estate Appraiser, Courtesy License


RICK SCOTT, GOVERNOR
KEN LAWSON, SECRETARY
STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD
LICENSE NUMBER
RZ348
The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS
Expiration date: NOV 30, 2016
BASS, RICHARD W
1953 8TH ST
SARASOTA FL 34236
ISSUED 08/20/2014
DISPLAY AS REQUIRED BY LAW
SEQ # 1408200003369

EXPERT WITNESS

Qualified in Federal and Florida Circuit Courts as an expert witness: Real Estate Appraiser, Land Planner, and Economist.

Topics include: Real Estate Appraisal/Sign Valuation
Land Planning/Zoning/Comprehensive Planning
Economist/Marketing

LOCAL & STATE GOVERNMENT APPOINTMENTS

Current	**Special Hearing Magistrate**	-	Value Adjustment Board Sarasota County, FL
Past	**State Appraisal Board**	-	Expert witness for the Appraisal Board, Department of Business & Professional Regulation, State of Florida.
	Council Member	-	Reinventing Government Council,
	Board Member	-	Rosemary Redevelopment Advisory Board, Sarasota, FL
	Special Hearing Master	-	Value Adjustment Board, Sarasota County, FL

LOCAL & STATE GOVERNMENT APPOINTMENTS COMMITTEES

Past

Save Our Bays Association - President, Board of Directors (local)
Parking Committee - City of Sarasota Redevelopment Department (local)
Technical Advisory Committee - City Comprehensive Plan (local)
School Board Advisory Committee - Sarasota School Board (local)
Sarasota Chamber of Commerce - Committee for Economic Development (local)

PUBLICATIONS/ARTICLES

If its Zoned, Why Can't I Build On It?, NARA/MU, 1985 Scottsdale, AZ,

What's a Sign Worth, Death of a Retailer, SignsOfTheTimes, ST Publications, Inc., 1996 Cincinnati, OH

The Economic Worth of On-Premise Signage, Research and Valuation Techniques, Claus, R. James; Bass, Richard W., 1998 Sherwood, OR

Are Planners Truly Planning for the Economic Well Being of Their Community and for Themselves, Overview, FPZA, 1998 Tallahassee, FL

Sign = More Revenue, Fewer Print Ads, SignsOfTheTimes, ST Publications, Inc., Jan. 1999 Cincinnati, OH

Do Signs Economically Benefit Non-Profits? SignsOfTheTimes, ST Publications, Inc., 2006 Cincinnati, OH

Valuation of the Primary Guidance System for our Mobile Society, Appraising On-Premise and Other Forms of Signage for Optimal Asset Management; Robert J. Claus, Ph.D., Edwin Baker, Richard Bass, MAI/AICP, Signage Foundation, 2001

SPEAKING ENGAGEMENTS

1995	- Speaker,	***"Sign Valuation - Case Studies"*** Signs and Land Use Controls Conference, Reston, Virginia
1996	- Speaker,	***"Sign Valuation - What's A Sign Worth?"*** Identity Management Conference, Pinehurst, N.C.
1998	- Instructor,	***"Appraisal Practices for Valuation/Evaluation of the Commercial/Retail Site and Its Signage"***, including Case Studies, Signage Foundation, Orlando, FL.
1998	- Speaker,	***"Establishing Value for a Commercial Site's Visibility Component"***, National Sign Users Conference on Sign Regulations and Marketing, International Sign Association (ISA), Orlando FL.
1999	- Speaker,	***"The On-Premise Business Sign, What Its Really Worth & How to Prove It"***, National City Planners & Sign Users Conference, Mid West Sign Association & Signage Foundation for Communication Excellence, Inc., Columbus, OH.
2000	- Speaker,	***"The Value of On-Premise Signage and Dealing with Local Government"***, International Council of Shopping Centers, CenterBuild Conference, Scottsdale, AR.
2003	- Speaker,	***"The Impact of Sign Regulation on Market Activities and Business Valuation"*** Best Practices Manual Commercial and Political Place Based Speech Regulations, National Signage Research Symposium ; U.S. Small Business Administration & Signage Foundation for Communication Excellence, Inc.
2004	- Speaker	***"Commercial and Political Place-Based Speech Regulations"*** Toward a Best Practices Manual, National Signage Research Symposium Workshop; U.S. Small Business Administration & Signage Foundation for Communication Excellence, Inc.
2004	- Speaker	***"The Value of On-Premise Signs"*** *CLE International*, Tampa, Florida.
2005	- Speaker	***"Implementation of Best Practices in Commercial Placed-Based Signage"*** National Signage Research Symposium; U.S. Small Business Administration, University of Nevada at Las Vegas College of Business, & Signage Foundation for Communication Excellence, Inc., Las Vegas, NV.
2006	- Speaker	***"Valuation of the Primary Guidance System for our Mobile Society, Appraising On-Premise and Other Forms of Signage for Optimal Asset Management"***, Transportation Research Board, National Academy of Science, Washington DC.
2006	- Speaker	***"The Advertising Value of Digital Imaging and Signage"***, Case Studies, The Signage and Graphics Summit, SGIA and ISA, Palm Harbor, Fl
2006	- Speaker	**"Legal & Appraisal Issues"**, Signage and Identity Symposium, Las, Vegas, NV
2006	- Instructor	***The Sign Valuation Process and Damage Calculations;*** ***Time, Place and Manner Standards for Sign Regulations and Federal Compensation Requirements;*** ***Designing Effective Signage and Protecting the right to Use it; Projections and Compensation for the Value of Signage Under Federal Law;*** Signage & Identity Symposium, CLE for Attorneys and Appraisers; U.S. Small Business Administration (SBA) & The Signage Foundation for Communication Excellence, Las Vegas, NV
2011	- Speaker	**"An Appraisers View of the Value of Signage"**, Signage and Graphics Summit, ST Media Group International, Tampa, Fl
2011	- Speaker	**Planning for Sign Code Success**, Seattle, Phoenix & Dallas, Continuing Education, AICP/APA
2012	- Speaker	**Planning for Sign Code Success**, Orlando, Continuing Education, AICP/APA
2013	Speaker	**Planning for Sign Code Success**, Huntsville, Raleigh-Durham, Continuing Education, AICP/APA

GENERAL AND APPRAISAL EDUCATION

1976 - Bachelor of Science in Urban Planning & Environmental Management
1980 - Transfer of Development Rights (TDR) in Florida
1980 - 1A-1: Principles and Practices, AIREA
1981 - Transfer of Development Rights (TDR) in The U.S.
1983 - 1A-2: Basic Valuation Procedures, AIREA
1983 - 1B-1: Capitalization Theory, AIREA
1984 - 8-3 Standards of Professional Practice, AIREA
1985 - 1B-B Capitalization Theory, AIREA
1986 - 1B-A: Capitalization Theory, AIREA
1986 - 2-1: Case Studies in Real Estate Valuation, AIREA
1986 - HP-12C Basic and Advanced Seminars, AIREA
1986 - Analyzing Retail Opportunities, Market & Feasibility Techniques, Georgia Institute of Technology
1987 - R41b Seminar
1987 - Rates, Ratios & Reasonableness, AIREA
1987 - 1986 IRS Tax Code & Real Estate Property Valuation, AIREA
1987 - 4: Litigation Valuation, AIREA
1988 - Retail Market Analysis-CBD's & Neighborhood by the Georgia Institute
1988 - Retail Market Analysis, Georgia Institute of Technology, Atlanta, GA.
1989 - Professional Practice, Society of Real Estate Appraisers, Sarasota, FL.
1990 - Environmental Assessments for Real Estate; MCC, Bradenton, FL.
1991 - Strategic Retail Market Analysis; Georgia Institute of Technology
1991 - 8-2: Residential Valuation Appraisal Institute.
1991 - Core Law; Florida Real Estate Commission
1992 - Standard of Professional Appraisal Practices Parts A & B, Appraisal Institute
1992 - EPA's Underground Storage Tank Requirements; Environmental Resource Center
1992 - Environmental Site Assessment; Lincoln Graduate Center
1993 - Professional Standards, USPAP Update, Core Law For Appraisers, Appraisal Institute
1994 - Comprehensive Appraisal Workshop, Ted Whitmer, Dallas, Texas.
1994 - Americans With Disabilities Act (ADA) Seminar, Appraisal Institute, Ft. Myers, FL
1994 - Sign Regulations, AICP, Chicago, IL
1995 - Highest & Best Use and Market Analysis Appraisal Institute, Tampa, FL
1996 - Core Law Review Seminar, Sarasota FL
1997 - Principles of Business Appraisal, Lincoln Graduate Center, NAMA, Orlando, FL
1998 - Transaction Brokerage & Agency, Florida Association of Realtors, Sarasota, FL
1998 - Valuation of Detrimental Conditions in Real Estate, Appraisal Institute, Miami, Fl.
1998 - 430: Standards of Professional Practice, Appraisal Institute, Tampa, FL
1998 - Appraisal Practices Valuation/Evaluation of Commercial/Retail Site & Signage, AI, Orlando, FL
1999 - 1999 USPAP Review, The Appraisal Foundation, Washington, DC.
1999 - 1999 USPAP Instructor Training, The Appraisal Foundation, Washington, DC.
1999 - Instructor Seminar, Florida Real Estate Commission & Real Estate Appraisal Board, Bradenton, FL
1999 - Florida Core Law, Florida Real Estate Commission, Bradenton, FL
1999 - Brokers Continuing Education, Real Estate, Sarasota, FL
2001 - 2001 USPAP Update for Instructors & Regulators, Appraisal Foundation, Orlando, FL
2001 - Property Tax in Florida, Lorman Education Services, Sarasota, FL
2001 - Developing Golf Courses and Residential Communities, ULI, Charleston, SC
2001 - Apartment Appraisal, Appraisal Institute, Tampa, FL
2001 - Comprehensive Appraisal Workshop, Ted Whitmer, Tampa, FL
2001 - Realtor's Core Law Update, Real Estate Education Company, Sarasota, FL
2001 - 430 Standards of Professional Practice, Part C, Appraisal Institute, Tampa, FL
2002 - 800: Separating Real Property From Intangible Business Assets, Appraisal Institute, Boca Raton, FL
2002 - Environmental/Property Damage/Standards/Due Diligence, Valuation Strategies, Ai, Toronto, CA
2003 - Instructors Continuing Education Seminar, Florida Real Estate Appraisal Board, Kissimmee FL
2004 - Brokers Continuing Education, Real Estate, Sarasota, FL
2004 - The Appraisal of Real Estate Conference, CLE International, (Faculty member) Tampa, FL
2004 - Business Practices and Ethics, Appraisal Institute, Boca Raton, FL
2004 - Inverse Condemnation, An Appraiser's Dilemma, Appraisal Institute, Boca Raton, FL
2004 - USPAP Update & Core Law, McKissock, Sarasota, FL
2004 - Appraisers Liability in Residential Appraising, Appraisal Institute, Venice, FL
2004 - Appraising the Appraisal: Understanding the Appraisal Review Process, ABA, AI, Sarasota, FL
2005 - Instructors Cont. Education, Core Law Update, Appraiser License Law Update, FREC/ FREAB, Sarasota, FL
2005 - The Professional's Guide to the URAR Form Report, Appraisal Institute, Ft. Myers, FL
2005 - 26th Annual Legal Seminar, IAAO, Chicago, IL
2006 - Litigation Valuation, Appraisal Institute, Chicago, IL

2006 - USPAP Update, McKissock, Sarasota, FL
2006 - Eminent Domain, CLE International, Tampa, FL
2007 - Instructors Cont. Education, Core Law Update, Appraiser License Law Update, REC & FREAB Sarasota, FL
2007 - Valuing Real Estate in a Changing Market, Institute of Real Estate Studies, Sarasota, FL.
2007 - Analyzing Distressed Real Estate, Appraisal Institute, Sarasota, FL.
2008 - Florida State Law Update for Real Estate Appraisers, AI, St. Pete, FL
2008 - Florida Supervisor Trainee Roles and Rules, AI, St. Pete, FL
2008 - AI-100 Summary Appraisal Report Residential, AI, Sarasota, FL
2008 - Inspecting the Residential "Green House", AI Rotonda, FL
2008 - National USPAP Update, AI, Sarasota, FL
2009 - Instructors Cont. Education, Core Law Update, Appraiser License Law Update, FREC/FREAB Sarasota, FL
2009 - Department of Revenue, Value Adjustment Board Special Magistrate Training, FL
2009 - Business Practices and Ethics, Appraisal Institute, Ft. Lauderdale, FL
2010 - Appraisal Curriculum Overview, Appraisal Institute, Orlando, FL
2010 - Valuation by Comparison, Residential Analysis & Logic, Appraisal Institute, Bradenton, FL
2010 - National USPAP Update, AI, Sarasota, FL
2010 - Florida State Law Update for Real Estate Appraisers, Sarasota, FL
2010 - Florida Supervisor Trainee Roles and Rules, Sarasota, FL
2010 - Valuation of Detrimental Conditions in Real Estate - Update, AI, Tampa, FI
2010 - Conservation Easement Valuation, AI, Ft. Lauderdale, FL
2011 - Analyzing the Effects of Environmental Contamination on Real Property, AI, Bradenton, FL
2012 - Trial Components: Recipe for Success or Failure, AI, Ft. Myers, FL
2012 - Fundamentals of Separating Real & Personal Property and Intangible Business Assets, AI, Orlando, FL
2012 - National USPAP Update, American Society of Appraisers, Sarasota, FL
2012 - Florida State Law Update for Real Estate Appraisers, McKissock, Sarasota, FL
2012 - Instructors Cont. Education, Core Law Update, Appraiser License Law Update, FREC/FREAB Sarasota, FL
2012 - IRS Valuation, Appraisal Institute
2012 - Impairment Testing: The When and How for Financial Reporting, Appraisal Institute
2012 - Trial Components: Receipt for success or Failure, Appraisal Institute
2013 - The Appraiser as an Expert Witness" Preparation & Testimony, Appraisal Institute, Ft. Lauderdale, FL
2013 - Complex Litigation Appraisal Case Studies, Appraisal Institute, Orlando, FL
2013 - Reducing Appraisers Liability Using AZ765 ANSI Measuring Standards, Orland, FL
2013 - Marina Valuation Overview, Appraisal Institute, Chicago, IL
2013 - Instructors Cont. Ed., Core Law Update, Appraiser License Law Update, FREC/FREAB, Palm Beach, FL
2013 - USPAP Update, Center of Real Estate Studies, Sarasota, FL
2014 - Fannie Mae Appraisal Guidelines, Appraisal Institute, Tampa, FL
2014 - Golf Course Property Valuation, Appraisal Institute
2014 - Litigation Assignments for Residential Appraisals, Doing Expert Work on Atypical Cases, AI, St. Pete, FL
2015 - Mold, Pollution and the Appraiser
2015 - Ohio Fair Housing, McKissock
2015 - The Dirty Dozen, McKissock
2015 - Introduction to Legal Description, McKissock
2015 - Instructors Continuing Education, Core Law Update, Appraiser License Law Update, FREC & FREAB
2015 - Commercial Cost Approach Certification, Marshall and Swift, New Orleans, LA
2016 - USPAP Update, American Society of Appraisers, Tampa, FL

SUSAN M. FLETCHER

Bass & Associates, Inc. has been involved with the development of various forms of land use regulations (comprehensive plans, zoning ordinances, & sign codes), planned projects, reviewed proposed projects from a governmental regulation viewpoint and developer viewpoint; has conducted real estate appraisals, reviewed appraisals for lenders, local governments and developers; has conducted market studies, feasibility studies, absorption studies, project analysis, parking studies, and highest and best use studies; and, has been involved in numerous eminent domain cases including impact analysis, appraisal review and preparation of appraisals for both the private and public sectors for litigation purposes.

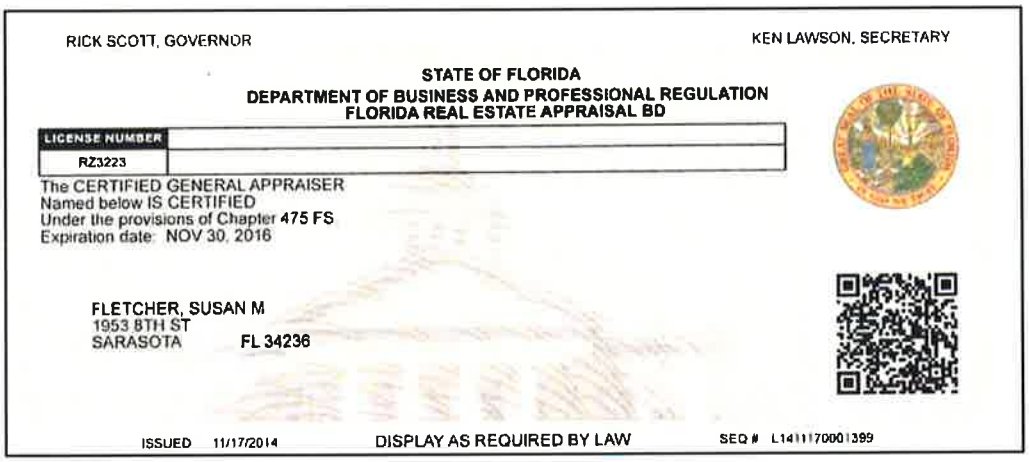
Ms. Fletcher is a State-Certified General Real Estate Appraiser and has been involved with a variety of appraisal assignments for both the public and private sectors. At present, Ms. Fletcher's focus is on valuation and support services for commercial assignments.

APPRAISAL EXPERIENCE

Associate: Bass & Associates, Inc. 2004 - Present

PROFESSIONAL AFFILIATIONS/MEMBERSHIPS

Appraisal Institute: Practicing Affiliate



RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

LICENSE NUMBER
RZ3223

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS
Expiration date: NOV 30, 2016

FLETCHER, SUSAN M
1953 8TH ST
SARASOTA FL 34236

ISSUED 11/17/2014 DISPLAY AS REQUIRED BY LAW SEQ # L1411170001399

GENERAL AND APPRAISAL EDUCATION

1997 - Bachelors of Science in Criminology, Florida State University, Tallahassee, Florida.
2004 - FREAB Registered Trainee Appraiser, AB-1, Ed Klopfer School of Real Estate, Tampa, Florida
2005 - USPAP, National Uniform Standards of Professional Appraisal Practice, Appraisal Institute, Tampa, Florida.
2005 - FREAB Certified Residential Appraisal, AB-II, Ed Klopfer School of Real Estate, Sarasota, Florida.
2006 - USPAP Update and Florida Law, McKissock School of Real Estate, Tampa, Florida.
2006 - Appraisal Trends, Disclosures & Disclaimers, Appraisal Review, McKissock School of Real Estate, Tampa, Florida.
2006 - Course-310; Basic Income Capitalization, Appraisal Institute, Tampa, Florida.
2007 - A professional's guide to Conservation Easements, Appraisal Institute, Las Vegas, Nevada.
2007 - Making Sense of GIM's, OAR's, and DCF's, Appraisal Institute, Las Vegas, Nevada.
2007 - What's in store for 2008? Appraisal Institute, Las Vegas, Nevada.
2007 - General Market Analysis and Highest & Best Use; Appraisal Institute, Boca Raton, Florida.
2007 - USPAP; National Uniform Standards of Professional Appraisal Practice, Cook Real Estate School, St. Petersburg, Florida.

2008 - 3-Hour Core Law & Florida Supervisor/Trainee Roles and Rules, Appraisal Institute, Tampa, Florida.
2008 - 7-Hour USPAP Update, Appraisal Institute, Tampa, Florida.
2009 - Real Estate Finance, Statistics, and Valuation Modeling, Appraisal Institute, Tampa, Florida.
2009 - Appraisal of Local Retail Properties, Appraisal Institute, Ft. Myers, Florida
2010 - Business Practice & Ethics; Appraisal Institute, Orlando, Florida.
2010 - 7-Hour USPAP Update; Appraisal Institute, Lakewood Ranch, Florida
2010 - 3-Hour Florida Law & Supervisor/Trainee Roles and Rules; Appraisal Institute, Lakewood Ranch, Florida
2011 - General Appraiser Report Writing & Case Studies; Appraisal Institute, Tampa, Florida
2011 - Advanced Income Capitalization, Appraisal Institute, Maitland, Florida
2012 - 7-Hour USPAP Update, McKissock School of Real Estate, Sarasota, Florida
2012 - 3-Hour Florida Law, McKissock School of Real Estate, Sarasota, Florida
2013 - Introduction to Land Valuation Seminar, Appraisal Institute, Tampa, Florida
2013 - Marina Valuation overview, Appraisal Institute, Webinar
2013 - Insurance Replacement Valuation: An Emerging Appraisal Discipline, Appraisal Institute, Webinar
2013 - Advanced Market Analysis and Highest & Best Use, Appraisal institute, Orlando, Florida
2013 - Lessons from the Old Economy: Working In The New, Appraisal Institute, Bradenton, Florida
2014 - Golf Course Property Valuation: Know Your Handicap, Appraisal Institute, Webinar
2014 - 7-Hour USPAP Update, Appraisal Institute, Sarasota, Florida
2014 - 3-Hour Florida Law, Appraisal Institute, Sarasota, Florida
2015 - Evaluating the Evaluation, Appraisal Institute, Webinar
2015 - Commercial Cost Approach Certification, Marshall and Swift, New Orleans, LA
2016 - 7-Hour USPAP Update, McKissock School of Real Estate, Fort Myers, Florida
2016 - 3-Hour Florida Law, McKissock School of Real Estate, Fort Myers, Florida
2016 - How to Recognize and Avoid Mortgage Fraud, McKissock School of Real Estate, Fort Myers, Florida
2016 - Exploring Appraiser Liability, McKissock School of Real Estate, Fort Myers, Florida

STATE LICENSES

State-Certified General Real Estate Appraiser RZ3223