



MINUTES OF THE CITY COUNCIL REGULAR MEETING
CITY OF NEW PORT RICHEY

NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA

March 1, 2022

7:00 PM

ORDER OF
BUSINESS

1. Call to Order – Roll Call

The meeting was called to order by Mayor Rob Marlowe at 7:00 p.m. Those in attendance were Deputy Mayor Chopper Davis, Councilman Peter Altman, Councilman Matt Murphy and Councilman Mike Peters.

Also in attendance were City Manager Debbie L. Manns, City Attorney Timothy Driscoll, City Clerk Judy Meyers, Police Chief Kim Bogart, Fire Chief Chris Fitch, Public Works Director Robert Rivera, Library Director Andi Figart, Parks and Recreation Director Kevin Adams, Technology Solutions Director Bryan Weed and Human Resources Manager Bernie Wharran.

2. Pledge of Allegiance

3. Moment of Silence

4. Approval of February 15, 2022 Regular Meeting Minutes

Motion was made to approve the minutes as presented.

Motion made by Matt Murphy and seconded by Mike Peters. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

5. Proclamation - Chasco Fiesta 100th Anniversary

Cami Austin accepted the parchment from Mayor Marlowe.

6. Proclamation - Problem Gambling Awareness Month (By Title Only)

Mayor Marlowe read the proclamation by title only.

7. Vox Pop for Items Not Listed on the Agenda or Listed on Consent Agenda

Mayor Marlowe opened the floor for public comment. John Kane, 6041 Florida Ave., NPR came forward to speak regarding feral cats. He suggested City Council look into adopting an ordinance to

prohibit the feeding of feral cats. Hadzi Palevic from Good Eats, 5114 US 19, NPR came forward to speak about citations received for vehicle advertising. Nathan Pollock, 6153 Massachusetts Ave., NPR came forward to speak regarding pole signs and the sign at his business. With no one else coming forward for public comment, Mayor Marlowe closed Vox Pop.

8 Consent Agenda

Motion was made to accept the Consent Agenda.

Motion made by Chopper Davis and seconded by Pete Altman. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

a Parks and Recreation Advisory Board Minutes - January 2022

b Purchases/Payments for City Council Approval

9 Business Items

a Appeal of Order to Demolish RE: 6523 U.S. Highway 19, the Former La Casa Inn

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item is to hear the applicant's appeal from an Order to Demolish for the former La Casa Inn located at 6523 U.S. Highway 19. This is a quasi-judicial hearing and City Council disclosed there were no ex-parte communications. The Order to Demolish is for the most westerly buildings. The subject property is 2.17 acres located on the southwest corner of US Highway 19 and Green Key Road, and lies in the AE flood designation, with a Base Flood Elevations of 10 and 11 (the elevation change occurs at the easternmost two-story structure). The site contains approximately 58,900 square feet of commercial buildings comprised of an office and two two-story buildings consisting of a total of 120 hotels rooms. City Manager Manns stated as a matter of record, on May 6, 2021, the two-story structure, most westerly, was inspected by the City's Building Official, Fire Marshal, and Code Enforcement Officers. The Building Official determined at that time that the structure met the criteria for demolition as outlined in the City's Code of Ordinances. As a result of that determination, an Inspection Warrant was obtained on May 7, 2021 to receive access into the additional buildings located on the subject property. On May 10, 2021 staff conducted a second inspection of the property. On May 19, 2021, the owner was notified by certified mail of the Order to Demolish, and given 30 days to appeal. The Notice stated that the owner may, within 60 days of date of Notice, demolish and clear the site by hiring a contractor of choice. Also on this date, the property was posted, the Notice was recorded in Pasco County Public Records, and the Notice appeared in the Tampa Bay Times on May 19th and 26th. The City's Code of Ordinances states that the Building Official must find the existence of one or more of seven possible criteria. The Order to Demolish was issued based on the existence of the following four criteria:

- Section 6-185(2) – The structure is so unsanitary or so utterly fails to provide the amenities essential to decent living that it is manifestly unfit for human habitation, or is likely to cause sickness or disease, so as to work injury to the life, health or safety on the general public or occupant. “Amenities essential to decent living” include, but are not limited to, the availability of potable water, at least one (1) working toilet, and protection from exposure to the elements.
- Section 6-185(3) - The structure, or a portion thereof, as a result of decay, deterioration, or dilapidation is likely to fully or partially collapse.
- Section 6-185(4) - The condition of the structure, or a portion thereof, poses an immediate threat to life or property by fire or other causes.
- Section 6-185(6) – There is a serious and substantial falling away, hanging loose, or loosening of the siding, block, brick, or other building material creating a hazard for occupants or the public.

Under Section 6-190 of the City's Code of Ordinances, the owner or an interested party may appeal an Order to Demolish. On June 18, 2021, the owner's agenda submitted an appeal package. Under the

provisions set forth in Section 6-190 – Appeal to City Council in the City’s Code of Ordinances, the petitioner may appear to show:

- That the structure does not meet the criteria for demolition set out in, Section 6-185.
- That the structure cannot be demolished within the time specified by the order.
- That the structure can be reconstructed, repaired, or restored.

City Manager Manns stated that Mr. Patel was appealing the order to demolish based on the subsection that the structure can be reconstructed, repaired, or restored. He did not submit, along with the written petition for appeal, the following documentation regarding the proposed reconstruction, repair or restoration:

- a) list of proposed work to the structures,
- b) estimated cost,
- c) timetable for obtaining permits,
- d) timetable for completion of the work

Therefore, Mr. Patel and his representatives were granted an extension on the timeline in order to obtain the required detail. Since that time Mr. Patel has obtained the required information and on February 3, 2022 submitted it to the City’s Building Official for review. Mr. Patel and his agents have provided the attached construction documents that provide reasonable detail for repair of the code enforcement related issues as well as additional repairs to be made. The contractor has submitted the attached cost estimate as well as the FEMA worksheet detailing the cost estimate to conform to a maximum of 50% of the current market value. The contractor has also submitted the attached timetable for the repairs to be completed, estimated to be between three to four months after permitting has been completed and mobilization has started. City Manager Manns then highlighted the appraisal that the City had conducted for the property. Based on the current status of this project, the City’s Building Official would support providing a stay of the order to demolish to allow the owners and their agents an opportunity to repair the property.

Mr. Andre Perron came forward to speak. He stated they have engaged Spring Engineering and Marquis Contracting for this project. He stated they have addressed the FEMA situation and have the plans necessary for this project. Clay Matthews, 100 S. Ashley Drive, Suite 1490, Tampa came forward to support the appeal of the Order to Demolish. The owners have provided all of the documents that were requested.

City Attorney Driscoll stated that City Council also has the option to issue a stay for this order and that is his recommendation as it will allow for the property owners to obtain the permits to make the improvements. City Attorney Driscoll stated his recommendation would be a stay for 180 days. Deputy Mayor Davis stated that he cannot believe they let it get to the point where we would shut them down. He stated the improvements would not have been made unless we came knocking on the door. Councilman Murphy stated he agreed with Deputy Mayor Davis' comments. He stated in today's world especially in construction it is never the lower number but the higher number. Councilman Peters asked for clarification on the valuation and whether we were doing it all on the property or on each building and City Manager Manns stated only one building is slated slum and blight. The other buildings are in need of repair. Councilman Peters asked if the 50% rule was for the entire property or each building. City Manager Manns stated each building has been assigned a value. Councilman Altman stated we have to rely on the evidence that has been provided to us. Mayor Marlowe stated he agreed with Deputy Mayor Davis' comments that the building should have never been allowed to deteriorate that much. City Attorney Driscoll stated this stay only allows for the applicant to apply for and obtain the necessary permits. Councilman Altman asked if we have a law that a person cannot spend more than 50% do we have the right to ask for evidence for documentation that comes into support that.

Motion was made to approve City Attorney Driscoll's recommendation and issue a stay for the appeal for 180 days. The motion was then amended by Councilman Altman to add that documentation must be submitted.

Motion made by Chopper Davis and seconded by Matt Murphy. The Motion Passed. 4-1. Ayes: Altman, Davis, Marlowe, Murphy Nays: Peters

b Appeal of Order to Demolish RE: 6602 Candice Lane, Ronald Howarth

Mr. Howarth came forward and asked for a continuance on this item until the next regularly scheduled Council meeting. Motion to table until the next meeting.

Motion made by Pete Altman and seconded by Matt Murphy. The Motion Passed. 4-1. Ayes: Altman, Davis, Marlowe, Murphy Nays: Peters

c Request to Purchase WatchGuard In-Car Camera System

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the purchase of 15 in-car cameras from WatchGuard Inc. in an amount not to exceed \$117,277.50. This amount will be financed over the next five years with an annual payment of \$23,455.50. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Mike Peters and seconded by Chopper Davis. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

d Request to Purchase SIEMENS Secure Remote Access Management

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve a proposal from SIEMENS in the amount not to exceed \$56,999.78 for the purchase SIEMENS Secure Management for providing remote access to the City's SCADA network. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Chopper Davis and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

e Request for Purchase and Installation of Equipment for K-9 Vehicle Use

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the purchase and installation of equipment to outfit a spare older vehicle specifically for K-9 use at a total cost of \$8,026.90. Equitable sharing funds would be used for this request. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Chopper Davis and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

f Request to Donate Concrete Blocks to The Concourse in Hudson

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to declare four concrete blocks formerly used as benches on the Main Street Bridge as obsolete and request permission to donate them for use at The Concourse. In order to process this request, City Council must declare the blocks as obsolete and agree to donate the blocks as requested as long as The Concourse can pick up the blocks from Public Works. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Pete Altman and seconded by Chopper Davis. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

10 Communications

Mayor Marlowe stated he wanted to suggest if Mr. Kane was watching that perhaps he should tell his neighbor that feeding the cats is not a good idea. He stated leaving food outside attracts more than just

cats. Mayor Marlowe stated he took the DART into the downtown for dinner and it is a nice way of getting around town and suggested everyone give it consideration. Councilman Murphy stated it will be a big month with the Chasco events and the St. Patrick's Day event. Councilman Altman spoke regarding the Arnett Muldrow proposal and the changes in use along US19. He also spoke regarding the proposed guitar shop on Lemon. He suggested having the CRA take up looking at the component of side roads to accommodate business owners with parking requirements. Deputy Mayor Davis stated we are looking into rules and regulations for horse and carriages downtown and he was the first to ride as SIP was having an event tonight. He stated we should look at it more liberally. Councilman Peters spoke regarding the proposed mid-block crossing at US19 and Green Key Rd. He stated he has invited the FDOT Secretary to come and give more information at the March 15th meeting. Councilman Peters then spoke regarding the conditions that people were living in at the La Casa Inn. He apologized for not looking into it sooner. Councilman Peters stated that the County is working on new sign ordinances and suggested we could tweak ours as well. He also stated that small business owners need to do their homework and encouraged them to come in and talk to staff.

11 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 8:32 p.m.

(signed) _____
Judy Meyers, CMC, City Clerk

Approved: _____ (date)

Initialed: _____

I also included a PDF of the packet I put together depicting the businesses around me and their signs.

Again, thank you for your time today and I look forward to hearing back from you.

Respectfully,

Nathan S. Pollock

Patriot Stogies

(937)605-9875

"I am sending over the information on the city sign code, Chapter 13 – Section 13.06.00, referencing non-conforming signs and providing a link to the NPR City Code hosted by Municode below:"

13.06.00 - Nonconforming signs.

[SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD \(DOCX\) OF SECTIONEMAIL SECTIONCOMPARE VERSIONS](#)

1. Consistent with the public policy to restrict and eventually eliminate nonconforming uses and structures, it is the policy of the City that nonconforming signs shall be brought into conformity or removed as expeditiously as possible while allowing such signs to be maintained in the interim. A nonconforming sign that was lawfully erected may continue to be maintained: (a) until the nonconforming sign or sign structure meets the definition of abandoned or discontinued sign or sign structure or is substantially altered, damaged or destroyed, or (b) until the real property on which the sign is located is redeveloped, or (c) until the real property on which the sign is located is sold or transferred, whichever of the foregoing occurs first. At such time the sign is substantially altered, damaged or destroyed or at such time the real property is redeveloped or at such time as the real property is sold or transferred, the nonconforming sign must either (a) be removed or (b) be brought into conformity with all provisions of this article and with any other applicable law or regulation.

2. Except as otherwise provided in [section 13.06.00](#)(3) below, signs existing on December 7, 2004, which were not in compliance with previous regulations or ordinances are illegal signs and shall be brought into compliance with this article or removed within ninety (90) days of the effective date of this article.

3. Signs existing at the time of the enactment of Ordinance No. 1460 which became nonconforming by reason of Ordinance No. 1460 and are not the subject of a variance became illegal on July 21, 2003. Any such signs that remain are not subject to the ninety-day extension period provided for in [section 13.06.00](#)(2) and remain illegal and shall be removed.

(Ord. No. 1744, § I, 1-24-2005; Ord. No 2016-2078, § III, 5-17-2016)

[Municode Library](#)

Municode Library

MunicodeNEXT, the industry's leading search application with over 3,300 codes and growing!

Subject Re: Sign Options
To: [nathan pollock <pollockn20@yahoo.com>]
From Todd Ritchie <todd@accentneon.com>
Date Tue, Mar 1, 2022 at 1:23 PM

Nathan,

To put an aluminum pole cover over existing poles will cost between 3 and \$6,000.00. And that is using the existing poles. If engineer or the City require the poles to be increased to meet today's wind loads that that could cost an additional 2 to \$4000.00. Plus the Permit costs of around \$700.00 for permit, acquisition and engineering.

I would try to talk them out of the pole cover first with out mentioning engineering. I just know once engineering gets involved the whole sign is toast.

Todd Ritchie
Accent Neon & Sign Co./Todd's Contracting Corp.
1179 Ridgecrest Ct.
Palm Harbor, Fl. 34683
727 784 8414 sales office 727 458 8884 cell
Always hire a licensed Contractor
www.accentneon.com

From: [nathan pollock](#)
Sent: Tuesday, March 01, 2022 1:14 PM
To: todd@accentneon.com
Subject: Fw: Sign Options

From the NPR City Planner.

----- Forwarded Message -----

From: Chris Bowman <bowmanc@cityofnewportrichey.org>
To: pollockn20@yahoo.com <pollockn20@yahoo.com>
Cc: Cornelius, Brad <bcornelius@wadetrim.com>; Lisa Algieri <AlgieriL@CityofNewPortRichey.org>; Tammy Ledford <LedfordT@CityofNewPortRichey.org>; Brittney Love <LoveB@CityofNewPortRichey.org>
Sent: Thursday, February 3, 2022, 04:39:25 PM EST
Subject: RE: Sign Options

Nathan,

Staff discussed the proposed sign and determined that the design would still constitute as Pole sign and not a monument sign per our code.

Freestanding or pole sign shall mean any sign supported by poles, posts, or similar structural members that are placed on or anchored in the ground and that are independent of any building or other structure.

Monument sign shall mean any sign attached to a permanent foundation and not attached or dependent for support from any building, pole, posts, or similar uprights.

I tried finding an example of something that could sheath the poles. Below is the closest design I could find:





If there is another design that you would like to submit, we would be more than happy to look at it.



Chris Bowman, Planner

City of New Port Richey

5919 Main Street, New Port Richey, FL 34652

Desk: 727-853-1044 * City Hall: 727-853-1016 * Fax: 727-853-1052

Web: cityofnewportrichey.org * Email: bowmanc@cityofnewportrichey.org

Development Department - *Building a better tomorrow, starting today*

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Chris Bowman

Sent: Thursday, February 3, 2022 9:06 AM

To: pollockn20@yahoo.com

Cc: Cornelius, Brad <bcornelius@wadetrim.com>; Lisa Algieri <AlgieriL@CityofNewPortRichey.org>; Tammy Ledford <LedfordT@CityofNewPortRichey.org>

Subject: FW: Sign Options

Good Morning Nathan,

I have received your email. I am forwarding your email w/ attachment to staff.

We will review and address any comments we may have.



Chris Bowman, Planner

City of New Port Richey

5919 Main Street, New Port Richey, FL 34652

Desk: 727-853-1044 * City Hall: 727-853-1016 * Fax: 727-853-1052

Web: cityofnewportrichey.org * Email: bowmanc@cityofnewportrichey.org

Development Department - *Building a better tomorrow, starting today*

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From: nathan pollock [<mailto:pollockn20@yahoo.com>]
Sent: Thursday, February 3, 2022 8:22 AM
To: Chris Bowman <BowmanC@CityofNewPortRichey.org>
Subject: Sign Options

Chris,

I spoke to Frank at discount aluminum about what I was looking to do with the sign to bring it into compliance. He has been in the business for a while and had some concerns about high winds and what it could do if I wrapped the beams with one solid wrap. He offered an option that would look tasteful. He suggested I wrap the beams with individual aluminum columns.

I am still looking to put a flower bed around the base of the sign to give it some character.

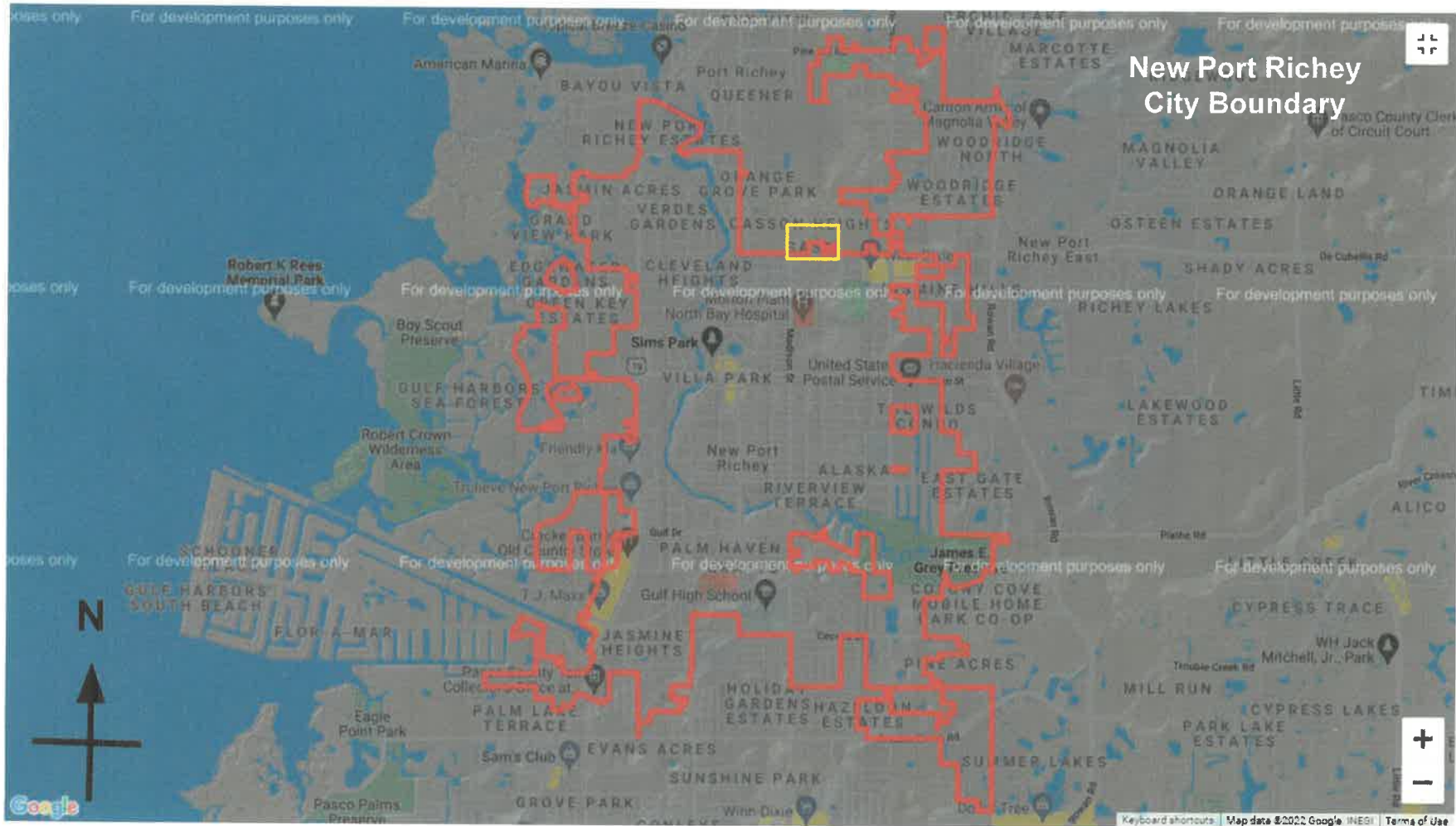
I attached an idea for the sign that I was hoping you could bounce off your team for their blessing before I move forward.

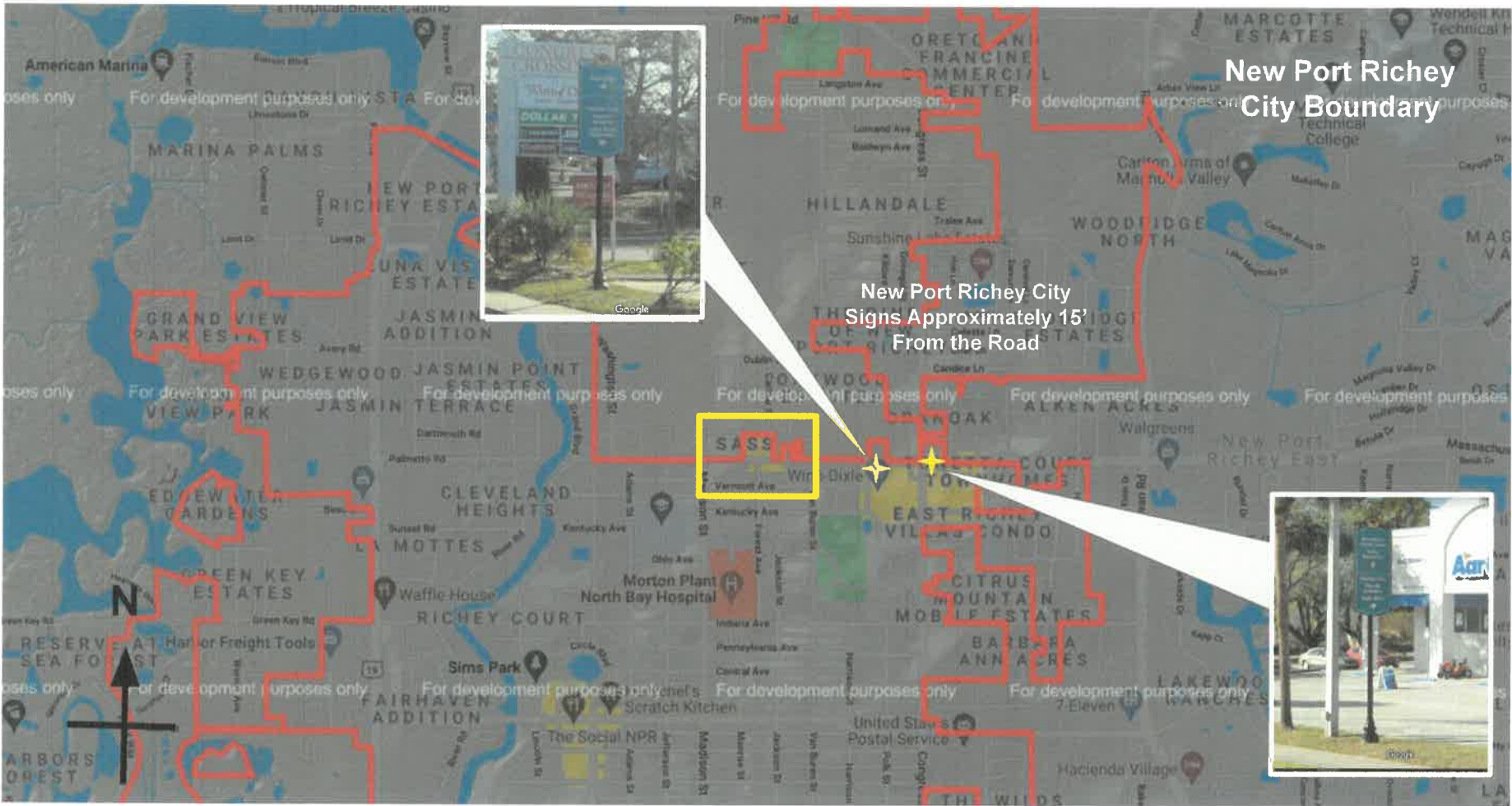
Respectfully,

Nathan S. Pollock

Patriot Stogies

(937)605-9875





**New Port Richey
City Boundary**

**New Port Richey City
Signs Approximately 15'
From the Road**



SASS





Massachusetts Ave
City Boundary

Antrim St

Viola Ln

Viola Ln

Marchoset St

GSM Discount
Bev. Sign

Spartan Manor
Sign

Sail Inn
Sign

6153
Mass.

Hydraulic
Sign

Van Buren St

N

Wheelchair
Stretcher Limo, Inc

Eden's Essential Elements

Ibritz Flower Decoratif
Florist

Covenant Signature
& Officiant Services

Ingrid's Used
Appliances and Repairs

EZ Krat

N



29'





SIGNS

N

GSM
DISCOUNT
BEVERAGE

SPARTAN
MANOR
BANQUET
HALL

18'

24'

Google

Image capture: Apr 2018 © 2022 Google United States Terms Privacy Report





SIGN



17'



Signs

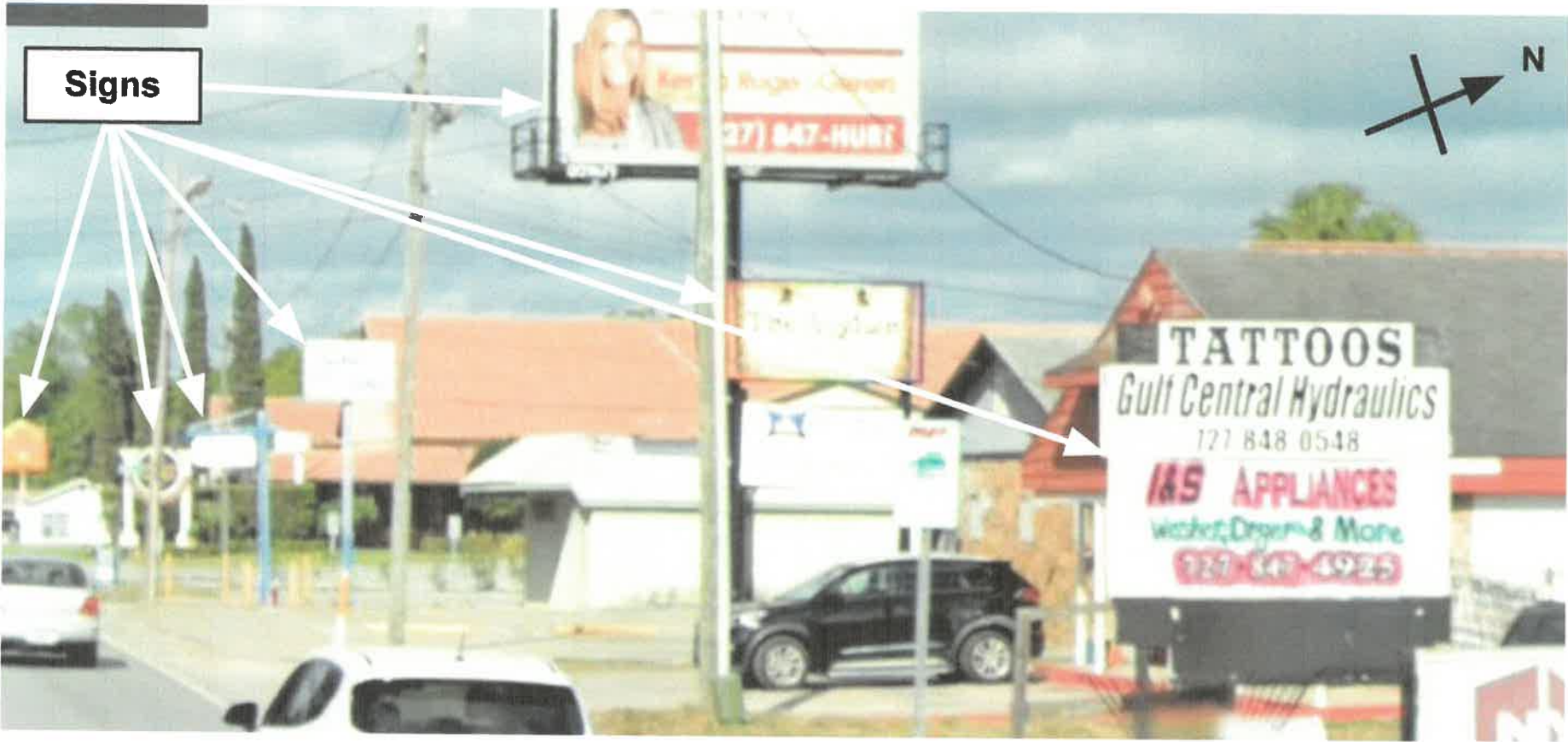
N

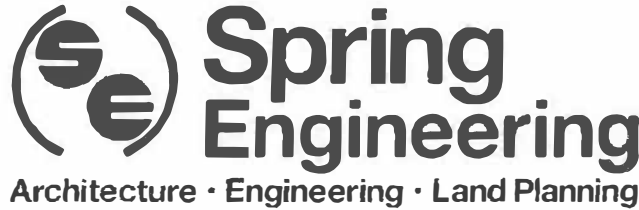
The Asylum

Sail Inn
Full Lodging

Y

ESTATE
16153 M...
Ave, New





February 3, 2022

Picked Up

Evolution Contracting, LLC
Dunedin, FL 33626

ATTENTION: Tom Pavel

REFERENCE: La Casa Inn
SEI Project No. 2021-16

SUBJECT: Renovation/Repair Plans

Dear Tom,

Attached herewith are three (3) sets of signed and sealed plans (9 Sheets Each – 24” x 36”) for the above referenced project for your use.

Please call our office if you have any questions or need additional information.

Sincerely,

SPRING ENGINEERING, INC.

Jessica E. Styron
Assistant Project Manager

/js

Enclosures

cc: Cheryl Henwood, SEI

Tampa Bay:
3014 US Highway 19
Holiday, FL 34691
Tel: 727-938-1516
Fax: 727-942-4174

sei@springengineeringinc.com
www.springengineeringinc.com

Atlanta:
1320 Ellsworth Industrial Blvd.
Suite A-1800
Atlanta, GA 30318
Tel: (404) 881-8370



BUILDING PERMIT APPLICATION

City of New Port Richey
Development Department
City Hall, 5919 Main Street, 1st Floor
New Port Richey, FL 34652
Phone: (727) 853-1047 Fax: (727) 853-1052

Permit # _____

Date Received: _____

The City of New Port Richey enforces the Florida Building Code
Please print clearly or type. Do not use pencil. Use N/A if not applicable.

Is this application the result of a **STOP WORK ORDER** or **NOTICE OF VIOLATION**? Yes No

SITE/OWNER INFORMATION

| | | | |
|---|--|------------|-----------------------|
| Job Name or Subdivision | Brown & Walker Sub | Job Cost | \$194,345.00 |
| Job Address | 6523 US Hwy 19 New Port Richey | Flood Zone | AE-11 |
| Parcel Number | 05-26-16-0530-00500-0000 | Zoning | _____ |
| Description of Work | Repair items to comply with code. Lobby-Reception Building | | |
| Owner's Name | AARA Hotels LLC | Phone | 727-348-9316 |
| Address | Same as above | City | State _____ Zip _____ |
| Fee Simple Title Holder (if other than owner) | _____ | Phone | _____ |
| Address | _____ | City | State _____ Zip _____ |

OTHER INFORMATION:

| | | | |
|--------------------|-------|-------|-----------------------|
| Mortgage Lender | N/A | Phone | _____ |
| Address | _____ | City | State _____ Zip _____ |
| Architect/Engineer | _____ | Phone | _____ |
| Address | _____ | City | State _____ Zip _____ |
| Bonding Company | _____ | Phone | _____ |
| Address | _____ | City | State _____ Zip _____ |

CONTRACTOR INFORMATION:

| | | | |
|----------------|----------------------------|-----------------|--------------|
| Company Name | Marquis Contracting Inc. | Phone | 813-727-4497 |
| Address | 23110 SR 54 #332 | City | Lutz |
| License Holder | Michael Kretzinger | State | FL |
| E-mail | marquiscontracting@msn.com | Zip | 33635 |
| | | DBPR# | CGC1517911 |
| | | Pasco License # | _____ |
| | | Fax # | 813-864-9933 |

Office Use:

A permit is a license to proceed with the work and not an authority to violate, cancel, alter, or set aside any provisions of the technical codes. It shall not prevent the Building Official from requiring correction of error in plans, construction or violation of any Code. Every permit shall become invalid unless the work authorized by such permit is commenced within six months of permit issuance. Ordinance #2015-2053 states: If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment pursuant to the provisions of the Florida Building Code, a new permit covering the proposed construction must be obtained before proceeding with the work. If a new permit is not obtained within 30 days from the date the initial permit became null and void, the building official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on application, providing the work in place and required to complete the structure meets all applicable regulation in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of re-issuance. The extension shall be requested in writing to the Building Official. Failure to obtain an approved inspection within 180 days of the previous approved inspection shall constitute suspension or abandonment. (FBC 2010, Chapter 1 Section 105.5)

SUBCONTRACTOR SIGN-ON:

| | | | |
|-----------------------|-------|-----------------|-------|
| ELECTRICAL | | Phone | _____ |
| Address | City | State | Zip |
| Qualifier's Signature | DBPR# | Pasco License # | _____ |
| PLUMBING | | Phone | _____ |
| Address | City | State | Zip |
| Qualifier's Signature | DBPR# | Pasco License # | _____ |
| MECHANICAL | | Phone | _____ |
| Address | City | State | Zip |
| Qualifier's Signature | DBPR# | Pasco License # | _____ |
| ROOFING | | Phone | _____ |
| Address | City | State | Zip |
| Qualifier's Signature | DBPR# | Pasco License # | _____ |

APPLICANT'S AFFIDAVIT:

WARNING TO PROPERTY OWNERS: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Final Inspections are required for all permits issued. Failure to comply with this Code could lead to a Code Enforcement fine. I certify that all the information in this application is accurate and in compliance with all applicable laws regulating construction, zoning and land development. Application is hereby made to obtain a permit to do work and installation as indicated. I certify that no work or installation has commenced prior to issuance of a permit and that all work will be performed to meet standards of all laws regulating construction, Florida Building Code, and City Codes and ordinances. I also certify that I understand that the regulations of other government agencies may apply to the intended work, and that it is my responsibility to identify what actions I must take to be in compliance.

SIGNATURE [Signature]
Owner or Agent

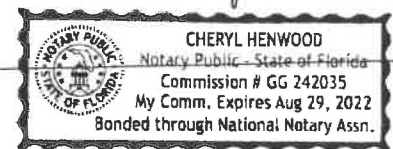
SIGNATURE [Signature]
Contractor of Record

STATE OF FLORIDA
COUNTY OF Pasco
The foregoing instrument was acknowledged before me this 2nd day of February, 2022 by Kunj V. Patel
(name of person acknowledging), who is personally known to me or has produced (type of identification) _____ as identification.

STATE OF FLORIDA
COUNTY OF Pasco
The foregoing instrument was acknowledged before me this 3rd day of February, 2022 by Thomas M. Pavel
(name of person acknowledging), who is personally known to me or has produced (type of identification) _____ as identification.

NOTARY PUBLIC [Signature]

NOTARY PUBLIC [Signature]





SUBSTANTIAL IMPROVEMENT SUMMARY SHEET

DATE: 2-2-2022

JOB ADDRESS: 6523 US Hwy 19, New Port Richey, FL. 34652

PROPERTY OWNER: AARA Hotels LLC PHONE: 727-348-9316

JOB DESCRIPTION: Repair items to comply with code. Upgrade selected rooms that have not been previously upgraded.

APPROXIMATE YEAR BUILT: 1974 ELEVATION CERTIFICATE: NO LOWEST FLOOR PER EC: _____
(yes/no)

BASE FLOOD ELEVATION: AE-11 DESIGN FLOOD ELEVATION: _____ DRY FLOODPROOFING: _____
(Comm Only/Certificate Required) (yes/no)

TYPE OF CONSTRUCTION: 5-B un-sprinkled TYPE OF PERMIT: Repair
(Residential / Commercial) (Alteration, Addition, Repair, Reconstruct)

MARKET VALUE: \$830,478.00 (PROPERTY APPRAISER x or APPRAISAL _____)

Construction Value: an itemized breakdown of estimated material / labor costs. The Cost Evaluation Worksheet included in this packet must be submitted with this form.

MARKET VALUE DETERMINATION

Market Value of a structure must be determined by a recent appraisal completed within the last 12 months, or The Property Appraisers building valuation or as determined by The Property Appraiser. A signed & sealed copy of the appraisal must be submitted with this packet if that value will be used..

MARKET VALUE

PER PROPERTY APPRAISER: \$207,620.00 = (WORKING VALUE)

or PER APPRAISAL: _____ = (WORKING VALUE) Date of Appraisal: _____

WORKING VALUE: \$207,620.00

CONSTRUCTION VALUE: \$194,345.00 (From The Cost Evaluation Worksheet)

PREVIOUS PERMITS VALUE: \$10,000.00 (From Previous 5 years)

PERCENTAGE OF SUBSTANTIAL IMPROVEMENT: \$204,345.00 (Construction Value + Prev Permits Value / Working Value)



SUBSTANTIAL IMPROVEMENT COST EVALUATION WORKSHEET

DATE: 2-2-2022

JOB ADDRESS: 6523 US Hwy 19, New Port Richey, FL. 34652 Office- Lobby

PROPERTY OWNER: AARA Hotels LLC PHONE: 727-348-9316

JOB DESCRIPTION: Repair items to comply with code. Upgrade selected rooms that have not been previously upgraded.

| | Description of Expense | Labor Amount | Materials Amount |
|---------------------|---|--------------|------------------|
| 1 | Site Preparation / Grading | N/A | |
| 2 | Framing | \$15,000.00 | \$3,500.00 |
| 3 | Roofing | N/A | N/A |
| 4 | Windows / Doors | \$2,500.00 | \$1,350.00 |
| 5 | Exterior Wall Finishes / Decks / Stairs | N/A | N/A |
| 6 | Drywall / Tape / Texture / Interior Plaster | \$12,500.00 | \$2,000.00 |
| 7 | Plumbing: Rough / Finish | \$6,500.00 | \$2,000.00 |
| 8 | Mechanical: HVAC / Other Mechanical Serv / Waterproofing Rough / Finish | N/A | N/A |
| 9 | Electrical: Rough / Finish | \$15,500.00 | \$9,500.00 |
| 10 | Finish Work / Cabinetry / Carpentry / Tile | \$20,250.00 | \$6,100.00 |
| 11 | Flooring | \$5,500.00 | \$1,500.00 |
| 12 | Painting / Wallpaper / Other Wall / Ceiling Finishes Not Previously Noted | \$14,000.00 | \$1,960.00 |
| 13 | Insulation / Soundproofing | \$1,500.00 | \$500.00 |
| 14 | Pools / Saunas / Ponds | N/A | N/A |
| 15 | Labor / Materials for Items Not Covered in the Preceding Categories: Demo / Shoring / Refuse Hauling | \$33,230.00 | \$15,000.00 |
| 16 | Profit and Overhead | \$24,455.00 | |
| Total: | | \$150,935.00 | \$43,410.00 |
| Grand Total: | | \$194,345.00 | |

Print Name: To-Parcel Signature: [Signature] Date: 2-2-2022



BUILDING PERMIT APPLICATION

City of New Port Richey
Development Department
City Hall, 5919 Main Street, 1st Floor
New Port Richey, FL 34652
Phone: (727) 853-1047 Fax: (727) 853-1052

Permit # _____

Date Received: _____

The City of New Port Richey enforces the Florida Building Code
Please print clearly or type. Do not use pencil. Use N/A if not applicable.

Is this application the result of a **STOP WORK ORDER** or **NOTICE OF VIOLATION**? Yes No

SITE/OWNER INFORMATION

| | | | |
|---|--|------------|-----------------------|
| Job Name or Subdivision | Brown & Walker Sub | Job Cost | \$438,296.00 |
| Job Address | 6523 US Hwy 19 New Port Richey | Flood Zone | AE-11 |
| Parcel Number | 05-26-16-0530-00500-0000 | Zoning | _____ |
| Description of Work | Repair items to comply with code. Westerly Building #2 | | |
| Owner's Name | AARA Hotels LLC | Phone | 727-348-9316 |
| Address | Same as above | City | State _____ Zip _____ |
| Fee Simple Title Holder (if other than owner) | _____ | Phone | _____ |
| Address | _____ | City | State _____ Zip _____ |

OTHER INFORMATION:

| | | | |
|--------------------|-------|-------|-----------------------|
| Mortgage Lender | N/A | Phone | _____ |
| Address | _____ | City | State _____ Zip _____ |
| Architect/Engineer | _____ | Phone | _____ |
| Address | _____ | City | State _____ Zip _____ |
| Bonding Company | _____ | Phone | _____ |
| Address | _____ | City | State _____ Zip _____ |

CONTRACTOR INFORMATION:

| | | | |
|----------------|----------------------------|-------|----------------------------------|
| Company Name | Marquis Contracting Inc. | Phone | 813-727-4497 |
| Address | 23110 SR 54 #332 | City | Lutz State FL Zip 33635 |
| License Holder | Michael Kretzinger | DBPR# | CGC1517911 Pasco License # _____ |
| E-mail | marquiscontracting@msn.com | Fax # | 813-864-9933 |

Office Use:

A permit is a license to proceed with the work and not an authority to violate, cancel, alter, or set aside any provisions of the technical codes. It shall not prevent the Building Official from requiring correction of error in plans, construction or violation of any Code. Every permit shall become invalid unless the work authorized by such permit is commenced within six months of permit issuance. Ordinance #2015-2053 states: If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment pursuant to the provisions of the Florida Building Code, a new permit covering the proposed construction must be obtained before proceeding with the work. If a new permit is not obtained within 30 days from the date the initial permit became null and void, the building official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on application, providing the work in place and required to complete the structure meets all applicable regulation in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of re-issuance. The extension shall be requested in writing to the Building Official. Failure to obtain an approved inspection within 180 days of the previous approved inspection shall constitute suspension or abandonment. (FBC 2010, Chapter 1 Section 105.5)

SUBCONTRACTOR SIGN-ON:

| | | | |
|-----------------------|-------|-------|-----------------------------|
| ELECTRICAL | | Phone | _____ |
| Address | _____ | City | _____ State _____ Zip _____ |
| Qualifier's Signature | _____ | DBPR# | _____ Pasco License # _____ |
| PLUMBING | | Phone | _____ |
| Address | _____ | City | _____ State _____ Zip _____ |
| Qualifier's Signature | _____ | DBPR# | _____ Pasco License # _____ |
| MECHANICAL | | Phone | _____ |
| Address | _____ | City | _____ State _____ Zip _____ |
| Qualifier's Signature | _____ | DBPR# | _____ Pasco License # _____ |
| ROOFING | | Phone | _____ |
| Address | _____ | City | _____ State _____ Zip _____ |
| Qualifier's Signature | _____ | DBPR# | _____ Pasco License # _____ |

APPLICANT'S AFFIDAVIT:

WARNING TO PROPERTY OWNERS: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Final Inspections are required for all permits issued. Failure to comply with this Code could lead to a Code Enforcement fine.

I certify that all the information in this application is accurate and in compliance with all applicable laws regulating construction, zoning and land development. Application is hereby made to obtain a permit to do work and installation as indicated. I certify that no work or installation has commenced prior to issuance of a permit and that all work will be performed to meet standards of all laws regulating construction, Florida Building Code, and City Codes and ordinances. I also certify that I understand that the regulations of other government agencies may apply to the intended work, and that it is my responsibility to identify what actions I must take to be in compliance.

SIGNATURE _____
Owner or Agent

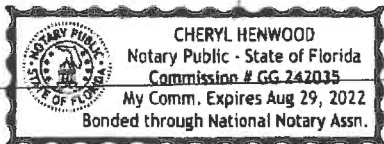
SIGNATURE _____
Contractor of Record

STATE OF FLORIDA
COUNTY OF Pasco
The foregoing instrument was acknowledged before me this
2nd day of February, 2022 by
Kunil V. Patel
(name of person acknowledging), who is personally known to
me or has produced (type of identification) _____
as identification.

STATE OF FLORIDA
COUNTY OF Pasco
The foregoing instrument was acknowledged before me this
3rd day of February, 2022 by
Thomas M. Pave
(name of person acknowledging), who is personally known to
me or has produced (type of identification) _____
as identification.

NOTARY PUBLIC _____

NOTARY PUBLIC Cheryl Henwood





SUBSTANTIAL IMPROVEMENT SUMMARY SHEET

DATE: 2-2-2022

JOB ADDRESS: 6523 US Hwy 19, New Port Richey, FL. 34652 Westerly Building #2

PROPERTY OWNER: AARA Hotels LLC PHONE: 727-348-9316

JOB DESCRIPTION: Repair items to comply with code. Upgrade selected rooms that have not been previously upgraded.

APPROXIMATE YEAR BUILT: 1974 ELEVATION CERTIFICATE: _____ (yes/no) LOWEST FLOOR PER EC: _____

BASE FLOOD ELEVATION: AE-11 DESIGN FLOOD ELEVATION: _____ DRY FLOODPROOFING: _____ (Comm Only/Certificate Required) (yes/no)

TYPE OF CONSTRUCTION: 5-B Un-Sprinkled TYPE OF PERMIT: Repair
(Residential / Commercial) (Alteration, Addition, Repair, Reconstruct)

MARKET VALUE: \$2,155,413.00 (PROPERTY APPRAISER or APPRAISAL _____)

Construction Value: an itemized breakdown of estimated material / labor costs. The Cost Evaluation Worksheet included in this packet must be submitted with this form.

MARKET VALUE DETERMINATION

Market Value of a structure must be determined by a recent appraisal completed within the last 12 months, or The Property Appraisers building valuation or as determined by The Property Appraiser. A signed & sealed copy of the appraisal must be submitted with this packet if that value will be used..

MARKET VALUE

PER PROPERTY APPRAISER: \$538,853.00 = (WORKING VALUE)

or PER APPRAISAL: _____ = (WORKING VALUE) Date of Appraisal: _____

WORKING VALUE: \$538,853.00

CONSTRUCTION VALUE: \$438,296.00 (From The Cost Evaluation Worksheet)

PREVIOUS PERMITS VALUE: \$100,000.00 (From Previous 5 years)

PERCENTAGE OF SUBSTANTIAL IMPROVEMENT: \$538,296.00 (Construction Value + Prev Permits Value / Working Value)



SUBSTANTIAL IMPROVEMENT COST EVALUATION WORKSHEET

DATE: 2-2-2022

JOB ADDRESS: 6523 US Hwy 19, New Port Richey, FL. 34652 Westerly Building #2

PROPERTY OWNER: AARA Hotels LLC PHONE: 727-348-9316

JOB DESCRIPTION: Repair items to comply with code. Upgrade selected rooms that have not been previously upgraded.

| | Description of Expense | Labor Amount | Materials Amount |
|----|---|---------------------|--------------------|
| 1 | Site Preparation / Grading | N/A | N/A |
| 2 | Framing | \$15,000.00 | \$5,000.00 |
| 3 | Roofing | N/A | N/A |
| 4 | Windows / Doors | \$7,800.00 | \$7,150.00 |
| 5 | Exterior Wall Finishes / Decks / Stairs | \$5,000.00 | \$2,000.00 |
| 6 | Drywall / Tape / Texture / Interior Plaster | \$20,500.00 | \$5,500.00 |
| 7 | Plumbing: Rough / Finish | \$37,300.00 | \$13,210.00 |
| 8 | Mechanical: HVAC / Other Mechanical Serv / Waterproofing Rough / Finish | \$4,200.00 | \$6,920.00 |
| 9 | Electrical: Rough / Finish | \$30,000.00 | \$14,315.00 |
| 10 | Finish Work / Cabinetry / Carpentry / Tile | \$17,735.00 | \$10,225.00 |
| 11 | Flooring | \$23,750.00 | \$10,000.00 |
| 12 | Painting / Wallpaper / Other Wall / Ceiling Finishes Not Previously Noted | \$15,000.00 | \$7,000.00 |
| 13 | Insulation / Soundproofing | \$4,500.00 | \$2,025.00 |
| 14 | Pools / Saunas / Ponds | N/A | N/A |
| 15 | Labor / Materials for Items Not Covered in the Preceding Categories: Demo / Shoring / Refuse Hauling | \$62,325.00 | \$15,000.00 |
| 16 | Profit and Overhead | \$96,841.00 | |
| | Total: | \$339,951.00 | \$98,345.00 |
| | Grand Total: | \$438,296.00 | |

Print Name: T. Paul Signature: T. Paul Date: 2-2-2022



BUILDING PERMIT APPLICATION

City of New Port Richey
Development Department
City Hall, 5919 Main Street, 1st Floor
New Port Richey, FL 34652
Phone: (727) 853-1047 Fax: (727) 853-1052

Permit # _____

Date Received: _____

The City of New Port Richey enforces the Florida Building Code
Please print clearly or type. Do not use pencil. Use N/A if not applicable.

Is this application the result of a STOP WORK ORDER or NOTICE OF VIOLATION? Yes No

SITE/OWNER INFORMATION

| | | | |
|---|--|------------|-----------------------|
| Job Name or Subdivision | Brown & Walker Sub | Job Cost | \$523,669.00 |
| Job Address | 6523 US Hwy 19 New Port Richey | Flood Zone | AE-11 |
| Parcel Number | 05-26-16-0530-00500-0000 | Zoning | |
| Description of Work | Repair items to comply with code. Easterly Building #1 | | |
| Owner's Name | AARA Hotels LLC | Phone | 727-348-9316 |
| Address | Same as above | City | State _____ Zip _____ |
| Fee Simple Title Holder (if other than owner) | | Phone | |
| Address | | City | State _____ Zip _____ |

OTHER INFORMATION:

| | | | |
|--------------------|-----|-------|-----------------------|
| Mortgage Lender | N/A | Phone | |
| Address | | City | State _____ Zip _____ |
| Architect/Engineer | | Phone | |
| Address | | City | State _____ Zip _____ |
| Bonding Company | | Phone | |
| Address | | City | State _____ Zip _____ |

CONTRACTOR INFORMATION:

| | | | |
|----------------|----------------------------|-----------------|--------------|
| Company Name | Marquis Contracting Inc. | Phone | 813-727-4497 |
| Address | 23110 SR 54 #332 | City | Lutz |
| | | State | FL |
| | | Zip | 33635 |
| License Holder | Michael Kretzinger | DBPR# | CGC1517911 |
| | | Pasco License # | |
| E-mail | marquiscontracting@msn.com | Fax # | 813-864-9933 |

Office Use:

A permit is a license to proceed with the work and not an authority to violate, cancel, alter, or set aside any provisions of the technical codes. It shall not prevent the Building Official from requiring correction of error in plans, construction or violation of any Code. Every permit shall become invalid unless the work authorized by such permit is commenced within six months of permit issuance. Ordinance #2015-2053 states: If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment pursuant to the provisions of the Florida Building Code, a new permit covering the proposed construction must be obtained before proceeding with the work. If a new permit is not obtained within 30 days from the date the initial permit became null and void, the building official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on application, providing the work in place and required to complete the structure meets all applicable regulation in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of re-issuance. The extension shall be requested in writing to the Building Official. Failure to obtain an approved inspection within 180 days of the previous approved inspection shall constitute suspension or abandonment. (FBC 2010, Chapter 1 Section 105.5)

SUBCONTRACTOR SIGN-ON:

| | | | |
|-----------------------|-------|-------|-----------------------------|
| ELECTRICAL | | Phone | _____ |
| Address | _____ | City | _____ State _____ Zip _____ |
| Qualifier's Signature | _____ | DBPR# | _____ Pasco License # _____ |
| PLUMBING | | Phone | _____ |
| Address | _____ | City | _____ State _____ Zip _____ |
| Qualifier's Signature | _____ | DBPR# | _____ Pasco License # _____ |
| MECHANICAL | | Phone | _____ |
| Address | _____ | City | _____ State _____ Zip _____ |
| Qualifier's Signature | _____ | DBPR# | _____ Pasco License # _____ |
| ROOFING | | Phone | _____ |
| Address | _____ | City | _____ State _____ Zip _____ |
| Qualifier's Signature | _____ | DBPR# | _____ Pasco License # _____ |

APPLICANT'S AFFIDAVIT:

WARNING TO PROPERTY OWNERS: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Final Inspections are required for all permits issued. Failure to comply with this Code could lead to a Code Enforcement fine.

I certify that all the information in this application is accurate and in compliance with all applicable laws regulating construction, zoning and land development. Application is hereby made to obtain a permit to do work and installation as indicated. I certify that no work or installation has commenced prior to issuance of a permit and that all work will be performed to meet standards of all laws regulating construction, Florida Building Code, and City Codes and ordinances. I also certify that I understand that the regulations of other government agencies may apply to the intended work, and that it is my responsibility to identify what actions I must take to be in compliance.

SIGNATURE [Signature]
Owner or Agent

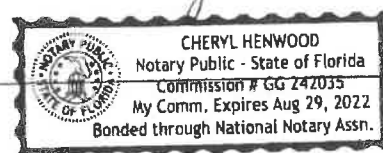
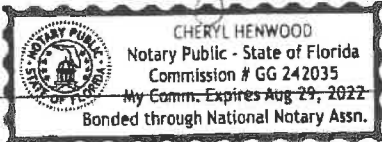
SIGNATURE [Signature]
Contractor of Record

STATE OF FLORIDA
COUNTY OF Pasco
The foregoing instrument was acknowledged before me this 2nd day of February, 2022 by Kunj V. Patel
(name of person acknowledging), who is personally known to me or has produced (type of identification) _____ as identification.

STATE OF FLORIDA
COUNTY OF Pasco
The foregoing instrument was acknowledged before me this 3rd day of February, 2022 by Thomas M. Pavei
(name of person acknowledging), who is personally known to me or has produced (type of identification) _____ as identification.

NOTARY PUBLIC [Signature]

NOTARY PUBLIC [Signature]





SUBSTANTIAL IMPROVEMENT SUMMARY SHEET

DATE: 2-2-2022

JOB ADDRESS: 6523 US Hwy 19, New Port Richey, FL 34652 Easterly Building #1

PROPERTY OWNER: AARA Hotels LLC PHONE: 727-348-9316

JOB DESCRIPTION: Repair items to comply with code. Upgrade selected rooms that have not been previously upgraded.

APPROXIMATE YEAR BUILT: 1974 ELEVATION CERTIFICATE: NO LOWEST FLOOR PER EC: _____
(yes/no)

BASE FLOOD ELEVATION: AE-11 DESIGN FLOOD ELEVATION: _____ DRY FLOODPROOFING: _____
(Comm Only/Certificate Required) (yes/no)

TYPE OF CONSTRUCTION: 5-B un-sprinkled TYPE OF PERMIT: Repair
(Residential / Commercial) (Alteration, Addition, Repair, Reconstruct)

MARKET VALUE: \$2,097,298.00 (PROPERTY APPRAISER x or APPRAISAL _____)

Construction Value: an itemized breakdown of estimated material / labor costs. The Cost Evaluation Worksheet included in this packet must be submitted with this form.

MARKET VALUE DETERMINATION

Market Value of a structure must be determined by a recent appraisal completed within the last 12 months, or The Property Appraisers building valuation or as determined by The Property Appraiser. A signed & sealed copy of the appraisal must be submitted with this packet if that value will be used..

MARKET VALUE

PER PROPERTY APPRAISER: \$524,325.00 = (WORKING VALUE)

or PER APPRAISAL: _____ = (WORKING VALUE) Date of Appraisal: _____

WORKING VALUE: \$524,325.00

CONSTRUCTION VALUE: 523,669.00 (From The Cost Evaluation Worksheet)

PREVIOUS PERMITS VALUE: \$00.00 (From Previous 5 years)

PERCENTAGE OF SUBSTANTIAL IMPROVEMENT: \$523,669.00 (Construction Value + Prev Permits Value / Working Value)



SUBSTANTIAL IMPROVEMENT COST EVALUATION WORKSHEET

DATE: 2-2-2022

JOB ADDRESS: 6523 US Hwy 19, New Port Richey, FL. 34652 Easterly Building #1

PROPERTY OWNER: AARA Hotels LLC PHONE: 727-348-9316

JOB DESCRIPTION: Repair items to comply with code. Upgrade selected rooms that have not been previously upgraded.

| Description of Expense | | Labor Amount | Materials Amount |
|------------------------|---|--------------|------------------|
| 1 | Site Preparation / Grading | N/A | N/A |
| 2 | Framing | \$25,000.00 | \$15,000.00 |
| 3 | Roofing | N/A | N/A |
| 4 | Windows / Doors | \$7,800.00 | \$7,150.00 |
| 5 | Exterior Wall Finishes / Decks / Stairs | \$5,000.00 | \$2,000.00 |
| 6 | Drywall / Tape / Texture / Interior Plaster | \$20,500.00 | \$6,700.00 |
| 7 | Plumbing: Rough / Finish | \$58,500.00 | \$18,450.00 |
| 8 | Mechanical: HVAC / Other Mechanical Serv / Waterproofing Rough / Finish | \$4,200.00 | \$6,920.00 |
| 9 | Electrical: Rough / Finish | \$35,000.00 | \$19,315.00 |
| 10 | Finish Work / Cabinetry / Carpentry / Tile | \$42,735.00 | \$21,225.00 |
| 11 | Flooring | \$28,750.00 | \$18,000.00 |
| 12 | Painting / Wallpaper / Other Wall / Ceiling Finishes Not Previously Noted | \$15,000.00 | \$7,000.00 |
| 13 | Insulation / Soundproofing | \$4,500.00 | \$2,025.00 |
| 14 | Pools / Saunas / Ponds | N/A | N/A |
| 15 | Labor / Materials for Items Not Covered in the Preceding Categories: Demo / Shoring / Refuse Hauling | \$62,325.00 | \$10,000.00 |
| 16 | Profit and Overhead | \$80,574.00 | |
| Total: | | \$389,884.00 | \$133,785.00 |
| Grand Total: | | \$523,669.00 | |

Print Name: Tom Parol Signature: [Signature] Date: 2-2-2022



City of New Port Richey
5919 Main Street New Port Richey, FL

Permit NO.: BLDC-22-02-0004

Permit

Permit Type: **Building (Commercial)**

Work Classification: **General Commercial Remodel**

Permit Status: **Issued**

Issue Date: **02/18/2022**
Expiration: 08/17/2022

Location Address

Parcel Number

6523 U S HWY 19 LA CASA - BUILDING 1, NEW PORT RICHEY, FL 34652

0526160530005000000

Contacts

AARA Hotels LLC
6523 US Hwy 19, New Port Richey, FL 34652

Owner

MARQUIS CONTRACTING INC
23110 SR 54 332, LUTZ, FL 33549
(813)973-5555

Contractor

MARQUISCONSTRUCTING@MSN.COM

Description: REPAIR ITEMS TO COMPLY WITH CODE (LOBBY-RECEPTION BUILDING)

Valuation: \$ **523,669.00**

Total Sq Feet: **26,090.00**

Inspection Requests:

Schedule inspections by leaving a voicemail at **(727) 853-1048**

| Fees | Amount |
|--------------------------------------|-------------------|
| Construction Permit Fee | \$5,236.69 |
| DBPR Surcharge | \$78.55 |
| DCA Surcharge | \$78.55 |
| Fire Commercial/Business Permit Fee | \$391.35 |
| Fire Commercial/Business Plan Review | \$100.00 |
| Special Flood Hazard Area Fee (SFHA) | \$50.00 |
| Zoning Review Fee | \$50.00 |
| Total: | \$5,985.14 |

| Payments | Amt Paid |
|--------------------|-------------------|
| Total Fees | \$5,985.14 |
| Check # 0000001144 | \$5,985.14 |
| Amount Due: | \$0.00 |

| Inspections: | |
|--|--|
| Inspection Type | |
| Electrical Temp Power Pole | |
| Plumbing 1st Rough Underground | |
| Electrical Underground | |
| Slab/Footing | |
| Plumbing - second rough/tub set | |
| Electrical Rough | |
| Mechanical Rough | |
| Electrical - Above Ceiling | |
| Mechanical - Above Ceiling | |
| Framing | |
| Above Ceiling - Building | |
| Insulation | |
| Firewall/drywall screw | |
| Electrical Per Power Final | |
| Final ADA | |
| Final Mechanical | |
| Final Plumbing | |
| Final Electrical | |
| Final Site Plan | |
| Final Fire | |
| Flood Proofing | |
| Final Engineering (activity) | |
| Final Elevation Certificate (activity) | |
| Final Survey (activity) | |
| Final Building Inspection | |

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.



City of New Port Richey
5919 Main Street New Port Richey, FL

Permit NO.: BLDC-22-02-0003

Permit Type: **Building (Commercial)**

Work Classification: **General Commercial Remodel**

Permit Status: **Issued**

Issue Date: **02/18/2022** **Expiration: 08/17/2022**

| Location Address | Parcel Number |
|---|----------------------------|
| 6523 U S HWY 19 LA CASA - LOBBY, NEW PORT RICHEY, FL 34652 | 0526160530005000000 |

| Contacts | |
|---|---|
| AARA Hotels LLC 6523 US Hwy 19, New Port Richey, FL 34652 | Owner MARQUIS CONTRACTING INC 23110 SR 54 332, LUTZ, FL 33549 (813)973-5555 |
| | Contractor MARQUISCONSTRUCTING@MSN.COM |

| | | |
|---|--|---|
| Description: REPAIR ITEMS TO COMPLY WITH CODE (LOBBY-RECEPTION BUILDING) | Valuation: \$ 194,345.00 | Inspection Requests: Schedule inspections by leaving a voicemail at (727) 853-1048 |
| | Total Sq Feet: 6,417.00 | |

| Fees | Amount |
|--------------------------------------|-------------------|
| Construction Permit Fee | \$1,943.45 |
| DBPR Surcharge | \$29.15 |
| DCA Surcharge | \$29.15 |
| Fire Commercial/Business Permit Fee | \$96.26 |
| Fire Commercial/Business Plan Review | \$100.00 |
| Special Flood Hazard Area Fee (SFHA) | \$50.00 |
| Zoning Review Fee | \$50.00 |
| Total: | \$2,298.01 |

| Payments | Amt Paid |
|--------------------|-------------------|
| Total Fees | \$2,298.01 |
| Check # 0000001145 | \$2,298.01 |
| Amount Due: | \$0.00 |

| Inspections: | |
|--|--|
| Inspection Type | |
| Electrical Temp Power Pole | |
| Plumbing 1st Rough Underground | |
| Electrical Underground | |
| Slab/Footing | |
| Plumbing - second rough/tub set | |
| Electrical Rough | |
| Mechanical Rough | |
| Electrical - Above Ceiling | |
| Mechanical - Above Ceiling | |
| Framing | |
| Above Ceiling - Building | |
| Insulation | |
| Firewall/drywall screw | |
| Electrical Per Power Final | |
| Final ADA | |
| Final Mechanical | |
| Final Plumbing | |
| Final Electrical | |
| Final Site Plan | |
| Final Fire | |
| Flood Proofing | |
| Final Engineering (activity) | |
| Final Elevation Certificate (activity) | |
| Final Survey (activity) | |
| Final Building Inspection | |

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.



City of New Port Richey
5919 Main Street New Port Richey, FL

| | |
|-------------------------------|---|
| <h1>Permit</h1> | <i>Permit NO.:</i> BLDC-22-02-0003 |
| | <i>Permit Type:</i> Building (Commercial) |
| | <i>Work Classification:</i> General Commercial Remodel |
| Issue Date: 02/18/2022 | <i>Permit Status:</i> Issued |
| Expiration: 08/17/2022 | |

Additional Information

Construction Type: II-B
Building Occupancy: B Office, Professional
Roof Type: : Modified Bitumen

February 18, 2022

Issued By: Brittney Love

Date

BASS FLETCHER & ASSOCIATES, INC.
REAL ESTATE APPRAISERS and CONSULTANTS

Richard W. Bass, MAI
State-Certified General Real Estate Appraiser RZ348
RikBass@comcast.net

Robert J. Fletcher, MAI/AICP/CCIM
State-Certified General Real Estate Appraiser RZ2463
BFletch651@hotmail.com

Stephen A. Garcia
State-Certified General Real Estate Appraiser RZ3690
StephenAGarcia@comcast.net

Susan M. Fletcher
State-Certified General Real Estate Appraiser RZ3223
SMFletcher@verizon.net

Tracy T. Shinkarow
State-Certified Residential Real Estate Appraiser RD7632
TTShink@gmail.com

September 2, 2021

Mr. Andre Perron
C/O AARA Hotels LLC
6523 US Highway 19
New Port Richey, FL 34652

RE: Special Purpose Appraisal
FEMA 50% Substantial Improvement Rule Appraisal
La Casa Inn, New Port Richey, FL 34652

Dear Mr. Perron:

As requested, we have provided a depreciated market value for the subject vertical improvements. These include three structures, a 6,358 SF office and storage facility and two hotel buildings, each containing a 60 unit hotel facility with 20,904 SF each. The subject property is located in the City of New Port Richey, Pasco County. It is identified within the Pasco County public records as parcel number 05-26-16-0530-00500-0000.

The purpose of this valuation assignment is to render an opinion of market value for the subject property vertical improvements. This is done to estimate the value available for the renovation of the subject under the FEMA's "50% Substantial Improvement Rule".

The client of this report is AARA Hotels LLC. The intended users include the client and its agents and representatives in this matter and the Flood Zone Administrator of the City of New Port Richey. The intended use of this appraisal will be for use in building permit applications with the New Port Richey Building Department.

The *CoreLogic Commercial Express* online program has been utilized to arrive at our estimation of the depreciated cost for the subject's vertical improvements. We have not included a land value or any site improvement within the replacement cost value.

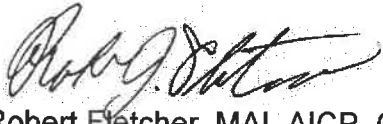
Based upon the attached *CoreLogic Valuation Report*, the total depreciated cost approach value for the subject vertical improvements as of August 31, 2021, is:

BASS FLETCHER & ASSOCIATES, INC.

| Building | Cost New | Depreciation | Value in Place | 50% Available |
|-----------------|-----------------------|---------------------|-----------------------|-----------------------|
| Lobby | \$648,322 | 28% | \$466,792 | \$233,396 |
| Hotel #1 | \$2,418,145 | 28% | \$1,741,065 | \$870,533 |
| Hotel #2 | \$2,705,048 | 28% | \$1,971,093 | \$985,546 |
| Total | \$5,771,515.00 | | \$4,178,950.00 | \$2,089,475.00 |

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

Sincerely yours,



Robert Fletcher, MAI, AICP, CCIM
State-Certified General Real Estate Appraiser RZ2463

APPRAISAL PROCESS

CLINET, PURPOSE, USE, AND USERS OF THE APPRAISAL

The client of this report is AARA Hotels LLC. The purpose of the appraisal is to render an opinion of the dollars available for substantial improvement through compliance with FEMA's 50% Rule. The intended use is will be for use in building permit application with the City of New Port Richey Building Department and ensuring compliance with the Flood-Prone Areas Ordinance. The intended users include the client and her agents and representatives in this matter and the Flood Zone Administrator of the City of New Port Richey.

SCOPE OF WORK

Only the Cost Approach was utilized in the valuation of the subject vertical improvements and considered most applicable for the valuation of the subject building. The land value and onsite improvements are not included in this estimate.

SUBJECT MARKET AREA

The subject is located in the New Port Richey area of Pasco County. It is located directly along US Highway 19, a major commercial roadway. The subject is located close to the Gulf of Mexico.

The subject district is an area of high intensity commercial development. This district is undergoing a steady process of redevelopment and intensification.

SUBJECT

Parcel Number: 05-26-16-0530-00500-0000

Address: 6523 US Highway 19, New Port Richey, FL
34652

DESCRIPTION OF IMPROVEMENTS

The subject includes three structures. All were constructed in 1974 and intended to function together as a hotel complex with associated areas.

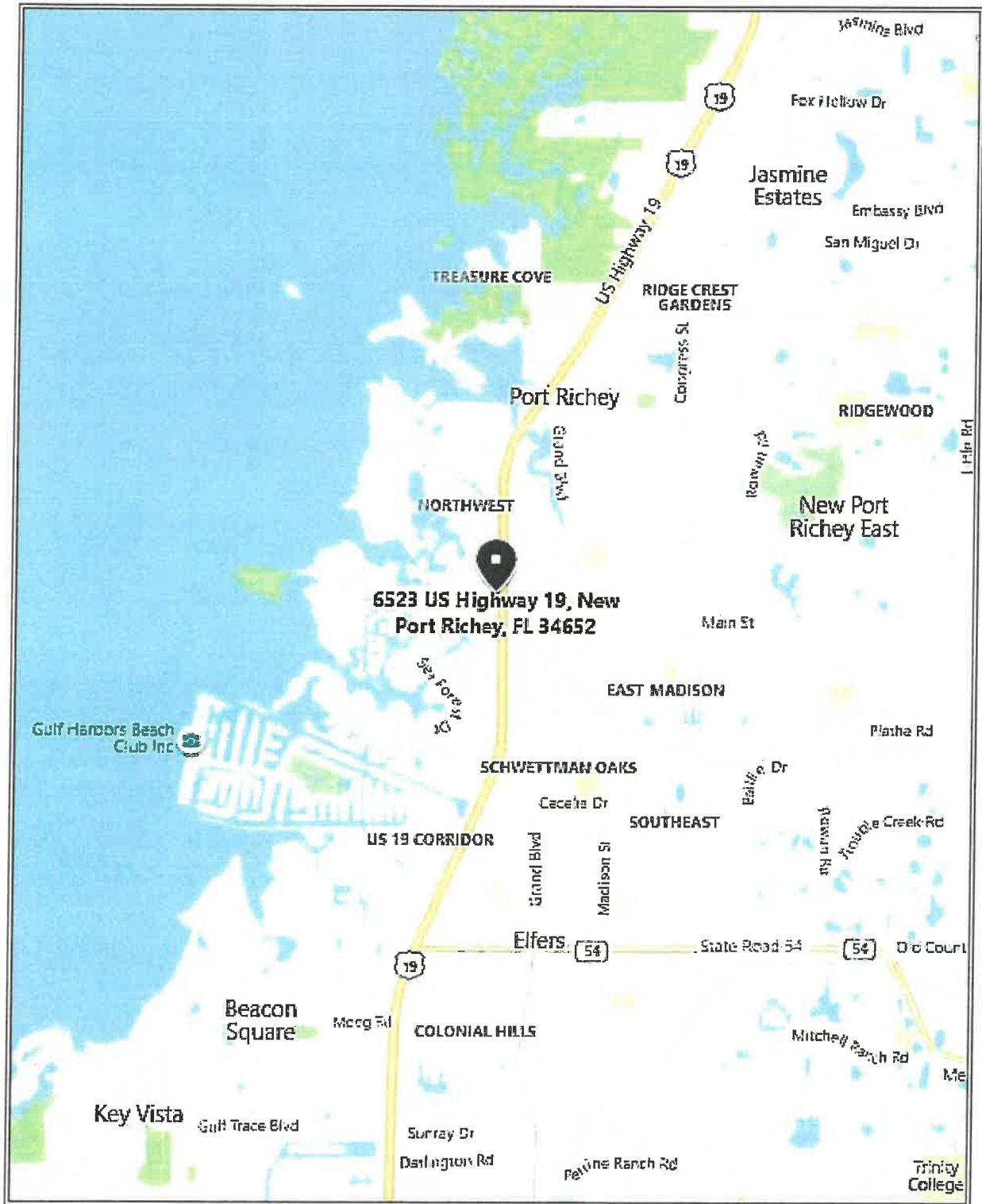
The first structure is a one story office and storage structure containing 6,358 SF. It was originally designed as a mixture office and restaurant area. The restaurant areas have since been largely stripped of internal division, fixtures and other specialized improvements. At the date of value, the structure is divided between a finished lobby and office area and a larger area of essentially shell, climate controlled storage areas. The exterior structure of this building, including exterior finishes and roof, are in good condition.

The other two structures are nearly identical, both two story structures which are completely laid out as hotel rooms. Each structure contains 60 units, all of them typical one bedroom suites. Each building includes a modest amount of mechanical and service areas. All rooms are exterior entirely, with independent access to a covered open corridor. All of the rooms are fully finished and in good and usable condition. The

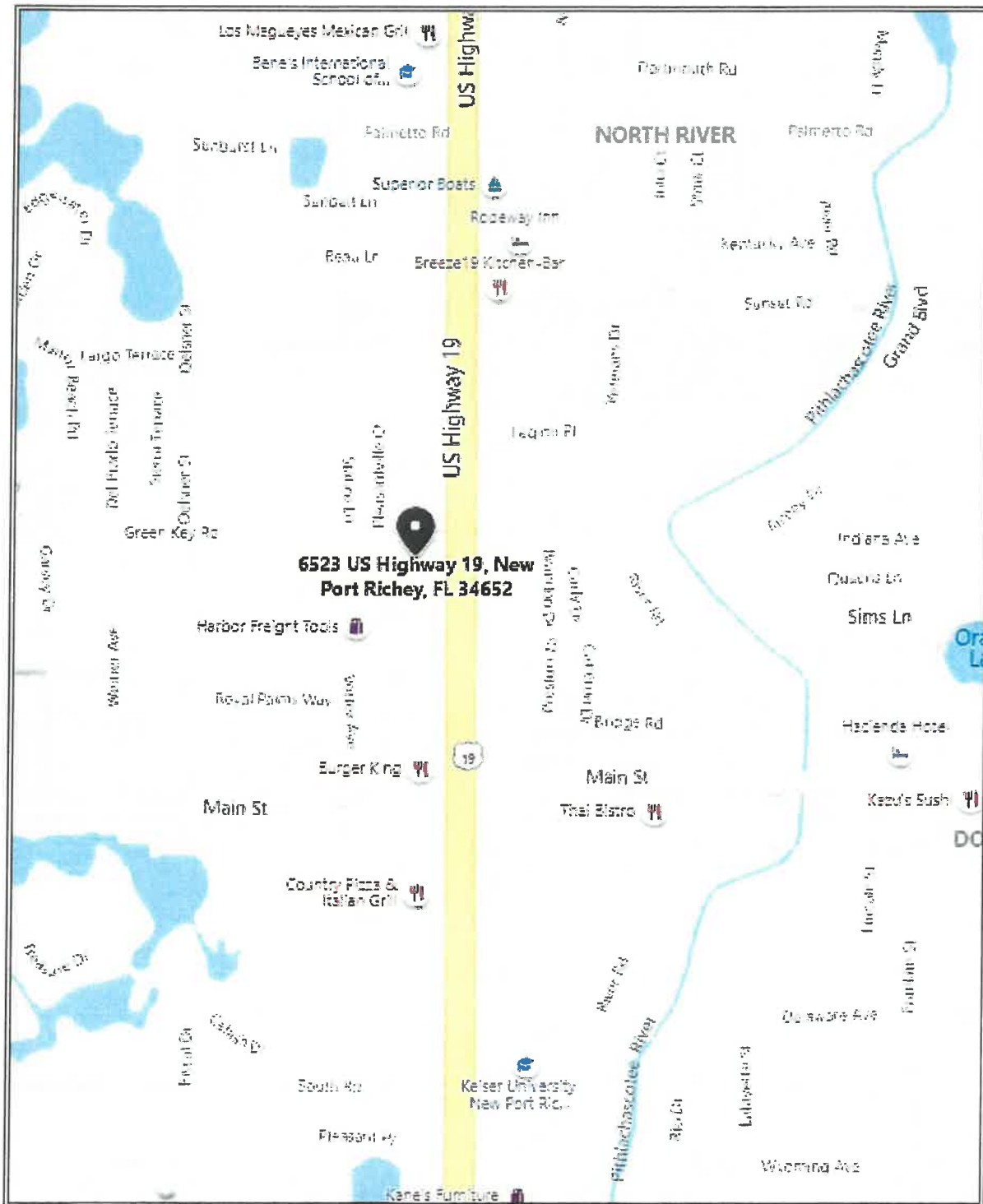
BASS FLETCHER & ASSOCIATES, INC.

structural exteriors and roofs are similarly in good condition. No major deferred maintenance was in evidence at inspection.

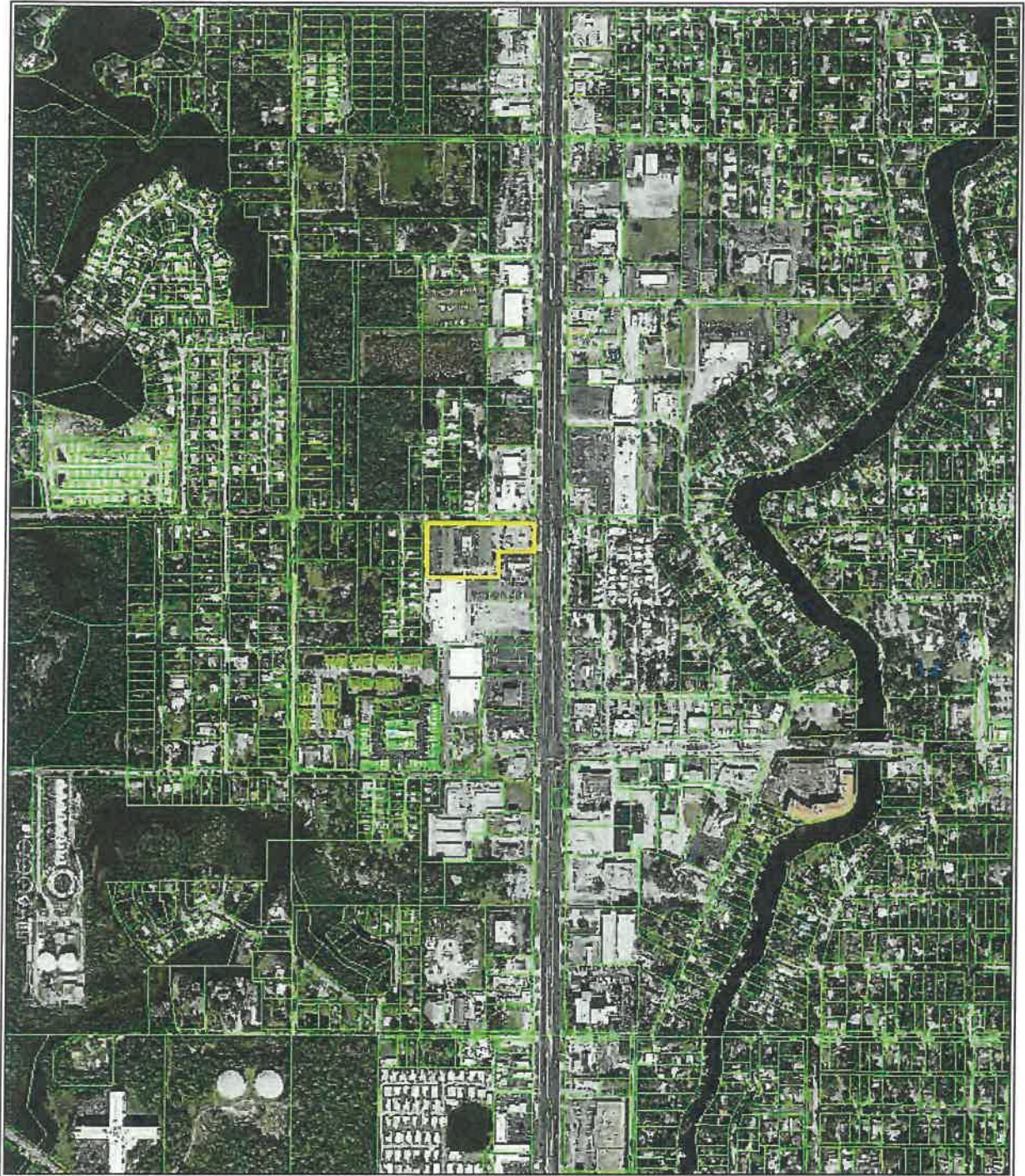
The subject also includes a variety of typical site improvements, most notably surface parking, a swimming pool and deck area, signage, landscaping and minor improvements. These are not valued here and do not apply to the FEMA compliance purpose of the appraisal.



SUBJECT LOCATION MAP



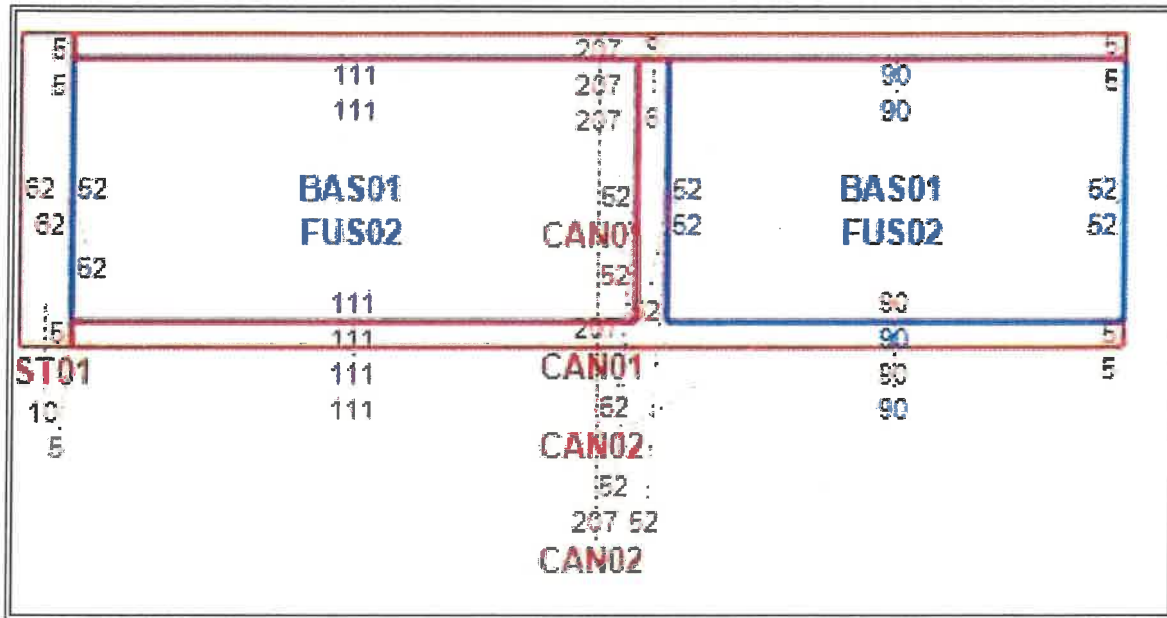
SUBJECT LOCATION MAP



SUBJECT AERIAL



SUBJECT AERIAL



Sketch of Hotel Building 2 (West)



Front View of Lobby Building



Typical Storage Area – Lobby Building



Exterior Detailing – Lobby Building



Front View of Hotel Building 1 (East)



Exterior Entry Corridor and Canopy



Typical Room Interior



Typical Bathroom Interior



Exterior View of Hotel Building 2 – (West)



Exterior Entry Corridor



Typical Hotel Room



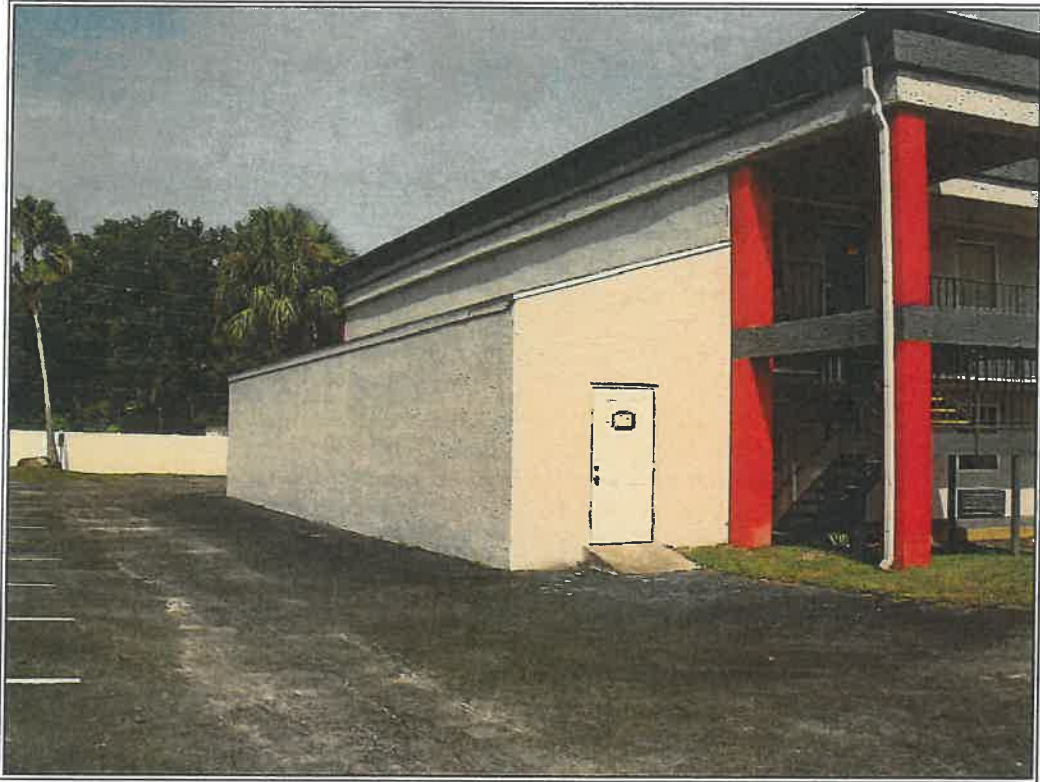
Sink and Counter Area



Typical AC and Heat Unit



Interior Corridor for Service Areas



Storage Room (Western Building)



Exterior Stairwell

FLOOD ZONE

According to flood hazard maps compiled by the Federal Emergency Management Agency, the subject is located entirely within the "AE" flood designation, Community Panel 12101C0188G, June 5, 2020. This designation identifies areas as a Special Flood Hazard area inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year.

The FEMA flood map is shown below.



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COST ESTIMATE

The appraiser has utilized information provided from our inspection, public records, and the *CoreLogic Commercial Express* online cost model program to estimate and render an opinion of the value of the subject's depreciated vertical improvements and to comply with FEMA's 50% substantial Improvement Rule. The land value and site improvements are not included in this analysis.

The "Office – Low Rise" cost category was utilized for building one (Lobby) of this valuation. This occupancy category is intended for single story office buildings without custom features and within the range of typical design and materials. Although this structure was originally a mixture of office and restaurant space, nearly all of the restaurant features have been removed by the date of value. The building is, functionally, a mixture of lobby and office space (roughly 50%) and storage space (roughly 50%). The valuation reflects this use and condition.

The "Hotel – Double Row" cost category is utilized for buildings two and three. This description is accurate to both the original design of these buildings and their current function. Each of the buildings contains 60 units of consistent size, about 300SF each, and layout. All units are in good and functional condition at the date of value, including fully functional plumbing and climate control systems. The valuation does NOT include any furniture, fixtures, hardware beyond the climate systems or decorative items.

According to the Marshall & Swift Valuation Service Cost manual, the life expectancy for the subject structures is 55 years. The subject buildings were all constructed in 1974 with an actual age of 47 years±. The subject buildings are well maintained, partially updated and fully functional with an estimated effective age of 20 years ± related to the age and wear and tear. A 28% depreciation factor has been applied to the replacement cost new primary related to the interior and exterior wear and tear of this structure.

Impact fees are not included as a majority of these fees would be credited by the jurisdiction if the vertical improvements were replaced with a building of similar use and size.

Based upon the attached *CoreLogic Valuation Report*, the total depreciated cost approach value for the subject vertical improvements as of August 31, 2021, are:

| Building | Cost New | Depreciation | Value in Place | 50% Available |
|-----------------|-----------------------|---------------------|-----------------------|-----------------------|
| Lobby | \$648,322 | 28% | \$466,792 | \$233,396 |
| Hotel #1 | \$2,418,145 | 28% | \$1,741,065 | \$870,533 |
| Hotel #2 | \$2,705,048 | 28% | \$1,971,093 | \$985,546 |
| Total | \$5,771,515.00 | | \$4,178,950.00 | \$2,089,475.00 |

ADDENDUM

CERTIFICATE

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, and is 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 personal interest with respect to the parties involved.

I have performed no services with respect to the subject property within the last three years.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

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.

My analyses, opinions, and conclusions were developed, and have been prepared in conformity with the requirements of the Code of Professional Ethics and 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.

I have made a personal inspection of the subject property.

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.



Robert Fletcher, MAI/AICP/CCIM
State-Certified General Real Estate Appraiser RZ2463

COST REPORT

**GENERAL ASSUMPTIONS
AND LIMITING CONDITIONS**

ASSUMPTIONS AND LIMITING CONDITIONS

A "valuation assignment" is one in which an appraisal is sought. An appraisal is an opinion of value, not a fact of value. Also, a value opinion is as of a point-in-time only, as stated in the Report. An "appraisal" is defined by USPAP as:

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

Acceptance or use of the appraisal or appraisal report constitutes full acceptance of the following Assumptions and Limiting Conditions and any special assumptions set forth in the Report. It is the responsibility of the user of this Report to read in full, comprehend and thus become aware of all such Assumptions and Limiting Conditions. This firm assumes no responsibility for any situation arising out the User's failure to become familiar with and understand same. This appraisal firm and its principal and associates shall have no liability to any unintended user(s). The Report is for the sole purpose of providing the Intended User(s) with our independent professional opinion of value for the subject property as of the stated date of value. Accordingly, the firm or its principal and associates shall not be liable for any losses that arise from any investment or lending decision based upon the appraisal that the client, intended users or any buyer, seller, investor or any lending institution may undertake related to the subject property.

- This appraisal report expresses "opinions" and is expressly not intended to serve as a warranty, assurance or guarantee of a particular value of the subject property. The report is for the sole purpose of providing the Intended User with our independent professional opinion of value of the subject property as of the reported date of value only.
- As real estate analysts and appraisers, no responsibility is assumed for the legal description or for matters including legal or title considerations. As we are not attorneys, any interpretations and opinions rendered are not legal opinions. Title to the property is assumed to be good and marketable unless otherwise stated.
- Unless otherwise set forth in our opinion of value, the property is appraised free and clear of any or all liens or encumbrances.
- Responsible ownership and competent property management are assumed.
- Information furnished by others is believed to be reliable; however no warranty is given for its accuracy.
- 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.
- It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal.
- It is assumed that all applicable zoning, use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal.
- Possession of a printed report or a copy thereof does not carry with it the right of reliance, publication or duplication to any other but the identified Intended Users. It may not be used nor relied upon for any purpose by any individual, group, company,

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governmental entity or corporation other than the identified intended user(s) as set forth within the report.

- 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.
- By reliance on the opinion of value set forth, the client(s) and/or intended users have conducted their own due diligence and accept the opinion of value for their respective purposes, as of the date of value stated in the appraisal report.
- 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.
- The opinion of the appraiser is in no way contingent upon the reporting of a predetermined direction in value or specified value.
- Date of value to which opinions expressed is set forth in the report. Further, the dollar amount or the value opinion rendered is based upon the purchasing power of the U. S. dollar existing on that date.
- Appraiser assumes no responsibility for economic or physical factors which may affect the opinions of the appraiser occurring at some date after the date of the date of value.
- 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 the appraisal or which becomes available after the date of value.
- The opinion of value represents the best opinion of the analysts as to the value of the interested considered and upon which said value is based, only as of the date of value.
- The appraiser has no past, present or contemplated future undisclosed interest in the subject property or parties to the valuation assignment.
- The appraisal has been made in conformity with the appraisers' understanding of the Uniform Standards of Professional Appraisal Practice (USPAP) as well as the Appraisal Institute's Supplemental Standards. Applicable USPAP standards and guidelines are incorporated by reference herein.
- All furnishings and equipment, unless specifically indicated, have been disregarded by the appraiser. Only the real estate has been considered and valued.
- 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.
- Sizes and/or measurements are approximate; there is no intent to be specific unless a signed and sealed survey is provided. If such a survey is provided it will be relied upon, otherwise public records are relied upon.
- Physical condition of any improvements located above grade or below grade on the subject property is based on visual inspection only. No responsibility or liability is assumed for non-readily observable features or for the soundness of structural members or below grade features.
- 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.

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- 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(s).
- 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.
- Any maps or other graphic devices are intended to be illustrative and general in character and location. 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.
- Unless the time frame is shorter by applicable law, any dispute relative to the appraisal or appraisal services shall be filed within two (2) years from the date of delivery of the appraisal or appraisal report of any type. Any legal claims or causes of action relating to appraisal services are not transferable or assignable to a third party, except as a result of merger or consolidation of the client's legal entity. The time frame stated in this section shall apply to all non-criminal claims or causes of action of any type including appraisals performed in connection with the origination of a mortgage loan, as part of the transfer or sale of the mortgage.
- Other than FDIC financial institutions, it is mutually agreed that nonpayment of the professional fee(s) and/or applicable direct expenses as set forth in the engagement agreement may result in the filing of a lien upon the subject property to secure payment of said fees and costs as well as any other applicable remedies at law.
- If a written report is provided as part of the valuation assignment, it is to be used to support an oral opinion of value, said report is conditioned as a preliminary report only and subject to change as well as any relevant interpretation or reinterpretation of the applicability of any provision of the Uniform Standards of Professional Appraisal Practice, as may be amended from time to time.
- 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
- Confidentiality of the appraiser/client relationship is controlled by Florida Statutes 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 (customer). 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.

The pandemic event caused by the Covid-19 (Corona Virus) is still on-going and the aftermath effect on the economy and property market values is not known as of the effective date. At this time, the appraiser assumes that there is a delay in market activity, but not a significant long-term shift in demand or supply which would result in a change in market prices. These are considered to be extraordinary assumptions which, if proven false, could impact the opinions and conclusions expressed herein.

APPLICABLE USPAP TERMS & DEFINITIONS

Appraisal:

The act or process of development an opinion of value; an opinion of value.

Assignment:

A valuation service that is provided by an appraiser as a consequence of an agreement with a client.

Assignment Results:

An Appraisers' opinions or conclusions developed specific to an assignment.

Client:

The part or parties who engage, by employment or contract, an appraiser in a specific assignment.

Extraordinary Assumption:

An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. An extraordinary assumption may be used in an assignment only if:

It is required to properly develop credible opinions and conclusions;

The appraiser has a reasonable basis for the extraordinary assumption;

Use of the extraordinary assumption results in a credible analysis; and

The appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.

Hypothetical Condition:

That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. A hypothetical condition may be used in an assignment only if:

Use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison;

Use of the hypothetical condition results in a credible analysis; and

The appraiser complies with the disclosure requirements set forth in USPAP for hypothetical conditions.

BASS FLETCHER & ASSOCIATES, INC.

Intended Use:

The use(s) of an appraiser's reported appraisal or appraisal review assignment results, as identified by the appraiser based on communication with the client at the time of the assignment.

Intended User:

The client and any other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser, based on communication with the client at the time of the assignment.

Report:

Any communication, written or oral, of an appraisal or appraisal review that is transmitted to the client or a party authorized by the client upon completion of an assignment.

+++++

Market Value:

"The most probable price that 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 is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. *Buyer and seller are typically motivated;*
2. *Both parties are well informed or well advised, and acting in what they consider their 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."*¹

¹ Interagency Appraisal and Evaluation Guidelines, Federal Register, V.75 No.237, December 10, 2010.

APPRAISERS' QUALIFICATIONS

ROBERT J. FLETCHER

Mr. Fletcher has been involved in a wide variety of valuation assignments, including market valuation of a wide range of commercial property types. He is also competent in leasehold analyses, partial interests, commercial investment analysis, eminent domain litigation and tax assessment analysis. He has worked throughout Florida.

PROFESSIONAL AFFILIATIONS/MEMBERSHIPS/BOARDS

Appraisal Institute, Full Member
CCIM Institute, Full Member
City of Sarasota Planning Commission (2008-10)


PROFESSIONAL DESIGNATIONS

| | | |
|---------|---|---|
| MAI | - | Member of the Appraisal Institute #12348 |
| CCIM | - | Certified Commercial Investment Manager |
| AICP | - | American Institute of Certified Planners |
| RZ 2463 | - | Certified General Appraiser, State of Florida |

GENERAL AND APPRAISAL EDUCATION

1990 Bachelor of Science in Ecology, Florida State University
1993 Master of Environmental Management in Landscape Ecology, Duke University
1997 Florida Appraisal Board Courses 1, Elgin Real Estate School, Clearwater, FL
1998 Florida Appraisal Board Courses 2, Williamson Real Estate School, Orlando, FL
1999 Florida Appraisal Board Courses 3, Williamson Real Estate School, Orlando, FL
2000 Course 520, Highest and Best Use, Appraisal Institute, Tampa, FL
2001 Course 550, Advanced Applications, Appraisal Institute, Tampa, FL
2001 Course 530, Adv. Direct Sales and Cost Approaches, App. Inst., Orlando, FL
2002 Course 510, Advanced Income Approach, Appraisal Institute, Tampa, FL
2002 Course 540, Report Writing, Appraisal Institute, Greensboro, NC
2004 Valuation of Wetlands, Appraisal Institute, Ft. Myers, FL
2004 Evaluating Commercial Construction, Appraisal Institute, Atlanta, GA
2004 Analyzing Distressed Real Estate, Appraisal Institute, Online
2005 Demonstration Report Writing, Appraisal Institute, Baltimore, MD
2006 CI 101: Financial Analysis for Commercial Inv. Real Estate; CCIM Inst.
2006 CI 102: Market Analysis for Commercial Inv. Real Estate; CCIM Inst.
2007 CI 103: User Decision Analysis for Commercial Inv. Real Estate; CCIM Inst.
2008 CI 104: Investment Analysis for Commercial Inv. Real Estate; CCIM Inst.
2009 Appraisal of Local Retail Properties, Appraisal Institute, Fort Myers, FL.
2010 Business Practices and Ethics, Appraisal Institute, Online
2011 Analyzing Tenant Credit Risk, Appraisal Institute, Bradenton
2012 The Appraiser as Expert Witness: Prep. and Testimony, Appraisal Institute, Tampa
2014 Real Estate Finance and Statistics, Appraisal Institute, Tampa
2015 Eminent Domain Update, CLE International, Tampa
2016 Subdivision Analysis, Appraisal Institute, Sarasota
2016 Operating Expenses, Appraisal Institute, Sarasota
2017 Valuation of Conservation Easements, Appraisal Institute, Orlando
2019 Commercial Leasing, Appraisal Institute, Sarasota
2020 Transferred Values, Appraisal Institute, Sarasota

CURRENT LICENCE

 Ron DeSantis, Governor Halsey Beshears, Secretary 

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD


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


FLETCHER, ROBERT J
1953 EIGHTH ST
SARASOTA FL 34236

LICENSE NUMBER: RZ2463

EXPIRATION DATE: NOVEMBER 30, 2022

Always verify licenses online at MyFloridaLicense.com

 Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Marquis Contracting Inc.

February 16, 2022

AARA Hotels LLC.
6523 US Hwy 19
New Port Richey, FL. 34652

RE: Repair Items to comply with code. Westerly Building #2

To Whom It May Concern:

I am writing this letter to inform of construction schedule.

Once permit for Westerly Building #2 has been approved for permitting our company will need 30-45 days to mobilize and procure materials to start construction. The duration of construction is estimated for 3-4 months from mobilization to substantial completion contingent on any delivery issues with vendors due to the current economic setbacks. This letter is an addition to previously submitted document which consist of but not limited to the following.

- 1- Plan PDF set (contained in this email)
- 2- Authorized Agent Affidavit (Submitted)(Attached)
- 3- Building Permit Application Westerly Building#2(Submitted)
- 4- Substantial Improvement Summary Sheet (Valuation \$438,296.00) (Submitted)
- 5- Substantial Improvement Cost Evaluation Worksheet (Submitted)
- 6- Permit Plan Set (Hard Copies) (Submitted)

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

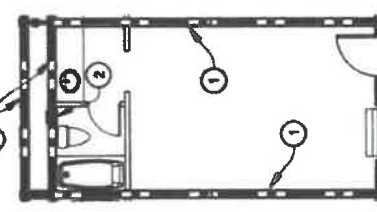
Thomas M Pavel
Cell: 813-727-4497

23110 SR 54 #332
Lutz, Fl. 33635

| | | | | |
|--|---|---|---|---|
| <p>DATE: 08/20/14 PROJECT: 14030301 DRAWING NO.: 14030301-01</p> |  <p>LA CASA INN 4225 W. CENTURY BLVD. SUITE 100 WEST GARDEN, CALIFORNIA 91342 TEL: 818-341-1111</p> |  <p>Spring Engineering Architecture • Engineering • Land Planning</p> | <p>34 YEARS OF EXPERIENCE</p> | <p>BUILDING 01 OVERALL 1st & 2nd FLOOR PLAN</p> <p>DATE: 08/20/14 SCALE: AS SHOWN</p> <p style="text-align: right;">A200</p> |
|--|---|---|---|---|

GENERAL NOTES
 1. REFER TO ALL NOTES ON ALL SHEETS AND ALL SHEETS OF THIS PROJECT FOR THE GENERAL NOTES.

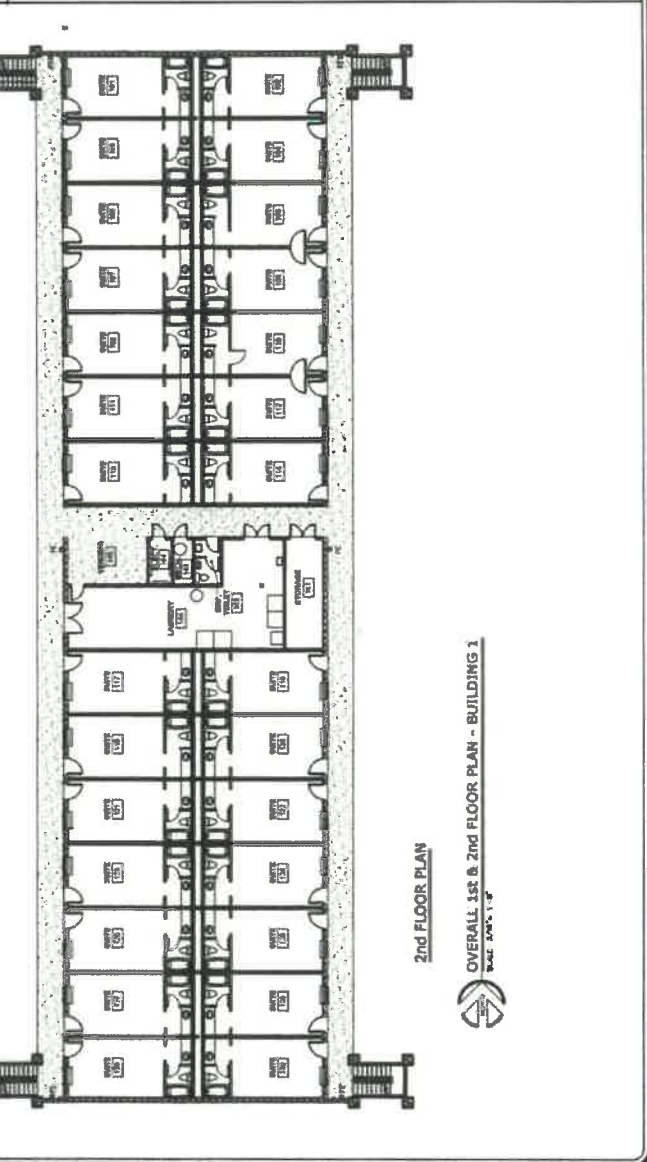
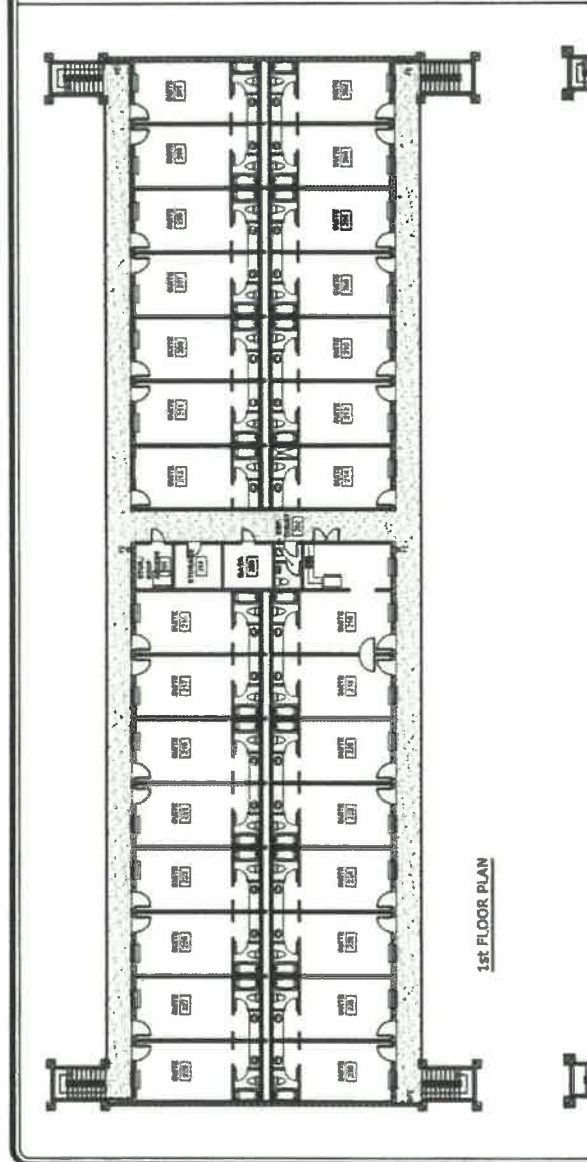
FLOOR PLAN KEYNOTES
 1. ALL ROOMS SHALL BE SUBMITTAL, DIMENSIONED, AND FINISHED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 2. ALL WALLS SHALL BE 12" THICK UNLESS OTHERWISE NOTED.
 3. ALL DOORS SHALL BE 36" WIDE UNLESS OTHERWISE NOTED.
 4. ALL WINDOWS SHALL BE 60" WIDE UNLESS OTHERWISE NOTED.



TYPICAL SUITE FLOOR PLAN
 SCALE: 1/8" = 1'-0"

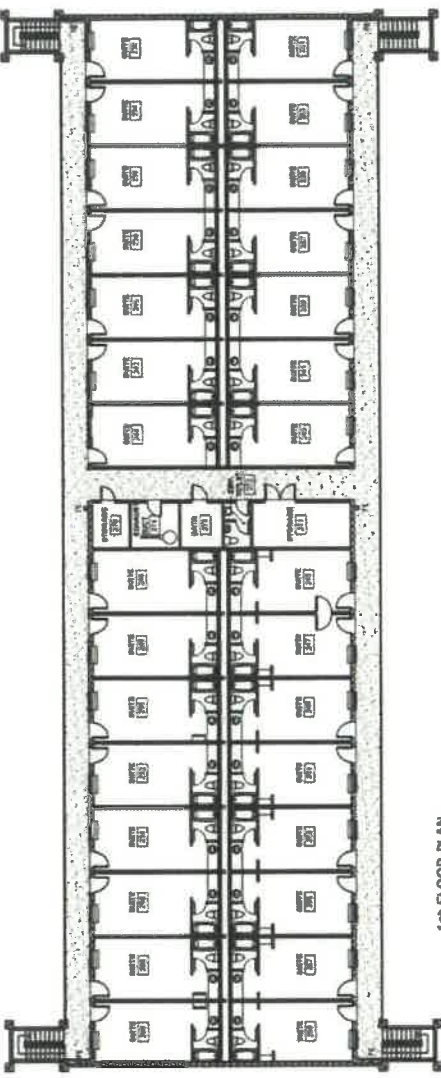
GENERAL NOTES

1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, AND FINISHES WITH THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS.

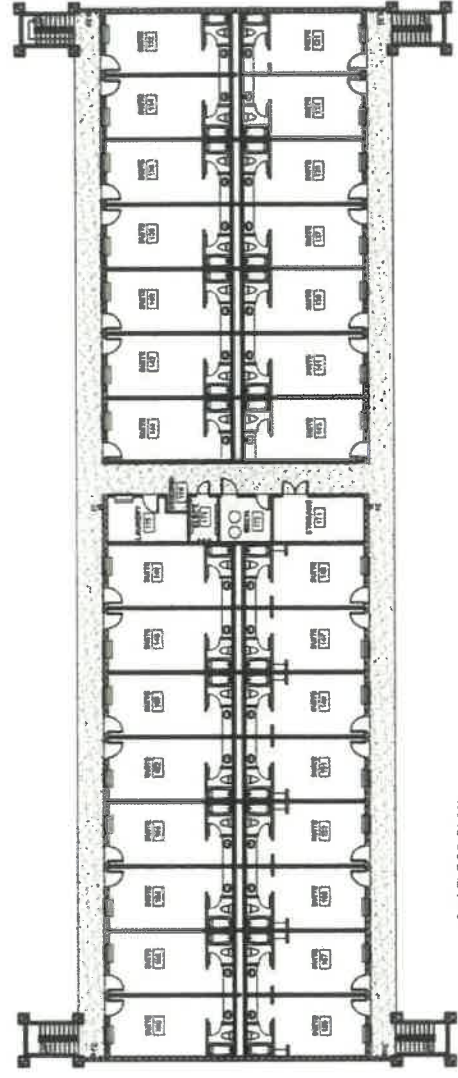


OVERALL 1st & 2nd FLOOR PLAN - BUILDING 1
 SCALE: 3/8" = 1'-0"

| | | | | |
|---|--|--|---|---|
|  Spring Engineering Architecture - Engineering - Land Planning |  34 YEARS OF EXCELLENCE |  LA CASA INN 4521 W. WILSON ST. LOS ANGELES, CA 90048 TEL: 310.441.1111 |  PROFESSIONAL ENGINEER STATE OF CALIFORNIA No. 10000 EXPIRES 12/31/11 | PROJECT NO. A201 DATE: 02/07/11 |
| | | | | DRAWING NO. OVERALL 1st & 2nd FLOOR PLANS SCALE: 1/8" = 1'-0" SHEET NO. 1 OF 1 |



1st FLOOR PLAN



2nd FLOOR PLAN

OVERALL 1st & 2nd FLOOR PLAN - BUILDING 2

SCALE: 3/8" = 1'-0"



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LA CASA INN
4525 W. IMPACT BLVD
MESA, AZ 85206

Spring Engineering
Architecture - Engineering - Land Planning

34 YEARS
OF EXCELLENCE

ALTERNATIONS SCHEDULE

A202

ALTERATIONS SCHEDULE / BUILDING #2

| ROOM NO. | REVISION | DATE | DESCRIPTION |
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ALTERATIONS SCHEDULE / BUILDING #1

| ROOM NO. | REVISION | DATE | DESCRIPTION |
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- NOTES:**
1. All alterations shall be in accordance with the approved plans and specifications.
 2. All work shall be completed within the specified time frame.
 3. All materials shall be of the highest quality and approved by the architect.
 4. All work shall be done in accordance with the applicable building codes.
 5. All work shall be done in accordance with the applicable safety regulations.
 6. All work shall be done in accordance with the applicable environmental regulations.
 7. All work shall be done in accordance with the applicable fire safety regulations.
 8. All work shall be done in accordance with the applicable accessibility regulations.
 9. All work shall be done in accordance with the applicable energy efficiency regulations.
 10. All work shall be done in accordance with the applicable seismic regulations.
 11. All work shall be done in accordance with the applicable wind load regulations.
 12. All work shall be done in accordance with the applicable snow load regulations.
 13. All work shall be done in accordance with the applicable flood load regulations.
 14. All work shall be done in accordance with the applicable earthquake regulations.
 15. All work shall be done in accordance with the applicable hurricane regulations.

LA CASA INN
6525 W. CENTURY BL
LOS ANGELES, CA 90048
TEL: 310.551.1111
WWW.LACASAINN.COM

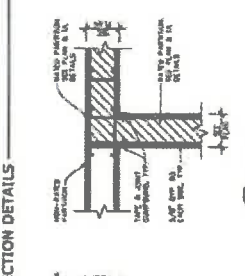


Spring Engineering
Architects - Engineers - Land Planning

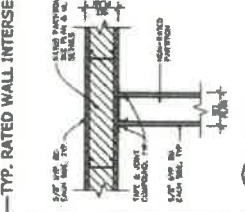
34 YEARS
OF EXPERIENCE

LS100
PROJECT NO.

TYP. RATED WALL INTERSECTION DETAILS

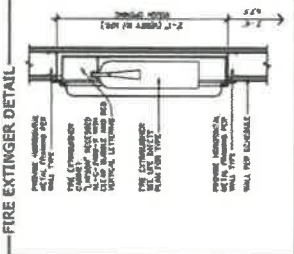


1 DETAIL
SCALE: 1/4" = 1'-0"



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

FIRE EXTINGUISHER DETAIL



2'-0" (MIN. CLEARANCE)
2'-0" (MIN. CLEARANCE)
2'-0" (MIN. CLEARANCE)

LEGEND & SYMBOLS

- FIRE EXTINGUISHER
- FIRE ALARM PULL STATION
- FIRE ALARM CONTROL PANEL
- FIRE ALARM SOUNDER
- FIRE ALARM BELL
- FIRE ALARM HORN
- FIRE ALARM STROBE
- FIRE ALARM SPEAKER
- FIRE ALARM ANNUNCIATOR
- FIRE ALARM CONTROL UNIT
- FIRE ALARM CONTROL PANEL
- FIRE ALARM SOUNDER
- FIRE ALARM BELL
- FIRE ALARM HORN
- FIRE ALARM STROBE
- FIRE ALARM SPEAKER
- FIRE ALARM ANNUNCIATOR
- FIRE ALARM CONTROL UNIT

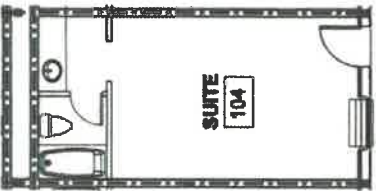
LIFE SAFETY PLAN KEYNOTES

1. ALL LIFE SAFETY PLAN KEYNOTES SHALL BE SHOWN ON ALL SHEETS.
2. ALL LIFE SAFETY PLAN KEYNOTES SHALL BE SHOWN ON ALL SHEETS.
3. ALL LIFE SAFETY PLAN KEYNOTES SHALL BE SHOWN ON ALL SHEETS.

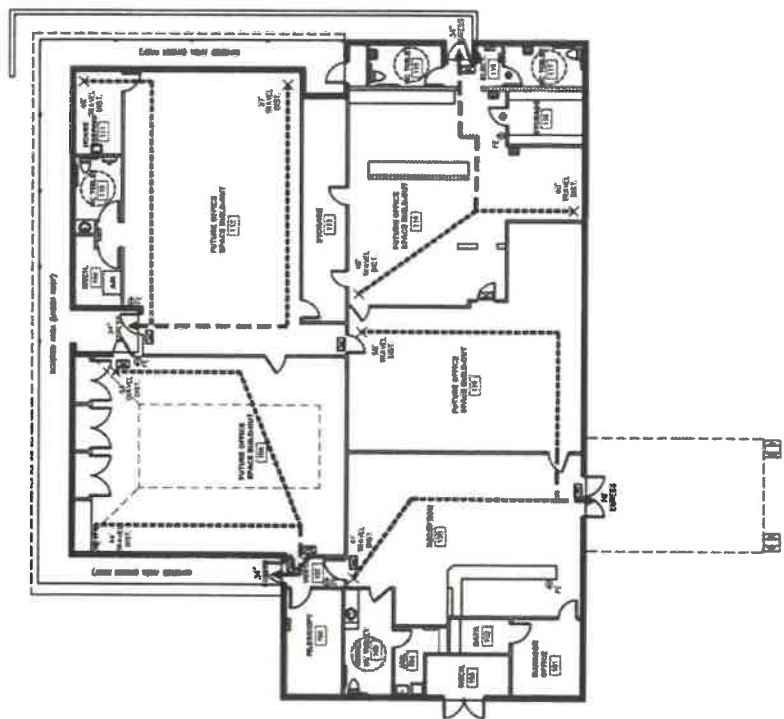
GENERAL NOTES

1. CONSULT THE ARCHITECT FOR ALL LIFE SAFETY PLAN KEYNOTES.
2. ALL LIFE SAFETY PLAN KEYNOTES SHALL BE SHOWN ON ALL SHEETS.
3. ALL LIFE SAFETY PLAN KEYNOTES SHALL BE SHOWN ON ALL SHEETS.

TYPICAL SUITE FLOOR PLAN



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



LIFE SAFETY PLAN - RECEPTION BUILDING
SCALE: 1/8" = 1'-0"

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| | | | | |
|---|--|--|------------------|-----------------|
| PROJECT: LA CASA INN ADDRESS: 4023 W. HIGHWAY 19 CITY: MESA, AZ 85202 | | ARCHITECTURE - ENGINEERING - LAND PLANNING | SITE PLAN | SCALE: 1" = 20' |
| | | 34 YEARS OF EXCELLENCE | 2017-18 \$100 | DATE: 08/14/18 |

NOTES:

1. ALL STRUCTURE SHALL BE CONSTRUCTED BY 10/15/2018. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MESA, ARIZONA, ORDINANCE 15-001, AS AMENDED, AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION (ADOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MESA, ARIZONA, AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION (ADOT).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MESA, ARIZONA, AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION (ADOT).

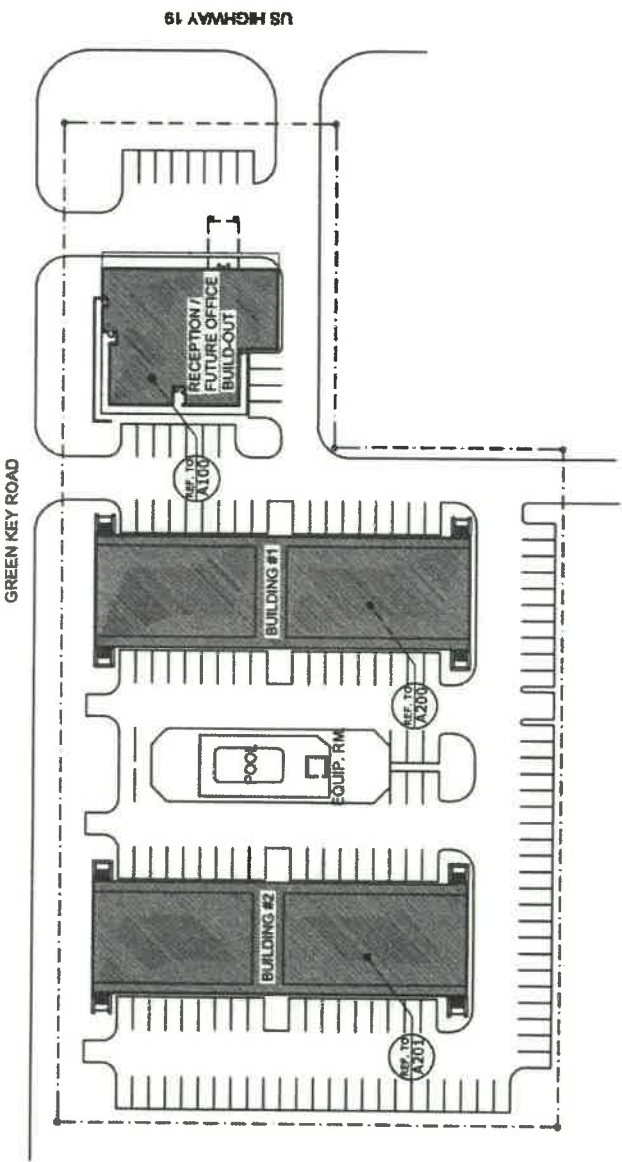
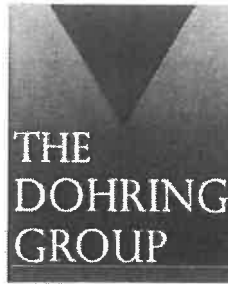


PHOTO OF RUSTED COLUMN AT STAIRS
SCALE: 1/8" = 1'-0"

SITE PLAN
SCALE: 1" = 20'

CONTRACTOR TO ADDRESS CONDITION OF ALL EXISTING STRUCTURE AND PROVIDE PROTECTIVE MEASURES TO PREVENT FURTHER DAMAGE TO EXISTING STRUCTURE. PROVIDE TEMPORARY PROTECTIVE MEASURES TO PREVENT DAMAGE TO EXISTING STRUCTURE.



Brenda Dohring Hicks, MAI,
CEO
Cert Gen RZ385

Jeff Hicks, MAI
President
Cert Gen RZ754
518 N Tampa Street, Ste 300
Tampa, Florida 33602
Phone: 813.223.9111
www.dohringgroup.com

December 21, 2021

City of New Port Richey
Ms. Debbie L. Manns
City Manager
5919 Main Street
New Port Richey, Florida 34652

Re: NFIP Compliant Appraisal
La Casa Inn
6523 US Highway 19
New Port Richey, Florida 34652

Dear Ms. Manns:

As This letter sets forth the scope of the assignment to provide a National Flood Insurance Program (NFIP) compliant appraisal for the above referenced project. The replacement cost new will be based on the Commercial Estimator from Marshall and Swift by CoreLogic. As we discussed, we made an exterior inspection of the subject property and other supporting data from the Pasco County Property Appraiser's office.

According to a peer-reviewed article, The 50% FEMA Rule Appraisal published in the Fall 2017 The Appraisal Journal by Patricia Staebler, SRA, FEMA specifies that the valuation excludes land and site improvements. FEMA defines actual cash value (ACV) as, "the cost to replace a building on the same parcel with the new building of like-kind and quality, minus depreciation due to age, use and neglect."

FEMA recognizes that ACV is the preeminent valuation methodology for the 50% FEMA Rule appraisal, as opposed to market value, assessed value or qualified estimates because it takes into consideration only the improvements, not land and site improvements. The following are elements to include and exclude in the replacement cost new estimate.

ATTACHMENT #4



| Elements to Include | Elements to Exclude |
|---|--|
| <p>All structural elements: Foundation, slabs, bearing walls, tie beams and trusses, floors and ceilings, attached decks and porches, interior partition walls, exterior wall finishes, windows and doors, hardware, floor finishes.</p> <p>All interior finishing elements: Floor finishes, bathroom cabinets and fixtures, wall and ceiling finishes, kitchen cabinets and fixtures, built-in bookcases, cabinets and furniture and hardware.</p> <p>All utility and service equipment: HVAC equipment, plumbing and electrical services, light fixtures and ceiling fans, security systems, built-in kitchen appliances, central vacuum systems, water filtration, conditioning or circulation systems.</p> <p>Miscellaneous: Overhead and profit.</p> | <p>Plans and specifications, survey costs, permit fees, post storm debris removal and cleanup, landscaping, sidewalks, fences, yard lights, swimming pools, screen enclosures, detached structures (including garages, sheds and gazebos), landscape, irrigation and lighting systems.</p> |

Source: The 50% FEMA Rule Appraisal

Subject Summary

The subject property is located on the southwest corner of US Highway 19 and Green Key Road in the city of New Port Richey. The motel property is known as the La Casa Inn. US Highway 19 is a six-lane divided north/south arterial highway running the length of the city.

The intersection is not signalized. There is one access point along US Highway 19, and two access points along Green Key Road. For northbound traffic on US Highway 19, there is a dedicated left turn lane onto Green Key Road and into the site.

No survey was provided. Along US Highway 19 there is approximately 150' of frontage and along Green Key Road approximately 540' of road frontage. The site is irregular and comprises 94,673 square feet or 2.17 acres.

The improvements, constructed in 1974, reflect three freestanding exterior corridor motel. The building fronting US Highway 19 consists of a lobby/former restaurant/office structure comprising 6,358 square feet. The easterly motel building includes 60 hotel room comprising a total of 20,904 square feet, and the westerly motel building includes 60 room and storage comprising a total of 21,524 square feet.

The motel buildings are two story, block/stucco construction. The roof structure is flat, rigid frame with bar joist, and the interior flooring is vinyl tile and concrete. Based on interior photos provided by the client and lengthy code violations, the motel improvements display significant items of deferred maintenance and require various repairs.



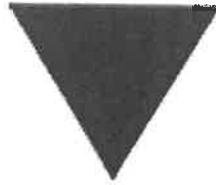
The subject site is generally at road grade. Per FEMA Map No., 12101C0188G dated June 5, 2020, the property is situated in flood zone AE. Flood insurance is required for buildings situated in this flood zone. The property is zoned HC "Highway Commercial" by Pasco County.

As requested, we have provided a replacement cost new for the subject property of the structure only. We have relied solely on Commercial Estimator from Marshall and Swift Valuation Service by CoreLogic for this estimate. In the absence of building plans, the subject building size was based on public records. After consideration of applicable multipliers, we have estimated the base cost for the subject via Marshall and Swift detailed below.

As requested, we have determined the replacement cost new of the subject improvements considering physical depreciation. In this instance, functional and external obsolescence, if any, were not considered. As part of our scope of work, we did not include land value, site work, site improvements or entrepreneurial profit.

We have determined the improvement's effective age to be 20 years for the front office building and 25 years for the rear motel buildings. Effective age is the age of property that is based on the amount of observed deterioration and obsolescence it has sustained, which may be different from its chronological age. Chronological age is the number of years elapsed since the original structure was built; also called actual age or historical age

Based on the following Marshall and Swift tables, the total economic life for an average quality office building (property type most commensurate with the subject building) is 40 years for the front office building and 45 years for the motel. Based on our estimated effective age, this equates to a 50% physical depreciation for all the buildings.



344 Office Building

These buildings are designed for commercial occupancies and are normally subdivided into smaller units for tenant use. The interior finish may have plaster or drywall and, depending on the quality, utilize glass and special wall covering.

Floor finishes are carpet, terrazzo or vinyl. Ceiling finishes vary with the quality. Luminous ceilings and high intensity fluorescent lighting are found in the better qualities.

In the restrooms, both the number and quality of fixtures generally correspond to the quality of the building. Typically, floor finishes in the restroom areas are ceramic tile. At all quality levels, metal partitions and commercial plumbing fixtures can be found.

Most offices have a combined heating and cooling system while the lower cost structures have heating only.

The following are not included in the costs: Signs and office furnishings or equipment.

This occupancy includes both shell and tenant improvement costs. To price each separately (using two separate occupancies in two separate sections), use the following occupancies:

- 492 Shell, Office Building
- 993 Interior Space, Office Building

The following are related occupancies:

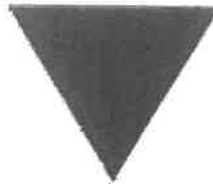
- 597 Mixed Retail with Office Units
- 544 Office-Apartment (Motel)
- 554 Shed Office Structure
- 327 Governmental Building
- 491 Government Community Service Building
- 600 Administration Building
- 599 Relocatable Offices

Availability of Elevators by Area for this occupancy: Yes

Marshall Valuation Service sections: 15 and 45.

Typical Lives:

| Quality | Class | | | | | | | | |
|-----------|-------|----|----|----|----|----|----|----|----|
| | A | B | C | D | H | M | P | S | W |
| Low | 50 | 50 | 45 | 40 | -- | -- | 40 | 40 | -- |
| Average | 55 | 55 | 50 | 45 | -- | -- | 45 | 45 | -- |
| Good | 60 | 60 | 55 | 50 | -- | -- | 50 | 50 | -- |
| Excellent | 60 | 60 | 55 | 50 | -- | -- | 50 | 50 | -- |



343 Motel

These buildings are three stories or less, and consist mainly of sleeping units without kitchens. Motels also include offices, lobby, and some coffee shop or restaurant and meeting rooms commensurate with the size and the quality of the facility. For Class A or B structures, use one of the Hotel occupancies, 594 (Hotel, Full Service) or 595 (Hotel, Limited Service). Where large restaurants, convention halls, etc. are connected with a motel, these should be priced separately.

This occupancy includes both shell and tenant improvement costs. To price each separately (using two separate occupancies in two separate sections), use the following occupancies:

- 780 Shell, Motel
- 998 Interior Space, Motel

You can price separate guest sleeping rooms using the following occupancies:

- 540 Motel Room, 2 Story, Double Row
- 541 Motel Room, 2 Story, Single Row
- 542 Motel Room, 1 Story, Double Row
- 543 Motel Room, 1 Story, Single Row
- 544 Motel Office-Apartment

These structures are built of either masonry or wood frame construction. Interiors are of plaster or drywall with wall coverings. Paneling and wallpaper are included in the better qualities in the common areas and sleeping rooms.

Bath areas have ceramic tile on the floors and walls and some counters. Floor coverings in the common areas are, in most cases, carpet with some resilient flooring found in the kitchen, storage and work areas.

Front elevations have some glass or storefront-type entries.

The following are not included in the costs: Canopies and balconies, furnishings, signs and service or kitchen equipment, pools or other yard improvements.

Use occupancy 552 (Recreational Enclosure) for pool enclosures.

Availability of Elevators by Area for this occupancy: No

Marshall Valuation Service sections: 12 and 42.

Occupancy Availability: Commercial Estimator only.

Typical Lives:

| Quality | Class | | | | | | | | |
|-----------|-------|----|----|----|----|----|----|----|----|
| | A | B | C | D | H | M | P | S | W |
| Low | -- | -- | 35 | 30 | -- | -- | -- | 30 | -- |
| Average | -- | -- | 40 | 35 | -- | -- | -- | 35 | -- |
| Good | -- | -- | 45 | 40 | -- | -- | -- | 40 | -- |
| Excellent | -- | -- | 45 | 40 | -- | -- | -- | 40 | -- |



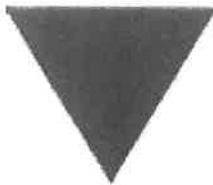
Class C (Masonry Bearing Walls)

| Quality | Exterior Walls | Interior Finish | Mechanicals | HVAC |
|------------------|---|--|---|---------------------------|
| Low | Masonry bearing walls, light rafters, very plain | Paint, few low-cost partitions, acoustic tile, asphalt tile | Minimum office lighting & plumbing | Wall furnace |
| Average | Steel or concrete frame or bearing walls, some trim | Paint, drywall partitions, acoustic tile, vinyl composition | Fluorescent lighting, adequate outlets and plumbing | Forced air |
| Good | Steel frame or bearing walls, brick/ conc. panels, some ornamentation | Plaster or drywall, good partitions, acoustic tile, carpet and vinyl | Good fluorescent lighting, good restrooms and fixtures | Package A.C. |
| Excellent | Steel frame, masonry and glass, stone ornamentation, top quality | Plaster, paneling, carpet and terrazzo, suspended ceilings | Best fluorescent ceiling panels, tiled restrooms, good fixtures | Warm and cool air (zoned) |

Quality Selection Guide:

Class C (Masonry Bearing Walls):

| Quality | Exterior Walls | Interior Finish | Mechanicals | HVAC |
|------------------|---|---|--|---------------------------------|
| Lowest | Cheap block, no trim | Minimum finish, very plain | Minimum code throughout | Electric wall heater |
| Low | Concrete block, small office, outside entries | Painted walls, carpet, vinyl composition tile, budget rooms | Minimum code, low-cost fixtures | Wall furnace |
| Fair | Block or brick, standard front, small lobby, vending area | Drywall, carpet, vinyl composition, minimum suites, no food services | Standard fixtures, guest laundry, small lobby restrooms | Individual thru-wall heat pumps |
| Average | Common brick or block, little ornamentation, commercial style | Painted block, drywall, few extras, carpet, vinyl composition, hospitality room | Adequate lighting & plumbing, TV circuits, some good fixtures | Individual thru-wall heat pumps |
| Good | Brick and stone trim, large glass areas, typical better chain motel | Plaster/drywall and paint, good carpet, some built-in extras, support services | Some good suites, lighting & plumbing fixtures, TV circuits | Warm and cool air |
| Excellent | Face brick, stone, metal and glass panels, highly decorative | Plaster & vinyl finishes, good carpet, built-in luxury items, good support services | Good lighting, many outlets, good plumbing, TV and FM circuits | Hot and chilled water |



12/14/21, 3:47 PM

CoreLogic | Commercial Estimator - Report

**CoreLogic - SwiftEstimator
Commercial Estimator - Summary Report**

General Information

| | | | |
|--------------------------|-------------|-------------------------|---------------|
| Estimate ID: | La Casa Inn | Date Created: | 12-13-2021 |
| Property Owner: | | Date Updated: | 12-13-2021 |
| Property Address: | 34652 | Date Calculated: | 12-14-2021 |
| Local Multiplier: | 0.97 | Cost Data As Of: | 12-2021 |
| Architects Fee: | | Report Date: | using default |

Section 1

| | | | |
|----------------------------|-------------|----------------------------------|----|
| Area | 6358 | Overall Depreciation % | |
| Stories in Section | 1 | Physical Depreciation % | 50 |
| Stories in Building | 1 | Functional Depreciation % | |
| Shape | rectangular | External Depreciation % | |
| Perimeter | (auto-calc) | | |
| Effective Age | 0 | | |

Occupancy Details

| Occupancy | % | Class | Height | Quality |
|-----------------------------------|------------|-------|--------|---------|
| 344 Office Building | 100 | C | 10 | 2.0 |
| Occupancy Total Percentage | 100 | | | |

System : HVAC (Heating)

| System | %/Units | Quality | Depr % | Other |
|--|------------|---------|--------|-------|
| 611 HVAC (Heating) - Package Unit | 100 | Occ. | | |
| Total Percent for HVAC (Heating): | 100 | | | |

Addition Details

| Addition | Units | Cost | Depr % | IM | Base Date |
|--------------|-------|----------|--------|----|-----------|
| Basic Canopy | 1 | \$15,000 | | N | |

Calculation Information (All Sections)

| | Units | Unit Cost | Total Cost New | Less Depreciation | Total Cost Depreciated |
|-----------------------------|--------------|-----------------|------------------|-------------------|------------------------|
| Basic Structure | | | | | |
| Base Cost | 6,358 | \$93.19 | \$592,502 | \$296,251 | \$296,251 |
| Exterior Walls | 6,358 | \$27.44 | \$174,464 | \$87,232 | \$87,232 |
| Heating & Cooling | 6,358 | \$7.63 | \$48,512 | \$24,256 | \$24,256 |
| Canopy | 1 | \$15,000.00 | \$15,000 | \$7,500 | \$7,500 |
| Basic Structure Cost | 6,358 | \$130.62 | \$830,478 | \$415,239 | \$415,239 |

Less Depreciation

| | | | | | |
|-------------------------|--------------|----------------|--|------------------|------------------|
| Physical | 50.0% | | | \$415,239 | \$415,239 |
| Depreciated Cost | 6,358 | \$65.31 | | \$415,239 | \$415,239 |

Cost data by CoreLogic, Inc

Except for items and costs listed under Addition Details, this SwiftEstimator report has been produced utilizing current cost data and is in compliance with the Marshall & Swift License User Certificate. This report authenticates the user as a current Marshall & Swift user.



<https://www.swiftestimator.com/Main/CE/Reports/PFV.asp>

1/1

Front Office Building

12/14/21, 4:13PM

CoreLogic Commercial Estimator - Report

CoreLogic - SwiftEstimator Commercial Estimator - Summary Report

General Information

| | | | |
|-------------------|-------------|------------------|---------------|
| Estimate ID: | La Casa Inn | Date Created: | 12-13-2021 |
| Property Owner: | | Date Updated: | 12-13-2021 |
| Property Address: | 34652 | Date Calculated: | 12-14-2021 |
| Local Multiplier: | 0.97 | Cost Data As Of: | 12-2021 |
| Architects Fee: | | Report Date: | using default |

Section 1

| | | | |
|---------------------|-------------|---------------------------|----|
| Area | 21524 | Overall Depreciation % | |
| Stories in Section | 2 | Physical Depreciation % | 50 |
| Stories in Building | 2 | Functional Depreciation % | |
| Shape | rectangular | External Depreciation % | |
| Perimeter | (auto-calc) | | |
| Effective Age | 0 | | |

Occupancy Details

| Occupancy | % | Class | Height | Quality |
|-----------------------------------|------------|-------|--------|---------|
| 343 Motel | 100 | C | 9 | 2.0 |
| Occupancy Total Percentage | 100 | | | |

System : Exterior Walls

| 804 Exterior Walls : Block with Stucco | %/Units | Quality | Depr % | Other |
|--|------------|---------|--------|-------|
| | 100 | Occ | | |
| Total Percent for Exterior Walls: | 100 | | | |

System : HVAC (Heating)

| 602 HVAC (Heating) Electric Wall | %/Units | Quality | Depr % | Other |
|--|------------|---------|--------|-------|
| | 100 | Occ | | |
| Total Percent for HVAC (Heating): | 100 | | | |

Calculation Information (All Sections)

| | Units | Unit Cost | Total Cost New | Less: Depreciation | Total Cost Depreciated |
|-----------------------------|---------------|-----------------|--------------------|--------------------|------------------------|
| Basic Structure | | | | | |
| Base Cost | 21,524 | \$77.85 | \$1,675,543 | \$837,822 | \$837,821 |
| Exterior Walls | 21,524 | \$20.94 | \$450,713 | \$225,357 | \$225,356 |
| Heating & Cooling | 21,524 | \$1.35 | \$29,057 | \$14,529 | \$14,528 |
| Basic Structure Cost | 21,524 | \$100.14 | \$2,155,413 | \$1,077,708 | \$1,077,705 |
| Less Depreciation | | | | | |
| Physical | 50.0% | | | \$1,077,708 | \$1,077,705 |
| Depreciated Cost | 21,524 | \$50.07 | | \$1,077,708 | \$1,077,705 |

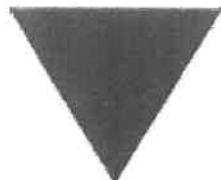
Cost data by CoreLogic, Inc.

Except for items and costs listed under Addition Details, this SwiftEstimator report has been produced utilizing current cost data and is in compliance with the Marshall & Swift Licensed User Certificate. This report authenticates the user as a current Marshall & Swift user.


<https://www.swiftestimator.com/Main/CEReports/PFY6sp>

1/1

Western Building



12/14/21, 4:09PM

CoreLogic | Commercial Estimator - Report

**CoreLogic - SwiftEstimator
Commercial Estimator - Summary Report**

General Information

| | | | |
|--------------------------|-------------|-------------------------|---------------|
| Estimate ID: | La Casa Inn | Date Created: | 12-13-2021 |
| Property Owner: | | Date Updated: | 12-13-2021 |
| Property Address: | 34652 | Date Calculated: | 12-14-2021 |
| Local Multiplier: | 0.97 | Cost Data As Of: | 12-2021 |
| Architects Fee: | | Report Date: | using default |

Section 1

| | | | |
|----------------------------|-------------|----------------------------------|----|
| Area | 20904 | Overall Depreciation % | |
| Stories in Section | 2 | Physical Depreciation % | 50 |
| Stories in Building | 2 | Functional Depreciation % | |
| Shape | rectangular | External Depreciation % | |
| Perimeter | (auto-calc) | | |
| Effective Age | 0 | | |

Occupancy Details

| Occupancy | % | Class | Height | Quality |
|-----------------------------------|------------|-------|--------|---------|
| 343 Motel | 100 | C | 9 | 2.0 |
| Occupancy Total Percentage | 100 | | | |

System : Exterior Walls

| | %/Units | Quality | Depr % | Other |
|--|------------|---------|--------|-------|
| 604 Exterior Walls : Block with Stucco | 100 | Occ. | | |
| Total Percent for Exterior Walls: | 100 | | | |

System : HVAC (Heating)

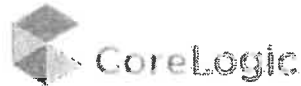
| | %/Units | Quality | Depr % | Other |
|--|------------|---------|--------|-------|
| 602 HVAC (Heating) : Electric Wall | 100 | Occ. | | |
| Total Percent for HVAC (Heating): | 100 | | | |

Calculation Information (All Sections)

| | Units | Unit Cost | Total Cost New | Less Depreciation | Total Cost Depreciated |
|-----------------------------|---------------|-----------------|--------------------|--------------------|------------------------|
| Basic Structure | | | | | |
| Base Cost | 20,904 | \$78.00 | \$1,630,512 | \$815,256 | \$815,256 |
| Exterior Walls | 20,904 | \$20.98 | \$438,566 | \$219,283 | \$219,283 |
| Heating & Cooling | 20,904 | \$1.35 | \$28,220 | \$14,110 | \$14,110 |
| Basic Structure Cost | 20,904 | \$100.33 | \$2,097,298 | \$1,048,649 | \$1,048,649 |
| Less Depreciation | | | | | |
| Physical | 50.0% | | | \$1,048,649 | \$1,048,649 |
| Depreciated Cost | 20,904 | \$50.16 | | \$1,048,649 | \$1,048,649 |

Cost data by CoreLogic, Inc

"*Except for items and costs listed under Addition Details, this SwiftEstimator report has been produced utilizing current cost data and is in compliance with the Marshall & Swift Licensed User Certificate. This report authenticates the user as a current Marshall & Swift user."*



<https://www.swiftestimator.com/Main/CEA/Reports/FV.asp>

1/1

Eastern Building

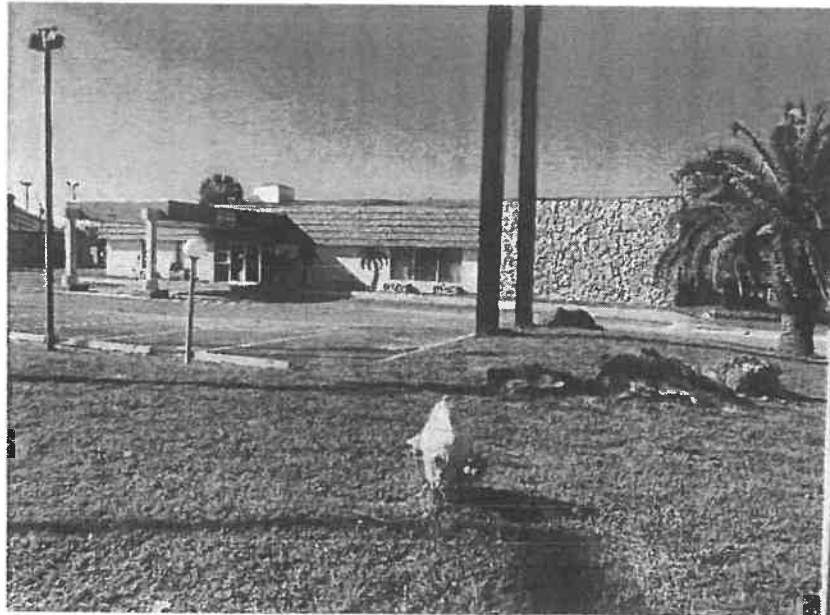
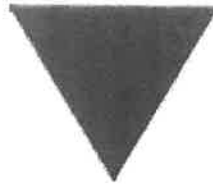


| Building | RCN | Depreciation | Depreciated Value | 50% Available |
|--------------------|--------------------|--------------|--------------------|--------------------|
| Office/Lobby | \$830,478 | 50% | \$415,239 | \$207,620 |
| Westerly Building | \$2,155,413 | 50% | \$1,077,705 | \$538,853 |
| Easternly Building | \$2,097,298 | 50% | \$1,048,649 | \$524,325 |
| Total | \$5,083,189 | | \$2,541,593 | \$1,270,797 |

We appreciate the opportunity to provide services. Should you have any questions concerning the preparation and conclusions, please do not hesitate to call our office.

Respectfully submitted,
THE DOHRING GROUP, INC

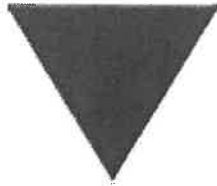
Jeff Hicks, MAI
President
Cert Gen RZ754



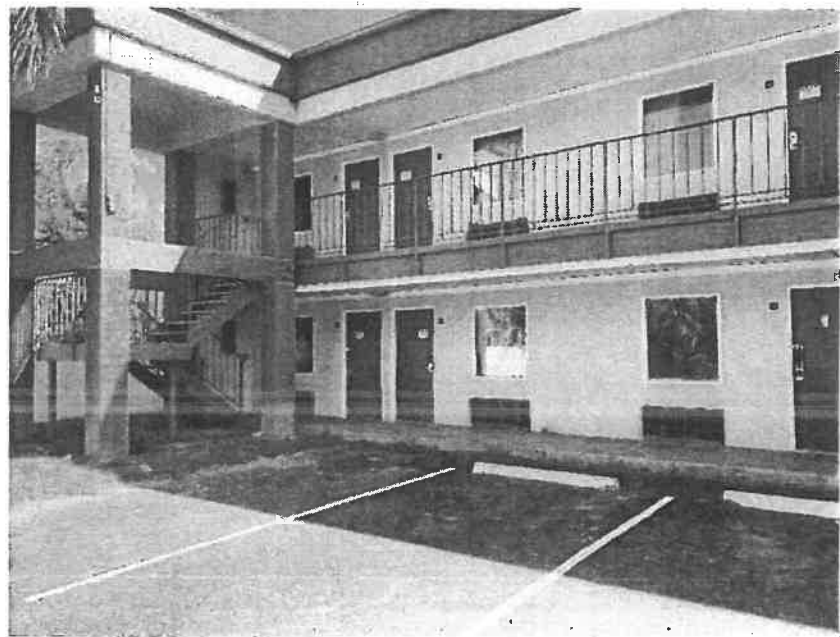
Street View



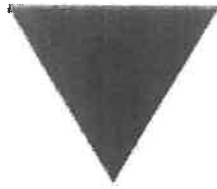
Street View



Exterior View



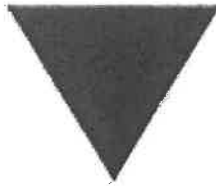
Exterior View



Exterior View



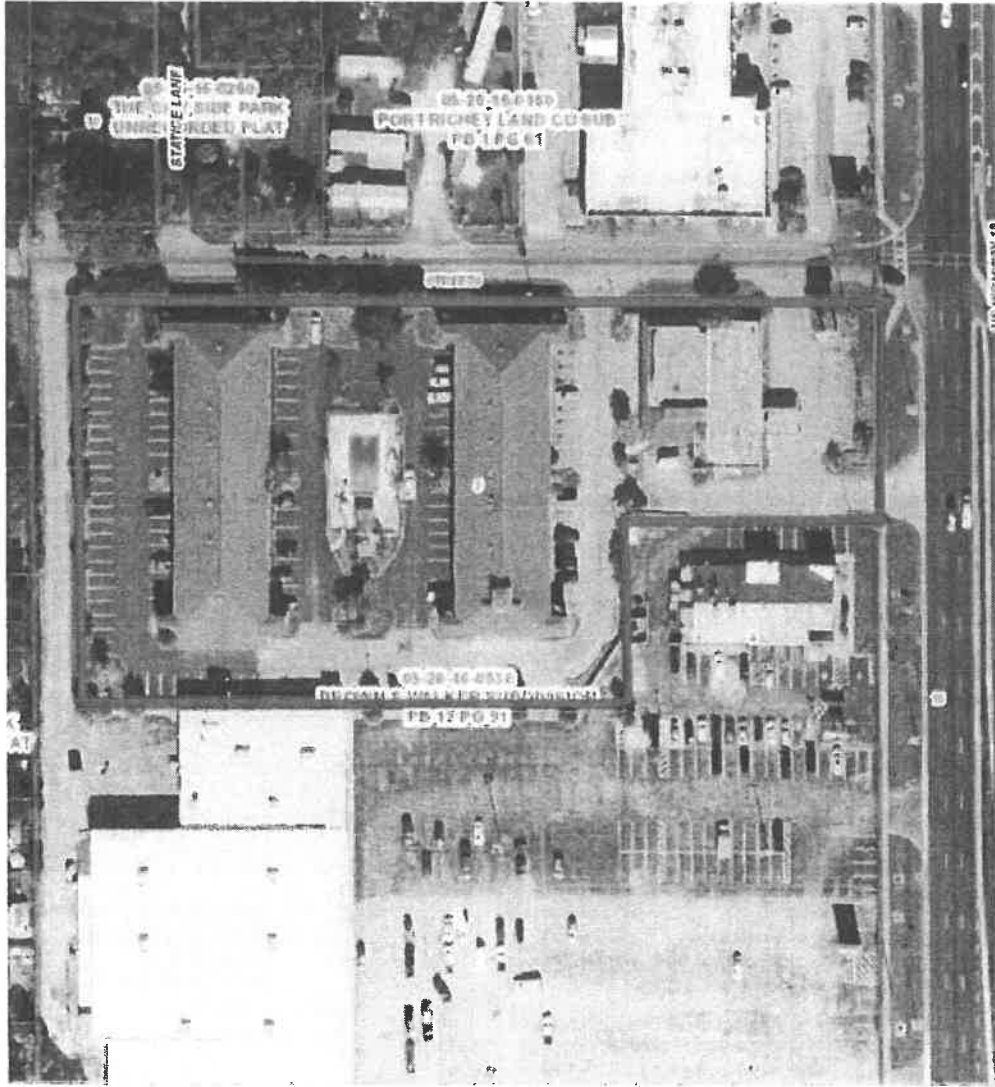
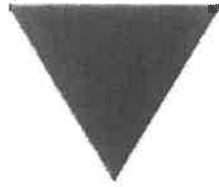
Exterior View



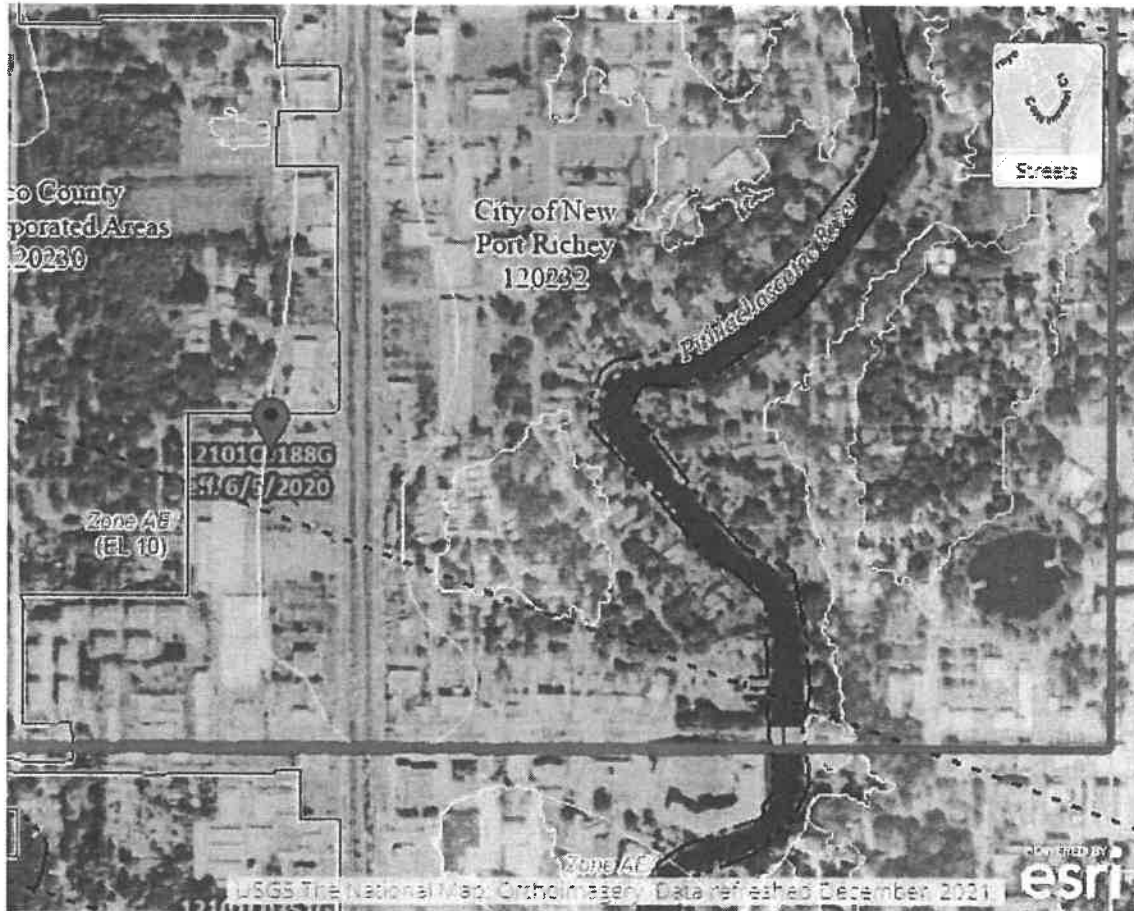
Exterior View



Exterior View



Aerial View



| | | | |
|------------------------------------|--|---------------------------------|--------------------------------------|
| SPECIAL FLOOD HAZARD AREAS | Without Base Flood Elevation (BFE) Zone A, A-1, A-2 | 20.2 | Cross Sections with 1% Annual Chance |
| | With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR | 17.5 | Water Surface Elevation |
| OTHER AREAS OF FLOOD HAZARD | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile | Coastal Transect | Coastal Transect |
| | Future Conditions 1% Annual Chance Flood Hazard | Base Flood Elevation Line (BFE) | Base Flood Elevation Line (BFE) |
| | Area with Reduced Flood Risk due to Levee. See Notes. | Limit of Study | Limit of Study |
| | Area with Flood Risk due to Levee | Jurisdiction Boundary | Jurisdiction Boundary |
| | | OTHER FEATURES | Coastal Transect Baseline |
| | | GENERAL STRUCTURES | Profile Baseline |
| | | | Hydrographic Feature |
| | | | Channel, Culvert, or Storm Sewer |
| | | | Levee, Dike, or Floodwall |

Flood Map



12/14/21, 2:02 PM

Pasco County Property Appraiser

| | | |
|---|---|--------------------|
| Parcel ID | 05-26-16-0530-00500-0000 (Card: 1 of 3) | |
| Classification | 03900-Motel | |
| Mailing Address | | |
| AARA HOTELS LLC 6523 US HIGHWAY 19 NEW PORT RICHEY, FL 34652 | | |
| Physical Address | | |
| 6523 US HIGHWAY 19 , NEW PORT RICHEY, FL 34652 | | |
| Legal Description (First 200 characters) | | |
| <u>See Plat for this Subdivision</u> BROWN & WALKER SUB PB 12 PG 91 LOT 5 ALSO DESC AS COM AT NW COR OF SW1/4 OF SEC TH S89DEG 28'27"E ALG CENTERLINE OF GREEN KEY RD 689.56 FT TH S00DEG03'52"W 25.00 FT TO POB TH S89DEG28'27"E 543.61 FT T[...] | | |
| Jurisdiction | | |
| CITY OF NEW PORT RICHEY | | |
| Community Dev District | | |
| N/A | | |
| Property Value | | |
| Just Value | \$1,459,101 | |
| Ag Land | \$0 | |
| Land | \$206,353 | |
| Building | \$1,215,487 | |
| Extra Features | \$37,261 | |
| | | |
| Assessed | Non-School | School |
| Homestead Exemption | \$1,190,450 | \$1,459,101 |
| Additional Exemptions | -\$0 | -\$0 |
| | -\$0 | -\$0 |
| Taxable Value | \$1,190,450 | \$1,190,450 |
| Warning: A significant taxable value increase may occur when sold. Click here for details and info. regarding the posting of exemptions. | | |

| Land Detail (Card: 1 of 3) | | | | | | | | | |
|----------------------------|---------------|-------------|--------|-----------|------|--------|-----------|----------|--|
| Line Use | Code | Description | Zoning | Units | Type | Price | Condition | Value | |
| 1 | 3900C MU191-1 | Hotel/Motel | 000C | 11000.000 | SF | \$4.30 | 1.05 | \$49,665 | |
| 2 | 3900C MU191-2 | Hotel/Motel | 000C | 39000.000 | SF | \$2.15 | 1.05 | \$88,043 | |
| 3 | 3900C MU191-3 | Hotel/Motel | 000C | 40000.000 | SF | \$1.50 | 1.05 | \$63,000 | |
| 4 | 3900C MU191-4 | Hotel/Motel | 000C | 4675.000 | SF | \$1.15 | 1.05 | \$5,645 | |

| Additional Land Information | | | | |
|-----------------------------|----------|-----------|-------------------|----------------------|
| Acres | Tax Area | FEMA Code | Sinkhole Activity | Neighborhood Code(s) |
| 2.17 | 50NP | AE | None Reported | MU19 |

| View Sketch Building Information - Use 2100-Restaurants (Full Service) (Card: 1 of 3) | |
|---|-------------------------|
| Year Built | 1974 |
| Stories | 1.0 |
| Exterior Wall 1 | Concrete Block Stucco |
| Exterior Wall 2 | None |
| Roof Structure | Rigid Frame w/Bar Joist |
| Roof Cover | Built-Up Tar and Gravel |
| Interior Wall 1 | Drywall |
| Interior Wall 2 | Wood Panel or Custom |
| Flooring 1 | Cork or Vinyl Tile |
| Flooring 2 | Carpet |
| Fuel | Electric |
| Heat | Forced Air - Ducted |

<https://search.pascopa.com/parcel.aspx?parcel=05-26-16-0530-00500-0000&showcards=1>

1/2

Property Appraiser's Record

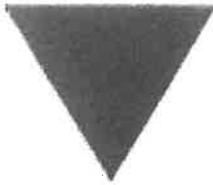


12/14/21, 2:02 PM

Pasco County Property Appraiser

| A/C | | Packaged Roof Top | | | | |
|-------------------------------|--------------------|----------------------|-----------------------|-----------|-------------|--|
| Baths | | 5.0 | | | | |
| Line | Code | Description | Sq. Feet | | Value | |
| 1 | CAN01 | CANOPY | 625 | | \$7,104 | |
| 2 | BAS01 | LIVING AREA | 6,358 | | \$240,241 | |
| Extra Features (Card: 1 of 3) | | | | | | |
| Line | Code | Description | Year | Units | Value | |
| 1 | CPAVSP | PAVING ASPHALT | 1974 | 65,787 | \$19,243 | |
| 2 | CPOOLCON | CONCRETE POOL | 1974 | 400 | \$7,140 | |
| 3 | CCOOLDK | COOL DECK | 1974 | 800 | \$960 | |
| 4 | CCLFENCE | CHAIN LINK FENCE | 1980 | 6,618 | \$2,978 | |
| 5 | CPVCF SF | PVC FENCING (SF) | 2003 | 1,140 | \$2,242 | |
| 6 | CLIGHTDC | LIGHT DOUBLE CONC | 2003 | 3 | \$2,487 | |
| 7 | CLIGHTSC | LIGHT SINGLE CONC | 2003 | 3 | \$2,211 | |
| Sales History | | | | | | |
| Previous Owner: | | | KRUPA HOST LLC | | | |
| Month/Year | Book/Page | Type | DOR Code | Condition | Amount | |
| 7/2019 | <u>9941 / 2365</u> | Warranty Deed | <u>40</u> | I | \$2,975,000 | |
| 5/2019 | <u>9920 / 3512</u> | Quit Claim Deed | <u>01</u> | I | \$1,220,000 | |
| 6/2007 | <u>7554 / 1123</u> | Warranty Deed | | I | \$3,750,000 | |
| 3/1998 | <u>3903 / 1409</u> | Certificate of Title | | I | \$0 | |
| 6/1993 | <u>3170 / 1503</u> | Quit Claim Deed | | I | \$0 | |
| 9/1992 | <u>3146 / 0743</u> | Quit Claim Deed | | I | \$0 | |
| 11/1980 | <u>1097 / 0094</u> | | | I | \$315,000 | |

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12/16/21, 4:46 PM

Pasco County Property Appraiser

| | | | | | | | | |
|---|--------------------------------|---|--------------------------|-----------------------------|-------------|--------------|------------------|--------------|
| Parcel ID | | 05-26-16-0530-00500-0000 (Card: 2 of 3) | | | | | | |
| Classification | | 03900-Motel | | | | | | |
| Mailing Address | | | | | | | | |
| AARA HOTELS LLC 6523 US HIGHWAY 19 NEW PORT RICHEY, FL 34652 | | | | | | | | |
| Physical Address | | | | | | | | |
| 6523 US HIGHWAY 19 , NEW PORT RICHEY, FL 34652 | | | | | | | | |
| Legal Description (First 200 characters) | | | | | | | | |
| <u>See Plat for this Subdivision</u> | | | | | | | | |
| BROWN & WALKER SUB PB 12 PG 91 LOT 5 ALSO DESC AS COM AT NW COR OF SW1/4 OF SEC TH S89DEG 28'27"E ALG CENTERLINE OF GREEN KEY RD 689.56 FT TH S00DEG03'52"W 25.00 FT TO POB TH S89DEG28'27"E 543.61 FT T[...] | | | | | | | | |
| Jurisdiction | | | | | | | | |
| CITY OF NEW PORT RICHEY | | | | | | | | |
| Community Dev District | | | | | | | | |
| N/A | | | | | | | | |
| Property Value | | | | | | | | |
| Just Value | | \$1,459,101 | | | | | | |
| Ag Land | | \$0 | | | | | | |
| Land | | \$206,353 | | | | | | |
| Building | | \$1,215,487 | | | | | | |
| Extra Features | | \$37,261 | | | | | | |
| Assessed | | Non-School | | School | | | | |
| Homestead Exemption | | \$1,190,450 | | \$1,459,101 | | | | |
| Additional Exemptions | | -\$0 | | -\$0 | | | | |
| | | -\$0 | | -\$0 | | | | |
| Taxable Value | | \$1,190,450 | | \$1,190,450 | | | | |
| Warning: A significant taxable value increase may occur when sold. | | | | | | | | |
| Click here for details and info. regarding the posting of exemptions. | | | | | | | | |
| Land Detail (Card: 2 of 3) | | | | | | | | |
| Line | Use | Code | Description | Zoning Units | Type | Price | Condition | Value |
| No Land Records | | | | | | | | |
| Additional Land Information | | | | | | | | |
| Acres | Tax Area | FEMA Code | Sinkhole Activity | Neighborhood Code(s) | | | | |
| 2.17 | 60NP | AE | None Reported | MU19 | | | | |
| View Sketch Building Information - Use 3900-Hotels Motels (Card: 2 of 3) | | | | | | | | |
| Year Built | 1974 | | | | | | | |
| Stories | 2.0 | | | | | | | |
| Exterior Wall 1 | Concrete Block Stucco | | | | | | | |
| Exterior Wall 2 | None | | | | | | | |
| Roof Structure | Rigid Frame w/Bar Joist | | | | | | | |
| Roof Cover | Asphalt or Composition Shingle | | | | | | | |
| Interior Wall 1 | Drywall | | | | | | | |
| Interior Wall 2 | None | | | | | | | |
| Flooring 1 | Cork or Vinyl Tile | | | | | | | |
| Flooring 2 | Carpet | | | | | | | |
| Fuel | Electric | | | | | | | |
| Heat | Forced Air - Not Ducted | | | | | | | |
| A/C | Window Unit | | | | | | | |
| Baths | 30.0 | | | | | | | |
| Line | Code | Description | Sq. Feet | Value | | | | |

https://search.pasco.com/parcel.aspx?parcel=05-26-16-0530-00500-0000&showcards=2

1/2

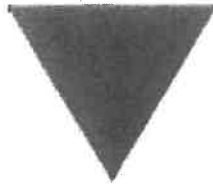


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Pasco County Property Appraiser

| | | | | | | |
|--------------------------------------|--------------------|----------------------|-----------------------|------------------|--|---------------|
| 1 | CAN02 | CANOPY | | 2,382 | | \$15,428 |
| 2 | BAS01 | LIVING AREA | | 10,452 | | \$225,525 |
| 3 | CAN01 | CANOPY | | 2,382 | | \$15,428 |
| 4 | FUS02 | FINISHED UPPER STORY | | 10,452 | | \$225,525 |
| Extra Features (Card: 2 of 3) | | | | | | |
| Line | Code | Description | Year | Units | | Value |
| No Extra Features | | | | | | |
| Sales History | | | | | | |
| Previous Owner: | | | KRUPA HOST LLC | | | |
| Month/Year | Book/Page | Type | DOR Code | Condition | | Amount |
| 7/2019 | <u>9941 / 2365</u> | Warranty Deed | <u>40</u> | I | | \$2,975,000 |
| 5/2019 | <u>9920 / 3512</u> | Quit Claim Deed | <u>01</u> | I | | \$1,220,000 |
| 6/2007 | <u>7554 / 1123</u> | Warranty Deed | | I | | \$3,750,000 |
| 3/1998 | <u>3903 / 1409</u> | Certificate of Title | | I | | \$0 |
| 6/1993 | <u>3170 / 1503</u> | Quit Claim Deed | | I | | \$0 |
| 9/1992 | <u>3146 / 0743</u> | Quit Claim Deed | | I | | \$0 |
| 11/1980 | <u>1097 / 0094</u> | | | I | | \$315,000 |

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12/16/21, 4:48 PM

Pasco County Property Appraiser

| | | | | | | | | |
|--|--------------------------------|---|--------------------------|-----------------------------|-------------|--------------|------------------|--------------|
| Parcel ID | | 05-26-16-0530-00500-0000 (Card: 3 of 3) | | | | | | |
| Classification | | 03900-Motel | | | | | | |
| Mailing Address | | | | | | | | |
| AARA HOTELS LLC 6523 US HIGHWAY 19 NEW PORT RICHEY, FL 34652 | | | | | | | | |
| Physical Address | | | | | | | | |
| 6523 US HIGHWAY 19 , NEW PORT RICHEY, FL 34652 | | | | | | | | |
| Legal Description (First 200 characters) | | | | | | | | |
| <u>See Plat for this Subdivision</u> | | | | | | | | |
| BROWN & WALKER SUB PB 12 PG 91 LOT 5 ALSO DESC AS COM AT NW COR OF SW1/4 OF SEC TH S89DEG 28'27"E ALG CENTERLINE OF GREEN KEY RD 689.56 FT TH S00DEG03'52"W 25.00 FT TO POB TH S89DEG28'27"E 543.61 FT T [...] | | | | | | | | |
| Jurisdiction | | | | | | | | |
| CITY OF New PORT RICHEY | | | | | | | | |
| Community Dev District | | | | | | | | |
| N/A | | | | | | | | |
| Property Value | | | | | | | | |
| Just Value | | | \$1,459,101 | | | | | |
| Ag Land | | | \$0 | | | | | |
| Land | | | \$206,353 | | | | | |
| Building | | | \$1,215,487 | | | | | |
| Extra Features | | | \$37,261 | | | | | |
| | Assessed | Non-School | School | | | | | |
| | \$1,190,450 | \$1,190,450 | \$1,459,101 | | | | | |
| | Homestead Exemption | -\$0 | -\$0 | | | | | |
| | Additional Exemptions | -\$0 | -\$0 | | | | | |
| | Taxable Value | \$1,190,450 | \$1,190,450 | | | | | |
| Warning: A significant taxable value increase may occur when sold. | | | | | | | | |
| Click here for details and info. regarding the posting of exemptions. | | | | | | | | |
| Land Detail (Card: 3 of 3) | | | | | | | | |
| Line | Use | Code | Description | Zoning Units | Type | Price | Condition | Value |
| | | | | No Land Records | | | | |
| Additional Land Information | | | | | | | | |
| Acres | Tax Area | FEMA Code | Sinkhole Activity | Neighborhood Code(s) | | | | |
| 2.17 | 60NP | AE | None Reported | MU19 | | | | |
| View Sketch Building Information - Use 3900-Hotels Motels (Card: 3 of 3) | | | | | | | | |
| Year Built | 1974 | | | | | | | |
| Stories | 2.0 | | | | | | | |
| Exterior Wall 1 | Concrete Block Stucco | | | | | | | |
| Exterior Wall 2 | None | | | | | | | |
| Roof Structure | Rigid Frame w/Bar Joist | | | | | | | |
| Roof Cover | Asphalt or Composition Shingle | | | | | | | |
| Interior Wall 1 | Drywall | | | | | | | |
| Interior Wall 2 | None | | | | | | | |
| Flooring 1 | Cork or Vinyl Tile | | | | | | | |
| Flooring 2 | Carpet | | | | | | | |
| Fuel | Electric | | | | | | | |
| Heat | Radiant Electric | | | | | | | |
| A/C | Window Unit | | | | | | | |
| Baths | 30.0 | | | | | | | |
| Line | Code | Description | Sq. Feet | Value | | | | |

<https://search.pascopa.com/parcel.aspx?parcel=05-26-16-0530-00500-0000&showcards=3>

1/2



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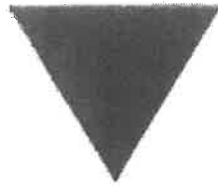
Pasco County Property Appraiser

| | | | | |
|---|-------|----------------------|--------|-----------|
| 1 | BAS01 | LIVING AREA | 10,452 | \$225,053 |
| 2 | CAN02 | CANOPY | 2,382 | \$15,395 |
| 3 | UST01 | UNFINISHED STORAGE | 620 | \$5,340 |
| 4 | CAN01 | CANOPY | 2,382 | \$15,395 |
| 5 | FUS02 | FINISHED UPPER STORY | 10,452 | \$225,053 |

| Extra Features (Card: 3 of 3) | | | | | |
|--------------------------------|------|-------------|------|-------|-------|
| Line | Code | Description | Year | Units | Value |
| No Extra Features | | | | | |

| Previous Owner: | | Sales History | | | |
|-----------------|--------------------|----------------------|-----------|-----------|-------------|
| | | KRUPA HOST LLC | | | |
| Month/Year | Book/Page | Type | DOR Code | Condition | Amount |
| 7/2019 | <u>9941 / 2365</u> | Warranty Deed | <u>40</u> | I | \$2,975,000 |
| 5/2019 | <u>9920 / 3512</u> | Quit Claim Deed | <u>01</u> | I | \$1,220,000 |
| 6/2007 | <u>7554 / 1123</u> | Warranty Deed | | I | \$3,750,000 |
| 3/1998 | <u>3903 / 1409</u> | Certificate of Title | | I | \$0 |
| 6/1993 | <u>3170 / 1503</u> | Quit Claim Deed | | I | \$0 |
| 9/1992 | <u>3146 / 0743</u> | Quit Claim Deed | | I | \$0 |
| 11/1980 | <u>1097 / 0094</u> | | | I | \$315,000 |

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PROFESSIONAL PROFILE



JEFF HICKS, MAI

PRESIDENT
THE DOHRING GROUP
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TAMPA, FLORIDA 33602

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C: 813.230.3798
F: 813.225.1790

SERVICES OFFERED

- Commercial RE Appraisal
- Expert Witness Testimony
- Tax Appeal
- Replacement Cost New
- Market Studies
- Eminent Domain

MARKETS COVERED

- Hillsborough County
- Pinellas County
- Hernando County
- Citrus County
- Polk County
- Manatee County
- Sarasota County
- Pasco County

PROFESSIONAL EXPERIENCE

Jeff Hicks, MAI is President of The Dohring Group, a commercial real estate appraisal and brokerage company headquartered in Tampa, Florida. Mr. Hicks has appraised and supervised appraisers on a wide variety of property types including office buildings, shopping centers, apartment complexes, hotels, industrial and special purpose properties such as car washes and churches.

His role at the Dohring Group is the coordination and review of appraisal production and oversight of the marketing of valuation business lines within the company. Mr. Hicks is a certified general appraiser in the state of Florida with 25 years of experience. He holds a Bachelor of Science in Real Estate from Florida State University and is a Member of the Appraisal Institute.

PROFESSIONAL AFFILIATIONS AND DESIGNATIONS

- Member, Appraisal Institute (MAI)
- State-Certified Instructor – Commercial Appraisal Productivity Seminar
- Florida Banker's Association
- Toastmasters International – Competent Communicator
- RMA Risk Management Association
- Tampa Union Station Board Member

EDUCATION

- Bachelor of Science, Real Estate, Florida State University, Tallahassee, FL
- Jesuit High School, Tampa, FL

LICENSES

- State-Certified General Appraiser #RZ754

PROFESSIONAL POSITIONS

- | | |
|--|-----------------|
| • President, The Dohring Group, Inc. (Tampa, FL) | 1992 to Present |
| • Appraiser, Pierson/Dohring, Inc. (Tampa, FL) | 1989 – 1992 |
| • Commercial Sales/Leasing, Sunwest RE, Inc. (Tampa, FL) | 1988 – 1989 |
| • Appraiser, Pardue, Heid, Church (Tampa, FL) | 1987 – 1988 |

COURT EXPERIENCE

Qualified as expert witness in:

- 13th Judicial Circuit Court of Florida, Hillsborough County
- United States District Court for the Middle District of Florida
- United States Bankruptcy Court, Middle District of Florida
- Florida Thirteenth Circuit Court, Hillsborough County
- Florida Fifth Circuit Court, Hernando County
- Florida Sixth Circuit Court, Pinellas County

**APPRAISAL**

Analysis and appraisal of single family, multifamily, industrial, commercial, office, retail centers, multi-purpose, medical, lodging, assisted living facilities, restaurants, convenience stores, vacant land and special purpose properties for individual corporations, attorneys, public agencies and lending institutions. Primary emphasis in the Tampa Bay area and state of Florida.

CONSULTING

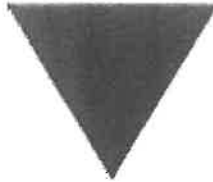
Includes feasibility studies, condemnation support, ad valorem tax representation, investment analysis, highest and best use studies, project feasibility, marketing strategies, and other assignments of similar nature.

SPECIALIZED COURSE WORK AND SEMINARS**Appraisal Institute (Abridged)**

- 2021 Appraisal of Medical Office Buildings
- 2021 Appraising Automobile Dealerships
- 2020 Fundamentals of Apartment Appraising
- 2020 Cool Tools: New Technology for Real Estate
- 2020 7-Hour National USPAP Update Course
- 2020 Business Practices & Ethics
- 2020 Florida Law Update 2020
- 2018 7-Hour National USPAP Update Course
- 2016 Basic Appraisal Principles
- 2016 Expert Witness for Commercial Appraisers
- 2016 Business Practices and Ethics
- 2015 Evaluating the Evaluation
- 2014 7 Hour National USPAP Update Course
- 2014 3 Hour Florida Law
- 2014 Review Theory - General
- 2014 Online Real Estate Finance Statistics and Valuation Modeling
- 2014 Appraisals of Senior Housing Long-Term Care Properties
- 2013 Carving Out Your Legal Niche- Do's and Don'ts of Litigation Support
- 2013 Separating Real Property, Personal Property & Intangible Business Assets
- 2011 Advanced Sales Comparison & Cost Approaches
- 2011 Understanding the New Interagency Appraisal and Evaluation Guidelines
- 2010 General Appraiser Market Analysis and Highest & Best Use


Course Work/Seminars (Abridged)

- 2020 Florida Appraisal Laws and Regulations
- 2018 Florida Appraisal Laws and Regulations
- 2016 Florida Appraisal Laws and Regulations
- 2016 2016-2017 National USPAP Update
- 2016 Appraisal of Land Subject to Ground Leases
- 2016 Supervisor – Trainee Course for Florida
- 2011 Going Concern Appraisals: Allocation of Tangible and Intangible Assets
- 2010 Distressed & Depressed: CRE Foreclosure/Workout Valuation



- 2010 Florida Supervisor/Trainee Roles and Relationships
- 2010 ULI- Signs of Recovery: The New Market and Trends in Housing
- 2007 Developing & Growing an Appraisal Practice
- 2004 Factory Built Housing
- 2002 How to Appraise a Business

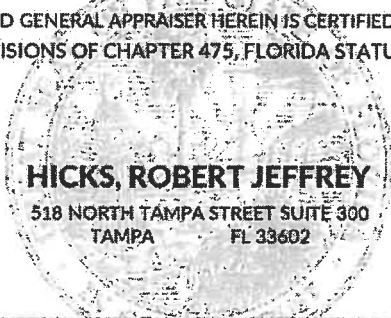
Ron DeSantis, Governor Halsey Beshears, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

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




HICKS, ROBERT JEFFREY
518 NORTH TAMPA STREET SUITE 300
TAMPA FL 33602

LICENSE NUMBER: RZ754

EXPIRATION DATE: NOVEMBER 30, 2022

Always verify licenses online at MyFloridaLicense.com



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