

| LOCATION & OWNER INFORMATION |                                                                                                          |
|------------------------------|----------------------------------------------------------------------------------------------------------|
| PARCEL ID                    | 74-43-43-21-01-023-0032                                                                                  |
| NBHD                         | 233200CM                                                                                                 |
| PARCEL ADDR                  | 524 DATURA ST                                                                                            |
| LEGAL                        | WEST PALM BEACH TOWN OF W 1/2 OF LT 3 (LESS N 10 FT ST R/W) & E 1/2 OF LT 4 (LESS N 10 FT ST R/W) BLK 23 |
| TAX DISTRICT                 | 84402                                                                                                    |
| OWNER                        | 506 & 524 DATURA OWNER LLC                                                                               |
| ADDRESS                      | 2347 BISCAYNE BLVD STE 108<br>MIAMI FL 33137-4514                                                        |



# PALM BEACH COUNTY



| ENTER INFORMATION |           |   |   |    |
|-------------------|-----------|---|---|----|
| TYPE              | DATE      | E | I | AP |
| IMP               | 21-AUG-23 | 1 | A | 13 |
| INCOME            |           |   |   |    |
| AG                |           |   |   |    |

|                                                           |                  |
|-----------------------------------------------------------|------------------|
| 1700 PROPERTY USE /OFFICE BLDG-NON MEDICAL 1 TO 3 STORIES |                  |
| LIVING UNITS:0                                            | GIS ACRES: .3282 |
| TOTAL CARDS:2                                             | AUTOCAD: Y       |

| TOTAL PARCEL     |            |
|------------------|------------|
| TYPE             | VALUE      |
| MASS             | 4,488,332  |
| OVERRIDE         |            |
| INCOME           | 0          |
| PRIOR YR VAL     | 4,181,994  |
| BUILDING         | 1,259,040  |
| OBY's            | 2,383      |
| LAND             | 3,226,909  |
| MARKET           | 4,488,332  |
| AG/NON AG LAND   |            |
| AG LAND & IMP    |            |
| LAND MKT VAL     | 0          |
| TOTAL EBA        | 16,866     |
| LB Ratio (value) | 0.72       |
| SOH%             |            |
| 1                | CAMA VALUE |

| SALES INFORMATION                                                     |      |    |    |   |           |           |
|-----------------------------------------------------------------------|------|----|----|---|-----------|-----------|
| BOOK                                                                  | PAGE | DC | QC | S | PRICE     | DATE      |
| 33313                                                                 | 1848 | WD | Q  | I | 4,875,000 | 10-FEB-22 |
| Q #81 VERIFIED W/ BUYER & ATTORNEY O/L 0031. WITH DEED 33313/1843 (-C |      |    |    |   |           |           |
| 19151                                                                 | 1205 | WD | UO | V | 3,250,000 | 24-AUG-05 |
| UO W/L #0031 MKT'S AS A 7 STORY SPACE PARKING CONDO PER #44 9/16/0    |      |    |    |   |           |           |
| 13732                                                                 | 737  | WD | DO | I | 418,285   | 17-MAY-02 |
| W/LT 0031. DD-#44 RELATED PARTIES                                     |      |    |    |   |           |           |

| AG INFORMATION |       |      |     |       |      |      |       |
|----------------|-------|------|-----|-------|------|------|-------|
| LINE           | CA L# | CROP | LUC | ACRES | RATE | CODE | VALUE |
|                |       |      |     |       |      |      |       |
| TOTAL          |       |      |     |       |      |      |       |

| PERMIT INFORMATION |           |      |     |      |       |        |  |
|--------------------|-----------|------|-----|------|-------|--------|--|
| PERMIT #           | PERMIT DT | TYPE | WHY | STAT | TAXYR | AMOUNT |  |
| 26040198-COM-ANC   | 22-APR-26 | I    | 05  | T    | 2027  | 5,000  |  |
| 25091372-COM-DEMO  | 24-MAR-26 | I    | 04  | O    | 2027  | 45,000 |  |
| 26020934-COM-PLUMB | 10-MAR-26 | I    | 05  | T    | 2027  | 2,000  |  |
| 22020121           | 13-FEB-22 | I    | 05  | T    | 2023  | 1,527  |  |

NOTES  
(AUTOCAD) (ALSO SEE LOT 3.1) (TYPE III, MIXED BUILDING USE) (VAC 8/06,07/08) ( FOR LEASE 833-3900) (CHANGED: PHY, FNC= 5/14 #64)  
PETN2020-2702 PETN2021-2687 (APPROVED FEB 2022 DATURA HOTEL & RESIDENCES 232.262 SF 19-STORY BLDG W/132-ROOM HOTEL,  
180 RESID UNITS, 2,200 SF RESTAURANT & COMM SPACE, 265 PKG SPACES. W/LOTS 0020, 0031. SITE PLAN ON FILE #81) PETN2025-5029  
7.17.2026: BROKE GROUND ON CONSTRUCTION OF THE 350,000 SF 2 BUILDING, 21 STORY DEVELOPMT. THAT WILL BE THE ALIDA  
RESIDENCES (181 RENTAL D/U) AND A MARRIOTT BRANDED HOTEL (112 ROOMS). INCLUDES PARS 0020, 0031 ANND 0032. #61 PETN2026-

| OBY INFORMATION |    |      |       |       |       |       |      |       |       |    |        |      |    |    |     |      |     |           |          |
|-----------------|----|------|-------|-------|-------|-------|------|-------|-------|----|--------|------|----|----|-----|------|-----|-----------|----------|
| CRD             | L# | CODE | YRBLT | EFFYB | YRRMD | WIDTH | LGTH | AREA  | UNITS | GD | MODCDE | RATE | PC | FC | DEP | FUNC | RSN | ECN       | RSN      |
| 1               | 1  | PAV  | 1936  |       |       | 0     | 0    | 2,450 | 1     | C  |        | 3.89 | A  | A  | 25  |      |     |           |          |
|                 |    |      |       |       |       |       |      |       |       |    |        |      |    |    |     |      |     | SOH       | VALUE    |
|                 |    |      |       |       |       |       |      |       |       |    |        |      |    |    |     |      |     | 0         | 2,383.00 |
|                 |    |      |       |       |       |       |      |       |       |    |        |      |    |    |     |      |     | OBY VALUE | 2,383.00 |

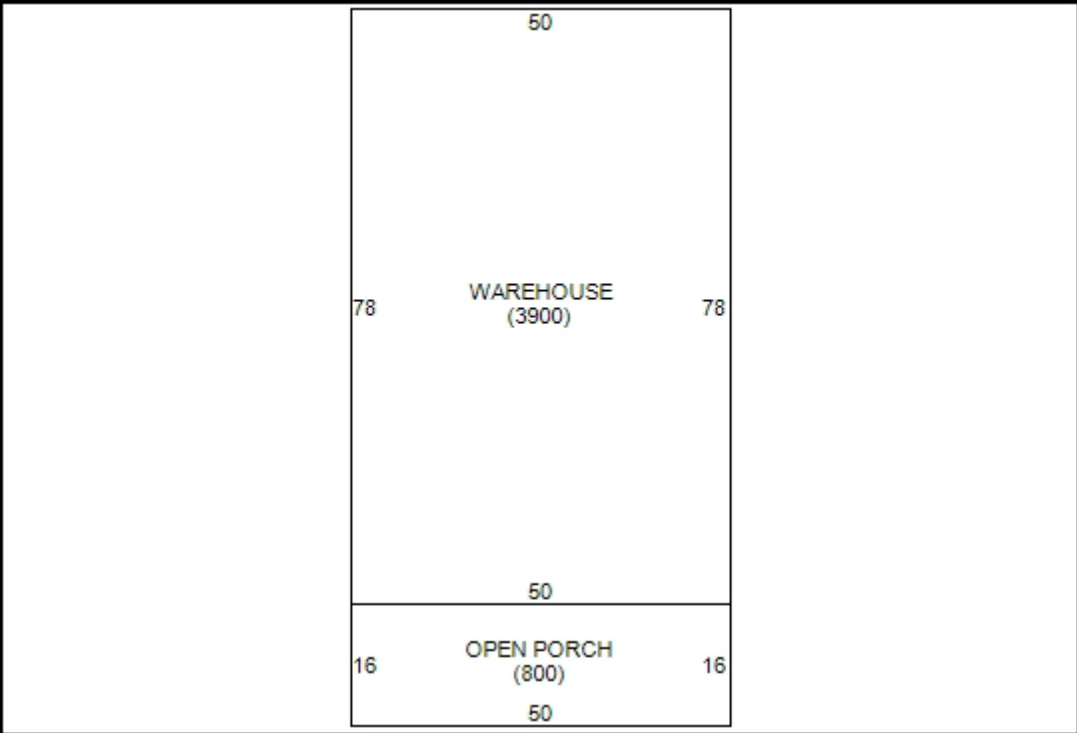
| LAND INFORMATION |      |        |    |       |    |     |     |     |       |                       |       |       |          |        |       |     |     |                  |                     |
|------------------|------|--------|----|-------|----|-----|-----|-----|-------|-----------------------|-------|-------|----------|--------|-------|-----|-----|------------------|---------------------|
| L#               | LUSE | ZONE   | AG | AGLND | TP | CDE | AFF | EFF | DEPTH | SQ FT                 | ACRES | UNITS | RATE     | SIZE   | NBHDF | INF | PCT | SOH              | VALUE               |
| 1                | 1000 | QBD-10 |    |       | S  | SF  |     |     | 0     | 14,295                | 0.33  | 0     | 225.74 * | 14,295 | 1     |     | 0   | 0                | 3,226,909.00        |
| NOTES:           |      |        |    |       |    |     |     |     |       | FUTURE LAND USE: UCBD |       |       |          |        |       |     |     |                  |                     |
|                  |      |        |    |       |    |     |     |     |       | TOTAL ACRES           | .3282 |       |          |        |       |     |     |                  | REV: 61 A 14-MAY-26 |
|                  |      |        |    |       |    |     |     |     |       |                       |       |       |          |        |       |     |     | TOTAL LAND VALUE | 3,226,909.00        |

|                      |      |     |      |      |                         |  |            |  |               |  |                      |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
|----------------------|------|-----|------|------|-------------------------|--|------------|--|---------------|--|----------------------|--|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| SUB-AREA INFORMATION |      |     |      |      | 74-43-43-21-01-023-0032 |  | COMMERCIAL |  | 524 DATURA ST |  | BUILDING INFORMATION |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
| LINE                 | CODE | PCT | SIZE |      | <div>SKETCH</div>       |  |            |  |               |  |                      |  |  |  | <div><div>1 / 2</div><div>SYS CRD# /TOT BLDGS</div><div>490</div><div>ID 1</div><div>OFFICE BLDG</div><div>C&amp;D</div><div>1</div><div>NBHD FACTOR</div><div>LEVEL / UNIT TYPE</div><div>02 /</div><div>UNIT HEIGHT / BLDG HEIGHT</div><div>/</div><div>/</div><div>/</div><div>1936 / 1985</div><div>YRBLT / EFFYR</div><div>/</div><div>3 /</div><div>GRADE / CDU</div><div>59 /</div><div>% GOOD / DEPR TB</div><div>EW1</div><div>EW2</div><div>RS</div><div>RC</div><div>IW1</div><div>IW2</div><div>FT1</div><div>FT2</div><div>MKT_ADJ</div><div>FUNC</div><div>ECON</div><div>SOH%</div><div>0</div><div>12,966 EFF BLDG AREA</div><div>SQ FT LIVING AREA</div><div>12,966 TOTAL EBA</div></div> |  |  |  |  |  |  |  |  |  |
| A                    | 1    | 500 | 100  | 5655 |                         |  |            |  |               |  |                      |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
| OFFICES              |      |     |      |      |                         |  |            |  |               |  |                      |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
| A1                   | 2    | 899 | 100  | 1300 |                         |  |            |  |               |  |                      |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
| SUPPORT              |      |     |      |      |                         |  |            |  |               |  |                      |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
| A2                   | 3    | 500 | 100  | 3911 |                         |  |            |  |               |  |                      |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
| OFFICES              |      |     |      |      |                         |  |            |  |               |  |                      |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
| A3                   | 4    | 899 | 100  | 2100 |                         |  |            |  |               |  |                      |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
| SUPPORT              |      |     |      |      |                         |  |            |  |               |  |                      |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
| A4                   |      |     |      |      |                         |  |            |  |               |  |                      |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
| A5                   |      |     |      |      |                         |  |            |  |               |  |                      |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
| A6                   |      |     |      |      |                         |  |            |  |               |  |                      |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
| A7                   |      |     |      |      |                         |  |            |  |               |  |                      |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
| A8                   |      |     |      |      |                         |  |            |  |               |  |                      |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
| A9                   |      |     |      |      |                         |  |            |  |               |  |                      |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
| A10                  |      |     |      |      |                         |  |            |  |               |  |                      |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
| A11                  |      |     |      |      |                         |  |            |  |               |  |                      |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
| A12                  |      |     |      |      |                         |  |            |  |               |  |                      |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
| A13                  |      |     |      |      |                         |  |            |  |               |  |                      |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
| A14                  |      |     |      |      |                         |  |            |  |               |  |                      |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
| A15                  |      |     |      |      |                         |  |            |  |               |  |                      |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
| A16                  |      |     |      |      |                         |  |            |  |               |  |                      |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
| A17                  |      |     |      |      |                         |  |            |  |               |  |                      |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
| TOTAL SQ FT          |      |     |      |      | 12966                   |  |            |  |               |  |                      |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |

| NOTES: | L# | COD | LENGTH                   | WIDTH | EL ST | ID UT | VALUE  |                                                                                 |
|--------|----|-----|--------------------------|-------|-------|-------|--------|---------------------------------------------------------------------------------|
|        | 1  | SS1 | SPRINKLER SYS (OPEN) WET | 12966 | X 1   | 1     | 34,360 | 1,550,630 RCN<br>914,870 RCNLD<br>914,870 ADJRCNLD<br><br>1 TOTAL ID UNIT VALUE |

| LN | SE | LEVEL | YR | EFF  | AREA | EXTER | USE  | WA | EXTERIOR  | CN  | INT | INT | INT | INT | INT | INT | PHY | FNC | FNC | FNC | ENC | ENC |
|----|----|-------|----|------|------|-------|------|----|-----------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| NO | NO | FR    | TO | BLT  | SIZE | PERM  | TYPE | HT | WALL TYPE | TYP | FIN | PAR | HT  | AC  | PLB | LGT | CND | UT  | RSN | %GD | RSN | %GD |
| 1  | A  | 01    | 01 | 1936 | 1985 | 386   | 500  | 10 | 22        | 1   | 100 | 2   | 2   | 2   | 2   | 2   | 3   | 3   |     |     |     |     |
| 2  | B  | 01    | 01 | 1936 | 1985 | 0     | 899  | 10 | 22        | 1   | 100 | 2   | 2   | 2   | 2   | 2   | 3   | 3   |     |     |     |     |
| 3  | C  | 02    | 02 | 1936 | 1985 | 386   | 500  | 10 | 22        | 1   | 100 | 2   | 2   | 2   | 2   | 2   | 3   | 3   |     |     |     |     |
| 4  | D  | 02    | 02 | 1936 | 1985 | 0     | 899  | 10 | 22        | 1   | 100 | 2   | 2   | 2   | 2   | 2   | 3   | 3   |     |     |     |     |

| SUB-AREA INFORMATION |      |     |      |      | 74-43-43-21-01-023-0032 |  |  |  |  | COMMERCIAL |  |  |  |  | 524 DATURA ST |  |  |  |  | BUILDING INFORMATION |  |  |  |  |
|----------------------|------|-----|------|------|-------------------------|--|--|--|--|------------|--|--|--|--|---------------|--|--|--|--|----------------------|--|--|--|--|
| LINE                 | CODE | PCT | SIZE |      |                         |  |  |  |  |            |  |  |  |  |               |  |  |  |  |                      |  |  |  |  |
| A                    | 1    | 840 | 100  | 3900 |                         |  |  |  |  |            |  |  |  |  |               |  |  |  |  |                      |  |  |  |  |
| WAREHOUSE            |      |     |      |      |                         |  |  |  |  |            |  |  |  |  |               |  |  |  |  |                      |  |  |  |  |
| A1                   | 1    | FOP |      | 800  |                         |  |  |  |  |            |  |  |  |  |               |  |  |  |  |                      |  |  |  |  |
| FINISHED OPEN PORCH  |      |     |      |      |                         |  |  |  |  |            |  |  |  |  |               |  |  |  |  |                      |  |  |  |  |
| A2                   |      |     |      |      |                         |  |  |  |  |            |  |  |  |  |               |  |  |  |  |                      |  |  |  |  |
| A3                   |      |     |      |      |                         |  |  |  |  |            |  |  |  |  |               |  |  |  |  |                      |  |  |  |  |
| A4                   |      |     |      |      |                         |  |  |  |  |            |  |  |  |  |               |  |  |  |  |                      |  |  |  |  |
| A5                   |      |     |      |      |                         |  |  |  |  |            |  |  |  |  |               |  |  |  |  |                      |  |  |  |  |
| A6                   |      |     |      |      |                         |  |  |  |  |            |  |  |  |  |               |  |  |  |  |                      |  |  |  |  |
| A7                   |      |     |      |      |                         |  |  |  |  |            |  |  |  |  |               |  |  |  |  |                      |  |  |  |  |
| A8                   |      |     |      |      |                         |  |  |  |  |            |  |  |  |  |               |  |  |  |  |                      |  |  |  |  |
| A9                   |      |     |      |      |                         |  |  |  |  |            |  |  |  |  |               |  |  |  |  |                      |  |  |  |  |
| A10                  |      |     |      |      |                         |  |  |  |  |            |  |  |  |  |               |  |  |  |  |                      |  |  |  |  |
| A11                  |      |     |      |      |                         |  |  |  |  |            |  |  |  |  |               |  |  |  |  |                      |  |  |  |  |
| A12                  |      |     |      |      |                         |  |  |  |  |            |  |  |  |  |               |  |  |  |  |                      |  |  |  |  |
| A13                  |      |     |      |      |                         |  |  |  |  |            |  |  |  |  |               |  |  |  |  |                      |  |  |  |  |
| A14                  |      |     |      |      |                         |  |  |  |  |            |  |  |  |  |               |  |  |  |  |                      |  |  |  |  |
| A15                  |      |     |      |      |                         |  |  |  |  |            |  |  |  |  |               |  |  |  |  |                      |  |  |  |  |
| A16                  |      |     |      |      |                         |  |  |  |  |            |  |  |  |  |               |  |  |  |  |                      |  |  |  |  |
| A17                  |      |     |      |      |                         |  |  |  |  |            |  |  |  |  |               |  |  |  |  |                      |  |  |  |  |
| TOTAL SQ FT          |      |     |      | 4700 |                         |  |  |  |  |            |  |  |  |  |               |  |  |  |  |                      |  |  |  |  |



| VECTOR:                                         |  |  |  |  |
|-------------------------------------------------|--|--|--|--|
| 840(A0CL50D78R50U78) FOP(A1L50D78CD16R50U16L50) |  |  |  |  |

|                           |    |       |                           |  |
|---------------------------|----|-------|---------------------------|--|
| 2 / 2 SYS CRD# /TOT BLDGS |    |       |                           |  |
| 840                       | ID | 1     | WAREHOUSE ST              |  |
|                           |    |       | C&D                       |  |
| 1                         |    |       | NBHD FACTOR               |  |
|                           |    |       | LEVEL / UNIT TYPE         |  |
| 01                        | /  |       | UNIT HEIGHT / BLDG HEIGHT |  |
|                           | /  |       |                           |  |
|                           | /  |       |                           |  |
|                           | /  |       |                           |  |
| 1958                      | /  | 1985  | YRBLT / EFFYR             |  |
|                           | /  |       |                           |  |
| 3                         | /  |       | GRADE / CDU               |  |
| 60                        | /  |       | % GOOD / DEPR TB          |  |
|                           |    |       | EW1                       |  |
|                           |    |       | EW2                       |  |
|                           |    |       | RS                        |  |
|                           |    |       | RC                        |  |
|                           |    |       | IW1                       |  |
|                           |    |       | IW2                       |  |
|                           |    |       | FT1                       |  |
|                           |    |       | FT2                       |  |
|                           |    |       | MKT_ADJ                   |  |
|                           |    |       | FUNC                      |  |
|                           |    |       | ECON                      |  |
|                           |    |       | SOH%                      |  |
| 0                         |    |       |                           |  |
|                           |    | 3,900 | EFF BLDG AREA             |  |
|                           |    |       | SQ FT LIVING AREA         |  |
|                           |    | 3,900 | TOTAL EBA                 |  |

| NOTES: |  |  |  |  |
|--------|--|--|--|--|
|        |  |  |  |  |

| L# | COD |                          | LENGTH | WIDTH | EL ST | ID UT | VALUE  |
|----|-----|--------------------------|--------|-------|-------|-------|--------|
| 1  | FOP | FINISHED OPEN PORCH      | 800    | X 1   |       | 1     | 21,760 |
| 1  | SS1 | SPRINKLER SYS (OPEN) WET | 3900   | X 1   |       | 1     | 10,340 |
| 1  | OHD | OVERHEAD DOORS           | 10     | X 10  |       | 3     | 0      |

|                       |          |
|-----------------------|----------|
| 573,620               | RCN      |
| 344,170               | RCNLD    |
| 344,170               | ADJRCNLD |
| 1 TOTAL ID UNIT VALUE |          |

| LN | SE | LEVEL | YR | EFF  | AREA | EXTER | USE  |           | WA | EXTERIOR  | CN                | INT | INT | INT | INT | INT | INT | PHY | FNC | FNC | FNC | ENC | ENC |
|----|----|-------|----|------|------|-------|------|-----------|----|-----------|-------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| NO | NO | FR    | TO | BLT  | SIZE | PERM  | TYPE | NAME      | HT | WALL TYPE | TYP               | FIN | PAR | HT  | AC  | PLB | LGT | CND | UT  | RSN | %GD | RSN | %GD |
| 1  | A  | 01    | 01 | 1958 | 3900 | 256   | 840  | WAREHOUSE | 15 | 22        | STUCCO ON MASONRY | 1   | 100 | 2   | 0   | 0   | 2   | 2   | 2   |     |     |     |     |