EXHIBIT 3
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LORI PARRISH
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1267-1531 NW 40 AVENUE, LAUDERHILL	**ID #**	4941 36 00 0012
Property Owner	LAUDERHILL MALL INVESTMENT LLC	**Millage**	1912
Mailing Address	696 NE 125 ST NORTH MIAMI FL 33161	**Use**	15

Abbreviated Legal Description	36-49-41 BEG SE COR OF SEC,NLY 1911.74,W 50 TO POB,N 1655,W 150 N 150,W 765.26,S 1805.60,ELY 918.26 TO POB,LESS FLAIR SUB NO 3 & LESS NW 16 ST & LESS PT INC IN,BEG SW COR OF BLDG 3-NORTH,E 104.6,S 39.94,W 122.6,S 85,W 309 N 309,E 309,S 184.06,E 18 TO POB & LESS BEG SE COR OF SEC,NLY 2103.59,WLY 124.83 TO POB CONT WLY 63.70,NLY 70.10,ELY 63.70, SLY 70.10 TO POB

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values
Click here to see 2012 Exemptions and Taxable Values as reflected on the Nov. 1, 2012 tax bill.

Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	$7,783,790	$2,592,800	$10,376,590	$10,376,590	
2012	$6,616,220	$2,592,800	$9,209,020	$9,209,020	$337,544.79
2011	$6,939,050	$2,146,500	$9,085,550	$9,085,550	$322,067.24

2013 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$10,376,590	$10,376,590	$10,376,590	$10,376,590
Portability	0	0	0	0
Assessed/SOH	$10,376,590	$10,376,590	$10,376,590	$10,376,590
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$10,376,590	$10,376,590	$10,376,590	$10,376,590

Sales History

Date	Type	Price	Book	Page
2/22/2012	SW*-E	$17,800,000	48609	1947
9/11/2006	DR*		42930	1905
9/11/2006	DRR		42930	1900
9/11/2006	SW*	$6,820,300	42758	942
5/26/2005	WD*	$4,941,000	40000	187

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$5.00	1,556,758	SF

Adj. Bldg. S.F. (See Sketch) — 432672

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19								
C								
432672								