

**REAL ESTATE APPRAISAL - SUMMARY REPORT**

**OF**

**THE GOLF CLUB  
4003 PALM TREE BOULEVARD  
CAPE CORAL, FLORIDA 33904**

**EFFECTIVE DATE**

**FEBRUARY 7, 2007**

**PREPARED FOR**

**CITY OF CAPE CORAL  
PUBLIC WORKS, REAL ESTATE DIVISION  
P.O. BOX 150027  
CAPE CORAL, FLORIDA 33915-0027  
ATTN: MS. DAWN ANDREWS  
REAL PROPERTY BROKER**

**FILE #: 06-0406**

**Stewart & Company**

Real Estate Analysts

## REAL ESTATE APPRAISAL – SUMMARY REPORT

*This is a Summary Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.*

*It should be noted that as part of this assignment, and as part of the Scope of Work, this property is being considered as a golf course site, assuming that the property would be purchased as a golf course. This precluded any consideration of removal of the golf course, although some consideration of additional residential development within the golf course property was given. Because of this restriction, a detailed highest and best use of the property was not considered, but the marketability of the property as it currently exists will be discussed.*

APPRAISER:

William E. Stewart, Jr., MAI  
STEWART & COMPANY  
1919 Courtney Drive, Suite 9  
Fort Myers, Florida 33901  
Ph: (239) 936-4041, Ext. 13

SUBJECT:

The Golf Club  
4003 Palm Tree Boulevard  
Cape Coral, Florida 33904

LEGAL DESCRIPTION:

The legal description of the subject property is lengthy and may be found in the Addenda section of this report.

INTEREST VALUED: Fee Simple  
(Assuming Property To Be a Golf Course Site)

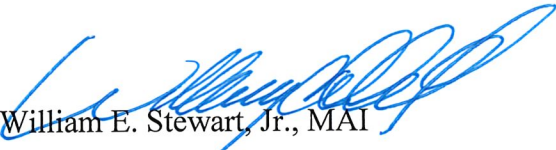
EFFECTIVE DATE OF VALUE: February 7, 2007

DATE OF INSPECTION: February 7, 2007

DATE OF REPORT: February 8, 2007

MARKET VALUE ESTIMATE: \$13,775,000

STEWART & COMPANY, INC.

  
William E. Stewart, Jr., MAI  
State-Certified General Appraiser RZ233

## SCOPE OF WORK

In preparing this appraisal, the appraiser -

- made an inspection of the subject property on February 7, 2007. The photographs used in this appraisal were taken on that date.
- considered the property as a golf course site, at the request of my client. As part of this assignment I was asked to consider the property as a golf course site only and not to consider removal of the golf course. However, I did consider potential development in addition to the golf course on the subject property. This restriction from consideration of any other use on the property may provide a value estimate that is not representative of the highest and best use of the site. Because of this restriction, and because the subject property does not represent a functional golf course at the present time, the only approach to value considered appropriate in this case was the cost approach. This cost approach takes into consideration the value of the subject site, together with the contributory value of any existing golf course improvements still in place. This is consistent with the assumption that the site will be utilized for a golf course.
- gathered information on comparable land sales within the market area of the subject. In addition, I have analyzed a national cost service to provide information regarding the cost of replacing the golf course on the subject site.
- confirmed and analyzed the data and applied the sales comparison approach to estimate the market value of the subject site, and utilized the cost approach to estimate the market value of the overall property. In my opinion, this provides a credible estimate of value, taking into consideration the restriction that I consider the property only as a golf course site.

This summary appraisal report is a brief recapitulation of the appraiser's data, analyses, and conclusions. Supporting documentation is retained in the appraiser's file.

There is no personal property included in this valuation.

## PURPOSE OF THE APPRAISAL

To provide the appraiser's best estimate of the market value of the subject real property as of the effective date. **Market value** is defined in *The Appraisal of Real Estate, Twelfth Edition*, for federally insured financial institutions as follows:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, 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:

- a) buyer and seller are typically motivated.
- b) both parties are well informed or well advised, and each acting in what they consider their best interest.
- c) a reasonable time is allowed for exposure in the open market.
- d) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto.
- e) 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.

## INTENDED USE & USER OF THE APPRAISAL

The intended use (function) of this appraisal is to assist my client, the City of Cape Coral, in making decisions concerning purchase of the subject property. It is my understanding that the intended users of this report will be representatives of the City of Cape Coral and that a copy may be provided to the property owner.

## INTEREST VALUED

The subject property is being valued under fee simple ownership with the restriction that the property be utilized only as a golf course. Fee simple estate is defined as "absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat." *The Dictionary of Real Estate Appraisal, Fourth Edition*, Page 113.

## OWNERSHIP HISTORY

Ownership of the subject property is reportedly vested in the name of Florida Gulf Venture, LLC according to the online information of the Lee County Property Appraiser. The current owner originally purchased the subject property in the name of The Golf Club of Southwest Florida, LLC in May 2001 for \$3,600,000 as recorded in OR Book 3408 at Page 3036. This was the sale of the real estate only and did not include personal property nor the golf course equipment. The property was then transferred to Florida Gulf Venture, LLC in February 2006 for \$4,000,000. This was an internal transfer, not an arm's-length transaction, and is recorded as Instrument Number 2006000314183.

Since the purchase of the property, the current owner reported that a new drainage system was constructed within the golf course and the lakes and irrigation system were enlarged and improved to meet all US Golf Association specs. In addition, over \$1,000,000 was spent in renovating and improving the clubhouse, including installing fire sprinklers in the lower level. The upper level has not yet had sprinklers installed. In addition, the site has received a 20-year permit from the South Florida Water Management District with regard to water retention on the site.

In addition to the above subject transfers, it was reported by Mr. Scott Siler, one of the current owners, that two contracts to purchase the property were submitted within the past several years. According to Mr. Siler, both of these contracts were abandoned after the potential purchasers reported that they did not believe it feasible to complete the renovations at the clubhouse and the golf course, and operate the property profitably at the \$17,000,000 purchase price. I was not able to examine these purchase contracts, and the information was provided verbally by Mr. Siler. Because I do not have the entire documents to examine, it is impossible to analyze these contracts in relation to the current appraised value, but in general, it would indicate that \$17,000,000 sets the upper limit of value for the property as a golf course.

#### MARKETING AND EXPOSURE TIME

The available data indicated that exposure time (i.e. the length of time the subject property would have been exposed for sale in the market had it sold at the market value concluded in this analysis as of the date of valuation) would have been lengthy. It is very difficult to estimate exposure time for when restrictions such as use of the property as a golf course have been placed upon the appraiser, and these restrictions may not be compatible with the current market for this type of property. Assuming the property to be restricted to golf course use with the potential for some additional development, it is my opinion that an exposure time would be a minimum of 24 months. The estimated marketing time (i.e. the amount of time it would probably take to sell the subject property if exposed in the market beginning on the date of this evaluation) was estimated to be a minimum of 18 to 24 months.

# AREA MAP



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## DESCRIPTION OF REAL ESTATE APPRAISED

**AREA DESCRIPTION:** Lee County is located within the Southwest Florida coastal region, approximately 125 miles south of Tampa and 145 miles northwest of Miami. Lee County covers an area of roughly 1,013 square miles, within which are five incorporated cities. These cities include Fort Myers, Cape Coral, Bonita Springs, Sanibel, and the Town of Fort Myers Beach.

Lee County is recognized as one of the fastest growing counties in the United States, with an annual growth rate since 1970 of approximately 10% per year. The City of Cape Coral has the largest population within Lee County, with Fort Myers, Bonita Springs, the Town of Fort Myers Beach and the City of Sanibel ranking in that order. This rapid growth in population has, to a great extent, resulted from the immigration of elderly and retired people from other states in the United States, plus from other areas in Florida.

Much of the growth in the county has been in residential development, both within the incorporated cities and in unincorporated areas of the county. This residential development has taken the form of large structure developments, most including golf courses, throughout the county, plus significant individual single-family residences being built on existing platted lots in areas such as Cape Coral and Lehigh Acres. During the period from approximately 2001 to late 2005, prices for existing platted single-family homesites increased dramatically throughout Lee County. In addition, sale prices for existing single-family residences increased very rapidly. In late 2005, however, this market plateaued, and has since dropped significantly in many areas. At the present time the market is flat or still decreasing slightly in some areas and it is anticipated that the overall residential market will remain somewhat flat for at least another year.

The market for commercial properties has been less affected by this slowdown, although some portions of the commercial market have slowed significantly. In other areas, however, prices are continuing to increase and demand is still good.

The subject property is located within the City of Cape Coral and, while development is continuing within the city, prices for residential properties have lowered significantly in many areas and are expected to follow the county-wide trend and remain flat for at least another year. Most commercial

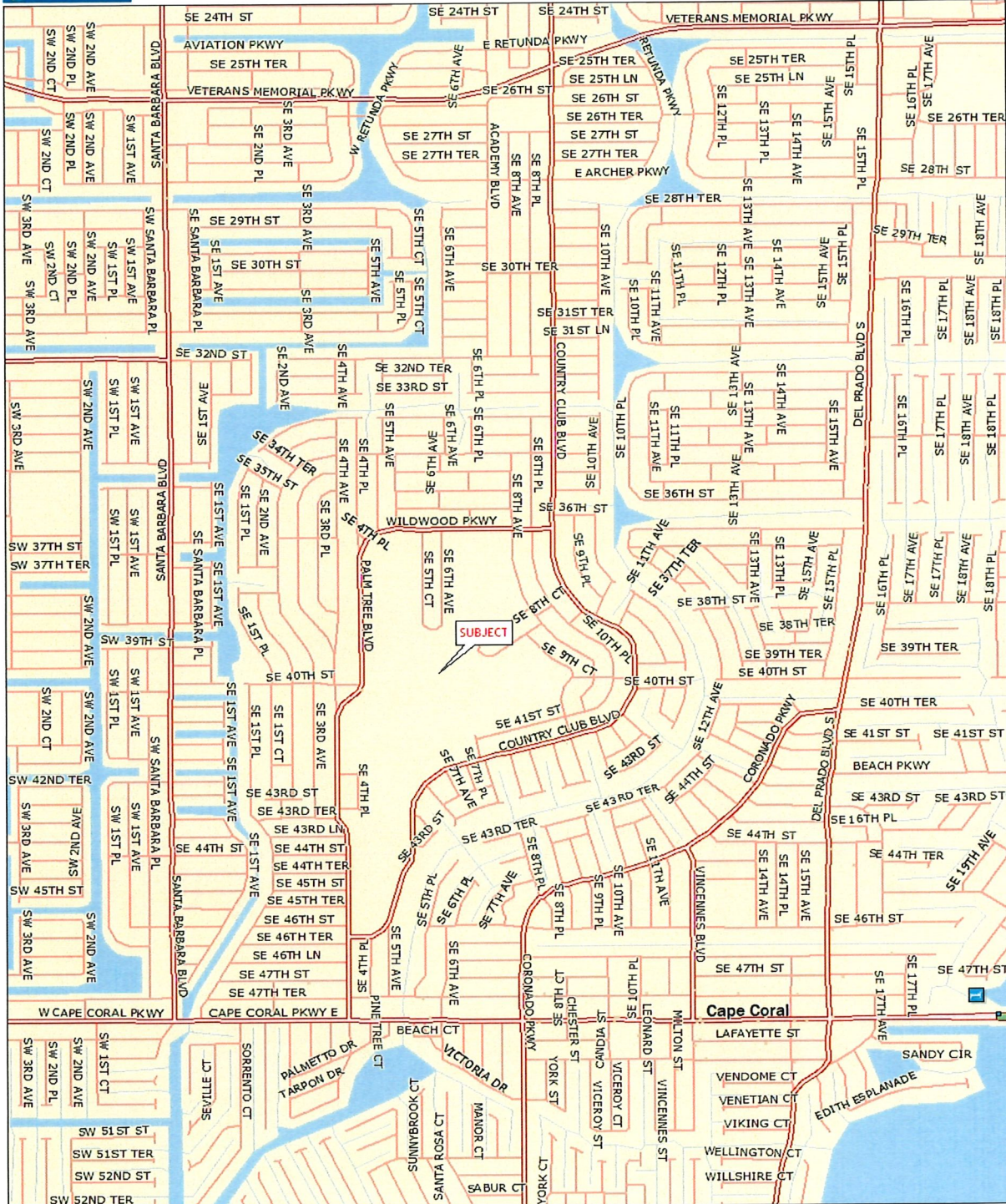
properties within the City of Cape Coral have continued to show increases of various degrees. Overall, the subject property is located within a developed area of the City of Cape Coral and most development within the city is occurring to the west and north.

In conclusion, Lee County is experiencing a slowdown in much of the real estate market at the current time, and it is anticipated that, with future growth, development will continue to be a major factor in the economic base of the county. Overall, the outlook for Lee County is good.

# MARKET AREA MAP



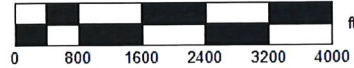
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**MARKET AREA DESCRIPTION:** The subject market area can generally be described as the south central area of the City of Cape Coral. This area is generally bounded on the south by Cape Coral Parkway, on the east by Del Prado Boulevard, on the west by Santa Barbara Boulevard and on the north by Veterans Memorial Parkway. This market area includes much of the Downtown Business District of the City of Cape Coral, located in the southeast portion of the market area.

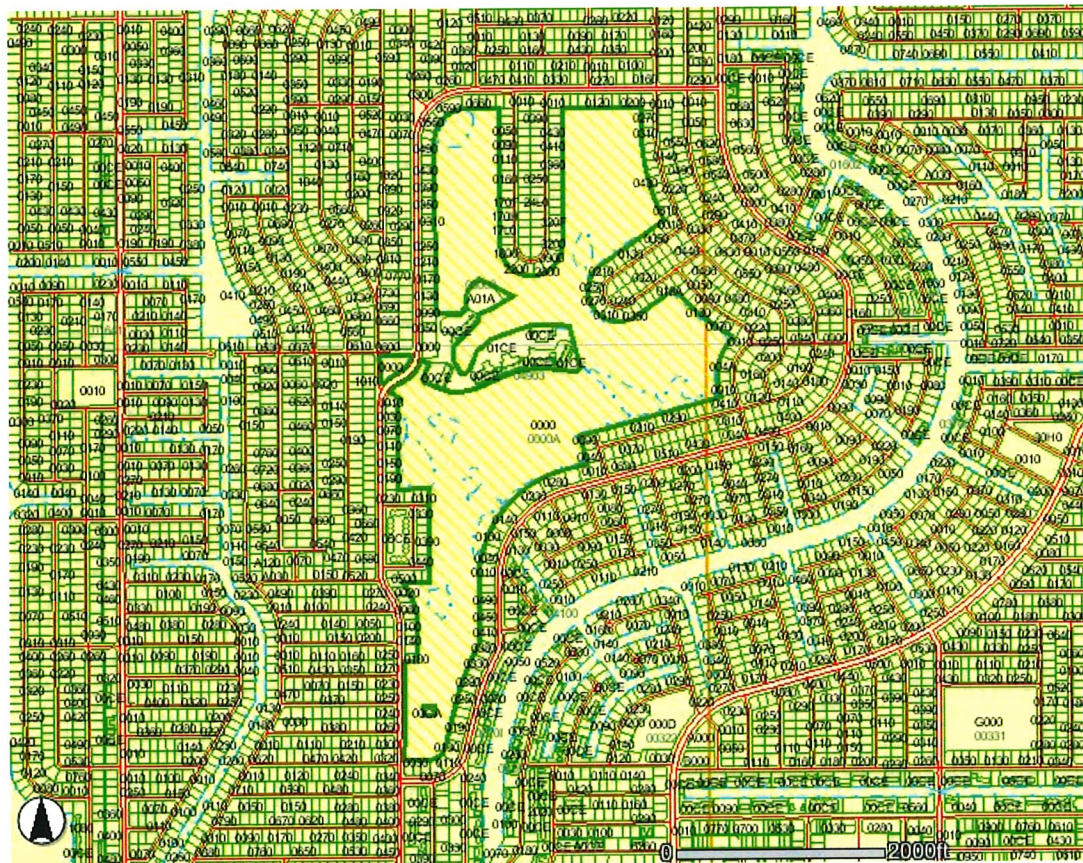
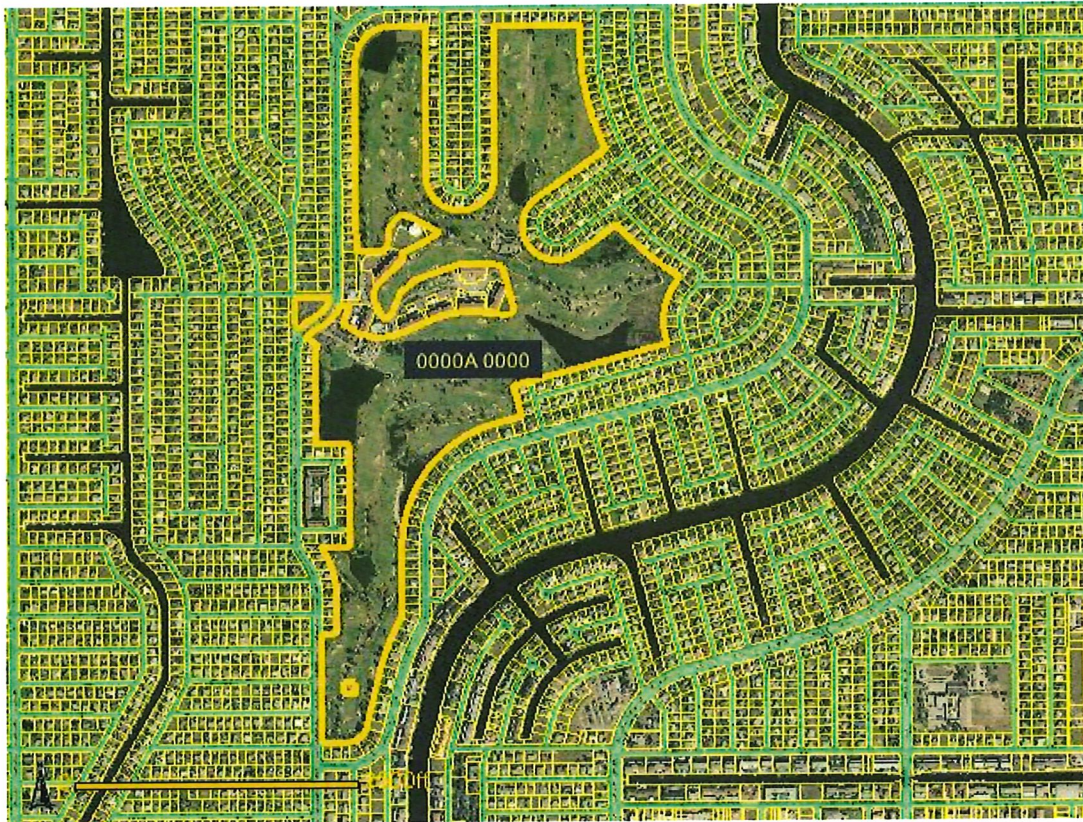
The topography of the subject market area is generally level, with drainage being adequate. This area has been developed for approximately 30 to 40 years, with lots platted and roads in place. Utilities currently available in the general area consist of telephone service and electricity, together with water service and sewage disposal as provided by the City of Cape Coral. Transportation access into the market area is provided by the major roadways bounding the market area, all of which are either four-laned or six-laned roadways. Veterans Memorial Parkway is a limited access roadway providing direct access across the Caloosahatchee River to the City of Fort Myers. Other access roads within the market area are primarily two-laned residential and commercial streets. Overall access to the market area is considered very good.

Existing development within the subject market area consists of a mix of single-family residential uses, multi-family residential uses and some commercial uses. Those parcels located along Cape Coral Parkway and in the southeast portion of the market area, are almost entirely commercial in character, moving north through the market area the uses become more multi-family and are generally single-family in character to the north and west of the market area. The area is heavily built up and occupancy levels are good. Many of the single-family residences in the area are 25 to 30 years old and many of have been renovated or totally remodeled over the past few years.

The market for residential properties in the subject market area has been flat for the past 1 to 1½ years after several years of very rapid price increases. As mentioned previously, there is anticipation that this stabilization in the market will continue for approximately another year or maybe slightly longer, but increased demand in growth within the area should eventually put upward pressure on prices again.

Overall, the subject property lies within a heavily developed area of the City of Cape Coral. The area has been very successful in the past and should remain in demand into the foreseeable future.

# AERIAL & PLAT MAPS



**PROPERTY DESCRIPTION:** The subject can generally be described as The Golf Club of Cape Coral with a street address of 4003 Palm Tree Boulevard, Cape Coral, Florida 33904.

The subject site is very irregular in shape, located west of Country Club Boulevard and east of Palm Tree Boulevard within the City of Cape Coral. (See previous aerial and plat maps). The subject site contains a total land area of approximately 175.174 acres.

The topography of the site is relatively level, and drainage is adequate. There is an engineered drainage system on the site and this appears to be in very good condition. The subject property is located in Flood Hazard Zone A-8 (Elevation 8') according to FEMA Map Number 125095 0035 C dated September 18, 1985. Typically, improved properties in this flood zone require flood insurance.

Utilities to the subject property consist of water service and sewage disposal as provided by the City of Cape Coral, telephone service and electricity. All other typical support services are available to the property.

The subject property is zoned R-1B under the zoning ordinances of the City of Cape Coral and is designated primarily "Parks and Recreation-Golf" under the Cape Coral Future Land Use Plan. A small area where the clubhouse is located is designated "Multi-Family". Typically, properties within the R-1B zone are single-family residences. The "Parks and Recreation-Golf" designation allows golf courses.

Access to the subject property is provided by Palm Tree Boulevard. Palm Tree Boulevard is a two-laned roadway running along the west side of the subject property. Primary access is through the entrance drive at the clubhouse. Overall access is considered adequate.

Improvements on the subject property include the remaining golf course improvements, together with the clubhouse and supporting site improvements surrounding the clubhouse.

The subject is a 6,600 yard, Par 71 championship golf course. The clubhouse is a two-story building containing a total air conditioned area of 24,490 square feet, together with open porches, balconies and the cart barn.

The golf course improvements comprise 18-holes including greens, fairways, tees and roughs plus bunkers. There is a hydraulic irrigation system in place, although the control boxes have been removed. A report by the City of Cape Coral indicates that there is some concern that this irrigation system is not adequate and would need to be replaced by an electric system. The appraiser is not qualified to determine the adequacy of this system, but the potential that it may need significant repair or replacement is taken into consideration in the value estimate. According to the current property owner, the golf course was completely renovated in 2001 and included an all new underground irrigation system with new irrigation heads. In addition, there is an irrigation pump station to provide water for this system and it was reported that this pump is in working order. This is assumed for the purposes of this appraisal.

The maintenance shed on site could not be inspected due to locked fences, but viewing the building from a distance showed it to be in apparently poor condition. The report by the City of Cape Coral indicates that the building may be able to be renovated, but it may need to be replaced.

There are two restroom buildings on the course. Both appear to be in adequate condition and could be upgraded and utilized.

The main clubhouse building is a two-story, concrete block structure built in 1966. The ground floor of the building contains meeting rooms and a small restaurant. The second level contains a large banquet room and a large bar. Between the banquet room and the bar is a kitchen with equipment in place. It is anticipated that this equipment, which has not been utilized for several years, is probably salvage and would need to be completely replaced. The entry area, located just off the parking lot, including a large foyer providing access to stairs leading either to the lower level or to the upper level. In addition, the administration offices are located on this entry level.

Interior finishes include a mix of tile flooring and wall-to-wall carpeting, drywall partitions and suspended acoustical tile ceilings. The lower level had fire sprinklers installed after the purchase in 2000. The upper level has not had fire sprinklers installed and has not been utilized for several years.

It was reported by the property owner that over \$1,000,000 was spent in the clubhouse after his purchase. This includes new electrical and plumbing throughout the entire building plus fire sprinklers

in the lower level. A new roof was placed on the building after damage by Hurricane Charlie in 2005. The upper level still shows some results of the damage caused by the removal of the roof during the storm, and it has not been refinished after cleanup.

Overall, the subject property is in fair condition. The golf course would need to be completely regrassed, including all greens, roughs, fairways and tees, plus new sand would probably need to be placed in all bunkers. The irrigation system would need to be examined and either the control boxes replaced so the existing system can be utilized, or a new system put in place if the existing system cannot be repaired. Necessary repairs to the maintenance building would need to be made or a new building put in place.

It would be necessary to complete the fire sprinkler installation in the upper level of the clubhouse, plus totally renovate the ballroom and bar area. New kitchen equipment would need to be installed and repairs to the floor drains made. It was reported by Mr. Siler that these drains are apparently leaking, causing water to come through to the lower level. In general, modernization would need to be completed, but this is not atypical for a building 40 years old.

Site improvements include approximately 122,385 square feet of asphalt paving containing approximately 304 parking spaces. In addition, there is chainlink fencing around certain portions of the property, but this may not need to remain in place if the property is reopened and functioning. Landscaping around the clubhouse constitutes the final site improvement.

Overall, the subject property consists of an old public golf course in fair condition. Repairs would need to be made to the course itself to bring the condition of the playing surface up to an acceptable level, and the irrigation system needs to be inspected and replaced or repaired. The clubhouse needs significant repairs and renovation, but it is basically in good condition and could be a functional property.

Considering the overall condition of the property, it is my opinion that while the actual age of the property is approximately 40 years, the improvements and renovations completed in 2001 make the effective age approximately 20 years. Buildings of this type typically have a total economic life of approximately 40 to 50 years. In my opinion, total physical depreciation to the property is

approximately 40%. Functional obsolescence is measured by the cost of installing fire sprinklers in the upper level, at a minimum replacing the control boxes in the existing irrigation system on the course, and totally regrassing the course. Functional obsolescence is estimated to be \$415,000.

SUBJECT PHOTOGRAPHS



View of Clubhouse Looking Westerly from Golf Course



View of Holes 1 and 2 Looking Northerly



View of Hole 9 Looking Southerly



Existing Maintenance Building Looking Southeasterly



View of Area Where Potential Development Might Occur  
(Between Holes 4 and 5) Looking Northerly



Looking Southerly Across Hole 10



Bunkers Near 8<sup>th</sup> Green Looking Westerly



Clubhouse Looking Westerly Across Hole 10



Looking Southerly from Near Hole 11



View of Pumphouse

## MARKETABILITY/HIGHEST AND BEST USE

As discussed previously, this appraisal restricts potential uses to a golf course. Because of this, a typical highest and best use analysis is not considered. It has been necessary, however, to consider the marketability of public courses such as the subject. As part of this study, I have looked for sales of similar courses throughout the market area of the subject. There have been very few sales of public courses in the recent past. Within Lee County, the most recent sale of a public golf course occurred in Lehigh Acres and it is utilized later in the appraisal as Land Sale Number 4. This sale included an old public golf course, a small motel and a restaurant. The property was purchased with the intention of continuing the operation of all components. After purchase, and after extensive analysis, however, it was reported by one of the purchasers that it was determined that it was not feasible to continue operation of any of these facilities. At the present time all are being razed. The motel and restaurant will be rebuilt, but the remainder of the property will be developed residentially and no golf course will be placed on the property.

The other recent sale occurred in North Fort Myers and involves the property identified as Land Sale Number 2. While this sale included a golf course, it involved significant other developable land. It was reported that several million dollars would be utilized to upgrade and renovate the existing golf course. The golf course only sold because it was sold in conjunction with other development and it is not considered likely that it would have been sold as a separate entity.

These factors, together with conversations with other participants in the market, have led me to the conclusion that the marketability of the subject property as a golf course is marginal. While at the right price it may be possible to continue operation of the golf course without utilizing the course in conjunction with some other development, profitability is problematic. It would be more likely to be successful if the owners of the golf course were able to develop additional residential units on the site, or reopen the course as a membership course in conjunction with some other large residential development within the Cape Coral area.

## SUMMARY OF ANALYSIS AND VALUATION

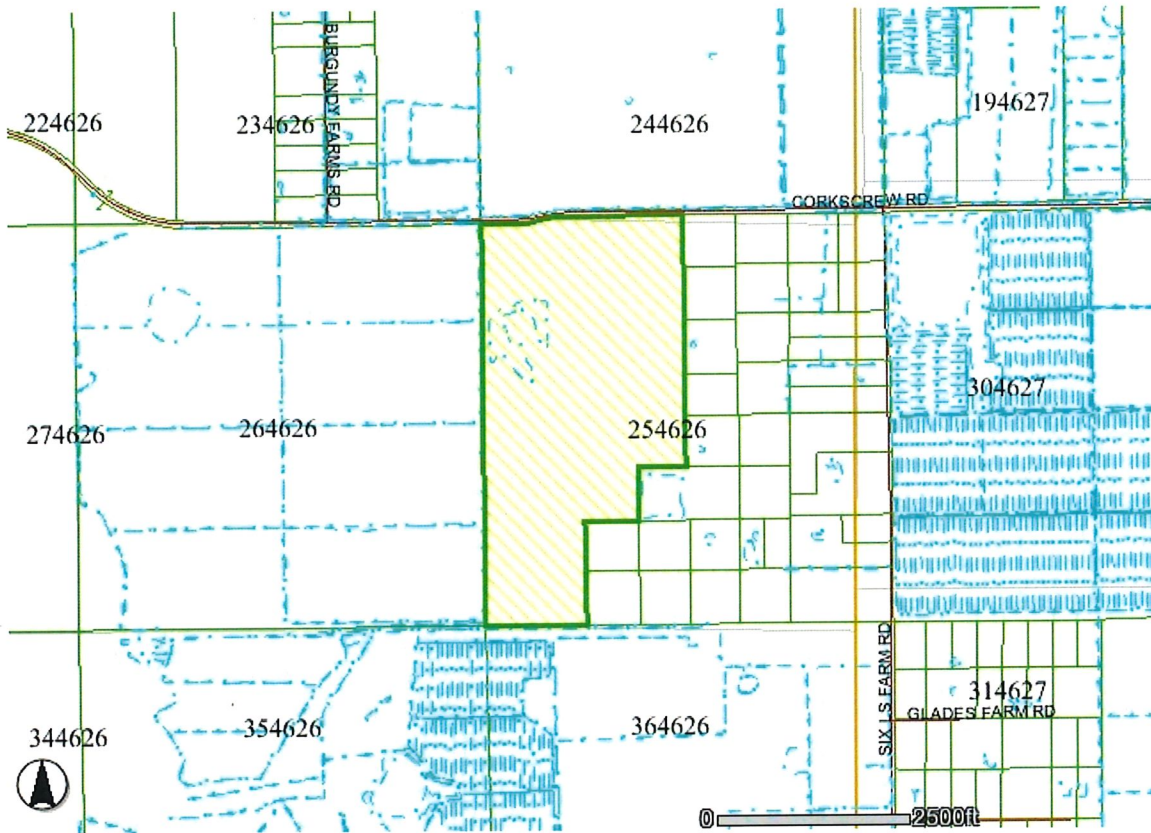
**Income Approach:** Due to the fact that the subject is not an operating golf course at the present time, and due to the uncertainty involved in it ever becoming an operating golf course again, an income approach was considered too speculative for use in this appraisal. In my opinion, this type of approach would not have provided a credible value estimate.

**Sales Comparison Approach:** A search for comparable sales was made and these are analyzed later in this appraisal as land sales. As discussed previously, there have been no sales of operating golf courses sold as separate entities in the past several years.

**Cost Approach:** Due to the subject property consisting of a significant amount of vacant land with significant improvements, a cost approach was considered appropriate for utilization in this analysis. In my opinion, the cost approach will provide a credible value estimate for the subject property. Because this is not a functional course at the present time, the cost approach provides the best way to estimate land value and the contributory value of the existing improvements within the scope of the appraisal.

The first step in the cost approach is the estimation of the market value of the subject site. In estimating the market value of the site, a search was made for comparable sales in the market area of the subject. The sales search was extended throughout Lee County. The following four sales are those considered most comparable to the subject:

**Land Sale No. 1**



**Property Identification**

<b>Record ID</b>	5626
<b>Property Type</b>	Agricultural
<b>Address</b>	17310-320 Corkscrew Road, Estero, Lee County, Florida 33928
<b>Location</b>	Corkscrew Road E of I-75
<b>Tax ID</b>	25-46-26-00-00001-0000

**Sale Data**

<b>Grantor</b>	Retreat Golf Club, LLC & East Corkscrew, LLC
<b>Grantee</b>	Old Corkscrew Plantation Golf Club, LLC
<b>Sale Date</b>	February 23, 2005
<b>Deed Book/Page</b>	4605/194
<b>Property Rights</b>	Fee Simple
<b>Conditions of Sale</b>	Arm's-Length
<b>Financing</b>	Cash to Seller
<b>Sale History</b>	None in Prior Three Years
<b>Legal Description</b>	Lengthy
<b>Verification</b>	Franz Rosinus; January 20, 2005; Confirmed by Cliff Bowen

<b>Sale Price</b>	\$6,000,000
<b>Cash Equivalent</b>	\$6,000,000

**Land Data**

<b>Zoning</b>	PRFPD
<b>Topography</b>	Generally Level
<b>Utilities</b>	Electric, Telephone
<b>Shape</b>	Irregular
<b>Flood Info</b>	Zone B
<b>Highest &amp; Best Use</b>	Agricultural/Low Density Residential Development
<b>Future Land Use</b>	DRGR (92.17%)/Wetlands (7.83%)
<b>Access</b>	Corkscrew Road

**Land Size Information**

<b>Gross Land Size</b>	275.434 Acres or 11,997,905 SF
<b>Easement Land Size</b>	58.750 Acres or 2,559,150 SF

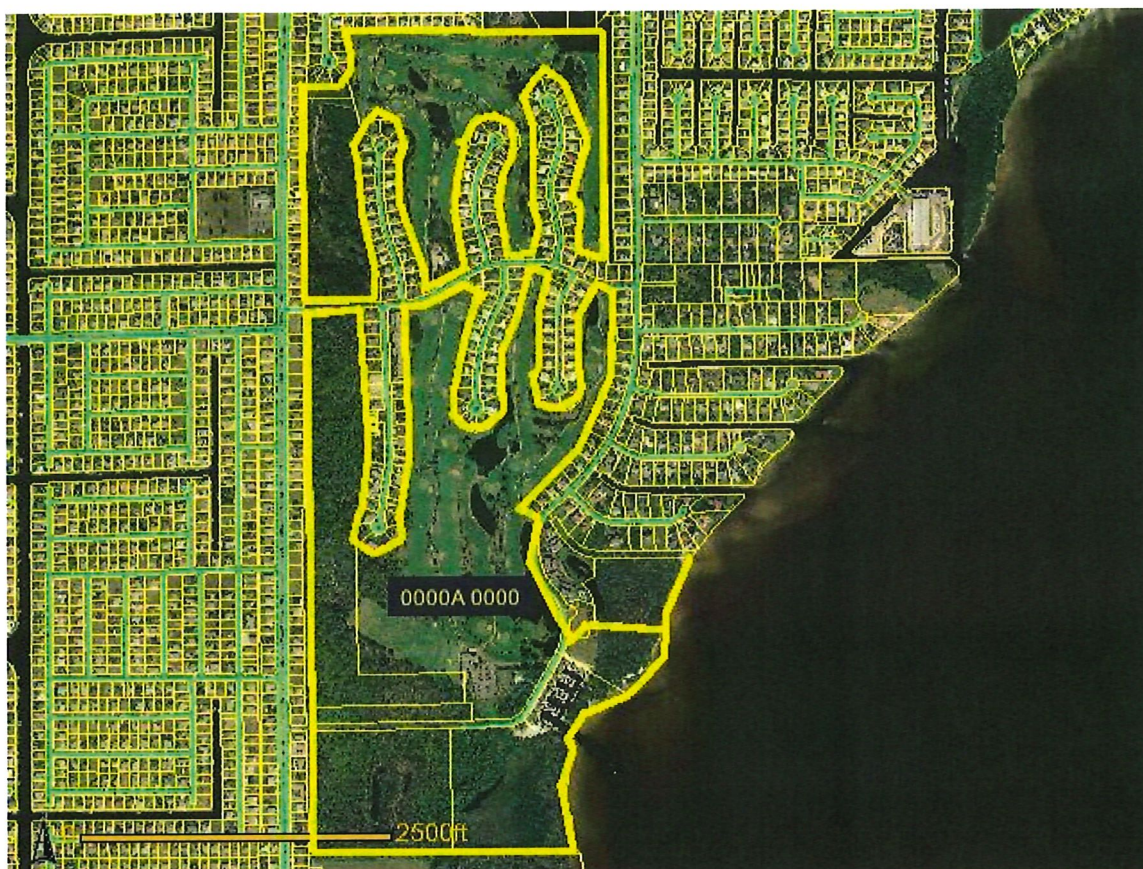
**Indicators**

<b>Sale Price/Gross Acre</b>	\$21,784
<b>Sale Price/Gross SF</b>	\$0.50
<b>Sale Price/Easement Acre</b>	\$102,128
<b>Sale Price/Easement SF</b>	\$2.34

**Remarks**

This is a large parcel located along the south side of Corkscrew Road, within the Density Reduction/Groundwater Resource designated area of Lee County. Parcel is encumbered by a 58.75 acre conservation easement.

## Land Sale No. 2



### Property Identification

Record ID	5820
Property Type	Residential
Address	West side of Orange Grove Boulevard, North Ft. Myers, Lee County, Florida
Location	Lochmoor Country Club
Tax ID	16-44-24-15-0000A.0000, plus others

### Sale Data

Grantor	Paradise Yacht Club, Inc.
Grantee	Paradise Preserve LLC
Sale Date	May 04, 2005
Deed Book/Page	4699/1614
Property Rights	Fee simple
Conditions of Sale	Arm's length
Financing	Cash
Sale History	Assemblage over several years.
Legal Description	Lengthy in several sections.
Verification	Confirmed by William Stewart

Sale Price	\$54,320,000
Cash Equivalent	\$54,320,000

**Land Data**

<b>Zoning</b>	RPD, Residential
<b>Topography</b>	Level and wooded
<b>Utilities</b>	Full public
<b>Shape</b>	Very irregular
<b>Highest &amp; Best Use</b>	Mixed use development
<b>Future Land Use</b>	Suburban and wetlands
<b>Access</b>	Good

**Land Size Information**

<b>Gross Land Size</b>	274.380 Acres or 11,951,993 SF
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**Indicators**

<b>Sale Price/Gross Acre</b>	\$197,974
<b>Sale Price/Gross SF</b>	\$4.54

**User Comments**

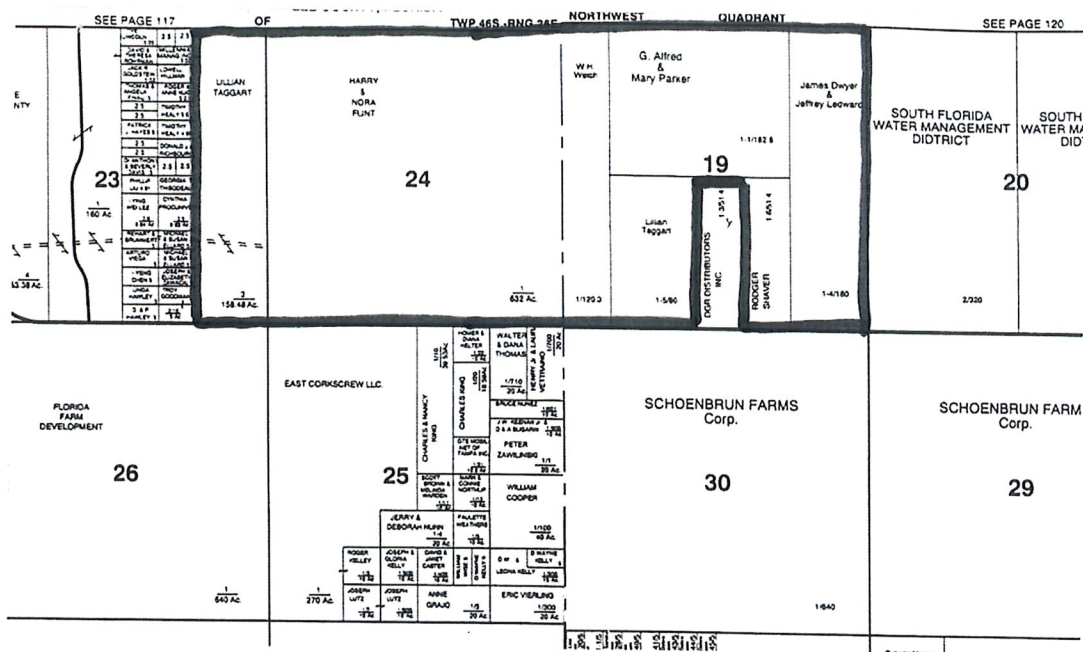
Additional STRAP Numbers: 16-44-24-15-0000E.0000, 21,44-24-15-0000F.0000, 21-44-24-15-0I00G.0000, 21-44-24-15-0000H.0000, 21-44-24-15-0000I.0000, 21-44-24-15-0000I.1000, 21-44-24-16-00000.0660 21-44-24--24-00000.00A0, 21-44-24-00000.00B0, 16-44-24-15-0000E.0000.

**Remarks**

The subject site is a mixed use development that includes multi-family residential development, a single family residence, and marina, and an existing golf course that is to be redesigned, with a new clubhouse built. The site will have a total of 1,551 residential units and a 69 slip marina. This site has some frontage on the Caloosahatchee River.

The existing golf course is in place and in fair condition.

### Land Sale No. 3



**Property Identification**

<b>Record ID</b>	5225
<b>Property Type</b>	Residential
<b>Address</b>	Fort Myers, Lee County, Florida
<b>Location</b>	N/S of Corkscrew Road
<b>Tax ID</b>	Numerous

**Sale Data**

<b>Grantor</b>	Resource Conservation Properties, Inc.
<b>Grantee</b>	Resource Conservation Holdings LLC
<b>Sale Date</b>	September 14, 2005
<b>Deed Book/Page</b>	2005000078253
<b>Property Rights</b>	Fee Simple
<b>Conditions of Sale</b>	Arm's-length
<b>Financing</b>	Cash to seller
<b>Sale History</b>	None in previous three years
<b>Legal Description</b>	Lengthy
<b>Verification</b>	Confirmed by Bruce Stephan

<b>Sale Price</b>	\$33,200,000
<b>Cash Equivalent</b>	\$33,200,000

**Land Data**

<b>Zoning</b>	AG-2, Agricultural
<b>Topography</b>	Level
<b>Utilities</b>	Electricity, telephone
<b>Shape</b>	Irregular
<b>Highest &amp; Best Use</b>	Residential development
<b>Future Land Use</b>	DRGR/ Wetlands
<b>Access</b>	Good

**Land Size Information**

<b>Gross Land Size</b>	1,386.000 Acres or 60,374,160 SF
------------------------	----------------------------------

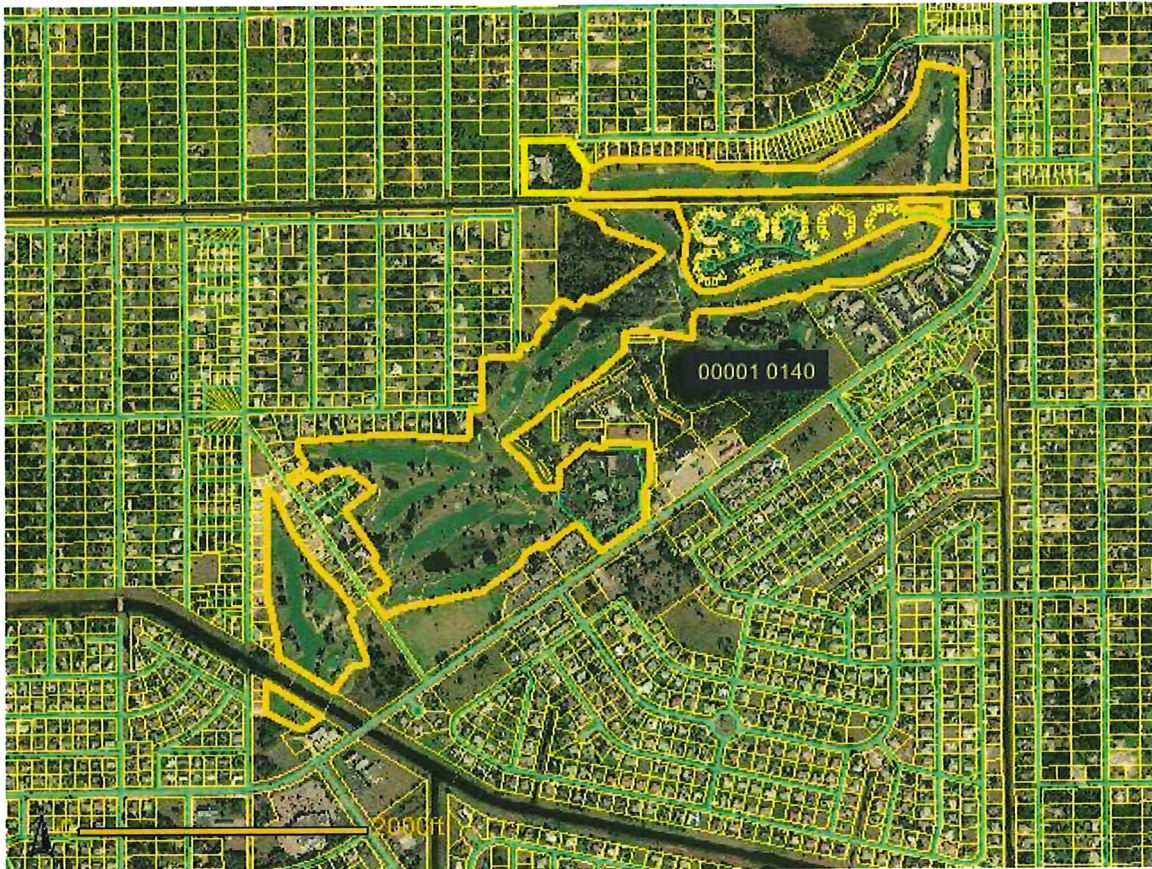
**Indicators**

<b>Sale Price/Gross Acre</b>	\$23,954
<b>Sale Price/Gross SF</b>	\$0.55

**Remarks**

Density under current zoning is one unit per ten acres.

Land Sale No. 4



**Property Identification**

**Record ID** 5821  
**Property Type** Mixed-Use  
**Address** 225 Joel Boulevard, Lehigh Acres, Lee County, Florida  
**Tax ID** 34-44-27-00-00001.0030

**Sale Data**

**Grantor** Admiral Lehigh Resort Limited Partnership  
**Grantee** Greentree Admiral, LLC  
**Sale Date** May 30, 2006  
**Deed Book/Page** 2006000234776  
**Property Rights** Fee simple  
**Conditions of Sale** Arm's length  
**Financing** Cash to seller  
**Sale History** None in prior three years  
**Legal Description** Lengthy in Sec. 34-44-27  
**Verification** Brian Owens, grantee; 239 466-5200, February 06, 2007; Confirmed by William Stewart

**Sale Price** \$6,300,000  
**Cash Equivalent** \$6,300,000

**Land Data**

<b>Zoning</b>	Res/Commercial
<b>Topography</b>	Level and cleared
<b>Utilities</b>	Full public
<b>Shape</b>	Irregular
<b>Highest &amp; Best Use</b>	Mixed use residential and commercial
<b>Access</b>	Good

**Land Size Information**

<b>Gross Land Size</b>	117.840 Acres or 5,133,110 SF
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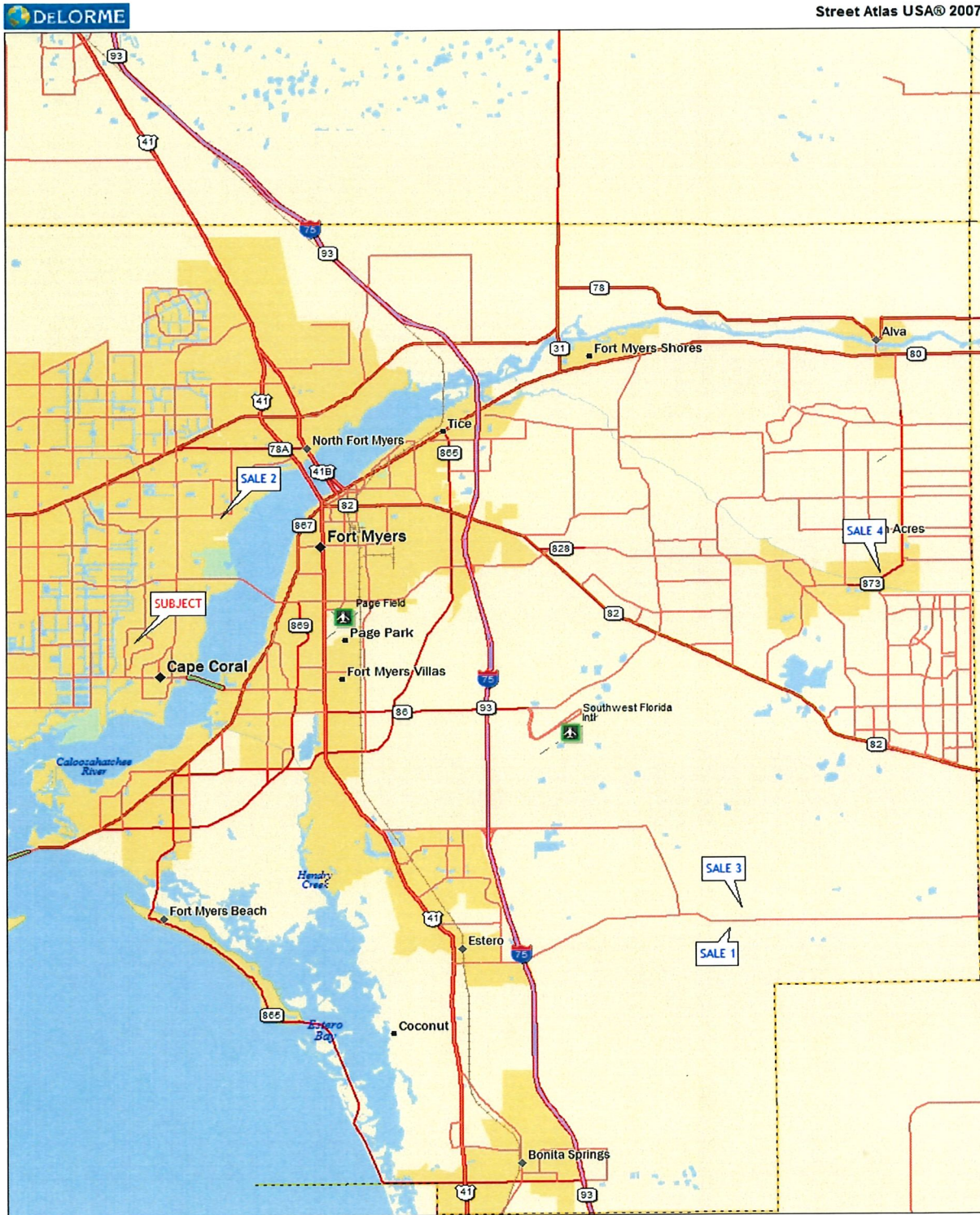
**Indicators**

<b>Sale Price/Gross Acre</b>	\$53,462
<b>Sale Price/Gross SF</b>	\$1.23

**Remarks**

The purchase of this property included a restaurant, a motel and the original golf course built in Lehigh Acres in the early 1960's. After purchase, it was reported that the buyers discovered that the age and condition were such that it was not feasible to continue operation of the improvements. It was decided to raze all improvements, build a new motel on the site, and develop the remaining land with multi-family residential use. A new golf course was not considered feasible and will not be built.

# SALES LOCATION MAP



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SALES ANALYSIS

Comparison Grid

The preceding sales were utilized in the analysis of the market value of the subject site. On an unadjusted basis, the sales range from a low of \$21,784 per acre for Sale Number 1 to a high of \$197,974 per acre for Sale Number 2. The following chart illustrates the adjustments which were made in my analysis of the subject parcel:

**LAND SALES SUMMARY**

#	DATE OF SALE	LOCATION	SALES PRICE	SIZE IN ACRES	PRICE PER ACRE	COMPARISON FEATURES	ADJ.	OVERALL ADJ.
1	Feb-05	17310-320 Corkscrew Road Lee County	\$ 6,000,000	275.43	\$ 21,784	Market Conditions Utilities Location Size Zoning/Land Use Topography/Config Access	+ + = = + = =	+++
2	May-05	West side of Orange Grove Blvd North Fort Myers	\$ 54,320,000	274.38	\$ 197,974	Market Conditions Utilities Location Size Zoning/Land Use Topography/Config Access	+ = = = -- --- =	-----
3	Sep-05	North side of Corkscrew Road east of Alico Road Lee County	\$ 33,200,000	1,386.00	\$ 23,954	Market Conditions Utilities Location Size Zoning/Land Use Topography/Config Access	= + = + + = =	+++
4	May-06	225 Joel Boulevard Lehigh Acres	\$ 6,300,000	117.84	\$ 53,462	Market Conditions Utilities Location Size Zoning/Land Use Topography/Config Access	= = + + = --- =	-

As can be seen by the above chart, the sales are compared to the subject property on a plus or minus basis. In other words, where a particular feature of the sale is considered superior to the subject, a minus sign indicates that a downward adjustment is required. Where a feature is inferior, a plus sign indicates that an upward adjustment is required. Multiple plus or minus signs indicate the degree of difference between the sale property and the subject property. The overall adjustment is the net of the plus and minus signs for each sale.

Features considered when comparing these sales to the subject property include market conditions, location, utility availability, size, zoning/land use, topography/configuration and access. Where improvements are included in the sale, the adjustment is made under the topography/configuration category.

**Sale Number 1** is the February 2005 sale of the property located on Corkscrew Road in Lee County for \$6,000,000, or \$21,784 per acre. This parcel was sold for the development of a golf course. This is an equity ownership course in which equity interests are being sold and the course will then be owned by the users. In comparing this sale to the subject property, upward adjustments are required for market conditions, utility availability and zoning/land use. No downward adjustments are required. Overall, this sale is considered inferior to the subject.

**Sale Number 2** is the May 2005 sale of the property located on the west side of Orange Grove Boulevard in North Fort Myers for \$54,320,000, or \$197,974 per acre. This sale included an existing golf course plus additional acreage which would allow for one 550 multi-family residential project, a 776 unit multi-family residential project and a 69 slip marina. This sale required an upward adjustment for date of sale. Downward adjustments were required for zoning/land use, topography/configuration and existing improvements. Overall, this sale is considered significantly superior to the subject.

**Sale Number 3** is the September 2005 sale of the property located on Corkscrew Road for \$33,200,000, or \$23,954 per acre. This is the resale of a parcel that was originally purchased for the development of five golf courses. After this purchase, however, it was decided that a residential development was a more appropriate use, but this sale still provides an indication of value that may be appropriate to the subject, in my opinion. In comparing this sale to the subject, upward adjustments were required for utility availability, size and zoning/land use. Overall, this parcel is considered significantly inferior to the subject.

**Sale Number 4** is the May 2006 sale of the property located at 225 Joel Boulevard in Lehigh Acres for \$6,300,000, or \$53,462 per acre. This sale included an existing golf course, a motel and restaurant which, after the sale, were determined to be not feasible and are being removed. This sale required upward adjustments for location and size. A significant downward adjustment was required for existing improvements.

Taking into consideration all of the above factors, it is now possible to analyze these sales in relation to the subject. Sale Numbers 2 and 4 are both considered superior to the subject, and Sale Numbers 1 and 3 are considered inferior. The final value estimate of the subject site would lie somewhere between Sale Number 3 at \$23,954 per acre and Sale Number 4 at \$53,462 per acre. Again, this value estimate is based upon the assumption that the property would be purchased for a golf course, with some potential for additional development, and that this use is feasible.

Taking all of these factors into consideration, it is my opinion that the market value of the subject site, under the assumption that it would be purchased for a golf course and that this use is feasible, is \$45,000 per acre. Multiplying this unit value by the 175.174 acres contained within the subject site provides an overall indication of value of \$7,882,830 or, in round figures, \$7,885,000.

#### COST ANALYSIS

The next step in the cost approach is to estimate a replacement cost new for the subject improvements. The Marshall Valuation Service provides a national cost guideline outlining costs actually incurred on comparable structures. Of the several methods of cost estimation available, the cost per hole method is employed for the course itself, and the cost per square foot for the clubhouse building. The application of this method involves multiplying the total size of the subject structure by an estimated cost per unit. Based upon information discussed previously, I have utilized a cost per hole on the golf course of \$200,000 taken from Section 67, Page 1 of the Marshall Valuation Service. This is for a Class 4 Course. For the clubhouse, I have utilized a base cost of \$146.97 per square foot, taken from Section 11, Page 25. This is for a Good Class C Clubhouse including no equipment. The following chart shows the adjustments made to the square foot cost for the clubhouse:

Base:	\$146.97
Fire Sprinklers:	<u>1.25</u>
Adjusted Base:	\$148.22
Perimeters/FL Area:	.90
Story Height Adjustment:	1.055
Current Multiplier:	1.01
Local Multiplier:	<u>.99</u>
Indicated Cost Per SF:	\$140.72

It should be noted that the sprinkler adjustment was based upon only the lower level currently having sprinklers.

Multiplying the cost per hole times the 18 holes provides a replacement cost new for the golf course, including all improvements, of \$3,600,000. For the clubhouse, the 24,490 square feet of air conditioned area is multiplied by the indicated cost of \$140.72 per square foot for a replacement cost new of \$3,446,233. The covered entries is estimated to have a cost per square foot of \$40. Multiplying this unit value by the 2,200 square feet within the covered entries provides an estimated replacement cost of \$88,000. The porches and balconies, including the cart barn on the lower level, contain a total area of 10,590 square feet, and are estimated to have a replacement cost new of \$50. This provides an overall replacement cost new of the porches and cart barn of \$529,500. Summing all of these figures provides an overall hard cost for the improvements of \$7,663,733.

Next, soft costs are estimated. Soft costs include the taxes paid on the site during the construction of the improvements, legal and miscellaneous fees and impact fees. Taxes during construction were estimated based upon the actual assessed value of the subject site and the current millage rate. Legal and miscellaneous fees were estimated at \$25,000 to cover those items. Impact fees were based upon the most recent information from the City of Cape Coral for a golf course and are estimated at \$137,161. Total soft costs are estimated at \$186,402.

Entrepreneurial incentive is that amount necessary to compensate a developer for the risk involved in a project of this type. Because of the speculative nature of a golf course site at the present time, and because of the uncertainty of any additional development which might be able to occur on the site, a minimum entrepreneurial incentive of 30% is considered reasonable. This 30% is based upon the total of the hard costs and soft costs, and equals \$2,355,040.

Summing the hard costs, soft costs and entrepreneurial incentive provides a total estimated replacement cost new of the primary improvements of \$10,205,175.

Next, accrued depreciation is estimated. Accrued depreciation consists of physical deterioration, functional obsolescence and external obsolescence. As discussed previously, physical deterioration is estimated at approximately 40% of replacement cost new, or \$4,082,070. Functional obsolescence was estimated previously at \$415,000. Total accrued depreciation, assuming that the property is purchased as a golf course and that a golf course use is feasible, is \$4,497,070. Subtracting this figure from the replacement cost new provides a contributory value of the primary improvements of \$5,708,105.

Next, the site improvement contributory value is estimated. As mentioned, previously, the site improvements consist of the asphalt paved parking containing approximately 304 spaces, chainlink fencing and landscaping. The asphalt paving is estimated to have a cost new of \$338,960 and is 50% depreciated for a contributory value of \$169,480. The chainlink fencing is estimated to have a cost new of \$4,500, 50% depreciated and has an estimated contributory value of \$2,250,000. The landscaping is estimated to have a contributory value of \$10,000. Total estimated contributory value of the site improvements is \$181,730. Adding this figure to the contributory value of the primary improvements provides an estimated contributory value of all improvements of \$5,889,835. Finally, the estimated land value of \$7,885,000 is added to provide a total indication of value by the cost approach of \$13,774,835 or, in round figures, \$13,775,000.

A summation of the cost approach is found on the following page:



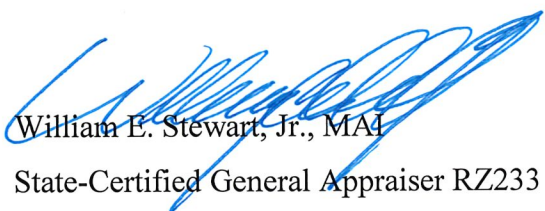
RECONCILIATION AND VALUE CONCLUSION

At this point in the appraisal, all factors and data believed to have any relationship to the market value of the subject property have been considered in detail. For reasons previously explained, neither an income approach nor a sales comparison approach were considered appropriate for use in this analysis. The cost approach provides a credible estimate of value, taking into consideration the restriction that this value assumes the parcel to be purchased for a golf course, and estimates the contributory value of the existing improvements for this use. Therefore, the cost approach has been relied upon entirely in estimating the market value of the subject property.

After consideration of all the foregoing facts and data, it is my opinion that the market value of the fee simple interest in the subject property, taking into consideration the assumption that the property will be purchased only for a golf course, in terms of cash and under market conditions existing as of February 7, 2007, was:

Thirteen Million Seven Hundred Seventy Five Thousand Dollars .....(\$13,775,000).

STEWART & COMPANY, INC.

  
William E. Stewart, Jr., MAI  
State-Certified General Appraiser RZ233

## ASSUMPTIONS AND LIMITING CONDITIONS

1. This is a Summary Appraisal Report of a complete appraisal which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it might not include discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.

9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
10. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
13. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.
14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of

architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.
16. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocation for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.
19. The forecasts or projections included in this report are used to assist in the valuation process and are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are therefore subject to changes in future conditions, which cannot be accurately predicted by the appraiser and could affect the future income and/or value forecasts.


## CERTIFICATE OF APPRAISAL

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 as well as requirements (if any), and are my personal, 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 no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results. 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 report.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice, the Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

- The By-Laws and Regulations of the Institute require each Member and Candidate to control the use and distribution of each appraisal report signed by such Member or Candidate. Therefore, except as hereinafter provided, the party for whom this appraisal report was prepared may distribute copies of this appraisal report, in its entirety, to such third parties as may be selected by the party for whom this appraisal report was prepared; however, selected portions of this appraisal report shall not be given to third parties without the prior written consent of the signatory of this appraisal report. Further, neither all nor any part of this appraisal report shall be disseminated to the media, sales media or other media for public communication without the prior written consent of the signator of this appraisal report.
- As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or approval of a loan.
- The undersigned appraiser has experience in appraising properties of this type and thus meets the competency requirements.

STEWART & COMPANY, INC.

  
William E. Stewart, Jr., MAI  
State-Certified General Appraiser RZ233

# ADDENDA

# LEGAL DESCRIPTION

File #: 06030468

Agent File Number: Golf Club of SW FL

### Exhibit "A" Attachment

THE TOTAL GOLF COURSE PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE SOUTH HALF (S 1/2) OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 23 EAST AND THE NORTH HALF (N 1/2) OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 23 EAST, BEING ALSO SITUATED IN TRACTS B-1 AND B-2, WHICH COMPRISE ALL OF TRACT B OF CAPE CORAL UNIT 9 AS RECORDED IN PLAT BOOK 13, PAGES 7 THROUGH 18; TRACTS C-1 AND C-2, WHICH COMPRISE A PORTION OF TRACT C OF SAID CAPE CORAL UNIT 9; THE REMAINING PORTION OF SAID TRACT C OF SAID CAPE CORAL UNIT 9; LOTS 1A AND 1B, BLOCK 251 OF SAID CAPE CORAL UNIT 9; A PORTION OF TRACT A OF CAPE CORAL UNIT 15 AS RECORDED IN PLAT BOOK 13, PAGES 69 THROUGH 75, AND TRACT A OF CAPE CORAL UNIT 14 AS RECORDED IN PLAT BOOK 13, PAGES 61 THROUGH 68, ALL OF THE ABOVE BEING FOUND IN THE PUBLIC RECORDS OF LEE COUNTY, CITY OF CAPE CORAL, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N 1/4 (NORTH QUARTER) CORNER OF SAID SECTION 12, SAID CORNER BEING LOCATED S89°57'03"W A DISTANCE OF 2621.07 FEET FROM THE CORNER COMMON TO SAID SECTION 12 AND SECTION 1, TOWNSHIP 45 SOUTH, RANGE 23 EAST AND SECTIONS 6 AND 7, TOWNSHIP 45 SOUTH, RANGE 24 EAST; THENCE RUN N90°00'00"E ALONG THE NORTH LINE OF SAID CAPE CORAL UNIT 9 FOR 350.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A OF SAID CAPE CORAL UNIT 15, BEING ALSO THE SOUTHEAST CORNER OF LOT 1, BLOCK 481 OF SAID CAPE CORAL UNIT 15; THENCE RUN N00°16'59"W ALONG THE WEST LINE OF SAID TRACT A AND THE EAST LINE OF SAID BLOCK 481 FOR 341.02 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG THE LINE COMMON TO SAID TRACT A AND SAID BLOCK 481 THE FOLLOWING COURSES: N00°16'59"W FOR 1852.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THEN RUN ALONG SAID CURVE HAVING A RADIUS OF 322.17 FEET AND A CENTRAL ANGLE OF 90°16'59" (CHORD=N44°51'30"E, 456.74 FEET) FOR 507.66 FEET TO THE POINT OF TANGENCY AND N90°00'00"E FOR 305.13 FEET TO AN INTERSECTION WITH THE WEST LINE OF BLOCK 480 OF SAID CAPE CORAL UNIT 15, BEING ALSO THE EAST LINE OF SAID TRACT A; THENCE RUN S00°00'00"E ALONG THE LINE COMMON TO SAID TRACT A AND SAID BLOCK 480 FOR 680.00 FEET TO THE NORTHWEST CORNER OF LOT 17-A, BLOCK 480 OF CAPE CORAL UNIT 15, A REPLAT OF PORTIONS OF BLOCKS 480 AND 482, TRACT A AND ST. MORITZ CIRCLE, CAPE CORAL UNIT 15, PLAT BOOK 13, PAGES 72 & 73, LYING IN SECTION 1, TWP. 45 S., RGE. 23 E., ACCORDING TO PLAT BOOK 13, PAGES 93 & 94 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN ALONG THE LINE COMMON TO SAID TRACT A AND SAID BLOCK 480 OF SAID REPLAT OF SAID CAPE CORAL UNIT 15 THE FOLLOWING COURSES: S00°00'00"E FOR 840.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, THEN RUN ALONG SAID CURVE HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 180°00'00" (CHORD=N90°00'00"E, 600.00 FEET) FOR 942.48 FEET TO THE POINT OF TANGENCY AND N00°00'00"E FOR 640.00 FEET TO THE NORTHEAST CORNER OF LOT 32-R OF BLOCK 480 OF SAID REPLAT OF SAID CAPE CORAL UNIT 15, BEING ALSO THE SOUTHEAST CORNER OF LOT 33, BLOCK 480 OF SAID CAPE CORAL UNIT 15 AS RECORDED IN SAID PLAT BOOK 13, PAGES 69 THROUGH 75; THENCE RUN N00°00'00"E ALONG THE WEST LINE OF SAID TRACT A AND THE EAST LINE OF SAID BLOCK 480 FOR 680.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT A OF SAID CAPE CORAL UNIT 15 BEING ALSO THE SOUTH LINE OF BLOCK 479 OF SAID CAPE CORAL UNIT 14; THENCE RUN N90°00'00"E ALONG THE NORTH LINE OF SAID TRACT A AND SAID SOUTH LINE OF SAID BLOCK 479 FOR 200.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT A OF SAID CAPE CORAL UNIT 15, BEING ALSO THE LINE OF SAID BLOCK 479 OF SAID CAPE CORAL UNIT 14 AND A POINT ON THE SOUTH NORTHWEST CORNER OF TRACT A OF SAID CAPE CORAL UNIT 14; THENCE RUN ALONG THE LINE COMMON TO SAID TRACT A AND SAID BLOCK 479 THE FOLLOWING COURSES: N90°00'00"E FOR 560.00 FEET, S00°00'00"E FOR 144.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, THEN RUN ALONG SAID CURVE HAVING A RADIUS OF 2110.00 FEET AND A CENTRAL ANGLE OF 28°39'34" (CHORD=S13°19'47"E, 972.94 FEET) FOR 981.77 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID TRACT A, BEING ALSO THE NORTHWESTERLY

Continued on next page

File #: 06030468

Agent File Number: Golf Club of SW FL

LINE OF BLOCK 478 OF SAID CAPE CORAL UNIT 14; THENCE RUN ALONG THE LINE COMMON TO SAID TRACT A AND SAID BLOCK 478 THE FOLLOWING COURSES: S55°10'00"W FOR 746.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, THEN RUN ALONG SAID CURVE HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 180.00'00" (CHORD= S34°50'00"E, 600.00 FEET) FOR 942.48 FEET TO THE POINT OF TANGENCY AND N55°10'00"E FOR 443.75 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF BLOCK 476 OF SAID CAPE CORAL UNIT 14, BEING ALSO THE NORTHEASTERLY LINE OF SAID TRACT A AND A POINT ON A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN ALONG SAID COMMON LINE ON SAID CURVE HAVING A RADIUS OF 2410.00 FEET AND A CENTRAL ANGLE OF 172°45' (CHORD= S50°42'25"E, 730.88 FEET) FOR 733.81 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF LOT 3 OF SAID BLOCK 476, BEING ALSO THE SOUTHEASTERLY CORNER OF SAID TRACT A, THE NORTHEASTERLY CORNER OF LOT 10, BLOCK 256 OF SAID CAPE CORAL UNIT 9 AND THE NORTHEASTERLY CORNER OF SAID TRACT C OF SAID CAPE CORAL UNIT 9 AND A POINT ON A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE LINE COMMON TO SAID BLOCK 256 AND SAID TRACT C THE FOLLOWING COURSES: ON SAID CURVE HAVING A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF 58°49'11" (CHORD= S14°24'36"W, 540.16 FEET) FOR 564.63 FEET TO THE POINT OF TANGENCY AND S15°00'00"E FOR 56.66 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY LINE OF BLOCK 255 OF SAID CAPE CORAL UNIT 9, BEING ALSO THE SOUTHEASTERLY LINE OF SAID TRACT C; THENCE RUN ALONG THE LINE COMMON TO SAID BLOCK 255 AND SAID TRACT C THE FOLLOWING COURSES: S75°00'00"W FOR 1235.00 FEET, N15°00'00"W FOR 5.00 FEET, S75°00'00"W FOR 175.00 FEET AND S15°00'00"E FOR 280.00 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY LINE OF BLOCK 254 OF SAID CAPE CORAL UNIT 9, BEING ALSO THE SOUTHEASTERLY LINE OF SAID TRACT C; THENCE RUN ALONG THE REAR LOT LINES OF SAID BLOCK 254 AND BLOCK 253 OF SAID CAPE CORAL UNIT 9, AND THE COMMON LINE OF SAID TRACT C THE FOLLOWING COURSES: S75°00'00"W FOR 244.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, THEN ALONG SAID CURVE HAVING A RADIUS OF 1100.00 FEET AND A CENTRAL ANGLE OF 75°00'00" (CHORD= S37°30'00"W, 1338.28 FEET) FOR 1439.90 FEET TO THE POINT OF TANGENCY, THEN S00°00'00"E FOR 594.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, THEN ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 29°17'08" (CHORD= S14°38'33"W, 12.64 FEET) FOR 12.78 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, THEN RUN ALONG SAID CURVE HAVING A RADIUS OF 2155.00 FEET AND A CENTRAL ANGLE OF 15°17'06" (CHORD= S21°36'33"W, 573.19 FEET) FOR 574.90 FEET TO THE POINT OF TANGENCY, THEN S14°00'00"W FOR 482.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, THEN ALONG SAID CURVE HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 76°00'00" (CHORD= S52°00'00"W, 215.48 FEET) FOR 232.13 FEET TO THE POINT OF TANGENCY AND N90°00'00"W FOR 222.13 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 253, BEING ALSO THE SOUTHWEST CORNER OF SAID TRACT C, BEING ALSO A POINT ON THE EAST RIGHT OF WAY LINE OF PALM TREE BOULEVARD (100' R/W); THENCE RUN N00°00'01"E ALONG THE WEST LINE OF SAID TRACT C AND THE SAID EAST RIGHT OF WAY LINE FOR 952.57 FEET TO THE SOUTHWEST

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CORNER OF LOT 19, BLOCK 252 OF SAID CAPE CORAL UNIT 9, BEING ALSO A POINT ON THE WEST LINE OF SAID TRACT C; THENCE RUN ALONG THE LINE COMMON TO SAID BLOCK 252 AND SAID TRACT C THE FOLLOWING COURSES: N90°00'00"E FOR 125.00 FEET, N00°08'01"E FOR 167.99 FEET, N01°15'25"E FOR 135.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, THEN ALONG SAID CURVE HAVING A RADIUS OF 775.00 FEET AND A CENTRAL ANGLE OF 35°50'06" (CHORD=N16°39'38"W, 476.85 FEET) FOR 484.71 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 251 OF SAID CAPE CORAL UNIT 9, BEING ALSO A POINT ON THE WESTERLY LINE OF SAID TRACT C; THENCE RUN ALONG THE LINE COMMON TO SAID BLOCK 251 AND SAID TRACT C THE FOLLOWING COURSES: N80°00'00"E FOR 257.03 FEET, N00°00'00"E FOR 900.00 FEET, N80°00'00"W FOR 300.00 FEET, N00°00'00"E FOR 780.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH EAST, THEN ALONG SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 36°28'39" (CHORD=N16°14'18"E, 78.24 FEET) FOR 78.58 FEET TO THE SOUTHEASTERLY CORNER OF LOT 1A OF SAID BLOCK 251, BEING ALSO THE NORTHEASTERLY CORNER OF LOT 1 OF SAID BLOCK 251; THENCE RUN N53°31'21"W ALONG THE LINE COMMON TO SAID LOT 1A AND SAID LOT 1 FOR 125.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1A, BEING ALSO THE NORTHWESTERLY CORNER OF LOT 1, A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID PALM TREE BOULEVARD AND A POINT ON A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE AND THE NORTHWESTERLY LINES OF SAID LOT 1A, LOT 1B OF SAID BLOCK 251, SAID TRACT B-2 AND SAID TRACT B-1 THE FOLLOWING COURSES: ALONG SAID CURVE HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 30°41'08" (CHORD=N51°49'13"E, 132.30 FEET) FOR 133.89 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, THEN ALONG SAID CURVE HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 49°05'05" (CHORD=N42°37'14"E, 290.78 FEET) FOR 299.84 FEET; THENCE RUN S71°55'18"E FOR 84.32 FEET, LEAVING SAID RIGHT OF WAY LINE, FOR 84.32 FEET; THEN RUN THE FOLLOWING COURSES: S23°24'04"W FOR 165.56 FEET, S21°35'58"E FOR 28.77 FEET, S66°35'56"E FOR 176.57 FEET, S78°47'27"E FOR 67.28 FEET, S81°55'24"E FOR 44.09 FEET AND N83°53'53"E FOR 40.00 FEET TO AN INTERSECTION WITH THE LINE COMMON TO SAID TRACT C-1 AND SAID TRACT C; THENCE RUN THE FOLLOWING COURSES: CONTINUE N83°53'53"E FOR 116.88 FEET, S23°07'56"E FOR 12.00 FEET, N68°32'04"E FOR 485.80 FEET, N80°38'24"E FOR 230.45 FEET, S84°00'34"E FOR 388.48 FEET, N38°20'54"E FOR 57.58 FEET AND N16°02'20"W FOR 185.65 FEET TO AN INTERSECTION WITH THE LINE COMMON TO SAID SECTION 1 AND SAID SECTION 12; THENCE RUN THE FOLLOWING COURSES: CONTINUE N16°02'20"W FOR 215.80 FEET, N80°14'49" FOR 135.27 FEET, S88°22'16"W FOR 241.98 FEET, S70°40'05"W FOR 404.84 FEET, S49°33'45"W FOR 181.17 FEET, S20°35'22"W FOR 37.19 FEET,

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S16°52'04"W FOR 47.88 FEET, S30°00'37"W FOR 53.18 FEET, S13°41'21"W FOR 50.00 FEET, S50°09'31"W FOR 50.00 FEET AND S78°25'37"W FOR 43.85 FEET TO AN INTERSECTION WITH THE LINE COMMON TO SAID TRACT C-1 AND SAID TRACT C; THENCE RUN THE FOLLOWING COURSES: N28°57'18"W FOR 162.23 FEET AND N00°00'00"E FOR 89.70 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID TRACT B-1 OF SAID CAPE CORAL UNIT 8, BEING ALSO THE SOUTH LINE OF SAID TRACT A OF SAID CAPE CORAL UNIT 15; THENCE RUN THE FOLLOWING COURSES: CONTRUE N00°00'00"E FOR 22.66 FEET, N45°12'06"E FOR 352.85 FEET AND N00°00'00"E FOR 61.43 FEET TO THE MOST SOUTHERLY POINT ON THE BOUNDARY OF AN EXISTING WATER TREATMENT SITE LESSED OUT OF GOLF COURSE PROPERTY PER CHICAGO TITLE COMPANY COMMITMENT NO. 803-12, SAID POINT DESCRIBED AS THE POINT OF BEGINNING; THENCE RUN ALONG THE PERIMETER OF SAID WATER TREATMENT SITE THE FOLLOWING COURSES: N65°54'37"E FOR 171.90 FEET, N58°39'00"E FOR 187.46 FEET, N61°42'38"W FOR 206.28 FEET, N65°21'01"W FOR 161.24 FEET, S46°27'57"W FOR 99.78 FEET, S34°51'50"W FOR 71.36 FEET AND S05°43'44"W FOR 147.60 FEET TO THE MOST SOUTHWESTERLY CORNER OF SAID WATER TREATMENT SITE; THENCE RUN THE FOLLOWING COURSES: S45°12'06"W, LEAVING SAID WATER TREATMENT SITE, FOR 77.14 FEET AND S89°43'01"W FOR 227.91 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE SOUTHWESTERLY CORNER OF THE SAID TRACT C ON THE EASTERLY RIGHT OF WAY LINE OF PALM TREE BOULEVARD; THENCE NORTH 0°09'01" EAST, 98.0 FEET ALONG THE SAID EASTERLY RIGHT OF WAY LINE; THENCE EAST 85.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0°09'01" EAST, 100.0 FEET; THENCE EAST 100.0 FEET; THENCE SOUTH 0°09'01" WEST, 100.0 FEET; THENCE WEST 100.0 FEET TO THE POINT OF BEGINNING;

INCLUDING THE FOLLOWING DESCRIBED PARCEL OF LAND:

TRACT "A" OF CAPE CORAL UNIT 8, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 7 TO 18, INCL. OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

# QUALIFICATIONS

## QUALIFICATIONS OF WILLIAM E. STEWART, JR.

### EDUCATION:

Graduate of The University of Florida in 1972  
Bachelor of Science in Business Administration  
Major in Real Estate and Urban Land Studies

Society of Real Estate Appraisers  
Course 101: Introduction to Appraising Real Property, 1971 and 1984  
Course 201: Principles of Income Property Valuation, 1975  
Professional Practices Seminar, 1975 and 1979

American Institute of Real Estate Appraisers  
Course II: Appraisal of Urban Properties, 1976  
Course VI: Investment Analysis, 1979  
Standards of Professional Practice: Ethics Seminar, 1980, 1986, and 1991

Seminars on varied subjects

### MEMBERSHIPS:

Member (MAI) of the Appraisal Institute, Southwest Florida Chapter

### EXPERIENCE:

Hunnicuttt & Associates, Inc., Private Appraisal Department, 1972-77  
Associated with John Sawyer, MAI, SRPA, 1977-1978  
Associated with Paul R. Jacobs, Inc., 1978 and 1979  
Jacobs, Stewart & Associates, Inc., 1980  
Stewart, Stephan & Bowen, Inc., 1980 to Present  
Stewart & Company, 1998 to Present

### LICENSES:

Licensed Florida Real Estate Broker  
State-Certified General Appraiser RZ233

### MISCELLANEOUS:

Qualified as an expert witness in the Twentieth Judicial Circuit,  
Lee County, Florida  
Qualified as a fee appraiser by the Florida Department of Transportation