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Summary Appraisal Report

Vacant Land
(Former Golf Club Property)
4003 Palm Tree Boulevard
Cape Coral, Lee County, Florida 33904

Date of Valuation: 18 November 2013

Date of Report: 19 November 2013

File Name: Cape Coral, City of - Florida Gulf Venture, LLC



Prepared For
City of Cape Coral
PO Box 150027
Cape Coral, Florida 33915-0027



MAXWELL·HENDRY·SIMMONS
real estate appraisers & consultants

19 November 2013

City of Cape Coral
PO Box 150027
Cape Coral, Florida 33915-0027

Attention: Ms. Dawn Y. Andrews, Property Broker

Re: Appraisal of a vacant property consisting of 175.174 acres located at 4003 Palm Tree Boulevard,
Cape Coral, Florida 33904

Dear Ms. Andrews:

As you requested, an inspection and analysis have been made of the above property, which is legally described in the attached appraisal report. This letter is an integral part of, and inseparable from, this appraisal report.

The purpose of the appraisal is to arrive at an opinion of market value of the subject property in its "as-is" condition as well as under the Hypothetical Condition that the property has zoning/land use approval for residential use (Scenario #2) and as a mixed use development (Scenario #3). In its "As Is" condition, the subject property is currently zoned R-1B (Single Family Residential) and has a Future Land Use designation of PK or Park and Recreation Facilities. The subject property currently has the PK land use as the property was historically utilized as The Golf Club. However, this use was abandoned in 2006. The interest being appraised is the undivided fee simple interest in the land and existing improvements as if otherwise free and clear of all liens, mortgages, encumbrances, and/or encroachments. The intended use of this appraisal is understood to for use as a basis of value to assist the client in a possible acquisition of the property. The intended user of this appraisal is the City of Cape Coral.

The subject property was inspected on 18 November 2013 by Mr. Gerald A. Hendry, MAI, CCIM. This Summary appraisal report is intended to conform to the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. This appraisal is made subject to the Assumptions and Conditions contained in the body of this report.

Based upon our analysis of the data contained in the attached appraisal report, it is our opinion that the market value of the subject property, as of 18 November 2013, is:

Scenario #1 - "As Is":

EIGHT MILLION SEVEN HUNDRED NINETY THOUSAND DOLLARS (\$8,790,000.00)

Scenario #2 - As Approved for Residential Use:

TEN MILLION FIVE HUNDRED TEN THOUSAND DOLLARS (\$10,510,000.00)

Scenario #3 - As Approved for a Mixed Use Development:

TEN MILLION EIGHT HUNDRED TWENTY THOUSAND DOLLARS (\$10,820,000.00)

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Gerald A. Hendry", with a long horizontal flourish extending to the right.

Gerald A. Hendry
State-Certified General Real Estate Appraiser
RZ 2245

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SEC. I: INTRODUCTION

OWNER OF RECORD:	Florida Gulf Venture, LLC
ADDRESS:	4003 Palm Tree Boulevard, Cape Coral, Florida 33904
Tax ID:	12-45-23-C2-0000A.0000
LEGAL DESCRIPTION:	Lengthy - Please see Addenda
SITE AREA:	175.174 acres or 7,630,579 Square Feet
IMPROVEMENTS:	None
ZONING/LAND USE:	R-1B (Residential Single Family)/PK (Park and Recreation Facilities)
HIGHEST & BEST USE AS VACANT:	Future Residential Development with future land use amendment
EFFECTIVE DATE OF THE APPRAISAL:	18 November 2013
DATE OF THE REPORT:	19 November 2013
INTENDED USER:	This appraisal is made for the exclusive use of our client, the City of Cape Coral, and its use by others is strictly prohibited.
INTENDED USE:	The intended use of this assignment is for use as a basis of value to assist the client in a possible acquisition of the property.
VALUE INDICATIONS:	
SCENARIO #1 ("As Is"):	\$8,790,000
SCENARIO #2 (AS RESIDENTIAL USE):	\$10,510,000
SCENARIO #3 (AS MIXED USE DEVELOPMENT):	\$10,820,000



E'LY VIEW OF FORMER MAIN ENTRANCE TO THE GOLF CLUB



VIEW OF SUBJECT FROM ADJACENT VACANT LOT



SEC. II: SCOPE OF WORK

According to USPAP (2012-13), Scope of Work includes, but is not limited to:

- the extent to which the property is identified;
- the extent to which tangible property is inspected;
- the type and extent of data research; and
- the type and extent of analysis applied to arrive at opinions or conclusions.

EXTENT OF PROPERTY IDENTIFICATION

For this analysis, the subject property was identified via a legal description and research of public records. For this appraisal, reliance was placed primarily on information provided by the public records of Lee County as well as information provided by our client, the City of Cape Coral. The City of Cape Coral provided information regarding zoning and future land use on the property.

EXTENT OF INSPECTION

For the purposes of this appraisal, Mr. Gerald A. Hendry, MAI, CCIM conducted an inspection of the subject property on 18 November 2013. The inspection included a view of the property from on and offsite.

TYPE AND EXTENT OF DATA RESEARCH

Data research is regularly conducted using the following sources:

- Public Records (Local County Records/RealQuest)
- Local REALTOR® Association Multiple Listing Services (MLS)/Loopnet/CCIM
- Marshal Valuation Service/Marshall & Swift Cost Tables/Books
- CoStar comparables service
- Information from contractors, brokers, and agents in the area

The primary emphasis of the data research concentrated on the subject's market area. Census data, as well as municipal and governmental websites were utilized in gathering the information analyzed. The time period researched for any sales data encompasses the last few years up until the date of the most current data available. All comparable data is verified with the buyer, seller, or a property representative, unless otherwise indicated. In the analysis, the selling price, financing, motivation to purchase/sell, and, if applicable, any lease or income/expense information was verified, as of the time of sale.

TYPE AND EXTENT OF ANALYSIS

Purpose of the Appraisal

The primary purpose of this appraisal is to formulate an opinion of the "As Is," fee simple, market value (Scenario #1) of the subject property as if free and clear of all liens, mortgages, encumbrances, and/or encroachments. In addition, we have been asked to appraise the property under two scenarios as follows:

- Scenario #2 - Estimate the market value of the subject property assuming the property has zoning/land use entitlements for residential development as of the date of valuation. This is based on a Hypothetical Condition.



- Scenario #3 - Estimate the market value assuming the property has zoning/land use entitlements for a mixed use development to include 400 single family units, 400 multi-family units, 325,000 square feet of commercial retail space, and 100,000 square feet of office space. This is based on a Hypothetical Condition.

Condition Appraised

This opinion of value is “as is,” reflecting conditions contemporaneous with the date of inspection. In addition, we are appraising the property under Scenarios #2 and #3 based on Hypothetical Conditions relating to zoning/land use on the property.

Real Property Interest Appraised

The interest being appraised in this situation is the undivided fee simple interest in the land as if free and clear of all liens, mortgages, encumbrances, and/or encroachments except as may be amended in the body of this report.

Fee simple interest (estate) as defined by The Appraisal Institute in The Dictionary of Real Estate Appraisal, Fifth Edition, is:

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.

Value Appraised

The opinion of value developed and reported is the market value of the subject property. Market value, as defined by the agencies that regulate financial institutions in the United States and published by 12 CFR Ch. V (1-1-11 Edition) Part 564.2 (g) *Office of Thrift Supervision, Department of the Treasury*, is:

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

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. Buyer and seller are typically motivated.
- b. Both parties are well informed or well advised, and acting in what they consider their best interests.
- 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; and
- 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.

Approaches to Value

There are three approaches to the valuation of real property: Cost, Sales Comparison, and Income. Not all approaches are applicable to every appraisal question. As the subject property is a vacant parcel of land, we have utilized the Sales Comparison Approach to Value only. The Cost Approach and Income Approaches to Value have not been utilized as they are not applicable for this assignment and our peers would not consider them applicable.

Report Type

This appraisal is presented in a summary report format.



Assumptions

Per USPAP definitions, an Assumption is “that which is taken to be true.” Please see Addenda for further details regarding the assumptions utilized in this appraisal.

Extraordinary Assumptions

Extraordinary Assumption is “an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser’s opinions or conclusions.” Per USPAP standards, please note that the use of extraordinary assumptions might have affected the assignment results. It is strongly recommended that the reader thoroughly read the entirety of these assumptions, as they outline the limitations under which this appraisal is developed.

- This appraisal is subject to receipt of a Protected Species Assessment, a wetlands jurisdictional determination, as well as a geotechnical soil report. For purposes of this assignment, we are assuming there are no significant wetland areas on the subject property. Should a wetlands jurisdictional determination indicate a different conclusion, this appraisal is subject to change. In addition, this appraisal is subject to a Phase 1 Environmental Site Assessment. It is an Extraordinary Assumption of this appraisal that there are no environmental contaminants on the subject property.
- Furthermore, this appraisal is based on the Extraordinary Assumption that the subject property could have a legal use for a residential development despite its existing PK (Park and Recreation Facilities) Future Land Use. Obviously, the property would have to amend the Future Land Use designation, however, based on information provided, we assume residential development would be a probable with a land use change.

Hypothetical Conditions

Hypothetical Condition is “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.” Per USPAP standards, please note that the use of hypothetical conditions might have affected the assignment results. It is strongly recommended that the reader thoroughly read the entirety of these assumptions, as they outline the limitations under which this appraisal is developed. In addition to appraising the property “As Is,” we have been asked to appraise the property under two additional scenarios which are Hypothetical Conditions as follows:

- Scenario #2 - Estimate the market value of the subject property assuming zoning and land use entitlements for single family residential use.
- Scenario #3 - Estimate the market value assuming zoning and land use entitlements for a mixed use development to include 400 single family units, 400 multi-family units, 325,000 square feet of commercial retail space, and 100,000 square feet of office space.



SEC. III: MARKET AREA ANALYSIS

Market area analysis is a fundamental step in determining an opinion of Highest & Best Use and, ultimately, developing the opinion of value for the subject property. Market area analysis falls broadly into two categories: inferred and fundamental. Inferred analysis is based solely on historical data and reflects assumptions regarding supply and demand based upon this historical perspective. Fundamental analysis builds on the historical data by considering this historical activity within the context of the entire market. In other words, considering not only comparable sale and lease data, but also considering all competitive properties within the market in order to develop a fundamental understanding of the subject's place within that market. There are four levels of analysis that have been identified in the appraisal industry, identified as Level A–D, ranging from more limited to more detailed. Mark R. Rattermann, MAI, SRA described these four levels in the Appraisal Journal, Summer 2009, as follows:

Level A studies rely primarily on macro data found in many market studies. Level A studies focus on a broader market, and use general data and published reports as a basis for conclusions. This is the minimum analysis that should be included in every appraisal analysis. ...A Level A study is always an inferred analysis.

Level B studies are more detailed than Level A studies and rely on the appraiser's analysis. A Level B analysis includes much of the analysis included in Level A, and supplements it with research on supply and demand factors for the subject's specific market. ... Because a Level B study is based on historical data and develops trends from that historical data, it is an inferred analysis.

Level C studies measure demand with fundamental tools, including employment and population trends, and average household size. This level of analysis includes ranking the subject within a specific market and measuring both supply and demand for the product type in the market. A Level C market analysis does not read the signs of change, but it measures the causes of change and therefore is a fundamental analysis. This level market study always includes analysis with comparisons of the subject property measured against a market standard or ideal improvement. The subject and all competing properties are compared to the standard to determine where the subject property falls within the scheme of things.

Level D studies measure cause and effect of market behavior, and considers future land uses, surveys of actual participants in the market, and marketing efforts to sell the product. Most appraisers do not have the tools nor time to do this level of analysis. A Level D-type analysis would be done by a retailer who studies who, what, where and why a consumer walks through the door.

A market analysis is commonly broken down into six basic steps, regardless of the level of analysis.

- *Step 1 is to analyze property productivity. ... This productivity analysis would include information on physical, economic, and locational attributes. ...*
- *Step 2 is to delineate the market area, which allows the appraiser to outline the locational criteria for the typical buyer. ...*
- *Step 3 is to analyze demand. This step requires the appraiser to identify, describe, and project/forecast demand factors, and asks the analyst to project the demand in the market for the product. In a fundamental analysis, the demand analysis includes all properties in the market area, not just the ones that are for sale or that have recently sold.*
- *Step 4 is to analyze supply, that is identify, describe, and project/forecast supply. This is the other half of supply and demand analysis. If the demand analysis is based on demand for all properties in a market (fundamental analysis), not just the number of buyers in the market now for sale or lease of a property, then this supply analysis must also include all properties in the market, not just the ones currently for sale or lease.*
- *Step 5 is to calculate marginal demand. This step compares the supply and demand factors to calculate how much extra (residual) demand exists. ...*
- *Step 6 is project/forecast subject capture of residual demand. This step calls for the application of the previously obtained indications. ...*

The following analysis meets the criteria of a Level B analysis, which is based upon historical data and infers demand and supply characteristics from this historical data.



SOUTHWEST FLORIDA / LEE COUNTY DATA

Lee County, named for Robert E. Lee, was created from Monroe County in 1887, and included the present-day Collier, Hendry, and Lee Counties. Lee County was split into the three (3) current counties in 1923. The present-day Lee County encompasses 1,212 square miles, with a variety of natural inland, coastal, and barrier island habitats and a year-round population of 618,754 as of the 2010 census. The westerly flowing Caloosahatchee River bisects the county and is part of the cross-state Intracoastal Waterway. There are five (5) incorporated municipalities in Lee County as follows:

City of Fort Myers: *Incorporated in 1886. 48.31 Square Miles. 2010 Population: 62,298.*

The oldest permanent settlement in Lee County, this was the site of Fort Myers, one of many military outposts utilized during the 2nd and 3rd Seminole Wars and the Civil War. As the county seat, the City is home to the majority of professional businesses in Lee County. The City has expanded their municipal boundaries considerably over the last decade through the use of annexation in an effort to diversify their tax base.

City of Cape Coral: *Incorporated in 1970. 114.0 Square Miles. 2010 Population: 154,305.*

Originally developed in 1957 by Leonard and Jack Rosen, owners of the Gulf American Land Corporation, Cape Coral is now the largest municipality, by population, in Lee County and is the second largest in land area in the State of Florida. As a pre-platted, traditionally designed subdivision, Cape Coral has an extreme degree of uniformity. The City is home to a large percentage of Lee County's workforce population.

City of Sanibel: *Incorporated in 1974. 17.5 Square Miles. 2010 Population: 6,496.*

Encompassing the geographical boundaries of Sanibel Island, the City was incorporated in response to State recommendations to develop high-density residential uses along the beaches and a high-traffic coastline causeway, among other issues. Nearly ½ of the island is set aside as natural preserve.

Town of Fort Myers Beach: *Incorporated in 1995. 6.2 Square Miles. 2010 Population: 6,277.*

Encompassing the geographical boundaries of Estero Island, the Town was incorporated in response to citizen desire for greater control over land development codes, among other issues.

City of Bonita Springs: *Incorporated 1999. 33.0 Square Miles. 2010 Population: 43,914.*

The City was incorporated in response to citizen desire for greater control over land development codes, among other issues. The City includes a portion of mainland Lee County and the adjacent islands.

There are many other unincorporated, yet distinct, communities in Lee County, both rural and suburban in nature. These include Alva, Bayshore, Boca Grande, Captiva, Corkscrew, Buckingham, Estero, Iona, Lehigh Acres, North Fort Myers, Pine Island, and San Carlos Park.



Lee County is a growing county with many diverse geographical areas and populous communities. Lee County is the center of growth and activity for the five (5) county area (Charlotte, Collier, Glades, Hendry, and Lee). Lee County should continue in this role for the foreseeable future.

There are four basic factors that influence value according to *The Appraisal of Real Estate*, Twelfth Edition. These factors include:

- I. Social Forces
- II. Economic Forces
- III. Governmental Forces
- IV. Environmental Forces

Each of the forces interacts, resulting in increases, decreases, or stabilization of property values. As a result, these forces also serve to directly affect the demand for real property in a particular area. The four forces that affect values are described as follows:

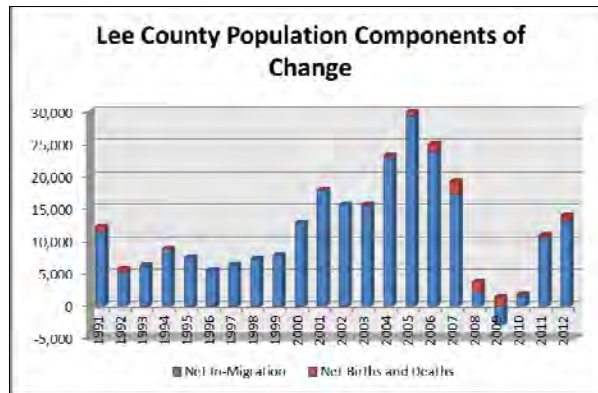
I. Social Forces

Population fluctuation has a significant impact on property values. The Fort Myers/Cape Coral MSA had historically been one of the top 50 fastest-growing metro areas in the country, experiencing approximately a 40% percent increase in total population from 2000 to 2007. Lee County was expected to benefit from continued net gains of more than 20,000 new residents per year. In fact, Lee County led the State of Florida in population gains for 2007, with a net gain of 22,038, a 3.78% increase. However, according to revised figures obtained in 2013, the population of Lee County increased by only 6,268 residents in 2008, or 1.04%; the lowest figure since 1975, and substantially less than the 20,000 predicted.

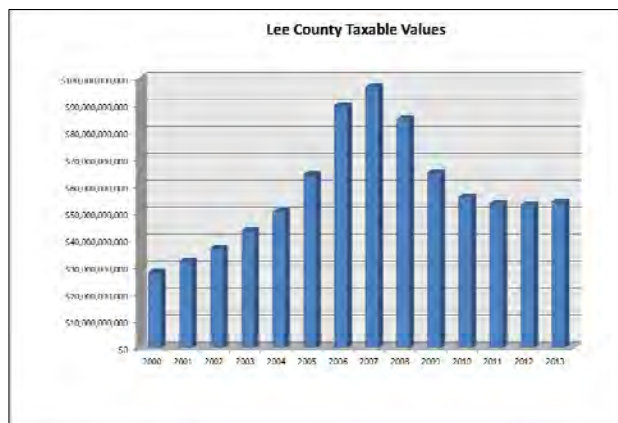
This was eclipsed in 2009, as Lee County experienced the first ever negative net domestic migration figures, with a net 4,623 residents leaving Lee County. This decline was partially offset by a net natural increase from births and deaths. This decrease in growth is attributable to the high foreclosure rates, declining property values and rising unemployment which plagued the region during this period. Despite these negative factors, 2010 saw a return of population gains in the region. It should be noted that in non-census years, annual population figures are estimates made using the most recent census data. As a result, the gains exhibited in 2010 may be partially attributable to a correction between actual figures and estimates. Figures from 2011 nearly doubled the rate of increase seen in 2010, and The University of Florida Bureau of Economic and Business Research has predicted that another period of growth is set to occur in Lee County, perhaps adding another 150,000 residents over the next 10 years. Even though the Southwest Florida region has been severely impacted by the economic downturn and housing and foreclosure meltdowns, Lee County continues to be one of the five (5) fastest growing counties in the State of Florida. The collapse of the housing market and the lingering effects of the worst economic crisis since the 1930s are likely to keep population growth at moderate levels for the next several years as the nation and the state continue to recover in 2013 and beyond, although Lee County is expected to outperform the majority of areas.



Growth in Lee County typically comes from two sources; natural increases from net births and deaths, and in-migration of new residents moving to the area from other parts of the nation and the world. Lee County has generally benefited most from net migration, as thousands of people move to the region each year in search of employment opportunities and to take advantage of the Southwest Florida weather and lifestyle. The explosive growth seen during 2005 and 2006 has declined significantly, with negative net-migration in 2009. According to the latest available figures, a pattern growth has returned to the area, with retiring baby boomers leading the positive net migration trend. The following chart illustrates the year over year net population changes in Lee County, as well as the components of change. The figures for 2010 are actual figures, and a portion of the increases seen may be attributable to a correction between prior estimates and actual census numbers. The numbers subsequent to the 2010 census are estimates based upon growth patterns and census data:



Population increases tend to have a favorable affect on land values and the overall economic health of the region, as more residents translates to a larger, more diversified tax base. The declines in the rate of population growth from 2008 to 2010, as well as the overall regional effects of the national recession caused a decline in the overall taxable value of real estate in the region. A pattern of growth appears to have returned to the region, and as of 2103, taxable property values saw the first increase in six years. The following chart illustrates the overall taxable value of real estate in Lee County:

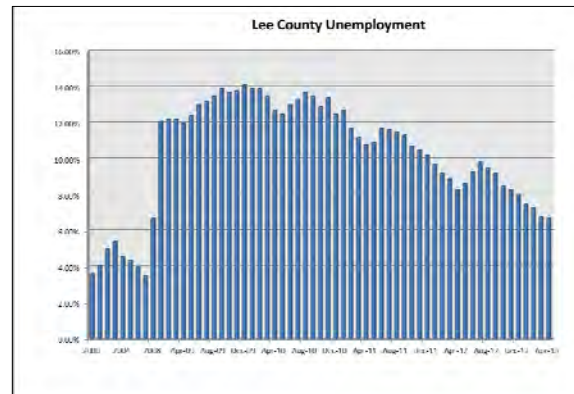




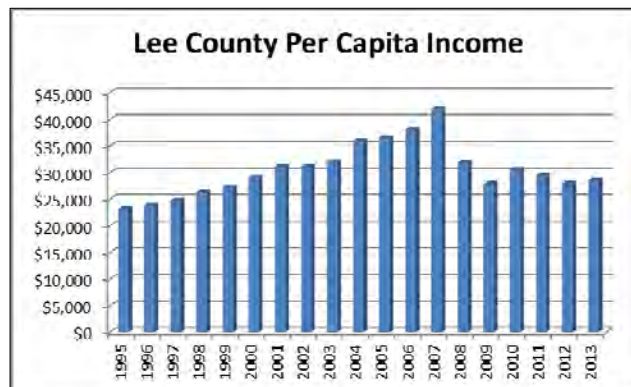
II. Economic Forces

Economic considerations involve the financial capacity of the inhabitants of a region to rent or own property and properly maintain it. These economic forces may include income levels, unemployment rates, the economic base of a region and the strength of development and construction.

One of the primary economic indicators of a regions growth is the unemployment rate. The Unemployment rate is considered to be a lagging indicator, as employers respond slowly to economic changes when hiring or firing workers. Unemployment rates also affect net migration, as workers tend to move away from areas with high unemployment in search of job opportunities. The following chart illustrates the unemployment rate for Lee County, which is currently at 6.70%, and significant downward trending has been observed since August 2010 to the present:



The increase in the unemployment rate which occurred during the economic downturn had led to declining per capita incomes for the county as a whole since 2007 and continuing up to the 2012 year end. A modest increase in per capita incomes was observed in 2010, although declines were again evidenced in 2011 and 2012. A slight increase is again evidenced as of 2013. The following chart illustrates the average per capita income for Lee County from 1995 to the most recent data available:

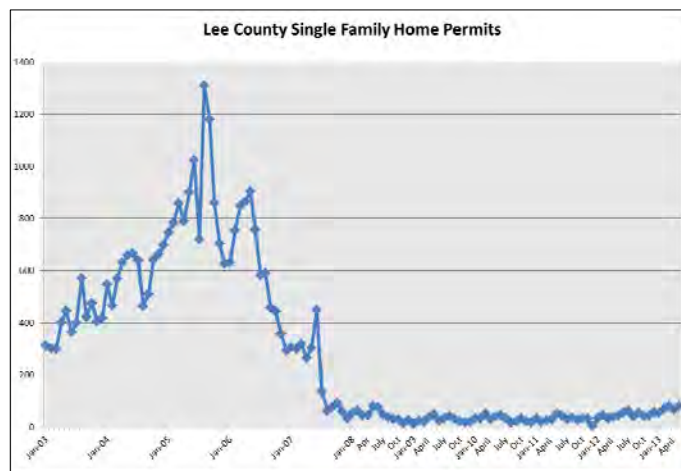




The rising unemployment rates and declining per capita incomes contributed to the high rates of foreclosure throughout Lee County. The Lee County area has been ranked in the top five areas of the nation for foreclosures, although a steady decrease in the number of filings has been observed since the peak in October 2008. Foreclosure filings remained rather steady from November 2010 to December 2012, although a slight upward trend has been evidenced from June 2011 until June 2012, but this represents a comparatively small variation when compared to the downturn as a whole. The following chart demonstrates the number of foreclosure filings for Lee County since June 2006:

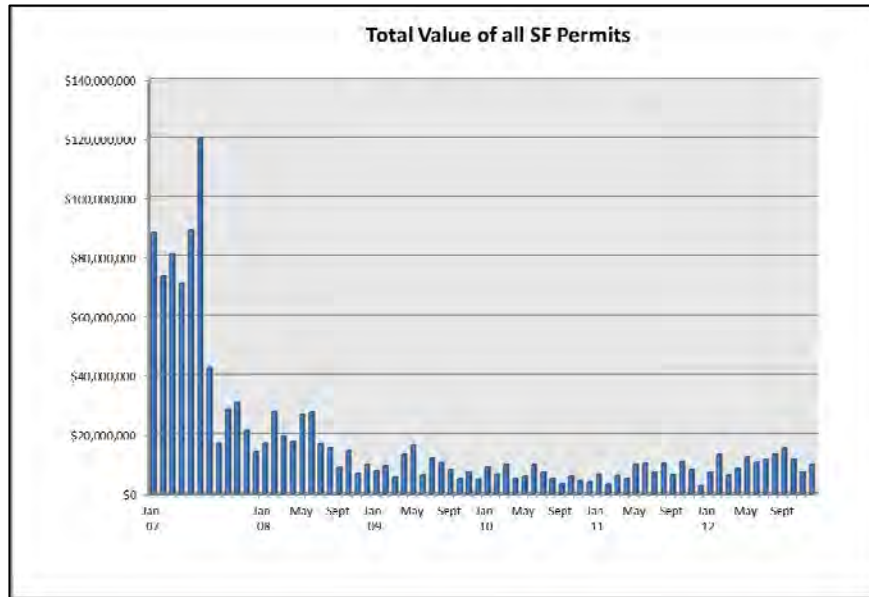


The number of permits for single family construction had seen a significant decline throughout the Lee County area since the peak, and single family permitting activity is down more than 90% from 2006, and has remained at roughly this level for more than six years. December 2011 saw a record low of six (6) single family permits issued for the entire county. For a region which is so dependent upon the construction industry, this overall decline and stagnation in new construction has contributed to the high unemployment rates. However, 2012 saw permits increase nearly 50% over 2011, and slow growth has been evidenced over the first half of 2013, possibly indicating a return to a pattern of growth in construction. The following chart shows the total single family permitting activity in Lee County since January 2003.

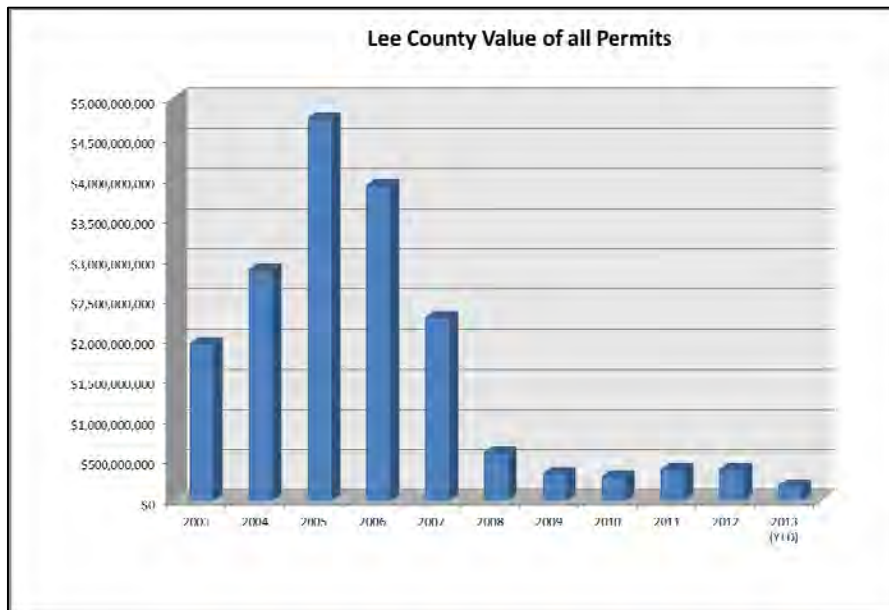




This historic decline in the number of permits throughout the region had led to a corresponding decline in the value of those permits, although this trend appears to be reversing. The following chart illustrates the total value of all single family residential permits for Lee County from 2007 to the present:

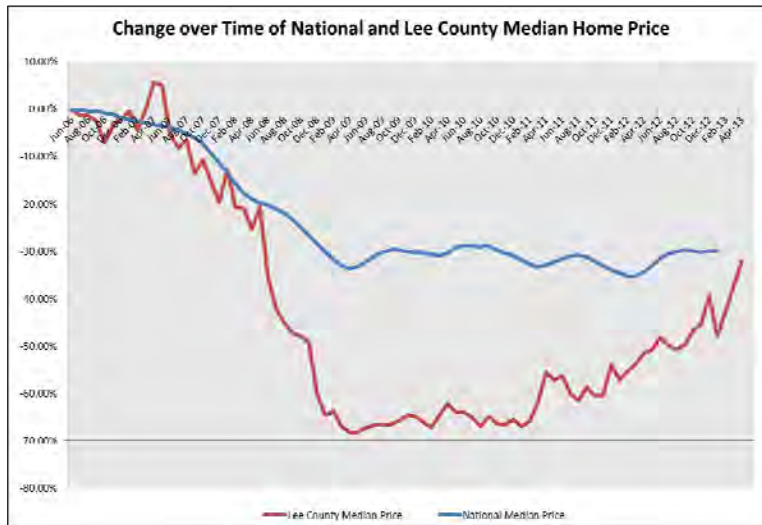


Commercial permitting has also been impacted by the overall economic downturn. The following chart illustrates the total value of all permits, including commercial, from 2003 to the present.

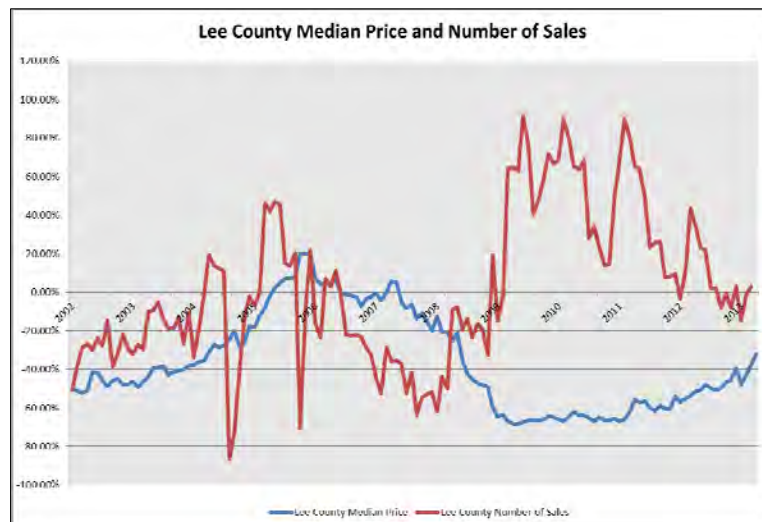




Using the median price of single family residential real estate as a benchmark, the Lee County region had been impacted to a much greater degree than the United States average, although this gap has been closing since 2011, and is now nearly equal. To illustrate this, a comparison was done of the Lee County and National median home price based upon the Case Shiller Index. The following chart illustrates this rate of decline on both a national and regional level from the market peak, which has been established as of June 2006:



This decline in home pricing led to an increase in the number of sales throughout the region over the last several years, although this has shown some signs of slowing as prices begin to rise. It can be posited that some of these sales continue to be of distressed, foreclosed or below market value properties purchased by investors looking for bargains, and not end-users, and these recent sales may eventually return to the inventory pool. The following chart illustrates the percentage of decline in the median sales price throughout the Lee County region, as well as the corresponding increase in the number of sales from 2002 to the present:





III. Governmental Forces

Lee County is governed by a county commission of five commissioners elected to four-year terms. Lee County contains five cities (Fort Myers, Cape Coral, Sanibel, Fort Myers Beach and Bonita Springs), each of which has its own form of government and each offering its own services.

Services

The cities of Fort Myers, Cape Coral, and Sanibel each have their own police and fire protection. The Town of Fort Myers Beach has its own fire protection, but no police protection. Police protection for Fort Myers Beach is provided by the Lee County Sheriff's Department. The balance of the county is patrolled by the Florida State Highway Patrol and the Lee County Sheriff's Department. The police system is adequate. Lee County has experienced a decrease in the crime rate in recent years. Fire protection is also adequate as substations are situated in all portions of the county and is provided by independent special districts outside of the incorporated cities.

Utilities

CenturyLink is the primary telephone service provider for Southwest Florida. CenturyLink has a fiber optic backbone that has the ability to connect all of its central offices and maintain high network availability. KMC Telecom, Inc., along with CenturyLink, has a SONET ring surrounding Fort Myers. This SONET ring safeguards customers from service interruptions by using diverse routing of its fiber optic cables.

The City of Fort Myers and some sections of Lee County receive their electricity from Florida Power and Light Company. The balance of Lee County receives its power from the Lee County Electric Cooperative. Gas is available from any one of a number of manufactured bottled gas dealers in the county. Natural gas is now available in many parts of Lee County provided by TECO. In early 2000, a new pipeline to the area extended service from the Tampa Bay region.

There is an adequate supply of potable water for business or private use either from the City of Fort Myers, the City of Cape Coral, the City of Bonita Springs, Florida Governmental Utility Authority, or from Lee County's water utility system. Areas of Lee County not covered by municipalities are serviced by Lee County Utilities and the Greater Pine Island Water Association. Sewer service is provided either by Lee County Utilities or the city municipality.

Medical Services

Lee County has six general and two specialized hospitals, 16 nursing homes, 44 assisted living facilities, a veteran's clinic and several walk-in emergency facilities. Ambulance service in Lee County is operated as a department of the Lee County Emergency Service or is contracted with the independent fire districts.

Communications

The *Fort Myers News-Press*, the area's largest newspaper, is published daily. The *Daily Breeze* from Cape Coral is also published daily except Sunday. Several weekly newspapers serve different locations throughout Lee County, along with 41 radio stations and 8 local television stations.



Roads and Transportation

Even with the tremendous growth in the area, Lee County's road system is rated as adequate. There are four major north/south traffic arteries through Lee County and Fort Myers, which include U.S. 41, McGregor Boulevard, Interstate 75, and Summerlin Road. The major east/west arteries include State Road 78, Colonial Boulevard, College Parkway, Daniels Parkway, Alico Road, and Corkscrew Road. Alico Road was recently widened, and several other major roadway projects are in the planning or construction stages. In order to prepare for the continuing growth, Estero Parkway is being extended from Three Oaks Parkway to Ben Hill Griffin Parkway and Metro Parkway is being extended from Six Mile Cypress Parkway to Alico Road. Also, flyovers have been built at the Summerlin Road and Gladiolus Drive interchange and the Summerlin Road and San Carlos Boulevard interchange. An additional flyover was recently completed at the Summerlin Road and College Parkway interchange. In addition, Interstate 75 has recently been widened to six lanes from Collier County north to Exit 136 in Lee County.

The area is also served by two airports. Page Field, located within the city limits of Fort Myers, provides two runways for private aircraft and the terminal was recently upgraded. The Southwest Florida International Airport is located east of Interstate 75 along Treeline Boulevard. More than twenty airlines provide service to all parts of the country as well as destinations abroad. While airport passenger traffic at Southwest Florida International decreased by six percent from November 2010 to November 2011, this trend has now reversed, and traffic saw a modest increase as of the 2012 year end. The Southwest Florida International Airport underwent a \$450 million dollar expansion which opened in September 2005. The expansion includes a new 28-gate, two story terminal, as well as three concourses, a three story parking garage/rental car facility, and a new taxiway. Also included as part of the expansion was a dual roadway system where the upper level is used for departures and the lower level is used for arrivals.

Education

Lee County's educational facilities have been challenged to keep pace with the influx of population. The School District of Lee County latest reported budget for 2012-2013 is \$1.32 billion to fill the needs of approximately 86,000 students. This budget is down over \$200 million in the last several years, while enrollment is up by over 6,000 students over the same period. The public school district has a total of 121 schools allocated as follows:

Elementary Schools	45
Middle Schools	17
High Schools	13
K - 8th Grade Schools	4
Special Centers & Vocational	18
Charter Schools	24
Total Number of Schools	121

Two main public institutions of higher education serve Lee County's population: Edison State College, which was established in 1962 as a junior college, is now an accredited four-year institution; and Florida Gulf Coast University (FGCU), Florida's 10th state university opened the primary campus for classes on 25 August 1997. In addition, there are also several private universities which service the area.

Land Use Control

The Lee County Local Planning Agency adopted a Comprehensive Land Use Plan in early 1984. This plan designates areas in Lee County for growth, new development, and environmental protection. This Comprehensive Plan helps to guide Lee County in its future growth and has been updated semi-annually to the present time. The Division of Community Development enforces all zoning regulations for the unincorporated areas of Lee County.



IV. Environmental Forces

Lee County is bordered by Hendry County to the east, Collier County to the south, and Charlotte County to the north. The county's western boundary is the Gulf of Mexico. The county contains a total of 803 square miles of land area and 200 ± square miles of inland water area. The county is ranked thirteenth in area in the state. There are five incorporated cities within Lee County: Fort Myers (the county seat), Cape Coral, Sanibel Island, Fort Myers Beach, and Bonita Springs. Other communities in the county include Lehigh Acres, Alva, Tice, Olga, Estero, and North Fort Myers.

The county has a sub-tropical climate. The average temperature is 74.4 degrees with a monthly mean high of 91.6 in the summer months and an average winter mean of 64.1 degrees. Temperature extremes are infrequent with only a rare freeze and few readings above the mid-90's. Rainfall averages approximately 52 inches annually with the heaviest rains during the summer months. The warm climate coupled with the area's beautiful sandy beaches makes Lee County a tourist paradise. The area is generally considered to be a very pleasant place to live. This has been reflected by the tremendous influx of residents to this area over the past few decades. Lee County is fast becoming known as a major vacation spot. The miles of sandy beaches, which include famous Sanibel and Captiva Islands, serve as vacation spots for a growing number of tourists. Fishing, shelling, boating, and skiing are very popular activities as the area has an abundance of navigable waterways and fishing areas.

The Lee County and Collier County area is fast becoming recognized as the golf capital of Florida. This two county area has been developed with more new golf courses than any other area in the country over the past five years according to *Golf Digest*. Tennis, biking, and other recreational activities are also popular in Southwest Florida.

CONCLUSION

All of the preceding factors contribute to the economy of Lee County. Although the rate of population increases has slowed since 2008 due to the overall slowdown in the national economy, historical trends demonstrate that the Lee County area is a desirable destination for in-migration. This is supported by a return to a net increase in in-migration exhibited during 2010 - 2013. The University of Florida's Bureau of Economic and Business Research, projects that as many as 150,000 new residents could potentially come to Lee County over the next ten years. Furthermore, according to this University of Florida study, the population of Lee County could be nearing one million by 2035, an increase of more than 400,000 over the next two decades. Even with the well documented housing, foreclosure and unemployment problems which plagued the region during the downturn, Lee County continued to rank among the top five counties in Florida for population growth. In addition, the overall attractiveness of the Southwest Florida weather and lifestyle indicate that demand characteristics for both housing and support facilities, while still recovering, should be positive for the long term, although growth may be moderated until more employment opportunities return to the area. Lee County has a diversified economy, although it is most heavily dependent on tourism and the service sector, and tourism has contributed favorably in the long run to both population increases and to escalating property values. However, the continuing high unemployment rate and the comparative lack of new construction are significant short-term impediments to economic growth. The short term negative impact of these social and economic forces is tempered somewhat by the positive governmental and environmental forces which contribute to the desirability of the region.

The Lee County economy has exhibited recent increases in tourism and consumer purchases which are positive signs. Regional taxable sales increased by 10% percent year over year (which is a positive leading indicator), and tourism taxes are up 7% over last year for Lee County. In addition, airport passenger traffic at Southwest Florida International increased by 6% from 2012. Although consistent declines have been observed in the local unemployment rate since August 2010, they remain high relative to historical long-run rates, and spikes continue to occur showing some volatility in hiring. Overall regional economic growth is expected to be positive through the remainder of 2013, but below the long-term growth rate of three percent, which may delay the reduction in the unemployment rate. Residential property values continue to show signs of recovery, with values continue to increase. After a long and precipitous decline over the last six years values in all real estate sectors appear to be increasing. The slump in residential permitting has also shown signs of life in the first half of 2013, and recovery in the construction industry is vital for the health of the region. Ultimately, it is



anticipated that the second half of 2013 will be a continuation of the conditions observed through the first two quarters; i.e. increases in most economic sectors, with the risk of further declines receding as the prospect of a real recovery gains momentum and consumer confidence continues to climb. Although the short term continues to harbor some uncertainty and will most likely be characterized by a period of relative stability or moderate growth, the Southwest Florida region should eventually rebound to an economic pattern of growth, stimulated by continued population increases and our positive regional forces.

Sources include but are not limited to: The Fort Myers News-Press, US Census Bureau, Lee County Property Appraiser, US Bureau of Labor and Statistics, Lee County Government, Lee County Economic Development Office, Standard & Poors, The University of Florida and Texas A&M University.



SOUTH CAPE CORAL DATA

I. Boundaries

The subject property is located within the South Cape Coral market area. Cape Coral is located on the southwestern coast of Florida at the mouth of the Caloosahatchee River, extending northerly approximately 11 miles and bordering the mainland of Lee County to the west and northwest. On Cape Coral's western boundary is Matlacha Pass, which is an open body of water connecting Charlotte Harbor with San Carlos Bay; farther to the west is Pine Island. At its northern extremity, Cape Coral extends along Burnt Store Road approximately one mile south of Charlotte County. Cape Coral consists of approximately 142.40 square miles (inclusive of all unincorporated and incorporated areas) which, upon its incorporation and annexation of other areas makes it the second largest city (in area) in the state of Florida. The overall market area consists of approximately 35.5 square miles of land area, bordered by Veteran's Memorial Parkway to the north, the Caloosahatchee River to the east and south, and Matlacha Pass to the west. The South Cape Coral market features approximately 19.5 miles of coastline along these Estuarine environments. The Matlacha Pass Coastline, which is the westerly boundary of this market area, was designated as the Matlacha Pass Aquatic Preserve in 1972, and is mostly comprised of Mangrove Islands, Oyster Bars and Seagrass Flats.

The South Cape Coral market includes the Downtown core of the City of Cape Coral. Historically, the majority of commercial development in Cape Coral has been located in this downtown core; however, during the explosive period ending in 2006, this growth had also occurred north along Del Prado Boulevard and along Pine Island Road. Many older properties were redeveloped in the market area during this period, and the designation of this area as the Community Redevelopment Area has furthered the redevelopment and homogenization of the primary market. Currently the Cape Coral Parkway corridor is comprised of mixed commercial development, with newer development co-existing with older, aging improvements. The development along this corridor consists of many types of development, ranging from retail, fast food, convenience stores and fuel stations to banking and office uses.

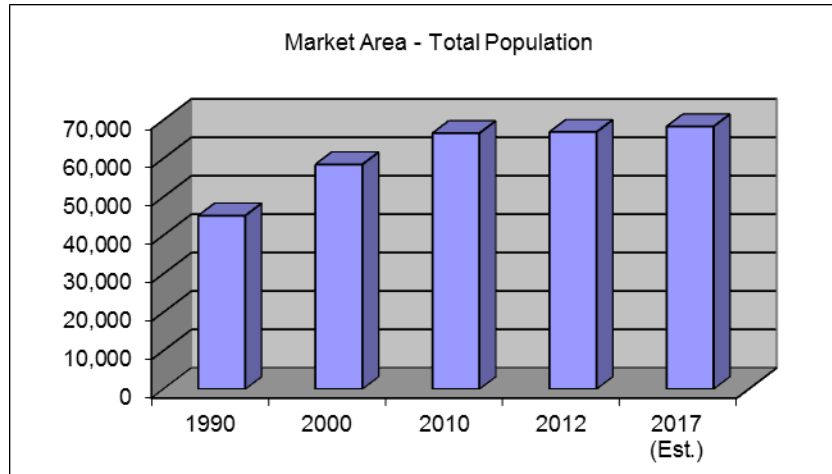
II. Linkages

This market area is served by several major north/south arterial routes and two major east/west arterial routes. The downtown core area is accessed by Cape Coral Parkway and the Cape Coral Bridge, which is the only east/west corridor and connector to Fort Myers south of Veteran's Parkway. Veteran's parkway is the other primary east/west arterial connector which lies 3.5 miles to the north of Cape Coral Parkway, along the northerly boundary of the geographic market area. Veteran's parkway provides additional connectivity to Fort Myers via the Mid-Point Bridge. Del Prado Boulevard is the main north/south arterial route, providing connectivity from Cape Coral Parkway at its southerly terminus and US 41 at its northerly terminus. Additional East/west connectors are identified as Santa Barbara Boulevard, Skyline Boulevard and Chiquita Boulevard. Cape Coral Parkway has traffic counts ranging from approximately 26,000 vehicles per day near the westerly edge of the market area to approximately 40,000 vehicles per day at the Cape Coral Bridge. Traffic counts for Veteran's Parkway are similar, ranging from 24,000 east of Chiquita Boulevard to approximately 45,000 east of Santa Barbara Boulevard. The traffic counts along Del Prado Boulevard range from approximately 30,000 to nearly 50,000.

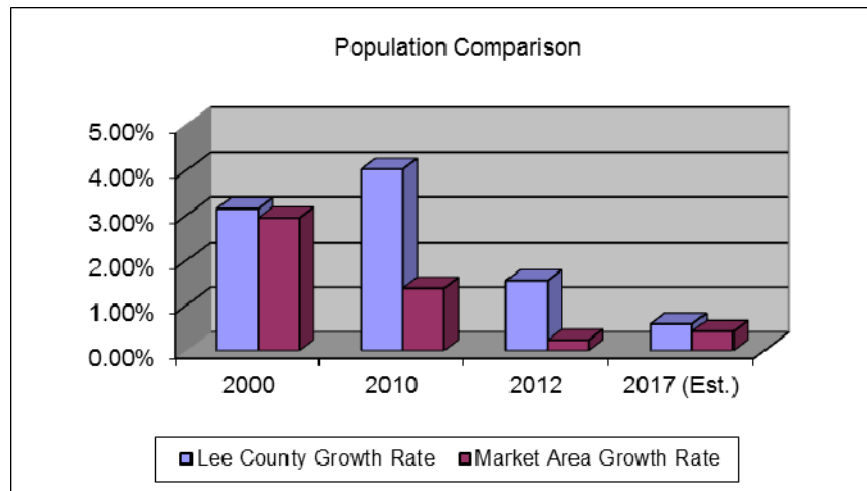


III. Demographics

The South Cape Coral market area has grown dramatically throughout the late 1990's and 2000's and some growth is anticipated through 2017, although not to the same degree as the prior decade. Much of this slowdown is due to the lingering high unemployment figures throughout the region and the continuing impact of the overall slowdown in the U.S. economy. As can be seen in the following chart, the population within this market area had seen rapid increases between 1990 and 2010, although this rate has slowed in the subsequent years.



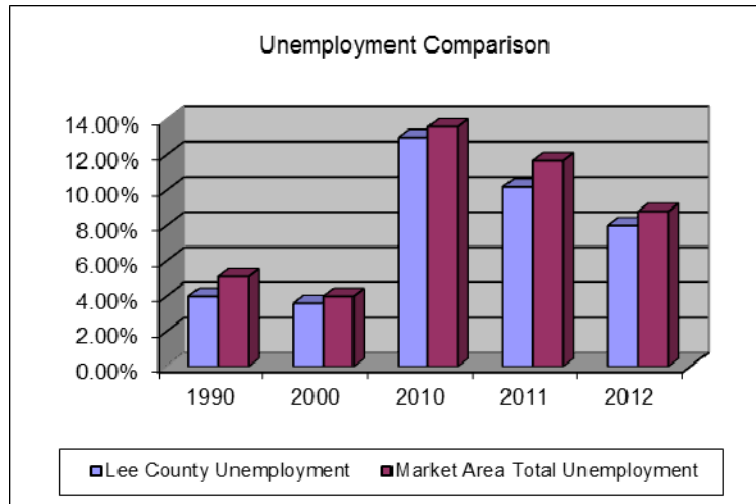
The population in this market area has outpaced the national growth rate, but population trends within the South Cape Coral market have lagged behind Lee County as a whole. The following chart illustrates the annual growth rate in this market area compared to the overall Lee County region:



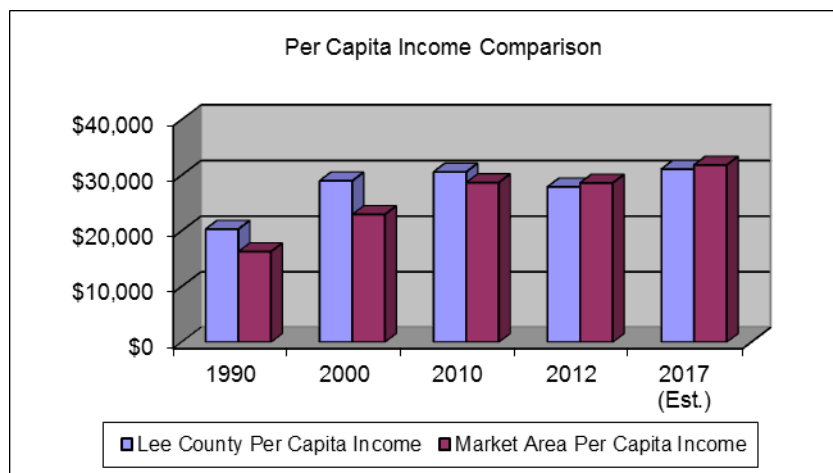


IV. Employment and Income

In terms of employment statistics, the South Cape Coral market area has historically slightly underperformed the county as a whole under normal market conditions and this trend has continued into 2013. The unemployment rate within the market area has declined from the record high of 13.60% in 2010, but remains slightly higher than the Lee County average. The following chart illustrates the unemployment rate for this market area, compared to the overall Lee County region:



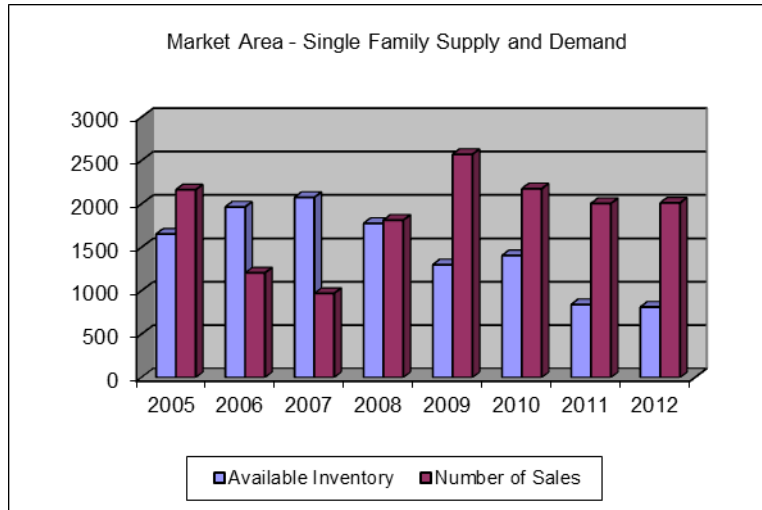
Recent high unemployment rates have led to a slowdown in the rate of personal income growth within the market area, which has historically underperformed the Lee County area as a whole, although this trend appears to have reversed as of 2012. The following chart illustrates the average per capita income for this market area compared to the overall Lee County region:



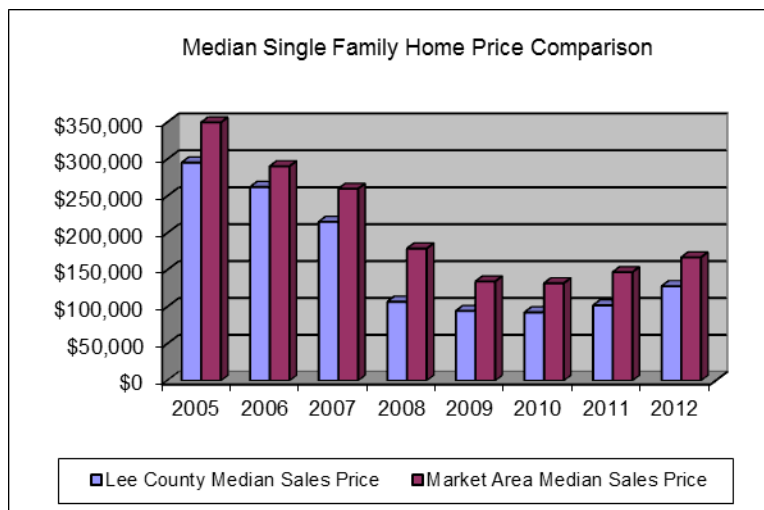


V. Single Family Residential Characteristics

The supply of homes within this market had steadily increased each year from 2005 to 2007, although 2008 saw the first decrease in inventory for this market and this trend continued through the 2012 year end. Sales volume continues to hover near record highs, although this is anticipated to moderate as pricing edges up through 2013. The following chart illustrates the supply and demand characteristics for the market area:



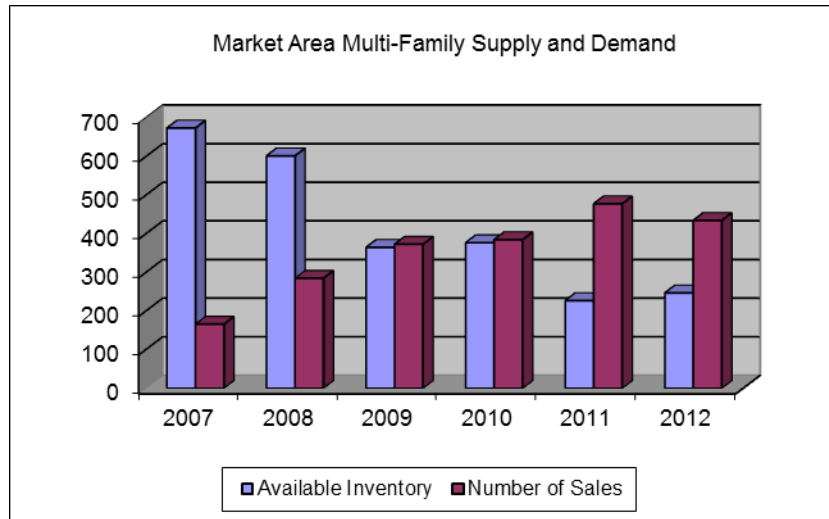
Single family home values within the market area had been steadily decreasing from 2005 to 2010, but this now appears to have reversed, with prices increasing each of the last two years. Even with these recent price increases, median home prices are still down by over 50% since 2005, although single family homes within the market area have retained their value slightly better than Lee County as a whole. The following chart illustrates the median price for single family homes for this market area compared to the overall Lee County region:



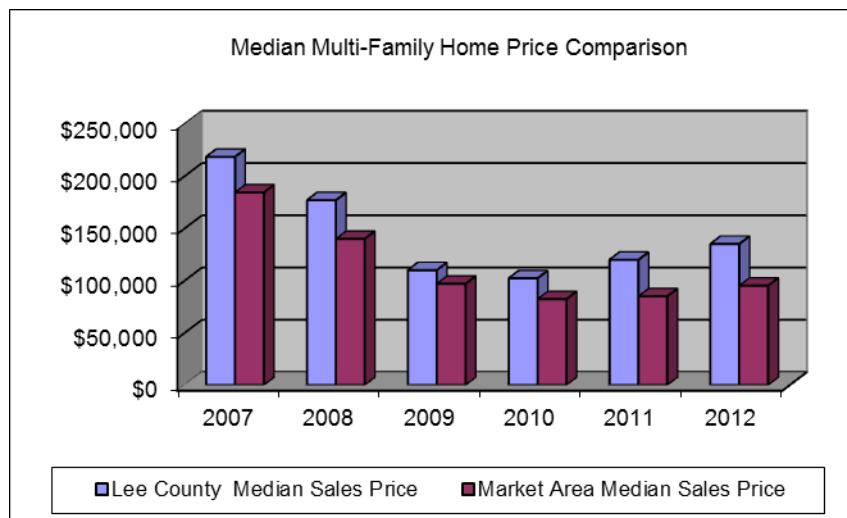


VI. Multi Family Residential Characteristics

The multi-family home market within the South Cape Coral market area has generally seen decreasing inventory levels since 2007, as well as an increasing number of sales, although the sales rate declined slightly in 2012. The following chart illustrates the supply and demand characteristics for the South Cape Coral market area:



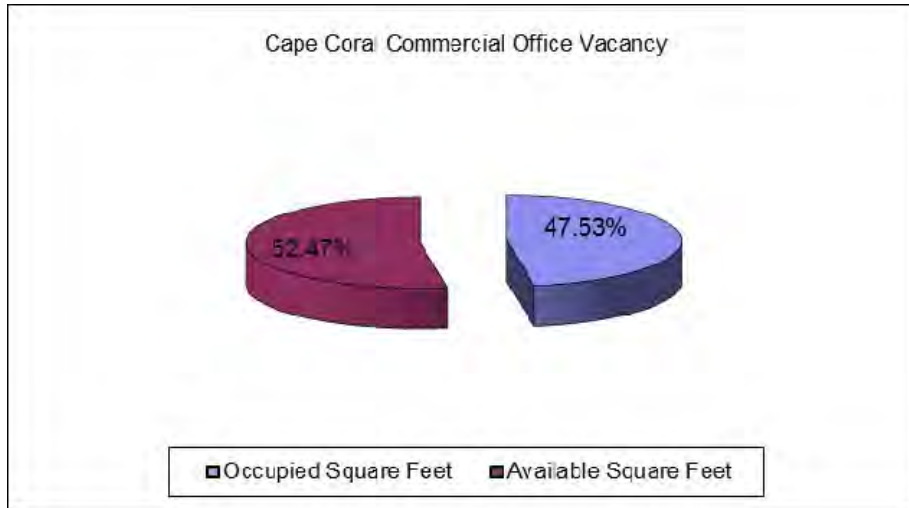
With the recent increases in sales activity and the decrease in supply for this product type within the market area, multi-family home values have responded with slight upward momentum. Median multi-family home prices were down by more than 50% between 2007 and 2010, and continue to underperform Lee County as a whole. The following chart illustrates the median price for multi-family homes for this market area, compared to the overall Lee County region:



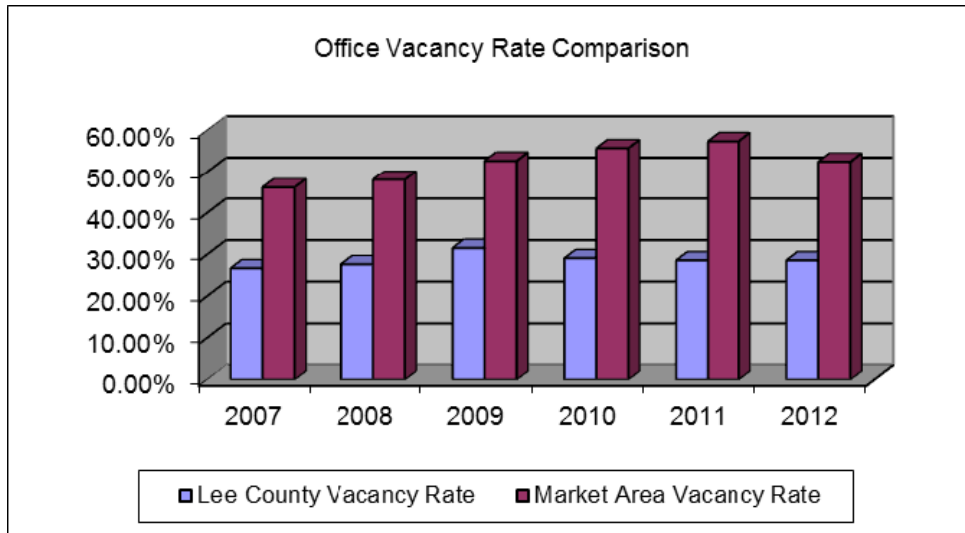


VII. Commercial Office Characteristics

The commercial office sector of the Cape Coral market area has been suffering from an oversupply of inventory, and declining base rents. As of the 2012 year end, vacancy rates in this market area were at 52.50%, which is a slight improvement from the 2011 figure of 57.47%. These figures are dramatically higher than the Lee County average and have been for the last several years. The following chart illustrates the current office vacancy rates for this market area:

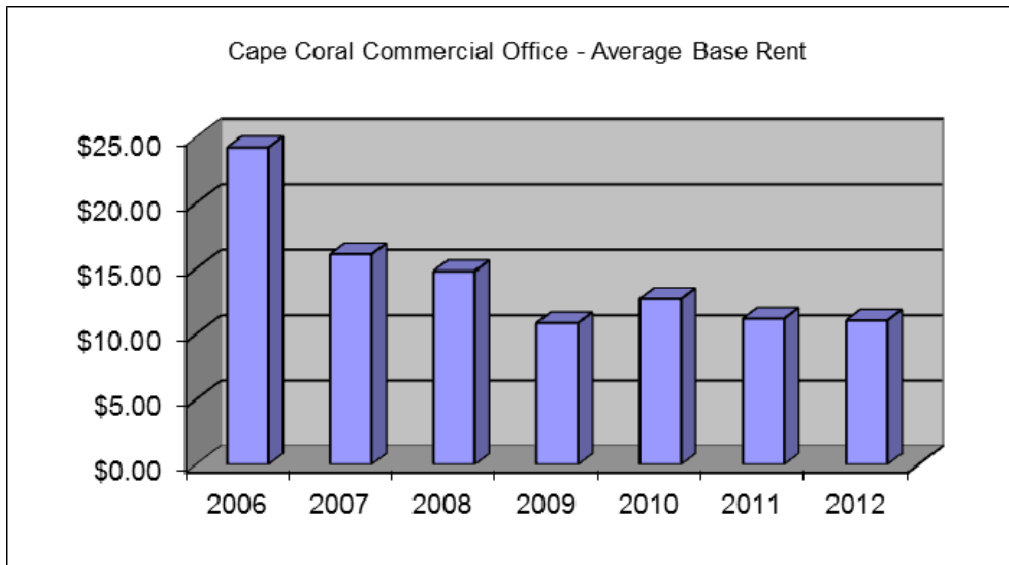


Vacancy rates continue to hover near all-time highs for this market area and are underperforming the overall Lee County region. The following chart illustrates the office vacancy rate for this market area, as compared to the overall Lee County region for the last several years:

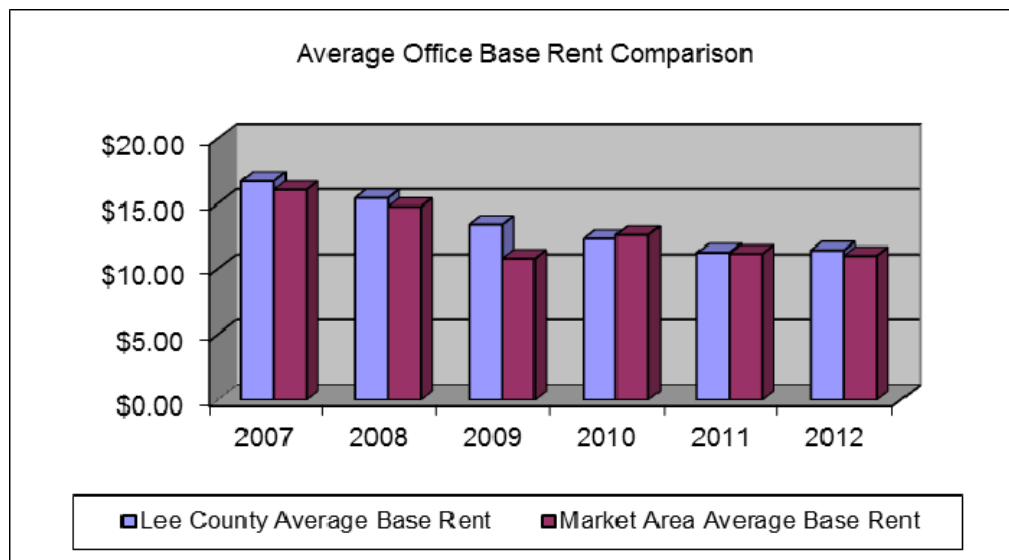




Base rents for office properties within this market area are continuing to decline for the sixth consecutive year. The average base rent for the Cape Coral market area is \$11.03 per square foot, which is a decline from \$11.18 per square foot as of one year ago. These lease rates have declined by well over 50% since 2006.



Base rents within this market area, while continuing to decline, have managed to stay competitive with the average base rent for the greater Lee County region. The following chart illustrates the office average base rent for this market area, as compared to the overall Lee County region for the last several years:



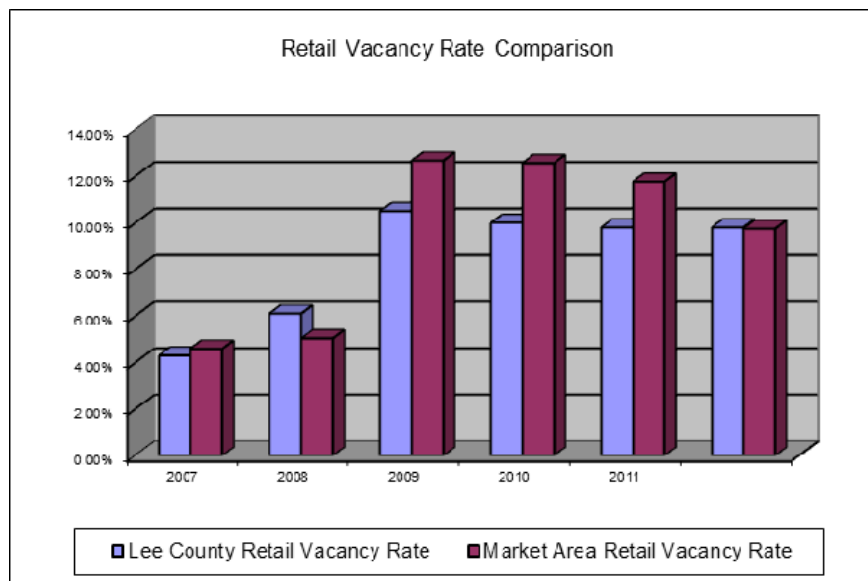


VIII. Commercial Retail Characteristics

The commercial retail sector of the Cape Coral market area has not been impacted to the same degree as the office sector. Vacancy rates at year end 2012 were 9.74%, which is a minor improvement from the 11.76% reported for 2011. The following chart illustrates the retail vacancy rates for this market area:



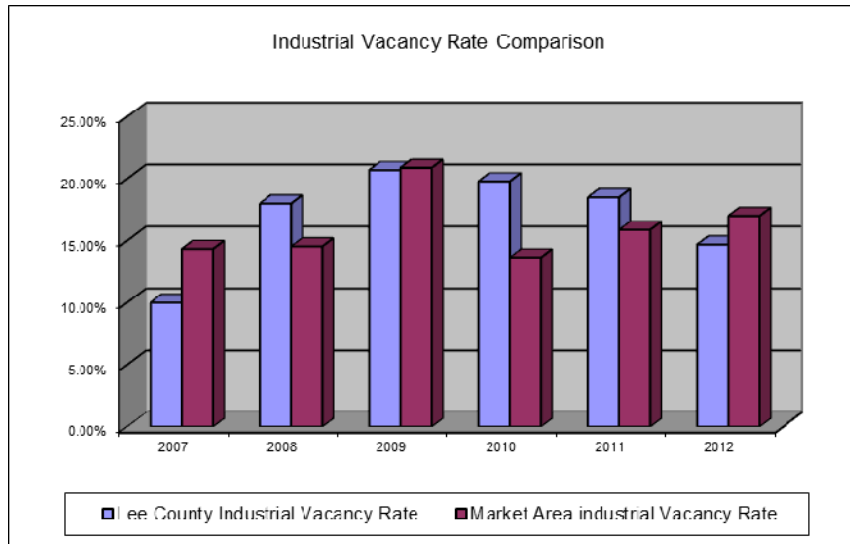
The retail sector of this market area has generally underperformed the overall Lee County region in terms of occupancy over the past several years, although as of the 2012 year end, this is relatively equalized. The following chart illustrates the historical vacancy rate for retail properties within this market area as compared to the overall Lee County region:



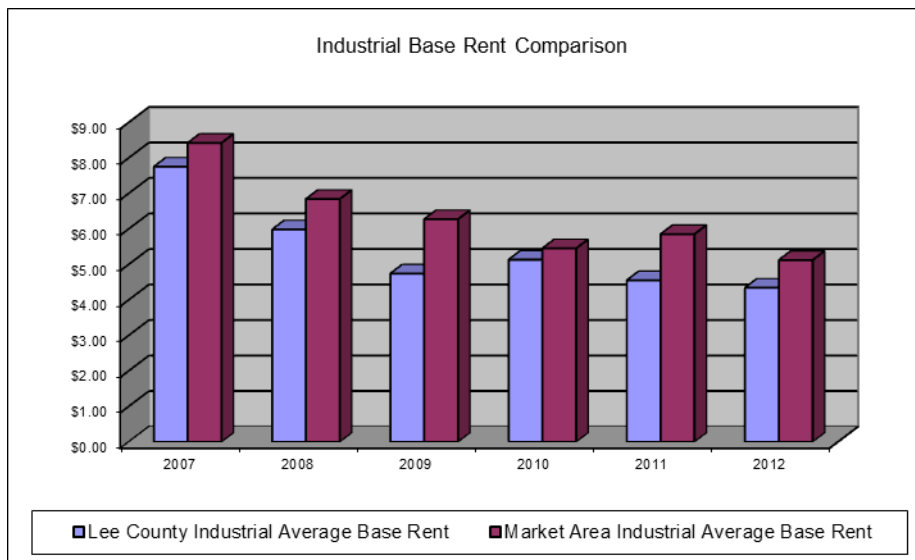


IX. Industrial Flex Characteristics

The industrial sector of the Cape Coral market area has also been suffering from an oversupply of inventory and declining base rents. Vacancy rates at year end 2012 were 17.01%, which was slightly worse than the 15.88% reported for the 2011 year end, and represent the second year in a row in which vacancy rates increased. The following chart illustrates the industrial/flex vacancy rates for this market area as compared to the overall Lee County region:



Industrial base rents within this market area have outperformed average base rent for the greater Lee County region, although these higher rents may be partially responsible for the increasing vacancy rates as previously presented. The following chart illustrates the average industrial base rent for this market area, as compared to the overall Lee County region for the last four years:





X. Stages of the Market Area Life Cycle

A market area normally goes through four stages during its life cycle. These four stages are as follows:

- Growth - a period during which the market area gains public favor and acceptance.
- Stability - a period of relative equilibrium without market gains or losses.
- Decline - a period of diminishing demand.
- Revitalization - a period of renewal, modernization, and increased demand.

The subject's market area is in a period of uncertainty. The primary market area has been suffering from the acute downturn seen in all segments of the real estate market since late 2006, although some signs of recovery are now in evidence. This prolonged decline was characterized by slowing population growth, rising unemployment, declining values in all real estate segments, declining rents, and rising vacancy rates. Prior to this downturn, this market area was one of the fastest growing segments within Lee County and experienced rapid redevelopment and high levels of demand. During this time period, the market area was viewed favorably for both residential and commercial market participants and, as a result, experienced rapidly inflating values due to the laws of supply and demand. The explosive growth within the South Cape Coral market and along the Cape Coral Parkway corridor shifted much of the interest in Lee County to the Cape and away from the traditional "center of gravity" of the region, which was typically viewed as the south and central Fort Myers regions.

Typically in a market area life cycle, periods of growth are followed by a period of stability. In this case, the onset of the national recession, coupled with the crisis in the lending markets and a dramatic oversupply in all product segments of this market area, led to a precipitous decline almost immediately following this period of growth, and this was exacerbated by the huge number of foreclosures in this market area. This decline lasted until approximately 2010, at which time the market area generally entered a period of stabilization near the bottom of the cycle. However, as of the 2012 year end and into 2013, while most parts of the region have returned to a slow pattern of growth, significant uncertainty still exists in this market area, particularly in the commercial markets which continue to exhibit rising vacancy and declining based rents.

Ultimately, it should be recognized that even with this uncertainty in the short term, the positive forces in this market area should eventually lead to a continuation of the long term growth pattern. The severe downturn in the residential real estate market has been seen to a higher degree in Cape Coral than many other areas of Lee County, particularly when it comes to foreclosures. As a result, The Cape Coral market may be slower to respond to a recovery than other areas of Lee County, and Southwest Florida. This particular geographic area of Cape Coral may be one of the fastest areas to recover, because of the proximity to the urban core areas and the high density of residential, commercial and water oriented lands within the market..

XI. Neighborhood Summary

As with many market areas, there may be smaller areas of influence or complementary land uses identified as neighborhoods or districts. These neighborhoods or districts may change depending on the type of property being analyzed. For example, in the case of a residential property, the neighborhood may be considered to be the subdivision in which the property is located or, in the case of a retail property, it may be the commercial corridor, which provides visibility and access to the subject. In this case, the subject property is located within the South/Central Cape Coral market just north of the Downtown core. This area is primarily developed with single family and multi-family use. The primary commercial areas are south on Cape Coral Parkway and 47th Terrace and east along Del Prado Boulevard. The market, with the exception of the subject, is nearly built out. The area consists of a mix of older (1970s) homes up to some newer homes.

CONCLUSION

In summary, this market area is one of the primary growth areas within Lee County and contributes heavily to the population, economy, and tax base of the Lee County region. The population within the market area is continuing to grow, and the per capita incomes and employment figures are similar to county norms. Single family and multi-family residential development contribute relatively equally to the residential make-up of this



area, although clustering of property types is common. Steep declines have been seen in both single family and multi-family residential real estate over the last several years, although the worst of the declines appear to be over, and signs of growth are in evidence. Occupancy in all commercial sectors is slightly underperforming county averages and the same is generally true of base rents, although not in all cases. Generally, commercial markets lag behind residential markets, so stabilization or recovery in the commercial sectors may still be a year or more away, assuming a continuation of the observed positive trends. The short term outlook for the market is uncertain although a degree of optimism is warranted. It is unlikely that this market will enter another period of explosive growth like that seen prior to 2006. However, the overall location, attractiveness, and diversification of this market indicate that demand characteristics for both housing and commercial and industrial support facilities should be positive for the long term, although the rate of change is expected to be minimal until the overall economy stabilizes and full employment returns to the area.



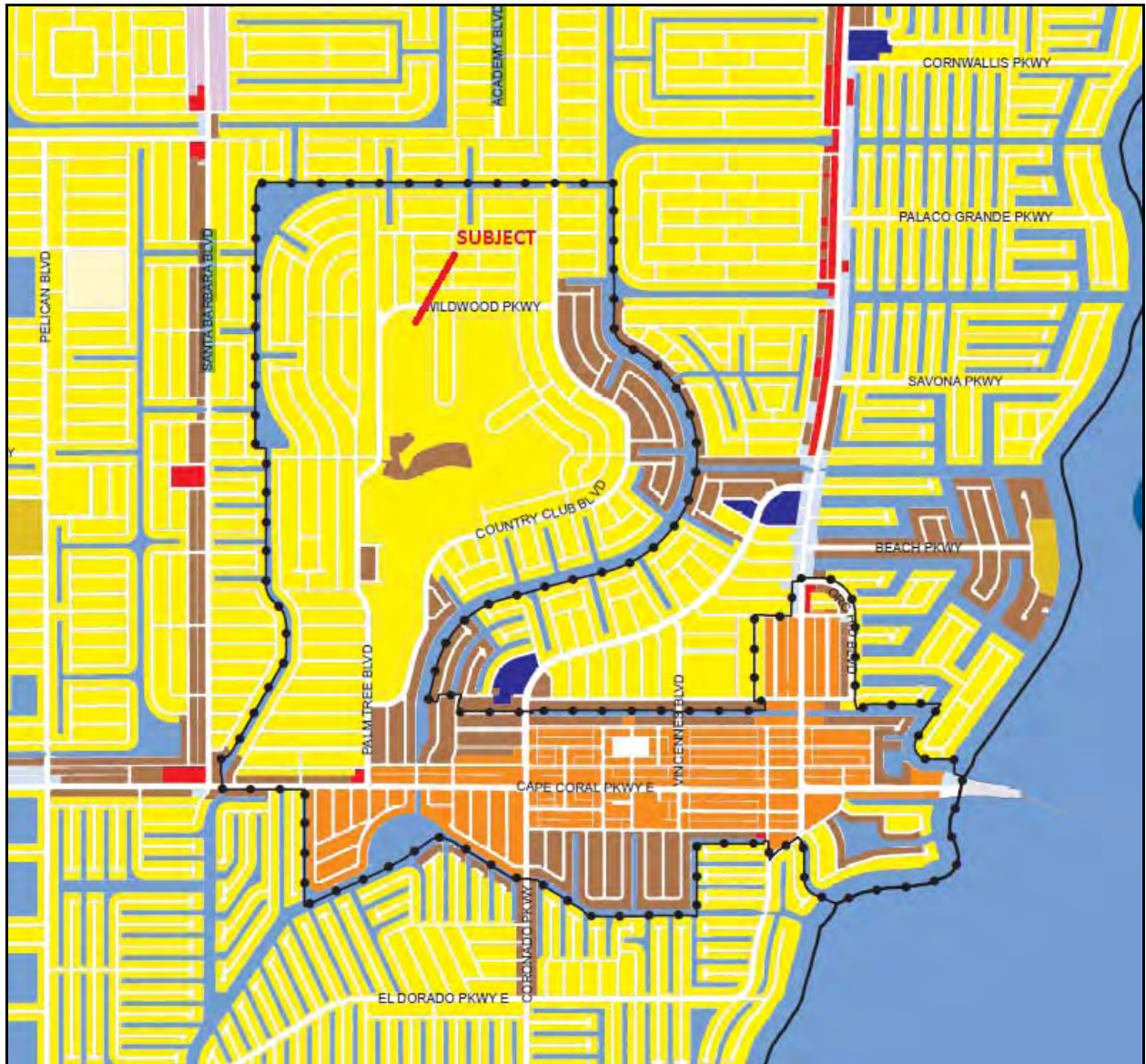
SEC. IV: PROPERTY DESCRIPTION

GIS MAP



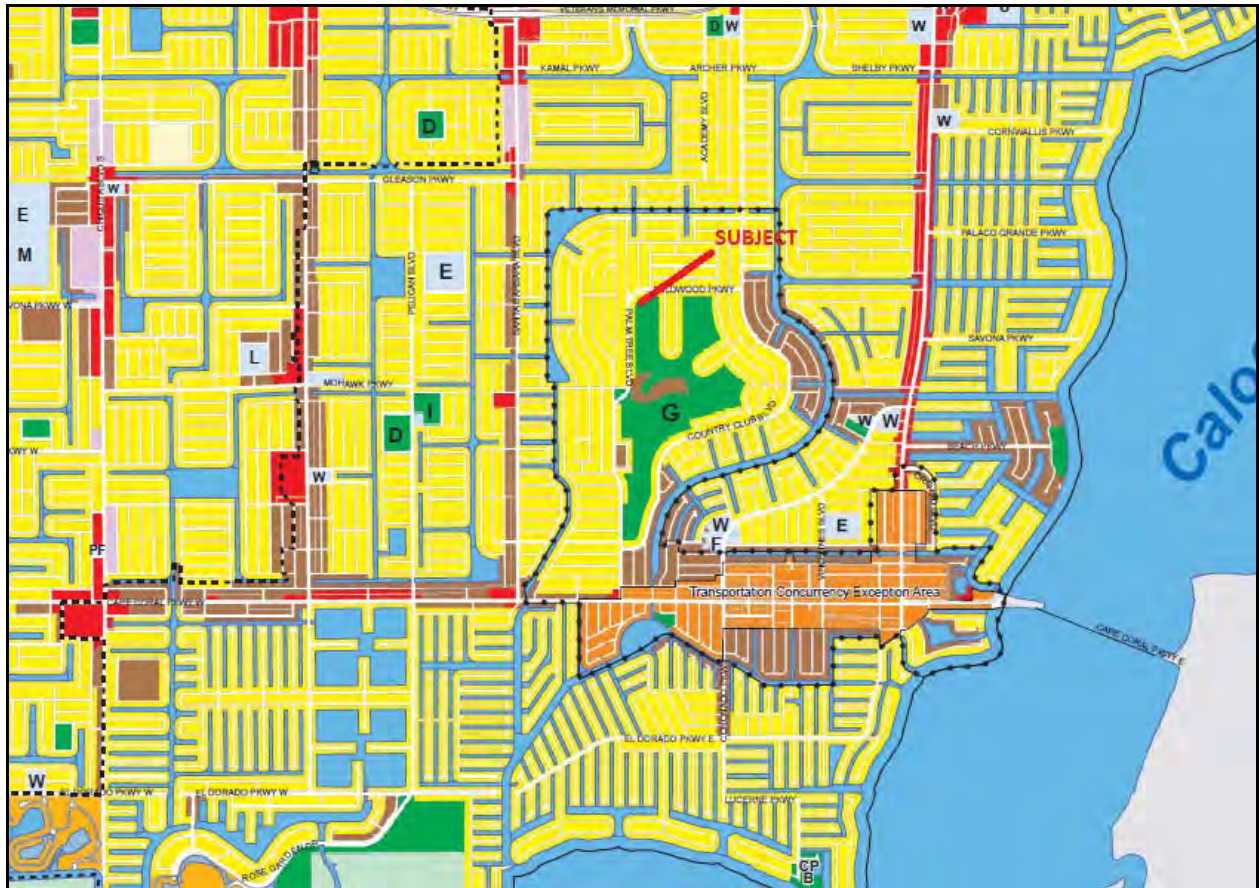


ZONING MAP





LAND USE MAP





PROPERTY PHOTOGRAPHS



E'LY VIEW OF FORMER MAIN ENTRANCE TO GOLF CLUB



E'LY VIEW OF INTERIOR OF SITE



E'LY VIEW OF INTERIOR OF SITE



VIEW OF SUBJECT FROM AN ADJACENT VACANT LOT



VIEW OF SUBJECT



SE'LY VIEW OF SUBJECT FROM PALM TREE BOULEVARD



VIEW OF NON-CONTIGUOUS FORMER PARKING LOT ON PALM TREE BOULEVARD



SITE CHARACTERISTICS

OWNER OF RECORD:	Florida Gulf Venture, LLC
ADDRESS:	4003 Palm Tree Boulevard, Cape Coral, Florida 33904
TAX ID:	12-45-23-C2-0000A.0000
LEGAL DESCRIPTION:	Lengthy legal, please see Addenda
LOCATION/ACCESS/ EXPOSURE:	<p>The subject property is located on the east side of Palm Tree Boulevard, west of Country Club Boulevard and just north of Cape Coral Parkway in the southeast portion of Cape Coral, Florida. Access to the subject property is via Palm Tree Boulevard which can be accessed from Country Club Boulevard to the east and north or from Cape Coral Parkway at its southern terminus. Overall, access is considered to be average for the subject property.</p>
CONTRACTS, LISTINGS & SALES HISTORY:	<p>The subject property is not currently listed for sale. The subject property was originally developed in 1963 as Cape Coral Golf and Tennis Resorts. This property was improved with an 18 hole golf course, a clubhouse/pro shop, a 100 unit hotel, tennis courts, and other improvements. As of the date of valuation, the building improvements have been razed and the golf course has sat idle for numerous years and is extremely overgrown. The most recent sale transaction occurred in February 2006 in which a 50% interest in the property was sold for \$4,000,000. According to information provided, this transaction is not considered to be an arm's length transaction. As of the date of valuation, there are no known listings or contracts for sale relating to the subject property. Also of significance, Florida Gulf Venture, LLC submitted a Future Land Use Amendment (LU07-01000015) in April 2007 to change the Future Land Use from PK (Park and Recreation Facilities) to MX (Mixed Use). In May 2009, the Cape Coral City Council denied this amendment. In 2009, a lawsuit was filed by Florida Gulf Venture, LLC against the City of Cape Coral (Case No. 09-CA-004379). The matter came on for a bench trial in April 2013. The case claimed that Florida Gulf Venture was denied development rights, however, the circuit judge, Michael McHugh, determined that Florida Gulf Venture shall take nothing by this action</p>



SIZE (SITE AREA)/SHAPE:

The subject property consists of 175.174 acres as per Lee County Property Appraiser's records as well as information provided by the City of Cape Coral. This appraisal is subject to current survey. The property is irregular in shape due to its original design as a golf course community. The property is surrounded by single family residential development as well as the adjacent Banyan Trace Condominiums. With the exception of a non-contiguous 1.2 acre parcel (triangular shape), the majority of the property is located east of Palm Tree Boulevard. This appraisal assumes that the site area is accurate and that if found to be inaccurate, the right to amend this appraisal is reserved.

**PHYSICAL FEATURES
(TOPOGRAPHY, ELEVATION,
ETC.):**

The subject property is generally level with the exception of various topographical features formerly associated with the golf course itself. The property is at or slightly above the road grade in most situations. The property consists of heavy vegetation at the current time with several manmade lake/drainage areas.

UTILITIES:

The City of Cape Coral currently provides water and sewer service to this property. Telephone service is provided by CenturyLink and electrical service is provided by Lee County Electric Cooperative.



FLOOD ZONE:

The subject property is partially located in a special flood hazard area as indicated by the Federal Emergency Management Agency (FEMA) maps. The subject property is partially located in Zone X and AE-EL7 as found on Flood Map Panel ID 12071C0405F as of 28 August 2008. Properties located within Zone X are not typically required to purchase flood insurance under most financing situations. However, properties located within Zone AE-EL7 would typically be required to purchase flood insurance under most financing situations. The property is not located in a FEMA FIRM Floodway.

**EASEMENTS,
ENCROACHMENTS,
ENVIRONMENTAL ISSUES,
ETC.:**

There are no known adverse easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances, or other items of a similar nature. This is subject to a current survey. No adverse conditions were observed or are known, however, the appraisers are not experts in this field. These issues are subject to a current survey and analysis by an individual certified in those fields.

**ASSESSED VALUE, TAXES,
AND ASSESSMENTS:**

Per the 2013 Lee County tax roll, the subject property has a market value as well as a taxable value of \$627,490. The property does not benefit from any homestead, agricultural or other exemptions. The 2013 ad valorem taxes and annual stormwater assessment are \$13,174.15 if paid in November 2013 or \$13,623.07 if paid in March 2014. As of the date of this appraisal, the 2013 taxes were unpaid. Please note, the opinion of value developed herein does not reflect any consideration for outstanding tax liability. There are no known atypical outstanding assessments.



The subject property is currently zoned R-1B (Single Family Residential District) by the City of Cape Coral Land Development Code. Per the code, the district is established to encourage and protect single family development at a variety of densities with varying dimensional requirements; permit other uses generally compatible with such residential uses; and otherwise implement this ordinance. Permitted uses within this district are:

ZONING:

1. Entrance Gates
2. Essential Services
3. Family Daycare Home
4. Home Occupation
5. Nature and Wildlife Preserves
6. Parks - Group 1
7. Single Family Dwelling

Additionally, this zoning requires a minimum lot size of 10,000 square feet, a minimum width of 80', a minimum depth of 100', 25' front setback, and a maximum building height of 30'. Further specific allowable uses are set forth in the Land Development Code and the reader is encouraged to read and review these if further detail is required. A more detailed explanation of the zoning can be found in the Addenda to this report.



The subject property has a Future Land Use designation of Park and Recreation Facilities (PK). The PK land use designates public parking, recreational facilities, and open space as permissible uses. The definition of recreational facilities as found in the City's Land Use and Development Regulations include commercial, personal, private, and public uses.

The PK land use designation creates some limitations for development on the subject property. The former golf course development, based on reviews of consultant reports from the aforementioned lawsuit, was operating as a legal, non-conforming use. The golf course was not permitted under the City's current code as its development predated the City's incorporation. However, as the use has been abandoned for over a year, the legal non-conforming status has expired and development as a golf course will require approval as a special exception. Moreover, although the subject property is zoned R-1B which allows for Residential Single Family, the land use supersedes the zoning and as such, an amendment to the future land use would be required for any uses outside of Park and Recreation Facilities. It should be noted in April 2007, the property owner filed an application to amend the Future Land Use Map (LU07-01000015) to Mixed Use (MU). This amendment was denied by City Council in May 2009. According to the City of Cape Coral, the application was denied primarily due to the potential for industrial development in the MU land use classification.

FUTURE LAND USE:

As previously noted, we will be analyzing the property in its current condition with R-1B zoning and PK land use (Scenario #1). In addition, the client has asked us to analyze the property under two separate hypothetical scenarios:

1. Scenario #2: Estimate the market value of the subject property assuming the subject property has a Future Land Use designation of Single Family which would have an allowable density of 4.4 units per acre. The Single Family Future Land Use designation is the predominant surrounding land use in this area and the predominant land use in all of Cape Coral.
2. Scenario #3: Estimate the market value of the subject property based on the Hypothetical Condition that the subject property has a land use of Mixed Use (MU) and has zoning/land use approval for 400 single family units, 400 multi-family units, 325,000 square feet of commercial retail space, and 100,000 of office space.



SEC. V: HIGHEST & BEST USE ANALYSIS

Real estate is valued in terms of its highest and best use. Highest and best use is the use which would be the most profitable and likely use of a property. It may also be defined as that available use and program of future utilization which produces the highest present land value. Highest and best use is defined by The Dictionary of Real Estate Appraisal, Fifth Edition, as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

The Highest and Best Use Analysis begins with an analysis of the property as if vacant and available to be put to its highest and best use. The property is further analyzed if there are improvements on the property or proposed for the site. The four criteria of highest and best use that a property must meet are as follows:

- Legally Permissible Use - what uses are permitted by zoning and deed restrictions on the subject property?
- Physically Possible Use - what uses are physically possible to put on the site?
- Financially Feasible Use - which possible and permissible uses will produce a net return to the owner of the site?
- Maximally Productive Use - among the feasible uses, which use will produce the highest net return?

PRESENT USE

The subject property is presently considered to be idle land which was formerly utilized as a golf course.

HIGHEST AND BEST USE AS VACANT

The highest and best use analysis of the site as though vacant assumes that a site is either vacant or can be made so through demolition of any improvements. This analysis examines the type of improvement that is most appropriate for a particular site.

Legally Permissible:

The subject property is zoned R-1B which is a Single Family zoning classification within the City of Cape Coral. The City of Cape Coral has designated the property based on Comprehensive Land Use Plan with a Future Land Use designation of Park and Recreation Facilities. Park and Recreation Facilities is associated with this property due to its prior configuration as a golf course development. As previously noted, given the PK land use, there are significant limitations as to the development rights on this property "As Is." This PK land use allows for public parks, recreational facilities and open spaces. The golf course was a special exception. However, this approval no longer exists since the property has sat vacant for numerous years.

Based on a review of a land planner representing the City of Cape Coral in the lawsuit between Florida Gulf Venture and the City of Cape Coral, it appears given the surrounding residential land uses as Single Family Residential, this would be a reasonable development potential for the subject property. However, in order to develop single family and/or multi-family residences, an amendment to the Comprehensive Land Use Plan would be required. After conversations with the City of Cape Coral and reviewing land planner documents related to the aforementioned lawsuit, it is our opinion there is a high probability the subject property would be granted an amended land use to Single Family Residential.



Physically Possible:

Various physical factors have an effect on the uses to which a property may be developed. These factors may include but are not limited to: size, shape, topography, and soil conditions. The subject property consists of 175.174 acres and is located on the east side of Palm Tree Boulevard, west of Country Club Boulevard and just north of Cape Coral Parkway within the southeast section of Cape Coral, Florida. Physically, almost any use could improve the property. Currently, full utilities are available to the subject property. The subject property is irregular in shape and is nearly 100% surrounded by single family homes as well as a portion which is surrounded by multi-family developments. There are no significant wetland issues known on the subject property. Physically, almost any improvement could be developed on the site, however, given the legally permissible uses, single family development would be most likely.

Financially Feasible:

The demand for single family residential units in the Cape Coral area, although significantly impacted by the recession, has experienced significant demand over the past two years with new construction occurring. For the past approximate two years, this area has seen an insurgence of activity in terms of purchasing existing homes as well as lots. Given the Park and Recreation Facilities land use on the subject property, the appraiser considered the potential legal uses as being residential development or a park and recreation type use. It is our opinion that current demand for single family residential and given the absorption of existing and new product, that development into residential development (with a land use amendment) would be the most financially feasible use of the property. Development into a golf course was also considered, however, this also would require a special exception to the existing use and would not be a feasible use given the lack of demand for this type of use. At the current time, commercial vacancies remain high and rental rates are not supportive of new construction.

Maximally Productive:

The highest and best use for a site is determined by the improvements that would generate the highest return to the land. It has been determined that the highest and best use of the subject property as vacant is for amending the existing land use to include residential development. Development into a single family residential development is not a current option but is considered to be the highest and best use of the land based on the high probability of receiving an amendment to the Comprehensive Land Use Plan.

Scenario #2: As requested by the client, we are estimating the market value of the subject property assuming the subject property currently has a land use of Single Family which would allow for single family residential development up to a density of 4.4 units per acre. This scenario does not assume full permits but zoning and land use in place for such. Based on this Hypothetical Condition, it is our opinion the highest and best use would be for single family residential development.

Scenario #3: In addition, the client has requested an additional Hypothetical Condition in which the subject property is zoned MU or Mixed Use and has a land use which would allow for 400 single family units, 400 multi-family units 325,000 square feet, and 100,000 square feet of office development. In this analysis, based on this scenario, we will estimate the value of the property with the aforementioned uses. In our opinion, residential would represent the most financially feasible use of the property, however, under this Hypothetical Condition, we will also estimate a commercial component to this property. Moreover, given the surrounding uses which are solely residential, it is our opinion that any commercial approvals would be more of a challenge to achieve.



SEC. VI: VALUATION OF SUBJECT PROPERTY

THE APPRAISAL PROCESS:

There are three standard approaches to property valuation:

- Cost Approach to Value
- Sales Comparison Approach to Value
- Income Approach to Value

Cost Approach to Value:

The Cost Approach to Value requires estimating the reproduction cost new of the improvements utilizing current labor and material prices and modern construction techniques. Accrued depreciation is next computed and subtracted from the cost new. Finally, the land value is added to the remainder to derive a value for the property as a whole. The Cost Approach is most reliable when the improvements are new and the land value can be reasonably estimated. Conversely, when the improvements are old and/or adequate land sales are not available, the Cost Approach tends to lose credence.

Sales Comparison Approach to Value:

An estimate under the Sales Comparison Approach to Value is derived by comparing the property under appraisal with other similar properties that have sold in recent months. The Sales Comparison Approach is most reliable when the comparable sales are very similar to the subject. Conversely, when large or numerous adjustments are necessary, the Sales Comparison Approach is less reliable.

Income Approach to Value:

The Income Approach to Value is normally applied only to commercial or strictly income oriented properties, since it measures the present worth of future rights to income. The Income Approach to Value, when adequate income and expense data are available, is probably the most reliable approach in the valuation of commercial properties as it best represents investors' and lenders' actions in the marketplace.

Extent of Analysis:

As the subject of this appraisal is vacant land, we will utilize the Sales Comparison Approach to Value. As it is not appropriate in this situation, the Cost Approach and Income Approach have not been considered. As previously noted, we will be valuing the property under three scenarios as follows:

Scenario #1 - "As Is" Market Value: In this scenario, we will estimate the "As Is" market value of the subject property given its R-1B zoning and PK future land use. As there are limitations due to the PK future land use, we will first estimate the market value as though the property has a future land use designation which would allow the property to be developed for its highest and best use or residential development. Therefore, we will analyze the property under Scenario #2 and make appropriate adjustments to account for the less desirable PK future land use.

Scenario #2 - As Residential: In this scenario, we are estimating the market value of the subject property based on the Hypothetical Condition that the subject property has zoning and land use entitlements to allow for single family development. We are assuming the property has a future land use designation of Single Family Residential which allows for a maximum density of 4.4 units per acre.



Scenario #3 - As Mixed Use Development: In this scenario, we are estimating the market value of the subject property based on the Hypothetical Condition that the subject property is zoned and has a Future Land Use designation which would allow for 400 single family units, 400 multi-family units, 325,000 square feet of commercial retail space, and 100,000 square feet of office space.



THE SALES COMPARISON APPROACH TO VALUE:

The Sales Comparison Approach to Value is a process of comparing sales of similar properties in the marketplace to the subject properties.

Market data, when carefully verified and analyzed is good evidence of value because it represents the actions and reactions of sellers, users, and investors. The market value estimate has been defined as an interpretation of the reactions of typical users and investors in the market. The Sales Comparison Approach is based on the principle of substitution, which states that a prudent person will not pay more to buy a property than it will cost to buy a comparable substitute property. The price a typical purchaser pays is usually the result of an extensive shopping process in which available alternatives are compared.

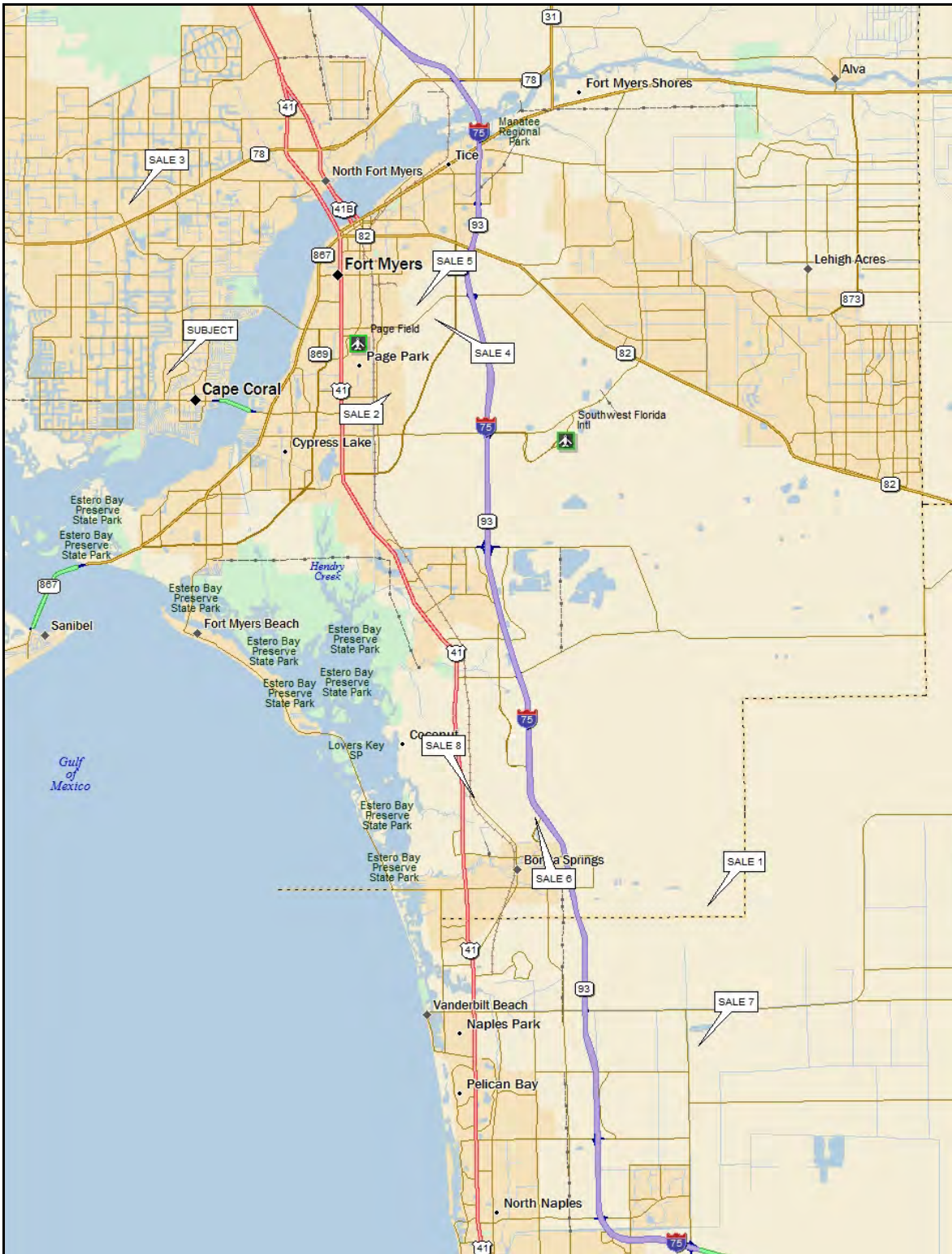
Methodology:

We have researched the market area for information relating to the sale of properties similar to the subject property, which would have transacted near the effective date of the appraisal. It should be noted that the subject property is a relatively unique property, and very few properties exist in the primary market which would share all of the characteristics of the subject which impact the value. In addition, the market had been generally stable, and some signs of recovery had recently been observed. Therefore, we will use the most recent sales available which occurred within the subject property's market area (or other areas which could be considered similar) and no time adjustment will be used. The comparable sales will be analyzed on a per acre basis, as properties similar to the subject are most often traded using this unit of value, based upon the premise that a potential purchaser would not have certainty as to the number of units that could be achieved on the property. We are estimating the highest and best use for residential purposes which has a maximum allowable density of 4.4 units per acre in the Single Family land use which is highest and best use with an amended future land use designation.

In order to derive adjustments between the subject and the comparable sales, it is our opinion that the comparable sales characteristics should be analyzed based on a qualitative basis in which the comparable sales are adjusted in terms of their superiority, inferiority, or similarity. These qualitative adjustments will be made based upon our knowledge of the subject and the comparable sales, our experience appraising similar properties, our knowledge of the market area, and our experience in the appraisal field. Adjustments will be made for the level of entitlements, density and development potential as well as the physical characteristics. In addition to the database of closed sales, we will also present a database of comparable listings which are available and would be competitive with the subject. Comparable listings can be a good indicator of competitive supply, as well as providing an upper limit to the value range. The data set of comparable sales and the listings, as well as the discussion and analysis, is presented as follows:



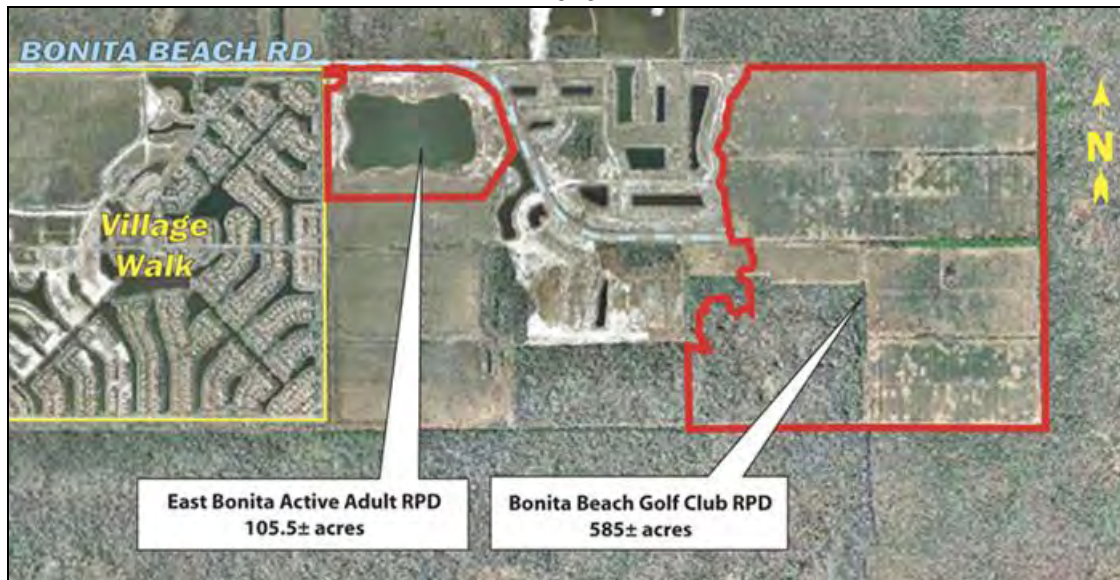
COMPARABLE LAND SALES MAP





COMPARABLE LAND SALE 1

2043



DATE OF SALE: September 06, 2013

ADDRESS: Bonita Beach Road

SALE PRICE: \$45,000,000

STRAP #: See comments

SALE PRICE (ADJUSTED): \$45,000,000

SALE CONDITIONS: Arm's Length

RECORDING: 2013000206578

UTILITIES: Full

GRANTOR: RP Bonita Beach Rd, LLC

ZONING: RPD

GRANTEE: Lennar Homes, LLC

LAND USE: Urban Fringe Com. Dist.

FINANCING: Cash to Seller

HIGHEST AND BEST USE: Residential

SALE HISTORY: \$18,000,000 - April 2011

SITE AREA: 30,056,400 SF

690.000 Acres

UNITS/DENSITY: 1900 / 3 Units/Acre

UNIT OF VALUE: \$1.50 per SF

\$65,217 per Acre

\$23,684 per Unit

VERIFICATION: Randy Thibaut, Broker

COMMENTS: This is the sale of two fully entitled residential subdivisions located at the east end of Bonita Beach Road in Bonita Springs, Florida. All ACOE/SFWMD permits are in place, all ERP/Zoning is approved, and water/sewer lines are stubbed to the site. The western parcel (East Bonita Active Adult RPD) is 105.50+/- acres, including a 41 acres lake, approved for 299 multi-family units. It is partially graded and partially filled. The eastern parcel (Bonita Beach Golf Club RPD) is 585+/- acres approved for 1,601 units (651 single family/950 multi-family), a 50,000 sf amenities center, and a 27-hole golf course. This parcel is predominantly farm field currently. This transaction also included 724+/- acres of off-site mitigation land in Hendry County, however, this acreage is not included in the totals for calculations.



COMPARABLE LAND SALE 2

2030



DATE OF SALE: June 13, 2013

ADDRESS: 12197 Plantation Road

SALE PRICE: \$1,600,080

STRAP #: 18-45-25-00-00003.505A

SALE PRICE (ADJUSTED): \$1,600,080

SALE CONDITIONS: Arm's Length

RECORDING: See Comments

UTILITIES: All Available

GRANTOR: Richard L. Richards PA, Trustee

ZONING: C-2

GRANTEE: See Comments

LAND USE: Central Urban

FINANCING: Cash to Seller

HIGHEST AND BEST USE:

SALE HISTORY: None in Prior 3 Years

SITE AREA: 1,634,371 SF
37.520 Acres

UNITS/DENSITY: N/A

VERIFICATION: Kelli Eastman-Billings, Buyer Representative

UNIT OF VALUE: \$0.98 per SF
\$42,646 per Acre

COMMENTS: This site is located on the eastern side of Plantation Rd and north of Crystal Dr in the Fort Myers sub-market of the Lee County Market Area. "At this point that property was just purchased for a long-term hold," says Kelli Eastman-Billings, sales manager for Thibaut's Land Solutions Inc. She says the buyers were primarily attracted by the location. The buyers were listed on the deed as follows:

12127 Plantation Road: Plantation 37, LLC

12197 Plantation Road: L.B. Andersen & Co. Inc. (0.54% interest), Wade Light (2.42%), Emma Light (1.21%), Kate Light (1.21%), Shannon Pirron (2.42%), Abigail Pirron (1.21%), Cassidy Pirron (1.21%), Jake Pirron (1.21%), Daniel Light (44.29%) and Leah Rae Light (44.29%), Barrington, III.

The recording numbers for the deeds are IN# 2013000141384 & 2013000141385.



COMPARABLE LAND SALE 3

2040



DATE OF SALE: May 17, 2013

ADDRESS: NW 15th Terrace

SALE PRICE: \$1,600,000

STRAP #: 11-44-23-C4-02580.0000

SALE PRICE (ADJUSTED): \$1,600,000

SALE CONDITIONS: Arm's Length

RECORDING: 2013000118111

UTILITIES: Full

GRANTOR: REDUS Florida Land, LLC

ZONING: RD-D

GRANTEE: Rekha Nischal & Raj Kumar

LAND USE: Single Family/Multi-family

FINANCING: Cash or Equal

HIGHEST AND BEST USE: Multi-Family

SALE HISTORY: \$5,600,000; 06/22/2005;
OR#4768/326

SITE AREA: 1,128,204 SF
25.900 Acres

UNITS/DENSITY: 415 / 16 Units/Acre

VERIFICATION: Billy Rollins, Broker

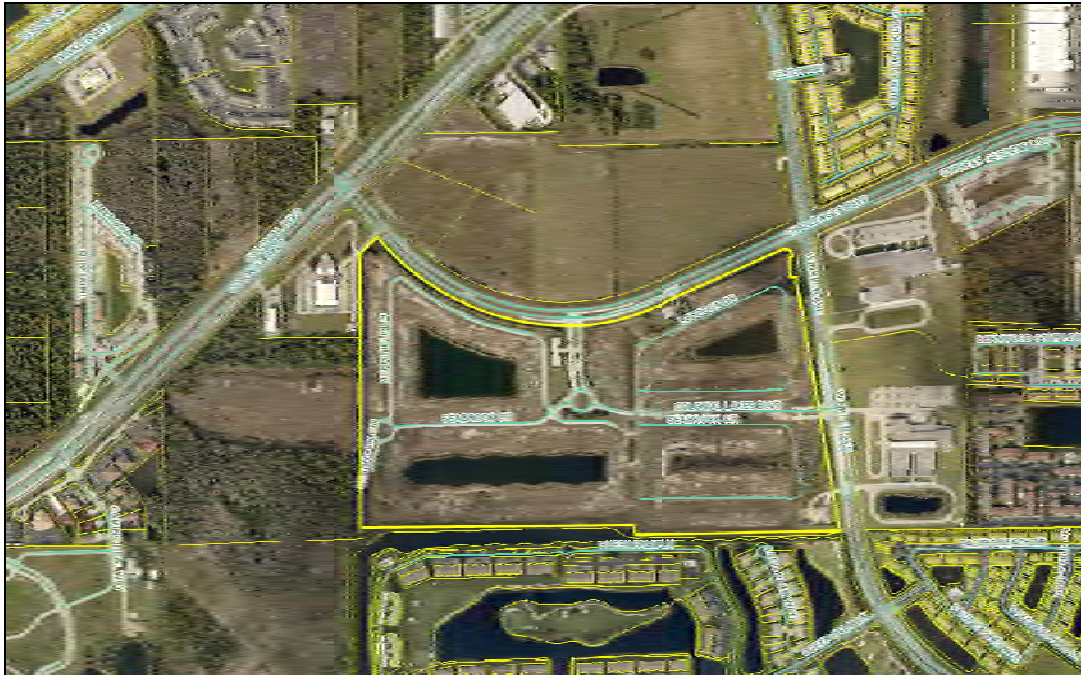
UNIT OF VALUE: \$1.42 per SF
\$61,776 per Acre
\$3,855 per Unit

COMMENTS: This is the sale of a 25.90 acre parcel located on the northeast corner of NW 6th Avenue & NW 15th Terrace in Cape Coral, just northeast of Nelson Road & Nicholas Parkway. It is approved for 415 multi-family units and all horizontal site work has been completed, including internal streets, utilities and retention areas.



COMPARABLE LAND SALE 4

2091



DATE OF SALE: March 12, 2013

ADDRESS: 4781 Winkler Avenue

SALE PRICE: \$9,200,000

STRAP #: 33-44-25-P4-00007.0000

SALE PRICE (ADJUSTED): \$9,200,000

SALE CONDITIONS: Arm's Length

RECORDING: 2013000060937

UTILITIES: Full

GRANTOR: Toll Fort Myers Limited Partnership

ZONING: PUD

GRANTEE: NC Naples 132, LLC.

LAND USE: T/C - Traditional Community

FINANCING: Cash to seller

HIGHEST AND BEST USE: Residential development

SALE HISTORY: none recent

SITE AREA: 4,626,072 SF

106.200 Acres

UNITS/DENSITY: 291 / 3 Units/Acre

VERIFICATION: Land Solutions, Inc.

UNIT OF VALUE: \$1.99 per SF

\$86,629 per Acre

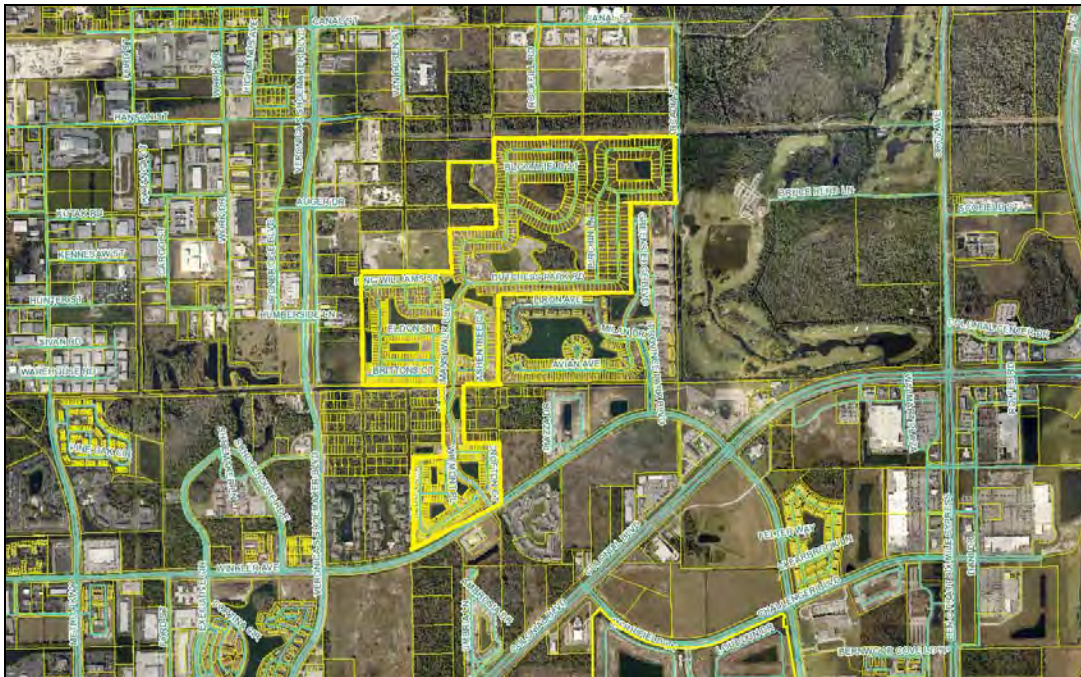
\$31,615 per Unit

COMMENTS: This sale property is located on the south side of Challenger Boulevard, south of Colonial Boulevard and west of Winkler Avenue in the City of Fort Myers. The property was originally developed (partially) by Toll Brothers. However, the recession caused the developer to stop the project. The new buyer, Neal Communities, is developing the property as Colonial Lakes which will consist of 291 single family lots.



COMPARABLE LAND SALE 5

2092



DATE OF SALE: December 19, 2012

ADDRESS: Winkler Avenue Extension

SALE PRICE: \$9,700,000

STRAP #: 32-44-25-P1-00900.1195

SALE PRICE (ADJUSTED): \$9,700,000

SALE CONDITIONS: Arm's Length

RECORDING: 2012000279173

UTILITIES: Full

GRANTOR: David A. Johnson, et al

ZONING: PUD, RS-6, CG

GRANTEE: Waterford Landing Acquisitions, LLC.

LAND USE: T/C - Traditional Community

FINANCING: Cash to seller

HIGHEST AND BEST USE: Residential development

SALE HISTORY: \$5,000,000 - 6/2009

SITE AREA: 11,151,360 SF

256.000 Acres

UNITS/DENSITY: 1012 / 4 Units/Acre

UNIT OF VALUE: \$0.87 per SF

\$37,891 per Acre

\$9,585 per Unit

VERIFICATION: Randy Thibaut, Land Solutions

COMMENTS: This sale property is located on the north side of Winkler Avenue Extension, west of Veronica Shoemaker and north and east of Colonial Boulevard in the City of Fort Myers. The property was zoned and entitled for 1,012 single family and multifamily units. There was also infrastructure in place.



COMPARABLE LAND SALE 6

1936



DATE OF SALE: December 17, 2012

ADDRESS: 25251 Tropic Acres Drive

SALE PRICE: \$1,250,000

STRAP #: 23-47-25-B2-00002.0000

SALE PRICE (ADJUSTED): \$1,250,000

SALE CONDITIONS: Arm's Length

RECORDING: 2012000276613

UTILITIES: Full

GRANTOR: Colonial Homes, Inc.

ZONING: RPD

GRANTEE: D. R. Horton, Inc.

LAND USE: Medium Density Multi-Family Residential

FINANCING: Cash or equal

HIGHEST AND BEST USE: Multi-family

SALE HISTORY: None in the last 3 years

SITE AREA: 1,026,274 SF

23.560 Acres

UNITS/DENSITY: 138 / 6 Units/Acre

UNIT OF VALUE: \$1.22 per SF

\$53,056 per Acre

\$9,058 per Unit

VERIFICATION: Billy Rollins, Broker

COMMENTS: This property is located on the west side of Imperial Parkway, 2± miles north of East Terry Street. This RPD (DCI2005-00113) allows for 138 two-family attached, townhouse multi-family dwelling units with associated amenities. This property was reported to be on the market for 154 days prior to selling and the sale was an arm's length transaction.



COMPARABLE LAND SALE 7

2060



DATE OF SALE: November 30, 2012

ADDRESS: Tree Farm Road, Naples, Florida 34120

SALE PRICE: \$3,900,000

STRAP #: 00205400007

SALE PRICE (ADJUSTED): \$3,900,000

SALE CONDITIONS: Arm's Length

RECORDING: 4865/3919

UTILITIES: All Available

GRANTOR: Buttonwood Partners, LLC

ZONING: PUD

GRANTEE: Neal Communities on the Braden River, LLC

LAND USE: Urban Residential

FINANCING: Cash to Seller

HIGHEST AND BEST USE: Residential Development

SALE HISTORY: None recent

SITE AREA: 2,395,800 SF
55.000 Acres

UNITS/DENSITY: 220 / 4 Units/Acre

VERIFICATION: Mike Greenberg (VP Neal Communities)

UNIT OF VALUE: \$1.63 per SF
\$70,909 per Acre
\$17,727 per Unit

COMMENTS: The property, consisting of 55.00 acres (2,395,800 square feet), is a vacant parcel of land located east of Collier Boulevard and north of Vanderbilt Beach Road, in the Naples market area of Collier County, Florida. As of the date of sale the property was in the final approval process for 220 single family homesites. According to the buyer, construction will begin immediately upon obtaining final approvals.



COMPARABLE LAND SALE 8

1849



DATE OF SALE: July 31, 2012

ADDRESS: 25401 Old 41 Road

SALE PRICE: \$4,250,000

STRAP #: 22-47-25-B1-00002.4000

SALE PRICE (ADJUSTED): \$4,250,000

SALE CONDITIONS:

RECORDING: 2012000169323

UTILITIES: Full

GRANTOR: VOBN Land Investment LLC

ZONING: MPD

GRANTEE: Minto Communities LLC

LAND USE: Medium Density Multi-family Residential,
General Commercial

FINANCING: Cash to Seller

HIGHEST AND BEST USE: Spec. Hold. for Mixed-Use

SALE HISTORY: None in previous three years

SITE AREA: 3,702,600 SF
85.000 Acres

UNITS/DENSITY: N/A

VERIFICATION: Janie Hooker, Broker

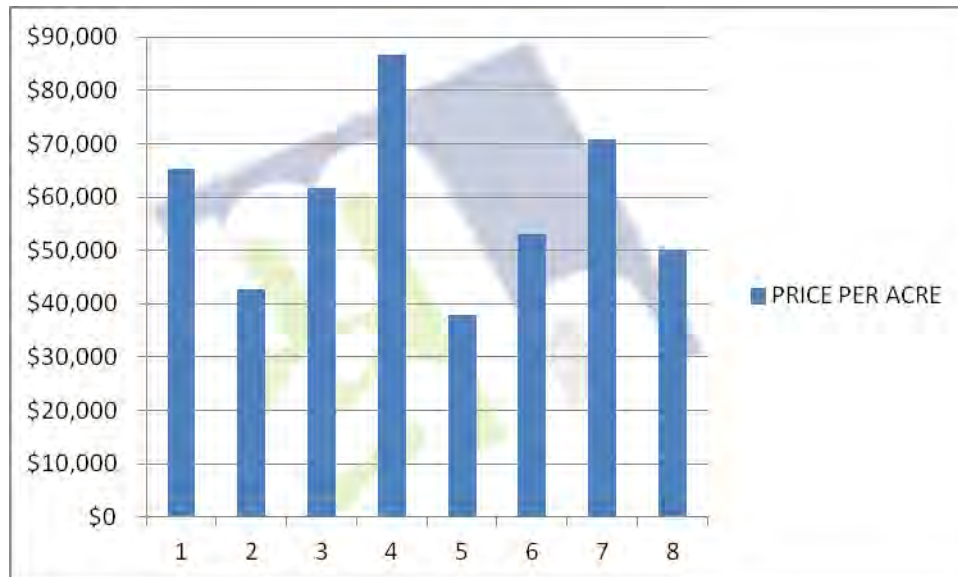
UNIT OF VALUE: \$1.15 per SF
\$50,000 per Acre

COMMENTS: This is the sale of vacant land located on the north side of Old US 41 in Bonita Springs. The MPD approval consists of 5.51 acres of commercial use with 50,000 square feet of gross floor area; 15.65 acres of business park use consisting of 195,000 square feet of gross floor area; and 63.69 acres of residential use consisting of a maximum of 396 dwelling units. Of the total 85 acres, 20± acres are wetlands that have been incorporated into the overall MPD.



COMPARATIVE ANALYSIS OF THE LAND SALES:

The comparable sales indicated the following prices:



The above chart illustrates the unadjusted prices per acre for the comparable sales. No adjustment for market conditions over time was made, based upon the premise that the market is generally stabilized since the sales occurred. Prior to any qualitative adjustments, the comparable sales range in value from \$37,891 per acre to \$86,629 per acre. The comparable sales also indicated an unadjusted mean price of \$58,516 per acre and a median price of \$57,416 per acre. The sales considered all had future land use designations that would allow for residential development. As noted, the subject has a future land use designation of Park and Recreation which has limited development potential. In the analysis, we will first estimate the value as though the property had an amended future land use designation of Single Family Residential which will allow a maximum density of 4.4 units per acre. From this value we then deducted out the cost/risk with amending the future land use along with the time necessary to amend.

In this analysis, adjustments for location, access, size, physical features, density of development, availability of utilities and zoning and land use were also considered. Due to the inefficiencies in real estate markets, especially given the somewhat uncertain economic climate, determining specific adjustments for differences between sale properties and the subject is best analyzed based on a qualitative basis in which the comparable sales are measured in terms of their superiority, inferiority, or similarity as they relate to the subject site.

As can be seen in the chart, prior to adjustments the comparable sales generally fall within a range of between approximately \$40,000 per acre and \$60,000 per acre if the high and low outliers are removed. This is before any qualitative adjustments based upon the differing characteristics of the comparable properties when compared to the subject. These characteristics can be summarized as follows:



	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5	SALE 6	SALE 7	SALE 8
LOCATION	4003 Palm Tree Blvd.	Bonita Beach Road	12197 Plantation Road	NW 15th Terrace	4781 Winkler Avenue	Winkler Ave. Ext.	25251 Tropic Acres Drive	Tree Farm Road	25401 Old 41 Road
	Cape Coral	Bonita Springs	Fort Myers	Cape Coral	Fort Myers	Fort Myers	Bonita Springs	Naples	Bonita Springs
SALE PRICE	--	\$45,000,000	\$1,600,080	\$1,600,000	\$9,200,000	\$9,700,000	\$1,250,000	\$3,900,000	\$4,250,000
SIZE(acres)	175.17	690.00	37.52	25.90	106.20	256.00	23.56	55.00	85.00
NUMBER OF UNITS (Allowable)	n/a	n/a	n/a	445	n/a	n/a	n/a	n/a	n/a
Density	up to 4.4 units/acre	2.75	n/a	16.02	2.74	3.95	5.86	4.00	2.59
PRICE PER UNIT	--	\$23,684	n/a	\$3,855	\$31,615	\$9,585	\$9,058	\$17,727	\$19,318
PRICE PER ACRE	--	\$65,217	\$42,646	\$61,776	\$86,629	\$37,891	\$53,056	\$70,909	\$50,000
SALE DATE		Sep-13	Jun-13	May-13	Mar-13	Dec-12	Dec-12	Nov-12	Jul-12
ADJUSTMENTS:									
Real Property Rights Conveyed	--	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
ADJUSTED PRICE		\$65,217	\$42,646	\$61,776	\$86,629	\$37,891	\$53,056	\$70,909	\$50,000
Financing	--	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
ADJUSTED PRICE		\$65,217	\$42,646	\$61,776	\$86,629	\$37,891	\$53,056	\$70,909	\$50,000
Conditions of Sale	--	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
ADJUSTED PRICE		\$65,217	\$42,646	\$61,776	\$86,629	\$37,891	\$53,056	\$70,909	\$50,000
Expenditures after purchase	--	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ADJUSTED PRICE		\$65,217	\$42,646	\$61,776	\$86,629	\$37,891	\$53,056	\$70,909	\$50,000
Market Conditions or Time	--	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
MKT. COND. ADJ. SALE PRICE PER ACRE		\$65,217	\$42,646	\$61,776	\$86,629	\$37,891	\$53,056	\$70,909	\$50,000
Location/Position		Superior	Slightly Superior	Inferior	Slightly Superior	Slightly Superior	Superior	Similar	Superior
Size/Shape		Inferior	Superior	Superior	Slightly Superior	Similar	Superior	Superior	Superior
Utilities		Similar	Similar	Similar	Similar	Similar	Similar	Similar	Similar
Zoning/Density(assuming Land Use amendment)		Superior	Similar	Superior	Similar	Similar	Slightly Superior	Slightly Superior	Similar
Entitlements/infrastructure		Similar	Similar	Inferior	Superior	Slightly Superior	Similar	Similar	Similar
OVERALL COMPARABILITY		SUPERIOR	SIMILAR	SLIGHTLY SUPERIOR	SUPERIOR	SLIGHTLY SUPERIOR	SUPERIOR	SUPERIOR	SLIGHTLY SUPERIOR



When applicable, non-physical adjustments are applied to the comparable sales for the type of property rights conveyed, financing, conditions of sale, and market conditions (time). None of these comparable sales required an adjustment for property rights or financing. Furthermore, all of the comparable sales are considered to be arm's length transactions and therefore no adjustments were required regarding the conditions of sale. As for the external market conditions, there was no obvious and evidenced increase or decline in property values of this and other types of properties since the sales occurred. Therefore, we have not considered a market conditions/time adjustment.

As previously mentioned, in analyzing the physical characteristics of the comparable properties, we have considered qualitative adjustments rather than quantitative adjustments. The comparable properties were analyzed in terms of inferiority, superiority, or similarity to the subject. These adjustments are not expressed as a dollar or percentage adjustment. The following is a summary of these sales and adjustments:

The subject benefits from a central location within South Cape Coral surrounded primarily by single family residential with some multifamily development. Comparable Sale 3, which is located in Cape Coral, was considered to be inferior given its location in North Cape Coral. The remaining sales, with the exception of Sale 7 (similar) were considered superior in terms of their Fort Myers or Bonita Springs locations and were adjusted downward. At 175.174 acres, the subject is near the middle to high end of the range exhibited by the comparable sales. In general, smaller properties tend to sell at a higher price per acre than larger properties with equal location, utility and desirability, and based on this premise, the smaller comparable sales used in our analysis would be superior to the subject and the inverse would be true for larger properties. A utilities adjustment was also considered. However, all the properties were considered similar.

A zoning/density adjustment was also considered for the sales. In the analysis, we will first estimate the market value as though the future land use was amended to Single Family residential from Park and Recreation Facilities. Once this value (Scenario #2) is established, a deduction will be made for the lack of an adequate future land use to meet the highest and best use of the property. With the exception of Sale 3, all were considered similar in terms of zoning/density. Sale 3 was considered superior due to the multifamily density of 16.02 units per acre allowable on this site.

In addition to these eight closed sales, consideration was given to the following listings:

LOCATION	LIST PRICE	ACRES	PROPOSED UNITS	DENSITY	LIST PRICE PER ACRE	LIST PRICE PER UNIT
1298 Barrett Road, N. Fort Myers	\$ 850,000	20.00	32	1.60	\$42,500	\$26,563
Burnt Store Road, Cape Coral	\$6,995,000	127.00	n/a	n/a	\$55,079	n/a
Bonita Springs Golf and Country Club	\$6,000,000	120.00	425	3.54	\$50,000	\$14,118
1293 Commerce Street, Port Charlotte	\$7,000,000	95.00	328	3.45	\$73,684	\$21,341

It should be noted the listing "Bonita Springs Golf and Country Club" is a similar property in that it is a former golf course development with an irregular shape similar to the subject. This listing is at \$50,000 per acre in an inferior area compared to the subject. Overall, Bonita Springs is considered superior. However, the area of this listing is inferior to subject.

After considering the sales and listings, we conclude a market value of the subject property assuming the future land use allows for residential development (Scenario #2) to be \$60,000 per acre which can be shown as follows:

175.174 acres @ \$60,000 per acre = \$10,510,440
 Rounded to \$10,510,000 (Scenario #2)



SCENARIO #1 ESTIMATION OF “AS IS” MARKET VALUE:

In estimating the “as is” market value considering the current PK future land use in place, we have estimated the value as though the future land use designation allows residential and have deducted for the time and risk associated with an amendment to the land use. We are estimating a duration of approximately one year for a potential property owner to file an application, hire experts, etc. to potentially amend the future land use designation to Single Family residential. We are also considering the risk and cost in going through the process. To account for the delay and opportunity costs, we have taken the present value of receiving \$10,510,000 at the end of one year with a discount rate of 10%. Once this value is established, we have deducted an additional line item for entrepreneurial incentive at 8% to account for the cost and risk of going through this process. The following is a summary of the “as is” market value:

Value with amended future land use	\$10,510,000
Present value (\$10,510,000, 1 year, 10%)	\$ 9,554,545
Less: Entrepreneurial Incentive at 8%	<u>\$ 764,364</u>
INDICATED “As Is” Market Value	\$ 8,790,181
ROUNDED TO	<u>\$ 8,790,000</u>

SCENARIO #3 ESTIMATION OF MARKET VALUE AS APPROVED AS A MIXED USE DEVELOPMENT:

Under this Hypothetical Condition, we are estimating the market value of the subject property as though the zoning and land use allow for a mixed use development to include 400 single family units, 400 multi-family units, 325,000 square feet of commercial retail space and 100,000 square feet of office space. This information is based on information requested by the client and represents a Hypothetical Condition of the subject property. In order to estimate the market value under this scenario, we considered a mix of single family residential sales as previously analyzed for Scenarios #1 and #2, as well as considered multi-family sales and commercial sales. We broke the various components (single family, multi-family, and commercial) into an estimated acreage necessary for the various product types. We first estimated the land necessary for the commercial component based on other land to building ratios for commercial properties in Cape Coral and throughout Lee County. We estimate a necessary land to building ratio of 3:1 which would indicate the necessity for 29 acres for the commercial component under this scenario. We have utilized a total of 22 acres for the 325,000 square feet of commercial retail space and 7 acres for the 100,000 square feet of office space. In estimating the land area for the multi-family component, we have estimated a density based on other properties at 16 units per acre and concluded a necessity for 25 acres for the 400 multi-family units. The remaining land for residential would be 121 acres or approximately 3.3 units per acre which falls in line with single family residential densities. The following is a summary of the estimated land areas for each of the components:

COMPONENT	ESTIMATED LAND AREA (ACRES)
400 Single Family Units	121 acres
400 Multi-family Units	25 acres
325,000 Square Feet of Retail Space	22 acres
100,000 Square Feet of Office Space	7 acres

In estimating the market value of the single family component, we have utilized a multiplier of \$55,000 per acre to value the land associated with a potential of 400 single family homes. This is estimated as follows:

121.17 acres @ \$55,000 per Acre = \$6,664,350



In estimating the value of the multi-family component, we have considered a total of five multi-family sales which are detailed in the Addenda to this report and are summarized as follows:

	MF SALE 1	MF SALE 2	MF SALE 3	MF SALE 4	MF SALE 5
LOCATION	1777 Four Mile Cove Pkwy	3523/29 Country Club	4917 Coronado Pkwy	4345/49 Country Club	4824 Palm Tree Drive
	Cape Coral	Cape Coral	Cape Coral	Cape Coral	Cape Coral
SALE PRICE	\$120,000	\$180,000	\$58,000	\$30,000	\$20,000
SIZE(acres)	1.77	1.04	0.57	0.46	0.33
NUMBER OF UNITS	48	17	9	8	7
Density	27.12	16.33	15.79	17.43	21.08
PRICE PER UNIT	\$2,500	\$10,588	\$6,444	\$3,750	\$2,857
PRICE PER ACRE	\$67,797	\$172,911	\$101,754	\$65,359	\$60,241
SALE DATE	Jun-13	Mar-13	Dec-12	Dec-12	Nov-12

As shown above, these sales range from \$60,241 per acre to a high of \$172,911 per acre. On a per unit basis, the sales range from \$2,500 per unit to \$10,588 per unit. It should be noted Multi-family Sale 2 represents a waterfront sale and is the high outlier for these sales. Based on these sales, it is our opinion the estimated value per unit for the multi-family component would be \$2,500 per unit which can be shown as follows:

$$400 \text{ Multi-family Units @ } \$2,500 \text{ per Unit} = \$1,000,000$$

Lastly, in estimating the market value of the commercial component, we have considered a total of five commercial land sales, two of which are located in the Cape Coral market area. Details of these sales can be found in the Addenda to this report. The following is a summary of these sales:

	COMM. SALE 1	COMM. SALE 2	COMM. SALE 3	COMM. SALE 4	COMM. SALE 5
LOCATION	2020 Pine Island Road	Pine Island Rd.	4440 Colonial Blvd.	3840 Bonita Beach Rd.	8648 Bayshore Road
	Cape Coral	Cape Coral	Fort Myers	Bonita Springs	North Fort Myers
SALE PRICE	\$1,210,000	\$5,519,923	\$3,150,000	\$2,650,000	\$2,126,700
SIZE (sq. ft.)	13.23	32.88	39.40	16.00	22.94
PRICE PER SQ. FT.	\$2.10	\$3.85	\$1.84	\$3.80	\$2.13
SALE DATE	May-13	Mar-13	Dec-12	Jun-12	Aug-12

As shown above, the sales range from \$1.84 per square foot to a high of \$3.85 per square foot. In this analysis, we have estimated the market value of the commercial component at \$2.50 per square foot which can be shown as follows:

$$\begin{aligned} \text{Retail Land - 22 Acres @ } \$2.50 \text{ per Sq. Ft.} &= \$2,395,800 \\ \text{Office Land - 7 Acres @ } \$2.50 \text{ per Sq. Ft.} &= \$762,300 \end{aligned}$$

In order to estimate the total value, we have taken the aggregate of all of the components as follows:

Land for 400 Single Family Homes	\$ 6,664,350
Land for 400 Multi-family Units	\$ 1,000,000
Land for 325,000 Sq. Ft. of Retail Space	\$ 2,395,800
Land for 100,000 Sq. Ft. of Office Space	\$ 762,300
Total	\$10,822,450
Rounded to	<u>\$10,820,000</u>



SEC. VII: RECONCILIATION OF OPINIONS OF VALUE

Scenario #1 - "As Is" Market Value	\$ 8,790,000
Scenario #2 - As Entitled for Residential	\$10,510,000
Scenario #3 - As Entitled for Mixed Use	\$10,820,000

In this analysis, we considered the Sales Comparison Approach to Value as the subject property is a vacant tract of land. In this analysis, the Income Approach was not considered appropriate as the subject is vacant land. In addition, the Cost Approach was not considered appropriate for this analysis.

In estimating the market value under Scenario #1 "As Is," we considered the value of the property as though at its highest and best use which is estimated to be residential. From this value we discounted for the time to achieve this future land use and the risk/cost associated with doing so. In Scenario #2, we estimated the market value of the subject property as though the property has a future land use designation which would allow for Single Family Residential. In this analysis, we considered numerous residential parcels which have sold in the Lee County market area. In Scenario #3, we estimated the market value of the subject property as though the property were a Mixed Use development with zoning and land use entitlements for 400 single family units, 400 multi-family units, 325,000 square feet of commercial retail space, and 100,000 square feet of office space. In this analysis, we considered residential single family land sales, multi-family land sales, as well as commercial land sales to estimate the market value under this Hypothetical Condition.



ESTIMATION OF MARKETING TIME

Marketing time is defined by The Dictionary of Real Estate Appraisal (4th Ed.) as follows:

1. *The time it takes an interest in real property to sell on the market sub-sequent to the date of an appraisal.*
2. *Reasonable marketing time is an estimate of the amount of time it might take to sell an interest in real property at its estimated market value during the period immediately after the effective date of the appraisal; the anticipated time required to expose the property to a pool of prospective purchasers and to allow appropriate time for negotiation, the exercise of due diligence, and the consummation of a sale at a price supportable by concurrent market conditions. Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.)*

Marketing time is further discussed in the Advisory Opinion referenced above, as follows:

"...Marketing time occurs after the effective date of the market value opinion and the marketing time opinion is related to, yet apart from, the appraisal process. Therefore, it is appropriate for the section of the appraisal report that discusses marketing time and its implications to appear toward the end of the report after the market value conclusion. The request to provide a reasonable marketing time opinion exceeds the normal information required for the appraisal process and should be treated separately from that process.

It is also appropriate for the appraiser to discuss the impact of price/value relationships on marketing time and to contrast different potential prices and their associated marketing times with an appraiser's market value opinion for the subject property...

...Clients concerned with marketing real or personal properties who obtain a market value appraisal as part of their decision-making process should be aware that it may be inappropriate to assume that the value remains stable during the marketing period. Therefore, it is technically incorrect for the user of an appraisal to take a current value opinion, carry it forward to the end of a concluded marketing period, and then discount back to the present..."

Based upon the analysis and conclusions developed in the appraisal, the marketing time for the subject property is estimated to be 12 to 18 months.

ESTIMATION OF EXPOSURE TIME

Inherent in an opinion of market value is the development of an estimate of exposure time for the subject property. Exposure time is defined by USPAP (2012/13) as follows:

(The) estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Based upon the analysis and conclusions developed in the appraisal, the exposure time for the subject property is estimated to be 12 months.



SEC. VIII: CERTIFICATION

I (We) certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- 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 appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report. This inspection was conducted on 19 November 2013.
- No one provided significant real property appraisal assistance to the person(s) signing this certification.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the State of Florida relating to review by its duly authorized representatives. This report also conforms to the requirements of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA).
- I am currently licensed to conduct appraisal activities and have completed the continuing education requirements set forth with the State of Florida.
- Although other appraisers may be contacted as a part of our routine market research investigations, absolute client confidentiality and privacy are maintained at all times with regard to this assignment without conflict of interest.
- Within USPAP there is a Competency Provision which states, in part, "Prior to accepting an assignment or entering into an agreement to perform an assignment, the appraiser must properly identify the problem to be addressed and have knowledge and experience to



complete the assignment competently....” If the appraisers lack the knowledge or experience necessary for a particular assignment, this must be disclosed and all steps necessary to complete the assignment competently must be taken. In regards to this appraisal, we have the necessary knowledge and experience to complete this assignment.

As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

Gerald A. Hendry, MAI, CCIM
State-Certified General Real Estate Appraiser, RZ 2245



SEC. IX: ADDENDA

QUALIFICATIONS OF GERALD A. HENDRY, MAI, CCIM

EDUCATIONAL BACKGROUND AND TRAINING:

Master of Arts in Business Administration, with a major in Real Estate and Urban Analysis, University of Florida, 1995, Gainesville, Florida.

Bachelor of Science in Business Administration, with a major in Finance, 1991, University of Florida, Gainesville, Florida.

Principles and Practices of Real Estate, Brokers Course, Florida Real Estate Academy, 1995, Fort Myers, Florida.

Case Studies in Valuation and Report Writing, University of Florida, 1994.

Real Estate Market Analysis, University of Florida, 1993.

Preview of Urban Planning and Regional Planning, University of Florida, 1993.

Seminar in Real Estate Valuation, University of Florida, 1994.

Seminar in Real Estate Financial Analysis, University of Florida, 1995.

Land Use Economics, University of Florida, 1995.

Principles and Practices of Real Estate, Salesman Course, Florida Real Estate Academy, 1990, Fort Myers, Florida.

Demonstration Report Writing, seminar sponsored by the Appraisal Institute, Dallas, Texas, May 1999.

Comprehensive Appraisal Workshop, Dallas, Texas, August 2000.

"Appraising and Analysis of Proposed Subdivisions and Condominiums", seminar sponsored by The Appraisal Institute, Boca Raton, Florida, August 2002.

CCIM CI 101 - Financial Analysis for Commercial Investment Real Estate, CCIM Institute, Naples, Florida, October 2002.

The Valuation of Wetlands, seminar sponsored by The Appraisal Institute, Fort Myers, Florida, September 2004.

Case Studies in Commercial Highest and Best Use, Appraisal Institute, September 2005.

CCIM CI 102 - Market Analysis for Commercial Investment Real Estate, May 2006.

CCIM CI 103 - User Decision Analysis for Commercial Real Estate, September 2006.

CCIM CI 104 - Investment Analysis for Commercial Real Estate, August 2006.



Appraisal of Local Retail Properties, Appraisal Institute, May 2009.

Subdivision Valuation, Appraisal Institute, September 2009.

Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets, Appraisal Institute, Bradenton, Florida March 2012

EXPERIENCE:

Currently an owner/partner with Maxwell, Hendry & Simmons, LLC, Fort Myers, Florida.

Owner/partner with Maxwell & Hendry Valuation Services, Inc., Fort Myers, Florida, 2004-2013.

Associate Appraiser with W. Michael Maxwell & Associates, Inc., Fort Myers, Florida, 1995-2003.

Commercial Credit Analyst with Barnett Bank of Lee County/First Florida Bank, Fort Myers, Florida, 1991-1993.

PROFESSIONAL AFFILIATIONS:

Appraisal Institute - MAI

CCIM Institute - CCIM

State-Certified General Real Estate Appraiser, RZ 2245

State-Licensed Real Estate Broker, BK #0567939

Real Estate Investment Society - Board of Governors 2002 - 2008, President 2007

Appraisal Institute - West Coast Florida Chapter Board of Directors 2003 - 2008

Appraisal Institute - West Coast Florida Chapter President 2008

CCIM Institute - Southwest Florida Chapter Board of Directors 2013 - 2014

OTHER:

Qualified as an expert witness in the Circuit Court of Lee and Collier Counties

Special Magistrate - Lee County Value Adjustment Board 2012-2013

Guest Lecturer at Florida Gulf Coast University, College of Business Administration 2007-2013

RE-CERTIFICATION:

As of the date of this report, Gerald A. Hendry MAI, CCIM has completed the requirements under the continuing education program of the Appraisal Institute.



AC# 6377361

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

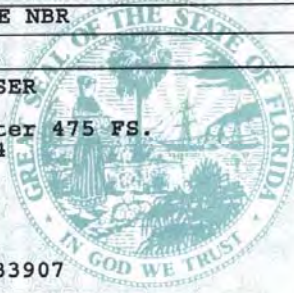
SEQ# L12091804299

DATE	BATCH NUMBER	LICENSE NBR
09/18/2012	128084742	RZ2245

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2014

HENDRY, GERALD A
12600 WORLD PLAZA LANE
BUILDING 63
FORT MYERS

FL 33907



RICK SCOTT
GOVERNOR

KEN LAWSON
SECRETARY

DISPLAY AS REQUIRED BY LAW



MULTI-FAMILY LAND SALE 1

1960



DATE OF SALE: June 15, 2013

ADDRESS: 1777 Four Mile Cove Parkway

SALE PRICE: \$120,000

STRAP #: 29-44-24-C1-00002.0020

SALE PRICE (ADJUSTED): \$120,000

SALE CONDITIONS: Arm's Length

RECORDING: 2012000150870

UTILITIES: Full

GRANTOR: Capital Bank

ZONING: RD

GRANTEE: Nick C. Stamos

LAND USE: Mixed use

FINANCING: Cash to seller

HIGHEST AND BEST USE: Multi Family development

SALE HISTORY: no arms length sales in the past three years

SITE AREA: 77,101 SF

1.770 Acres

UNITS/DENSITY: 48 / 27 Units/Acre

VERIFICATION: Matt Stepan, Premier Commercial, Inc.

UNIT OF VALUE: \$1.56 per SF

\$67,797 per Acre

\$2,500 per Unit

COMMENTS: This sale property is located within the Coral Cove development off of Four Mile Cove Parkway in Cape Coral. The property is a multi family parcel with approval for up to 48 residential units.



MULTI-FAMILY LAND SALE 2

1775



DATE OF SALE: January 31, 2011

ADDRESS: 4345-4349 Country Club Boulevard

SALE PRICE: \$21,500

STRAP #: 14-45-23-C2-00283.0050; .0070

SALE PRICE (ADJUSTED): \$21,500

SALE CONDITIONS: Arm's Length

RECORDING: 2011000028463

UTILITIES: Full

GRANTOR: Michel Borjas

ZONING: R-3

GRANTEE: Thinh Dang & Kevin Pham

LAND USE: Multi-family

FINANCING:

HIGHEST AND BEST USE: Multi-family development

SALE HISTORY: \$17,000 in November 2010 as per Inst. #2010000273623 & #2010000273618

SITE AREA: 20,000 SF

0.459 Acres

UNITS/DENSITY: 8 / 17 Units/Acre

UNIT OF VALUE: \$1.08 per SF

\$46,827 per Acre

\$2,688 per Unit

VERIFICATION: Michel Borjas

COMMENTS: This property consists of two vacant multi-family parcels located on the east side of Country Club Boulevard, south of SE 5th Avenue in Cape Coral. The property can be developed with 8 units. All of the assessments are paid. The property was on the market for approximately 2 months.



MULTI-FAMILY LAND SALE 3

1959



DATE OF SALE: December 07, 2012

SALE PRICE: \$58,000

SALE PRICE (ADJUSTED): \$58,000

RECORDING: 2012000269349

GRANTOR: Patrina A. Guarino, Individually and as Trustee

GRANTEE: Brad Bersh

FINANCING: Cash to seller

SALE HISTORY: No arms length transactions in past three years

VERIFICATION: Todd Holman, Woodyard and Associates

COMMENTS: This sale property is located on the east side of Coronado Parkway south of Miramar Street and north of Victoria Street in Cape Coral. The property is zoned R-3 or multi-family residential.

ADDRESS: 4917 Coronado Parkway

STRAP #: 18-45-24-C1-00050.021

SALE CONDITIONS: Arm's Length

UTILITIES: Full

ZONING: R-3

LAND USE: Multi family

HIGHEST AND BEST USE: Multi-family residential

SITE AREA: 24,829 SF
0.570 Acres

UNITS/DENSITY: 9 / 16 Units/Acre

UNIT OF VALUE: \$2.34 per SF
\$101,755 per Acre
\$6,444 per Unit



MULTI-FAMILY LAND SALE 4

1947



DATE OF SALE: December 22, 2012

SALE PRICE: \$30,000

SALE PRICE (ADJUSTED): \$30,000

RECORDING: 2013000000264

GRANTOR: Think Dang and Kevin Pham

GRANTEE: JRB Holdings, LLC

FINANCING: Cash or equal

SALE HISTORY: \$21,500 in January 2011, as per
OR 2011000028463

VERIFICATION: Debbie Goodwin, Broker

ADDRESS: 4345 and 4349 Country Club Boulevard

STRAP #: See comments

SALE CONDITIONS: Arm's length

UTILITIES: Full

ZONING: R3-D

LAND USE: MF, Multi-Family

HIGHEST AND BEST USE: Multi-family

SITE AREA: 20,000 SF
0.459 Acres

UNITS/DENSITY: 8 / 17 Units/Acre

UNIT OF VALUE: \$1.50 per SF
\$65,340 per Acre
\$3,750 per Unit

COMMENTS: This multi-family site is located on the east side of Country Club Boulevard, between SE 5th Avenue and SE 43rd Street as well as 2,100'± north of Palm Tree Boulevard. The STRAP Numbers associated with this property are 12-45-23-C2-00283.0050 and 12-45-23-C2-00283.0070. Based on information obtained from the City of Cape Coral's Land Development Code, this site has an allowable density of up to 8 units. All utility assessments are reported paid. This property was on the market for 6 months. This sale was verified as an arm's length transaction.



MULTI-FAMILY LAND SALE 5

1948



DATE OF SALE: November 27, 2012

SALE PRICE: \$20,000

SALE PRICE (ADJUSTED): \$20,000

RECORDING: 2012000261546

GRANTOR: Special Acquisitions Holdings, Inc.

GRANTEE: Myfloridaholidays, LLC

FINANCING: Cash or equal

SALE HISTORY: No arm's length sale in the last 5 years

VERIFICATION: Robert Koczara, Broker

ADDRESS: 4824 Palm Tree Drive

STRAP #: 13-45-23-C1-00088.0150

SALE CONDITIONS: Arm's length

UTILITIES: Full

ZONING: DG, Downtown Gateway District

LAND USE: DM, Downtown Mixed

HIGHEST AND BEST USE: Multi-family

SITE AREA: 14,451 SF

0.332 Acres

UNITS/DENSITY: 7 / 21 Units/Acre

UNIT OF VALUE: \$1.38 per SF

\$60,286 per Acre

\$2,857 per Unit

COMMENTS: This multi-family site is located on the northwest corner of Palm Tree Drive and Palmetto Drive, 400'± south of Cape Coral Parkway East. This property was acquired by the adjoining property but was reported by both the listing and selling agents as an arm's length transaction. It is reported this property was on the market for approximately 27 months with a descending list price over that timeframe. As per the City of Cape Coral GIS all utility assessments are paid. Based on information obtained from the City of Cape Coral's Land Development Code, this site has an allowable density of up to 7 units.



COMMERCIAL LAND SALE 1

2021



DATE OF SALE: May 15, 2013

ADDRESS: 2020 Pine Island Road

SALE PRICE: \$1,210,000

STRAP #: 5-44-24-C3.00006.0070; 5-44-24-C3-00006.007A; 5-44-24-C3-0010A.0020; 5-44-24-C3-0010A.0220; 5-44-24-C3-0010A.0210

SALE PRICE (ADJUSTED): \$1,210,000

SALE CONDITIONS: Arm's length

RECORDING: 2013000122147

UTILITIES: Full

GRANTOR: OB Florida CRE, LLC

ZONING: Corridor

GRANTEE: MDT of Cape Coral, LLC

LAND USE: PIRD

FINANCING: Cash

HIGHEST AND BEST USE: Commercial

SALE HISTORY: None in last three years

SITE AREA: 576,299 Square Feet

VERIFICATION: Adam Palmer, Broker (LandQwest)

UNIT OF VALUE: \$2.10 Per Square Foot

COMMENTS: This is the sale of a commercial parcel located on the southeast corner of Pine Island Road and Hibiscus Drive in Cape Coral. It was purchased as an investment for a possible mixed use development.



COMMERCIAL LAND SALE 2

2002



DATE OF SALE: July 18, 2013

ADDRESS: Pine Island Road NE

SALE PRICE: \$5,519,923

STRAP #: 04-44-24-C1-00011.0000; 12.0000

SALE PRICE (ADJUSTED): \$5,244,000

SALE CONDITIONS: Arm's length

RECORDING: 2013000179247

UTILITIES: Full

GRANTOR: Pine Island 32, LLC

ZONING: CORR

GRANTEE: Liberty Health Park, LLC

LAND USE: PIRD

FINANCING: 0% down at 3% and an undisclosed amortization, see comments

HIGHEST AND BEST USE: Commercial

SALE HISTORY: No arm's length sale in the last 3 years

SITE AREA: 1,432,253 Square Feet

VERIFICATION: Harry Lowell, Grantee

UNIT OF VALUE: \$3.66 Per Square Foot

COMMENTS: This is the sale of a commercial parcel located on the northeast corner of Pine Island Road and NE 24th Avenue in Cape Coral. This property is located 1/2 mile southwest of the new VA Hospital at Diplomat Parkway/Corbett Road. The grantee is an undisclosed developer planning on developing the site with a hotel, an ALF and a retail facility. The financing for this sale consist of a PMM with zero down at 3%. The purchaser, at the start of construction of each of the various components of the site, is to pay down the mortgage. Both the grantor and grantee anticipate construction of the entire site to be underway within two (2) years of closing and thus the payoff of the PMM. A 5% downward adjusted to the recorded price of \$5,519,923 is made due to this favorable financing.



COMMERCIAL LAND SALE 3

2001



DATE OF SALE: December 21, 2012

ADDRESS: 4440 Colonial Boulevard

SALE PRICE: \$3,150,000

STRAP #: 33-44-25-P1-00074.0000

SALE PRICE (ADJUSTED): \$3,150,000

SALE CONDITIONS: Arm's length

RECORDING: 2012000285881

UTILITIES: Full

GRANTOR: Colonial Fort Myers Apartments, LLC

ZONING: CG, Commercial General

GRANTEE: Terracap CW Partnership, L.P.

LAND USE: Traditional Community

FINANCING: Cash

HIGHEST AND BEST USE: Commercial

SALE HISTORY: \$12,535,958 in June 2005, as per 4759/2682

SITE AREA: 1,716,264 Square Feet

VERIFICATION: Walter Nelson, Broker

UNIT OF VALUE: \$1.84 Per Square Foot

COMMENTS: This is the sale of a property located on the southwest corner of Colonial Boulevard and Winkler Avenue Extension, in the City of Fort Myers, Florida. It has a service road transitioning through it. The property was acquired as an investment and to be re-marketed as mixed-use. The site size, as provided by the broker, differs slightly from the public records, and is assumed to be correct. The broker indicated this parcel was not on the market at the time of the sale. The owner was approached by the broker, who had a potential buyer who did purchase the property. It was under contract for 1± year before closing. This delayed closing did not impact the purchase price. This sale was verified as an arm's length transaction.



COMMERCIAL LAND SALE 4

1955



DATE OF SALE: June 25, 2012

ADDRESS: 3840 Bonita Beach Rd

SALE PRICE: \$2,650,000

STRAP #: 33-47-25-B4-00295.0010

SALE PRICE (ADJUSTED): \$2,650,000

SALE CONDITIONS: Arm's Length

RECORDING: 2012000161726

UTILITIES: All Available

GRANTOR: Fifth Third Bank

ZONING: MPD

GRANTEE: Bonita Development Company, LLC

LAND USE: Commercial Development

FINANCING: Cash to Seller

HIGHEST AND BEST USE: Commercial Development

SALE HISTORY: None in Prior 3 Years

SITE AREA: 696,960 Square Feet

VERIFICATION: Gary Tasman

UNIT OF VALUE: \$3.80 Per Square Foot

COMMENTS: This site is located on the northerly Bonita Beach Rd SW, east of Vanderbilt Drive. The purchase included 3840-3998 Bonita Beach Rd SW. Also includes STRAP # 33-47-25-B4-00281.00CE; 00296.0000; 00296.0010; 00296.0020; 00296.010A; .00296.0110; .00296.0070; .00282.0000.



COMMERCIAL LAND SALE 5

1873



DATE OF SALE: August 03, 2012

ADDRESS: 8648 Bayshore Road

SALE PRICE: \$2,126,700

STRAP #: 21-43-25-00-00007.002B, et. al

SALE PRICE (ADJUSTED): \$2,126,700

SALE CONDITIONS: Arm's Length

RECORDING: 2012000183123

UTILITIES: All Available

GRANTOR: Bay Shore Property Developer Inc

ZONING: CPD

GRANTEE: Loves Travel Stops & Country Stores Inc

LAND USE: General Interchange

FINANCING: Cash to Seller

HIGHEST AND BEST USE: Commercial Development

SALE HISTORY: None in Prior 3 Years

SITE AREA: 999,266 Square Feet

VERIFICATION: Gary Fluharty (Grantor)

UNIT OF VALUE: \$2.13 Per Square Foot

COMMENTS: There are 7 additional Parcels with this document that have been split after the transaction date. 21-43-25-00-00007.002C, 21-43-25-00-00007.002D, 21-43-25-00-00007.0040, 21-43-25-00-00007.004A, 21-43-25-00-00007.0060, 21-43-25-00-00007.0080, 21-43-25-00-00007.0090. The assemblage of this property consisted of existing pasture land at the southwest quadrant of Interstate 75 and Bayshore Road. The property was originally owned by a developer affiliated with Racetrack Petroleum. The land had a site plan in place for a commercial business park. The recent buyers plan to develop the property into a Love's Travel stop, which will include an 8,000 +/- square feet retail fuel center and a large area of paved parking.



R-1B ZONING - CITY OF CAPE CORAL

Section 2.7 District Regulations

.1 Single-Family Residential Districts (R-1A and R-1B)

A. Purpose and Intent

These districts are established to: (1) encourage and protect single-family development at a variety of densities with varying dimensional requirements; (2) permit other uses generally compatible with such residential uses; and, (3) otherwise implement this Ordinance.

B. Permitted Uses (all districts)

1. Entrance Gates (applicable to private subdivisions with private rights of way) (Ord. 3-97, 2/10/97)
2. Essential Service
3. Family Day Care Home
4. Home Occupation
5. Nature and Wildlife Preserves
6. Parks-Group I
7. Single-Family Dwelling

C. Special Exception Uses (all districts)

1. Assisted Living Facility (Minimum Area 3 acres and PDP) (Ord. 68-98, 11/30/98)
2. Child Care Facility/Preschool/Kindergarten (Ord. 3-97, 2/10/97)
3. Country Club
4. Essential Service Facilities-Group I (Ord. 81-04, 8/2/04)
5. Gate House, within a Planned Development Project only (Ord.36-04, 4/12/04)
6. Golf Course
7. Government Uses-Group II
8. Model Home Site(s) (See Special Regulations)
9. Parks-Groups II and III
10. Places of Worship (1-acre minimum lot area)
11. Religious Facilities (1-acre minimum lot area)
12. Schools: Non-profit, Private, Public, or Parochial-Group I

D. Special Regulations

1. Model Home Sites may be permitted as a Special Exception, subject to the following requirements:
 - a. Minimum site area of 15,000 square feet for the first model home site and a minimum of 10,000 square feet for each additional model home site adjoining.
 - b. The parking lot for each model home site shall be set back a minimum of five (5) feet from the side property line, and fifteen (15) feet from the rear property line. The setback areas shall contain at least a five (5) foot landscaped buffer to the adjoining rear and side properties.
 - c. No parking shall be allowed directly to the rear of a model home on one building site.



- d. Parking: Five (5) paved spaces on site for the first model home site, three (3) additional paved spaces on site for each additional adjoining model.
 - e. Vehicle parking entrance(s) to the model home site shall be from the same street which faces front entrance to the model home site(s) unless this requirement conflicts with Department of Transportation Standards or City of Cape Coral Engineering Design Standards. On corner sites where the garage is on the side of the structure, the entrance to the parking area may be located on the same side as the driveway to the garage.
 - f. Time Limit: Five (5) years maximum, unless the model home site conforms to all other provisions of this Ordinance.
 - g. Deposit Required:
A deposit of funds or other financial instruments payable to the City of Cape Coral is required as a Construction Conversion Deposit to convert the property back to a residential use when the structure is converted or sold. The amount of the deposit to be set forth as follows:
\$5,000.00 for conversion of the parking lot; and,
\$1,500.00 per model home site if driveway is not installed.
The deposit shall be used by the City to remove any parking area not allowed in a residential zone or to convert the property to a residential or other permitted use. Such deposit shall be used when the model home site is abandoned as a model home site, or at the expiration of the model home site time limit, or if the model home site is sold as a residence or other permitted use and not converted to a residence or other permitted use, or if the structure is abandoned as a model home site for thirty (30) consecutive days. Conversion of the model home site must be completed within sixty (60) days of the expiration of the time limit for the model home site, or within sixty (60) days of the structure being abandoned as a model home site, or prior to sale of the model home site for a residential or other permitted use.
Any funds and interest resulting from these funds shall be returned to the party who made the deposit upon conversion of the model home site to a residential or other permitted use if such conversion is done by parties other than the City. Should the City be required to perform the conversion, all unused monies, including interest accrued, shall be refunded to the party making the deposit.
 - h. Model homes sites may be open for business between 9:00 a.m. and 9:00 p.m. daily.
 - i. Outside lighting permitted, except from 10 p.m. to 7 a.m.
 - j. Security Lighting: Two (2) security lights permitted, one at the front and one at the rear of building.
 - k. Model home sites must be used exclusively for the display and sale of the model homes. No construction office or other real estate uses shall be permitted.
2. No structure may be converted from any other use to a residential dwelling unit unless all provisions of this Ordinance regarding residential dwellings are complied with. (Ord. 68-98, 11/30/98)



TABLE R-1
DIMENSIONAL REGULATIONS
(R-1A and R-1B Districts)

<i>DISTRICT</i>	<i>R-1A</i>	<i>R-1B</i>
Minimum Lot Area		
Single-family dwelling	20,000 s.f.	10,000 s.f.
Religious facility	1 acre	1 acre
Minimum Yards (c) (f) (h)		
Front	30 ft. (j)	25 ft. (j)
Side (i)	20 ft. (j)	7.5 ft. (j)
Rear	20 ft. (j)	20 ft. (j)
Minimum Lot Width		
at building line (a)	120 ft.	80 ft.(c)
Minimum Lot Depth	120 ft.	100 ft.
Maximum Building Height	35 ft.	30 ft. (g)
Minimum Living Area (b)		
Waterfront	1,800 s.f.	1,800 s.f. (d)
Non-waterfront	1,700 s.f.	1,100 s.f. (e)

(Ord. 19-00, 4/10/00; Ord. 103-00, 10/23/00)

- (a) All lots shall have a minimum width at the street line of fifty (50) feet, except lots on turn arounds of a permanent dead-end street must have a minimum width of twenty-five (25) feet. See City of Cape Coral Engineering and Design Standards for access.
- (b) The ground floor area of a dwelling, exclusive of garages, storage areas, breezeways, enclosed porches or terraces shall have a minimum of nine hundred (900) square feet of living area. Exceptions may be made where the Federal Emergency Management Agency requires higher elevations. (See Article VI, Section 6.5.B.5).
- (c) The provisions of this district will not prohibit the construction of any new single-family residence at the established thirty-foot setback in an area designated R-1B if the front property line is more than seventy (70) feet, but less than eighty (80) feet, and further provided that the property was platted before April 1, 1974. All side setbacks and rear setbacks must remain in compliance with the remaining portions of this Section.
- (d) A minimum of 1,800 square feet is required when adjacent to a river as defined by the U.S. Army Corps of Engineers. Minimum living area may be reduced to 1,400 square feet only when adjacent to a canal or lake.
- (e) A minimum of 1,400 square feet of living area is required on lots adjacent to a golf course or across from riverfront or saltwater front lots.



- (f) Swimming Pools: Unroofed pools, pools enclosed, or screen enclosures only with open-mesh screening shall be placed at the rear of the principal structure only, not less than ten (10) feet from the rear lot line of any residential lot. Pools, enclosed pools, or screen enclosures may not extend more than ten (10) feet beyond the side of the structure or into the required side setback. Any part of a pool or screen enclosure covered by a roof or enclosed by side walls over six (6) feet in height shall be subject to the limitations regarding location of the structure. The minimum distance requirement from a lot line shall be measured from the exterior of the screen enclosure for a screen enclosure or an enclosed pool and from the waterline of an unenclosed pool. In no instance shall any pool, pool enclosure or screen enclosure, be placed within a utility or drainage easement. (See also Article III, Section 3.10.) (Ord. 3-97, 2/10/97)
- (g) Building height may be increased to 35 feet in an R-1B Zone on 15,000 square foot sites. (Ord. 68-98, 11/30/98; Ord. 103-00, 10/23/00)
- (h) See Article III, Section 3.7 and 3.8.2 for corner lots. (Ord. 103-00, 10/23/00)
- (i) On corner lots of less than 85 feet of width, the side yard setback may be reduced one foot for each one foot of width less than 85 feet. In no case shall the side setback be less than ten feet. In this instance, the fence may be permitted at the same side setback as the house. (Ord. 54-91, 7/22/91; Ord. 103-00, 10/23/00)
- (j) A roof overhang may extend not more than two feet into the side, front, or rear yard, but no part of any roof overhang may extend into any utility or drainage easement. No mechanical equipment, including, but not limited to, air conditioning or pool equipment, shall be located in any utility or drainage easement. (Ord. 19-00, §1, 4/10/00; Ord. 103-00, §1, 10/23/00)
- (k) Minimum yards are for separations between structures in the PDP and adjacent non-PDP properties. Within the project, zero-lot line, clustering, and other lot dimensions may be approved provided that the area of the project is at least three acres and is developed through the PDP process. Structures built to side lot lines must then observe all underwriting standards including a minimum two hour firewall. (Ord. 22-96, 5/6/96; Ord. 19-00, §1, 4/10/00; Ord. 103-00, §1, 10/23/00)



LAND USES

Parks and Recreational facilities are shown in green. These parks and recreational uses include:

- Golf Courses, designated with the letter "G";
- A Major Park, designated with the letters "MP";
- Community Parks, designated with the letters "CP";
- Special parks for diamond sports, including baseball, softball, and Little League, designated with the letter "D";
- Special parks for gridiron sports, including football and soccer, designated with the letter "I";
- A special park for BMX/motorcross bicycling, designated with the letter "X";
- Arts facilities, designated with the letter "A";
- Neighborhood Park facilities designated with the letter "N"; and
- Boat Launch Facilities designated with the letter "B"

Single Family Residential uses are shown in yellow (light yellow in the Reserve Area). Permitted uses include: single family, detached dwelling units on platted sites of 10,000 square feet or larger i.e. densities not to exceed 4.4 units/acre) parks; home offices; nature and wildlife preserves, schools and essential utility services, in accordance with city regulations.



LEGAL DESCRIPTION

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 1652.00 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 840.00 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 NORTHWEST CORNER OF TRACT A OF SAID CAPE CORAL UNIT 14 AND A POINT ON THE SOUTH LINE OF SAID BLOCK 479 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 26°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



LEGAL DESCRIPTION

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 17°26'45" (CHORD=S50°42'25"E, 730.98 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 258 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 56.86 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 244.19 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°17'06" (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°38'33"W, 573.19 FEET) FOR 574.90 FEET TO THE POINT OF TANGENCY, THEN S14°00'00"W FOR 462.41 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°09'01"E ALONG THE WEST LINE OF SAID TRACT C AND THE SAID EAST RIGHT OF WAY LINE FOR 952.57 FEET TO THE SOUTHWEST



LEGAL DESCRIPTION

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°09'01"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: N90°00'00"E FOR 257.03 FEET, N00°00'00"E FOR 900.00 FEET, N90°00'00"W FOR 300.00 FEET, N00°00'00"E FOR 790.43 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=N18°14'19"E, 78.24 FEET) FOR 79.58 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, 290.76 FEET) FOR 299.84 FEET; THENCE RUN S71°55'19"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, S61°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, N66°32'04"E FOR 485.80 FEET, N80°38'24"E FOR 230.45 FEET, S84°00'34"E FOR 368.48 FEET, N38°20'54"E FOR 57.58 FEET AND N15°02'20"W FOR 185.85 FEET TO AN INTERSECTION WITH THE LINE COMMON TO SAID SECTION 1 AND SAID SECTION 12; THENCE RUN THE FOLLOWING COURSES: CONTINUE N15°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°55'22"W FOR 37.19 FEET,



LEGAL DESCRIPTION

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 99.70 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID TRACT B-1 OF SAID CAPE CORAL UNIT 9, BEING ALSO THE SOUTH LINE OF SAID TRACT A OF SAID CAPE CORAL UNIT 15; THENCE RUN THE FOLLOWING COURSES: CONTINUE N00°00'00"E FOR 22.66 FEET, N45°12'08"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 171.99 FEET, N58°39'00"E FOR 197.48 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 9, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 7 TO 18, INCL., OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.



ASSUMPTIONS

Standards Rule 2-2.b.vii

This appraisal is to be used in whole and not in part. This appraisal report has been prepared at a specified point in time as indicated by the date of valuation. Therefore, this report can neither be used prior to, or subsequent to, the effective appraisal date. Market values and conditions change significantly with the passage of time. This report cannot be viewed subsequent to the appraisal date and then reliance placed on values, opinions, and analysis made by the appraiser or other consultants in the report. 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.

No part of this report shall be used in conjunction with any other appraisal. The appraiser(s) herein, by reason of this report, is not required to give testimony or attendance in court or any governmental hearing with reference to the property appraised, unless arranged previously therefore. The consideration for the preparation of this appraisal report is the payment by the client of all charges due the appraiser in connection therewith. Any responsibility of the appraiser for any part of the report is conditioned upon full payment.

Neither all, nor any, part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media without the written consent and approval of the author, particularly as to the valuation conclusion, the identity of the appraiser or firm with which he is connected, or any reference to any professional organization of which the appraiser may be a member.

The property has been appraised as if free and clear, unencumbered by mortgages, liens, delinquent taxes, assessments, special or unusual deed conditions or restrictions, but subject to zoning regulations. An investigation, but no record search, has been made.

All comparable data utilized are confirmed by First American Real Estate Solutions (FARES), the Local Multiple Listing Service (MLS), parties related to the sale, and/or public records. The data used in compiling this report was secured from sources considered reliable and authentic and, so far as possible, was verified. However, no responsibility is assumed for its accuracy or correctness.

Unless otherwise noted, no survey or plans were requested or provided and information regarding the subject property has been gathered from the appropriate public records. It is assumed that the legal descriptions, site sizes and boundaries utilized are correct, that the improvements (if applicable) are entirely and correctly located on the property described, and that there are no encroachments or overlapping boundaries. Unless stated otherwise, legal access to the property is assumed. Marketable title, but not responsibility as to legal matters, is assumed. This appraisal is subject to a current survey and title search.

The appraiser is not qualified to ascertain the presence of internal damages to the subject structure(s) (such as adverse settlement, insect damage, etc.), physical hazards (such as radon, urea formaldehyde foam insulation, asbestos, lead paint, etc.), or environmental conditions (such as wetlands, eagle's nest's, etc.) and assumes no responsibility for such conditions. Information regarding possible conditions was neither requested, nor gathered, in conjunction with this appraisal, and the appraiser hereby reserves the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent information, research, or investigation. Unless otherwise stated in this report, the existence of hazardous materials on the subject property was not observed by the appraisers. However, we are not qualified to detect such conditions. The opinions of value contained herein are predicated on the assumption that no such conditions exist which would cause a loss in value. It is recommended that the user retain an expert in these fields if greater detail is required.

It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report and it is further assumed that all applicable zoning, land use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined and considered in the appraisal report.



This appraisal is subject to all growth management ordinances (i.e. concurrency) both local and state. The appraiser has relied upon representations made by the developer, client or authorities considered to be knowledgeable in this regard. A determination was not made by the appraiser as to the development potential for the property, unless otherwise stated.

Extraordinary Assumptions

Extraordinary Assumption is “an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser’s opinions or conclusions.” Per USPAP standards, please note that the use of extraordinary assumptions might have affected the assignment results. It is strongly recommended that the reader thoroughly read the entirety of these assumptions, as they outline the limitations under which this appraisal is developed.

- This appraisal is subject to receipt of a Protected Species Assessment, a wetlands jurisdictional determination, as well as a geotechnical soil report. For purposes of this assignment, we are assuming there are no significant wetland areas on the subject property. Should a wetlands jurisdictional determination indicate a different conclusion, this appraisal is subject to change. In addition, this appraisal is subject to a Phase 1 Environmental Site Assessment. It is an Extraordinary Assumption of this appraisal that there are no environmental contaminants on the subject property.
- Furthermore, this appraisal is based on the Extraordinary Assumption that the subject property could have a legal use for a residential development despite its existing PK (Park and Recreation Facilities) Future Land Use. Obviously, the property would have to amend the Future Land Use designation, however, based on information provided, we assume residential development would be a probable with a land use change.

Hypothetical Conditions

Hypothetical Condition is “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.” Per USPAP standards, please note that the use of hypothetical conditions might have affected the assignment results. It is strongly recommended that the reader thoroughly read the entirety of these assumptions, as they outline the limitations under which this appraisal is developed. In addition to appraising the property “As Is,” we have been asked to appraise the property under two additional scenarios which are Hypothetical Conditions as follows:

- Scenario #2 - Estimate the market value of the subject property assuming zoning and land use entitlements for single family residential use.
- Scenario #3 - Estimate the market value assuming zoning and land use entitlements for a mixed use development to include 400 single family units, 400 multi-family units, 325,000 square feet of commercial retail space, and 100,000 square feet of office space.