

**Lee County Board Of County Commissioners  
Agenda Item Summary**

**Blue Sheet No. 20021074**

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** To hear the Bid Protest and consider rejection of Quote # Q-020386, The Sale of Property located at 15720, 15761, 15790, 15800, and 15900 Park Way, Fort Myers, Florida, for the Division of County Lands. To consider Dispute Committee's recommendation to uphold County Lands evaluation to reject all quotes.

**WHY ACTION IS NECESSARY:** Pursuant to the Lee County Payment and Procedures Manual, the Board will hear from the parties involved in the protest and may then decide whether to uphold or overturn the Dispute Committee's recommendation, with articulated reasons for the decision.

**WHAT ACTION ACCOMPLISHES:** Resolves the Bid Protest.

<b>2. DEPARTMENTAL CATEGORY:</b> 06 <b>COMMISSION DISTRICT #</b> 5		<b>AP #1</b>	<b>3. MEETING DATE:</b> 10-01-2002
<b>4. AGENDA:</b>	<b>5. REQUIREMENT/PURPOSE:</b> (Specify)	<b>6. REQUESTOR OF INFORMATION:</b>	
<input type="checkbox"/> CONSENT	<input type="checkbox"/> STATUTE	<b>A. COMMISSIONER</b> <b>B. DEPARTMENT</b> Independent <b>C. DIVISION</b> County Lands BY: Karen Forsyth, Director <i>KF</i>	
<input type="checkbox"/> ADMINISTRATIVE	<input type="checkbox"/> ORDINANCE		
<input checked="" type="checkbox"/> APPEALS	<input checked="" type="checkbox"/> ADMIN. CODE AC-41		
<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OTHER		
<input type="checkbox"/> WALK ON			
<b>TIME REQUIRED:</b>	15790 DMO		

**7. BACKGROUND:** On March 25, 2002, the Division of Purchasing received a request from the Division of County Lands to solicit quotes for the Sale of Property Located at 15720, 15761, ~~15790~~, 15800, and 15900 Park Way, Fort Myers, Florida. Sealed quotes were received by the Division of Purchasing on June 4, 2002. On that date three responses were received, in the amounts of \$550,000, \$125,000 and an alternate quote of \$75,000 for a portion of the subject property. The quotations have been thoroughly reviewed and staff recommends all quotes be rejected based upon appraisal data.

On August 6, 2002, Purchasing received the recommendation to reject all bids from County Lands. On August 27, 2002, a "Notice of Intent to Protest" was received from Mr. George Westenbarger. On September 3, 2002, a "Formal Protest" package was received from Mr. George Westenbarger. On September 12, 2002 an informal protest hearing was held by the Dispute Committee to hear the protest from Mr. Westenbarger and then render a decision. The Dispute Committee members were: Jim Lavender, Public Works; Scott Gilbertson, DOT; Emma Wolf, Budget Services. As a result of the protest hearing, the Dispute Committee voted unanimously (3-0) to deny the protest filed by Mr. Westenbarger, and to uphold staffs protest recommendation to reject all bids submitted, and forward the protest to the Board for their decision.

(Background continued on next page)

*PROTEST DMO*

**8. MANAGEMENT RECOMMENDATIONS:**

**9. RECOMMENDED APPROVAL:**

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
					OA	OM	Risk	GC	
<i>K Forsyth</i>	<i>Janet Sheehan 9-18-02</i>	N/A		<i>[Signature]</i> 9/19/02	<i>[Signature]</i> 9/19/02	<i>[Signature]</i> 9/19/02	<i>[Signature]</i> 9/18	<i>[Signature]</i> 9/19/02	<i>[Signature]</i>

**10. COMMISSION ACTION:**

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty

Date: 9/19/02

Time: 8:53 am

Forwarded To:

RECEIVED BY  
COUNTY ADMIN.

9-19-02

10:40

COUNTY ADMIN.  
FORWARDED TO: *OS*

9/20/02

*Tolan*

Attachments: (1) Tabsheet

- (2) Protestors Quote
- (3) Intent to Award Letter
- (4) Bluesheet to reject all bids
- (5) Notice of Intent to file a Protest
- (6) Formal Protest Letter
- (7) Notice of Informal Protest Hearing
- (8) Timeline of Events for Quote Q-020386

QUOTATION NO.: Q-020386	LEE COUNTY, FLORIDA TABULATION SHEET		
OPENING DATE: JUNE 4, 2002	THE SALE OF PROPERTY LOCATED AT		
BUYER: EARL PFLAUMER	LOTS IN THE IDALIA SUBDIVISION, FORT MYERS		
	GEORGE	GEORGE	DONALD V.
VENDORS	WESTENBARGER	WESTENBARGER	CHAMBLEE, MD
Total Lump Sum Quoted	\$550,000.00	\$75,000.00	\$125,500.00
Enclosed Deposit of 10%	\$55,000.00	\$7,500.00	\$12,550.00
Balance to be Paid as Specified	\$495,000.00	\$67,500.00	\$112,950.00
	(entire property)	(dry side lots only)	(entire property)
Are there any Modifications	No	No	No
Is Quote Signed	Yes	Yes	Yes
<b>NO BIDS:</b>			

ATTACHMENT #1

# ATTACHMENT 2

LEE COUNTY, FLORIDA  
PROPOSAL QUOTE FORM FOR  
THE SALE OF PROPERTY LOCATED AT  
15720, 15761, 15790, 15800, & 15900 PARK WAY  
IN FORT MYERS, FLORIDA

DATE SUBMITTED: 6/3/02

VENDOR NAME: George WESTENBARGER

TO: The Board of County Commissioners  
Lee County  
Fort Myers, Florida

Having carefully examined the "General Conditions", and the "Detailed Specifications", all of the which are contained herein, the Undersigned proposes to furnish the following which meet these specifications:

The undersigned acknowledges receipt of Addenda numbers: George Westenbarger

TOTAL LUMP SUM QUOTED	\$ <u>550,000.</u>
ENCLOSED DEPOSIT OF 10%	\$ <u>55,000.</u>
BALANCE TO BE PAID AS SPECIFIED	\$ <u>495,000.</u>

Quoters should carefully read all the terms and conditions of the specifications. Any representation of deviation or modification to the quote may be grounds to reject the quote.

Are there any modifications to the quote or specifications:  
Yes \_\_\_\_\_ No X

Failure to clearly identify any modifications in the space below or on a separate page may be grounds for the quoter being declared nonresponsive or to have the award of the quote rescinded by the County.

MODIFICATIONS:

Quoter shall submit his/her quote on the County's Proposal Quote Form, including the firm name and authorized signature. Any blank spaces on the Proposal Quote Form, qualifying notes or exceptions, counter offers, lack of required submittals, or signatures, on County's Form may result in the Quoter/Quote being declared non-responsive by the County.

**ANTI-COLLUSION STATEMENT**

**THE BELOW SIGNED QUOTER HAS NOT DIVULGED TO, DISCUSSED OR COMPARED HIS QUOTE WITH OTHER QUOTERS AND HAS NOT COLLUDED WITH ANY OTHER QUOTER OR PARTIES TO A QUOTE WHATSOEVER. NOTE: NO PREMIUMS, REBATES OR GRATUITIES TO ANY EMPLOYEE OR AGENT ARE PERMITTED EITHER WITH, PRIOR TO, OR AFTER ANY DELIVERY OF MATERIALS. ANY SUCH VIOLATION WILL RESULT IN THE CANCELLATION AND/OR RETURN OF MATERIAL (AS APPLICABLE) AND THE REMOVAL FROM THE MASTER BIDDERS LIST.**

FIRM NAME: NA  
 BY (Printed): George WESTENBARGER  
 BY (Signature): George Westenbarger  
 TITLE: PRIVATE  
 FEDERAL ID# or S.S.#: 366-58-8041  
 ADDRESS: 1521 SW 54TH TER  
CAPE CORAL FL 33914  
 PHONE NO.: 540-0475  
 FAX NO.: 542-8819  
 CELLULAR PHONE/PAGER NO.: 849-8611  
 LEE COUNTY OCCUPATIONAL LICENSE NO.: 02 320003  
 E-MAIL ADDRESS: MJTE/CAPT@AOL.COM

REVISED: 7/28/00

This document prepared by  
Division of County Lands  
Post Office Box 398  
Fort Myers, Florida 33902-0398

STRAP No: 22-43-26-02-0000C.0010

22-43-26-02-0000 # 0010  
" " " " " 0100  
" " " " " 0110  
22-43-26-02-01004 - 0010

**REAL ESTATE SALES AGREEMENT**

THIS AGREEMENT for real estate purchase and sale is made this 3 day of JUNE, 2002, between LEE COUNTY, a political subdivision of the State of Florida (Seller), and George WESTENBARGER (Buyer) whose address is 1521 SW 54th TR. CAPE CORAL FL 33914, as follows:

1. **AGREEMENT TO SELL AND PURCHASE:** Seller agrees to sell and Buyer agrees to purchase all right, title and interest in that certain parcel of land located in Lee County, Florida, and legally described in "Exhibit A" attached to this agreement.

2. **PURCHASE PRICE:** The purchase price for the property is \$550,000., payable by certified funds at closing.

3. **DEPOSIT:** Seller acknowledges receipt of \$55,000 from Buyer as a deposit that will be credited against the purchase price at closing.

4. **TITLE:** At closing, Seller will convey to Buyer title to the property by Statutory Deed. The parties understand and agree that Buyer is purchasing the property in an "as is" condition and no express or implied warranties or guarantees exist with respect to marketable title, the condition of structures on the property, or the ability of Buyer to obtain title insurance on the property. Buyer acknowledges responsibility for any inquiries or investigations regarding property title or the condition of structures on the property. The parties also agree that Seller has no obligation or liability for the cost to correct any deficiencies discovered by Buyer through investigation or inquiry.

5. **DOCUMENTS AND EXPENSES:** Seller will prepare and execute the Statutory Deed. Buyer is responsible for all other costs resulting under this agreement including but not limited to documentary stamps on deeds, survey or audit costs, special assessment costs that become payable after closing, broker's fees, and other types of closing costs.

6. **TIME AND BINDING AGREEMENT:**

- a. Time is of the essence for closing this transaction.
- b. Buyer's written acceptance of this offer constitutes a binding agreement between the parties, their successors and assigns for the purchase and sale of the property.

7. FAILURE OF PERFORMANCE; ATTORNEY'S FEES:

- a. If the Buyer alone defaults or otherwise fails to perform under this agreement, the parties agree Seller may, after providing written notice to Buyer as to default, retain all deposits paid by Buyer as the agreed upon liquidated damages, consideration for this agreement and as full settlement of any claims. Thereafter, both parties are relieved of any further obligation under this agreement.
- b. If Seller alone defaults or otherwise fails to perform under this agreement, after 30 days written notice from the Buyer to Seller concerning the default, the parties agree Buyer may terminate this agreement and receive a refund of any deposits paid to Seller as agreed upon damages and full settlement of any claims. Thereafter, both parties are relieved of any further obligations under this agreement.
- c. The prevailing party in any litigation arising out of this agreement is entitled to receive reasonable attorney's fees.

8. **CLOSING:** Closing shall take place during normal business hours at such location as Seller may select, within 90 days after execution of the Sales Agreement between Buyer and Seller.

9. **ASSIGNMENT:** The Buyer may not transfer or assign this real estate contract absent express written approval by Lee County acting through its Board of County Commissioners.

10. **AMENDMENT, OTHER AGREEMENTS:** Any amendments to the provisions of this agreement must be in writing, attached and incorporated into this document and signed or initialed by all parties. This agreement represents the entire agreement between the parties.

Ralph Hassano  
Witness

LEIGH HASSANO  
Printed Name of Witness

J.R. West  
Witness

J.R. WEST  
Printed Name of Witness

George Westenberg 6/3/02  
Buyer (Date)

George WESTENBARGER  
Printed Name of Buyer

\_\_\_\_\_  
Buyer (Date)

\_\_\_\_\_  
Printed Name of Buyer

ATTEST:  
CHARLIE GREEN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

LEE COUNTY, FLORIDA, BY ITS  
BOARD OF COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Chairman

APPROVED AS TO FORM

\_\_\_\_\_  
Office of County Attorney

This check has a blue background on white paper and some of the security features on this document include: a Watermark, MicroPrint signature line, and a holographic foil stamp; absence of these features will indicate a copy.

**SUNTRUST**

**Official Check**

87-275/842

470224463

Purchaser

**George E. Westenbarger**

Date

Initials (type)

Center

**UFSP75**

**0116**

**PAY**

**Jun. 4, 2002** \$

**\*\*\*\*\$55,000.00\*\*\*\***

**\*\*55,000.00\*\***

To the  
Order  
of

**ICBACC**

SunTrust Banks, Inc. by its Authorized Agent  
SunTrust Bank



*Shula B. Fules*  
Authorized Signature

Payable at SunTrust Bank

⑈470224463⑈

⑈064202750⑈

⑈7019019996⑈



LEE COUNTY, FLORIDA  
PROPOSAL QUOTE FORM FOR  
THE SALE OF PROPERTY LOCATED AT  
15720, 15761, 15790, 15800, & 15900 PARK WAY  
IN FORT MYERS, FLORIDA

DATE SUBMITTED: 6/3/02

VENDOR NAME: George WESTENBARGER

TO: The Board of County Commissioners  
Lee County  
Fort Myers, Florida

Having carefully examined the "General Conditions", and the "Detailed Specifications", all of the which are contained herein, the Undersigned proposes to furnish the following which meet these specifications:

The undersigned acknowledges receipt of Addenda numbers: George Westenbarger

TOTAL LUMP SUM QUOTED	\$ <u>75,000.</u>
ENCLOSED DEPOSIT OF 10%	\$ <u>7,500.</u>
BALANCE TO BE PAID AS SPECIFIED	\$ <u>67,500.</u>

Quoters should carefully read all the terms and conditions of the specifications. Any representation of deviation or modification to the quote may be grounds to reject the quote.

Are there any modifications to the quote or specifications:

Yes \_\_\_\_\_ No X

Failure to clearly identify any modifications in the space below or on a separate page may be grounds for the quoter being declared nonresponsive or to have the award of the quote rescinded by the County.

MODIFICATIONS:

Quoter shall submit his/her quote on the County's Proposal Quote Form, including the firm name and authorized signature. Any blank spaces on the Proposal Quote Form, qualifying notes or exceptions, counter offers, lack of required submittals, or signatures, on County's Form may result in the Quoter/Quote being declared non-responsive by the County.

ANTI-COLLUSION STATEMENT

THE BELOW SIGNED QUOTER HAS NOT DIVULGED TO, DISCUSSED OR COMPARED HIS QUOTE WITH OTHER QUOTERS AND HAS NOT COLLUDED WITH ANY OTHER QUOTER OR PARTIES TO A QUOTE WHATSOEVER. NOTE: NO PREMIUMS, REBATES OR GRATUITIES TO ANY EMPLOYEE OR AGENT ARE PERMITTED EITHER WITH, PRIOR TO, OR AFTER ANY DELIVERY OF MATERIALS. ANY SUCH VIOLATION WILL RESULT IN THE CANCELLATION AND/OR RETURN OF MATERIAL (AS APPLICABLE) AND THE REMOVAL FROM THE MASTER BIDDERS LIST.

FIRM NAME: NA  
 BY (Printed): George Westenberg  
 BY (Signature): George Westenberg  
 TITLE: PRIVATE  
 FEDERAL ID# or S.S.#: 366-58-8041  
 ADDRESS: 1521 SW 54th Ter  
CAPE CORAL FL 33914  
 PHONE NO.: 941-540-0475  
 FAX NO.: 941-542-8819  
 CELLULAR PHONE/PAGER NO.: 941-849-8611  
 LEE COUNTY OCCUPATIONAL LICENSE NO.: 02 22003  
 E-MAIL ADDRESS: MSTERCAPT@AOL.COM

REVISED: 7/28/00

This document prepared by  
Division of County Lands  
Post Office Box 398  
Fort Myers, Florida 33902-0398

STRAP No: 22-43-26-02-0000H-0010  
22-43-26-02-0000H-0100  
22-43-26-02-0000H-0110  
22-43-26-02-0100H-0010

### REAL ESTATE SALES AGREEMENT

THIS AGREEMENT for real estate purchase and sale is made this 3 day of JUNE, 2002, between LEE COUNTY, a political subdivision of the State of Florida (Seller), and George WESTENBARGER (Buyer) whose address is 1521 SW 54TH TER CAPE CORAL FL 33914, as follows:

1. **AGREEMENT TO SELL AND PURCHASE:** Seller agrees to sell and Buyer agrees to purchase all right, title and interest in that certain parcel of land located in Lee County, Florida, and legally described in "Exhibit A" attached to this agreement.

2. **PURCHASE PRICE:** The purchase price for the property is \$ 75,000., payable by certified funds at closing.

3. **DEPOSIT:** Seller acknowledges receipt of \$ 7,500. from Buyer as a deposit that will be credited against the purchase price at closing.

4. **TITLE:** At closing, Seller will convey to Buyer title to the property by Statutory Deed. The parties understand and agree that Buyer is purchasing the property in an "as is" condition and no express or implied warranties or guarantees exist with respect to marketable title, the condition of structures on the property, or the ability of Buyer to obtain title insurance on the property. Buyer acknowledges responsibility for any inquiries or investigations regarding property title or the condition of structures on the property. The parties also agree that Seller has no obligation or liability for the cost to correct any deficiencies discovered by Buyer through investigation or inquiry.

5. **DOCUMENTS AND EXPENSES:** Seller will prepare and execute the Statutory Deed. Buyer is responsible for all other costs resulting under this agreement including but not limited to documentary stamps on deeds, survey or audit costs, special assessment costs that become payable after closing, broker's fees, and other types of closing costs.

6. **TIME AND BINDING AGREEMENT:**

- a. Time is of the essence for closing this transaction.
- b. Buyer's written acceptance of this offer constitutes a binding agreement between the parties, their successors and assigns for the purchase and sale of the property.

7. FAILURE OF PERFORMANCE; ATTORNEY'S FEES:

- a. If the Buyer alone defaults or otherwise fails to perform under this agreement, the parties agree Seller may, after providing written notice to Buyer as to default, retain all deposits paid by Buyer as the agreed upon liquidated damages, consideration for this agreement and as full settlement of any claims. Thereafter, both parties are relieved of any further obligation under this agreement.
- b. If Seller alone defaults or otherwise fails to perform under this agreement, after 30 days written notice from the Buyer to Seller concerning the default, the parties agree Buyer may terminate this agreement and receive a refund of any deposits paid to Seller as agreed upon damages and full settlement of any claims. Thereafter, both parties are relieved of any further obligations under this agreement.
- c. The prevailing party in any litigation arising out of this agreement is entitled to receive reasonable attorney's fees.

8. **CLOSING:** Closing shall take place during normal business hours at such location as Seller may select, within 45 days after execution of the Sales Agreement between Buyer and Seller.

9. **ASSIGNMENT:** The Buyer may not transfer or assign this real estate contract absent express written approval by Lee County acting through its Board of County Commissioners.

10. **AMENDMENT, OTHER AGREEMENTS:** Any amendments to the provisions of this agreement must be in writing, attached and incorporated into this document and signed or initialed by all parties. This agreement represents the entire agreement between the parties.

Leigh Hassano  
Witness

LEIGH HASSANO  
Printed Name of Witness

[Signature]  
Witness

J.R. WESTER  
Printed Name of Witness

ATTEST:  
CHARLIE GREEN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

George Westenberg 6/30/02  
Buyer (Date)

George WESTENBARGER  
Printed Name of Buyer

\_\_\_\_\_  
Buyer (Date)

\_\_\_\_\_  
Printed Name of Buyer

LEE COUNTY, FLORIDA, BY ITS  
BOARD OF COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Chairman

APPROVED AS TO FORM

\_\_\_\_\_  
Office of County Attorney

This check has a blue background on white paper and some of the security features on this document include: a Watermark, MicroPrint signature line, and a holographic foil stamp, absence of these features will indicate a copy.

**SUNTRUST**

**Official Check**

4702244472

87-275642

Purchaser

George E. Westenbarger

PAY

\*\*\*\*\*\$7,500.00\*\*\*\*

To the Order of

ICBACC

Payable at SunTrust Bank

Date

Jun. 4, 2002 \$

Initials (type)

UFSF75

Center

0116

\*\*\*7,500.00\*\*

SunTrust Banks, Inc. by its Authorized Agent  
SunTrust Bank

*Shula B. Finkle*  
Authorized Signature

⑆4702244472⑆ ⑆064202750⑆

7019019996⑈

LEE COUNTY, FLORIDA  
PROPOSAL QUOTE FORM FOR  
THE SALE OF PROPERTY LOCATED AT  
15720, 15761, 15790, 15800, & 15900 PARK WAY  
IN FORT MYERS, FLORIDA

DATE SUBMITTED: 3 JUN 02

VENDOR NAME: DONALD V CHAMBLEE M.D

TO: The Board of County Commissioners  
Lee County  
Fort Myers, Florida

Having carefully examined the "General Conditions", and the "Detailed Specifications", all of the which are contained herein, the Undersigned proposes to furnish the following which meet these specifications:

The undersigned acknowledges receipt of Addenda numbers: \_\_\_\_\_

TOTAL LUMP SUM QUOTED	\$ <u>125,500</u>
ENCLOSED DEPOSIT OF 10%	\$ <u>12,550</u>
BALANCE TO BE PAID AS SPECIFIED	\$ <u>112,950</u>

Quoters should carefully read all the terms and conditions of the specifications. Any representation of deviation or modification to the quote may be grounds to reject the quote.

Are there any modifications to the quote or specifications:

Yes \_\_\_\_\_ No x

Failure to clearly identify any modifications in the space below or on a separate page may be grounds for the quoter being declared nonresponsive or to have the award of the quote rescinded by the County.

MODIFICATIONS:

Quoter shall submit his/her quote on the County's Proposal Quote Form, including the firm name and authorized signature. Any blank spaces on the Proposal Quote Form, qualifying notes or exceptions, counter offers, lack of required submittals, or signatures, on County's Form may result in the Quoter/Quote being declared non-responsive by the County.

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FIRM NAME Chamblee

BY (Printed): D.V. Chamblee MD

BY (Signature): D.V. Chamblee MD

TITLE: \_\_\_\_\_

FEDERAL ID# or S.S.#: 237-42-0341

ADDRESS: 2412 Wellesley Ave  
CHARLOTTE NC, 28207

PHONE NO.: 704 372 7678

FAX NO.: \_\_\_\_\_

CELLULAR PHONE/PAGER NO.: 704 258 8460

LEE COUNTY OCCUPATIONAL LICENSE NO.: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

REVISED: 7/28/00

THIS MULTI-TONE AREA OF THE DOCUMENT CHANGES COLOR GRADUALLY AND EVENLY FROM DARK TO LIGHT WITH DARKER AREAS BOTH TOP AND BOTTOM



**OFFICIAL CHECK**



ISSUING BRANCH CHARLOTTE - SOUTH PARK - 72609187

DATE MAY 31, 2002 25-1554/440

PAY TO THE LEE COUNTY BOOD

\*\* \$12,550.00 \*

ORDER OF \_\_\_\_\_

\$

TWELVE THOUSAND FIVE HUNDRED FIFTY DOLLARS AND 00 CENTS

DOLLARS

**BB&T**

ISSUED BY: TRAVELERS EXPRESS COMPANY, INC.  
P.O. BOX 9476, MINNEAPOLIS, MN 55480  
DRAWEE: HUNTINGTON NATIONAL BANK, COLUMBUS, OH

DRAWER: BB&T  
AUTHORIZED SIGNATURE

*Elizabeth C. Martin* MP

MEMO/PURCHASER D V CHAMBLEE MD

⑈ 72609187 ⑈ ⑆044015543⑆0160010451092⑈

■ THIS DOCUMENT HAS AN ARTIFICIAL WATERMARK PRINTED ON THE BACK. THE FRONT OF THE DOCUMENT HAS A MICRO-PRINT SIGNATURE LINE AND BORDER. ABSENCE OF THESE FEATURES WILL INDICATE A COPY. ■



### **QUOTE DEPOSIT/LETTER OF AUTHORIZATION**

Each quote must be accompanied by a deposit of U.S. dollars in the form of a certified check or cashier's check (made out to the Lee County Board of County Commissioners), or cash in the amount of 10% of the amount quoted. The County will have the right to retain as its own, such deposit, should award be made and quoter fails or refuses to complete the purchase, per the specification.

If a quote is submitted by a personal representative/agent, a letter of authorization to act on behalf of the quoter is required. The personal representative/agent shall certify that they are currently, properly licensed, as appropriate.

### **DUE DILIGENCE**

Interested parties are encouraged to complete their own due diligence, including a site inspection prior to quoting. Failure to do so will be at the quoter's risk. This specification was prepared with the best information available, however, no warranties shall be implied.

### **BUYER'S RESPONSIBILITIES**

The quoter whose offer the County deems to be the highest acceptable quote shall have 90 days, after notice of award, to complete the transfer process, pay the remainder of the purchase price, and all closing costs. The purchase and transfer will be completed through the Lee County Division of County Lands.

All costs of the sale will be paid by the Buyer, to include, but not be limited to transfer fees, documentary stamps, recording fees, preparation of documents, etc.

### **MINIMUM OFFER**

No minimum quote is required, however, the County reserves the right to reject any and all bids.

The appraised value for Block 4 and Block H, less and excepting Lot 8 is \$68,000.

The appraised value for Lots 1 through 9, Block C is \$451,000.

The appraised value for Block 4, Block H, less and excepting Lot 8, and Lots 1 through 9, Block C, is \$519,000.

A Summary Appraisal Report dated November 13, 1996, and performed by Diversified Appraisal, Inc., is available for **review** at the Lee County Division of County Lands, 1500 Monroe Street, Fort Myers, Florida. Call Teresa Mann at (941) 479-8505 for an appointment.

### **CONTACT**

For additional information regarding purchasing procedures, contact Earl Pflaumer of the Lee County Division of Purchasing Services, at (941) 339-6260. For additional information regarding the property, contact Teresa Mann of the Division of County Lands at (941) 479-8505.

**BOARD OF COUNTY COMMISSIONERS**

Writer's Direct Dial Number: \_\_\_\_\_

Bob Janes  
*District One*

Douglas R. St. Cerny  
*District Two*

Ray Judah  
*District Three*

Andrew W. Coy  
*District Four*

John E. Albion  
*District Five*

Donald D. Stilwell  
*County Manager*

James G. Yaeger  
*County Attorney*

Diana M. Parker  
*County Hearing Examiner*

August 26, 2002

George Westenbarger  
1521 SW 54<sup>th</sup> Terrace  
Cape Coral, Florida 33914

RE: Q-020386 Sale of Property in the Idalia Subdivision

Mr. George Westenbarger:

Thank you for submitting your quote on June 3rd in response to the above referenced project.

After reviewing the quotes submitted, the Purchasing Division would like to communicate Lee County's intent to reject all bids received for this project.

Please find enclosed a tabulation sheet for your records.

"FAILURE TO FOLLOW THE BID PROTEST PROCEDURE REQUIREMENTS WITHIN THE TIMEFRAMES AS PRESCRIBED HEREIN AND ESTABLISHED BY LEE COUNTY BOARD OF COUNTY COMMISSIONERS, FLORIDA, SHALL CONSTITUTE A WAIVER OF YOUR PROTEST AND ANY RESULTING CLAIMS."

Sincerely,  
Lee County Purchasing Division



Earl Pflaumer, CPPB  
Purchasing Agent

cc: Dawn Lehnert, County Attorney's Office  
Project File

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO	3297	
CONNECTION TEL		95428819
CONNECTION ID		
ST. TIME	08/26 11:53	
USAGE T	00'54	
PGS. SENT	3	
RESULT	OK	

8/26/02

---

To: Captain George (Westenbarger)

---

From: Earl Pflaumer  
Lee County Purchasing

---

Please find attached a letter of intent  
and a tabulation sheet!

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO	3298	
CONNECTION TEL		93352606
CONNECTION ID	COUNTY ATTORNEY	
ST. TIME	08/26 11:55	
USAGE T	01'26	
PGS. SENT	4	
RESULT	OK	

8/26/02

To: Captain George (Westenbarger)

From: Earl Pflaumer  
Lee County Purchasing

Please find attached a letter of intent  
and a tabulation sheet!

To: Dawn

8/26/02

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To: Captain George (Westenbarger)

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From: Earl Pflaumer  
Lee County Purchasing

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Please find attached a letter of intent  
and a tabulation sheet!

**Lee County Board of County Commissioners  
Agenda Item Summary**

**Blue Sheet No. 20020895**

**1. REQUESTED MOTION:**

**ACTION REQUESTED:** Accept staff recommendation to reject all bids submitted in response to Formal Quotation #Q-020386, Sale of Property located at 15720, 15761, 15790, 15800, and 15900 Park Way, Fort Myers, Florida, for the Division of County Lands.

**WHY ACTION IS NECESSARY:** On August 29, 2000, the Board took action declaring this property surplus and authorizing the Division of County Lands, in cooperation with the Division of Purchasing Services, to accept sealed quotations to dispose of this surplus property. The Board's action on that date indicated that staff must return to the Board for acceptance or rejection of the quotations.

**WHAT ACTION ACCOMPLISHES:** Fulfills the requirements of the August 29, 2000 action.

**2. DEPARTMENTAL CATEGORY:** 06  
**COMMISSION DISTRICT #:** 5

**3. MEETING DATE:**  
09-03-2002

**4. AGENDA:**

- CONSENT ADMINISTRATIVE
  - APPEALS PUBLIC
  - WALK ON
- TIME REQUIRED:

**5. REQUIREMENT/PURPOSE:**

- (Specify)
- STATUTE 125.35
  - ORDINANCE
  - ADMIN.
  - OTHER Blue Sheet No. 20000827

**6. REQUESTOR OF INFORMATION**

- A. COMMISSIONER
- B. DEPARTMENT Independent
- C. DIVISION County Lands TLM 8-6-02
- BY: Karen L. W. Forsyth, Director *KLF*

**7. BACKGROUND:**

On March 25, 2002, the Division of County Lands forwarded a request to the Division of Purchasing Services to solicit quotations for the Sale of Property located at 15720, 15761, 15790, 15800, and 15900 Park Way in East Lee County. The property is further identified as Strap Nos. 22-43-26-02-0000C.0010, 22-43-26-02-0000H.0010, 22-43-26-02-0000H.0100, 22-43-26-02-0000H.0110, and 22-43-26-02-01004.0010.

Lee County acquired approximately 11.5 acres of this property in 1945 by virtue of Chancery Order Book 22, page 64, for delinquent unpaid real estate taxes. Another contiguous acre was acquired in 1991 funded by the proposed Idalia Tree Farm CIP Project No. 1615. The Tree Farm Project was deleted from the Capital Improvement Program later that year.

The Division of Purchasing Services sent out Notices to Quoters in the appropriate categories on the Lee County Bidder's List and placed a legal advertisement in the local paper on April 11, 2002 and April 18, 2002. In addition, the Division of County Lands placed an advertisement in the real estate classified section of the local paper.

Sealed quotations were received by the Division of Purchasing Services up to June 4, 2002. On that date three responses were received in the amounts of \$550,000, \$125,000, and an alternate quote of \$75,000 for a portion of the subject property. The quotations have been thoroughly reviewed and staff recommends all bids be rejected based upon appraisal data.

ATTACHMENTS: <sup>#1</sup> Tabulation Sheet, <sup>#2</sup> Request for Quotations, <sup>#3</sup> Detailed Specifications, <sup>#4</sup> Division Recommendation, and Blue Sheet No. 20000827.

**8. MANAGEMENT RECOMMENDATIONS:**

**9. RECOMMENDED APPROVAL:**

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
<i>K. Forsyth</i>	<i>E. Blazner</i>	N/A	N/A	<i>Approved 9/12/02</i>	OA <i>8/13/02</i>	OM <i>8/13/02</i>	RISK <i>8/13/02</i>	GC <i>8/13/02</i>	<i>8-14-02</i>
10. COMMISSION ACTION:					IN. TD				
<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED <input checked="" type="checkbox"/> DEFERRED ON 08-29-02 FOR ONE WEEK. <input type="checkbox"/> OTHER DEFERRED INDEFINITELY					8/12 400				
ON 9/3/02 (PER RECAP SHEET)					COUNTY ADMIN. FORWARDED TO:				
					8/14 500				

RECD.  
 BY CO. ATTY.  
 8/12/02  
 10:35 AM  
 CO. ATTY.  
 FORWARDED TO:  
 Admin  
 8/12/02 3:30 PM

# ATTACHMENT 5

George Westenbarger  
1521 SW 54th Terrace  
Cape Coral, FL 33914  
(239) 540-0475

## NOTICE OF INTENT TO FILE A PROTEST

Date Submitted: August 27, 2002

Vendor Name: George Westenbarger

To: Earl Pflaumer, CPPB  
Purchasing Agent  
Lee County Purchasing Division

RE: Q-020386 Sale of Property in the Idalia Subdivision

YOU ARE HEREBY NOTIFIED, that I, George Westenbarger, submits this NOTICE OF INTENT TO FILE A PROTEST in the matter of my rejected Bid for the **“Sale of Property in the Idalia Subdivision Q-020386”**.

Following are a list of grounds to file this Notice of Intent to File a Protest:

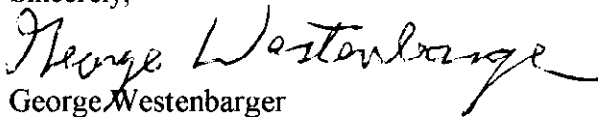
1. The bid package presented by The Lee County Board of County Commissioners, Division of Purchasing was for the entire Idalia Subdivision, consisting of approximately 12.46 acres as a whole. The Bid package also allowed for separate bids for the “dry side” land lots and the “waterfront” lots. There was no mention of separate splits of six lots. My Bid offer was offered as both a “Whole” package and the “Two” splits.
2. As stated on Page 36, Paragraph 2, of the Appraisal prepared by Diversified Appraisals, you will see that my bid is right on target to purchase the property as a whole, according to the Certified Appraiser's opinion.
3. The Lee County Agricultural Property Appraiser, Dale Crosscutt, CFE., felt that the high end of this property would be \$600,000.00, due to the fact of Parkway Road splitting the property, and another individual owning the very center tract. Mr. Crosscutt and myself both agree, as well as Diversified Appraisals, that with the road vacated, and the center tract purchased from its owner, that the property value would be \$800, 000.00 to \$825,000.00. However,

the road is not vacated and the center tract has not been purchased from its owner, thus my Bid is fair.

4. My offer for the off-water lots, is a "more than a fair" bid according to the Property Appraisal prepared by Diversified Appraisals. I do not understand why I should not be awarded those parcels.
5. The Bid package stated that time was of the essence; this bid was place June 4, 2002. I received no communication with anyone in this Bid Process System until I made the attempt to contact Lee County around the 21<sup>st</sup> of August. In the mean time, I assumed I had won the bid, as my bid was the HIGHEST, and proceeded to spend time and money on planning to develop this property. I have lost three months of interest on my money, as I was not informed until August 26, 2002 via facsimile from Earl Pflaumer, Purchasing Agent for Lee County, that County lands rejected my bid.
6. It would be of value at this time to take my Bid for the off water piece of \$75,000.00 and add this to my Bid for the waterfront parcels of \$550,000.00, for a total of \$625,000.00, or award me the off-water section of \$75,000.00 as per your quote sheet.
7. Furthermore, for as many bid packages that were circulated, and for the County to receive only "ONE" serious bid, should be an indication to you that this property is not as valuable as you perceive.

If my proposal is approved, please award me the parcels I bid for and if my protest is rejected, please forward my deposits as soon as possible.

Sincerely,

  
George Westenbarger

cc: Lee County Board of County Commissioners  
Dawn E. Perry-Lehnert, Assistant County Attorney



\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO	3325	
CONNECTION TEL		94798391
CONNECTION ID	LEE COUNTY-COUNT	
ST. TIME	08/27 17:05	
USAGE T	00'55	
PGS. SENT	3	
RESULT	OK	

8/27

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To : Teresa Mann  
County Lands

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From : Earl Pflaumer  
Purchasing

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\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO	3331	
CONNECTION TEL		93352606
CONNECTION ID	COUNTY ATTORNEY	
ST. TIME	08/28 11:55	
USAGE T	00'58	
PGS. SENT	3	
RESULT	OK	

8/28/02

To: Dawn Lehner  
County Attorney's Office

From: Earl Pflaumer  
Purchasing

RE: attached is the letter of protest  
from George Westenbarger

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO	3332	
CONNECTION TEL		93352606
CONNECTION ID	COUNTY ATTORNEY	
ST. TIME	08/28 11:58	
USAGE T	00'58	
PGS. SENT	3	
RESULT	OK	

8/28/02

To: Kristie Kroslack  
County Attorney's Office

From: Earl P. Flaumer  
Purchasing

RE: Protest letter from  
George Westenbarger

September 3, 2002

Earl Pflaumer  
Lee County Purchasing

RE: Q-020386 Sale of Property in the Idalia Subdivision

**FORMAL PROTEST LETTER**

The original letter I submitted on August 27, 2002 covered all the issues involved with my protest. However, I would like to add some additional information for the protest meeting.

Sincerely,

*George Westenbarger*  
George Westenbarger

02 SEP - 3 PM 2:50 JC

George Westenbarger  
1521 SW 54th Terrace  
Cape Coral, FL 33914  
(239) 540-0475

NOTICE OF INTENT TO FILE A PROTEST

~~Date Submitted:~~ August 27, 2002  
~~Vendor Name:~~ George Westenbarger  
~~To:~~ Earl Pflaumer, CPPB  
Purchasing Agent  
Lee County Purchasing Division  
~~RE:~~ Q-020386 Sale of Property in the Idalia Subdivision

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Following are a list of grounds to file this Notice of Intent to File a Protest:

- ~~1. The bid package presented by The Lee County Board of County Commissioners, Division of Purchasing was for the entire Idalia Subdivision, consisting of approximately 12.46 acres as a whole. The Bid package also allowed for separate bids for the "dry side" land lots and the "waterfront" lots. There was no mention of separate splits of six lots. My Bid offer was offered as both a "Whole" package and the "Two" splits.~~
- ~~2. As stated on Page 36, Paragraph 2, of the Appraisal prepared by Diversified Appraisals, you will see that my bid is right on target to purchase the property as a whole, according to the Certified Appraiser's opinion.~~
- ~~3. The Lee County Agricultural Property Appraiser, Dale Crosscutt, CFE., felt that the high end of this property would be \$600,000.00, due to the fact of Parkway Road splitting the property, and another individual owning the very center tract. Mr. Crosscutt and myself both agree, as well as Diversified Appraisals, that with the road vacated, and the center tract purchased from its owner, that the property value would be \$800,000.00 to \$825,000.00. However,~~

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Sincerely,



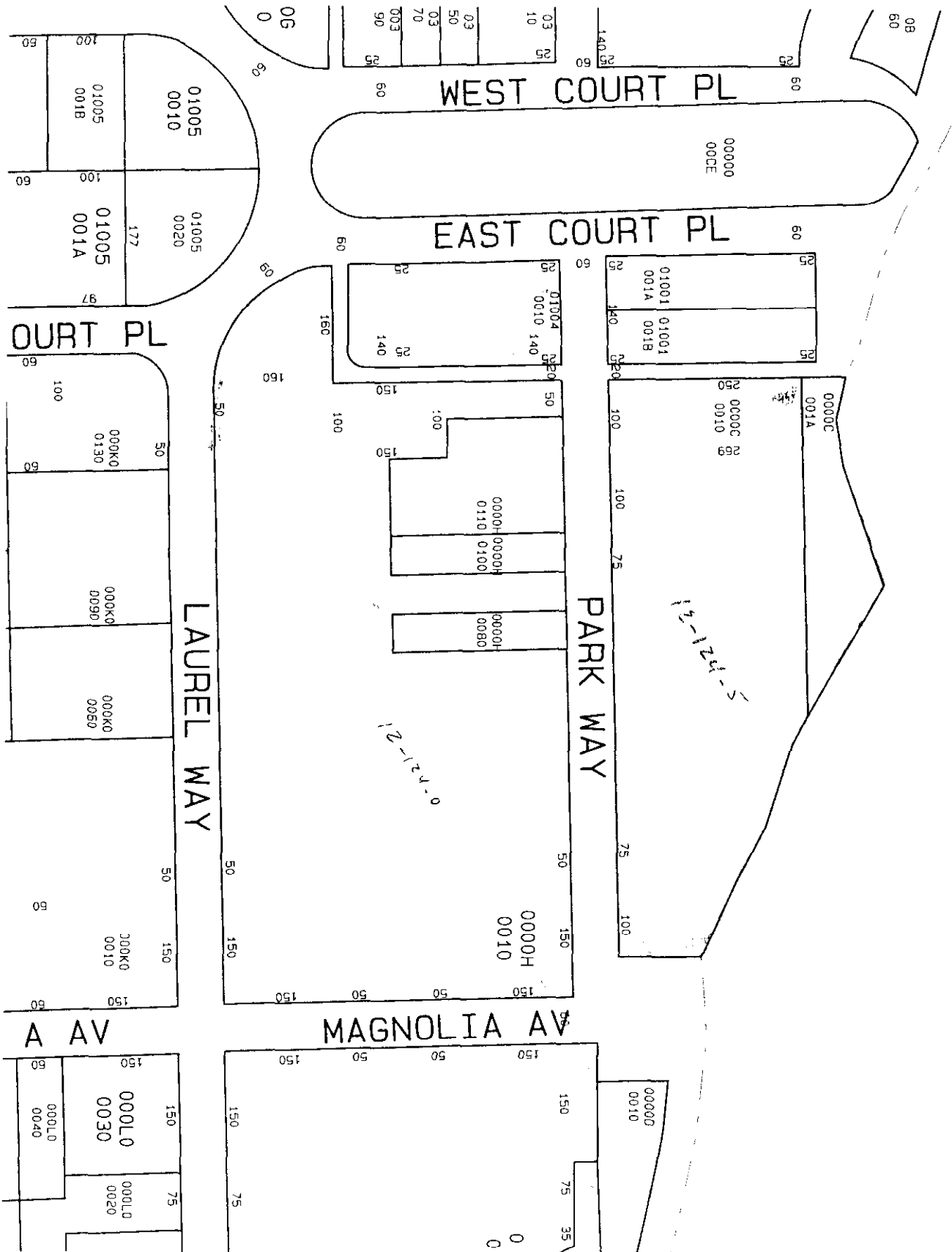
George Westenbarger

cc: Lee County Board of County Commissioners  
Dawn E. Perry-Lehnert, Assistant County Attorney

Title:

Sale of property located at 15720,15761,15790,15800 and 15900 Park Way  
Located in Ft Myers Florida

First I feel that the only TRUE way to determine the adjusted value of this property is by looking at the closed sales, the active and the expired listing close by. Also the only way is to determine the value is to split the water front 3.27 (+/-) acres from the off water 9.2 acres the reason being that they do not connect to each other due to park way another problem exists being that the center of this piece is owned by someone else, I don't feel that highest and best use works here do to the fact you could split this into 23 building lot or 6 large lots but this property is not sold for that use and the bid is on one or two purchases of large pieces



WEST COURT PL

EAST COURT PL

COURT PL

LAUREL WAY

PARK WAY

MAGNOLIA AV

A AV

13-124-5

0-12-121





Florida Gulf Coast

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- Custom Report
- Custom Spread

- One Line
- One Line Plus
- RL One line
- 3 Up Photo
- Summary Photo
- Multi-Photo
- Gallery Photo

Reload Results

RL One Line Report

Criteria: (LN=80024138,80032439,80016404,6005582626851) ORDERED BY  
 PALL TYPE SORT,RL AQ SORT,AREA,LP.

Sold Residential Land/Boat Docks										
MLS#	Block	Lot(s)	Unit	Wtr	Zone	L/Ofc	L/Price	S/Ofc	S/Price	S/Date
<input type="checkbox"/> 80016404 F	00001	000BQ	00	River	AG.2	FIRE	\$249,000	FIRE	\$235,000	05/23/01
<input type="checkbox"/> 80024138 F	1	0	00	Gulf Access*	AG.2	FREX01	\$255,000	FREX01	\$461,500	08/30/01
<input type="checkbox"/> 80032439 B	00025	0000	NA	River	AG.2	PREM	\$395,000	PREM	\$340,000	06/28/02
<input type="checkbox"/> 60055826 F	0	0	0	River	AG.1	FCSB	\$325,000	FCSB	\$300,000	07/28/00
Total Sold Residential Land/Boat Docks Listings: 4							Average Sale Price: \$334,125			
							Average Market Time: 144			

\*\*\*\*\*SUMMARY\*\*\*\*\*

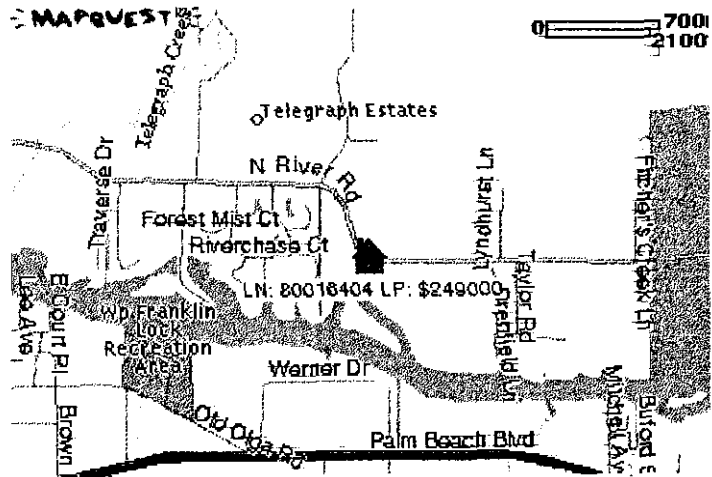
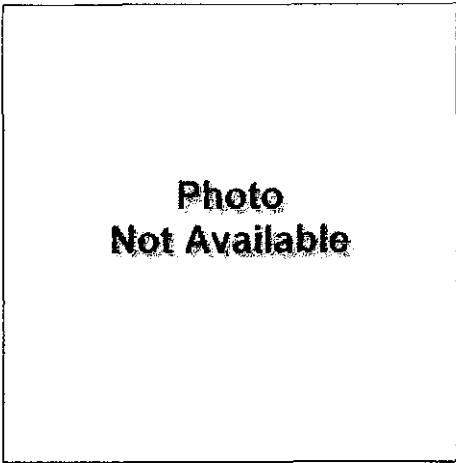
Total Listings: 4			
	High	Low	Average
List Price:	\$395,000	\$249,000	\$306,000
Sale Price:	\$461,500	\$235,000	\$334,125
Average Market Time: 144			



Help

Format Print File





**Residential Land/Boat Docks**

LN: 80016404 F    LO: FIRE    Sect: 24    Area: 4326    Geo Area: FN11    Stat/Type: C / RL  
 Address: 17050 N RIVER RD    SP: \$235,000  
 CT: LEE    PN: 4326240100001000B    PN2:    PA: \$0  
 UT: 00    BE: 00001    LOT: 000BQ    Zone: AG.2    UseCode: 9910  
 LG1: LONGOT ALEX SUBD. PB 1 PG 34 E 1/2 OF W 1/2 LOT 1  
 SD:    DV:  
 Tax Amt: \$4    TXYR: 1998

**GENERAL INFORMATION**

Usage: Single    Lot:  
 Acres: 3.93    Rdfnt: 0    MinSqt: 0    Sqt: 0  
 # Parcels: 1    Rear Exp: South    Elev:    Location: Waterfront  
 Road: Paved    Trees: Mostly Oak    Ground:  
 Waterfront: River    Water Access: Remarks  
 Remarks: RARE CALOOSAHATCHEE WATERFRONT. 4 ACRE HOMESITE WITH PROTECTIVE HARBORAGE. FILLED WITH OAKS.

Subdivision:    Miscellaneous:  
 Boat Dock: None    Length Accom:  
 Documents:  
 Util Avail: Remarks    Water: None  
 Util Onsite:    Sewer: None  
 Terms Considered: BTF-CASH    1st Mtg Balance: \$0  
 1st Mtg Fin:    Mortgagee:    2nd Mtg Balance: \$0  
 Ann Assoc/Maint Fee: 0    Special Asmt: \$0

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

Listing Number: 80016404 F Type: RL

ST: C	LD: 02/12/01	LDR: 02/12/01	LP: \$249,000
DOM: 112	OMD: 06/04/01	XD: 06/12/01	LLP: \$249,000
UD: 06/04/01	CD: 05/23/01	FIN: CASH	SE: \$236,000
STD: 06/04/01	CFLG: NOC	PD: 05/15/01	
SO: FIRE	SAG: 615097	SAG NAME: TODD LAUER	LTYPE: ER

County: LEE Strap/PIN: 4326240100001000B Section: 24 Area: 4326 Geo Area: FN11  
 Address: 17050 N RIVER RD  
 Zip Code: 33920-3208 Range Pricing (Y/N): N City: ALVA Plat Book: 0 Plat Page: 0  
 Land Use: 8910 Unit: 00 Block: 0000T Lot/Tract: 000B Tax Year: 1998 Flood Zone (Y/N): Y  
 2nd Strap/PIN: 4326240100001000B Tax Amount: \$4.00  
 Subdivision Name: Development Name:  
 Legal1: LONGOT ALEX SUBD. PB 1 PG 34 E 1/2 OF W 1/2 LOT 1  
 Legal2:  
 Legal3:

Min Sqft Living Area: 0 Appr Sqft: Acres: 3.93 Price/Acre: \$0 # of Parcels: 1  
 Lot Size: Road Frontage: Zoning Code: AG-2

Directions: N/A  
 Remarks: RARE CALOOSAHAATCHEE WATERFRONT. 4 ACRE HOMESITE WITH PROTECTIVE HARBORAGE. FILLED WITH OAKS.

Office Code: FIRE	Name: INTRACOASTAL REAL ESTA	Phone: 239-728-3000	Fax: 239-728-3800
Listing Agent: 615097	Name: TODD LAUER	Phone: 239-728-2100	Fax:
Appt Phone:	Co-Listor Agent:	Name:	Phone:
Owner's Name:	List Agt Email:	Listing on Public Internet (Y/N): Y	
Comp to Buyer's Agt: 3	Comp to Trans Broker: 3	Comp to Non-Rep Broker: 3	Variable/Dual Comm (Y/N): N

1st Mtg Balance: \$0 2nd Mtg Balance: \$0 Mortgagee:  
 Special Asmt: \$0 Ann Assoc/Maint Fee: 0  
 Terms Consid: BTF-CASH

Length of Accom:  
 Deed Restr:  
 Boat Dock Info: None  
 Documents:  
 Elevation:  
 Ground Cover:  
 Irrigation: None  
 Location: Waterfront  
 Lot Description: 2.5-5 Acres  
 Other Asmt:  
 Other Misc:  
 Onsite Utilities:  
 Photo Instr: Photo Taken  
 Possession: At Closing  
 Rear Exposure: South  
 Road: Paved  
 Sewer: None  
 Show Instr: Call List Office  
 Soil Type:  
 Special Info:  
 Subdivision:  
 Usage: Single  
 Water: None  
 Waterview: River

Trees:	Mostly Oak
Utilities Avail:	Remarks
Water Access:	Remarks
Waterfront:	River

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

## Waterfront Known as Block C Property Sold

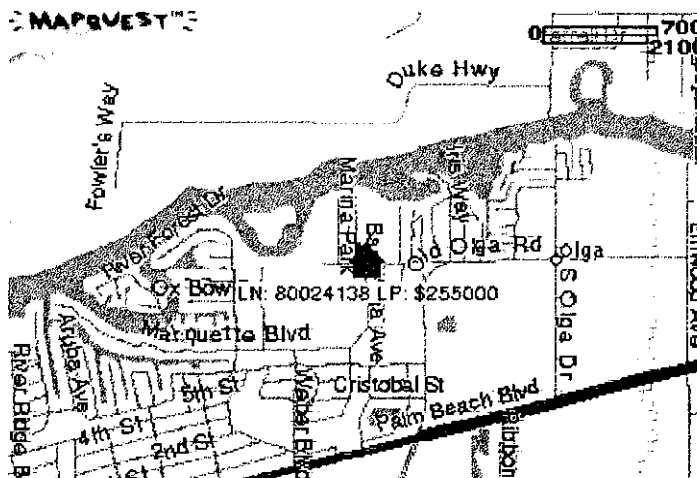
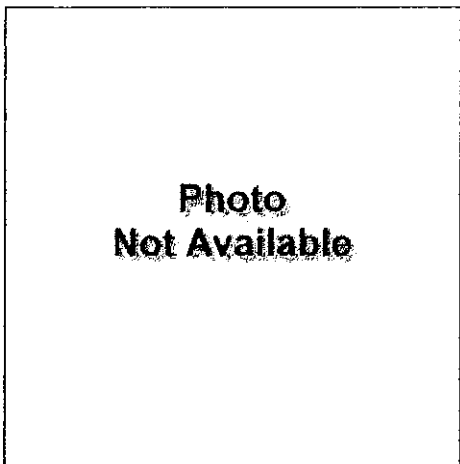
MLS#	Address	Acres	Listed price	Sold Price	Price per Acre	Comments
80016404	17050 N River RD	3.93(4)	\$249,000	\$235,000	\$58,750	Similar to property
80024138	14310 Bigelow Rd	8.6	\$255,000	\$461,500	\$53,668	319 ft of frontage
80032439	14216 Bigelow Rd	5	\$395,000	\$340,000	\$68,000	
60055826	1991 Rialto Way	5.44	\$325,000	\$300,000	\$55,147	394 ft of frontage

	HIGH	LOW	AVERAGE
LIST PRICE	\$395,000	\$249,000	\$306,000
Sale Price	\$461,500	\$235,000	\$334,125
Average Market Time	144		

### Active Listings

MLS#	ADDRESS	ACRES	LIST PRICE	PRICE PER ACRE
80064427	18301 South River Rd	5.44	\$375,000	\$68,934
80029994	1971 N Rialto Way	4.18	\$385,000	\$92,106
80064018	17860 Scout Camp Rd	5.5	\$495,000	\$90,000
80059850	18121 Otter Water Way	5.53	\$598,000	\$108,137

	HIGH	LOW	AVERAGE
List Price	\$598,000	\$375,000	\$463,250



Residential Land/Boat Docks

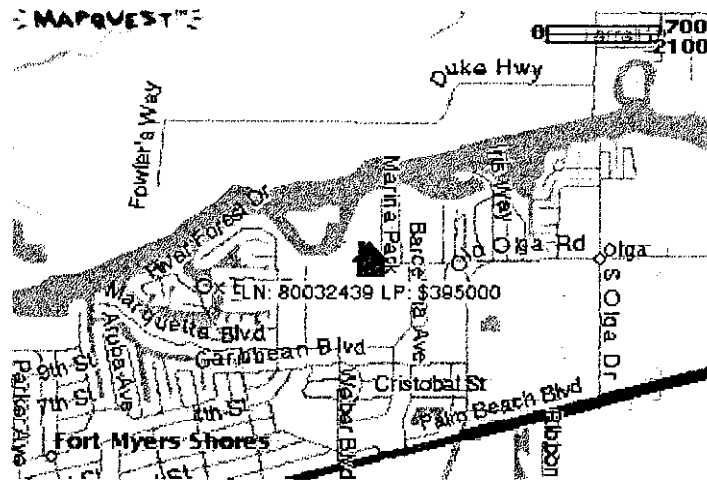
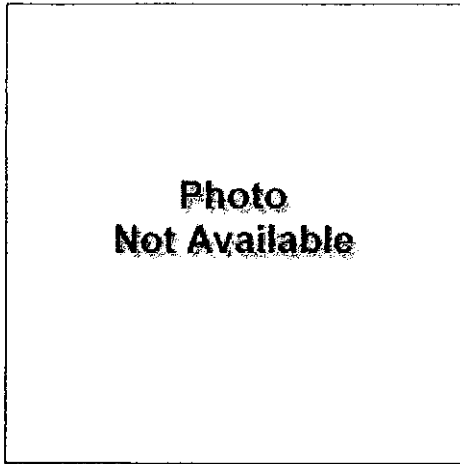
LN: 80024138 F    LO: FREX01    Sect: 21    Area: 4326    Geo Area: FE07    Stat/Type: C / RL  
 Address: 14310 BIGELOW RD    SP: \$461,500  
 CT: LEE    PN: 2143260100001000    PN2:    PA: \$0  
 UT: 00    BE: 1    LOT: 0-    Zone: AG.2    UseCode: 9908  
 LG1: ENGLSIDE LANES SUBD PB 3 PG 52 BLK 1  
 SD: ENGLSIDE LN    DV:  
 Tax Amt: \$3,986    TXYR: 1999

GENERAL INFORMATION

Usage: **Single**    Lot: **156X1012-156X1012**  
 Acres: **4.30**    Rdfnt: **0**    MinSqft: **0**    Sqft: **0**  
 # Parcels: **2**    Rear Exp:    Elev:    Location: **County, Flood Zone, Waterfront**  
 Road: **City/County Maintained, Paved**    Trees: **Mostly Oak**    Ground: **Grass, Remarks**  
 Waterfront: **Gulf Access, Navigable, River**    Water Access: **Dock Included**  
 Remarks: **PROPERTY IS NOW 8.6 ACRES AND IS \$525,000. 319' OF RIVERFRONT. CAN BE SPLIT INTO 4.3+- ACRES EACH. WEST HAS A WORKSHOP-\$270,000. EAST HAS A DOCK \$255,000. WILL BE SUBJECT TO LOT SPLIT. HAS LARGE OAKS OPEN RIVER VIEW WITH BEAGH-LIKE BANK. 2 PONDS W/ ISLAND & CLEARED**

Subdivision: **ENGLSIDE LN**    Miscellaneous:  
 Boat Dock: **Remarks**    Lngth Accom:  
 Documents:  
 Util Avail: **Electric, Trash Removal, Water**    Water: **Central**  
 Util Onsite:    Sewer: **None**  
 Terms Considered:    1st Mtg Balance: **\$0**  
 1st Mtg Fin:    Mortgagee:    2nd Mtg Balance: **\$0**  
 Ann Assoc/Maint Fee:    Special Asmt: **\$0**

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED



**Residential Land/Boat Docks**

LN: 80032439 B    LO: PREM    Sect: 21    Area: 4326    Geo Area: FE07    Stat/Type: C / RL  
 Address: 14216 BIGELOW RD    SP: \$340,000  
 CT: LEE    PN: 21432600000260000    PN2:    PA: \$0  
 UT: NA    BL: 00026    LOT: 0000    Zone: AG.2    UseCode: 0100  
 LG1: DESC OR 805 PG 595 LESS 26.001  
 SD:    DV:  
 Tax Amt: \$3,550    TXYR: 2000

**GENERAL INFORMATION**

Usage: Single    Lot: 509X168X1057  
 Acres: 5.00    Rdfrnt: 509    MinSqft: 0    Sqft: 0  
 # Parcels: 1    Rear Exp: North    Elev: 5-10 Feet    Location: Flood Zone  
 Road: Gravel/Limestone, Private    Trees:    Ground: Brazil Pepper, Grass  
 Waterfront: River    Water Access: Dock

Remarks: BEAUTIFUL SECLUDED RIVERFRONT PROPERTY. 5 - 6 ACRES ON THE SOUTH BANK OF THE CALOOSAHATCHEE RIVER. PROPERTY INCLUDES 2 BD/2 BA HOUSE "AS IS".

Subdivision:    Miscellaneous:  
 Boat Dock: Remarks    Lngth Accom:  
 Documents:  
 Util Avail: Electric, Phone Line, Trash Removal    Water:    Remarks  
 Util Onsite: Electric, Phone Line, Water    Sewer:    Septic  
 Terms Considered: BTF-CASH    1st Mtg Balance: \$0  
 1st Mtg Fin:    Mortgagee:    2nd Mtg Balance: \$0  
 Ann Assoc/Maint Fee:    Special Asmt: \$0

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

Listing Number: **80024138 F** Type: **RL**

ST: <b>C</b>	LD: <b>05/01/01</b>	LDR: <b>05/04/01</b>	LP: <b>\$255,000</b>
DOM: <b>128</b>	OMD: <b>09/08/01</b>	XD: <b>01/01/02</b>	LLP: <b>\$0</b>
UD: <b>09/06/01</b>	CD: <b>08/30/01</b>	FINL: <b>CASH</b>	SP: <b>\$481,500</b>
STD: <b>09/06/01</b>	CFLG: <b></b>	PD: <b>06/10/01</b>	
SO: <b>FREX01</b>	SAG: <b>648089</b>	SAG NAME: <b>LARRY RONCO</b>	CTYPE: <b>ER</b>

County: **LEE** Strap/PIN: **2143260100001000** Section: **21** Area: **4326** Geo Area: **FE07**  
 Address: **14310 BIGELOW RD** City: **FORT MYERS**  
 Zip Code: **33905-4705** Range Pricing (Y/N): **Y** Plat Book: **3**  
 Land Use: **8908** Unit: **00** Block: **1** Lot/Tract: **0**  
 2nd Strap/PIN: **2143260100001000** Tax Amount: **\$3,988.00** Tax Year: **1999** Flood Zone (Y/N): **Y**  
 Subdivision Name: **ENGLESIDE LN** Development Name:  
 Legal1: **ENGLESIDE LANES SUBD PB 3 PG 52 BLK 1**  
 Legal2:  
 Legal3:

Min Sqft Living Area: **0** Appr Sqft: Acres: **4.30** Price/Acre: **\$0** # of Parcels: **2**  
 Lot Size: **156X1012--156X1012** Road Frontage: Zoning Code: **AG.2**

Directions: **HWY 80 TO N ON OLD OLGA TO L ON BIGELOW**  
 Remarks: **PROPERTY IS NOW 9.8 ACRES AND IS \$525,000. 319' OF RIVERFRONT. CAN BE SPLIT INTO 4.3--ACRES EACH. WEST HAS A WORKSHOP \$270,000. EAST HAS A DOCK \$255,000. WILL BE SUBJECT TO LOT SPLIT. HAS LARGE OAKS OPEN RIVER VIEW WITH BEACH LIKE BANK. 2 PONDS W/ ISLAND & CLEARED**

Office Code: **FREX01** Name: **REALTY EXECUTIVES OF F** Phone: **239-437-0400** Fax: **239-437-0597**  
 Listing Agent: **648089** Name: **LARRY RONCO** Phone: **239-693-1959** Fax:  
 Appt Phone: Co-Lister Agent: Name: Listing on Public Internet (Y/N): **Y**  
 Owner's Name: **DENIUS** List Agt Email: Variable/Dual Comm (Y/N): **Y**  
 Comp to Buyer's Agt: **2** Comp to Trans Broker: **2** Comp to Non-Rep Broker: **2**

1st Mtg Balance: **\$0** 2nd Mtg Balance: **\$0** Mortgagee:  
 Special Asmt: **\$0** Ann Assoc/Maint Fee:  
 Terms Consid:  
 1st Mtg Fin:

Length of Accom:  
 Deed Restr:  
 Boat Dock Info: **Remarks**  
 Documents:  
 Elevation:  
 Ground Cover: **Grass, Remarks**  
 Irrigation:  
 Location: **County, Flood Zone, Waterfront**  
 Lot Description: **2.6-5 Acres, 5-10 Acres, Flood Zone**  
 Other Asmt:  
 Other Misc:  
 Onsite Utilities:  
 Photo Instr: **Photo Taken**  
 Possession: **At Closing**  
 Rear Exposure:  
 Road: **City/County Maintained, Paved**  
 Sewer: **None**  
 Show Instr: **Call List Office, Sign on Property**  
 Soil Type: **Dirt**  
 Special Into: **Will Subdivide**  
 Subdivision:  
 Usage: **Single** Trees: **Mostly Oak**  
 Water: **Central** Utilities Avail: **Electric, Trash Removal, Water**  
 Waterview: **River** Water Access: **Dock Included**  
 Waterfront: **Guif Access, Navigable, River**

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

Listing Number: 80032439 B

Type: RL

ST: C	LD: 08/17/01	LDR: 08/21/01	LP: \$395,000
DOM: 318	OMD: 08/29/02	XD: 08/17/02	LLP: \$0
UD: 08/29/02	CD: 08/28/02	FIN: CASH	SE: \$340,000
STD: 08/29/02	CFLG: NOC	PD: 05/15/02	
SO: PREM	SAG: 320870	SAG NAME: ANDREW P. DESALVO	LTYPE: ER

County: LEE	Strap/PIN: 21432800000280000	Section: 21	Area: 4328	Geo Area: FE07
Address: 14216 BIGELOW RD			City: FORT MYERS	
Zip Code: 33905-4729		Range Pricing (Y/N): N	Plat Book: 0	Plat Page: 0
Land Use: 0100	Unit: NA	Block: 00028	Lot/Tract: 0000	
2nd Strap/PIN: 21432800000280000		Tax Amount: \$3,550.00	Tax Year: 2000	Flood Zone (Y/N): Y
Subdivision Name:		Development Name:		
Legal1: DESC OR 805 PG 895 LESS 28.001				
Legal2:				
Legal3:				

Min Sqft Living Area: 0	Appr Sqft:	Acres: 5.00	Price/Acre: \$0	# of Parcels: 1
Lot Size: 509X188X1057		Road Frontage: 509	Zoning Code: AG.2	

Directions: HIGHWAY 80 EAST TO OLD OLGA RD, NORTH TO BIGELOW RD, WEST TO END OF STREET.  
 Remarks: BEAUTIFUL SECLUDED RIVERFRONT PROPERTY. 5-6 ACRES ON THE SOUTH BANK OF THE CALOOSAHOATCHEE RIVER. PROPERTY INCLUDES 2 BD/2 BA HOUSE "AS IS".

Office Code: PREM	Name: PREMIER COMMERCIAL PRO	Phone: 239-992-1200	Fax: 239-947-3891
Listing Agent: 320870	Name: ANDREW P. DESALVO	Phone:	Fax:
Appt Phone: 239-992-1200	Co-Lister Agent:	Name:	Phone:
Owner's Name: POWELL	List Agt Email: ANDREW@PREMIERMAIL.NET		Listing on Public Internet (Y/N): Y
Comp to Buyer's Agt: 5	Comp to Trans Broker: 6	Comp to Non-Rep Broker: 6	Variable/Dual Comm (Y/N): N

1st Mtg Balance: \$0	2nd Mtg Balance: \$0	Mortgagee:
Special Asmt: \$0	Ann Assoc/Maint Fee: -	
Terms Condit: BTF-CASH		
1st Mtg Fin:		

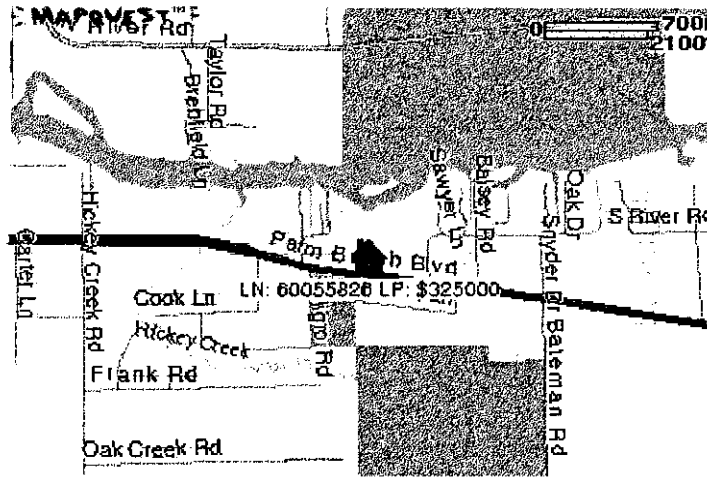
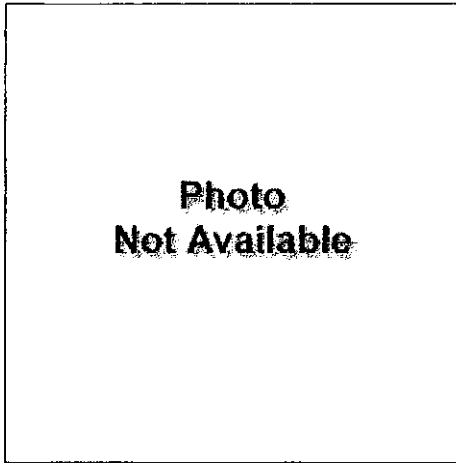
Length of Accom: \_\_\_\_\_

Deed Restr:	Remarks
Boat Dock Info:	
Documents:	
Elevation:	5-10 Feet
Ground Cover:	Brazil Pepper, Grass
Irrigation:	
Location:	Flood Zone
Lot Description:	5-10 Acres, Irregular, Remarks
Other Asmt:	
Other Misc:	
Onsite Utilities:	Electric, Phone Line, Water
Photo Instr:	No Photo
Possession:	At Closing
Rear Exposure:	North
Road:	Gravel/Limestone, Private
Sewer:	Septic
Show Instr:	Call List Office, Sign on Property
Soil Type:	Sandy Loam
Special Info:	
Subdivision:	
Usage:	Single
Water:	Remarks
Waterview:	River

Trees:	
Utilities Avail:	Electric, Phone Line, Trash Removal
Water Access:	Dock
Waterfront:	River

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED





Residential Land/Boat Docks

LN: 60055826 F    LO: FCSB    Sect: 19    Area: 4327    Geo Area: FE08    Stat/Type: C / RL  
 Address: 1991 RIALTO WAY    SP: \$300,000  
 CT: LEE    PN: 19432700000120000    PN2:    PA: \$60,000  
 UT: 0    BL: 0    LOT: 0    Zone: AG:1    UseCode: 9910  
 LG1: PARL IN SW1/4 N OF RD AS DESC OR95 PG135 LES 12.0010  
 SD:    DV:  
 Tax Amt: \$510    TXYR: 99

GENERAL INFORMATION

Usage: Single    Lot: 357X579X394X742  
 Acres: 5.44 Rdfnt: 357 MinSqft: 0    Sqft: 0  
 # Parcels: 0    Rear Exp: North Elev: 0-5 Feet    Location: Remarks  
 Road: Access Road    Trees: Mostly Oak, Mostly Pine, Sabal Palm Ground: Brush, Grass  
 Waterfront: River    Water Access:  
 Remarks: BEAUTIFUL WATERFRONT HOMESITE IN ALVA ON THE CALOOSAHATCHEE RIVER. A BOATER'S DREAM COME TRUE! LOTS OF TREES, NEXT TO FIFTEEN DEED RESTRICTED ACREAGE HOMESITES. HORSES ALLOWED. CALL KATHIE GREEN AT 335-3000 OR 641-1231. LAND OFF SAWYER RD. GATED BUT ACCESSABLE.

Subdivision:    Miscellaneous: -  
 Boat Dock: None    Lngtr Apcom:  
 Documents: Survey  
 Util Avail: Electric, Phone Line, Trash Removal    Water: None  
 Util Onsite: None    Sewer: None  
 Terms Considered: BTF-CASH    1st Mtg Balance: \$0  
 1st Mtg Fin:    Mortgagee:    2nd Mtg Balance: \$0  
 Ann Assoc/Maint Fee: 00    Special Asmt: \$0

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

Listing Number: 60055826 F

Type: RL

ST: C	LD: 04/11/00	LDR: 04/12/00	LP: \$325,000
DOM: 20	OMD: 05/01/00	XD: 04/11/01	LLP: \$325,000
UD: 11/17/00	CD: 07/28/00	FIN: CONV	SP: \$300,000
STD: 11/17/00	CFLG: CLO	PD: 05/01/00	
SO: FCSB	SAG: 671799	SAG NAME: KATHLEEN M GREEN	LTYPE: ER

County: LEE	Strap/PIN: 19432700000120000	Section: 19	Area: 4327	Geo Area: FE08
Address: 1991 RIALTO WAY		Range Pricing (Y/N): N	City: ALVA	Plat Page:
Zip Code: 33920-0000		Block: 0	Plat Book:	Lot/Tract: 0
Land Use: 9910	Unit: 0	Tax Amount: \$510.00	Tax Year: 99	Flood Zone (Y/N): Y
2nd Strap/PIN: 19432700000120000		Development Name:		
Subdivision Name:				
Legal1: PARL IN SW1/4 N OF RD AS DESC OR96 PG135 LES 12.0010				
Legal2:				
Legal3:				

Min Sqft Living Area: 0	Appr Sqft:	Acres: 5.44	Price/Acre: \$80,000	# of Parcels:
Lot Size: 357X579X394X742		Road Frontage: 357	Zoning Code: AG.1	

Directions: CALL LO  
 Remarks: BEAUTIFUL WATERFRONT HOMESITE IN ALVA ON THE GALOOSA HATCHEE RIVER. A BOATER'S DREAM COME TRUE! LOTS OF TREES, NEXT TO FIFTEEN DEED RESTRICTED ACREAGE HOMESITES. HORSES ALLOWED. CALL KATHIE GREEN AT 335-3000 OR 641-1231. LAND OFF SAWYER RD. GATED BUT ACCESSABLE.

Office Code: FCSB	Name: CENTURY 21 SUNBELT RL	Phone: 239-581-5645	Fax: 239-581-5555
Listing Agent: 671799	Name: KATHLEEN M. GREEN	Phone: 239-641-1231	Fax:
Appt Phone:	Co-Lister Agent:	Name:	Phone:
Owner's Name:	List Agt Email: kgreeninfil@aol.com		Listing on Public Internet (Y/N): N
Comp to Buyer's Agt: 5	Comp to Trans Broker: 0	Comp to Non-Rep Broker: 5	Variable/Dual Comm (Y/N): N

1st Mtg Balance: \$0	2nd Mtg Balance: \$0	Mortgagee:
Special Asmt: \$0	Ann-Assoc/Maint Fee: 00	
Terms Consid: BTF-CASH		
1st Mtg Fin:		

Length of Accom:  
 Deed Restr:  
 Boat Dock Info: None  
 Documents: Survey  
 Elevation: 0-5 Feet  
 Ground Cover: Brush, Grass  
 Irrigation: None  
 Location: Remarks  
 Lot Description: 5-10 Acres  
 Other Asmt:  
 Other Misc:  
 Onsite Utilities: None  
 Photo Instr: Photo Provided  
 Possession: At Closing  
 Rear Exposure: North  
 Road: Access Road  
 Sewer: None  
 Show Instr: Call List Office, Sign on Property  
 Soil Type:  
 Special Info:  
 Subdivision: Horse Permitted  
 Usage: Single  
 Water: None  
 Waterview: River

Trees: Mostly Oak, Mostly Pine, Sabal Palm  
 Utilities Avail: Electric, Phone Line, Trash Removal  
 Water Access:  
 Waterfront: River

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

**One Line Report**

Criteria: (MARKET\_CODE=A) AND (PROPERTY\_TYPE=RL) AND (GEOAREA=FE07,FE08,FE03,FN11) AND (WTRFR=T) AND (LTDS=C,D,E) AND (LN=80064427,80029994,80064018,80059805 ) ORDERED BY PALL TYPE SORT,MC,LP

Active Residential Land/Boat Docks									
ML#	Broker	Address	Unit	Block	Lot(s)	Wtr	Area	Lp	St
<input type="checkbox"/> 80064427 F	FJFB	18301 S S RIVER RD	5.44	0000	0000	Well	4327	\$375,000	A
<input type="checkbox"/> 80029994 F	FWCR	1971 N RIALTO WAY	NA	NA	0000	None	4327	\$385,000	A
<input type="checkbox"/> 80064018 F	RMAX01	17860 SCOUT CAMP RD	2.50	00	0040	Asse*	4326	\$495,000	A
<input type="checkbox"/> 80059805 F	AAIM03	18121 OTTER WATER WAY	NA	NA	004B	Rema*	4326	\$598,000	A
<b>Total Active Residential Land/Boat Docks Listings: 4</b>							<b>Average List Price: \$463,250</b>		
<b>Average Market Time:</b>									

\*\*\*\*\*S U M M A R Y\*\*\*\*\*

Total Listings: 4			
	High	Low	Average
List Price:	\$598,000	\$375,000	\$463,250
Sale Price:	\$0	\$0	\$0
Average Market Time:			

Waterfront known as block C property sold

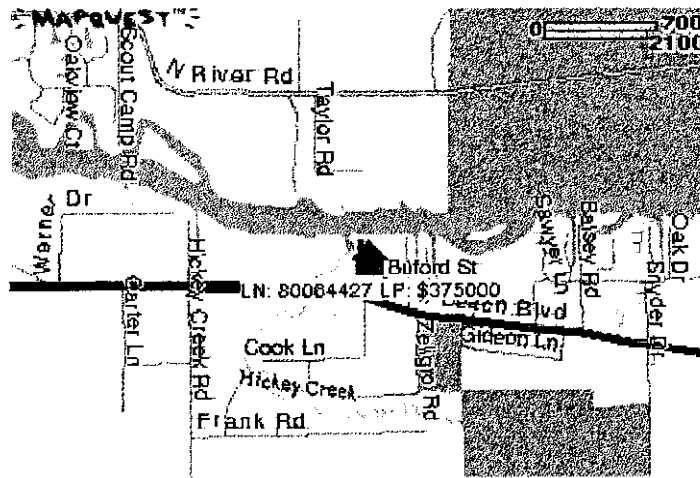
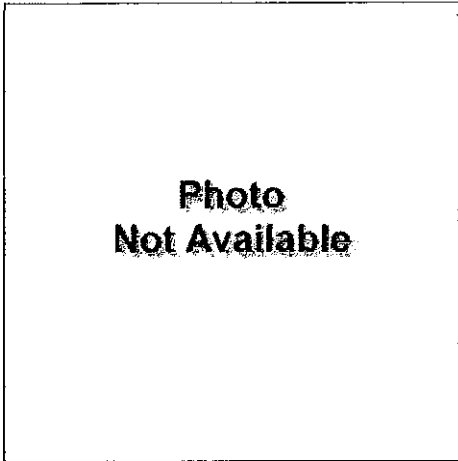
MLS#	Address	Acres	Listed price	Sold Price	Price per Acre	Comments
80016404	17050 N River RD	3.93(4)	\$249,000	\$235,000	\$58,750	Similar to property
80024138	14310 Bigelow Rd	8.6	\$255,000	\$461,500	\$53,668	319 ft of frontage
80032439	14216 Bigelow Rd	5	\$395,000	\$340,000	\$68,000	
60055826	1991 Rialto Way	5.44	\$325,000	\$300,000	\$55,147	394 ft of frontage

	HIGH	LOW	AVERAGE
LIST PRICE	\$395,000	\$249,000	\$306,000
Sale Price	\$461,500	\$235,000	\$334,125
Average Market Time	144		

Active Listings

MLS#	ADDRESS	ACRES	LIST PRICE	PRICE PER ACRE
80064427	18301 South River Rd	5.44	\$375,000	\$68,934
80029994	1971 N Rialto Way	4.18	\$385,000	\$92,106
80064018	17860 Scout Camp Rd	5.5	\$495,000	\$90,000
80059850	18121 Otter Water Way	5.53	\$598,000	\$108,137

	HIGH	LOW	AVERAGE
List Price	\$598,000	\$375,000	\$463,250



Residential Land/Boat Docks

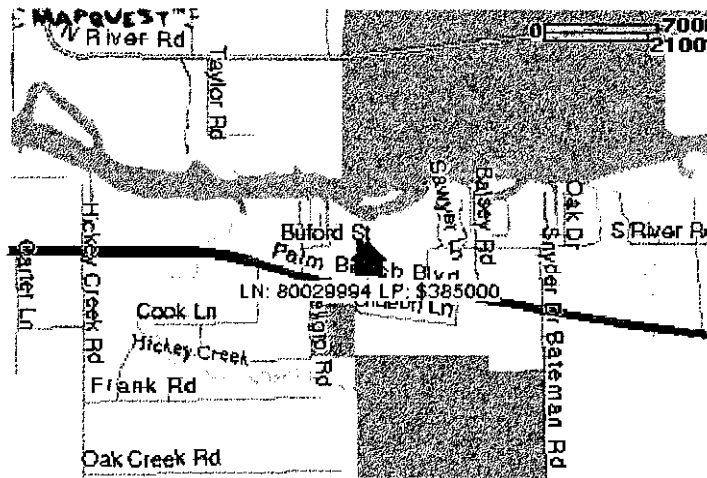
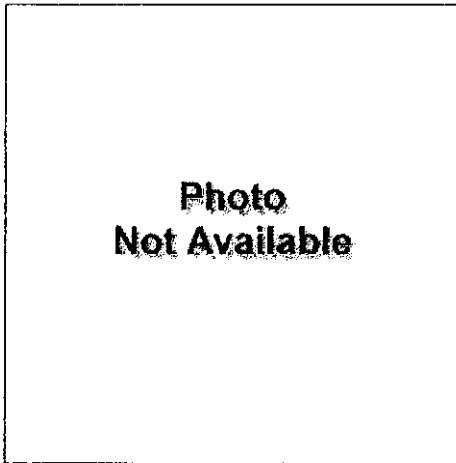
LN: 80064427 F    LO: FJFB    Sect: 19    Area: 4327    Geo Area: FN11    Stat/Type: A / RL  
 Address: 18301 S S RIVER RD    LP: \$375,000  
 CT: LEE    PN: 19432700000120000    PN2:    PA: \$0  
 UT: 5.44    BE: 0000    LOT: 0000    Zone: AG.2    UseCode: 0000  
 LG1: PARL IN SW 1/4 N OF RD AS DECS OR 95 PG 135 LES 1200010  
 SD:    DV:  
 Tax Amt: \$510    TXYR: 1999

GENERAL INFORMATION

Usage: Remarks    Lot: 360X695  
 Acres: 5.44    Rdfrnt: 0    MinSqft: 0    Sqft: 0  
 # Parcels: 1    Rear Exp:    Elev:    Location: Flood-Zone, Waterfront  
 Road: Dirt    Trees:    Ground:  
 Waterfront: Gulf Access, No Bridge, River    Water Access: Unrestricted  
 Remarks: BURSON WEATHERS SIGNS.

Subdivision:    Miscellaneous:  
 Boat Dock: None    Lngth Accom:  
 Documents:  
 Util Avail: Cable, Electric, Phone Line, Water    Water: Well  
 Util Onsite:    Sewer: Septic  
 Terms Considered: BTF-CASH    1st Mtg Balance: \$0  
 1st Mtg Fin:    Mortgagee:    2nd Mtg Balance: \$0  
 Ann Assoc/Maint Fee: 0    Special Asmt: \$0

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED



Residential Land/Boat Docks

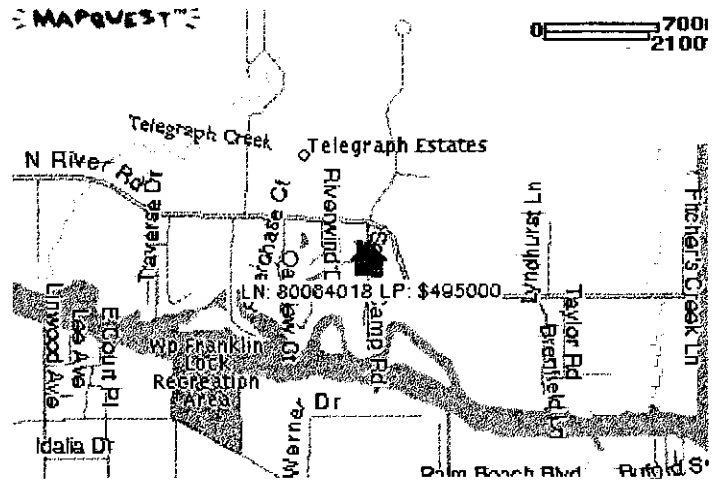
LN: 80029994 F LO: FWCR Sect: 19 Area: 4327 Geo Area: FE08 Stat/Type: A / RL  
 Address: 1971 N RIALTO WAY LP: \$385,000  
 CT: LEE PN: 19432700000130000 PN2: PA: \$0  
 UT: NA BL: NA LOT: 0000 Zone: AG.2 UseCode: 0132  
 LG1: CALL LISTING OFFICE  
 SD: PARL IN S W 1/4 OF S W 1/ DV:  
 Tax Amt: \$2,379 TXYR: 2000

GENERAL INFORMATION

Usage: Single Lot: 346  
 Acres: 4.18 Rdfrnt: 0 MinSqft: 0 Sqft: 0  
 # Parcels: 0 Rear Exp: North Elev: 0-5 Feet Location: Flood Zone  
 Road: Access Road, Dirt, Private Trees: Heavy Wood Ground: Brush  
 Waterfront: River Water Access:  
 Remarks: BEAUTIFUL OLD OAKS BEHIND ISLAND. STILL CAN SEE MAIN INTERCOASTAL.  
 GREAT HOMESITE.(ABOVE LOCKS-FRESHWATER) 364' ON RIVER. GRASS ROAD FROM  
 RIALTO RD. CALL LISTOR FOR DETAILS

Subdivision: PARL IN S W 1/4 OF S W 1/ Miscellaneous:  
 Boat Dock: None Lngth Accom:  
 Documents: Survey Water: None  
 Util Avail: None Sewer: None  
 Util Onsite:  
 Terms Considered: BTF-CASH 1st Mtg Balance: \$0  
 1st Mtg Fin: Mortgagee: 2nd Mtg Balance: \$0  
 Ann Assoc/Maint Fee: 0 Special Asmt: \$0

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED



Residential Land/Boat Docks

LN: 80064018 F \* LO: RMAX01 Sect: 23 Area: 4326 Geo Area: FE07 Stat/Type: A / RL
Address: 17860 SCOUT CAMP RD LP: \$495,000
CT: LEE PN: 23432600000080040 PN2: N/A PA: \$198,000
UT: 2.50 BL: 00 LOT: 0040 Zone: AG.1 UseCode: 9910
LG1: FRM NW COR OF NE 1/4 OF NE 14 OF SEC S 150FT TO POB THN S
SD: FRM NW COR OF NE 1/4 OF N DV: N/A
Tax Amt: \$3 TXYR: 2001

GENERAL INFORMATION

Usage: Single Lot:
Acres: 2.50 Rdfmnt: 40 MinSqft: 0 Sqft: 108900
# Parcels: 1 Rear Exp: Elev: 5-10 Feet Location: County, Waterfront, Remarks
Road: Gravel/Limestone, Private Trees: Partially Trees Ground: Grass, Palmetto
Waterfront: River Water Access: Boat Lift, Dock
Remarks: ALMOST 3 ACRES USEABLE/2.5 DEEDED +/-300 RIVERFRONT
BRAND NEW DOCK BOAT & LIFT/MANY TREES
NEXT TO RIVERWIND COVE
CLEARED AND FILLED/READY TO BUILD

Subdivision: FRM NW COR OF NE 1/4 OF N Miscellaneous: Filled, Remarks
Boat Dock: Electric Available, Remarks Length Accom:
Documents: Abstract
Util Avail: Electric, Underground Water: Assessment Paid
Util Onsite: Electric Sewer: Assessment Paid
Terms Considered: BTF-CASH 1st Mtg Balance: \$0
1st Mtg Fin: NONE Mortgagee: N/A 2nd Mtg Balance: \$0
Ann Assoc/Maint Fee: N/A Special Asmt: \$0

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

## Off Water Property Known as Block H & Block 4

MLS#	Address	Acres	Listed price	Sold Price	Price per Acre
60052331	2400 East Carter Rd	5.7	\$65,000	\$55,000	\$9,650
80010096	19191 Parkinson Rd	5	\$44,900	\$40,000	\$8,000
80034850	23091 Tuckahoe Rd	10	\$120,000	\$108,000	\$10,800

Note: Average cost per acre is  $\$9,500 \times 9.2 = \$87,400$ .

	HIGH	LOW	AVERAGE
LIST PRICE	\$120,000	\$44,900	\$82,450
Sale Price	\$108,000	\$40,000	\$74,000
Average Market Time	98		

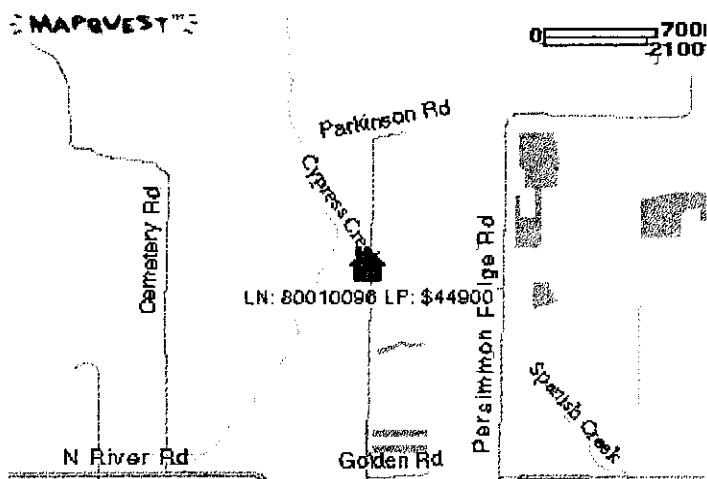
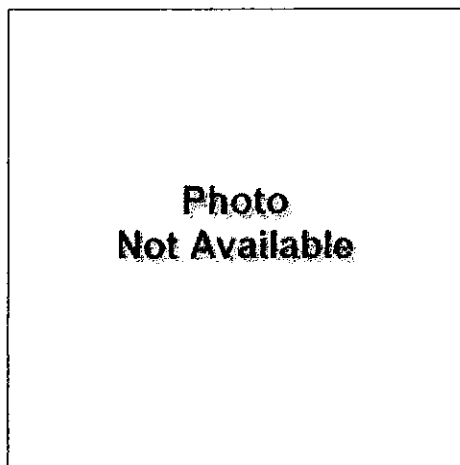
### Active Listings

MLS#	ADDRESS	ACRES	LIST PRICE	PRICE PER ACRE
80066141	0000 Styles Rd	5	\$52,000	\$10,400
80066145	2801 Packing House Rd	5	\$52,000	\$10,400
80066131	0000 Styles Rd	5.7	\$75,000	\$13,157
80066133	0000 Styles Rd	5.7	\$75,000	\$13,157

Average asking Price Per Acre is \$11,778

	HIGH	LOW	AVERAGE
List Price	\$75,000	\$52,000	\$63,500





**Residential Land/Boat Docks**

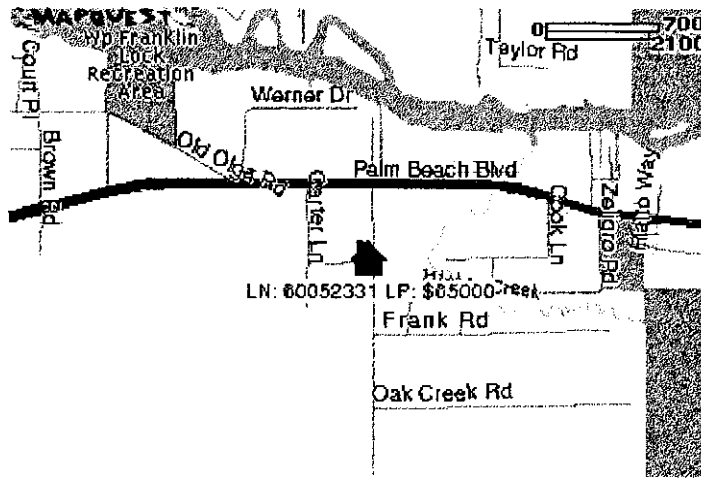
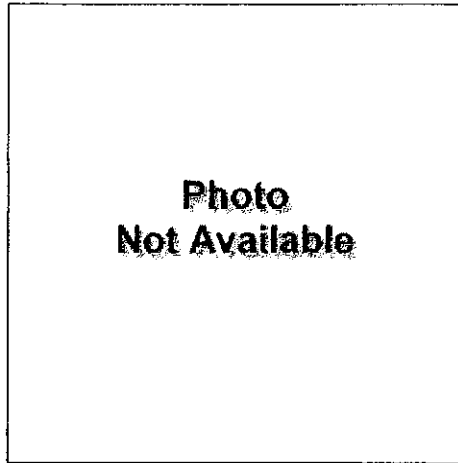
LN: 80010096 F      LO: FREX01      Sect: 9      Area: 4327      Geo Area: FN11      Stat/Type: C / RL  
 Address: 19191 PARKINSON RD      SP: \$40,000  
 CT: LEE      PN: 0943270000002001A      PN2:  
 UT: N/A      BL: 00002      LOT: 1A      Zone: AG.2      UseCode: 9910  
 LG1: N1/2 OF N1/2 OF E 1/2 OF SE 1/4 OF SE 1/4  
 SD:      DV:  
 Tax Amt: \$12      TXYR: 1999

**GENERAL INFORMATION**

Usage: **Grazing, Single**      Lot:  
 Acres: **5.00**      Rdfmt: 0      MinSqft: 0      Sqft: 0  
 # Parcels: **1**      Rear Exp: **West**      Elev:  
 Road: **City/County Maintained, Dirt**      Trees: **Partially Trees**      Location: **County**  
 Waterfront: **None**      Water Access:  
 Remarks: **5 ACRES, FENCED, WELL, ADJACENT TO BABCOCK PRESERVE. SIGN ON PROPERTY. LAST PROPERTY ON THE LEFT HAND SIDE.**

Subdivision:      Miscellaneous: **Fenced**  
 Boat Dock: **None**      Length Accom:  
 Documents:  
 Util Avail: **Electric, Trash Removal**      Water: **Well**  
 Util Onsite:      Sewer: **None**  
 Terms Considered: **BTF-CASH, OWNER-CARRY**      1st Mtg Balance: **\$0**  
 1st Mtg Fin:      Mortgagee:  
 Ann Assoc/Maint Fee: **0**      Special Asmt: **\$0**      2nd Mtg Balance: **\$0**

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED



**Residential Land/Boat Docks**

LN: 60052331 F      LO: FEBA      Sect: 26      Area: 4326      Geo Area: FE08      Stat/Type: C / RL  
 Address: 2400 E CARTER ROAD      SP: \$55,000  
 CT: LEE      PN: 2643260000040000      PN2:      PA: \$0  
 UT: 00      BL: 00      LOT: 00      Zone: AG.2      UseCode: 0100  
 LG1: E 1/2 OF NW 1/4 OF SE 1/4 OF NE 1/4 LESS 54 FT BY 2CHS IN NW CO  
 SD:      DV:  
 Tax Amt: \$870      TXYR: 99

**GENERAL INFORMATION**

Usage: **Manufacturing, Single**      Lot:  
 Acres: 5.70      Rdfrnt: 0      MinSqft: 0      Sqft: 0  
 # Parcels: 0      Rear Exp:      Elev: -      Location: **County, Remarks**  
 Road: **Paved**      Trees:      Ground:  
 Waterfront: **None**      Water Access:  
 Remarks: **RECENTLY SURVEYED. COPY IN LISTING OFFICE. STREAM IN BACK AT PROPERTY LINE  
 5.7 ACRES. NICE TREES. NEW WELL 100' JUST COMPLETED. TAXES REFLECTED DO N  
 INCLUDE ADDITIONAL LAND ADDED. 5.7 ACRES ACCORDING TO NEW SURVEY. NO DEE  
 RESTRICTIONS ARE RECORDED. CALL BETTE FOR DIRECTIONS. SIGN AT ENTRY.**

Subdivision:      Miscellaneous:  
 Boat Dock:      Length Acrom:  
 Documents:  
 Util Avail: **Electric, Phone Line**      Water: **Well**  
 Util Onsite: **None**      Sewer:  
 Terms Considered: **BTF-CASH**      1st Mtg Balance: \$0  
 1st Mtg Fin:      Mortgagee:      2nd Mtg Balance: \$0  
 Ann Assoc/Maint Fee:      Special Asmt: \$0

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

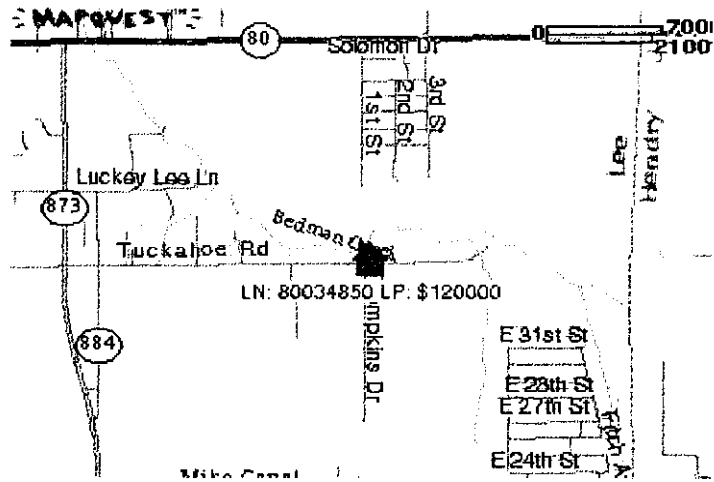
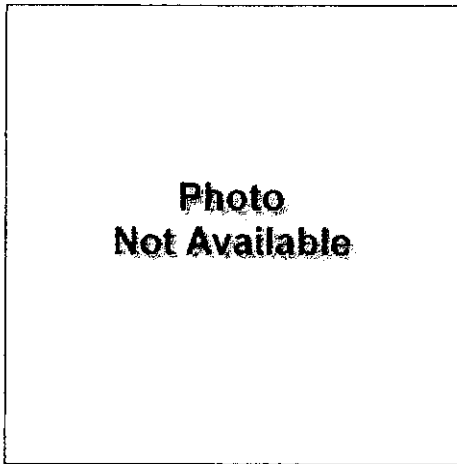
**RL One Line Report**

Criteria: (MARKET\_CODE=O) AND (PROPERTY\_TYPE=RL) AND (LN=60052331,80034850,80010096,80054438) ORDERED BY PALL TYPE SORT,RL AO SORT,AREA,LP

Sold Residential Land/Boat Docks											
MLS#	Block	Lot(s)	Unit	Wtr	Zone	L/Ofc	Lp	S/Ofc	Sp	S/Date	St
60052331 F	00	00	00	None	AG.2	FEBA	\$65,000	FEBA	\$55,000	05/18/00	C
80054438 F	NA	0060	NA	None	AG.2	FIRE	\$38,000	FIRE	\$34,000	06/26/02	C
80010096 F	00002	1A	N/A	None	AG.2	FREX01	\$44,900	FREX01	\$40,000	04/06/01	C
80034850 F	00001	0020	0	Creek	AG.2	FIRE	\$120,000	FREX01	\$108,000	01/09/02	C
Total Sold Residential Land/Boat Docks Listings: 4										Average Sale Price: \$59,250	
										Average Market Time: 98	

\*\*\*\*\*SUMMARY\*\*\*\*\*

Total Listings: 4			
	High	Low	Average
List Price:	\$120,000	\$38,000	\$66,975
Sale Price:	\$108,000	\$34,000	\$59,250
Average Market Time: 98			



Residential Land/Boat Docks

LN: 80034850 F      LO: FIRE      Sect: 36      Area: 4327      Geo Area: FE08      Stat/Type: C / RL  
 Address: 23091 TUCKAHOE RD      SP: \$108,000  
 CT: LEE      PN: 36432700000010020      PN2:      PA: \$0  
 UT: 0      BL: 00001      LOT: 0020      Zone: AG.2      UseCode: 0200  
 LG1: E 1/2 OF W 1/2 OF NW 1/4 OF NW 1/4  
 SD: E 1/2 OF W 1/2 OF NW 1/4      DV:  
 Tax Amt: \$532      TXYR: 2000

GENERAL INFORMATION

Usage: Single      Lot: 330X1320  
 Acres: 10.00      Rdfrnt: 0      MinSqft: 0      Sqft: 0  
 # Parcels: 1      Rear Exp: North      Elev: 5-10 Feet      Location: County, Flood Zone  
 Road: Gravel/Limestone      Trees: Mostly Oak      Ground: Palmetto  
 Waterfront: Creek      Water Access:

Remarks: 10 ACRES COVERED IN OAKS WITH BEDMAN CREEK GOING THROUGH THE PROPERTY.  
 MOBILE HOME WITH WELL, SEPTIC AND LARGE METAL BARN BEING CONVEYED  
 "AS-IS". TENANT OCCUPIED. NO VALUE BEING PLACED ON MOBILE HOME.

Subdivision: E 1/2 OF W 1/2 OF NW 1/4

Miscellaneous:

Boat Dock: None

Lngh Accom:

Documents:

Util Avail: Electric

Water: Well

Util Onsite: Electric

Sewer: Septic

Terms Considered: BTF-CASH, OWNER CARRY

1st Mtg Balance: \$0

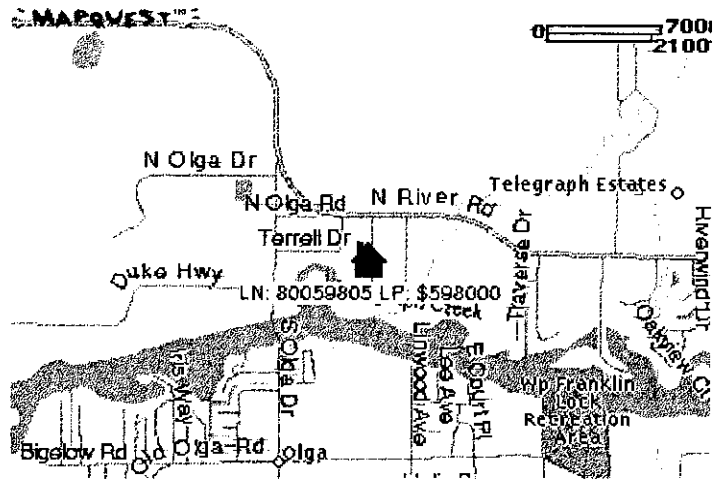
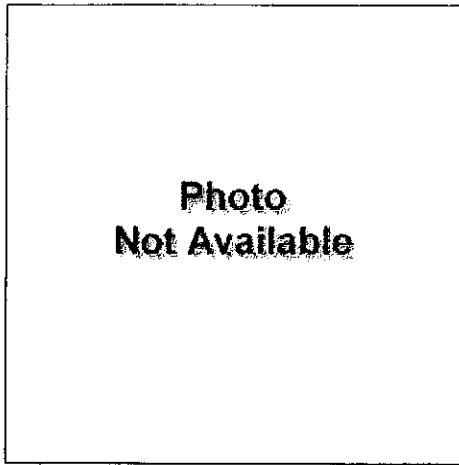
1st Mtg Fin:

Mortgagee:

2nd Mtg Balance: \$0

Ann Assoc/Maint Fee:

Special Asmt: \$0



**Residential Land/Boat Docks**

LN: 80059805 F      LO: AAIM03      Sect: 15      Area: 4326      Geo Area: FN11      Stat/Type: A / RL  
 Address: 18121 OTTER WATER WAY      LP: \$598,000  
 CT: LEE      PN: 154326000012004B      PN2:      PA: \$0  
 UT: NA      BE: NA      LOT: 004B      Zone: AG.2      UseCode: 0132  
 LG1: PARL IN GOV LOT 3 AS DESC IN OR 2050 PG 1413 LESS OR 2365  
 SD: PARL IN GOV LOT 3 AS DES      DV:  
 Tax Amt: \$3,289      TXYR: 2000

**GENERAL INFORMATION**

Usage: **Single**      Lot:  
 Acres: **5.53**      Rdfmnt: **0**      MinSqft: **0**      Sqft: **0**  
 # Parcels: **1**      Rear Exp: **South**      Elev.: **5-10 Feet** Location: **County, Dead End, Flood 2**  
 Road: **Access Road, City/County Maintained, Private Trees:**      Ground: **Grass, Mangrove**  
 Waterfront: **Gulf Access, Lagoon, Mangrove, River**      Water Access: **Beach Access**  
 Remarks: **PRISTINE RIVER FRONT W/ PROTECTED WETLANDS TO YOUR WEST. ALMOST LIKE LIVING ON PENINSULA. ABUNDANT VIEWS OF WATER, COUNTRY SETTINGS, LIFE COULDN'T BE BETTER, VERY UNIQUE PROPERTY ON RIVER, ALSO OXBOW CHANEL. CALL FOR DISCRPTION.**

Subdivision: **PARL IN GOV LOT 3 AS DES**      Miscellaneous:  
 Boat Dock: **None**      Lngth Apcom:  
 Documents: **Deed Restrictions**  
 Util Avail: **Remarks**      Water:      **Remarks**  
 Util Onsite: **None**      Sewer:      **None**  
 Terms Considered:  
 1st Mtg Fin:      Mortgagee:      1st Mtg Balance: **\$0**  
 Ann Assoc/Maint Fee:      Special Asmt: **\$0**      2nd Mtg Balance: **\$0**

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

STRAP: 22-43-26-02-0000H.0080  
10298337

Thu Aug 22, 2002 8:26 AM

Lee County Property Appraiser  
Property Information Record

Owner: BURIK JOHN T  
2235 VIRGINIA AV SE  
FT MYERS FL 33905

Site: 15820 PARK WAY  
ALVA, FL 33920

Other:

Legal: IDALIA  
BLK H PB 3 PG 30  
LOT 8

Sales Information

Sale Date	OR Book/Page	Sale Price	Vac/Imp	Transfer Code
10/01/1989	2103 / 456	4,500	Vacant	06 - Qualified (Fair Marke
10/01/1989	2103 / 455	100	Vacant	01 - Disqualified (Doc Sta

Taxing District Information

District: 181 - FT MYERS SHORES FIRE/E CO SEWER MSTU

Solid Waste Information

Solid Waste District: 003 - Service Area 3 - East Lee County Area  
Solid Waste Unit Area: 0 Tax Amount:

Codes and Other Information

DOR Code: 00 - VACANT RESIDENTIAL  
Year Improved: 0  
First Year Bldg on Roll: 0 Roll Page / Line: 245/350  
Year Created: 1900 Last Maintenance: Thu Jun 15, 2000  
Land Units: 50 FF (50 Front X 225 Deep)

Valuation

	Current	Prior		Current	Prior
Just Value	3,840	3,840	Exemptions		0
Agr Exempt	0	0	Taxable	3,840	3,840
Assessed	3,840	3,840	Building	0	0
SOH Assd	3,840	3,840	Land	3,840	3,840
E & I			New Const.	0	0



LOT CENTER

STRAP: 22-43-26-02-0000C.0010

Fri Aug 23, 2002 7:32 AM

10298297 

Lee County Property Appraiser  
Property Information Record

TOTAL  
\$ 193,680

Owner: LEE COUNTY  
P O BOX 398  
FT MYERS FL 33902

Site: 15761 PARK WAY  
ALVA , FL 33920

Other:

Legal: IDALIA BLK C PB 3 PG 30  
S 250 FT LTS 1 THRU 9

Sales Information

Sale Date	OR Book/Page	Sale Price	Vac/Imp	Transfer Code
09/01/1945	22 / 64		Vacant	03 - Disqualified (Interes

Exemption Information

Type	Description	Year	Renew	Amount	Partial
WLY5	County, Local LEE COUNTY	0	Yes	77,140	No

Taxing District Information

District: 181 - FT MYERS SHORES FIRE/E CO SEWER MSTU

Solid Waste Information

Solid Waste District: 003 - Service Area 3 - East Lee County Area  
Solid Waste Unit Area: 0 Tax Amount:

Codes and Other Information

DOR Code: 86 - COUNTIES-OTHER  
Year Improved: 1975  
First Year Bldg on Roll: 1975 Roll Page / Line: 244/850  
Year Created: 1900 Last Maintenance: Thu Jun 15, 2000  
Land Units: 750 FF (750 Front X 250 Deep)

Valuation

	Current	Prior		Current	Prior
Just Value	77,140	77,140	Exemptions	77,140	0
Agr Exempt	0	0	Taxable	0	0
Assessed	77,140	77,140	Building	0	0
SOH Assd	77,140	77,140	Land	77,140	77,140
E & I			New Const.	0	0

STRAP: 22-43-26-02-01004.0010

Fri Aug 23, 2002 7:30 AM

10298374 

Lee County Property Appraiser  
Property Information Record

Owner: LEE COUNTY  
PO BOX 398  
FT MYERS FL 33902

Site: 15720 PARK WAY  
ALVA , FL 33920

Other:

Legal: IDALIA  
BLK 4 PB 3 PG 30  
LOTS 1 THRU 11 INC

Sales Information

Sale Date	OR Book/Page	Sale Price	Vac/Imp	Transfer Code
09/01/1945	CO22 0064		Unknown	-

Exemption Information

Type	Description	Year	Renew	Amount	Partial
WLY5	County, Local LEE COUNTY	0	Yes	18,080	No

Taxing District Information

District: 181 - FT MYERS SHORES FIRE/E CO SEWER MSTU

Solid Waste Information

Solid Waste District: 003 - Service Area 3 - East Lee County Area  
Solid Waste Unit Area: 0 Tax Amount:

Codes and Other Information

DOR Code: 86 - COUNTIES-OTHER  
Year Improved: 0  
First Year Bldg on Roll: 0 Roll Page / Line: 245/740  
Year Created: 1900 Last Maintenance: Thu Jun 15, 2000  
Land Units: 270 FF (270 Front X 140 Deep)

Valuation

	Current	Prior		Current	Prior
Just Value	18,080	18,080	Exemptions	18,080	0
Agr Exempt	0	0	Taxable	0	0
Assessed	18,080	18,080	Building	0	0
SOH Assd	18,080	18,080	Land	18,080	18,080
E & I			New Const.	0	0



10298339 

Lee County Property Appraiser  
Property Information Record

Owner: LEE COUNTY  
P O BOX 398  
FT MYERS FL 33902

Site: 15790 PARK WAY  
ALVA , FL 33920

Other:

Legal: IDALIA  
BLK H PB 3 PG 30  
LOTS 11 + 12 + 13

Sales Information

Sale Date	OR Book/Page	Sale Price	Vac/Imp	Transfer Code
04/01/1991	2217 / 2658	13,000	Vacant	03 - Disqualified (Interes
01/01/1900	446 / 100		Unknown	-

Exemption Information

Type	Description	Year	Renew	Amount	Partial
WLY5	County,Local	0	Yes	11,120	No

Taxing District Information

District: 181 - FT MYERS SHORES FIRE/E CO SEWER MSTU

Solid Waste Information

Solid Waste District: 003 - Service Area 3 - East Lee County Area  
Solid Waste Unit Area: 0 Tax Amount:

Codes and Other Information

DOR Code: 86 - COUNTIES-OTHER  
Year Improved: 0  
First Year Bldg on Roll: 0 Roll Page / Line: 245/370  
Year Created: 1900 Last Maintenance: Thu Jun 15, 2000  
Land Units: 150 FF (0 Front X 0 Deep)

Valuation

	Current	Prior		Current	Prior
Just Value	11,120	11,120	Exemptions	11,120	0
Agr Exempt	0	0	Taxable	0	0
Assessed	11,120	11,120	Building	0	0
SOH Assd	11,120	11,120	Land	11,120	11,120
E & I			New Const.	0	0

10298338

Lee County Property Appraiser  
Property Information Record

Owner: LEE COUNTY  
P O BOX 398  
FT MYERS FL 33902

Site: 15800 PARK WAY  
ALVA , FL 33920

Other:

Legal: IDALIA  
BLK H PB 3 PG 30  
LOT 10

Sales Information

Sale Date	OR Book/Page	Sale Price	Vac/Imp	Transfer Code
01/01/1991	2199 / 3500	4,900	Vacant	03 - Disqualified (Interes
01/01/1900	260 / 899		Unknown	-

Exemption Information

Type	Description	Year	Renew	Amount	Partial
WLY5	County, Local	0	Yes	3,840	No

Taxing District Information

District: 181 - FT MYERS SHORES FIRE/E CO SEWER MSTU

Solid Waste Information

Solid Waste District: 003 - Service Area 3 - East Lee County Area  
Solid Waste Unit Area: 0 Tax Amount:

Codes and Other Information

DOR Code: 86 - COUNTIES-OTHER  
Year Improved: 0  
First Year Bldg on Roll: 0 Roll Page / Line: 245/360  
Year Created: 1900 Last Maintenance: Thu Jun 15, 2000  
Land Units: 50 FF (50 Front X 225 Deep)

Valuation

	Current	Prior		Current	Prior
Just Value	3,840	3,840	Exemptions	3,840	0
Agr Exempt	0	0	Taxable	0	0
Assessed	3,840	3,840	Building	0	0
SOH Assd	3,840	3,840	Land	3,840	3,840
E & I			New Const.	0	0

10298336

Lee County Property Appraiser  
Property Information Record

Owner: LEE COUNTY  
PO BOX 398  
FT MYERS FL 33902

Site: 15900 PARK WAY  
ALVA , FL 33920

Other: Legal: IDALIA BLK H PB 3 PG 30  
LOTS 1 THRU 7 9 + 14  
THRU 33

Sales Information

Sale Date	OR Book/Page	Sale Price	Vac/Imp	Transfer Code
09/01/1945	22 / 64		Vacant	03 - Disqualified (Interes

Exemption Information

Type	Description	Year	Renew	Amount	Partial
WLY5	County, Local LEE COUNTY	0	Yes	73,500	No

Taxing District Information

District: 181 - FT MYERS SHORES FIRE/E CO SEWER MSTU

Solid Waste Information

Solid Waste District: 003 - Service Area 3 - East Lee County Area  
Solid Waste Unit Area: 0 Tax Amount:

Codes and Other Information

DOR Code: 86 - COUNTIES-OTHER  
Year Improved: 0  
First Year Bldg on Roll: 0 Roll Page / Line: 245/340  
Year Created: 1900 Last Maintenance: Thu Jun 15, 2000  
Land Units: 7.35 AC (0 Front X 0 Deep)

Valuation

	Current	Prior		Current	Prior
Just Value	73,500	73,500	Exemptions	73,500	0
Agr Exempt	0	0	Taxable	0	0
Assessed	73,500	73,500	Building	0	0
SOH Assd	73,500	73,500	Land	73,500	73,500
E & I			New Const.	0	0

George Westenbarger  
 1521 SW 54<sup>th</sup> Terrace  
 Cape Coral, FL, 33904  
 230-540-0475 Phone  
 239-849-8611  
 e-mail: numonerealtor@aol.com

**Summary of Block C, Block H, & Block 4**

	HIGH	LOW	AVERAGE
<b>LIST PRICE WATERFRONT</b>	<b>\$395,000</b>	<b>\$249,000</b>	<b>\$306,000</b>
List Price Land	\$120,000	\$44,900	\$82,450
List Price Together	\$515,000.00	\$293,900.00	\$388,450.00
Sale Price Waterfront	\$461,500	\$235,000	\$334,125
Sale Price Land	\$108,000	\$40,000	\$74,000
Sale Price Together	\$569,500	\$275,000	\$408,125
Average cost per acre sold 9,500 Off Water 9.2			\$87,4000
Average cost water front Property 3.27			\$388,450.00
Average Sold Price (together)			\$475,850
Average List Cost Waterfront			\$500,000
Average List Cost Off Water			\$108,500
Average List Cost Together			\$608,500

**Summary Note:**

I came to my totals and figures using this method:

- ◆ Using the sold prices of \$478,850 and asking price \$608,500. The average price is \$542,175.
- ◆ If center 50x225 was purchased and Parkway rd was vacated the average sold price would be \$ 813,873. And the average list price of \$1,240,956..
- ◆ Please keep in mind that Lee County has it set up that the buyer must pay closing cost which is normally done by the seller (Closing costs include: doc stamps, title ins, closing costs) this expense alone can add up to another \$10,000 dollars. And there are no real estate commissions being paid out that would total \$55,000
- ◆ Other additional costs include vacating roads that include attorney fees to open a road to the property; these fees could run an additional \$20,000.
- ◆ The eastern half of the waterfront would not be able to have a dock due to being to close to the locks
- ◆ Also something NOT considered: There is also the cost of having to buy the center portion of land that is owned by another owner.
- ◆ The appraisals must meet the bank appraisal to get the loan for the property; this is NOT based on highest or best use.

◆ Also we have to consider the surrounding neighbor being multi family and rentals homes

**George Westenbarger**  
**1521 SW 54<sup>th</sup> Terrace**  
**Cape Coral, Fl., 33904**  
**230-540-0475 Phone**  
**239-849-8611**  
**e-mail: numonerealtor@aol.com**

August 23, 2002

Lee County  
Southwest Florida  
1500 Monroe St  
Fort Myers, Fl., 33901  
Attention Teresa Mann

Dear Ms. Mann:

~~After sitting with Dale Crosscut who is the Lee County Ag Appraiser regarding the property I bid on located at 15720, 15761, 15790, 15800, 15900, Park Way in Fort Myers Fl., he concurred that the assessed value is: **\$183,680**. And the sale fair market value should be no higher than **\$600,000**. Remember again hue pays closing and real estate fees~~

~~I feel that my bid is very fair and there should be know problem if you can't sell the whole project than there should be know problem with selling of the off water blocks 4, and H as I am right on the money and you yourself allowed the bidding that way. The road is the big thing (there really is no comp just like it is a very weird peace with the road) not to mention that one piece in the middle not owned by lee county. Also the question was raised about past value. Answer: the past proposal was figured on the highest and best use as per dale Crosscut help yes the water front went up and the of water stead the same or dropped. enclosed is a copy of the center lot owners tax role he paid \$4,500. And the just value is \$3,840. He mentioned that it would be hard for he to get the just value and lucky to get his \$4,500.~~

*Diversified Appraisal, Inc.*  
*Real Estate Appraisers and Consultants*

*Ted A. Dickey, MAI*  
*State-Certified General Appraiser*  
*Certification # 0000570*

*David C. Vaughan, MAI, MBA*  
*State-Certified General Appraiser*  
*Certification # 0000569*



8 July 2002



Lee County Division of County Lands  
P.O. Box 398  
Fort Myers, FL 33902-0398

Attn: Mr. Robert Clemens

RE: Job #060208 - Summary Appraisal Report of Proposed Idalia  
Surplus Lands, Project #8617, Lee County,  
Florida, CN No. 99-09, STA 27

Dear Mr. Clemens:

As you requested, a detailed on-site inspection and analysis was made of the subject property on 28 June 2002. Within the attached summary appraisal report, please find enclosed a detailed description of the subject property.

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

This appraisal is not based upon a minimum valuation, a specific valuation or the approval of a loan. The appraisal report is intended to comply with the Uniform Standards of Professional Appraisal Practice adopted by the Appraisal Standards Board of the Appraisal Foundation, as well as the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute. Mr. David C. Vaughan has complied with the Uniform Standards of Professional Appraisal Practice, Competency Rule. I certify that I have had no past, present or future contemplated interest in the real estate, and to the best of my knowledge, the facts contained herein are true and correct.

Lee County  
Page Two  
8 July 2002

The purpose of the appraisal is to estimate the market value of the subject property. Market value as set forth in Title 12 of the Code of Federal Regulations 564.2 (f) is:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently 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 each acting in what they consider their own best interest.
- c. A reasonable time is allowed for exposure in the open market.
- d. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; 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.

The function of the appraisal is understood to be for use as a basis of value for internal accounting purposes and/or in the sale of the property.

The appraiser did not detect and has no knowledge of the existence of any hazardous materials or substances on the site. This appraisal assumes that no such materials exist to the extent that they would have an effect on the value. If any hazardous materials or substances are found on the site, then this appraisal is subject to re-analysis. The appraiser is not an expert in this field.



Lee County  
Page Three  
8 July 2002

The subject property is appraised as of 28 June 2002, the date of a detailed on-site inspection, which was made by David C. Vaughan, MAI.

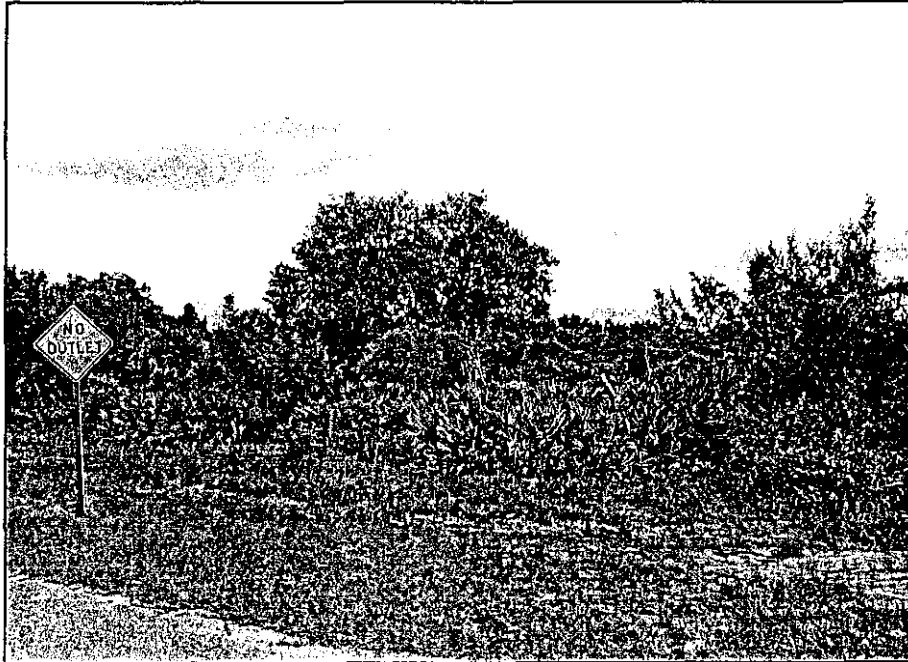
Based on my inspection, analysis, and data research, and information contained in the appraiser's work file, it is my opinion that the undivided fee simple interest of the subject property, "as is" and as of 28 June 2002, is:

EIGHT HUNDRED THOUSAND DOLLARS. . . . . (\$800,000)

Sincerely,

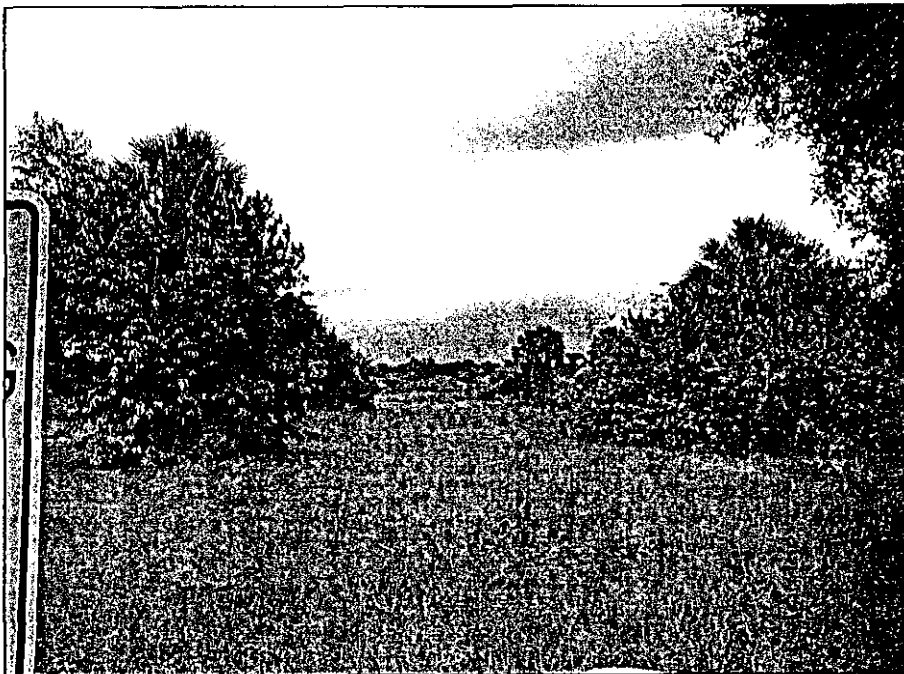


David C. Vaughan, MAI  
State-Certified General Appraiser  
Certification #0000569



WRONG

5. SOUTHEASTERLY PHOTO OF BLOCK 4



6. EASTERLY PHOTO OF PARK WAY ROW

IDENTIFICATION OF THE SUBJECT

The subject property consists of vacant land located in East Fort Myers along the southerly side of the Caloosahatchee River. The location is north of Olga Road and west of the Franklin Locks. The property contains a total of 12.46 acres according to a boundary survey provided to the appraiser. The legal description for the subject property is as follows:

Lots 1-11, Block 4, Idalia, as recorded in Plat Book 3, Page 30 of the public records of Lee County, Florida.

Lots 1-7 and 9-33, Block H, Idalia, as recorded in Plat Book 3, Page 30 of the public records of Lee County, Florida.

Block C, Idalia, as recorded in Plat Book 3, Page 30 of the public records of Lee County, Florida.

SCOPE/APPRAISAL DEVELOPMENT AND REPORTING PROCESS

The property being appraised consists of vacant land located in East Fort Myers. The property consists of numerous platted lots in three separate blocks. There are nine platted lots in Block C. All of these lots benefit from frontage on the Caloosahatchee River. In this instance, it is my opinion that the highest and best use for the subject property is to sell all of the lots as if they were riverfront lots connecting Block C to Block H and Block 4's lots. Even though there is a 60' wide road easement between the lots, the road has not been developed and could possibly be vacated. Even if not vacated, because the road hasn't been developed would basically serve as additional land for each of the parcels. In addition, most of the parcels in the Alva and East

WRONG  
CENTER  
LOT

Fort Myers area that front on the river are being sold as acreage lots now. There has been an extremely strong demand at present for these types of lots. The excess land or rear land would add a significant amount of greater value than if sold off as separate. The scope of the appraisal is complete. The appraiser has utilized the only applicable approach to value, which is the Sales Comparison Approach. In this instance, I will be valuing the lots based on a discounted sellout analysis of the projected six sellable riverfront-lots that I will describe later in the report. In addition, I will be comparing this value indication to a value indication based on a bulk sale of the entire subject parcel. In order to develop the opinion of value, the appraiser performed a complete appraisal process, as defined by the Uniform Standards of Professional Appraisal Practice. The Summary Appraisal Report is a brief recapitulation of the appraiser's data, analysis and conclusions. Supporting documentation is contained in the appraiser's work file.

STATEMENT OF OWNERSHIP/PURCHASE HISTORY/TAX INFORMATION

The owner of record of the subject property is presently Lee County. The appraiser is aware of no arms length transactions of the property over the previous five years. The following tax information is presented.

MARKET AREA ANALYSIS (Continued)

acres on Buckingham Road from Marcell Padou for \$250,000 or \$3,247 per acre. Also, Six Star Properties purchased 350 acres on the north side of Buckingham Road in East Fort Myers, a mile east from Buckingham Park from Waterway Group, Inc. for \$1,297,761 or \$3,708 per acre. Six Star specializes in assembling properties for development as residential communities.

The main residential subdivisions in this area are Fort Myers Shores, Riverdale Shores, Olga, Paradise Shores, Riverdale Estates, and River Forest. East of Buckingham Road, the development is more rural residential. Most homes east of Buckingham Road are built on

2 to 10 acre tracts. Riverfront parcels can range in value from \$150,000 to \$200,000 for a single acre to ±\$30,000 to \$60,000 an

acre for larger acreage tracts. Larger off water acreage tracts typically range in price from ±\$3,500 per acre to ±\$6,500 per acre.

Smaller off-water residential tracts in the primary market area typically sell for between \$10,000 to \$15,000 per acre for ±2

acres. \$8.12 DIFF

542 175

The largest subdivision is Fort Myers Shores. Fort Myers Shores is a subdivision lying to the north of S.R. 80, to the east of S.R. 31, and to the west of Olga Drive. This area is approximately three square miles. The typical home in this subdivision is a single story, concrete block and stucco home, about 5 to 20 years in age, with a value ranging from \$45,000 to \$80,000. Some homes

3.27  
490,500

9.2  
59,800

550.300

639  
654 - CC, COM, TIME : 579,600 + OW 59,800 - 51,875

FINAL ( )  
MO

## ANALYSIS OF HIGHEST AND BEST USE

When valuing a parcel of real estate, understanding market behavior is essential. When estimating market value, highest and best use identifies the most profitable use for the property. Highest and best use is defined in The Appraisal of Real Estate, 12th Edition, Page 305, as:

The reasonably probable and legal use of vacant land or an improved property that is physically possible, legally permissible, appropriately supported, financially feasible, and that results in the highest value.

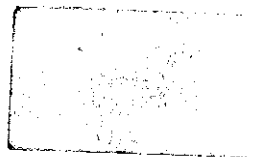
The revised edition of the Real Estate Appraisal Terminology text defines highest and best use as follows:

That reasonable and probable use that supports the highest present value, as defined, as of the effective date of the appraisal.

Alternatively, that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in highest land value.

The definition immediately above applies specifically to the highest and best use of land. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use.

Implied within these definitions is recognition of the contribution of that specific use to community environment or to community development goals in addition to wealth maximization of individual property owners. Also implied is that the determination of highest and best use results from the appraiser's judgment and analytical skill, i.e., that the use determined from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of most probable selling price (market value) another appropriate term to reflect highest and best use



ANALYSIS OF HIGHEST AND BEST USE (Continued)

	<u>Total Acreage</u>
Parcel 5 (150') - Block C, Lots 7 & 8 Block H, Lots 2 thru 4, and 27 thru 29	2.0654
Parcel 6 (100') - Block C, Lot 9 Block H, Lots 1 and 30 thru 33	1.739

I have come to this conclusion after recognizing that offwater lots have an extremely low value in the primary subject market area in the ~~\$7,000 to \$10,000~~ <sup>63-90000</sup> per homesite range. In addition, riverfront acreage is selling at an all time high in the primary subject market area. Lots that were selling for prices of approximately \$100,000 an acre a year ago are now in excess of \$175,000 or more for asking prices.   
3.2 560

An analysis of Sale 3 in my report indicated that the seller had purchased the property 1 year prior for \$280,000, then he subdivided the property he purchased into 2 lots, one of which was the sale property which he sold for \$300,000. The escalation is considered to be attributable to the scarcity of waterfront lots in the primary subject market area, the advancement of waterfront lots throughout Lee County, including the primary subject market area and Cape Coral, and the presence of major developers now coming into the area including Bonita Bay. Three of the lots I have described would have a minimum of 100' of frontage while three of

ANALYSIS OF HIGHEST AND BEST USE (Continued)

the lots would have 150' of frontage. It is my opinion that the contributory value of the excess land to the rear of the riverfront lots is significantly greater than it would be to sell off as separate vacant lots. In addition, the sell off as separate offwater vacant lots would hurt the desirability of the riverfront lots. Vegetation in the overall subject tract and the layout could make the sellout of six riverfront large acreage lots relatively easy in this instance.

Conclusion: In conclusion, it is my opinion that the highest and best use for the subject parcel is to sell as six vacant riverfront lots.

BUT IS NOT SPLIT THAT WAY  
HAS ROADS ALLEY AND LAND TO  
BE BOUGHT



SALES COMPARISON APPROACH (Continued)

Parcel 3 which is a 150' wide lot with 2.0043 acres has a projected retail value of \$200,000.

Parcel 4 which is a 2.1725 acre riverfront lot with 150' of river frontage has a projected retail sales price of \$210,000.

Parcel 5 which is a 2.0654 acre lot with 150' of river frontage has a projected retail sales price of \$205,000.

Parcel 6 which is a 1.739 acre lot with 100' of frontage has a projected retail sales price of \$175,000.

This gives a gross sellout for the various lots of \$1,160,000 or \$193,333 per lot.

This gross sellout amount from the lots does not represent the market value of the remaining lots. This represents the total sales income to be received without consideration for carrying costs and accounting for the time delay receipt of money. The discounted value will represent the actual market value of the entire project if sold as a single entity. Numerous expenses will be discussed in detail in the discounted cash flow analysis section of this report.

6 Lots 800  
133.333  
400,000  
299,999  
less 2 clos  
on 350 & 11 PAY

123  
590  
- 50  
5  
500K  
6.49  
AL  
97

SALES COMPARISON APPROACH (Continued)

value that an entrepreneur could afford to pay for the remaining lots. The discounted cash flow analysis as it relates to the subject property can be applied as indicated on the following pages, describing the cash inflows and outflows as they relate specifically to the subject property.

Expenses: In the discounted cash flow analysis, from the gross sellout and gross income of the lots and ancillary income, expenses are deducted from the resulting net income and the discounted for an indicated value to one purchaser. The following assumptions detail each component of the cash flow.

Commission: A sales commission expense of 7% will be utilized as an allowance for the cost of selling the lots. This is a typical expense for an inhouse marketed subdivision.

Real Estate Taxes: In this instance because the subject lots are county owned, there are no taxes. However, based on the current assessment, anyone purchasing the lots would be required to pay taxes at an estimated cost of \$50.00 per month per lot.

Development Costs: In this instance, I am assuming development costs of \$50,000, allocated \$10,000 each month for the first 5 months of owning the property.

DALE CROSSCUT  
AG APP

TOPS \$600,000.00



10298530



Lee County Property Appraiser  
Property Information Record

Owner: COCHRAN DARIUS + AMANDA  
7574 TANIA LN  
N FT MYERS FL 33917

Site: 17860 SCOUT CAMP RD  
ALVA , FL 33920

Other:

Legal: FRM NW COR OF NE 1/4 OF NE 1/4  
OF SEC S 150FT TO POB THN S  
888.02 THN SE 137FT THN NE 135  
THN NW 830 FT

Sales Information

Sale Date	OR Book/Page	Sale Price	Vac/Imp	Transfer Code
10/20/2000	3318 / 621	160,000	Vacant	06 - Qualified (Fair Marke
07/19/1999	3147 / 983	100	Vacant	01 - Disqualified (Doc Sta
05/03/1999	3118 / 4001	100	Vacant	04 - Disqualified (Multipl
12/21/1998	3054 / 2695	100	Vacant	01 - Disqualified (Doc Sta
12/01/1989	2114 / 1942	800,000	Vacant	01 - Disqualified (Doc Sta
05/01/1974	1037 / 993	100,000	Unknown	-

Exemption Information

Type	Description	Year	Renew	Amount	Partial
AGR1	Agricultural	2001	Yes	137,280	No

Taxing District Information

District: 008 - ALVA FIRE DISTRICT/OLGA AREA

Solid Waste Information

Solid Waste District: 004 - Service Area 4 - North Fort Myers Area  
Solid Waste Unit Area: 0 Tax Amount:

Codes and Other Information

DOR Code: 62 - GRAZING LAND CLASS III  
Year Improved: 0  
First Year Bldg on Roll: 0 Roll Page / Line: 247/460  
Year Created: 1900 Last Maintenance: Sun Jun 23, 2002  
Land Units: 2.5 AC (0 Front X 0 Deep)

Valuation

	Current	Prior		Current	Prior
Just Value	144,880	137,500	Exemptions	137,280	0
Agr Exempt	137,280	137,330	Taxable	7,600	170
Assessed	7,600	170	Building	0	0
SOH Assd	7,600	170	Land	7,600	170
E & I			New Const.	7,380	0

STRAP: 15-43-26-02-00000.0030

Fri Aug 23, 2002 7:48 AM

10438700 

Lee County Property Appraiser  
Property Information Record

Owner: COLLUCCI SANDRA K  
16091 S PEBBLE BEACH LN  
FORT MYERS FL 33912

Site: 15800 RIVERCREEK CT  
Alva , FL 33920

Other:

Legal: RIVERCREEK SUB  
PB 62 PG 59-61  
LOT 3

Sales Information

Sale Date	OR Book/Page	Sale Price	Vac/Imp	Transfer Code
04/22/2002	3633 / 1973	250,000	Vacant	06 - Qualified (Fair Marke
06/02/1997	2830 / 1780	270,000	Vacant	01 - Disqualified (Doc Sta
10/01/1994	2552 / 227	910,000	Vacant	01 - Disqualified (Doc Sta
10/01/1994	2552 / 222	520,000	Vacant	01 - Disqualified (Doc Sta

Taxing District Information

District: 220 - ALVA FIRE/CO MOSQUITO

Solid Waste Information

Solid Waste District: 004 - Service Area 4 - North Fort Myers Area  
Solid Waste Unit Area: Tax Amount:

Codes and Other Information

DOR Code: 00 - VACANT RESIDENTIAL  
Year Improved:  
First Year Bldg on Roll: Roll Page / Line: /  
Year Created: 1997 Last Maintenance: Fri May 17, 2002  
Land Units: 2 AC (0 Front X 0 Deep)

Valuation

	Current	Prior		Current	Prior
Just Value	150,000	100,000	Exemptions		0
Agr Exempt	0	99,860	Taxable	150,000	140
Assessed	150,000	140	Building	0	0
SOH Assd	150,000	140	Land	150,000	140
E & I			New Const.	0	0

STRAP: 24-43-26-01-00001.0040

Fri Aug 23, 2002 8:04 AM

10298631 

Lee County Property Appraiser  
Property Information Record

Owner: BANKS ROBERT D + ANNA D H/W Site: 17110 N RIVER RD  
17305 PINE RIDGE RD #6 ALVA , FL 33920  
FORT MYERS FL 33931

Other: Legal: LONGOT ALEX SUBD  
PB 1 PG 34  
E 1/4 LOT 1

Sales Information

Sale Date	OR Book/Page	Sale Price	Vac/Imp	Transfer Code
11/27/2000	3333 / 3201	174,000	Vacant	06 - Qualified (Fair Marke
04/01/1969	530 / 833		Unknown	-

Exemption Information

Type	Description	Year	Renew	Amount	Partial
AGR1	Agricultural	2001	Yes	168,850	No

Taxing District Information

District: 008 - ALVA FIRE DISTRICT/OLGA AREA

Solid Waste Information

Solid Waste District: 004 - Service Area 4 - North Fort Myers Area  
Solid Waste Unit Area: 0 Tax Amount:

Codes and Other Information

DOR Code: 64 - GRAZING LAND CLASS V  
Year Improved: 0  
First Year Bldg on Roll: 0 Roll Page / Line: 248/560  
Year Created: 1900 Last Maintenance: Sun Jun 23, 2002  
Land Units: 5.37 AC (0 Front X 0 Deep)

Valuation

	Current	Prior		Current	Prior
Just Value	169,150	144,990	Exemptions	168,850	0
Agr Exempt	168,850	144,750	Taxable	300	240
Assessed	300	240	Building	0	0
SOH Assd	300	240	Land	300	240
E & I			New Const.	0	0

10298629

Lee County Property Appraiser  
Property Information Record

Owner: KENNEDY MATTHEW J + NANCY M  
114 DEAR RUN  
BURLINGTON CT 06013

Site: 17050 N RIVER RD  
ALVA , FL 33920

Other:

Legal: LONGOT ALEX SUBD.

PB 1 PG 34

E 1/2 OF W 1/2 LOT 1

Sales Information

Sale Date	OR Book/Page	Sale Price	Vac/Imp	Transfer Code
05/24/2001	3422 / 403	235,000	Vacant	06 - Qualified (Fair Marke
12/11/1998	3067 / 2421	100	Vacant	01 - Disqualified (Doc Sta
12/01/1973	891 / 759		Unknown	-

Taxing District Information

District: 008 - ALVA FIRE DISTRICT/OLGA AREA

Solid Waste Information

Solid Waste District: 004 - Service Area 4 - North Fort Myers Area  
Solid Waste Unit Area: 0 Tax Amount:

Codes and Other Information

DOR Code: 00 - VACANT RESIDENTIAL  
Year Improved: 0  
First Year Bldg on Roll: 0 Roll Page / Line: 248/540  
Year Created: 1900 Last Maintenance: Fri Jun 08, 2001  
Land Units: 3.93 AC (0 Front X 0 Deep)

Valuation

	Current	Prior		Current	Prior
Just Value	196,500	117,900	Exemptions		0
Agr Exempt	0	0	Taxable	196,500	117,900
Assessed	196,500	117,900	Building	0	0
SOH Assd	196,500	117,900	Land	196,500	117,900
E & I			New Const.	0	0

STRAP: 23-43-26-00-00005.0190

Fri Aug 23, 2002 8:01 AM

10437292 

Lee County Property Appraiser  
Property Information Record

Owner: WARE BILLY J SR + BARBARA L  
5531 MACKABOY CT  
FT MYERS FL 33905

Site: 16401 RIVER MIST LN  
ALVA , FL 33920

Other:

Legal: PAR LOC IN NW 1/4 OF NE 1/4 OF  
SW 1/4 S OF RIVER DESC IN  
OR 2804 PG 1704

Sales Information

Sale Date	OR Book/Page	Sale Price	Vac/Imp	Transfer Code
07/10/2000	3279 / 4298	137,500	Vacant	06 - Qualified (Fair Marke
03/14/1997	2804 / 1704	100,000	Vacant	06 - Qualified (Fair Marke
01/01/1996	2671 / 58	100	Vacant	01 - Disqualified (Doc Sta
09/01/1995	2634 / 1053	100	Vacant	01 - Disqualified (Doc Sta

Taxing District Information

District: 182 - FT MYERS SHORES FIRE

Solid Waste Information

Solid Waste District: 003 - Service Area 3 - East Lee County Area  
Solid Waste Unit Area: Tax Amount:

Codes and Other Information

DOR Code: 00 - VACANT RESIDENTIAL  
Year Improved:  
First Year Bldg on Roll: Roll Page / Line: /  
Year Created: 1997 Last Maintenance: Thu Jul 18, 2002  
Land Units: 2.5 AC (0 Front X 0 Deep)

Valuation

	Current	Prior		Current	Prior
Just Value	175,070	112,500	Exemptions		0
Agr Exempt	0	0	Taxable	175,070	112,500
Assessed	175,070	112,500	Building	53,100	0
SOH Assd	175,070	112,500	Land	121,970	112,500
E & I			New Const.	62,570	0



STRAP: 23-43-26-00-00005.0010

Fri Aug 23, 2002 8:00 AM

10298498 

Lee County Property Appraiser  
Property Information Record

Owner: KAZEK MARILYN G TR  
FOR PAUL J KAZEK TRUST  
5551 LUCKETT RD  
FORT MYERS FL 33905

Site: 1870 WERNER DR  
ALVA , FL 33920

Other:

Legal: THE W 150FT OF E 300FT OF  
THE SE1/4 OF NE1/4 OF  
SW1/4 DESC OR2594/2582

Sales Information

Sale Date	OR Book/Page	Sale Price	Vac/Imp	Transfer Code
03/15/2001	3379 / 210	135,000	Vacant	06 - Qualified (Fair Marke
04/01/1995	2594 / 2582	90,000	Vacant	06 - Qualified (Fair Marke
05/01/1992	2299 / 3285	100	Vacant	01 - Disqualified (Doc Sta

Taxing District Information

District: 182 - FT MYERS SHORES FIRE

Solid Waste Information

Solid Waste District: 003 - Service Area 3 - East Lee County Area  
Solid Waste Unit Area: 0 Tax Amount:

Codes and Other Information

DOR Code: 00 - VACANT RESIDENTIAL  
Year Improved: 0  
First Year Bldg on Roll: 0 Roll Page / Line: 247/130  
Year Created: 1900 Last Maintenance: Thu Mar 29, 2001  
Land Units: 2.41 AC (0 Front X 0 Deep)

Valuation

	Current	Prior		Current	Prior
Just Value	108,450	108,450	Exemptions		0
Agr Exempt	0	0	Taxable	108,450	108,450
Assessed	108,450	108,450	Building	0	0
SOH Assd	108,450	108,450	Land	108,450	108,450
E & I			New Const.	0	0

STRAP: 23-43-26-00-00005.0180

Fri Aug 23, 2002 7:58 AM

10298518 

Lee County Property Appraiser  
Property Information Record

Owner: KAZEK MARILYN G TR  
FOR PAUL J KAZEK TRUST  
5551 LUCKETT RD  
FORT MYERS FL 33905

Site: 1850 WERNER DR  
ALVA , FL 33920

Other:

Legal: THE E 150FT OF THE SE1/4  
OF NE1/4 OF SW1/4 DESC OR  
2594 PG 2713

Sales Information

Sale Date	OR Book/Page	Sale Price	Vac/Imp	Transfer Code
03/15/2001	3377 / 3906	225,000	Vacant	06 - Qualified (Fair Marke
04/01/1995	2594 / 2713	90,000	Vacant	06 - Qualified (Fair Marke
05/01/1992	2299 / 3285	100	Vacant	04 - Disqualified (Multipl

Taxing District Information

District: 182 - FT MYERS SHORES FIRE

Solid Waste Information

Solid Waste District: 003 - Service Area 3 - East Lee County Area  
Solid Waste Unit Area: 0 Tax Amount:

Codes and Other Information

DOR Code: 00 - VACANT RESIDENTIAL  
Year Improved: 0  
First Year Bldg on Roll: 0 Roll Page / Line: 247/330  
Year Created: 1995 Last Maintenance: Wed Mar 28, 2001  
Land Units: 2.54 AC (0 Front X 0 Deep)

Valuation

	Current	Prior		Current	Prior
Just Value	192,870	108,520	Exemptions		0
Agr Exempt	0	0	Taxable	192,870	108,520
Assessed	192,870	108,520	Building	0	0
SOH Assd	192,870	108,520	Land	192,870	108,520
E & I			New Const.	0	0

10297398 

Lee County Property Appraiser  
Property Information Record

Owner: RUTTENBERG JAN + RIA  
POSTWEG 64  
6741 B C LUNTEREN  
NETHERLANDS

Site: 18121 OTTER WATER WAY  
ALVA , FL 33920

Other:

Legal: PARL IN GOV LOT 3  
AS DESC IN OR 2050 PG 1413  
LESS OR 2365 PG 1632

Sales Information

Sale Date	OR Book/Page	Sale Price	Vac/Imp	Transfer Code
07/18/2001	3453 / 1044	205,000	Vacant	06 - Qualified (Fair Marke
07/01/1996	2731 / 2592	169,000	Vacant	06 - Qualified (Fair Marke
07/01/1991	2235 / 1552	130,000	Vacant	06 - Qualified (Fair Marke

Taxing District Information

District: 220 - ALVA FIRE/CO MOSQUITO

Solid Waste Information

Solid Waste District: 004 - Service Area 4 - North Fort Myers Area  
Solid Waste Unit Area: 0 Tax Amount:

Codes and Other Information

DOR Code: 00 - VACANT RESIDENTIAL  
Year Improved: 0  
First Year Bldg on Roll: 0 Roll Page / Line: 234/880  
Year Created: 1989 Last Maintenance: Fri Jul 27, 2001  
Land Units: 5.53 AC (0 Front X 0 Deep)

Valuation

	Current	Prior		Current	Prior
Just Value	190,790	165,900	Exemptions		0
Agr Exempt	0	0	Taxable	190,790	165,900
Assessed	190,790	165,900	Building	0	0
SOH Assd	190,790	165,900	Land	190,790	165,900
E & I			New Const.	0	0

STRAP: 15-43-26-01-00005.0000

Fri Aug 23, 2002 7:50 AM

10297420 

Lee County Property Appraiser  
Property Information Record

Owner: BELLA PAUL + DORIS  
4636 SE 9TH PLACE  
CAPE CORAL FL 33904

Site: 15880 RIVERCREEK CT  
ALVA , FL 33920

Other:

Legal: CARTERS F H SUBD  
PB 1 PG 55 LOT 5 LES 5.001  
VAC R/W OR 2722/3020 +VILLA  
RIVER EST U-1 UNREC BLK A OR  
766 PG565 S 125FT OF W 202.28  
FT OF BLK A LYING S OF RIVER  
CREEK CT

Sales Information

Sale Date	OR Book/Page	Sale Price	Vac/Imp	Transfer Code
03/30/2001	3438 / 1886	225,000	Vacant	01 - Disqualified (Doc Sta
03/30/2001	3414 / 1647	225,000	Vacant	06 - Qualified (Fair Marke
02/12/1999	3091 / 1279		Vacant	03 - Disqualified (Interes
10/19/1998	3029 / 2260	100	Unknown	01 Disqualified (Doc Sta
05/01/1972	812 / 675		Unknown	-

Exemption Information

Type	Description	Year	Renew	Amount	Partial
AGR1	Agricultural	2002	Yes	259,800	No

Taxing District Information

District: 220 - ALVA FIRE/CO MOSQUITO

Solid Waste Information

Solid Waste District: 004 - Service Area 4 - North Fort Myers Area  
Solid Waste Bill Type: R - Residential Category  
Solid Waste Unit Area: 1 Tax Amount: 192.53

Codes and Other Information

DOR Code: 68 - DAIRIES, FEED LOTS  
Reason Code: 30 - Land assessment change  
Year Improved: 0  
First Year Bldg on Roll: 0 Roll Page / Line: 235/180  
Year Created: 1900 Last Maintenance: Mon Jul 29, 2002  
Land Units: 5.24 AC (0 Front X 0 Deep)

10464113

Lee County Property Appraiser  
Property Information Record

Owner: CASTO GEORGE R + CONNIE E  
16520 S TAMIAMI TRL #18  
FORT MYERS FL 33908

Site: 15850 RIVERCREEK CT  
ALVA , FL 33920

Other:

Legal: RIVERCREEK SUBDIVISION  
PB 62 PGS 59-61  
WLY PT OF LOT 5 AS DESC IN OR  
3436 PG 563

Sales Information

Sale Date	OR Book/Page	Sale Price	Vac/Imp	Transfer Code
06/19/2001	3436 / 563	300,000	Vacant	06 - Qualified (Fair Marke
06/06/2000	3265 / 2654	280,000	Vacant	06 - Qualified (Fair Marke
10/01/1994	2552 / 227	910,000	Vacant	04 - Disqualified (Multipl
10/01/1994	2552 / 222	520,000	Vacant	04 - Disqualified (Multipl

Exemption Information

Type	Description	Year	Renew	Amount	Partial
AGR1	Agricultural	2002	Yes	236,650	No

Taxing District Information

District: 220 - ALVA FIRE/CO MOSQUITO

Solid Waste Information

Solid Waste District: 004 - Service Area 4 - North Fort Myers Area  
Solid Waste Bill Type: R - Residential Category  
Solid Waste Unit Area: 1 Tax Amount: 192.53

Codes and Other Information

DOR Code: 68 - DAIRIES, FEED LOTS  
Reason Code: 0 - N/A  
Year Improved:  
First Year Bldg on Roll: Roll Page / Line: /  
Year Created: 2001 Last Maintenance: Fri Jul 19, 2002  
Land Units: 3.42 AC (0 Front X 0 Deep)

Valuation

	Current	Prior		Current	Prior
Just Value	239,400	171,000	Exemptions	236,650	0
Agr Exempt	236,650	170,760	Taxable	2,750	240
Assessed	2,750	240	Building	0	0
SOH Assd	2,750	240	Land	2,750	240
E & I			New Const.	0	0

STRAP: 15-43-26-02-00000.0040

Fri Aug 23, 2002 7:48 AM

10446874 

Lee County Property Appraiser  
Property Information Record

Owner: CASE RICHARD +  
CASE NEGAR T/C  
785 E 4TH ST #B3  
BROOKLYN NY 11218

Site: 15820 RIVERCREEK CT  
Alva , FL 33920

Other:

Legal: RIVERCREEK SUBDIVISION  
PB 62 PGS 59-61  
LOT 4

Sales Information

Sale Date	OR Book/Page	Sale Price	Vac/Imp	Transfer Code
04/12/2002	3628 / 719	250,000	Vacant	06 - Qualified (Fair Marke
06/02/1997	2830 / 1780	270,000	Vacant	01 - Disqualified (Doc Sta
10/01/1994	2552 / 227	910,000	Vacant	01 - Disqualified (Doc Sta
10/01/1994	2552 / 222	520,000	Vacant	01 - Disqualified (Doc Sta

Taxing District Information

District: 220 - ALVA FIRE/CO MOSQUITO

Solid Waste Information

Solid Waste District: 004 - Service Area 4 - North Fort Myers Area  
Solid Waste Bill Type: R - Residential Category  
Solid Waste Unit Area: Tax Amount:

Codes and Other Information

DOR Code: 00 - VACANT RESIDENTIAL  
Year Improved:  
First Year Bldg on Roll: Roll Page / Line: /  
Year Created: 1999 Last Maintenance: Fri May 17, 2002  
Land Units: 2.1 AC (0 Front X 0 Deep)

Valuation

	Current	Prior		Current	Prior
Just Value	157,500	105,010	Exemptions		0
Agr Exempt	0	104,860	Taxable	157,500	150
Assessed	157,500	150	Building	0	0
SOH Assd	157,500	150	Land	157,500	150
E & I			New Const.	0	0

**BOARD OF COUNTY COMMISSIONERS**

Writer's Direct Dial Number: \_\_\_\_\_

Bob Janes  
*District One*

Douglas R. St. Cerny  
*District Two*

Ray Judah  
*District Three*

Andrew W. Coy  
*District Four*

John E. Albion  
*District Five*

Donald D. Stilwell  
*County Manager*

James G. Yaeger  
*County Attorney*

Diana M. Parker  
*County Hearing Examiner*

September 5, 2002

George Westenbarger  
1521 SW 54<sup>th</sup> Terrace  
Cape Coral, Florida 33914

RE: Q-020386 Sale of Property in the Idalia Subdivision

Mr. George Westenbarger:

The Dispute Committee shall conduct an informal hearing with the protesting vendor on Thursday, September 12, 2002 at 8:30 AM in the Community Development/Public Works Building located at 1500 Monroe Street, Fort Myers, 4<sup>th</sup> Floor, Room # 4C.

Sincerely,  
Lee County Purchasing Division



Earl Pflaumer, CPPB  
Purchasing Agent

cc: Janet Sheehan, Purchasing Director  
Kristie Kroslack, Asst. County Attorney  
Jim Lavender, Public Works Director  
Emma Wolf, Budget Services  
Scott Gilbertson, DOT Director  
Karen Forsyth, County Lands Director  
Teresa Mann, County Lands  
Project File

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 3412  
CONNECTION TEL 95428819  
CONNECTION ID  
ST. TIME 09/06 09:12  
USAGE T 00'25  
PGS. SENT 1  
RESULT OK



BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: \_\_\_\_\_

Bob Janes  
District One

Douglas R. St. Cerny  
District Two

Ray Judah  
District Three

Andrew W. Coy  
District Four

John E. Alblon  
District Five

Donald D. Stillwell  
County Manager

James G. Yeager  
County Attorney

Diana M. Parker  
County Hearing  
Examiner

September 5, 2002

George Westenbarger  
1521 SW 54<sup>th</sup> Terrace  
Cape Coral, Florida 33914

RE: Q-020386 Sale of Property in the Idalia Subdivision

Mr. George Westenbarger:

The Dispute Committee shall conduct an informal hearing with the protesting vendor on Thursday, September 12, 2002 at 8:30 AM in the Community Development/Public Works Building located at 1500 Monroe Street, Fort Myers, 4<sup>th</sup> Floor, Room # 4C.

Sincerely,  
Lee County Purchasing Division

Earl Pflaumer, CPPB  
Purchasing Agent

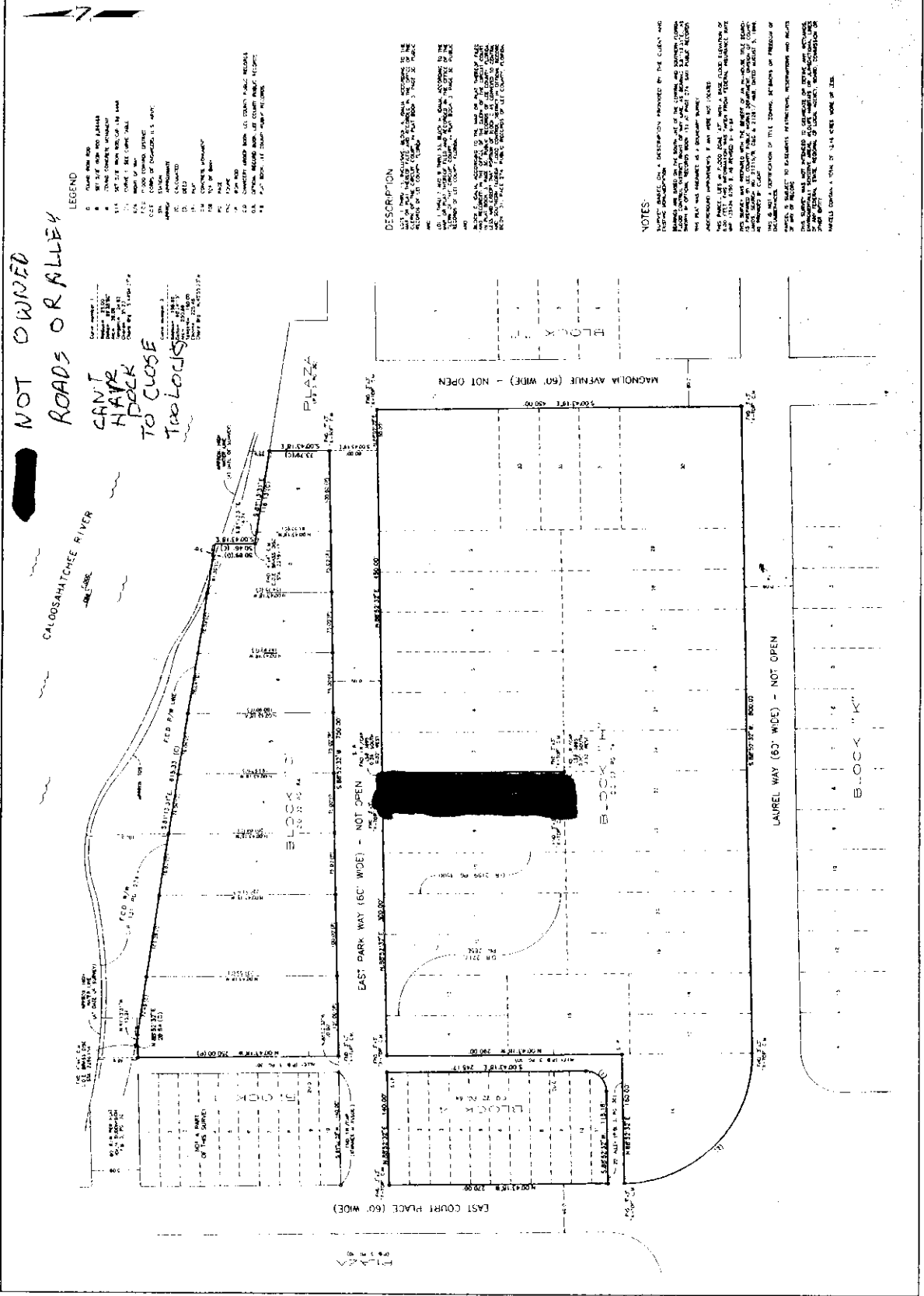


# ATTACHMENT 8

## TIMELINE FOR Q-020386, SALE OF PROPERTY IN IDALIA SUBDIVISION (15720,15761,15790,15800, & 15900 PARKWAY)

- 4-8-02 - The Notice to Quoters were mailed out.
  
- 4-11-02 & 4/18/02 - Legal Ad ran in the Newspress.
  
- 6-4-02 - Purchasing opened the quotes, we received three quotes, two quotes from George Westenbarger (one for all the property and one for just the dry side lots) and a quote from Donald Chamblee MD. Teresa Mann took copies of the quotes with her after the opening.
  
- 6-28-02 - Received memo from County Lands requesting quote deposit check be returned to Donald Chamblee MD. Sent memo and letter of intent to Minutes asking them to return quote deposit check.
  
- 8-9-02 - Purchasing received Blue Sheet package from County Lands recommending rejection of all quotes.
  
- 8-12-02 - Purchasing faxed a "Letter of Intent" to reject all quotes to George Westenbarger,
  
- 8-21-02 - After George Westenbarger had talked to County Lands, he called Purchasing to find out how he could address the Board regarding the appraisal and I faxed him a copy of the Board Agenda and explained that he would have to fill out a Request to Comment Card.
  
- 8-26-02 - Received a call from County Lands requesting a copy of fax notice that proved we had faxed Notice of Intent to George Westenbarger. I then realized that the fax had not gone thru to the vendor. County Attorney's Office requested that I resend (fax) the Notice of Intent to George Westenbarger that morning and the Blue Sheet was pulled from the agenda.
  
- 8-27-02 - Received Notice of Intent to Protest Letter from George Westenbarger.

- 8-28-02 - Faxed Protest Letter to Teresa Mann, Kristie Kroslack, and Dawn Lehnert.
  
- 8-28-02 - Kristie Kroslack E-mailed some questions to me, I then forwarded the questions to Teresa Mann and then called Kristie to answer what I could, and let Kristie know that Teresa would have to address the unanswered questions remaining.
  
- 8-29-02 - George Westenbarger sent E-mail regarding the need for a bid protest bond in the Formal Written Protest since Lee County already had \$62,500.00 of his money, I forwarded E-mail to Kristie.
  
- 8-30-02 - Kristie sent me an E-mail to instruct George that he has to follow the bid protest procedures as written in the General Conditions.
  
- 8-30-02 - Faxed letter to George instructing him that he has to follow bid protest procedures, and that he has until 9/9/02 to get Formal Written Protest Letter and Bond of \$10,000.00 to Purchasing.
  
- 8-30-02 - Received bid protest withdrawal letter from George and faxed letter to Kristie and Teresa
  
- 8-30-02 - Kristie E-mailed me and asked me to notify George that the bond requirement was waived and that he can proceed with his bid protest.
  
- 9-3-02 - Received Formal Protest Letter from George Westenbarger.
  
- 9-12-02 - Dispute committee rendered decision to uphold County Lands evaluation to reject all bids.



NOT OWNED  
 ROADS OR ALLEY

CANT HAYR HAYR DOCK TO CLOSE TOOLS

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DESCRIPTION

THIS PLAT IS A REVISION OF THE SURVEY PLAT RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF SULLY, MISSISSIPPI, BOOK 11, PAGE 200, AND IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS THEREIN.

NOTES

THE INFORMATION PROVIDED BY THE CLIENT AND THE SURVEYOR IS LIMITED TO THE DATA AND INFORMATION PROVIDED BY THE CLIENT AND THE SURVEYOR. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE DATA OR INFORMATION PROVIDED BY THE CLIENT.