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, 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.

2. DEPARTMENTAL CATEGORY: 06

3. MEETING DATE: 10-01-2002

4. AGENDA:

5. REQUIREMENT/PURPOSE:

   (Specify)

   X STATUTE

   X ORDINANCE

   X ADMIN. CODE

   OTHER

6. REQUESTOR OF INFORMATION:

   A. COMMISSIONER
   B. DEPARTMENT
   C. DIVISION
   X Independent
   BY: Karen Forsyth, Director

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, 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 recommendation to reject all bids submitted, and forward the report to the Board for their decision.

   (Background continued on next page)

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

   A. Department
   B. Purchasing or Contracts
   C. Human Resources
   D. Other
   E. County Attorney
   F. Budget Services
   G. County Manager

10. COMMISSION ACTION:

   APPROVED
   DENIED
   DEFERRED
   OTHER

   Rec. by County Admin.
   Date: 9-17-02
   Time: 8:55 am

   County Admin. Forwarded To: 05
   9-18-02
   9:18 am

   Forwarded To:
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
<table>
<thead>
<tr>
<th>QUOTATION NO.: Q-020386</th>
<th>LEE COUNTY, FLORIDA TABULATION SHEET</th>
</tr>
</thead>
<tbody>
<tr>
<td>OPENING DATE: JUNE 4, 2002</td>
<td>THE SALE OF PROPERTY LOCATED AT</td>
</tr>
<tr>
<td>BUYER: EARL PFLAUMER</td>
<td>LOTS IN THE IDALIA SUBDIVISION, FORT MYERS</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>VENDORS</th>
<th>WESTENBARGER</th>
<th>WESTENBARGER CHAMBLEE, MD</th>
</tr>
</thead>
<tbody>
<tr>
<td>GEORGE</td>
<td>GEORGE</td>
<td>DONALD V.</td>
</tr>
</tbody>
</table>

| 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 |

(whole property) (dry side lots only) (entire property)

<table>
<thead>
<tr>
<th>Are there any Modifications</th>
<th>No</th>
<th>No</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is Quote Signed</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

NO BIDS:
I. Owner: George Westenberg

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

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

The undersigned acknowledges receipt of Addenda numbers: George Westenberg

TOTAL LUMP SUM QUOTED $ 5,500,000
ENCLOSED DEPOSIT OF 10% $ 550,000
BALANCE TO BE PAID AS SPECIFIED $ 4,950,000

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: N/A

BY (Printed): George WESLEY BARGER

BY (Signature): George WESLEY BARGER

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.: 542-8519

CELLULAR PHONE/PAGER NO.: 849-8611

LEE COUNTY OCCUPATIONAL LICENSE NO.: 32-33083

E-MAIL ADDRESS: mstercapt@aol.com

REVISION: 7/28/00
This document prepared by
Division of County Lands
Post Office Box 398
Fort Myers, Florida 33902-0398

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 1527 S.W. 54TH ST, 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 $550,000.00, payable by certified funds at closing.

3. DEPOSIT: Seller acknowledges receipt of $55,000.00 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 70 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.


Georg Westenbrager 6/3/02
Buyer (Date)

LEAH HASSANO
Printed Name of Witness

ATTEST:
CHARLIE GREEN, CLERK

By: ___________________________
Deputy Clerk

GEORGE WESTENBRAGER
Printed Name of Buyer

J.R. Wester
Printed Name of Witness

LEE COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS

By: ___________________________
Chairman

APPROVED AS TO FORM

Office of County Attorney
SunTrust

Official Check

Purchaser: George E. Westenbarger

To the Order of: LCBACC

Payable at SunTrust Bank

Date: Jun. 4, 2002

Amount: $55,000.00

SunTrust Banks, Inc. by its Authorized Agent

Authorized Signature
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 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 $75,000
ENCLOSED DEPOSIT OF 10% $7,500
BALANCE TO BE PAID AS SPECIFIED $67,500

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

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.: 941-540-6775

FAX NO.: 941-542-8819

CELLULAR PHONE/PAGER NO.: 941-849-8611

LRM COUNTY OCCUPATIONAL LICENSE NO.: 02 32033

E-MAIL ADDRESS: MASTERCAPT@AOL.COM

REVISED: 7/28/00
REAL ESTATE SALES AGREEMENT

THIS AGREEMENT for real estate purchase and sale is made this ___ day of ___ , 2002, between LEE COUNTY, a political subdivision of the State of Florida (Seller), and George Westenburger (Buyer) whose address is 1521 S.W. 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 $15,000 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 15 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.

Printed Name of Witness

Leigh Hassan

Printed Name of Buyer

George Westenbarger

ATTEST:

CHARLIE GREEN, CLERK

By: _____________________________

Deputy Clerk

LEE COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS

By: _____________________________

Chairman

APPROVED AG TO FORM

Office of County Attorney
SunTrust Official Check

Date: Jun. 4, 2002 $7,500.00

Purchaser: George E. Westenbarger
Fay: LCBACC

To the Order of: SunTrust

Payable at SunTrust Bank

Signatures:

[Signature]
Authorized Signature

[Signature]
Authorized Signature

[Signature]
Authorized Signature
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 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 $125,500
ENCLOSED DEPOSIT OF 10% $12,550
BALANCE TO BE PAID AS SPECIFIED $112,950

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 __________

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: Chamberle

BY (Printed): D V Chamberle

BY (Signature): D V Chamberle

TITLE:

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

ADDRESS: 2412 Wellesley Ave

CHARLOTTE NC, 28207

PHONE NO.: 704 372 7478

FAX NO.: 

CELLULAR PHONE/PAGER NO.: 704 258 8460

LEE COUNTY OCCUPATIONAL LICENSE NO.: 

E-MAIL ADDRESS: 

REVISED: 7/28/00
OFFICIAL CHECK

ISSUING BRANCH: CHARLOTTE - SOUTH PARK - #72609187

DATE: MAY 31, 2002

PAY TO THE LEE COUNTY BOCU

$12,000.00

TWELVE THOUSAND FIVE HUNDRED FIFTY DOLLARS AND 00 CENTS

DOLLARS

BB&T

ISSUED BY: TRAVELERS EXPRESS COMPANY, INC.
P.O. BOX 9476, MINNEAPOLIS, MN 55440

DRAWEE: HUNTINGTON NATIONAL BANK, COLUMBUS, OH

MEMO/PURCHASER: D. V. CHAMBLEE MD

DRAWER: BB&T

AUTHORIZED SIGNATURE: [Signature]

MACHINESERIES: 040155431016001045109211

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.
August 26, 2002

George Westenbarger
1521 SW 54th 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

[Signature]

Earl Pflaumer, CPPB
Purchasing Agent

cc: Dawn Lehnert, County Attorney’s Office
Project File
To: Captain George (Westenberger)

From: Earl Pflaumer
Lee County Purchasing

Please find attached a Letter of Intent and a Tabulation Sheet!
**TRANSMISSION OK**

- TX/RX NO: 3298
- CONNECTION TEL: 93352606
- CONNECTION ID: COUNTY ATTORNEY
- ST. TIME: 05/26 11:55
- USAGE: 4
- PGS. SENT: 01.26
- RESULT: OK

---

8/26/02

To: Captain George (Westenberger)

From: Earl Pfleumer
Lee County Purchasing

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

To: Town
To: Captain George (Westenburger)

From: Earl Pflaumer
Lee County Purchasing

Please find attached a letter of intent and a tabulation sheet!
1. REQUESTED MOTION: 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
3. MEETING OAT& COMMISSION DISTRICT #: 5
4. AGENDA:
5. REQUIREMENT/PURPOSE: 09-03-2700
6. REQUESTOR OF INFORMATION

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 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: Tabulation Sheet, Request for Quotations, Detailed Specifications, Division Recommendation, and Blue Sheet No. 20000827.

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

10. COMMISSION ACTION: DENIED

ON 11/12/02, SUBMITTED TO COUNTY ADMIN.
FORWARDED TO:

B. County Attorney
C. Budget Services
D. Other
E. County Manager
F. Purchasing or Contracts
G. Department Director
H. Human Resources
I. other
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\textsuperscript{st} 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
TRANSMISSION OK

<table>
<thead>
<tr>
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</thead>
<tbody>
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<td>94798391</td>
</tr>
<tr>
<td>CONNECTION ID</td>
<td>LEE COUNTY-COUNT</td>
</tr>
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<td>ST. TIME</td>
<td>08/27 17:05</td>
</tr>
<tr>
<td>USAGE T</td>
<td>00'55</td>
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<td>PGS. SENT</td>
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<tr>
<td>RESULT</td>
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8/27

To: Teresa From

County Lands

From: Earl Pfloum

Purchasing
TRANSMISSION OK

TX/RX NO 3331
CONNECTION TEL 93352608
CONNECTION ID COUNTY ATTORNEY
ST. TIME 08/28 11:55
USAGE T 00'58
PGS. SENT 3
RESULT OK

8/28/02

To: Dawn Felicent
County Attorney's Office

From: Earl Pflaumer
Purchasing

RE: Attached is the letter of protest
from George Westenberger
**Transmission OK**

<table>
<thead>
<tr>
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<tbody>
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<td>93352806</td>
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<tr>
<td>Connection ID</td>
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<td>ST. TIME</td>
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<td>Pgs. Sent</td>
<td>3</td>
</tr>
<tr>
<td>Result</td>
<td>OK</td>
</tr>
</tbody>
</table>

**To:** Kristie Kroslick  
County Attorney's Office

**From:** Earl Pfleumer  
Purchasing

**RE:** Protest letter from George Westenburger
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,

[Signature]
George Westenbarger
NOTICE OF INTENT TO FILE A PROTEST

Date Submitted: August 27, 2002

Vendor Name: George Westenbarger

To: Earl Pflaumer, CPPR
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 Appraisals 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 placed 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 21st 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
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 peace 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
## RL One Line Report

Criteria: (LN=80024139,80032420,80016404,60055626268851) ORDERED BY PALL_TYPE, SORT:RL, AQ, SORT AREA,LP

### Sold Residential Land/Boat Docks

<table>
<thead>
<tr>
<th>MLS#</th>
<th>Block</th>
<th>Lot(s)</th>
<th>Unit</th>
<th>Wtr</th>
<th>Zone</th>
<th>L/Orc</th>
<th>L/Price</th>
<th>S/Orc</th>
<th>S/Price</th>
<th>S/Date</th>
<th>S/Price</th>
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<tbody>
<tr>
<td>80018404 F</td>
<td>00001</td>
<td>000BQ</td>
<td>00</td>
<td>River</td>
<td>AG.2</td>
<td>FIRE</td>
<td>$249,000</td>
<td>FIRE</td>
<td>$236,000</td>
<td>08/23/01</td>
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<tr>
<td>80024139 F</td>
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<td>00</td>
<td>Gulf Access*</td>
<td>AG.2</td>
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<td>FREX0</td>
<td>$461,500</td>
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<tr>
<td>80032439 B</td>
<td>0026</td>
<td>0000</td>
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<td>AG.2</td>
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<td>0</td>
<td>River</td>
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<td>FCSB</td>
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Total Sold Residential Land/Boat Docks Listings: 4
Average Sale Price: $334,120
Average Market Time: 144

**Summary**

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<td>Sale Price:</td>
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<td>$235,000</td>
<td>$334,120</td>
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Average Market Time: 144

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http://fgc.rexplorer.net/cmps$GUL/xploresearch.htm

8/22/2002
<table>
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<th>Property Details</th>
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<tr>
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<tr>
<td><strong>UT:</strong> 00 Lot: 000BQ-</td>
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<td><strong>LG1:</strong> LONGOT ALEX SUBD. PB 1 PG 34 E 1/2 OF W 1/2 LOT 1</td>
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<td><strong>SD:</strong> DV:</td>
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<td><strong>Usage:</strong> Single</td>
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<tr>
<td><strong>Acres:</strong> 3.93</td>
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<tr>
<td><strong>Rear Exp:</strong> South</td>
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<tr>
<td><strong>Elev:</strong> Ground</td>
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<tr>
<td><strong>Waterfront:</strong> River</td>
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**Subdivision:** Miscellaneous: Length-Accom: **Water:** None **Sewer:** None

**Boat Dock:** None **Remarks:**

**Documents:**

**Util Avail:** Remarks **Water Access:**

**Util Onsite:**

**Terms Considered:** BTF-CASH **1st Mtg Balance:** $0 **Mortgagee:**

**1st Mtg Fin:** **2nd Mtg Balance:** $0 **Special Asmt:** $0

**Ann Assoc/Maint Fee:** 0

---

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**
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<td>GEC.</td>
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<td>County</td>
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<tr>
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<td>Elevation</td>
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<td>Irrigation</td>
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<td>Lot Description</td>
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<td>Other Amt.</td>
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<td>Other Misc.</td>
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<td>Possession</td>
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<td>Utility Avail.</td>
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INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED
## Waterfront Known as Block C Property Sold

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<th>MLS#</th>
<th>Address</th>
<th>Acres</th>
<th>Listed price</th>
<th>Sold Price</th>
<th>Price per Acre</th>
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<td>17050 N River Rd</td>
<td>3.93(4)</td>
<td>$249,000</td>
<td>$235,000</td>
<td>$58,750</td>
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<tr>
<td>80024138</td>
<td>14310 Bigelow Rd</td>
<td>8.6</td>
<td>$255,000</td>
<td>$461,500</td>
<td>$53,668</td>
<td>319 ft of frontage</td>
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<tr>
<td>80032439</td>
<td>14216 Bigelow Rd</td>
<td>5</td>
<td>$395,000</td>
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<td>$68,000</td>
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<tr>
<td>60055826</td>
<td>1991 Rialto Way</td>
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## Active Listings

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<table>
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<tr>
<td></td>
<td>$598,000</td>
<td>$375,000</td>
<td>$463,250</td>
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Residential Land/Boat Docks

**LN:** 80024138  **LO:** FREX01  **Sect:** 21  **Area:** 4326  **Geo Area:** FE07  **Stat/Type:** C / RL  
**Address:** 14310 BIGELOW RD  
**CT:** LEE  **PN:** 2143260100001000  
**UT:** 00  **Blk:** 1  **LOT:** 9  
**LG1:** ENGLESIDE LANES SUBD PB 3 PG 52 BLK 1  
**Area:** 4326  
**Geo Area:** FE07  
**Stat/Type:** C / RL  
**Address:** 14310 BIGELOW RD  
**CT:** LEE  **PN:** 2143260100001000  
**UT:** 00  **Blk:** 1  **LOT:** 9  
**LG1:** ENGLESIDE LANES SUBD PB 3 PG 52 BLK 1  
**Address:** 14310 BIGELOW RD  
**CT:** LEE  **PN:** 2143260100001000  
**UT:** 00  **Blk:** 1  **LOT:** 9  
**LG1:** ENGLESIDE LANES SUBD PB 3 PG 52 BLK 1  
**Address:** 14310 BIGELOW RD  
**CT:** LEE  **PN:** 2143260100001000  
**UT:** 00  **Blk:** 1  **LOT:** 9  
**LG1:** ENGLESIDE LANES SUBD PB 3 PG 52 BLK 1  
**Address:** 14310 BIGELOW RD  
**CT:** LEE  **PN:** 2143260100001000  
**UT:** 00  **Blk:** 1  **LOT:** 9  
**LG1:** ENGLESIDE LANES SUBD PB 3 PG 52 BLK 1  
**Address:** 14310 BIGELOW RD  
**CT:** LEE  **PN:** 2143260100001000  
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**LG1:** ENGLESIDE LANES SUBD PB 3 PG 52 BLK 1  
**Address:** 14310 BIGELOW RD  
**CT:** LEE  **PN:** 2143260100001000  
**UT:** 00  **Blk:** 1  **LOT:** 9  
**LG1:** ENGLESIDE LANES SUBD PB 3 PG 52 BLK 1  
**Address:** 14310 BIGELOW RD  
**CT:** LEE  **PN:** 2143260100001000  
**UT:** 00  **Blk:** 1  **LOT:** 9  
**LG1:** ENGLESIDE LANES SUBD PB 3 PG 52 BLK 1  
**Address:** 14310 BIGELOW RD  
**CT:** LEE  **PN:** 2143260100001000  
**UT:** 00  **Blk:** 1  **LOT:** 9  
**LG1:** ENGLESIDE LANES SUBD PB 3 PG 52 BLK 1  
**Address:** 14310 BIGELOW RD  
**CT:** LEE  **PN:** 2143260100001000  
**UT:** 00  **Blk:** 1  **LOT:** 9  
**LG1:** ENGLESIDE LANES SUBD PB 3 PG 52 BLK 1

**Usage:** Single  
**Acres:** 4.30  
**MinSqft:** 0  
**Sft:** 0  
**# Parcels:** 2  
**Rear Exp:**  
**Elev:**  
**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 BEACH LIKE BANK. 2 PONDS WH/ISLAND & CLEARED

**Subdivision:** ENGLESIDE LN  
**Boat Dock:** Remarks  
**Miscellaneous:**  
**Documents:**  
**Util Avail:** Electric, Trash Removal, Water  
**Water:** Central  
**Sewer:** None  
**Terms Considered:**  
**1st Mtg Balance:** $0  
**2nd Mtg Balance:** $0  
**Mortgage:**  
**Special Asmt:** $0

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

http://fcg.explore.net/CMPRSSINTERNET/449554_GUL_0822102_0001.CTX  
8/22/2002
**Residential Land/Boat Docks**

<table>
<thead>
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<th>Value</th>
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<tr>
<td>LO</td>
<td>PREM</td>
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<td>Stat/Type</td>
<td>C / RL</td>
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<tr>
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<td>Tax Amt</td>
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<td>TXYR</td>
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</table>

**GENERAL INFORMATION**

- **Usage**: Single
- **Acre**: 5.00
- **Road**: Gravel/Limestone, Private
- **Waterfront**: River
- **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".

**Miscellaneous**

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

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

http://fgc.rexplorer.net/CMPSSINTERNET/449554_GUL_0822102_0001.CTX  8/22/2002
Listing Number: 08021450  Type: RL

County: LEE  Strap/PIN: 214326010001000
Zip Code: 33950-4705
Legal1: ENGLEHIDE LAKES SUBD PB 5 PG 92 BLK 1

Lot Size: 168X1012—168X1012  Zoning Code: AG 2

Directions: HWY 80 TO OLD OLCIA TO LON BIGELOW

Remarks: PROPERTY IS NOW 8.6 ACRES AND IS $325,900. 919’ OF RIVERFRONT, CAN BE SPLIT INTO 4.3—ACRES EACH. WEST HAS A WORKSHOP-870,000. 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: FEX01  Name: REALTY EXECUTIVES OF F
Listing Agent: 648009  Phone: 239-437-0490
Appr Phone: 239-693-1859
Owner’s Name: DENNIS

Comp to Buyer’s Agent: 2  Comp to Non-Rep Broker: 2
Comp to Trans Broker: 2  Variable/Dual Comm (YN): Y

Mortgage: 2nd Mgt Balance: $0
Special Amt: $0  Ann Assoc/Full Fee: ...
Terms Consid: 1st Mgt Flr:

Length of Acre: 6082

boat Dock Info: Remarks
Documents: Elevation:
Ground Cover: Grass, Remarks
Irrigation:
Location: County, Flood Zone, Watershed
Lot Description: 2.6-8 Acres, 8-10 Acres, Flood Zone
Other Amt: Other Misc:

Utilities: Photo Taken
Postion: At Closing
Real Exposure:

Road: City/County Maintained, Paved
Owner:
Show Inst:

Soil Type: Dirt
Special Info: Will Subdivide
Subdivision:  
Usage: Single

Water:  

Waterline:

Mortgage: 

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

http://fgc.rexplorer.net/CMPSSINTERNET/449554_GUL_0822102_0001.CTX  8/22/2002
Listing Number: 80332439 B

County: LEE
StrapPIN: 2143280000000000
Address: 14216 BIGELOW RD

Area: 4326
City: FORT MYERS
Zoning Code: AG 2
Geo Area: FE07

Section: 21
Range Driving (Y/N): Y

Lot Description: Flood Zone: N

Min Sq Ft Living Area: 0
Appr Sq Ft: 0
Acres: 8.00
Price/Acre: $0

Zoning Code: AG 2

Development Name: Premier Commercial Pro

Name: ANDREW P. DESALVO
Phone: 239-892-1200
Fax: 239-897-5861

Name: PREMIER COMMERCIAL PRO
Phone: Numb.
Fax: Numb.

Office Code: PREM
Apt Phone: 239-892-1300

Comp to Buyer's Agent: 6
Comp to Trans Broker: 6

1st Mgt Balance: $0
2nd Mgt Balance: $0

Terms Const: BTF-CASH

Deed Rest: Remarks

Elevation: 6-10 Feet

Irrigation: Small Pea, Grass

Location: Flood Zone

Lot Description: Flood Zone

Remarks: Electric, Phone Line, Water

Possession: Full Possession

Rest Exposure: North

Road: Gravel, Limestone, Private

Sewer: Septic

Show Instr: Call Listing Agent

Soil Type: Sandy Loam

Subdivision: Single

Usage: Single

Water: Remarks

Water Access: Dock

Waterview: 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
CT: LEE  PN: 1943270000120000  PN2: 
UT: 0  BL: 0  LOT: 0
LG1: PARL IN SW1/4 N OF RD AS DESC OR95 PG135 LES 12.0010
SD: 
Tax Amt: $510  TXYR: 99

GENERAL INFORMATION
Usage: Single  Lot: 357X579X394X742
Acres: 5.44  Rdfmt: 357  MinSqft: 0
# Parcels: 0  Rear Exp: North Elev: 0-5 Feet
Road: Access Road  Trees: Mostly Oak, Mostly Pine, Sabal Palm
Waterfront: River  Ground: Brush, Grass
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 641-231 TO SCHEDULE A VIEWING.
Subdivision: Miscellaneous: 
Boat Dock: None  Lgtht: m: 
Documents: Survey  Water: None
Util Avail: Electric, Phone Line, Trash Removal  Sewer: None
Util Onsite: None  Water Access:
Terms Considered: BTF-CASH  1st Mtg Fin: Mortgagee: 
ANN ASSOC/Maint Fee: 00  2nd Mtg Balance: $0
http://fgc.rexplorer.net/CMPS$INTERNET/449554_GUL_0822102_0001.CTX  8/22/2002

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED
Florida Gulf Coast MLS

Listing Number: 60055826  Type: RL

ST: C  LD: 04/11/00  LDIR: 04/12/00  LPR: $325,000
DOM: 20  OMD: 04/01/00  LLPR: $320,000
UD: 1951739  CD: 07/28/00  SF: $300,000
SIT: 1951739  CFLG: CLO
SO: FGS
SALX 87179

County: LEES  Strata PIN: 1943279000120000
Address: 1891 RIALTO WAY
Zip Code: 33920-0000
Land Use: 99510
2nd Strata PIN: 19432790000120000
Subdivision Name:
Legal: PARL IN 2W1/4 N OF RD AS DESC ORM PG135 LE5 12.0510
Legalt:
Legal8:

Min Sqft Living Area: 0 App Sqft: 0
Lot Size: 3574397X3944X742
Acres: 0.44
Price/Acre: $80,000
Road Frontage: 337
# of Parcels: 0
Zoning Code: AG1

Directions: CALL LO

Remarks: BEAUTIFUL WATERFRONT HOMESITE IN ALVA ON THE CALOOSAHATCHEE RIVER. A BOATER'S DREAM COME TRUE! LOTS OF PRESSURE, NEXT TO FIFTEEN DEED RESTRICTED ACREAGE HOMESITES. HORSES ALLOWED. CALL KATHIE GREEN AT 323-3000 OR 841-1231, LAND OFF SAWYER RD, GATED BUT ACCESSIBLE.

Office Code: FGBB
Listing Agent: 971799
Appraiser:
Owner's Name:
Comp to Buyer's Agt.
Comp to Trans Broker:
Comp to Non-Rep Broker:

1st Mgt Balance: $0
2nd Mgt Balance: $0
Special Assmt: $0
Terms Considered: BTIF-CASH

Deed Rest:
Deed Type:
Documents:
Elevation:
Ground Cover:
Irrigation:
Location:
Lot Description:
Other Amt:
Other Misc:
Ownership:
Photo Inst:
Photo Provider:
Possession:
Road:
Severance:
Show Inst:
Soil Type:
Special info:
Subdivision:
Usage:
Water:
Waterview:

Trees:
Utilities Available:
Water Access:
Waterfront:

Mortgage:

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

http://fgc.rexplorer.net/CMPSSINTERNET/449554_GUL_0822102_0001.CTX  8/22/2002
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<th>Unit</th>
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<th>Area</th>
<th>Lp</th>
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<td>80064427 F</td>
<td>FJFB</td>
<td>19301 S S RIVER RD</td>
<td>5.44</td>
<td>0000</td>
<td>0000</td>
<td>Well</td>
<td>4327</td>
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<tr>
<td>80029994 F</td>
<td>FWCR</td>
<td>1971 N RIALTO WAY</td>
<td>NA</td>
<td>NA</td>
<td>0000</td>
<td>None</td>
<td>4327</td>
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<td>80064018 F</td>
<td>RMAX01</td>
<td>17960 SCOUT CAMP RD</td>
<td>2.60</td>
<td>00</td>
<td>0040</td>
<td>Assa*</td>
<td>4326</td>
<td>$405,000</td>
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<td>80059005 F</td>
<td>AAIM03</td>
<td>18121 OTTER WATER WAY</td>
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<td>Rema*</td>
<td>4326</td>
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**One Line Report**

Criteria: (MARKET_CODE=A) AND (PROPERTY_TYPE=RL) AND (GEOAREA=FE07,FE08,FE09,FI11) AND (WTRFR=T) AND (LTDS=C,D,E) AND (IN=80064427,80029994,80064018,80059005) ORDERED BY PAIL, TYPE, SORT, MC, LP

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<tr>
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<td>19301 S S RIVER RD</td>
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<td>0000</td>
<td>Well</td>
<td>4327</td>
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<tr>
<td>80029994 F</td>
<td>FWCR</td>
<td>1971 N RIALTO WAY</td>
<td>NA</td>
<td>NA</td>
<td>0000</td>
<td>None</td>
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<td>Rema*</td>
<td>4326</td>
<td>$598,000</td>
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Total Active Residential Land/Boat Docks Listings: 4
Average List Price: $483,250
Average Market Time:

**Summary**

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**Waterfront known as block C property sold**

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<th>MLS#</th>
<th>Address</th>
<th>Acres</th>
<th>Listed price</th>
<th>Sold Price</th>
<th>Price per Acre</th>
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<td>$249,000</td>
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<td>$58,750</td>
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<td>14310 Bigelow Rd</td>
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<td>$255,000</td>
<td>$461,500</td>
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<td>14216 Bigelow Rd</td>
<td>5</td>
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<td>1991 Rialto Way</td>
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**Active Listings**

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<td>18301 South River Rd</td>
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<td>17860 Scout-Camp Rd</td>
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<td>18121 Otter-Water Way</td>
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<th>AVERAGE</th>
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<tr>
<td>List Price</td>
<td>$598,000</td>
<td>$375,000</td>
<td>$463,250</td>
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## Residential Land/Boat Docks

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<th>LN: 80064427 F</th>
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<tr>
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<td>Sect: 19</td>
<td>Address: 18301 S- RIVER RD</td>
<td>CT: LEE, PN: 1943270000120000, PN2:</td>
<td>PA: $0</td>
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<tr>
<td>UT: 5.44</td>
<td>BL: 0000</td>
<td>UT: 5.44</td>
<td>LG1: PARL IN SW 1/4 N OF RD AS DECS OR 95 PG 135 LES 1200010</td>
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<td>SD: DV</td>
<td>Tax Amt: $510</td>
<td>TXYR: 1999</td>
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### GENERAL INFORMATION

- **Usage:** Remarks
- **Acres:** 5.44
- **# Parcels:** 1
- **Road:** Dirt
- **Waterfront:** Gulf Access, No Bridge, River
- **Remarks:** BURSON WEATHERS SIGNS

### Documents:
- **Util Avail:** Cable, Electric, Phone Line, Water
- **Util Onsite:**

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

---

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

http://fgc.rexplorer.net/CMPSSINTERNET/452503_GUL_0822102_0001-CTX 8/22/2002
GENERAL INFORMATION
Usage: Single
Acres: 4.18
# Parcels: 0
Road: Access Road, Dirt, Private
Waterfront: River
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: PAR'L IN S W 1/4 OF S W 1/4
Boat Dock: None
Documents: Survey
Util Avail: None
Util onsite: None
Terms Considered: BTF-CASH
1st Mtg Fin: 1st Mtg Balance: $0
Ann Assoc/Maint Fee: 0
Special Asmt: $0

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED
LN: 80064018 F * LO: RMAX01 Sect: 23 Area: 4326 Geo Area: FE07 Stat/Type: A / RL
Address: 17860 SCOUT CAMP RD
CT LEE PN: 23432600000080040 PN2: N/A
UT: 2.50 BL: 00 LOT: 0040
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
Acres: 2.50 Rdfmt: 40 MinSft: 0
# Parcels: 1 Rear Exp: Elev: 5-10 Feet
Road: Gravel/Limestone, Private Trees: Partially Trees
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
Boat Dock: Electric Available, Remarks
Documents: Abstract
Util Avail: Electric, Underground
Util Onsite: Electric
Terms Considered: BTF-CASH
1st Mtg Fin: NONE
Ann Assoc/Maint Fee: N/A

Miscellaneous: Filled, Remarks
Length: 108900
Location: County, Waterfront, Remarks
Ground: Grass, Palmetto

Sewer: Assessment Paid
Water: Assessment Paid

Mortgagee: N/A
Special Asmt: $0

1st Mtg Balance: $0
2nd Mtg Balance: $0

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

http://fgc.explorer.net/CMPS\INTERNET/452503_GUL_0822102_0001.CTX - 8/22/2002
### Off Water Property Known as Block H & Block 4

<table>
<thead>
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<th>MLS#</th>
<th>Address</th>
<th>Acres</th>
<th>Listed price</th>
<th>Sold Price</th>
<th>Price per Acre</th>
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<tbody>
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<td>60052331</td>
<td>2400 East Carter Rd</td>
<td>5.7</td>
<td>$65,000</td>
<td>$55,000</td>
<td>$9,650</td>
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<tr>
<td>80010096</td>
<td>19191 Parkinson Rd</td>
<td>5</td>
<td>$44,900</td>
<td>$40,000</td>
<td>$8,000</td>
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<tr>
<td>80034850</td>
<td>23091 Tuckahoe Rd</td>
<td>10</td>
<td>$120,000</td>
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Note: Average cost per acre is \(9,500 \times 9.2 = \$87,400\).

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### Active Listings

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Average asking Price Per Acre is $11,778

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<td>Address: 1919 PARKINSON RD</td>
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**GENERAL INFORMATION**

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**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
CT: LEE  PN: 26432600000040000
UT: 00  BL: 00  LOT: 00  Zone: AG2  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: $670  TXYR: 99

GENERAL INFORMATION
Usage: Manufacturing, Single
Acres: 5.70  Rdmt: 0  MinSqft: 0  Lot: 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 NOT INCLUDE ADDITIONAL LAND ADDED. 5.7 ACRES ACCORDING TO NEW SURVEY. NO DEE RESTRICTIONS ARE RECORDED.CALL BETTER FOR DIRECTIONS.SIGN AT ENTRY.

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

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

## RL One Line Report

Criteria: (MARKET_CODE=O) AND (PROPERTY_TYPE=RL) AND (LN=60052331,80034850,80010096,80054638) ORDERED BY
PALL_TYPE SORT,RL AO SORT,AREA,LP

### Sold Residential Land/Boat Docks

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<td>FEB</td>
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Total Sold Residential Land/Boat Docks Listings: 4
Average Sale Price: $59,250
Average Market Time: 88

### SUMMARY

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<th>Low</th>
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http://fgc.rexplorer.net/CMPS$INTERNET/476515_GUL_0822102_0001.CTX

8/22/2002
Residential Land/Boat Docks

LN: 80034850 F  LO: FIRE  Sect: 36  Area: 4327  Geo Area: FE08  Stat/Type: C / RL
Address: 23691 TUCKAHoe RD
CT: LEE  PN: 3643270000001020  PN2: 
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
Tax Amt: $532  TXYR: 2000

GENERAL INFORMATION
Usage: Single  Lot: 330X1320
Acres: 10.00  Rdfmt: 0  MinSft: 0
MinSft: 0  Rear Exp: North  Elev: 5-10 Feet
Road: Gravel/Limestone  Trees: Mostly Oak
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  Lngth Accom:
Documents: 
Util Avail: Electric  Water: Well
Util Onsite: Electric  Sewer: Septic
Terms Considered: BTF-CASH, OWNER CARRY... Mortgagee: 
1st Mtg Bal: $0  2nd Mtg Bal: $0
Ann Assoc/Maint Fee: Special Asmt: $0

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED
**Residential Land/Boat Docks**

**LN:** 80059805  **LO:** AAIM03  **Sect:** 15  **Area:** 4326  **Geo Area:** FN11  **Stat/Type:** A / RL  
**Address:** 18121 OTTER WATER WAY  **LP:** $598,000  
**CT:** LEE  **PN:** 1543260000120048  **PA:** $0  
**UT:** NA  **BL:** 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  
**Tax Amt:** $3,289  **TXYR:** 2000  

**GENERAL INFORMATION**  
**Usage:** Single  **Lot:**  
**Acres:** 5.53  **Rdfnt:** 0  **MinSqft:** 0  **Sft:** 0  
**# Parcels:** 1  **Rear Exp:** South  **Elev.:**  
**Road:** Access Road, City/County Maintained, Private  **Ground:** Grass, Mangrove  
**Waterfront:** 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 OXBOX CHANEL. CALL FOR DESCRIPTION.  

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

**INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED**

http://fgc.rexplorer.net/CMPSSINTERNET/452503_GUL_0822102_0001.CTX  
8/22/2002
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 (Pair Marke
10/01/1989 2103 / 455 100 Vacant 01 - Disqualified (Doc Sta

T axing 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

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<tr>
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<th>Prior</th>
<th>Current</th>
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<td>SOH Assd</td>
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<td>E &amp; I</td>
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<td>New Const.</td>
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LOT Center
Lee County Property Appraiser
Property Information Record

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      0 Yes     77,140 No
LEE COUNTY

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)

Just Value 77,140
Agr Exempt 0
Assessed 77,140
SOH Assd 77,140
E & I 77,140

Total

Valuation

Current    Prior    Exemptions  Current    Prior
77,140      77,140
0           0
77,140      77,140
0
77,140      77,140
0
77,140      77,140
0
Lee County Property Appraiser
Property Information Record

Owner: LEE COUNTY
PO BOX 398
FT MYERS FL 33902

Site: 15720 PARK WAY
ALVA, FL 33920

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 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: 1990 Last Maintenance: Thu Jun 15, 2000
Land Units: 270 FF (270 Front X 140 Deep)

Valuation

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<th>Current</th>
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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

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Exemption Information

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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

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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

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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

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

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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 (Interest

Exemption Information

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

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
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George Westenbarger  
1521 SW 54th Terrace  
Cape Coral, Fl., 33904  
230-540-0475 Phone  
239-849-8611  
e-mail: numonercal@rc.com

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

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<td>Sale Price Waterfront</td>
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<td>9,500 Off Water 9.2</td>
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**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
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 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.
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 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.
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.
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,

[Signature]

David C. Vaughan, MAI
State-Certified General Appraiser
Certification #0000569
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
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.
acres on Buckingham Road from Marcel1 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 0iff

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
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)

Total Acreage

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 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.

An analysis of Sale 3 in my report indicated that the seller had
purchased the property 1 year prior for $280,000, then 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 ot
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 was Ron's 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.
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.
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 030 FT

Sales Information

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Exemption Information

Type | Description | Year | Renew | Amount | Partial |
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AGRI | 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
Year Created: 1900
Last Maintenance: Sun Jun 23, 2002
Land Units: 2.5 AC (0 Front X 0 Deep)

Valuation

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<tr>
<td>SOH Assd</td>
<td>7,600</td>
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<td>Land</td>
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<td>7,600</td>
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<td>New Const.</td>
<td>7,380</td>
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</table>
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

<table>
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<th>Sale Date</th>
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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: 1997
Year Created: 1997
Land Units: 2 AC (0 Front X 0 Deep)

Last Maintenance: Fri May 17, 2002

Valuation

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Lee County Property Appraiser
Property Information Record

Owner: BANKS ROBERT D + ANNA D H/W
17305 PINE RIDGE RD #6
FORT MYERS FL 33931

Site: 17110 N RIVER RD
ALVA, FL 33920

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

Sales Information

<table>
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<th>Sale Date</th>
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<th>Vac/Imp</th>
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Exemption Information

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<td>Agricultural</td>
<td>2001</td>
<td>Yes</td>
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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

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<th>Prior</th>
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<td>240</td>
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<td>SOH Assd</td>
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<td>240</td>
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</table>
Lee County Property Appraiser
Property Information Record

Owner: KENNEDY MATTHEW J + NANCY M
Site: 17050 N RIVER RD
114 DEAR RUN
ALVA, FL 33920

Other: Legal: LONGOT ALEX SUBD.
P B 1 PG 34
E 1/2 OF W 1/2 LOT 1

Sales Information

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<th>Sale Date</th>
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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

Codes and Other Information

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

Valuation

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<th>Prior</th>
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<td>117,900</td>
<td>Building</td>
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<td>0</td>
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<tr>
<td>SOH Assd</td>
<td>196,500</td>
<td>117,900</td>
<td>Land</td>
<td>196,500</td>
<td>117,900</td>
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<td>E &amp; I</td>
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<td>New Const.</td>
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<td>0</td>
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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

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Taxing District Information

District: 182 - FT MYERS SHORES FIRE

Solid Waste Information

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

Codes and Other Information

00 - VACANT RESIDENTIAL

First Year Bldg on Roll: 1997

Valuation

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<td>Building</td>
<td>53,100</td>
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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

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<tr>
<th>Sale Date</th>
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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

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<tr>
<td>Assessed</td>
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<td>108,450</td>
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<td>SOH Assd</td>
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<td>E &amp; I</td>
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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

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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

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

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<td>Land</td>
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<td>New Const.</td>
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</table>
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

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

Sales Information

<table>
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<th>Sale Date</th>
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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

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

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<td>190,790</td>
<td>165,900</td>
<td>Building</td>
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<td>SOH Assd</td>
<td>190,790</td>
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<td>Land</td>
<td>190,790</td>
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<tr>
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<td>190,790</td>
<td>165,900</td>
<td>New Const.</td>
<td>0</td>
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</table>
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

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

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<th>Vac/Imp</th>
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Exemption Information

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</tbody>
</table>

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 |

| 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) |
Lee County Property Appraiser
Property Information Record

Owner: CASTO GEORGE R + CONNIE E
16520 S TAMAMI 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

<table>
<thead>
<tr>
<th>Sale Date</th>
<th>OR Book/Page</th>
<th>Sale Price</th>
<th>Vac/Imp</th>
<th>Transfer Code</th>
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<td>3436 / 563</td>
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<td>06 - Qualified (Fair Marke</td>
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<td>10/01/1994</td>
<td>2552 / 227</td>
<td>910,000</td>
<td>Vacant</td>
<td>04 - Disqualified (Multipl</td>
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<tr>
<td>10/01/1994</td>
<td>2552 / 222</td>
<td>520,000</td>
<td>Vacant</td>
<td>04 - Disqualified (Multipl</td>
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Exemption Information

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<tr>
<th>Type</th>
<th>Description</th>
<th>Year</th>
<th>Renew</th>
<th>Amount</th>
<th>Partial</th>
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<tbody>
<tr>
<td>AGR1</td>
<td>Agricultural</td>
<td>2002</td>
<td>Yes</td>
<td>236,650</td>
<td>No</td>
</tr>
</tbody>
</table>

Taxing District Information

District: 220 - ALVA FIRE/CO MOSQUITO

Solid Waste Information

<table>
<thead>
<tr>
<th>Solid Waste District:</th>
<th>004 - Service Area 4 - North Fort Myers Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Solid Waste Bill Type:</td>
<td>R - Residential Category</td>
</tr>
<tr>
<td>Solid Waste Unit Area:</td>
<td>1 Tax Amount: 192.53</td>
</tr>
</tbody>
</table>

Codes and Other Information

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

Valuation

<table>
<thead>
<tr>
<th>Type</th>
<th>Current</th>
<th>Prior</th>
<th>Current</th>
<th>Prior</th>
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</thead>
<tbody>
<tr>
<td>Just Value</td>
<td>239,400</td>
<td>171,000</td>
<td>Exemptions</td>
<td>236,650</td>
</tr>
<tr>
<td>Agr Exempt</td>
<td>236,650</td>
<td>170,760</td>
<td>Taxable</td>
<td>2,750</td>
</tr>
<tr>
<td>Assessed</td>
<td>2,750</td>
<td>240</td>
<td>Building</td>
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</tr>
<tr>
<td>SOH Assd</td>
<td>2,750</td>
<td>240</td>
<td>Land</td>
<td>2,750</td>
</tr>
<tr>
<td>E &amp; I</td>
<td>2,750</td>
<td>240</td>
<td>New Const.</td>
<td>0</td>
</tr>
</tbody>
</table>
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

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

Sales Information

<table>
<thead>
<tr>
<th>Sale Date</th>
<th>OR Book/Page</th>
<th>Sale Price</th>
<th>Vac/Imp</th>
<th>Transfer Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>04/12/2002</td>
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<td>Vacant</td>
<td>06 - Qualified (Fair Market)</td>
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<tr>
<td>06/02/1997</td>
<td>2830 / 1780</td>
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<tr>
<td>10/01/1994</td>
<td>2552 / 227</td>
<td>910,000</td>
<td>Vacant</td>
<td>01 - Disqualified (Doc Sta)</td>
</tr>
<tr>
<td>10/01/1994</td>
<td>2552 / 222</td>
<td>520,000</td>
<td>Vacant</td>
<td>01 - Disqualified (Doc Sta)</td>
</tr>
</tbody>
</table>

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

Codes and Other Information

DOR Code: 00 - VACANT RESIDENTIAL
Year Improved: 0
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

<table>
<thead>
<tr>
<th></th>
<th>Current</th>
<th>Prior</th>
<th>Exemptions</th>
<th>Current</th>
<th>Prior</th>
</tr>
</thead>
<tbody>
<tr>
<td>Just Value</td>
<td>157,500</td>
<td>105,010</td>
<td>0</td>
<td>157,500</td>
<td>150</td>
</tr>
<tr>
<td>Agr Exempt</td>
<td>0</td>
<td>104,860</td>
<td>Taxable</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Assessed</td>
<td>157,500</td>
<td>150</td>
<td>Building</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>SOH Assd</td>
<td>157,500</td>
<td>150</td>
<td>Land</td>
<td>157,500</td>
<td>150</td>
</tr>
<tr>
<td>E &amp; I</td>
<td>157,500</td>
<td>150</td>
<td>New Const.</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
September 5, 2002

George Westenbarger
1521 SW 54th 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, 4th 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
September 5, 2002

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Cape Coral, Florida 33914

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Sincerely,

Lee County Purchasing Division

Earl Pflaumer, CPPB
Purchasing Agent
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.