

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

Blue Sheet No. 20031305

1. REQUESTED MOTION:

ACTION REQUESTED: Authorize: (1) Approval of Resolution declaring property surplus and the sale of ±15 acres of real property located in South Fort Myers Park, Lee County, Florida to the Lee County School Board; (2) Chairman, on behalf of the Board, to sign the Agreement for Purchase and Sale of Real Estate; (3) direct staff to negotiate and bring back to the Board Interlocal and Subordination Agreements with the Lee County School Board; (4) payment of costs to close; and (5) the Division of County Lands to handle and accept all documentation to complete this transaction.

WHY ACTION IS NECESSARY: The Board must formally approve all Resolutions and Real Estate conveyances to and from Lee County.

WHAT ACTION ACCOMPLISHES: Allows the County to sell property for a school with shared facilities for public use.

2. DEPARTMENTAL CATEGORY:

COMMISSION DISTRICT # 3 *C6A*

3. MEETING DATE: *11-25-2003*

4. AGENDA:

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

5. REQUIREMENT/PURPOSE:
(Specify)

- STATUTE 125.38
- ORDINANCE
- ADMIN. CODE
- OTHER

6. REQUESTOR OF INFORMATION:

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

7. BACKGROUND: Both the County and School Board are desirous of creating an education and recreational facility which would be designed to benefit the Community. To accomplish this joint effort, the School Board desires to acquire a portion of the South Fort Myers Park on Bass Road currently owned by the County. Said transfer will serve a public purpose and is in the public's interest. Conveyance will be subject to the condition that should the property cease to be used as a school, ownership of the property shall revert to the County (but no earlier than July 31, 2038 per Series 2002A Ground Lease and Subordination Agreement for financing purposes). Due to the development, construction, and use of some shared facilities, a price of \$53,500 an acre for the ±15 acres of uplands has been negotiated.

Interest to be disposed of: Fee interest in ±15 acres, with a reverter clause and reservation to the Oil, Gas and Mineral rights, in accordance with Florida Statutes §270.11.

Property Details:

Owner: Lee County Board of County Commissioners
Address: 16730 Bass Road, Fort Myers, FL
STRAP Nos.: Part of 04-46-24-00-00007.0000 and .0002

Appraisal Information:

Company: Integra Realty Resources by Woodward S. Hanson, MAI, CRE, CCIM
Appraised Value: For original County purchase (as adjusted to survey at time of acquisition being 63.94 acres)
 \$2,547,975 consisting of 38.21 acres of uplands at \$65,000/acre and 25.73 acres of wetlands at \$2,500/acre for an average of \$39,850/acre.

Staff Recommendation: Staff recommends the Board approve the requested motion.

Account: Funds will be deposited into account: 20187330100.364220.9000

Attachments: Three originals of Purchase and Sale Agreements, Resolution, location map, preliminary sketch of development of school and park.

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other Co. Lands	E County Attorney	F Budget Services			G County Manager
					OA	OM	Risk	GC
<i>J. Saunders</i> 10-30-03	<i>N/A</i>		<i>Co. Lands</i> <i>JP</i> <i>KF</i> <i>JL</i>	<i>K. Lee</i> 11/10/03	<i>11/10/03</i>	<i>11/10/03</i>	<i>11/10/03</i>	<i>11-10-03</i> <i>J. Saunders</i> 10-30-03

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
 Date: *11/7/03*
 Time: *4:05 PM*
 Forwarded To:
Co. Lands
11/10/03

RECEIVED BY
 COUNTY ADMIN: *EW*
11/10/03
 11:00 AM SLR
 COUNTY ADMIN
 FORWARDED TO:
11/10/03

LEE COUNTY RESOLUTION NO. _____

A RESOLUTION OF LEE COUNTY RELATING TO THE SALE OF ±15 ACRES OF SOUTH FORT MYERS PARK TO THE LEE COUNTY SCHOOL BOARD; PROVIDING FOR CERTAIN AUTHORIZATIONS; PROVIDING FOR AN EFFECTIVE DATE.

RECITATIONS

WHEREAS, the Board of County Commissioners is the governing body in and for Lee County, a political subdivision of the State of Florida; and

WHEREAS, the Board of County Commissioners has certain powers and authority relative to the disposition of property belonging to the County; and,

WHEREAS, pursuant to Section 125.38, Florida Statutes, the County has the authority to convey property by private sale to any government, or not-for-profit corporation or organization for nominal consideration such price whether nominal or otherwise, as such Board may fix; and,

WHEREAS, the Lee County School Board ("School Board") is a public agency which is organized for the purposes of ensuring that plans for the construction and opening of public educational facilities are coordinated with other necessary services; and

WHEREAS, the Board of County Commissioners has carefully reviewed the property and finds that the property is not needed for any County purpose, and further finds that the use by the School Board serves a public purpose and is in the public's interest.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
COMMISSIONERS that:

1. The above recitations are true and accurate and are hereby adopted and incorporated herein as if set out at length, and said property is officially declared surplus.
2. Lee County recognizes and accepts the School Board's offer to purchase the subject Lee County property.
3. Lee County recognizes and accepts the School Board's proposal to use the County surplus property for a public educational facility.
4. In order that the proposed transaction is more efficiently consummated, the Board specifically authorizes and directs relevant County staff to develop and finalize any necessary documents for the contemplated transaction, and specifically authorizes the Chairman or Vice Chairman of the Board of County Commissioners to execute the Purchase and Sale Agreement of Real Estate of any and all necessary documents for the said transaction on behalf of the Board of County Commissioners.
5. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution as offered by Commissioner _____
who moved its adoption. The motion was seconded by Commissioner _____
and, being put to a vote, the vote was as follows:

RAY JUDAH	_____
DOUGLAS ST. CERNY	_____
ROBERT JANES	_____
ANDREW COY	_____
JOHN ALBION	_____

DULY PASSED AND ADOPTED this ____ day of _____, 2003.

ATTEST: CHARLIE GREEN
CLERK OF COURTS

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Chairman

APPROVED AS TO FORM:

By: _____
Office of the County Attorney

This document prepared by:
Lee County
County Lands Division
Project: South Fort Myers Park Site, Project No. 1873
Parcel: School Site
STRAP No.: A portion of 04-46-24-00-00007.0000 &
04-46-24-00-00007.0002

BOARD OF COUNTY COMMISSIONERS

LEE COUNTY

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

THIS AGREEMENT for purchase and sale of real property is made this ___ day of _____, 20__ by and between Lee County, a political subdivision of the State of Florida, hereinafter referred to as SELLER, whose address is PO Box 398, Fort Myers, FL 33902-0398, and The School Board of Lee County, Florida, hereinafter referred to as BUYER.

WITNESSETH:

1. **AGREEMENT TO PURCHASE AND TO SELL:** SELLER agrees to sell and BUYER agrees to purchase, subject to the terms and conditions set forth below, a parcel of land consisting of 15.00 acres more or less, and located at 16730 Bass Road, Fort Myers, Florida and more particularly described in "Exhibit A" attached hereto and made a part hereof, hereinafter called "the Property." This property will be acquired for the South Fort Myers School Site Project, hereinafter called "the Project."
2. **PURCHASE PRICE AND TIME OF PAYMENT:** The total purchase price ("Purchase Price") will be Eight Hundred Two Thousand Five Hundred and no/100 (\$802,500.00), payable in Cash or by wire transfer or by School Board Warrant.
3. **EVIDENCE OF TITLE:** BUYER may obtain at BUYER'S expense an American Land Title Association Form B Title Commitment and provide title insurance Owner's Policy in the amount of the Purchase Price, from a title company acceptable to BUYER. The commitment will be accompanied by one copy of all documents that constitute exceptions to the title commitment. The commitment will also show title to be good and marketable with legal access, subject only to real estate taxes for the current year, zoning and use restrictions imposed by governmental authority, exceptions set forth in Exhibit "B".

4. **CONDITION OF PROPERTY; RISK OF LOSS:** BUYER has inspected the Property and, except as is otherwise provided herein, accepts the Property in the condition inspected. Any loss and/or damage to the Property occurring between the date of this offer and the date of closing or date of possession by SELLER, whichever occurs first, will be at BUYER's sole risk and expense. However, BUYER may accept the damaged property, or BUYER may cancel this Agreement without obligation.

5. **SELLER'S INSTRUMENTS AND EXPENSES:** SELLER will pay for and provide:

- (a) A Statutory County deed as set forth in Exhibit "C", and an affidavit regarding liens, possession, and withholding under FIRPTA in a form sufficient to allow "gap" coverage by title insurance;
- (b) utility services up to, but not including the date of closing;
- (c) taxes or assessments for which a bill has been rendered on or before the date of closing; and
- (d) SELLER's attorney, if any.

6. **BUYER'S INSTRUMENTS AND EXPENSES:** BUYER will pay for:

- (a) Recording fee for deed;
- (b) survey, (if desired by BUYER);
- (c) all property inspections obtained by BUYER;
- (d) BUYER's attorney and real estate broker fees and costs, if any;
- (e) all costs associated with title search, title examination, closing and title insurance; and
- (f) documentary stamps on deed, if any.

7. **TAXES:** BUYER and SELLER are exempt from the payment of real estate taxes. In the event any portion of the Property is not exempt on the ad valorem tax rolls, BUYER shall obtain a statement from the Lee County Tax Collector confirming the amount of real estate taxes owed on the Property, up to but not including the day of closing and SELLER shall be responsible for payment of the stated tax amount. In the event that BUYER is unable to obtain a statement from the Lee County Tax Collector

confirming the amount of real estate taxes owed on the Property up to but not including the day of closing, the taxes shall be prorated based on the tax bill for the current year. If the current year's tax bill is not available, real estate taxes shall be based on the amount for the preceding year, with no discount taken, and shall be readjusted based on the maximum discount when the tax bill is available for the year of the Closing.

8. **DEFECTS IN TITLE AND LEGAL ACCESS:** Prior to closing, BUYER will have a reasonable time to examine the title and documents establishing legal access to the property. Except as set forth in 3. above, if title or legal access is found to be defective, BUYER will notify SELLER in writing of the defects and SELLER will make a prompt and diligent effort to correct such defects. If SELLER fails to make corrections within 60 days after notice, BUYER may elect to accept the Property in its existing condition, or may terminate this Agreement without obligation.

9. **SURVEY:** BUYER will order the Property surveyed based on signed survey at Bean, Whitaker, Lutz & Kareh, Inc., File 4-46-24, certified to Lee County and Attorney's Title Insurance Fund at BUYER's expense. SELLER agrees to provide access to the Property for the survey to be performed. If the survey shows a discrepancy in the size or dimensions of the Property, or shows encroachments onto the Property or that improvements, including fences, located on the Property encroach onto adjacent lands, or if the survey identifies violations of recorded covenants or covenants of this Agreement, upon notice to the SELLER, the BUYER may elect to accept those discrepancies, violations or encroachments, or may terminate this Agreement without obligations.

10. **ENVIRONMENTAL AUDIT:** BUYER may perform or have performed, at BUYER's expense, an environmental audit of the Property. If the audit identifies environmental problems unacceptable to the BUYER, BUYER may elect to accept the Property in its existing condition or BUYER may terminate this Agreement without obligation.

11. **ABSENCE OF ENVIRONMENTAL LIABILITIES:** The SELLER makes no warranties or representations that the Property is free from hazardous materials or environmental hazards under any federal, state or local law or regulation.

12. **TIME AND BINDING AGREEMENT:** Time is of the essence for closing this transaction. The BUYER's written acceptance of this offer will constitute an Agreement for the purchase and sale of the Property and will bind the parties.

13. **DATE AND LOCATION OF CLOSING:** The closing of this transaction will be held at the office of the insuring title company on or before 150 days from the date this Agreement is made. The time and location of closing may be changed by mutual agreement of the parties.

14. **ATTORNEYS' FEES:** The prevailing party in any litigation concerning this Agreement will be entitled to recover reasonable attorneys' fees and costs.

15. **REAL ESTATE BROKERS:** BUYER and SELLER represent and warrant to the other that no broker or finder has been engaged by BUYER or SELLER with respect to this transaction. SELLER and BUYER (to the extent allowable pursuant to Florida Statutes Section 768.28) agree to indemnify and hold each other harmless from any and all claims for any other brokerage fees or similar commissions asserted by brokers or finders claiming by, through or under the indemnifying party. Notwithstanding anything to the contrary set forth, in this Contract, the provisions of this Section shall survive the Closing or earlier termination of this Contract as expressly provided herein.

16. **POSSESSION:** SELLER agrees to deliver possession of Property to BUYER at time of closing unless otherwise stated herein.

17. **TYPEWRITTEN/HANDWRITTEN PROVISIONS:** Typewritten and handwritten provisions inserted herein or attached hereto as addenda, and initialed by all parties, will control all printed provisions in conflict therewith.

18. **SPECIAL CONDITIONS:** Any and all special conditions will be attached to this Agreement and signed by all parties to this Agreement.

BUYER:

The School Board of Lee County Florida

By: 

Dr. James Browder, III
Its: Superintendent

Date: 10/3/03

SELLER:

Lee County, Florida by its
Board of County Commissioners

By: _____

Ray Judah
Its: Chairman

Date: _____

RATIFIED AND APPROVED:

By: _____

Jeanne S. Dozier
Its: Chairman

Charlie Green, Clerk

By: _____

Deputy Clerk

Date: _____

Date: _____

APPROVED AS TO FORM:

APPROVED AS TO FORM:

By: KB Martin
Keith B. Martin, Esq.
School Board Attorney

By: _____
Office of the County Attorney

Date: 10/3/03

Date: _____

SPECIAL CONDITIONS

SELLER - LEE COUNTY BOARD OF COUNTY COMMISSIONERS

BUYER - LEE COUNTY SCHOOL BOARD

1. **INVESTIGATION PERIOD:** Upon the date the BUYER executes this agreement, the BUYER is granted 90 days to perform its due diligence. During the Investigation Period, BUYER shall have the right to review and inspect available Property Records requested from SELLER and to enter upon the Property to make inspections and investigations of the condition of the Property which BUYER may deem necessary including, but not limited to, soil borings, percolation tests, engineering, environmental and topographical studies, and investigations of zoning and the availability of utilities, all of which inspections and investigations if undertaken shall be at BUYER's sole cost and expense. After completing its inspection of the property, BUYER shall, at its sole cost and expense, repair any damage it has caused to the Property. All inspections of the Property shall be conducted in such a manner as to avoid any interference with the Property. The BUYER shall pay all costs attendant therewith and the party or parties conducting the inspection(s) shall provide evidence of liability insurance coverage to SELLER upon SELLER's request.

If BUYER determines at any time that BUYER does not believe BUYER will be able to obtain all Governmental Approvals, or if BUYER is not otherwise satisfied with any results of investigations of the Property, then BUYER may elect to terminate this Contract at any time before the end of the Investigation Period by written notice to SELLER. Upon the timely termination of this Contract, this Contract shall be terminated and except as specifically set forth herein, neither BUYER nor SELLER shall have any further rights or obligations hereunder. All data reports, studies, investigations, permits, etc. obtained above shall be turned over to SELLER. Upon termination, the BUYER shall furnish a list of all parties that provided services for investigation, along with paid receipts and indemnify SELLER for any and all costs for services performed during investigation period.

2. **CROSS EASEMENTS:** BUYER and SELLER intend to develop the Property and remainder of the parent tract as a combination school and park, that requires the common use of certain areas.

The closing of this Agreement shall be contingent upon execution by the parties of a mutually acceptable interlocal agreement governing the terms and conditions of the common usage of certain areas including a cross easement for access and utilities. In the event that such interlocal agreement has not been executed by the parties on or before March 31, 2004, either party may cancel this Agreement by written notice to the other.

3. The purchase price of \$802,500.00 is based upon a stated upland acreage by SELLER of 15.00 acres. Said acreage shall be verified by the boundary survey obtained by BUYER pursuant to Paragraph 9 and Exhibit "A" of the Agreement and if the actual net acreage is more or less than 15.00 acres the purchase price will be adjusted accordingly to the surveyed acres at the agreed per acre price of \$53,500 per acre.
4. BUYER may not assign this Agreement.
5. BUYER is responsible for any and all required mitigation in developing the Property, provided, however, that with respect to common areas and uses any mitigation costs shall be shared between the parties to the extent provided for in the interlocal agreement.
6. This Agreement shall be contingent upon ratification by the The School Board of Lee County, Florida.

BUYER:

The School Board of Lee County Florida

By: 

Dr. James Browder, III
Its: Superintendent

Date: 10/3/07

SELLER:

Lee County, Florida by its
Board of County Commissioners

By: _____

Ray Judah
Its: Chairman

Date: _____

RATIFIED AND APPROVED:

By: _____

Jeanne S. Dozier
Its: Chairman

Date: _____

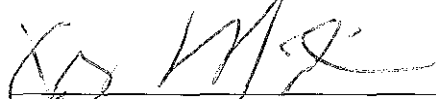
Charlie Green, Clerk

By: _____

Deputy Clerk

Date: _____

APPROVED AS TO FORM:

By: 
Keith B. Martin, Esq.
School Board Attorney
Date: 10/3/03

APPROVED AS TO FORM:

By: _____
Office of the County Attorney
Date: _____

EXHIBIT "A"

That certain real property located in Lee County, Florida, consisting of approximately 15 acres, of which there shall be not less than 15 net acres of buildable upland property (non wetland jurisdictional property per Army Corps of Engineers or other applicable governing authority), in the General location as depicted on Page 2 of 2 of Exhibit "A". The parent tract from which the Property is to be conveyed to Purchaser is identified by STRAP #s 04-46-24-00-00007.0000 and 04-46-24-00-00007.0020. The Property shall also include a non-exclusive easement for ingress, egress and utility purposes over the parent tract from which the Property is conveyed which easement shall be in a mutually agreeable location, sufficient in size to allow for the usage of the Property as a school site and otherwise comply with all legal requirements, and shall be in form and content reasonably acceptable to BUYER and SELLER. The BUYER is to provide the precise location and legal description for the Property and the easement shall be determined and mutually agreed upon not later than the 30th day of the Investigation Period. In the event BUYER and SELLER do not mutually agree, BUYER may cancel this Agreement. At the request of the SELLER or BUYER, the easement shall include language that it may be relocated upon reasonable advance notice to the other party, provided that the party requesting the relocation shall be responsible for all costs associated with relocating the easement (including the cost of any utilities or other improvements thereon) and further provided that any change in the location where the easement adjoins the Property shall require the other parties approval, which shall not be unreasonably withheld. SELLER to retain an easement for ingress, egress and utility purposes over the Property which easement shall be in a mutually agreeable location, sufficient in size to allow for the usage of the remainder of parent tract as a park site and otherwise comply with all legal requirements, and shall be form and content and terms and conditions as easement to BUYER over parent tract.

In accordance with Florida Statutes § 270.11, the COUNTY hereby reserves an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the subject land and an undivided one-half interest in all the petroleum that is or may be in, on, or under the subject land with the privilege to mine and develop each interest. Provided, however, the right of entry with respect to any interest in phosphate, minerals, metals or petroleum reserved in favor of the County is hereby released if the subject parcel being conveyed is, or ever has been, a contiguous tract of less than 20 acres in the aggregate under the same ownership.

FUND OWNER'S FORM
SCHEDULE B

EXHIBIT "B"

Policy No.: OPM-2361942

This policy does not insure against loss or damage by reason of the following exceptions:

1. Taxes for the year of the effective date of this policy and taxes or special assessments which are not shown as existing liens by the public records.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Easements or claims of easements not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Easement Reservation recorded in O.R. Book 1734, Page 3513, Public Records of Lee County, Florida. - *OK - ON SURVEY*
7. Easements contained and recorded in O.R. Book 2125, Page 4217, Public Records of Lee County, Florida. - *OK - ON SURVEY*
8. Grant of Easement recorded in O.R. Book 2026, Page 3649, Public Records of Lee County, Florida. - *OK - ON SURVEY*
9. Agreement recorded in O.R. Book 2098, Page 2515, Public Records of Lee County, Florida. - *AGMT TO DEDICATE EASEMENT IN NORTH PARCEL*
10. Lands lie within various county special assessment districts and municipal taxing districts and are subject to liens for any unpaid special assessments by virtue of the ordinances and resolutions creating these districts. The special assessments are payable with the ad valorem taxes. - *OK*
11. Grant of Non-exclusive Perpetual Easement recorded in O.R. Book 2591, Page 3848, Public Records of Lee County, Florida. - *OK*
12. Lee County Ordinance No. 86-14, pertaining to mandatory garbage collection, recorded in O.R. Book 2189, Page 3281, and amended by Ordinance No. 86-38 in O.R. Book 2189, Page 3334, Public Records of Lee County, Florida. - *SOLID WASTE*

NOTE: Standard Exceptions 2 through 5 are deleted.

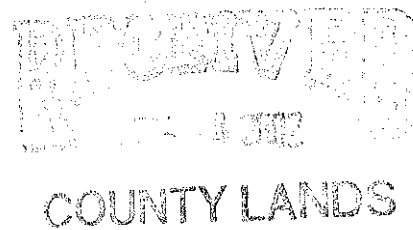
STAFF REVIEW

2-20-02

Date



February 08, 2002



Robert G. Clemens
Acquisition Program Manager
Lee County Lands
P.O. Box 398
Fort Myers, Florida 33902-0398

SUBJECT: Market Value Appraisal
Proposed South Fort Myers Community Park
16730 Bass Road
Lee County, Florida
Integra Realty Resources – Southwest Florida File No. 02-01-03

Dear Mr. Clemens:

Integra Realty Resources - Fort Myers is pleased to transmit the summary report of a complete appraisal that was prepared on the referenced property. The purpose of this appraisal is to develop an opinion of the market value of the fee simple estate of the property as of February 02, 2002 the effective date of the appraisal. The attached report sets forth the data, research, analyses, and conclusions for this appraisal.

The report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice (USPAP)* and the *Code of Professional Ethics and Standards of Professional Appraisal Practice* of the Appraisal Institute. Our opinion of market value is premised upon the Assumptions and Limiting Conditions contained within this report. The definition of market value is in Addendum B.

The subject property of this appraisal assignment containing 63.06 acres of gross land area, is an unimproved tract located south of Summerlin Road along the westerly right of way of Bass Road in Lee County, Florida. The property has been reported to contain 39.50 acres of upland area and 23.56 acres of wetlands. The property is zoned CPD (Commercial Planned Development) and AG-2 (Agricultural), and is designated "Suburban" and "Wetlands" on the FLUM of the Lee Plan. The highest and best use of the property is estimated to be for potential mixed-use development.

Based on the analyses and conclusions in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed therein, it is our opinion that the market value of the fee simple estate of the property, as of February 02, 2002, is

**TWO MILLION SIX HUNDRED THIRTY THOUSAND DOLLARS
(\$2,630,000).***

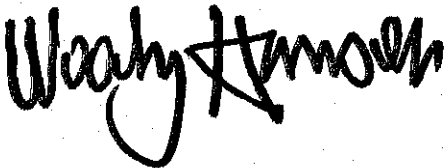
LOCAL EXPERTISE...NATIONALLY

Robert G. Clemens
February 08, 2002
Page 2

**Critical Assumption:* The market value estimate is based upon information provided to the appraiser by the current listing agent which indicated that the property contains 39.50 acres of uplands and 23.56 acres of wetlands. The appraiser reserves the right to amend the market value estimate if these estimates are changed.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Woodward S. Hanson". The signature is written in a cursive, flowing style.

Woodward S. Hanson, MAI, CRE, CCIM
Certified General Real Estate Appraiser
Florida Certificate RZ 0001003

LAND VALUE CONCLUSION

The sales comparison approach has provided values of \$65,000 per acre for uplands and \$2,600 per acre for wetlands. This results in an indicated land value as follows:

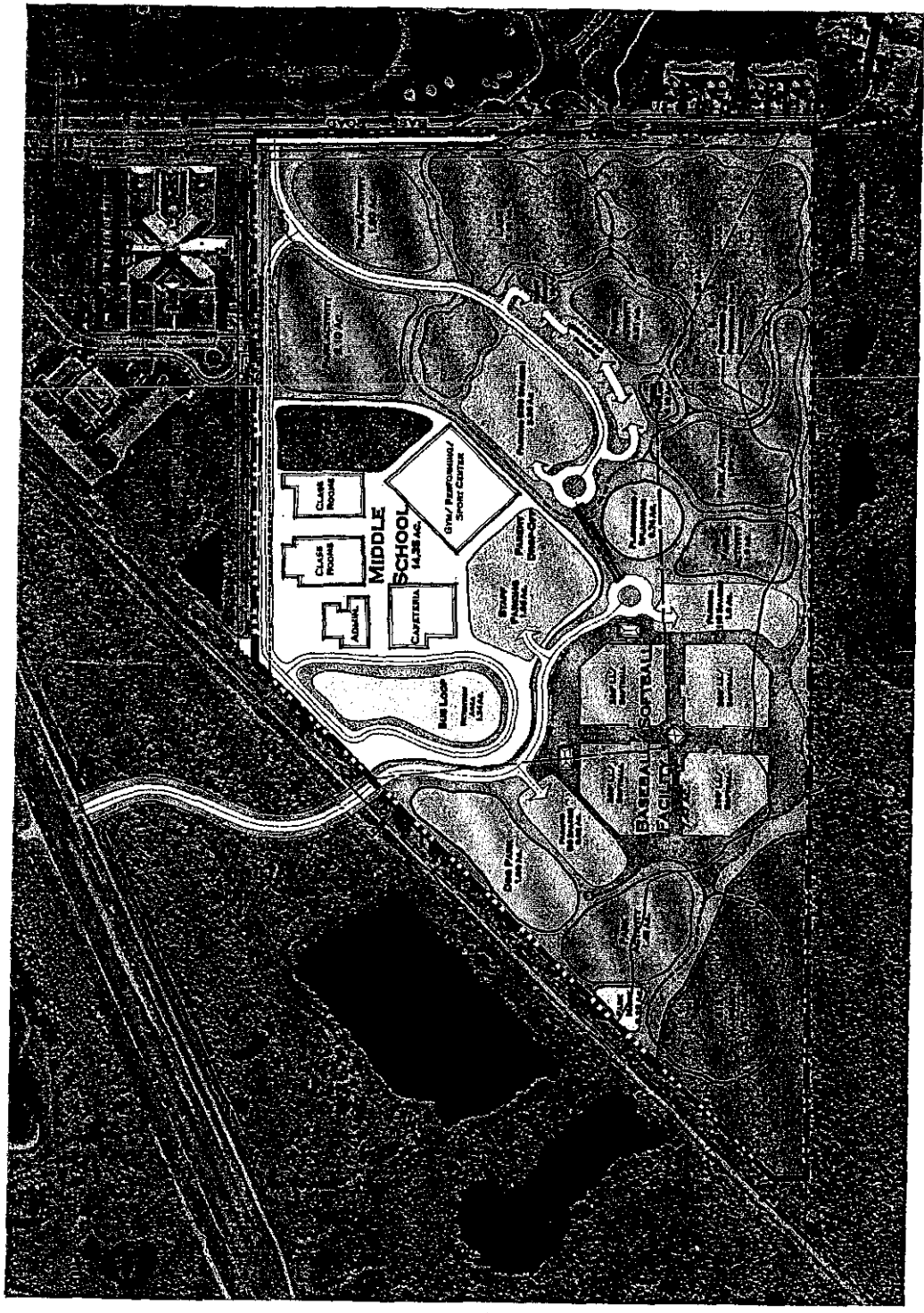
	Acres	Value per Acre	Indicated Values
Upland Area	39.50	\$65,000	\$2,567,500
Wetland Area	<u>23.56</u>	\$2,600	<u>\$61,248</u>
Totals	63.06		\$2,628,748
Rounded to			\$2,630,000
Value per Gross Acre			<u>\$41,708</u>

MICHAEL REDD
& ASSOCIATES, P.A.

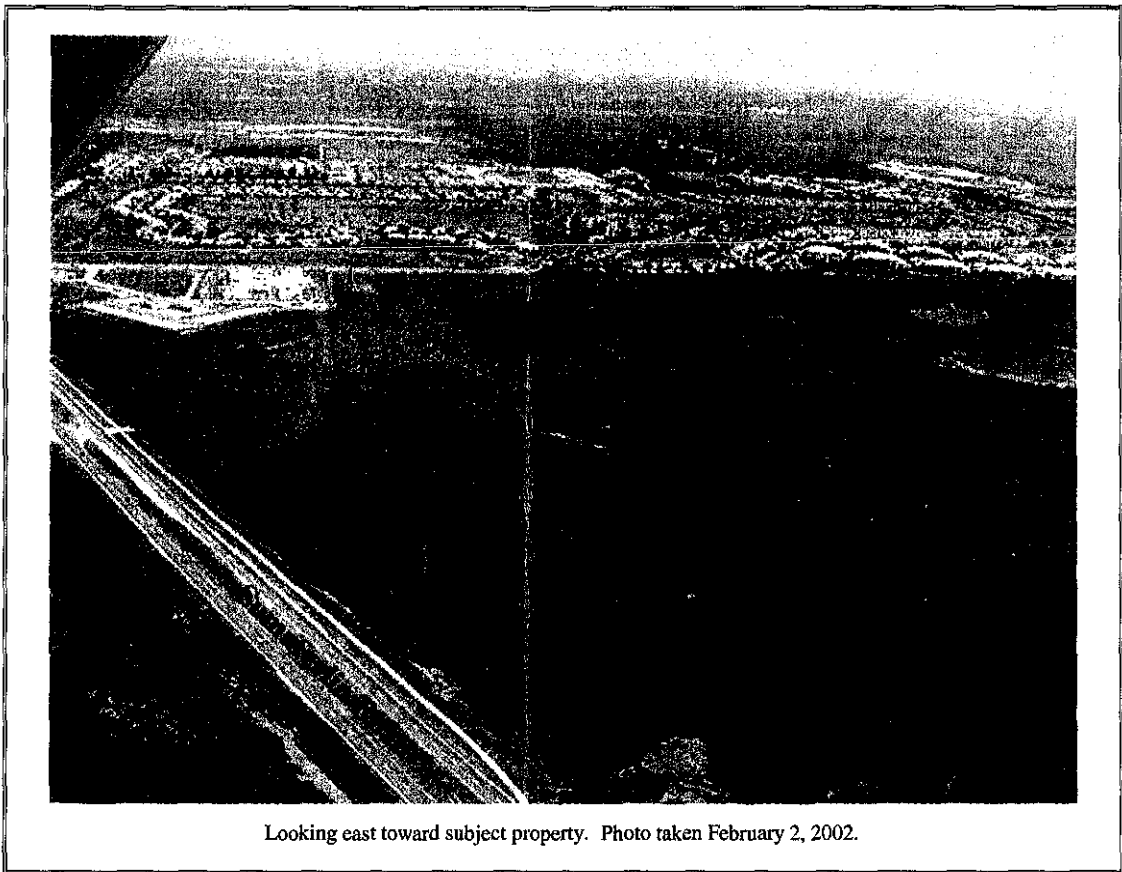
SOUTH FORT MYERS
COMMUNITY PARK

DATE: 08.18.08
SHEET

400 SCALES 1"=100'
SHEET NORTH



CONCEPT FOUR
SOUTH FORT MYERS
COMMUNITY PARK
"Proposed"



Looking east toward subject property. Photo taken February 2, 2002.

**Proposed South Fort Myers Community Park
Lee County, Florida**