



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

kwiktag®

022 562 302



Writer's Direct Dial Number: (941) 479-8585

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing
Examiner

February 2, 2001

Mr. Joseph M. Madden Jr.
c/o Crown Colony Management, Inc.
6100 Mid Metro Drive, Suite 7
Fort Myers, Florida 33912

RE: CPA 2000-05, Lee Plan Future Land Use Amendment

Dear Joe:

Planning staff finds the above mentioned submittal is insufficient and further information is needed. The following applies to Part III of the application:

- B. The application indicates substantial amounts of wetlands on the subject property and the application indicates the total acreage included in the request. Is it the applicant's intent to reclassification the wetlands thru this application. If not, please correct the application to reflect the actual amount to be redesignated. The application should reflect all of the FLUM designations on the subject property, i.e. Wetlands, Rural, and Airport Commerce. Please clarify.

Existing Land Use. The application states "vacant." Staff notes that several parcels have agricultural exemptions that indicate agricultural uses. Please clarify.

The following comments pertain to Part IV of the application:

- A. 2. Please submit the required map. The submitted Exhibit A.2 provides existing zoning information not the required Future Land Use Map. Please revise map A.2.
- A. 3. This sections includes acreage figures that contradict the acreages contained in Part III B. Please **describe** the subject property's and surrounding existing land uses. If the parcels are being utilized today for agricultural uses such as unimproved pasture/grazing please indicate so. Please revise the map to include agricultural uses as well as neighboring uses (such as "industrial" in the adjacent IPD project).
- A. 4. Submitted Exhibit A.3 provides that the subject parcel contains IL and AG-2 zoning categories while the submitted A.4 narrative provides that the subject parcel contains only AG-2 zoning. Please clarify the existing zoning of the subject property.

A. 5 & 6. Staff finds no legal for the subject parcel. Staff needs a map with parcels identified by number corresponding to the deed and parcel legals. Staff is also asking that the applicant provide an opinion of title and a boundary survey which agree. If you have any questions, please contact Jerry Murphy at 479-8372.

A. 8. Please submit the required authorizations from the property owners of the properties so that the agent may represent the owners in this matter. Staff has identified numerous issues with the submitted information. Also, the application contains no authorization from owners for numerous parcels. The application provides no authorization for the following parcels: 14-45-25-00-00001.005A; 14-45-25-00-00001.0010; 14-45-25-00-00001.000; 14-45-25-00-00001.2000; 12-45-25-00-00006.0010; 12-45-25-00-00006.0000; 12-45-25-00-00006.0090; 12-45-25-00-00006.0040; 12-45-25-00-00006.0020; 12-45-25-00-00006.0050; 12-45-25-00-00006.0030; 13-45-25-00-00001.004B; 13-45-25-00-00002.0000; 13-45-25-00-00001.0030; 13-45-25-00-00001.0040; 13-45-25-00-00001.0050; 13-45-25-00-00001.0060; 13-45-25-00-00001.1000; 13-45-25-00-00001.0000; and, 13-45-25-00-00001.001A.

Also, the owner listed in the application, David Hill, for parcels 13-45-25-00-00001.0010 and 13-45-25-00-00001.0020 is not listed in the Lee County Property Appraiser's records. The County records list the property owner as "Metro Asset Recovery Corp." Additionally, the application contain no information for parcel 13-45-25-00-00001.004A.

B.1. Please provide the required analysis. The application provides that "it is believed that no modifications to the FSUTMS model or the currently adopted financially feasible plan will be required." This conclusion is not supported with data and analysis. Please see the attached memo from the Department of Transportation.

B.2.a. The application does not demonstrate that there will be adequate capacity in the future. Staff does not find the referred to "attached map." The application does not identify if there are any programmed improvements/expansions currently programmed in the 5 year adopted CIP that will affect the provision of services to the subject parcel as well as any long range improvements.

B.2.b. The application does not provide any information concerning the facilities serving the site. Please provide the required LOS analysis as well as any improvements/expansions currently programmed in the 5 year CIP or long range anticipated improvements.

B.2.d. See comments contained in the January 31, 2001 memo from Mike Carroll.

B.3. Please provide the required letters.

C. See attached comments from Environmental Sciences staff.

D. Provide the requested maps and information. Staff does not find the referenced "Exhibit D" attached to the submitted application.

E.1. Please provide the required discussion.

E.3. Please provide the required discussion.

F. Staff finds the application statement that "The proposed amendment does not contain any provisions that require additional information under this section" is insufficient. The application proposes to eliminate 813 acres of Airport Commerce while providing little analysis or justification. Specific comments are provided below:

F.1.a. Please provide the required information.

F.1.c. The application does not provide the mandatory analysis of the requirements of Lee Plan Policy 7.1.4. The applicant should provide an analysis of the affect of the proposed change on the county's industrial employment goal.

F.2. The request is proposing to move lands from a Non-Urban Area to a Future Urban Area. Please provide the required analysis.

G. The application lacks justification that is supported with adequate data and analysis.

Staff is concerned about the amount of information that is lacking from the application. Given the state of the application, staff is unsure if the amendment can be maintained as part of the current regular cycle. Staff plans on holding public meetings with the LPA concerning this amendment cycle at their February and March meetings. If I can be of any assistance or if you have any questions, please do not hesitate to call me at 479-8548.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT, DIVISION OF PLANNING



MATTHEW A. NOBLE
Principal Planner

cc: Planning file: CPA2000-05



THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901-3988 • (941) 334-1102

LEE COUNTY
RECEIVED
01 FEB 13 PM 2:23
COMM. DEV/
PUB. WRKS. CNTR.
SECOND FLOOR

KATHERINE BOREN
CHAIRMAN • DISTRICT 4

TERRI K. WAMPLER
VICE CHAIRMAN • DISTRICT 1

JEANNE S. DOZIER
DISTRICT 2

JANE E. KUCKEL, PH.D.
DISTRICT 3

LISA POCKRUS
DISTRICT 5

BRUCE HARTER, PH.D.
SUPERINTENDENT

KEITH B. MARTIN
BOARD ATTORNEY

February 13, 2001

Mr. Matt Noble
Lee County Planning Department
P. O. Box 398
Ft. Myers, FL 33902-0398

Re: CPA 2000-05, Lee Plan Future Land Use Amendment, Crown Colony Management

Dear Matt:

Thank you for the opportunity to review CPA 2000-05, Lee Plan Future Land Use Amendment, Crown Colony Management for comments with regard to educational impacts. This proposed development is in the East Region of the District, north of the airport and west of the Gateway community. Based on the proposed maximum total of 4,950 residential dwelling units as stated in the application, the Lee County School District is estimating that the proposal could generate up to 1,534 additional school-aged children. This uses a generation rate of .31 students generated in the East region of Lee County for single family homes. This would create the need for approximately 62 new classrooms in the system, as well as additional staff and core facilities. **In essence, a need for up to two new school facilities could be created by this request.**

In terms of development timing and availability of public services and facilities, particularly public schools, the Lee County School District has some significant concerns with this issue and the proposed development's location in the Rural and Airport Commerce land use categories. It would appear to the Lee County School District that the proposed project might be inconsistent with the Lee Plan Objective 2.2 and Lee Plan Policy 2.2.1. In addition, it would appear that this proposed development is contrary to smart growth planning principals and will encourage urban sprawl to a remote area of Lee County. This portion of Lee County has not been planned for the requisite infrastructure to service residential development, so a significant infrastructure need, in particular public educational facilities, would exist if this amendment were granted. The Lee County School District would be desirous of entering into a discussion with the applicant on the availability of a school site or sites within this project or in the proximity of this project to

assist in offsetting any impacts this development will create to the District and the community as a whole.

Thank you for your attention to this matter. If you have any further questions or comments, please do not hesitate to give me a call.

Sincerely,

A handwritten signature in blue ink that reads "Stephanie Keyes". The signature is written in a cursive, flowing style.

Stephanie Keyes, Facilities Planner
Construction Services

cc: Tyler F. Patak, NCARB, Director
Dr. Gay Thompson, Executive Director, Support Services
file



LEE COUNTY
SOUTHWEST FLORIDA

LEE COUNTY
DEPARTMENT OF
TRANSPORTATION

DEPARTMENT OF
TRANSPORTATION

JAN 25 PM 2:10

Memo

To: Matt Noble, Principal Planner
Planning Division

From: David Loveland, Director, Planning Program *DML*

Date: January 24, 2001

Subject: CPA-2000-05

We have reviewed the information submitted by the applicant for the above referenced application and found it is insufficient for review. The applicant states that based on some sort of evaluation of the potential uses, he does not feel a modification of the FSUTMS model or 2020 Financially Feasible Plan is necessary; however, such evaluation was not provided. The applicant cites Section B.1 (d) of the application as justification for no further analysis being required, but Sections B.1.a, b and c require some analysis be done and some coordination with planning staff take place before reaching that conclusion. No such information was provided.

If you have any questions, please let me know.

LW/DML/mlb

cc: Administrative File

JAN 25 PM 2:40

Memo

To: Matt Noble, Principal Planner
Planning Division

From: David Loveland, Director, Planning Program *DL*

Date: January 24, 2001

Subject: CPA-2000-05

We have reviewed the information submitted by the applicant for the above referenced application and found it is insufficient for review. The applicant states that based on some sort of evaluation of the potential uses, he does not feel a modification of the FSUTMS model or 2020 Financially Feasible Plan is necessary; however, such evaluation was not provided. The applicant cites Section B.1 (d) of the application as justification for no further analysis being required, but Sections B.1.a, b and c require some analysis be done and some coordination with planning staff take place before reaching that conclusion. No such information was provided.

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LW/DML/mlb

cc: Administrative File

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: January 31, 2001

To: Matt Noble
Principal Planner

FROM: 
Carroll, Mike
Professional Engineer II

RE: CPA2000-00005

This is a request to change the Future Land Use Map from Airport Commerce and Rural to Suburban to allow for residential golf course development. The property contains 973+/- Acres between Tree Line Drive and The Gateway Development north of Daniels Pkwy. According to the application, up to 4,950 residential units could be constructed

Using the maximum number of units that could be constructed development on this property would be expected to consume about 1.24 Million Gallons per Day of potable water and generate a similar quantity of sewage waste water. Combined with other growth in the South Fort Myers area we expect that the Lee County Utilities Corkscrew WTP and the City of Fort Myers South Drive STP will approach their capacities and expansions or new plants will be needed.

The property is in the Six Mile Cypress Slough Drainage Basin an area of the County with a limited run-off rate which the South Florida Water Management District enforces. There should be no harmful effects on Evacuation routes as a result of development on this property.

The property is located in Community Park District 3 which had 76+/- acres of community park in excess of the Regulatory Requirement of 28+/- acres. The 10,346 potential residents will create an additional demand for 8+/- acres. While there will be sufficient total acreage within the district almost all of the acreage is in the center of Lehigh Acres, which is not convenient to this property. The types of facilities provided in community parks are typically not provided in golf course communities so there is little lessening of demand for community park facilities.

There will also be a demand for 62+/- acres of Regional Parks. The Required Standard for Regional Parks shows a need for 3,463+/- acres while there are 5,157 acres existing through the county.

**MEMORANDUM
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF PLANNING: ENVIRONMENTAL SCIENCES**

Date: January 30, 2001

To: Matt Noble, Principle Planner

From: Kim Trebatoski, Senior Environmental Planner



Re: CPA 2000-00005

Counter Stamped Received September 29, 2000


The Division of Planning / Environmental Sciences (ES) staff have reviewed the proposed Future Land Use Map amendment case CPA 2000-00005. The following information is needed to compile the ES staff report:

1. A detailed FLUCCS map delineating the vegetation communities and acreage; and
2. A South Florida Water Management District verification of a state jurisdictional wetland delineation with exhibit. Please clarify wetland acreage: The application states 353.44 acres and the narrative indicates 103 acres.

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DEVELOPMENT SERVICES DIVISION

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Principal Planner

FROM: 
Carroll, Mike
Professional Engineer II

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01 JAN 25 PM 2:43

PLANNING DIV.
PUBLIC AFFS. CNTR.
2nd FLOOR

Memo

To: Matt Noble, Principal Planner
Planning Division

From: David Loveland, Director, Planning Program *DML*

Date: January 24, 2001

Subject: **CPA-2000-05**

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If you have any questions, please let me know.

LW/DML/mlb

cc: Administrative File

**MEMORANDUM
FROM
THE DEPARTMENT OF
COMMUNITY DEVELOPMENT
PLANNING DIVISION**

DATE: January 18, 2001

TO: Distribution

FROM: 

**Matt Noble
Principal Planner**

RE: Proposed Comprehensive Plan Amendment Applications

Staff is currently evaluating the contents of the applications you have submitted. We will be coordinating with numerous agencies, therefore, please send us 20 additional sets no later than Friday, February 2, 2001.

DISTRIBUTION:

CPA2000-02

Robert Pritt
Roetzel & Andress
2320 First Street, Suite 1000
Fort Myers, FL 33901

CPA2000-05

Joseph M. Madden, Jr.
Crown Colony Management, Inc.
6100 Mid Metro Drive, Suite 7
Fort Myers, FL 33912

CPA2000-03 and CPA2000-04

Mitch Hutchcraft, ASLA, AICP
Vanasse & Daylor, LLP
12730 New Brittany Blvd., Suite 600
Fort Myers, FL 33907

PAM 98-06

D. Wayne Arnold, AICP
Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: January 7, 2000

To: Matt Noble
Principal Planner

FROM: 
Carroll, Mike
Professional Engineer II

RE: CPA2000-00005

This is a request to change the Future Land Use Map from Airport Commerce and Rural to Suburban to allow for residential golf course development. The property contains 973+/- Acres between Tree Line Drive and The Gateway Development north of Daniels Pkwy. According to the application, up to 4,950 residential units could be constructed

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There will also be a demand for 62+/- acres of Regional Parks. The Required Standard for Regional Parks shows a need for 3,463+/- acres while there are 5,157 acres existing through the county.

9/6/01

12:32:37 PM

Fees Associated with Case # CPA2000-00005

Fee Type	Case Type	Start Date	End Date	Case No.	Dept. Description	Trans. Code	Revenue Account No.	Create Date	Created By	Amount	Due
MA20	CPA	1/1/99	12/31/05	CPA2000-00005	Map Amendment > 20 Acres		LB5150715500.322000.9018	9/29/00	C02	\$2,255.00	\$0.00
										<hr/> <hr/>	
										\$2,255.00	\$0.00



LEE COUNTY
SOUTHWEST FLORIDA

RECEIVED
SEP 29 2000

PERMIT COUNTER

Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (941) 479-8585
FAX: (941) 479-8519

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D: 9-29-00

REC'D BY: A

APPLICATION FEE: 2255.00

TIDEMARK NO: CPA 2000-00005

THE FOLLOWING VERIFIED:

Zoning



A

Commissioner District



A

Designation on FLUM



A

(To be completed by Planning Staff)

Plan Amendment Cycle: ☒ Normal ☐ Small Scale ☐ DRI ☐ Emergency

Request No: _____

APPLICANT PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: 10

Submit 6 copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Additional copies may be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

DATE

9/29/00

SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

I. APPLICANT/AGENT/OWNER INFORMATION

Crown Colony Management, Inc
APPLICANT
6100 Mid Metro Drive Suite 7
ADDRESS
Fort Myers FL 33902-33912
CITY STATE ZIP
(941) 936-3881 (941) 936-5229
TELEPHONE NUMBER FAX NUMBER

Joseph M. Madden, Jr
AGENT*
(same as above)
ADDRESS
CITY STATE ZIP
TELEPHONE NUMBER FAX NUMBER

(SEE ATTACHED PROPERTY APPRAISER PRINTOUT)
OWNER(s) OF RECORD

ADDRESS
CITY STATE ZIP
TELEPHONE NUMBER FAX NUMBER

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

* This will be the person contacted for all business relative to the application.

II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)

A. TYPE: (Check appropriate type)

☒ Text Amendment

☒ Future Land Use Map Series Amendment
(Maps 1 thru 19)
List Number(s) of Map(s) to be amended

B. SUMMARY OF REQUEST (Brief explanation):

Modify Future LAND USE MAP for subject area
to change it from Airport Commerce and
Rural Classifications to Suburban to permit
new residential and golf course uses.

**III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY
(for amendments affecting development potential of property)**

A. Property Location:

1. Site Address: 12341 TREELINE Avenue 33913 (Representative)
2. STRAP(s): SEE ATTACHED PROPERTY APPRAISER PRINTOUT

B. Property Information

Total Acreage of Property: (approx) 973 acres

Total Acreage included in Request: (approx) 973 acres

Area of each Existing Future Land Use Category: 160 ac. Rural 813 ac. Airport Commerce

Total Uplands: 619.56 (approx)

Total Wetlands: 353.44 (approx)

Current Zoning: AG-2, 1L

Current Future Land Use Designation: Rural and Airport Commerce.

Existing Land Use: VACANT

- C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area:

Lehigh Acres Commercial Overlay: N/A

Airport Noise Zone 2 or 3: N/A

Acquisition Area: N/A

Joint Planning Agreement Area (adjoining other jurisdictional lands): N/A

Community Redevelopment Area: N/A

- D. Proposed change for the Subject Property:

Suburban

- E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density 120

Commercial intensity Varies (100,000)

Industrial intensity Varies (5,000,000)

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density 4950

Commercial intensity 60,000

Industrial intensity 0.0

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats)

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes.
2. Provide a Future Land Use Map showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
3. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
4. Map and describe existing zoning of the subject property and surrounding properties.
5. The legal description(s) for the property subject to the requested change.
6. A copy of the deed(s) for the property subject to the requested change.
7. An aerial map showing the subject property and surrounding properties.
8. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis

The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;

- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
 - b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
- Projected 2020 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
- c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
 - d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

2. Provide an existing and future conditions analysis for:
 - a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space.

Analysis should include (but is not limited to) the following:

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2020 LOS under existing designation;
- Projected 2020 LOS under proposed designation;
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
 - a. Fire protection with adequate response times;
 - b. Emergency medical service (EMS) provisions;
 - c. Law enforcement;
 - d. Solid Waste;
 - e. Mass Transit; and
 - f. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map with property boundaries and 100-year flood prone areas

indicated (as identified by FEMA).

4. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
5. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2020 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
 - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
 - b. Provide data and analysis required by Policy 2.4.4,

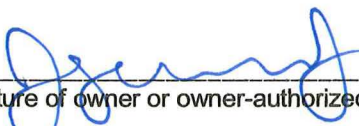
- c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.
2. Requests moving lands from a Non-Urban Area to a Future Urban Area
 - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.
 3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
 4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.
- G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

Item 1: Fee Schedule

Map Amendment Flat Fee	\$500.00 each
Map Amendment > 20 Acres	\$500.00 and \$20.00 per 10 acres up to a maximum of \$2,255.00
Text Amendment Flat Fee	\$1,250.00 each

AFFIDAVIT

I, Joseph M. Madden Jr, ^{will be the} ~~am the owner~~ or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.



 Signature of owner or owner-authorized agent

9/29/00

 Date

Joseph M. Madden, Jr

Typed or printed name

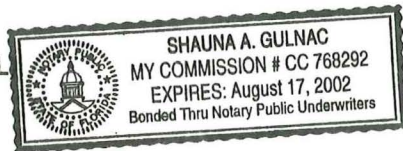
RECEIVED
SEP 29 2000

PERMIT COUNTER

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 29 day of Sept. 19, 2000
by _____, who is personally known to me or who has produced
_____ as identification.

(SEAL)



Shauna A. Gulnac
Signature of notary public

Shauna A. Gulnac
Printed name of notary public

RECEIVED
OCT 26 2000

RECEIVED
OCT 23 2000

PERMIT COUNTER
LETTER OF AUTHORIZATION

PERMIT COUNTER

TO LEE COUNTY COMMUNITY DEVELOPMENT

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as Strap 14-45-25-00-00001.0050 and legally described in exhibit A attached hereto. 20.23+/- Acres

The property described herein is the subject of an application for zoning or development. We hereby designate Crown Colony Mgmt Inc as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

Stephen Machiz
Owner* (signature)
Stephen Machiz
Printed Name Stephen Machiz, Tr

Owner* (signature)

Printed Name

Owner* (signature)

Printed Name

Owner* (signature)

Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 24th day of Oct 2000, by
Stephen Machiz, who is personally known to me or who has produced

as identification.



Linda A. Hatch
MY COMMISSION # CC967614 EXPIRES
September 13, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

(SEAL)

Linda A. Hatch
Notary Public
Linda A. Hatch
(Name typed, printed or stamped)

*If more than one owner then all owners must sign. See explanation on back.

CPA 2000-00005

RECEIVED
OCT 26 2000

PERMIT COUNTER

LETTER OF AUTHORIZATION

TO LEE COUNTY COMMUNITY DEVELOPMENT

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as Strap 14-45-25-00-00001.0020 and legally described in exhibit A attached hereto. 20+/- Acres

The property described herein is the subject of an application for zoning or development. We hereby designate Crown Colony Mgmt Inc as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

Stephen Machiz
Owner (signature)
Stephen Machiz
Printed Name Stephen Machiz, Tr

Owner (signature)

Printed Name

Owner (signature)

Printed Name

Owner (signature)

Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 24th day of Oct 2000, ~~to~~ by

Stephen Machiz, who is personally known to me or who has produced

as identification.



(SEAL)

Linda A. Hatch
MY COMMISSION # CC967614 EXPIRES
September 13, 2004
BONDED THRU TROY FAIR INSURANCE, INC.

Linda A. Hatch
Notary Public
Linda A. Hatch
(Name typed, printed or stamped)

*If more than one owner then all owners must sign. See explanation on back.

ZD60103 Rev.04
3/01/97

CPA 2000 - 00005

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OCT 23 2000

LETTER OF AUTHORIZATION

PERMIT COUNTER

TO LEE COUNTY COMMUNITY DEVELOPMENT

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as Strap 14-45-25-00-00001.0030 and legally described in exhibit A attached hereto. 71.83+/- Acres

The property described herein is the subject of an application for zoning or development. We hereby designate Crown Colony Mgmt Inc as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

Stephen Machiz
Owner (signature)
Stephen Machiz
Printed Name Stephen Machiz, Tr

Owner (signature)

Printed Name

Owner (signature)

Printed Name

Owner (signature)

Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 24th day of Oct 2000, ~~18~~ by

Stephen Machiz, who is personally known to me or who has produced

as identification



(SEAL)

Linda A. Hatch
MY COMMISSION # CC967614 EXPIRES
September 13, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

Linda A. Hatch
Notary Public

Linda A. Hatch
(Name typed, printed or stamped)

*If more than one owner then all owners must sign. See explanation on back.

CPA 2000-00005

CPA 2000-00005

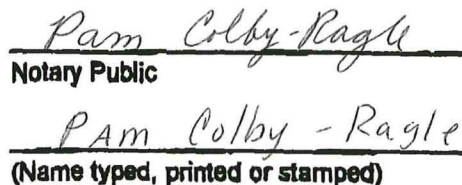
TO LEE COUNTY COMMUNITY DEVELOPMENT

The property described herein is the subject of an application for zoning or development. We hereby designate Crown Colony Mgmt Inc as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

Printed Name _____

Printed Name _____

Ahna Ortiz, who is personally known to me or who has produced
as identification.



2DS0103 Rev.04
3/01/97

RECEIVED
OCT 23 2000

ZONING COUNTER
CPA 2000-00005

LETTER OF AUTHORIZATION
TO LEE COUNTY COMMUNITY DEVELOPMENT

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as Strap 13-45-25-00-00001.0020 and legally described in exhibit A attached hereto. 40 +/- Acres

The property described herein is the subject of an application for zoning or development. We hereby designate Crown Colony Mgmt Inc as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

Owner (signature)

Printed Name

Owner (signature)

Printed Name

Owner (signature)

Printed Name AS PRESIDENT GENERAL PARTNER
HILLAL L.L.C.

Owner (signature)

Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 16th day of OCTOBER, 192000, by

DAVID HILL, who is personally known to me or who has produced
_____ as identification.

(SEAL) NOTARY PUBLIC
STATE OF FLORIDA
RANDALL L. HILL
COMMISSION # CC 689284
EXPIRES OCT 16, 2001
BONDED THRU
ATLANTIC BONDING CO., INC.

Notary Public
RANDALL L. HILL
(Name typed, printed or stamped)

*If more than one owner then all owners must sign. See explanation on back.

RECEIVED
OCT 23 2000

ZONING COUNTER
CFA 2000-00005

LETTER OF AUTHORIZATION

TO LEE COUNTY COMMUNITY DEVELOPMENT

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as Strap 13-45-25-00-00001.0010 and legally described in exhibit A attached hereto. 20 +/- Acres

The property described herein is the subject of an application for zoning or development. We hereby designate Crown Colony Mgmt Inc as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

Owner (signature)

Printed Name

Owner (signature)

Printed Name

David Hill

Owner (signature)

DAVID HILL

Printed Name AS PRESIDENT GENERAL PARTNER
HILRAL LLC

Owner (signature)

Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 16th day of OCTOBER, 192000, by

DAVID HILL, who is personally known to me or who has produced

_____ as identification.

(SEAL) NOTARY PUBLIC
STATE OF FLORIDA
RANDALL L. HILL
COMMISSION # CC 689284
EXPIRES OCT 16, 2001
BONDED THRU
ATLANTIC BONDING CO., INC.

[Signature]
Notary Public

RANDALL L. HILL

(Name typed, printed or stamped)

*If more than one owner then all owners must sign. See explanation on back.

OCT 23 2000

ZONING
CRA 2000-00005
The undersigned

TO LEE COUNTY COMMUNITY DEVELOPMENT

The property described herein is the subject of an application for zoning or development. We hereby designate Crown Colony Mgmt Inc as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

Printed Name Anna Maria Ortiz

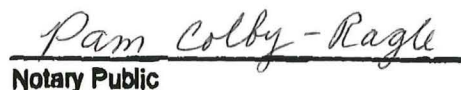
Printed Name _____

Printed Name _____

Printed Name _____

Sworn to (or affirmed) and subscribed before me this 13 day of OCTOBER, 192000, by

Ahna Ortiz, who is personally known to me or who has produced
as identification.



Pam Colby - Ragle
(Name typed, printed or stamped)

2DS0103 Rev.04
3/01/97

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OCT 23 2000

ZONING COUNTER
CPA 2000-60005

LETTER OF AUTHORIZATION
TO LEE COUNTY COMMUNITY DEVELOPMENT

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as Strap 12-45-25-00-00006.0080 and legally described in exhibit A attached hereto. 5.55 +/- Acres

The property described herein is the subject of an application for zoning or development. We hereby designate Crown Colony Mgmt Inc as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

[Signature]
Owner (signature)

Printed Name Winston J. Beausoleil

Owner (signature)

Printed Name

Owner (signature)

Printed Name

Owner (signature)

Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this _____ day of _____, 19____, by

_____, who is personally known to me or who has produced

_____ as identification.

(SEAL)

Notary Public

(Name typed, printed or stamped)

*If more than one owner then all owners must sign. See explanation on back.

Property Data for Parcel 14-45-25-00-00001.005A


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SEP 29 2000

[Next Lower Parcel Number][Next Higher Parcel Number]

PERMIT COUNTER

Owner of Record	Legal Description	Image of Structure
YORK RONALD A TR 4524 SE 16TH PL STE 3 CAPE CORAL FL 33904	FR SE COR OF NW 1/4 RUN W 139.44 CFT N 631.04 FT E 1358.71 FT S 630.42 FT	(Not Presently Available)
Site Address 12421 TREELINE AV Fort Myers 33913		

Taxing District	DOR Code
095 - S TRAIL FIRE	40 - VACANT INDUSTRIAL

Property Values		Exemptions		Dimensions	
Just	541070	Homestead	0	Measurement Units	MS
Assessed	541070	Agricultural	0	Number of Units	0
Assessed SOH	541070	Widow	0	Frontage	0
Taxable	541070	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	541070	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A

Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
1150700	1/1/1992	2271	52	06	V
1750000	3/1/1989	2055	1212	06	V

Solid Waste (Garbage) Roll Data				
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount
002 - COUNTY	-		0	0

Land Lines (Land Use)		
Description	Use Code	Units
Industrial, Vacant	4000	770092.53 Square Feet
Resource Protect., Wetlands, Preserve, Cypress Head	9660	2.00 Acres

Property Data for Parcel 13-45-25-00-00001.004B

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record	Legal Description	Image of Structure
GINSBERG CALMON J ETAL SUNBANK C/O ROBINSON RE 777 BRICKELL AVE MIAMI FL 33131	N 1/2 OF S 1/2 OF N 1/2 OF S 1/2 OF NE 1/4	(Not Presently Available)
Site Address 0 ACCESS UNDETERMINED Fort Myers 33913		

Taxing District	DOR Code
095 - S TRAIL FIRE	62 - GRAZING LAND CLASS III

Property Values		Exemptions		Dimensions	
Just	170000	Homestead	0	Measurement Units	AC
Assessed	640	Agricultural	169360	Number of Units	10
Assessed SOH	640	Widow	0	Frontage	0
Taxable	640	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	640	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A

Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
1000000	10/1/1992	2336	615	02	V

Solid Waste (Garbage) Roll Data				
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount
002 - COUNTY	-		0	0

Land Lines (Land Use)		
Description	Use Code	Units
Market Value Agricultural	9910	10.00 Acres

[View 1999 TRIM Notice]
 [Hide Building Details]
 [Show Aerial View]

Property Data for Parcel 14-45-25-00-00001.0020

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record	Legal Description	Image of Structure
MACHIZ STEPHEN CO TR ET AL 5469 BEAUJOLAIS LN FT MYERS FL 33919	SE 1/4 OF SE 1/4 OF NE 1/4 AND NE 1/4 OF NE 1/4 OF SE 1/4	(Not Presently Available)
Site Address 0 ACCESS UNDETERMINED Fort Myers 33913		

Taxing District	DOR Code
095 - S TRAIL FIRE	61 - GRAZING LAND CLASS II

Property Values		Exemptions		Dimensions	
Just	242000	Homestead	0	Measurement Units	AC
Assessed	1760	Agricultural	240240	Number of Units	20
Assessed SOH	1760	Widow	0	Frontage	0
Taxable	1760	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	1760	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A

Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
100	6/1/1995	2611	281	01	V
100	2/1/1993	2364	3360	01	V

Solid Waste (Garbage) Roll Data				
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount
002 - COUNTY	-		0	0

Land Lines (Land Use)		
Description	Use Code	Units
Market Value Agricultural	9910	20.00 Acres

[View 1999 TRIM Notice]

Property Data for Parcel 14-45-25-00-00001.0030

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record	Legal Description	Image of Structure
MACHIZ STEPHEN CO TR ET AL 5469 BEAUJOLAIS LN FT MYERS FL 33919	SW 1/4 OF NE 1/4 + W 1/2 OF SE 1/4 OF NE 1/4 + NW 1/4 OF NE 1/4 OF SE 1/4 +	(Not Presently Available)
Site Address 0 ACCESS UNDETERMINED Fort Myers 33913		

Taxing District	DOR Code
095 - S TRAIL FIRE	64 - GRAZING LAND CLASS V

Property Values		Exemptions		Dimensions	
Just	869150	Homestead	0	Measurement Units	AC
Assessed	2950	Agricultural	866200	Number of Units	71.83
Assessed SOH	2950	Widow	0	Frontage	0
Taxable	2950	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	2950	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A

Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
100	6/1/1995	2611	281	01	V
100	2/1/1993	2364	3360	01	V

Solid Waste (Garbage) Roll Data				
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount
002 - COUNTY	-		0	0

Land Lines (Land Use)		
Description	Use Code	Units
Market Value Agricultural	9910	71.83 Acres

[View 1999 TRIM Notice]

Property Data for Parcel 14-45-25-00-00001.0050

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record		Legal Description		Image of Structure	
MACHIZ STEPHEN CO TR ET AL 5469 BEAUJOLAIS LN FT MYERS FL 33919		THE SE 1/4 OF NW 1/4 LESS NLY 60 FT + LESS PARL 1.005A		(Not Presently Available)	
Site Address		12341 TREELINE AV Fort Myers 33913			
Taxing District		DOR Code			
095 - S TRAIL FIRE		64 - GRAZING LAND CLASS V			

Property Values		Exemptions		Dimensions	
Just	475530	Homestead	0	Measurement Units	SF
Assessed	760	Agricultural	474770	Number of Units	5472.47
Assessed SOH	760	Widow	0	Frontage	0
Taxable	760	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	760	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A

Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
100	6/1/1995	2611	281	01	V
100	2/1/1993	2364	3360	01	V

Solid Waste (Garbage) Roll Data				
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount
002 - COUNTY	-		0	0

Land Lines (Land Use)		
Description	Use Code	Units
Market Value Agricultural	9910	12.70 Acres
Market Value Agricultural	9910	5.79 Acres

Property Data for Parcel 14-45-25-00-00001.0010

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record	Legal Description	Image of Structure
DUBRAVETZ JERRY TR 4021 PETERS ROAD # 106 PLANTATION FL 33317	NE 1/4 OF SE 1/4 OF NE 1/4	(Not Presently Available)
Site Address 12255 TREELINE AV Fort Myers 33919		

Taxing District	DOR Code
095 - S TRAIL FIRE	64 - GRAZING LAND CLASS V

Property Values		Exemptions		Dimensions	
Just	121000	Homestead	0	Measurement Units	AC
Assessed	410	Agricultural	120590	Number of Units	10
Assessed SOH	410	Widow	0	Frontage	0
Taxable	410	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	410	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A

Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
280000	6/1/1985	1802	4492	01	V
150000	5/1/1985	1789	2642	06	V

Solid Waste (Garbage) Roll Data				
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount
002 - COUNTY	-		0	0

Land Lines (Land Use)		
Description	Use Code	Units
Market Value Agricultural	9910	10.00 Acres

[View 1999 TRIM Notice]

Property Data for Parcel 14-45-25-00-00001.0000

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record	Legal Description	Image of Structure
BERRIN ROSYLN K TR 5880 S DIXIE HWY MIAMI FL 33143	S1/2 OF N1/2 OF NE1/4 + S1/2 OF NE1/4 OF NW1/4	(Not Presently Available)
Site Address 12171 TREELINE AV Fort Myers 33913		

Taxing District	DOR Code
095 - S TRAIL FIRE	62 - GRAZING LAND CLASS III

Property Values		Exemptions		Dimensions	
Just	746450	Homestead	0	Measurement Units	AC
Assessed	3760	Agricultural	742690	Number of Units	61.69
Assessed SOH	3760	Widow	0	Frontage	0
Taxable	3760	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	3760	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A

Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
0	4/1/1982	1612	400	01	V
480000	12/1/1974	1065	1994	01	V

Solid Waste (Garbage) Roll Data				
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount
002 - COUNTY	-		0	0

Land Lines (Land Use)		
Description	Use Code	Units
Market Value Agricultural	9910	61.69 Acres

[View 1999 TRIM Notice]

Property Data for Parcel 14-45-25-00-00001.2000

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record		Legal Description		Image of Structure	
MARJENE ASSOCIATES 1/2 INT + FREEMAN J B + RISA 1/2 INT STAR ROUTE 1 BOX 1327 LABELLE FL 33935		N1/2 OF N1/2 OF NE1/4 + N1/2 OF NE1/4 OF NW1/4		(Not Presently Available)	
Site Address		12051 TREELINE AV Fort Myers 33913			
Taxing District			DOR Code		
095 - S TRAIL FIRE			61 - GRAZING LAND CLASS II		
Property Values		Exemptions		Dimensions	
Just	746570	Homestead	0	Measurement Units	AC
Assessed	6040	Agricultural	740530	Number of Units	61.7
Assessed SOH	6040	Widow	0	Frontage	0
Taxable	6040	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	6040	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A
Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
0	2/1/1990	2135	531	01	V
400000	11/1/1987	1954	51	01	V
Solid Waste (Garbage) Roll Data					
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount	
002 - COUNTY	-		0	0	
Land Lines (Land Use)					
Description	Use Code	Units			
Market Value Agricultural	9910	61.70 Acres			

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Property Data for Parcel 12-45-25-00-00006.0010

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record		Legal Description		Image of Structure	
DWOSKIN STEVEN TR 9130 SOUTH DADELAND BLVD SUITE 1510 MIAMI FL 33156		SE 1/4 OF SE 1/4 OF SE 1/4		(Not Presently Available)	
Site Address		0 ACCESS UNDETERMINED Fort Myers 33913			
Taxing District			DOR Code		
095 - S TRAIL FIRE			64 - GRAZING LAND CLASS V		
Property Values		Exemptions		Dimensions	
Just	100010	Homestead	0	Measurement Units	AC
Assessed	660	Agricultural	99400	Number of Units	10
Assessed SOH	660	Widow	0	Frontage	0
Taxable	660	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	660	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A
Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
170000	8/1/1988	2015	3794	01	V
80000	10/1/1983	1698	900	01	V
Solid Waste (Garbage) Roll Data					
Solid Waste District			Roll Type	Category	Unit/Area
002 - Service Area 2 - South Fort Myers Area			-		0
Land Lines (Land Use)					
Description			Use Code	Units	
Market Value Agricultural			9910	10.00 Acres	

Property Data for Parcel 12-45-25-00-00006.0080

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record	Legal Description	Image of Structure
BEAUSOLEIL J WINSTON 161A WESTERN MAIN RD ST JAMES TRINIDAD	NW1/4 OF SE1/4 OF SE1/4 LES N 295 FT	(Not Presently Available)
Site Address		0 ACCESS UNDETERMINED Fort Myers 33913

Taxing District	DOR Code
095 - S TRAIL FIRE	61 - GRAZING LAND CLASS II

Property Values		Exemptions		Dimensions	
Just	55500	Homestead	0	Measurement Units	AC
Assessed	410	Agricultural	55090	Number of Units	5.55
Assessed SOH	410	Widow	0	Frontage	0
Taxable	410	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	410	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A

Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
100	4/1/1993	2387	3821	01	V

Solid Waste (Garbage) Roll Data				
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount
002 - COUNTY	-		0	0

Land Lines (Land Use)		
Description	Use Code	Units
Market Value Agricultural	9910	5.55 Acres

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Property Data for Parcel 12-45-25-00-00006.0090

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record	Legal Description	Image of Structure
FEEEMAN JEFFREY + RISA % BRIAN S FREEMAN ESQ 9220 SW 142ST MIAMI FL 33176	SW 1/4 OF SE 1/4 OF SE 1/4	(Not Presently Available)
Site Address 0 ACCESS UNDETERMINED Fort Myers 33913		

Taxing District	DOR Code
095 - S TRAIL FIRE	62 - GRAZING LAND CLASS III

Property Values		Exemptions		Dimensions	
Just	100000	Homestead	0	Measurement Units	AC
Assessed	640	Agricultural	0	Number of Units	10
Assessed SOH	640	Widow	0	Frontage	0
Taxable	640	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	640	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A

Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
480000	8/1/1994	2526	237	01	V
100	6/1/1993	2446	675	01	V

Solid Waste (Garbage) Roll Data				
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount
002 - COUNTY	-		0	0

Land Lines (Land Use)		
Description	Use Code	Units
Market Value Agricultural	9910	10.00 Acres

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Property Data for Parcel 12-45-25-00-00006.0070

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record		Legal Description		Image of Structure	
ORTIZ ANNA MARIA OLIVIA BUTLER PER REP GOULD EST P O BOX 476 GARIBALDI OR 97118		N 295 FT OF NW1/4 OF SE/14 OF SE1/4		(Not Presently Available)	
Site Address		0 ACCESS UNDETERMINED Fort Myers 33913			
Taxing District		DOR Code			
095 - S TRAIL FIRE		61 - GRAZING LAND CLASS II			
Property Values		Exemptions		Dimensions	
Just	44500	Homestead	0	Measurement Units	AC
Assessed	520	Agricultural	43980	Number of Units	4.45
Assessed SOH	520	Widow	0	Frontage	0
Taxable	520	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	520	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A
Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
100	12/1/1995	2702	2550	01	V
11000	11/1/1994	2557	941	01	V
Solid Waste (Garbage) Roll Data					
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount	
002 - COUNTY	-		0	0	
Land Lines (Land Use)					
Description	Use Code	Units			
Market Value Agricultural	9910	4.45 Acres			

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Property Data for Parcel 12-45-25-00-00006.0060

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record	Legal Description	Image of Structure
ORTIZ ANNA MARIA OLIVIA BUTLER PER REP GOULD EST P O BOX 476 GARIBALDI OR 97118	E1/2 OF NW1/4 OF SE1/4	(Not Presently Available)
Site Address		0 ACCESS UNDETERMINED Fort Myers 33913

Taxing District	DOR Code
095 - S TRAIL FIRE	62 - GRAZING LAND CLASS III

Property Values		Exemptions		Dimensions	
Just	200000	Homestead	0	Measurement Units	AC
Assessed	970	Agricultural	199030	Number of Units	20
Assessed SOH	970	Widow	0	Frontage	0
Taxable	970	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	970	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A

Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
100	12/1/1995	2702	2550	01	V
100	4/1/1993	2387	3823	01	V

Solid Waste (Garbage) Roll Data				
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount
002 - COUNTY	-		0	0

Land Lines (Land Use)		
Description	Use Code	Units
Market Value Agricultural	9910	20.00 Acres

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Property Data for Parcel 12-45-25-00-00006.0050

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record		Legal Description		Image of Structure	
DUBRAVETZ JERRY TR 4021 PETERS RD STE 102 PLANTATION FL 33317		NW1/4 OF NE1/4 OF SE1/4		(Not Presently Available)	
Site Address		0 ACCESS UNDETERMINED Fort Myers 33913			
Taxing District			DOR Code		
095 - S TRAIL FIRE			61 - GRAZING LAND CLASS II		
Property Values		Exemptions		Dimensions	
Just	107000	Homestead	0	Measurement Units	AC
Assessed	970	Agricultural	106030	Number of Units	10.7
Assessed SOH	970	Widow	0	Frontage	0
Taxable	970	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	970	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A
Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
125000	4/30/1997	2822	200	01	V
0	9/30/1996	2750	3289	01	V
0	8/23/1996	2740	2509	01	V
100	9/1/1992	2333	1295	01	V
Solid Waste (Garbage) Roll Data					
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount	
002 - COUNTY	-		0	0	
Land Lines (Land Use)					
Description	Use Code	Units			
Market Value Agricultural	9910	10.70 Acres			

Property Data for Parcel 12-45-25-00-00006.0040

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record	Legal Description	Image of Structure
DUBRAVETZ JERRY CO-TR + BOSITA JULIET CO-TR 5779 WASHINGTON ST APT N1 HOLLYWOOD FL 33023	E 1/2 OF SW 1/4 OF SE 1/4	(Not Presently Available)
Site Address 0 ACCESS UNDETERMINED Fort Myers 33913		

Taxing District	DOR Code
095 - S TRAIL FIRE	61 - GRAZING LAND CLASS II

Property Values		Exemptions		Dimensions	
Just	200000	Homestead	0	Measurement Units	AC
Assessed	1820	Agricultural	198180	Number of Units	20
Assessed SOH	1820	Widow	0	Frontage	0
Taxable	1820	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	1820	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A

Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
1200000	12/1/1990	2193	3757	01	V

Solid Waste (Garbage) Roll Data				
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount
002 - COUNTY	-		0	0

Land Lines (Land Use)		
Description	Use Code	Units
Market Value Agricultural	9910	20.00 Acres

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Property Data for Parcel 12-45-25-00-00006.0030

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record		Legal Description		Image of Structure	
DUBRAVETZ JERRY TR 5779 WASHINGTON ST APT N1 HOLLYWOOD FL 33023		W1/2 OF NW1/4 OF SE1/4		(Not Presently Available)	
Site Address		0 ACCESS UNDETERMINED Fort Myers 33913			
Taxing District			DOR Code		
095 - S TRAIL FIRE			61 - GRAZING LAND CLASS II		
Property Values		Exemptions		Dimensions	
Just	200000	Homestead	0	Measurement Units	AC
Assessed	1820	Agricultural	198180	Number of Units	20
Assessed SOH	1820	Widow	0	Frontage	0
Taxable	1820	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	1820	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A
Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
1100000	10/1/1989	2103	2359	01	V
Solid Waste (Garbage) Roll Data					
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount	
002 - COUNTY	-		0	0	
Land Lines (Land Use)					
Description	Use Code	Units			
Market Value Agricultural	9910	20.00 Acres			

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Property Data for Parcel 12-45-25-00-00006.0020

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record		Legal Description		Image of Structure	
DUBRAVETZ JERRY TR 5779 WASHINGTON ST APT N1 HOLLYWOOD FL 33023		W 1/2 OF SW 1/4 OF SE 1/4		(Not Presently Available)	
Site Address		0 ACCESS UNDETERMINED Fort Myers 33913			
Taxing District			DOR Code		
095 - S TRAIL FIRE			61 - GRAZING LAND CLASS II		
Property Values		Exemptions		Dimensions	
Just	200000	Homestead	0	Measurement Units	AC
Assessed	2340	Agricultural	197660	Number of Units	20
Assessed SOH	2340	Widow	0	Frontage	0
Taxable	2340	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	2340	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A
Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
1000000	6/1/1988	2000	1294	01	V
Solid Waste (Garbage) Roll Data					
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount	
002 - COUNTY	-		0	0	
Land Lines (Land Use)					
Description	Use Code	Units			
Market Value Agricultural	9910	20.00 Acres			

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Property Data for Parcel 12-45-25-00-00006.0000

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record	Legal Description	Image of Structure
J B F OF FORT MYERS LLC 25435 LOBLOLLY BAY RD SW LABELLE FL 33935	SE 1/4 LESS PARLS 6.0010 THRU 6.0090	(Not Presently Available)
Site Address		0 ACCESS UNDETERMINED Fort Myers 33913

Taxing District	DOR Code
095 - S TRAIL FIRE	62 - GRAZING LAND CLASS III

Property Values		Exemptions		Dimensions	
Just	340000	Homestead	0	Measurement Units	AC
Assessed	2970	Agricultural	337030	Number of Units	40
Assessed SOH	2970	Widow	0	Frontage	0
Taxable	2970	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	2970	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A

Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
165000	3/17/2000	3236	2238	01	V
500000	5/12/1998	2961	848	04	V
100	10/1/1993	2432	302	01	V
0	1/1/1900	189	300		

Solid Waste (Garbage) Roll Data				
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount
002 - COUNTY	-		0	0

Land Lines (Land Use)		
Description	Use Code	Units
Market Value Agricultural	9910	40.00 Acres

Property Data for Parcel 13-45-25-00-00001.0020

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record	Legal Description	Image of Structure
METRO ASSET RECOVERY CORP 1390 S DIXIE HWY CORAL GABLES FL 33146	SW1/4 OF NW1/4	(Not Presently Available)
Site Address 0 ACCESS UNDETERMINED Fort Myers 33913		

Taxing District	DOR Code
095 - S TRAIL FIRE	62 - GRAZING LAND CLASS III

Property Values		Exemptions		Dimensions	
Just	484010	Homestead	0	Measurement Units	AC
Assessed	2160	Agricultural	481850	Number of Units	40
Assessed SOH	2160	Widow	0	Frontage	0
Taxable	2160	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	2160	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A

Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
100	1/1/1995	2568	2416	01	V
232000	4/1/1982	1608	1995	01	V

Solid Waste (Garbage) Roll Data				
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount
002 - COUNTY	-		0	0

Land Lines (Land Use)		
Description	Use Code	Units
Market Value Agricultural	9910	40.00 Acres

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Property Data for Parcel 13-45-25-00-00001.0010

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record	Legal Description	Image of Structure
METRO ASSET RECOVERY CORP 1390 S DIXIE HWY CORAL GABLES FL 33146	S 1/2 OF NW 1/4 OF NW 1/4	(Not Presently Available)
Site Address		0 ACCESS UNDETERMINED Fort Myers 33913

Taxing District	DOR Code
095 - S TRAIL FIRE	62 - GRAZING LAND CLASS III

Property Values		Exemptions		Dimensions	
Just	242000	Homestead	0	Measurement Units	AC
Assessed	1120	Agricultural	240880	Number of Units	20
Assessed SOH	1120	Widow	0	Frontage	0
Taxable	1120	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	1120	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A

Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
100	1/1/1995	2568	2416	01	V
232000	4/1/1982	1608	1994	01	V

Solid Waste (Garbage) Roll Data				
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount
002 - COUNTY	-		0	0

Land Lines (Land Use)		
Description	Use Code	Units
Market Value Agricultural	9910	20.00 Acres

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Property Data for Parcel 13-45-25-00-00002.0000

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record	Legal Description	Image of Structure
ROBINSON STEVEN D 9999 COLLINS AVE # 26B BAL HARBOUR FL 33154	N 1/2 OF SE 1/4	(Not Presently Available)
Site Address	0 ACCESS UNDETERMINED Fort Myers 33913	

Taxing District	DOR Code
095 - S TRAIL FIRE	63 - GRAZING LAND CLASS IV

Property Values		Exemptions		Dimensions	
Just	968000	Homestead	0	Measurement Units	AC
Assessed	4240	Agricultural	963760	Number of Units	80
Assessed SOH	4240	Widow	0	Frontage	0
Taxable	4240	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	4240	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A

Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
1600000	1/1/1989	2051	3218	06	V
0	1/1/1900	256	399		

Solid Waste (Garbage) Roll Data				
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount
002 - COUNTY	-		0	0

Land Lines (Land Use)		
Description	Use Code	Units
Market Value Agricultural	9910	80.00 Acres

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Property Data for Parcel 13-45-25-00-00001.0030

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record	Legal Description	Image of Structure
ROBINSON STEVEN D 9999 COLLINS AVE # 26B BAL HARBOUR FL 33154	S 1/2 OF S 1/2 OF NE 1/4	(Not Presently Available)
Site Address 0 ACCESS UNDETERMINED Fort Myers 33913		

Taxing District	DOR Code
095 - S TRAIL FIRE	61 - GRAZING LAND CLASS II

Property Values		Exemptions		Dimensions	
Just	484000	Homestead	0	Measurement Units	AC
Assessed	3340	Agricultural	480660	Number of Units	40
Assessed SOH	3340	Widow	0	Frontage	0
Taxable	3340	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	3340	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A

Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
0	12/1/1985	1825	351	01	V
720000	4/1/1983	1665	4140	01	V

Solid Waste (Garbage) Roll Data				
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount
002 - COUNTY	-		0	0

Land Lines (Land Use)		
Description	Use Code	Units
Market Value Agricultural	9910	40.00 Acres

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Property Data for Parcel 13-45-25-00-00001.0040

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record	Legal Description	Image of Structure
ROBINSON STEVEN D 9999 COLLINS AVE # 26B BAL HARBOUR FL 33154	S 1/2 OF S 1/2 OF N 1/2 OF S 1/2 OF NE 1/4	(Not Presently Available)
Site Address 0 ACCESS UNDETERMINED Fort Myers 33913		

Taxing District	DOR Code
095 - S TRAIL FIRE	61 - GRAZING LAND CLASS II

Property Values		Exemptions		Dimensions	
Just	170010	Homestead	0	Measurement Units	AC
Assessed	830	Agricultural	169180	Number of Units	10
Assessed SOH	830	Widow	0	Frontage	0
Taxable	830	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	830	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A

Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
0	12/1/1985	1825	351	01	V
784900	3/1/1984	1715	2124	01	V

Solid Waste (Garbage) Roll Data				
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount
002 - COUNTY	-		0	0

Land Lines (Land Use)		
Description	Use Code	Units
Market Value Agricultural	9910	10.00 Acres

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Property Data for Parcel 13-45-25-00-00001.0050

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record		Legal Description		Image of Structure	
SUN BANK MIAMI CO-TR ETAL C/O STEVEN ROBINSON TRUST RE 777 BRICKELL AVE MIAMI FL 33131		NE 1/4 OF NE 1/4		(Not Presently Available)	
Site Address		0 ACCESS UNDETERMINED Fort Myers 33913			
Taxing District		DOR Code			
095 - S TRAIL FIRE		61 - GRAZING LAND CLASS II			
Property Values		Exemptions		Dimensions	
Just	484000	Homestead	0	Measurement Units	AC
Assessed	4240	Agricultural	479760	Number of Units	40
Assessed SOH	4240	Widow	0	Frontage	0
Taxable	4240	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	4240	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A
Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
100	6/1/1988	2038	3677	01	V
1100000	9/1/1984	1745	905	01	V
Solid Waste (Garbage) Roll Data					
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount	
002 - COUNTY	-		0	0	
Land Lines (Land Use)					
Description	Use Code	Units			
Market Value Agricultural	9910	40.00 Acres			

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Property Data for Parcel 13-45-25-00-00001.0060

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record	Legal Description	Image of Structure
SUN BANK MIAMI CO-TR ETAL C/O STEVEN ROBINSON TRUST RE 777 BRICKELL AVE MIAMI FL 33131	NW 1/4 OF NE 1/4	(Not Presently Available)
Site Address 0 ACCESS UNDETERMINED Fort Myers 33913		

Taxing District	DOR Code
095 - S TRAIL FIRE	61 - GRAZING LAND CLASS II

Property Values		Exemptions		Dimensions	
Just	484000	Homestead	0	Measurement Units	AC
Assessed	4040	Agricultural	479960	Number of Units	40
Assessed SOH	4040	Widow	0	Frontage	0
Taxable	4040	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	4040	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A

Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
100	6/1/1988	2038	3677	01	V
1440000	3/1/1985	1774	1130	01	V

Solid Waste (Garbage) Roll Data				
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount
002 - COUNTY	-		0	0

Land Lines (Land Use)		
Description	Use Code	Units
Market Value Agricultural	9910	40.00 Acres

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Property Data for Parcel 13-45-25-00-00001.1000

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record				Legal Description	Image of Structure
ROBINSON STEVEN D + JOYCE A AN UNDIVIDED 1/2 INT AND WEINBERG LOUISE K / KAPLAN SYLVIA 9999 COLLINS AV # 26B BAL HARBOUR FL 33134				THE SW 1/4 OF SEC 13	(Not Presently Available)
Site Address				0 ACCESS UNDETERMINED Fort Myers 33913	
Taxing District		DOR Code			
095 - S TRAIL FIRE		65 - GRAZING LAND CLASS VI			
Property Values		Exemptions		Dimensions	
Just	1936000	Homestead	0	Measurement Units	AC
Assessed	7010	Agricultural	1928990	Number of Units	160
Assessed SOH	7010	Widow	0	Frontage	0
Taxable	7010	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	7010	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A
Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
500000	5/12/1998	2961	848	01	V
500000	5/12/1998	2961	852	01	V
8940700	10/1/1993	2432	280	01	V
928000	3/1/1982	1587	1659	01	V
Solid Waste (Garbage) Roll Data					
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount	
002 - COUNTY	-		0	0	

Property Data for Parcel 13-45-25-00-00001.0000

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record	Legal Description	Image of Structure
FREEMAN JEFFREY B TR STAR ROUTE 1 BOX 1327 LABELLE FL 33935	SE 1/4 OF NW 1/4 AND S 1/2 OF NE 1/4 OF NW 1/4	(Not Presently Available)
Site Address 0 ACCESS UNDETERMINED Fort Myers 33913		

Taxing District	DOR Code
095 - S TRAIL FIRE	64 - GRAZING LAND CLASS V

Property Values		Exemptions		Dimensions	
Just	1170000	Homestead	0	Measurement Units	AC
Assessed	3440	Agricultural	1166560	Number of Units	60
Assessed SOH	3440	Widow	0	Frontage	0
Taxable	3440	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	3440	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A

Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
1392000	3/1/1982	1587	1653	01	V

Solid Waste (Garbage) Roll Data				
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount
002 - COUNTY	-		0	0

Land Lines (Land Use)		
Description	Use Code	Units
Market Value Agricultural	9910	60.00 Acres

[View 1999 TRIM Notice]
 [Hide Building Details]
 [Show Aerial View]

Property Data for Parcel 13-45-25-00-00001.001A

[Next Lower Parcel Number][Next Higher Parcel Number]

Owner of Record	Legal Description	Image of Structure
ROBINSON STEVEN D ETAL 9999 COLLINS AVE STE 26B BAL HARBOUR FL 33154	N 1/2 OF NE 1/4 OF NW 1/4 AND N 1/2 OF NW 1/4 OF NW 1/4	(Not Presently Available)
Site Address 0 ACCESS UNDETERMINED Fort Myers 33913		

Taxing District	DOR Code
095 - S TRAIL FIRE	62 - GRAZING LAND CLASS III

Property Values		Exemptions		Dimensions	
Just	484000	Homestead	0	Measurement Units	AC
Assessed	2340	Agricultural	481660	Number of Units	40
Assessed SOH	2340	Widow	0	Frontage	0
Taxable	2340	Widower	0	Depth	0
Building	0	Disability	0	Bedrooms	N/A
Land	2340	Wholly	0	Bathrooms	N/A
Building Extra Features	0	Energy	0	Total Sq. Ft.	N/A
Land Extra Features	0	SOH Difference	0	Year Built	N/A

Sales Transactions					
Sale Price	Date	OR Book	Page	Transaction Type	Vacant/Improved
100	7/1/1993	2417	3490	01	V
100	12/1/1986	2118	492	01	V

Solid Waste (Garbage) Roll Data				
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount
002 - COUNTY	-		0	0

Land Lines (Land Use)		
Description	Use Code	Units
Market Value Agricultural	9910	40.00 Acres

[View 1999 TRIM Notice]



Future Land Use Map Amendment

Amendment Support Documentation

For The Treeline/Daniels Assembledge

Converting Land to Suburban from Rural and Airport Commerce

IV. AMENDMENT SUPPORT DOCUMENTATION:

A. General Information and Maps:

A.1. Provide any proposed text changes:

The applicant is requesting that Lee County investigate the re-allocation of residential units within Planning Community 10, as part of their County Initiated Amendment to the 2020 Overlay.

This amendment requests the conversion of certain lands within Planning Community 10 from Rural and Airport Commerce to Suburban. The current 2020 Overlay does not reflect the requested land use category, and would therefore need to be modified to reflect this change. The applicant has estimated that approximately 300 acres of residential acres are appropriate to accommodated projected development within this area.

Revised Table 1 (b.): 2020 Residential Allocations – Planning Community 10

Residential Use by Future Land Use Category	Acreage		
	Allocation for Year 2020	Existing	Available
Industrial Development	64	73	-9
New Community	1,284	261	1,023
Airport Commerce	9	8	1
Suburban	0	0	0
DRGR	93	71	22
Rural	110	11	99
Wetlands	3	7	-4
Total Residential	1,563	435	1,128

A.2. Future Land Use Map:

A copy of the Future Land Use Map showing the boundaries of the subject property, surrounding street network, surrounding future land use map designations, and natural resources is attached as Exhibit A.2.

A.3 Existing Land Use Map:

A map depicting the existing land uses on a recent aerial is attached as Exhibit A.3. The proposed FLUM amendment will convert approximately 120 acres from Rural to Suburban, and approximately 750 acres from Airport Commerce to Suburban. While the exact acreage of the area designated as "Wetlands" within this property are not known at this time, it is estimated at approximately 103 acres. This amendment is not requesting that the land use category of these Wetland be converted.

Consistency:

The existing land use to the north and east of the subject property allow residential uses. The density of the New Community land use category to the east allows a maximum of 6 units per acre, which is consistent with that of the proposed Suburban land use category.

The proposed amendment will allow for residential development in such a manner and density that it is an effective transitional use from the lower density uses to the north, and the higher intensity, non-residential uses to the south. Further, the proposed land use category is similar to the outward progression of land uses from an interstate interchange, and would provide alternative residential opportunities for employees of the airport and surrounding commercial and industrial uses. All uses, densities and intensities being proposed are consistent with the requested land use category, and are compatible with the adjacent uses and land use categories.

Exhibit A.2: Future Land Use Map

Exhibit A.3: Zoning, Existing Land Use Map

A.4. Existing Zoning:

A map depicting the existing zoning of the subject property and surrounding properties is attached as Exhibit A.3. A summary of the adjacent zoning is presented below:

North:	AG-2, PUD, City of Fort Myers
South:	IL, AG-2, IG and CPD
East:	PUD (Gateway)
West:	Treeline Avenue, IL, IPD, AG-2
Subject Property:	Currently AG-2. The applicant is anticipating submitting an application for RPD.

A.5. Legal Description:

A copy of the legal description for the subject property is attached as Exhibit A.5.

A.6. Deeds:

A copy of the legal description for the subject property is attached as Exhibit A.6.

A.7. Aerial Map

An aerial map is integrated into Exhibit A.3, which also depicts the current zoning and existing land uses.

A.8. Authorization:

The authorization forms are provided in Exhibit A.8.

B. Public Facilities Impacts:**B.1. Traffic Circulation Analysis:**

A detailed traffic impact statement has not been prepared as part of this application. Based on an evaluation of the alternative uses, against the existing and proposed traffic network, it is believed that no modifications to the FSUTMS model or the currently adopted financially feasible plan will be required. As outlined in Section B.1.(d), if no modifications to the network are required, then no further analysis is required.

The roads providing service to the site include Treeline Avenue, Daniels Parkway, and Commerce Lakes Drive. Improvements to Daniels Parkway have recently been completed, and improvements to Treeline Avenue north and south are anticipated.

Detailed improvements required to accommodate the proposed development will be established throughout this process, and re-evaluated in conjunction with the submission of the Planned Development.

Exhibit A.5: Legal Description

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Exhibit A.6: Deeds

B.2 Project Infrastructure:**a. Sanitary Sewer Analysis:**

The property is located within the Lee County Utilities franchise area, as depicted on the attached map. Sewer service in this area is provided through an interlocal agreement between Lee County and the City of Fort Myers, with the actual service being provided by the City of Fort Myers South Drive STP. This plant has a design capacity of 12 MGD, with an estimated daily flow in 1999 of 10,175,000. According to the 1999-2000 Concurrency Management Inventory, prepared by Lee County, "No capacity problems are anticipated during 1998/1999." The report continues that "each plant meets the level of service standard in the Lee Plan. New connections to these regional plants will require review on a case-by-case basis to ensure the that Level of Service standard is met.

A letter of willingness to provide service has been requested from Lee County Utilities.

b. Potable Water Analysis:

The property is located within the Lee County Utilities franchise area, as depicted in the attached Exhibit. According to the 1999-2000 Concurrency Management Inventory, prepared by Lee County, "New developments located in unincorporated areas of Lee County, which are within franchised service areas of the Public Service Commission or Lee County regulated potable water utility companies, should not experience any capacity problems provided distribution mains have been, or will be installed to serve the development prior to issuance of occupancy permit.

The proposed development will undertake the proportionate share of the expense associated with any necessary improvements to distribution lines to service the subject property.

c. Drainage/Surface Water Management Analysis:

The property is located within the Six Mile Cypress Watershed, ultimately outfalling into the Six Mile Cypress Slough. Proposed drainage improvements have been integrated into surrounding development plans, in conjunction with the Renaissance and Danforth RPD projects. It is anticipated that funding for any required improvement will come from private developers and/or South Florida Water Management District (SFWMD). The proposed project will require approval from SFWMD and also compliance with Lee County's Level of Service Policy 70.1.3 for storm water management facilities. This amendment will not require any revisions to the surface water management sub-element or to the CIE.

d. Parks/Recreation/Open Space Analysis:

The property is located in Park Impact Fee District 4, and according to the analysis prepared by Lee County, there are 187 acres of community parks in this district. The current level of service for Community Parks is

.8 acres per 1,000 persons, with a "desirable" standard of 1.75 acres per 1,000 persons. The estimated population for the District 4 Impact Fee District in 1995 was 99,400, and it appears that the regulatory Level of Service Standard will be met through the year 2020. As identified by the County, a future community park will be required in order to achieve the "desired" LOS.

The proposed amendment will increase the total number of permitted units, but will also provide for significant open space and recreational opportunities for the residents of the project. These recreational amenities should sufficiently offset any demand created by this amendment. Therefore, no amendments to the Parks and Open Space or CIE element are required.

B.3. Letters of Willingness to Provide Service:

a. Fire Protection with Adequate Response Times:

The subject property is located in close proximity to the South Trail Station located on Daniels Parkway, with a second station being constructed adjacent to the project on Commerce Lakes Drive. A letter from the South Trail Fire District is being requested.

b. Emergency Medical Service:

The subject property is located in close proximity to the South Trail Station located on Daniels Parkway. This station is both a Fire and EMS Station. A letter from the South Trail Fire District is being requested.

c. Law Enforcement:

The subject property is located in Unincorporated Lee County where the Lee County Sheriff's Office provides law enforcement. A letter of willingness to provide service is being requested.

d. Solid Waste:

The property is served by Florida Recycling Services, Inc., which sends combustible wastes to the County's Waste to Energy Facility and non-combustible waste to the Gulf Coast Landfill. Current and projected levels of service for all unincorporated areas of Lee County are concurrent with the Level of Service Standard set forth in the Lee Plan. This amendment will not require any revisions to the solid waste sub-element or to the CIE. A letter of willingness to provide service is being requested.

e. Mass Transit

Recently, Lee Tran has extended service on Daniels Parkway in the vicinity of the subject site. Route 85 provides access to the Bell Tower and the International Airport, as well as connection to the remainder of the Lee Tran service area. A copy of the Lee Tran Route Map is attached.

f. Schools:

The proposed development is anticipated to generate a mixture of residential units, with the ultimate number of units ranging from 1,500 to 3,000. It is anticipated that the subject property will have to coordinate efforts with the school district to accommodate the increased demand in students. A detailed evaluation of this issue will be completed during the subsequent rezoning.

C. Environmental Impacts:

C.1. FLUCCS Mapping:

The subject property is predominated by agriculture or impacted FLUCCS categories, with approximately 30% of the site identified as wetland. A copy of the Lee County Generalized FLUCCS Mapping is submitted Appendix C.1. A detailed environmental evaluation will be submitted as part of the subsequent Planned Development.

C.2. Soils:

A copy of the USGS Lee County Soil Survey is attached as Exhibit C.2. There are 4 different primary soil classifications within the subject property. Listed below is each of the classifications and their descriptions.

(26) *Pineda Fine Sand*

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to slightly concave and range from 0 to 1 percent. Natural vegetation consists of pineland threeawn, panicums, sedges, maidencairn, wax myrtle, South Florida slash pine, and scattered clumps of saw palmetto.

(27) *Pompano Fine Sand*

This is a nearly level, poorly drained soil in depressions. Slopes are concave and less than 1 percent. Natural vegetation consists of St. Johnswort and wax myrtle.

(28) *Immokalee Sand*

This is a nearly level, poorly drained soil in flatwoods areas. Slopes are smooth to convex and range from 0 to 2 percent. Natural vegetation consists of saw palmetto, fetterbush, pineland threeawn, and South Florida slash pine.

(34) *Malabar Fine Sand*

This is a nearly level, poorly drained soil in sloughs. Slopes are smooth to concave and range from 0 to 1 percent. The available water capacity is low in the surface and subsurface layers and the upper part of the subsoil and medium in the lower part of the subsoil. Natural fertility is low. Natural vegetation consists of pineland threeawn, wax myrtle, scattered saw palmetto, maidencaine, panicum, and South Florida slash pine.

C.3. Topographic Map:

Appendix C.3. depicts the general topography for the subject property and surrounding areas, as depicted on USGS Quadsheet maps. This information is preliminary in nature, but identifies that the subject property is outside of Lee County Flooding Limits, as well as the FEMA flood zones and minimum floor elevations.

C.4. Wetlands, aquifer recharge areas, and rare and unique uplands.

The proposed amendment will not result in any changes to the Lee Plan that would allow new, unanticipated impacts on the above mentioned items. Lee County Land Development Regulations contain sufficient requirements to ensure the preservation of rare and unique upland or indigenous areas. Based on preliminary site inventories, no rare or unique uplands are anticipated.

FROM : VANASSE & DAYLOR

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Exhibit B.3.(e): *Lee Tran Map*

FROM : VANASSE & DAYLOR

PHONE NO. : 9414374636

Sep. 29 2000 02:10PM P17

Exhibit C.2: *SOILS Map*

C.5. Protected Species:

Based on an evaluation of the Overlay of Natural Resources Maps prepared by the EIS, the subject property is not identified as having any significance to Protected Species. The anticipated development plan and Planned Development Application will require a detailed evaluation of protected species, as well as the development of a protected species management plan.

It is further anticipated that any significant wetland areas will be incorporated into the preserve and open space system of the project.

D. Impacts on Historic Resources:

A copy of the map identifying the potential sites is attached as Exhibit D. Based on this map prepared by Lee County, there is minimal threat of impacts on Historic Resources.

Exhibit D: Historic Resources:

E. Internal Consistency with the Lee Plan:

The proposed amendment is consistent with the following goals, objectives and policies of the Lee Plan, the State Comprehensive Plan, and the Strategic Regional Policy Plan.

Lee Plan:**1.) Policy 1.1.5 –Suburban:**

The Suburban land use category accommodates residential development up to a maximum density of 6 dwelling units per acre, and Neighborhood Commercial uses. The majority of the adjacent land to the east or south allows for similar or greater intensities, while the proposed category would be an effective transitional designation from the higher intensity uses along Daniels Parkway to the residential uses to the North.

2.) Objective 2.1 – Development Location:

The proposed amendment is consistent with Objective 2.1 because it allows for contiguous, compact growth patterns in an area where existing infrastructure is in place and sufficient to accommodate the proposed use.

The project is essentially an infill site, with intensive development already existing on three sides.

3.) Policy 2.1.1:

This policy directs the majority of commercial, industrial and residential development to areas designated Future Urban on the Future Land Use Map. The proposed amendment primarily convert a non-residential Future Urban designation to a residential Future Urban Designation. Therefore the proposed amendment is consistent with this policy.

4.) Objective 2.2. – Development Timing:

Objective 2.2 directs new growth to those areas that have sufficient public infrastructure to support the proposed development. The proposed amendment is clearly consistent with this policy, in that the requisite infrastructure to accommodate development on this property is already in place, or will be assured through the zoning and development order process.

5.) Goal 4:

Goal 4 encourages mixed-use development and integrated design. The subject property (as demonstrated in the zoning document submitted concurrent with this application) will be rezoned to a Planned Development. The ultimate development program provides for a mix of housing types, as well as sufficient open space, recreational opportunities and business and shopping opportunities to meet the needs of the immediate and surrounding community.

6.) Policy 5.1.1:

The amendment will allow for a coordinated planned development on approximately 973 acres.

- 7.) **Policy 5.1.5:**
The proposed amendment allows for the development of a residential planned development that is compatible with the land uses to the north and west.
- 8.) **Policy 5.1.6:**
The proposed amendment will allow for a low density, golf course community which will provide a mix of residential unit types, as well as the ability to provide a significant amount of open space, buffering, landscaping and recreational amenities for its residents.
- 9.) **Standards 11.1 and 11.2:**
The proposed project will be served by Lee County Utilities.
- 10.) **Standard 11.3:**
The resulting project is being processed as a Planned Development, and will submit a detailed TIS to document concurrency with the surrounding transportation network.
- 11.) **Objective 28.2:**
The subject property is serviced by access to mass transit.
- 12.) **Policy 36.1.5:**
The proposed development will be serviced by public sanitary sewer services.
- 13.) **Policy 45.2.1:**
The proposed development is located in an established fire district, and in an area where public water is available.
- 14.) **Goal 52 – Development Requirements:**
The proposed development will meet or exceed all required open space standards for residential developments.
- 15.) **Policy 79.1.1:**
The proposed development will comply with the County's new Hurricane Mitigation program.

16.) Policy 84.1.2:

The proposed project will, to the extent possible, integrate existing wetland, as well as connect historic or desired flow ways. Any impacts to jurisdictional wetlands will be in conformance with SFWMD or DEP dredge and fill permits or exemptions.

17.) Policy 100.9.5:

The proposed density and intensity of the subject property will be compatible with or improve the area's existing character.

18.) Policy 100.9.6:

The proposed amendment will ensure that the proposed land uses acceptably minimize adverse drainage, environmental, spatial, traffic, noise and glare impacts on adjacent uses.

State Plan:**1.) Goal 16(a):**

The project will have access to adequate public facilities, as noted in Section B.

2.) Policies 16(b)1 and 3:

The amendment will allow for a mix of residential unit types, and ensure a well-integrated transition from the commercial uses along Daniels to the residential areas to the south.

Regional Policy Plan:**1.) Goal I-1:**

This amendment will permit for a greater mix of housing types on the over all site.

2.) Policies I-5.1.c. and 2:

Approval of this amendment will allow for compact, efficient and compatible development patterns.

3.) Policies V-3.1 and 2:

The amendment will allow for residential uses next to an area that provides for significant business activities.

F. Additional Requirements for Specific Future Land Use Amendments:

The proposed amendment does not contain any provisions that require additional information under this section.

G. Planning Justification:

See the Attached Planning Narrative.

10.5 Recording
6904.2 Documentary Stamps

Property Appraiser's,
Parcel Identification No. PART OF 14-45-25-00-00001.0050

Prepared by:
MORTON A. GOLDBERG, ESQUIRE
GOLDBERG, GOLDSTEIN & BUCKLEY, P.A.
P. O. BOX 2366
FORT MYERS, FLORIDA 33902-2366
3040-91

Documentary Tax Pd. \$ 6,904.20
Intangible Tax Pd.
\$ _____
By: [Signature] Deputy Clerk
LEE COUNTY

RECEIVED
3140117
SEP 29 2001

PERMIT COUNTER

OR 2271 PG0052

10.50R
6904.20

[Space above this line for recording data.]

WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE, made this 13th day of January, 1992, **Between F. ANDREW DALTROFF, INDIVIDUALLY AND AS TRUSTEE and LORI M. KANTOR, INDIVIDUALLY AND AS TRUSTEE**, as **GRANTOR***, whose address is P.O. Box 061043, Fort Myers FL 33906, and **RONALD A. YORK, TRUSTEE**, with full power and authority, pursuant to Florida Statute 689.071, to protect, conserve, sell, convey, lease, encumber and to otherwise manage and deal with the property herein, as **GRANTEE***, whose address is 4524 S.E. 16th Place, Suite 3, Cape Coral FL 33904;

WITNESSETH that said Grantor, for and in consideration of the sum of TEN AND NO/100'S DOLLARS (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

A parcel of land situated in the State of Florida, County of Lee, being the south one half of: The southeast one quarter (SE 1/4) of the northwest one quarter (NW 1/4) of Section 14, Township 45 South, Range 25 East, less the northerly sixty (60) feet thereof. And more particularly described as follows: Beginning at the southeast corner of the northwest one quarter (NW 1/4) of said Section 14; thence S88°15'58"W along the south line of said northwest one quarter (NW 1/4) for 1359.44 feet to the west line of the southeast one quarter (SE 1/4) of said northwest one quarter (NW 1/4); thence N00°52'39"W along said west line for 631.04 feet; thence N88°17'30"E for 1358.71 feet to the east line of the northwest one quarter (NW 1/4) of said Section 14; thence S00°56'37"E along said east line for 630.42 feet to the Point of Beginning.

Subject to easements, restrictions and limitations of record, if any.

Subject to that certain mortgage from Donald M. Millhorn, Trustee, to Gerard Cygenhagen and Frank H. McEnaney dated 3/31/83, recorded in O.R. Book 1864, page 2851; assigned to Margaret E. McEnaney, Trustee of the Frank H. McEnaney Trust by Assignment recorded in O.R. Book 1919, page 4291, Public Records of Lee County, Florida.

Subject to that certain mortgage from F. Andrew Daltroff and Lori M. Kantor, Trustees, to Donald M. Millhorn dated 3/10/89, recorded in O.R. Book 2055, page 1213, Public Records of Lee County, Florida.

Subject to UCC-1 Financing Statement between Jerry Dubravetz and Mega Bank recorded in O.R. Book 1985, Page 2937; UCC-3 Amendment recorded in O.R. Book 2055, page 1208, Public Records of Lee County, Florida.

Subject to UCC-1 Financing Statement between Jerry Dubravetz and Allan J. Gluckstern recorded in O. R. Book 2042, Page 300, Public Records of Lee County, Florida.

Subject to Assignment of Beneficial Interest in Land Trust Agreement and Income Derived therefrom dated 3/10/89, between Jerry Dubravetz and Mega Bank recorded in O.R. Book 2064, page 4046, Public Records of Lee County, Florida.

The property being conveyed herein is vacant land and is not now, nor has it ever been homestead property of Grantors.

RECORD VERIFIED - CHATLE GRIFFIN, CLERK
BY G. SHERWOOD, D.C.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons
whomesoever.

**GRANTOR and "GRANTEE" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Marilyn Byrd
Signature of Witness
Print Name MARILYN BYRD
Vickie Harris
Signature of Witness
Print Name VICKIE HARRIS

F. Andrew Daltroff
F. ANDREW DALTROFF, INDIVIDUALLY AND AS TRUSTEE
Lori M. Kantor
LORI M. KANTOR, INDIVIDUALLY AND AS TRUSTEE

STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared, F.
ANDREW DALTROFF, INDIVIDUALLY AND AS TRUSTEE and LORI M. KANTOR, INDIVIDUALLY AND AS TRUSTEE, to me personally
known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they
executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of January, 1992.

My commission expires: 9/29/94

Marilyn Byrd
NOTARY PUBLIC
Print Name MARILYN BYRD

OR 271 PG0053

CHARLIE GREEN LEE CITY FL
92 JAN 15 PM 2:44

Recording
.70 Documentary Stamps
Property Appraisers ID No:
Prepared by and return to:
Michael J. Ciccarone, Esquire
GOLDBERG, GOLDSTEIN & BUCKLEY, P.A.
P. O. BOX 2366
FORT MYERS, FLORIDA 33902-2366

3794286

Doc. No. 70
By J. Derwood Deputy Clerk

QUIT-CLAIM DEED

THIS DEED PREPARED WITHOUT EXAMINATION OF TITLE

THIS QUIT-CLAIM DEED, made this 22 day of June, 1995, between F. ANDREW DALTROFF, Individually and as Trustee of the Airport-Treeline Trust dated March 8, 1989, GRANTOR*, whose post office address is P.O. Box 061043, Fort Myers, Florida 33906; and STEPHEN MACHIZ, Co-Trustee, whose post office address is 5469 Beaujolais Lane, Fort Myers, Florida 33919, and DAWSON GLADDING, Co-Trustee, whose post office address is 5801 Tallwood Circle, Southwest, Fort Myers, Florida 33919 and PHILIP C. BENNETT, Co-Trustee, whose post office address is 3867 McGregor Boulevard, Fort Myers, Florida 33901, as GRANTEE*.

WITNESSETH that said Grantor, for and in consideration of the sum of TEN AND NO/100'S DOLLARS (\$10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in LEE County, Florida, to-wit:

AS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF

SUBJECT TO easements, restrictions and reservations of record, and property taxes for the current year.

Subject property is not the homestead property of grantor nor is it contiguous to the homestead property of grantor.

GRANTOR ACKNOWLEDGES that he has been apprised that persons dealing with the Grantor, as Trustee, are not obligated to look to the application of purchase monies, and that the interests of the beneficiaries of the subject trust are solely in the rights, proceeds and avails of the operation of the trust property. The Trustee, by the execution of this instrument, incurs no personal liability whatsoever, and the sole liability of the Trustee is limited to the assets which the Trustee holds in trust.

GRANTEE, as TRUSTEE, is hereby granted full power and authority, pursuant to the provisions of Florida Statute 689.071,

NR2611 P50281

RECORDED IN LEE COUNTY, FLORIDA

to protect, conserve, sell, convey, lease, encumber and to otherwise manage and deal with the property herein conveyed. No person dealing with such Trustee shall be privileged or required to inquire of the proceeds from any sale of the property. The interest of the beneficiaries under such Trust is hereby declared to be personal property.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

*"GRANTOR" and "GRANTEE" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Robbie Chapman
Printed witness name

[Signature]
Margaret G. Anderson
Printed witness name

[Signature]
F. ANDREW DALTROFF, Individually
and as Trustee

STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY that on this 22 day of June, 1995 before me, an officer duly qualified to take acknowledgments, personally appeared F. ANDREW DALTROFF, who executed the foregoing instrument and acknowledged before me that (s)he executed the same, and who is personally known to me or who has produced _____ (type-of-identification), and who did take an oath.

[Signature]
Notary Public
Name: _____
Commission No. or Serial No. _____
My Commission expires: _____



OR2611 PG0282

EXHIBIT "A"

The Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4); and the West Half (W1/2) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4); and the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4); and North Half (N1/2) of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4); and North 60 feet of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4); all property described being situated in Section 14, Township 45 South, Range 25 East of the Public Records of Lee County, Florida.

AND

Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 14, Township 45 South, Range 25 East, Lee County, Florida, LESS the Northerly sixty (60) feet thereof.

LESS

A parcel of land situated in the State of Florida, County of Lee, being the south one half of the southeast one quarter (SE 1/4) of the northwest one quarter (NW 1/4) of Section 14, Township 45 South, Range 25 East, less the northerly sixty (60) feet thereof. And more particularly described as follows: Beginning at the southeast corner of the northwest one quarter (NW 1/4) of said Section 14; thence S88°15'58"W along the south line of said northwest one quarter (NW 1/4) for 1359.44 feet to the west line of the southeast one quarter (SE 1/4) of said northwest one quarter (NW 1/4); thence N00°52'39"W along said west line for 631.04 feet; thence N88°17'30"E for 1358.71 feet to the east line of the northwest one quarter (NW 1/4) of said Section 14; thence S00°56'37"E along said east line for 630.42 feet to the Point of Beginning.

RECORDED'S MEMO
Legality of said land being hereby
acknowledged and certified.

OR2611 PG0283

CHARLIE GREEN LEE CITY FL
95 JUN 22 PM 3:27

1985
14000000

REC 1802 PG 4492

BLANKSTINE Legal Supplies Inc.
P.O. Box 1111
Tallahassee, Florida 32301

1989369

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

— This Indenture, made this 12th day of June 1985, Between

ROBERT G. BERRIN, individually and as Trustee

of the County of Dade, State of Florida, grantor, and

JERRY DUBRAVETZ, as Trustee with power and authority either to protect and to conserve and to sell or to lease or to encumber or otherwise to manage and dispose of the real property described in this instrument as more specifically set forth in F.S. 689.071, whose last office address is 5757 N.W. Blue Lagoon Drive, Suite 330, Miami, FL 33126

of the County of Dade, State of Florida, grantee.

That said grantor, for and in consideration of the sum of Ten (\$10.00)-----

Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

The Northeast quarter (NE $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) Section 14, Township 45 South, Range 25 East, Lying and being in Lee County, Florida

Grantor represents that the subject property is vacant land and neither it nor any contiguous property is or has ever been the homestead of the Grantor.

Deed Tax Pd. \$ 1,400.00
Intangible Tax Pd. \$
CHARLES GREEN, CLERK, LEE COUNTY
By Denmatron Deputy Clerk

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years. Said grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence.

Olivia Alarado
Duke Lamaso

ROBERT G. BERRIN

STATE OF FLORIDA
COUNTY OF
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
ROBERT G. BERRIN, individually and as trustee to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness: my hand and official seal in the County and State last aforesaid this 12th day of June 1985.

NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXP. OCT 10, 1987
BORNED THRU GENERAL INS. UND.
This Instrument Was Prepared By:

Olivia Alarado
Notary Public
My commission expires:

ROBERT G. BERRIN, Esq.
7855 N.W. 12th St., Suite 230
Miami, Florida 33126

RECORDING BOX
SEP 9 4 37 PM '85 RECORDED IN OFFICIAL RECORD LEE COUNTY, FLORIDA RECORDS, VENDOR
DOCUMENT # 1989369

Documentary Tax Pd. \$ 45

REC. 1612 400

This instrument was prepared by

EDWARD E. LEVINSON, ESQ.

MYERS, KAPLAN, LEVINSON,
KENIN & RICHARDS
Brickell Executive Tower
1488 Brickell Avenue
MIAMI, FLORIDA 33131

1559675

Warranty Deed

(STATUTORY FORM—SECTION 689 02 FS)

This Indenture, Made this 26th day of April 1982 Between
JACK FREEMAN and GERTRUDE FREEMAN, his wife, as to an undivided twenty-five (25%)
percent interest, and JEFFREY B. FREEMAN and RISA FREEMAN, his wife, as to an
undivided twenty-five (25%) percent interest
of the County of Dade State of Florida grantor and

ROSLYN K. BERRIN, TRUSTEE

whose post office address is c/o Robert G. Berrin, Esq., South Florida Savings Building,
7900 West Flagler Street, Miami
of the County of Dade State of Florida grantee.

Witnesseth, That said grantor, for and in consideration of the sum of -----

Ten and No/100 (\$10.00)-----Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following
described land, situate, lying and being in Lee County, Florida, to-wit:

An undivided fifty (50%) percent interest in and to the $\frac{8}{4}$ of the $\frac{N}{4}$ of the $\frac{NE}{4}$
and the $\frac{8}{4}$ of the $\frac{NE}{4}$ of the $\frac{NW}{4}$ of Section 14, Township 45 South, Range 25 East,
Lee County, Florida, containing 61.69 acres, more or less.

SUBJECT TO: 1) Conditions, restrictions, limitations, easements and zoning ordinances
of record and taxes for the year 1982 and subsequent years.
2) A first mortgage in favor of Howard L. Stevmon, a single man, and Ethel
Stevmon, a single woman, dated November 2, 1973.

RECORDED
APR 15 12 55 PM '82
LEE COUNTY, FLORIDA
RECORD VERIFIED

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all
persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof,

Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Edward E. Levinson
Myers, Kaplan, Levinson,
Kenin & Richards
Brickell Executive Tower
1488 Brickell Avenue
Miami, Florida 33131

Jack Freeman (Seal)
JACK FREEMAN
Gertrude Freeman (Seal)
GERTRUDE FREEMAN
Jeffrey B. Freeman (Seal)
JEFFREY B. FREEMAN
Risa Freeman (Seal)
RISA FREEMAN

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
JACK FREEMAN and GERTRUDE FREEMAN, his wife, as to an undivided 25% interest, and
JEFFREY B. FREEMAN and RISA FREEMAN, his wife, as to an undivided 25% interest,
to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that
they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of April
1982.

My commission expires:

Donald B. Bergeson
Notary Public

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES APR 1 1984
BONDED THRU GENERAL INS. UNDERWRITERS

15.00
55

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED executed this 21st day of February, 1990, by PELICAN GROVES, LTD., a Florida limited partnership, First Party, to MARJENE ASSOCIATES, a Florida general partnership, whose post office address is c/o Edward E. Levinson, P.A., 407 Lincoln Road, Penthouse East, Miami Beach, Florida 33139, Second Party:

W I T N E S S E T H: 2811092

That the said First Party, for and in consideration of the sum of \$10.00 in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever, all the right, claim and demand which the said First Party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lee, State of Florida, to-wit:

THE LEGAL DESCRIPTION OF THE SIX PARCELS IS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO.

RECORDED VINTED - CHALK GREEN, CLERK BY: H. HENSTROM, D.C.

This Quit-Claim Deed is a corrective deed which shows the correct name of the general partner of PELICAN GROVES, LTD., a Florida limited partnership, to be CITRUS PARTNERS, LTD., an Illinois limited partnership authorized to do business in the State of Florida. This deed corrects those certain Special Warranty Deeds from PELICAN GROVES, LTD., a Florida limited partnership, to MARJENE ASSOCIATES, a Florida general partnership, dated November 2, 1987, and recorded November 18, 1987, in Official Records Book 1954, at Pages 47, 49, 51, 53, 55 and 57, respectively, of the Public Records of Lee County, Florida.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said First Party, either in law or equity, to the only proper use, benefit and behoof of the said Second Party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
[Signature]

PELICAN GROVES, LTD., a Florida limited partnership
By: CITRUS PARTNERS, LTD.
General Partner

By: *[Signature]*
W. GARVIE HALL, Managing General Partner

Documentary Tax Pd. \$ 55
Intangible Tax Pd.
CHARLIE GREEN, LEE COUNTY
Deputy Clerk

(ACKNOWLEDGMENT CONTINUED ON PAGE 2.)

OR2135 PG0531

STATE OF FLORIDA)
) SS.
 COUNTY OF POLK)

On this day personally appeared before me W. GARVIE HALL, as Managing General Partner of CITRUS PARTNERS, LTD., General Partner of PELICAN GROVES, LTD., a Florida Limited Partnership, to me well known and known to me to be the individual described in and who executed the same for the purpose therein expressed, whereupon it is prayed that the same may be recorded..

IN WITNESS WHEREOF, I have hereunto affixed my hand and official seal this 23rd day of February, 1990.

Pamela K. Wells
 NOTARY PUBLIC STATE OF FLORIDA

My Commission Expires: 7/7/91



This Instrument prepared by:
 EDWARD E. LEVINSON, P.A.
 407 Lincoln Road
 Penthouse East
 Miami Beach, Florida 33139

RECORD AND RETURN TO:
 FRANK L. POHL, ESQUIRE
 GRAHAM, CLARK, POHL & JONES
 Post Office Drawer 1690
 Winter Park, Florida 32790

009WD/1-2

EXHIBIT "A"

LEGAL DESCRIPTIONS

An undivided 1/4 interest to all of property lying East of Metro Boulevard in the South 1/2 of the North 1/2 of the South 1/2 of the Northwest 1/4 and the North 1/2 of the South 1/2 of the South 1/2 of the Northwest 1/4 of Section 7, Township 45 South, Range 25 East, in Lee County, Florida.

An undivided 1/2 interest in the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 18, Township 45 South, Range 25 East, Lee County, Florida.

An undivided 1/2 interest in the North 1/2 of the North 1/2 of the Northeast 1/4 and the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 45 South, Range 25 East, Lee County, Florida.

An undivided 1/2 interest in the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 14 and the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 45 South, Range 25 East, lying East of I-75 Highway, in Lee County, Florida.

An undivided 1/2 interest in the South 1,381.25 feet of the Northeast 1/2 of Section 15, Township 45 South, Range 25 East, lying West of Interstate I-75 Highway, in Lee County, Florida; consisting of 44.07 acres, more or less.

An undivided 1/2 interest in the Southeast 1/4 of Section 27, Township 45 South, Range 25 East, in Lee County, Florida.

HARLIE GREEN LEE CITY FL
90 MAR 14 PM 3:44

6.00
935.00

This instrument was prepared by:

2518415

Law Office of
MARK BUCHBINDER, P.A.
7700 North Kendall Drive, Suite 507
MIAMI, FLORIDA 33156-7556

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture. Made this 26 day of August 19 88, Between

DAVID L. LEE, A MARRIED MAN

of the County of Dade, State of Florida, grantor, and

STEVE DWOSKIN, AS TRUSTEE

whose post office address is 5041 S.W. 69 Avenue, Miami, FL 33143

of the County of Dade, State of Florida, grantee.

Witnesseth, That said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00)-

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in

LEE

The Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 12, Township 45 South, Range 25 East, together with a non-exclusive ingress and egress easement, over and across the following described property: The West 30 feet of the East half of the North half of the Northwest quarter plus the East 30 feet of the West half of the North half of the Northwest quarter of Section 14; the North 60 feet of the East 3/4 of Section 14 and the North 60 feet of Section 13, Township 45 South, Range 25 East, both parcels lying and being in Lee County, Florida.

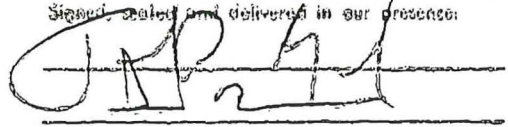
1. SUBJECT to easements, restrictions and limitations of record, provided nothing contained herein shall reimpose same; and taxes for the year 1988 and subsequent years.
2. SUBJECT to a non-exclusive egress and ingress easement along the East 60 ft. of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 12, Township 45 South, Range 25 East.
3. THE ABOVE PROPERTY IS VACANT LAND AND HAS NEVER BEEN HOMESTEAD PROPERTY OF THE GRANTOR WHO RESIDES WITH HIS FAMILY IN MIAMI, FLA. and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.


* "Grantor" and "grantee" are used for singular or plural, as context requires.

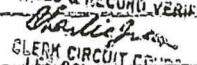
In Witness Whereof,

Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:




DAVID L. LEE (Seal)

RECORDED & RECORD VERIFIED

CLERK CIRCUIT COURT
LEE COUNTY, FLA. (Seal)

STATE OF FLORIDA
COUNTY OF DADE

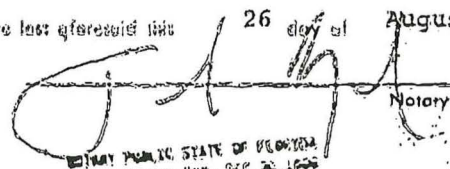
SEP 12 4 15 PM '88


I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

DAVID L. LEE

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this 12th day of August 1988.

My commission expires:


Notary Public
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES SEP 20, 1990
BONNIE THOMAS, Notary Public, No. 623

Documentary Tax \$ 935.00
By  Clerk

1050
20
Prepared By and Returned To:
Edward E. Levinson, P.A.
407 Lincoln Road - Penthouse Southeast
Miami Beach, Florida 33139

3388760

Folio No. 12-45-25-00-00006.0000

TRUSTEE'S DEED

Documentary Tax Pd. \$.70
Intangible Tax Pd.
\$
By CHARLES GREEN, CLERK, LEE COUNTY
m Robinson Deputy Clerk

THIS INDENTURE, made this 30th day of April, 1993, by and between JEFFREY B. FREEMAN, INDIVIDUALLY AND AS TRUSTEE, party of the first part, and J. WINSTON BEAUSOLEIL, whose address is 18 Regents Drive West, Bayshore, Trinidad, West Indies, party of the second part.

WITNESSES, that said party of the first part, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate situated in Lee County, Florida, to-wit:

The NW 1/4 of the SE 1/4 of the SE 1/4 of Section 12, Township 45 South, Range 25 East, Lee County, Florida, less the North 261.21 feet thereof.

SUBJECT TO:

1. Taxes for the year 1993 and subsequent years;
2. Conditions, restrictions, limitations and easements of record;
3. Zoning, restrictions, prohibitions and other requirements imposed by governmental authority;
4. An easement across the West 100 feet for road and utilities purposes; and
5. An easement for purposes of ingress, egress, and utilities described as follows:

The West 100 feet of the SW 1/4 of the SE 1/4 of the SE 1/4 of Section 12, Township 45 South, Range 25, East, Lee County, Florida.

THIS IS NOT THE HOMESTEAD OF THE GRANTEE WHO RESIDES AT 9220 S.W. 142ND STREET, MIAMI, FLORIDA 33176.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

RECORDS VERIFIED - CHARLES GREEN, CLERK
BY: MARY JO ROBINSON, P.A.

OR 2387 PG 3821

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of the Certificate of Participation mentioned above.

IN WITNESS WHEREOF, said party of the first part has caused his name to be signed to these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Edward E. Levinson
Print Name Edward E. Levinson
Devora Lee Miller
Print Name Devora Lee Miller

Jeffrey B. Freeman
JEFFREY B. FREEMAN, INDIVIDUALLY
AND AS TRUSTEE

9220 S.W. 144th Street
Miami, FL 33176

STATE OF FLORIDA)
) ss:
COUNTY OF LEE)

BEFORE ME, the undersigned authority, personally appeared JEFFREY B. FREEMAN, INDIVIDUALLY AND AS TRUSTEE, who is personally known to me and who did take an oath, that the foregoing instrument was executed freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal this 30th day of April, 1993.

Devora Lee Miller
Notary Public State of Florida
(Affix Seal)

My Commission Expires:

DEVORA LEE MILLER
00042635
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAR. 11, 1995
BONDED THRU GENERAL INS. UND.

THIS INSTRUMENT PREPARED BY:
EDWARD E. LEVINSON, PA.
407 Lincoln Road
Penthouse Southeast
Miami Beach, Florida 33139

0042WD/1-2

OR2387 PG3822

CHARLE GREEN LEE CIV. R.
93 MAY 17 PM 1:37

IN THE CIRCUIT COURT FOR LEE COUNTY, FLORIDA

3957662

IN RE: ESTATE OF
ALBAN PETER BUTLER GOULD

PROBATE DIVISION

File Number 96-991 CP

Division TSR

Deceased.

LETTERS OF ADMINISTRATION
(single personal representative)

TO ALL WHOM IT MAY CONCERN

WHEREAS, ALBAN PETER BUTLER GOULD
a resident of Holland, The Netherlands, Europe
died on December 27, 1995, owning assets in the State of Florida, and

WHEREAS, ANNA MARIA OLIVIA BUTLER ORTIZ
has been appointed personal representative of the estate of the decedent and has performed all acts
prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare _____
ANNA MARIA OLIVIA BUTLER ORTIZ
duly qualified under the laws of the State of Florida to act as personal representative of the estate of
ALBAN PETER BUTLER GOULD
deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and
receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate
will permit and the law directs; and to make distribution of the estate according to law.

ORDERED on April 24, 1996

cc: John Jay Watkins, Esquire

DOCKETED & FILED

MAY - 2 1996

Charlie Green, Clerk
By BC D.C.

Circuit Judge

Filed In The Office Of The Clerk Of Circuit
Court, Lee County, Florida
This 1 Day of May, A.D. 1996
Recorded In Official Probate Records 374
Page No. 652

CHARLIE GREEN
Clerk Of Circuit Court
Lee County, Florida

CHARLIE GREEN LEE CITY FL
96 MAY - 6 AM 9:26

FILED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, LEE COUNTY, FLORIDA
1996 APR 25 AM 11:43
PROBATE DIVISION

OR2702 PG2550

This Instrument Was Prepared By,
Record and Return To:

✓ Robert E. Gallagher, Jr., Esquire
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
150 West Flagler St., Suite 2200
Miami, Florida, 33130

Property Appraiser
Identification No.
12-45-25-00-00006.0000

Grantee's Tax
Identification No.

INSTR # 4842985
OR BK 03236 PG 2238

RECORDED 03/29/00 12:28 PM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY
RECORDING FEE 19.50
DOC TAX PD (F.S. 201.02) 1,155.00
DEPUTY CLERK W Odom

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 17 day of March, 2000, between **VENICE SERVICE CORP.** (the "Grantor"), whose mailing address is c/o First Union National Bank, 225 Water Street, 6th Floor, Jacksonville, Florida, 32202, Attention: Frank D. Tucker, Jr., Vice President; and **J.B.F. OF FORT MYERS, L.L.C., a Florida Limited Liability Company c/o BRIAN SCOTT HOLDINGS COMPANY, a Florida corporation** (the "Grantee"), whose mailing address is 25435 Loblolly Bay Road SW, LaBelle, Florida 33935.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee the following property (the "Property") lying and being in Lee County, Florida, and more particularly described as follows:

The Northeast One-Quarter (NE 1/4) of the Northeast One-Quarter (NE 1/4) of the Southeast One-Quarter (SE 1/4); and the Southeast One-Quarter (SE 1/4) of the Northeast One-Quarter (NE 1/4) of the Southeast One-Quarter (SE 1/4); and the Southwest One-Quarter (SW 1/4) of the Northeast One-Quarter (NE 1/4) of the Southeast One-Quarter (SE 1/4); and the Northeast One-Quarter (NE 1/4) of the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4), all in Section 12, Township 45 South, Range 25 East, being and situate in Lee County, Florida.

Together with a private non-exclusive right of way for ingress and egress over the lands described in Exhibit "A" herein as created by Easement for Ingress and Egress Purposes recorded in Official Records Book 2528, page 20, of the Public Records of Lee County, Florida.

SUBJECT TO:

(See Exhibit "B" attached hereto and made a part hereof)

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other. Grantor is hereby bargaining, selling, conveying and granting the Property to Grantee in its "as-is" and "where as" condition in all respect whatsoever.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative on the day and year first above written.

Witnesses:

VENICE SERVICE CORP.

Judy Bullard
(Print Name): Judy Bullard
Margu Flight
(Print Name): Margu Flight

By: Frank D. Tucker, Jr.
Frank D. Tucker, Jr., Vice President
Venice Service Corp.
225 Water Street, 6th Floor
Jacksonville, Florida, 32202

STATE OF FLORIDA)
) SS:
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 17 day of March, 2000, by Frank D. Tucker, Jr., as Vice President of **VENICE SERVICE CORP.**, a Florida corporation, on behalf of the corporation.

Personally Known X
or produced _____ as identification.

Shelia N Stephens
Shelia N Stephens, Notary
Public, State of Florida at Large

My Commission Expires:



EXHIBIT "A"

Land relating to
Non-exclusive right of way

- PARCEL A: The West one hundred feet (100') of the Northwest One-quarter (NW1/4) of the Southeast One-Quarter (SE1/4) of the Southeast One-Quarter (SE1/4) of Section 12, Township 45 South, Range 25 East, Lee County, Florida
- PARCEL B: The West one hundred feet (100') of the Southwest One-Quarter (SW1/4) of the Southeast One-Quarter (SE1/4) of the Southeast One-Quarter (SE1/4) of Section 12, Township 45 South, Range 25 East, Lee County, Florida.
- PARCEL C: The North sixty feet (60') of the West one hundred feet (100') of the Northeast One-Quarter (NE1/4) of the Northeast One-Quarter (NE1/4) of Section 13, Township 45 South, Range 25 East, Lee County, Florida.
- PARCEL D: The North sixty feet (60') of the Northwest One-Quarter (NW1/4) of the Northeast One-Quarter (NE1/4) of Section 13, Township 45 South, Range 45 East, Lee County, Florida.
- PARCEL E: The North sixty feet (60') of the Northwest One-Quarter (NW1/4) of Section 13, Township 45 South, Range 25 East, Lee County, Florida.

EXHIBIT "B"

SUBJECT TO:

1. All easements, conditions, covenants, restrictions, reservations, limitations and agreements of record, provided that this instrument shall not reimpose same.
2. Real estate taxes for the year 2000 and all subsequent years.
3. Existing applicable governmental building and zoning ordinances and other governmental regulations.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises.
5. Lee County Ordinance No. 86-14 recorded November 30, 1990 in Official Records Book 2189, page 3281, and amended by Ordinance No. 86-38 recorded in Official Records Book 2189, page 3334, of the Public Records of Lee County, Florida. (Mandatory Garbage Collection Ordinance)
6. Easement Agreement by and between Jeffrey Freeman, individually and as trustee, and Jeffrey and Risa Freeman recorded in Official Records Book 2333, page 1323, of the Public Records of Lee County, Florida.
7. Declaration of Drainage Easement recorded in Official Records Book 1889, page 1502, Official Records Book 1889, page 1507, Official Records Book 1889, page 1511, and Official Records Book 1889, page 1519, of the Public Records of Lee County, Florida.

1050R

3,360.00 DS

This Instrument Prepared By
and Returned to:
Edward E. Levinson, P.A.
407 Lincoln Road - Penthouse Southeast
Miami Beach, Florida 33139

2638307

Folio No. 12-45-25-00-00006.0000

Documentary Tax Pd \$ 3,360.00

CHARLIE GREEN, CLERK, LEE COUNTY

By B. Rosine Deputy Clerk

WARRANTY DEED

THIS INDENTURE, made this 5th day of August, 1994, between JERRY DUBRAVETZ, a married man, whose social security number is 297-34-8204 (hereinafter called the Grantor*), to JERRY DUBRAVETZ and ROBERT H. SCHWARZ, AS CO-TRUSTEES, whose Tax Identification number is 65-6149343, and whose post office address is 5779 Washington Street, Hollywood, Florida 33023 (hereinafter called the Grantee*).

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

The SW 1/4 of the SE 1/4 of the SE 1/4 of Section 12, Township 45S, Range 25E, Lee County, Florida.
Subject to an easement across the W 100 feet thereof for road and utilities purposes.

SUBJECT TO THE FOLLOWING:

1. Taxes for the year 1994 and subsequent years.
2. Restrictions, reservations, easements and limitations of record, if any, provided that this shall not operate to reimpose same and zoning ordinances.
3. First Mortgage in favor of Jeffrey B. Freeman and Risa Freeman, his wife, dated June 11, 1992, in the original principal amount of \$175,000.00, recorded December 6, 1993, in Official Records Book 2446, Page 0675, of the Public Records of Lee County, Florida.
4. Second Mortgage in favor of Sharon J. Civetta, dated May 2, 1994, in the original principal amount of \$225,000.00, recorded May 3, 1994, in Official Records Book 2496, Page 3444, of the Public Records of Lee County, Florida.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR WHO RESIDES AT 5779 WASHINGTON STREET, HOLLYWOOD, FLORIDA 33027.

0R2526 P80238

CHARLE GREEN LEE CITY, FL.

94 AUG -9 AM 11:35

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simply forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

Edward E. Lewis
Print Name EDWARD E. LEWIS

Devora Lee Miller
Print Name DEVORA LEE MILLER

Jerry Dubravetz
JERRY DUBRAVETZ, a married man
5779 Washington Street
Hollywood, Florida 33023

STATE OF FLORIDA)
COUNTY OF DADE)

BEFORE ME, the undersigned authority, personally appeared JERRY DUBRAVETZ, a married man, who executed and acknowledged before me, and who did (did not) take an oath, that the foregoing instrument was executed freely and voluntarily for the purposes therein expressed, and who produced a Florida Driver's License as identification.

WITNESS my hand and official seal this 5th day of August, 1994.

Devora Lee Miller
NOTARY PUBLIC, STATE OF FLORIDA

[NOTARIAL SEAL]

My Commission Expires:

gendocs\warranty\dubravtz.12f

DEVORA LEE MILLER
CCC#2638
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP MAR. 11, 1995
BONDED THRU GENERAL INS. UND.

10-50
10-00-00

Documentary Tax Pd. \$ 1000.00
Intangible Tax Pd.
By Charles Green CLERK, LEE COUNTY
Deputy Clerk

This Instrument was prepared by:

EDWARD E. LEVINSON, P.A.
407 Lincoln Road
Penthouse East
Miami Beach, Florida 33139

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

2954642

This Indenture. Made this 14th day of December 1990, Between

JEFFREY B. FREEMAN, Individually and as Trustee, a married man,

of the County of Dade, State of Florida, grantor*, and

JERRY DUBRAVETZ, CO-TRUSTEE, a married man, and JULIET BOSITA, CO-TRUSTEE, a married woman.

whose post office address is c/o Brian Scott Realty, Inc., Star Route 1, Box 1327, La Belle,

of the County of Glades, State of Florida, grantee*.

Witnesseth. That said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00)-----

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A."

SUBJECT TO:

1. Conditional, restrictions, reservations, dedications, limitations and easements of record; applicable zoning ordinances, if any; and taxes for the year 1991 and subsequent years.
2. A Purchase Money First Mortgage in favor of the Grantor herein dated December 14, 1990, in the original principal amount of \$900,000.00

THIS PROPERTY, NOR ANY ADJOINING PROPERTY, IS NOT THE HOMESTEAD OF THE GRANTOR HEREIN, WHO RESIDES IN LA BELLE, GLADES COUNTY, FLORIDA. GRANTOR ALSO TRANSFERS TO GRANTEE ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO THE OIL, GAS, MINERAL AND OTHER RIGHTS IN CONNECTION WITH THE AFORESAID PROPERTY, and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof,

Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Edward E. Levinson
Notary Public

Jeffrey B. Freeman Trustee (Seal)
JEFFREY B. FREEMAN, Individually (Seal)
and as Trustee (Seal)

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared JEFFREY B. FREEMAN, Individually and as Trustee, a married man,

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of December 1990.

My commission expires:

Notary Public

NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXP. MAR 11, 1991
BONDED THRU GENERAL INS. CO.

OR2193 PG3757

EXHIBIT "A"

LEGAL DESCRIPTION

The East half of the Southwest quarter of the Southeast quarter of Section 12, Township 45 South, Range 25 East, all lying and being in Lee County, Florida, together with an easement for ingress and egress over and across the following-described property: The North 60 feet of Section 13, Township 45 South, Range 25 East, and the North 60 feet of the Northeast quarter of Section 14, Township 45 South, Range 25 East, and the East 60 feet of the Northwest quarter of the Northwest quarter of Section 14, Township 45 South, Range 25 East, Lee County, Florida.

OR2193 P03788

CHARLIE GREEN LEE CITY FL
90 DEC 21 PM 12:14

0030MISC/1

10.50
5500.00

Documentary Tax \$6.50
Notary Public, State of Florida
Notary Public, State of Florida
Notary Public, State of Florida

This instrument was prepared by:
EDWARD E. LEVINSON, P.A.
SHEA & GOULD
1428 BRICKELL AVENUE
SUITE 700
MIAMI, FLORIDA 33131
(305) 371-9041

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

2480984

This Indenture, Made this 24th day of June, 1988, Between

JEFFREY B. FREEMAN, Individually and as Trustee, a married man,

of the County of Dade, State of Florida, grantor, and

JERRY DUBRAVETZ, TRUSTEE, a married man

whose post office address is 5757 N.W. Blue Lagoon Drive, Suite 330, Miami,

of the County of Dade, State of Florida 33126, grantee.

Witnesseth, That said grantor, for and in consideration of the sum of (\$10.00) TEN AND 00/100-----

----- Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following
described land, situate, lying and being in LEE County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

SUBJECT TO:

1. Conditions, restrictions, reservations, dedications, limitations and easements of record; applicable zoning ordinances, if any; and taxes for the year 1988 and subsequent years.
2. A Purchase Money First Mortgage in favor of the Grantor herein dated June 24, 1988 in the original principal amount of \$770,000.00.

THIS PROPERTY, NOR ANY ADJOINING PROPERTY, IS NOT THE HOMESTEAD OF THE GRANTOR HEREIN, WHO RESIDES IN MIAMI, DADE COUNTY, FLORIDA.

GRANTOR ALSO TRANSFERS TO GRANTEE ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO THE OIL, GAS, MINERAL AND OTHER RIGHTS IN CONNECTION WITH THE AFORESAID PROPERTY.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof,

Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Edward E. Levinson

Notary Public

Jeffrey B. Freeman

JEFFREY B. FREEMAN, Individually (Seal)
and as Trustee, a married man (Seal)

(Seal)

(Seal)

STATE OF FLORIDA,
COUNTY OF DADE,

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

JEFFREY B. FREEMAN, Individually and as Trustee, a married man,

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of June, 1988.

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES AT 6:00 P.M.
BONDED THIS NOTARY PUBLIC UNDER NO. 22

Notary Public

OR2000

PG1294

EXHIBIT "A"

LEGAL DESCRIPTION

The West half of the Southwest quarter of the Southeast quarter of Section 12, Township 45 South, Range 25 East, all lying and being in Lee County, Florida, together with an easement for ingress and egress over and across the following-described property: The North 60 feet of Section 13, Township 45 South, Range 25 East, and the North 60 feet of the Northeast quarter of Section 14, Township 45 South, Range 25 East, and the North 60 feet of the Northeast quarter of the Northwest quarter of Section 14, Township 45 South, Range 25 East, and the East 60 feet of the Northwest quarter of the Northwest quarter of Section 14, Township 45 South, Range 25 East.

OR2000

PG 1295

JUN 30 3 04 PM '88

RECORDED & RETURNED
JUN 30 1988
CLERK OF CIRCUIT COURT
LEE COUNTY, FLA.
Blair

For Will Call Box of: ABOVE PAR COURT

Bedzow, Korn, & Kan

20803 Biscayne Blvd., #200

Aventura, FL 33180

1375-74 QAK

This document prepared by and return to:

GARY A. KORN, ESQUIRE

BEDZOW, KORN & KAN, P.A.

Suite 200

20803 Biscayne Boulevard

Aventura, Florida 33180

Mailing Address:

P.O. Box 8020

Hallandale, Florida 33008-8020

Phone: (305) 935-6888 (Dade)

(800) 935-6889 (Outside Dade)

Fax No. (305) 936-9502

CHAR GREEN LEE CTY. FL

97 MAY -9 PM 2:01

4164770

RECORD VERIFIED - CHARLIE GREEN, CLERK
By: J. Miller, D.C.

(Reserved for Use by the Clerk)

OR2822 PG0200

WARRANTY DEED

THIS INDENTURE is made this 30th day of April, 1997, between EQUITABLE BANK, a Florida banking corporation, Party of the First Part, and JERRY DUBRAVETZ, Trustee, whose post office address is: 4021 Peters Road, Suite 102, Plantation, Florida 33317, Party of the Second Part,

WITNESSETH:

That the Party of the First Part, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS to it in hand paid by the Party of the Second Part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Party of the Second Part, his heirs, successors and assigns forever, the following described real property (the "Real Property"), situate and being in the County of Lee, State of Florida, to-wit:

The Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 12, Township 45 South, Range 25 East; said lands situate, lying and being in the County of Lee, State of Florida.

Folio No. 12-45-25-00-00006-0050

Documentary Tax Pd. \$ 875⁰⁰
Intangible Tax Pd)
CHARLIE GREEN, CLERK, LEE COUNTY
By: J. Miller Deputy Clerk

SUBJECT TO:

1. Taxes for the year 1997 and subsequent years;
2. Conditions, restrictions, limitations and easements of record;
3. Zoning restrictions, prohibitions and other requirements imposed by governmental authority.

And the Party of the First Part does hereby fully warrant the title to the Real Property, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: Gary A. Korn

Edw. E. Levenson

Print Name: EDWARD E. LEVENSON

EQUITABLE BANK, a Florida banking corporation

By: ANTONIO VARGAS Senior Vice-President

Address: 633 South Federal Highway
Ft. Lauderdale, Florida 33301

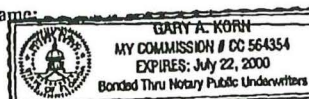
STATE OF FLORIDA)
COUNTY OF DADE) SS:

The execution of the foregoing instrument was acknowledged before me this 30th day of April, 1997, by ANTONIO VARGAS, as Senior Vice-President of EQUITABLE BANK, a Florida banking corporation. He is personally known to me and he did not take an oath.

My Commission Expires:

Notary Public, State of Florida

Print Name:



10:50
6050.00

2732906

This instrument was prepared by:

EDWARD E. LEVINSON, P.A.
407 Lincoln Road
Bentley House East
Miami Beach, Florida 33139

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 2nd day of October 1989, Between

JEFFREY B. FREEMAN, Individually and as Trustee, a married man,

of the County of Dade, State of Florida, grantor, and

JERRY DUBRAVETZ, TRUSTEE, a married man

whose post office address is c/o Brian Scott Realty, Inc., Star Route 1, Box 1127,
La Belle,

of the County of Glades, State of Florida, grantee.

Witnesseth, That said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00)-----

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A."

SUBJECT TO:

1. Conditions, restrictions, reservations, dedications, limitations and easements of record; applicable zoning ordinances, if any; and taxes for the year 1989 and subsequent years.
2. A Purchase Money First Mortgage in favor of the Grantor herein dated October 2, 1989 in the original principal amount of \$830,000.00.

THIS PROPERTY, NOR ANY ADJOINING PROPERTY, IS NOT THE HOMESTEAD OF THE GRANTOR HEREIN, WHO RESIDES IN LA BELLE, GLADES COUNTY, FLORIDA

GRANTOR ALSO TRANSFERS TO GRANTEE ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO THE OIL, GAS, MINERAL AND OTHER RIGHTS IN CONNECTION WITH THE AFORESAID PROPERTY, and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whatsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Edward E. Levinson
Michael J. Miller

Jeffrey B. Freeman
JEFFREY B. FREEMAN, Individually
and as Trustee

(Seal)
(Seal)
(Seal)
(Seal)

STATE OF
COUNTY OF

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

JEFFREY B. FREEMAN, Individually and as Trustee, a married man,

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of October 19 89.

My commission expires:

Michael J. Miller
Notary Public

NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXP. MAR 11, 1991
SUCCEDED THEN CLERICAL REG. OFF.

Documentary Tax Pd. \$ 6050.00
Intangible Tax Pd.
\$
CHARLES GREEN, CLERK, LEE COUNTY
Deputy Clerk

OR2103 PG2359

RECORD VERIFIED - CHARGE COUNTY, FLORIDA
T. Neal D.C.

EXHIBIT "A"

LEGAL DESCRIPTION

The West half of the Northwest quarter of the Southeast quarter of Section 12, Township 45 South, Range 25 East, all lying and being in Lee County, Florida, together with an easement for ingress and egress over and across the following-described property: The North 60 feet of Section 13, Township 45 South, Range 25 East, and the North 60 feet of the Northeast quarter of Section 14, Township 45 South, Range 25 East, and the North 60 feet of the Northeast quarter of the Northwest quarter of Section 14, Township 45 South, Range 25 East, and the East 60 feet of the Northwest quarter of the Northwest quarter of Section 14, Township 45 South, Range 25 East; and the West 60 feet of the East half of the Southwest quarter of the Southeast quarter of Section 12, Township 45 South, Range 25 East, Lee County, Florida.

OR2103 Pg2360

ORIGINAL FILE
89 OCT 18 AM 9:10

282

3283566

This instrument was prepared by
and should be returned to:
Warren M. Salomon, Attorney at Law
1665 South Bayshore Drive
Miami, Florida 33133
(305) 858-0700

Documentary Tax P'd \$ 7000.00
\$ 7000.00 Documentary Tax P'd.
By CHARLIE GREEN, CLERK DEPUTY CLERK
LEE COUNTY

WARRANTY DEED

THIS WARRANTY DEED, made on 19 OCTOBER, 1992, BETWEEN
STEVEN D. ROBINSON, hereinafter called "Grantor", to **CALMON J. GINSBERG**,
SYLVIA KAPLAN and **SUN BANK/MIAMI N.A.** as Trustees under the last will
and testament of **Elsie G. Robinson, Deceased**, hereinafter called "Grantees",
whose post office address(es) are: 100 Miracle Mile, Coral Gables, FL 33134,

WITNESSETH, that the Grantor, in consideration of the sum of TEN (US\$10.00) DOL-
LARS and other good and valuable consideration, in hand paid by the Grantees to the
Grantor, the receipt and sufficiency of which is hereby acknowledged, does hereby
grant, bargain, sell, and convey unto the Grantees, and the Grantees's successors, heirs
and assigns forever, the following-described land, situate, lying and being in the County
of Lee, State of Florida:

The North ½ of the North ½ of the South ½ of the Northeast
¼ of Section 13, Township 45 South, Range 25 East, lying
and being in Lee County, Florida; and

The North ½ of the South ½ of the North ½ of the South ½
of the Northeast ¼ of Section 13, Township 45 South, Range
25 East, lying and being in Lee County, Florida.

SUBJECT, HOWEVER, TO: (1) estates, conditions, limitations, easements,
rights-of-way, reservations, encroachments, restrictions and reversions of record; those
common to any applicable plat or subdivision; and those which would be revealed by
an accurate survey; (2) all applicable zoning, planning, and land use ordinances of
federal, state, county, and city governments, and any agencies thereof; (3) all taxes,
liens and assessments for 1992 and all future years; (4) rights of tenants in possession;
and (5) all mortgages and other instruments executed by the Grantees, and the
Grantees's successors and assigns.

AND FURTHER SUBJECT TO: (6) an access easement across the eastern 60 feet of
the above described property in favor of SUN BANK/MIAMI, NATIONAL ASSOCIA-
TION, to secure a debt in the original amount of \$1,000,000.00, payable to Sun
Bank/Miami N.A., which debt is secured by a mortgage on the above-described property,
dated in April, 1990, recorded in official Records Book 2174 at page 2551, of the public

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: MARY JO ROBINSON, D.C.

0R2336 PG0615

OR 2336 PG 0616

records of Lee County, Florida, and which easement shall expire upon the satisfaction of said mortgage.

TO HAVE AND TO HOLD the same, unto the Grantees, in fee simple forever, together with all and singular the appurtenances thereunto belonging or in any wise appertaining.


AND the Grantor does hereby covenant with the Grantees that, except as provided herein: (a) the Grantor is lawfully seized of the land; (b) the Grantor has good right and lawful authority to convey the land; (c) the Grantees shall have peaceable and quiet possession thereof; (d) the Grantor does hereby fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever; and (e) the land is free of all encumbrances not described herein.

The Grantor does hereby warrant that the above-described property is not the Grantor's homestead, and that the Grantor's homestead address in Florida is set forth below.

IN WITNESS WHEREOF, **STEVEN D. ROBINSON** has executed this instrument on the date first above written.

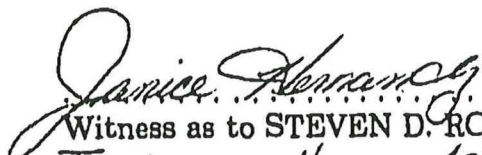
Witnesses:

Grantor(s):


.....
Witness as to STEVEN D. ROBINSON
WARREN M. SALOMON
(Printed name of witness)


.....
STEVEN D. ROBINSON

Post office address of Grantor:


.....
Witness as to STEVEN D. ROBINSON
JANICE HERNANDEZ
(Printed name of witness)

9510 S.W. 54 COURT
MIAMI, FL 33156

92 OCT 26 AM 10: 58

ACKNOWLEDGEMENT

STATE OF FLORIDA

)

) FS §695.25(1)

COUNTY OF DADE

)

The foregoing instrument was acknowledged before me this 19 day of OCT 1992
(date)

by STEVEN D. ROBINSON, who is personally known to me or who
(name of person acknowledged)

has produced _____
(type of identification)

as identification, and who did not take an oath.

[Stamped Official Notary Seal]

Signature [Signature]

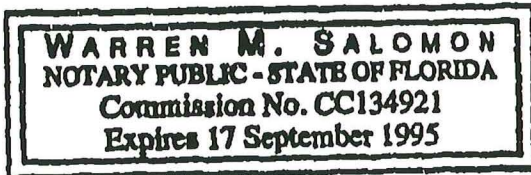
Printed Name _____

Notary Public, State of Florida

Commission No. _____

Expiration Date _____

(Type or print information if not included in notary seal)



IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY, FLORIDA

DS. 70

METRO BANK OF DADE COUNTY,

Plaintiff

3714817

vs.

JEFFREY B. FREEMAN, individually and
as Trustee, LENNAR FLORIDA PARTNERS, I,
L.P. and BARNETT BANK OF SOUTH FLORIDA
N.A. Defendant

DOCKETED & FILED

Case No. 93-3934-CAIA

JAN 18 1995

CERTIFICATE OF TITLE

Charlie Green, Clerk
C. Keller
D.C.

The undersigned clerk of the court certifies that he executed and filed a certificate of sale in this action on

January 4, 1995

19

for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections

The following property in Lee County, Florida:

The South 3/4 of the West 1/2 of the
N.W. 1/4 of Section 13, Township 45
South, Range 25 East, Lee County, Florida.

• RECORD VERIFIED - CHARLIE GREEN, CLERK •

• BY: C. KELLER, D.C. •

was sold to Metro Asset Recovery Corp.

1390 South Dixie Highway, Coral Gables, Florida 33134

(address)

WITNESS my hand and the seal of the court on January 18, 1995

Prepared by: Lenard H. Gorman, P.A.

CHARLIE GREEN

Clerk of Circuit Court

COPY FURNISHED TO

Lenard H Gorman, P.A.
Wayne Rowlee, Esq.

By

Deputy Clerk

CHARLIE GREEN
Clerk of Circuit Court

By

Deputy Clerk

DR2568 PG2416

CHARLIE GREEN LEE CNTY, FL

JAN 18 PM 4:12



This Indenture,

2605449

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, it is noted, the term "note" shall include all the notes herein described if more than one.

Made this 24th day of January A. D. 19 89

Between

HERBERT GRIER, a Single Person

of the County of MOORE in the State of North Carolina
 party of the first part, and STEVEN D. ROBINSON

Whose address is: 9510 S.W. 54 Court, Miami, Florida 33156

of the County of DADE in the State of Florida
 party of the second part.

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Lee State of Florida, to wit:

The Northern half (N $\frac{1}{2}$) of the Southeast quarter (SE $\frac{1}{4}$) of Section 13, Township 45 South, Range 25 East, Lee County, Florida.

SUBJECT to taxes for the calendar year 1989, easements, restrictions, and reservations of record, if any.

The above described property is not homestead property and is not the residence of the Grantor, said property being vacant land.

Consideration Paid \$ 8,800.00
 by [Signature]

Property Appraiser's Parcel Identification Number: 13-45-25-00-00002.0000

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Alvie D. Grier

(HG) [Signature] L.S.

Angela M. Scherer

L.S.

L.S.

L.S.

State of Florida } North Carolina

County of MOORE

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

HERBERT GRIER, a Single Person

to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Pinehurst County
MOORE and State of North Carolina, this 24th day of
January, A. D. 1989.

My Commission Expires 3-09-91
 (NOTARY'S SEAL)

[Signature]
 Notary Public

THIS INSTRUMENT PREPARED BY:
 JAY A. BRETT
 SHEPPARD, BRETT & STEWART
 ATTORNEYS AT LAW
 FORT MYERS, FLORIDA

RECORDED & RETURNED TO

DR2051

PG3218

QUIT-CLAIM DEED

RAMCO FORM B

This Quit-Claim Deed. Executed this 13 day of December, A.D. 1985, by
JEFFREY B. FREEMAN, Individually and as Trustee

first party, to

STEVEN D. ROBINSON

2043036

whose postoffice address is 9510 S.W. 54th Court, Miami, FL 33156,

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does her. by remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lee State of Florida, to-wit:

The South 1/2 of the Northeast 1/4 of Section 13, Township 45 South, Range 25 East, lying and being situate in Lee County, Florida.

This property is not homestead property, nor contiguous to homestead property, as homestead is classified under Florida Constitution Article V, Section (4) and Florida Statutes 732.401.

Documentary Tax \$ 50
LEE COUNTY
Recorder's Office
JAN 21 1 15 PM '86

LEE COUNTY, FLORIDA
RECORDS & DEEDS
JAN 21 1 15 PM '86

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Laura Fernandez
Daniel Ryznar

Jeffrey B. Freeman Trustee L.S.
JEFFREY B. FREEMAN, Individually and
as Trustee L.S.

STATE OF FLORIDA,
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

JEFFREY B. FREEMAN, Individually and as Trustee to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this
December A.D. 19 85.

NOTARY PUBLIC, STATE OF FLORIDA

BARBARA S. KIPNIS, ESQ.
BRITTON, CASSEL, SCHANTZ & SCHATZMAN,
200 So. Biscayne Blvd., Suite 3000
Miami, Florida 33131

This Instrument prepared by:
Address

1500
55

2573187

TRUSTEES' DEED

FOLIO #13-45-25-00-00001-0050

#13-45-25-00-00001-0060

TAX ID #59-0656912

RECORDED
IN
BOOK 1
PAGE 1
JUL 11 1988
M.C. 9

THIS INDENTURE, made this 21 day of JUNE, 1988,

between:

BARNETT BANKS TRUST COMPANY, N.A., MORRIS GINSBERG,
and CALMON J. GINSBERG, as Co-Trustees of the
Testamentary Trust created under the Last Will and
Testament of ELSIE G. ROBINSON, DECEASED,

Parties of the FIRST PART; and,

SUN BANK/MIAMI, N.A., MORRIS GINSBERG, and CALMON J.
GINSBERG, as Co-Trustees of the Testamentary Trust
created under the Last Will and Testament of ELSIE G.
ROBINSON, DECEASED,

Parties of the SECOND PART, whose addresses are c/o Trust
Division, Sun Bank/Miami, 100 Miracle Mile, Coral Gables,
Florida 33134, Attention: David M. Graul, Vice President.

W I T N E S S E T H :

That the said Parties of the FIRST PART, for and in
consideration of the sum of TEN (\$10.00) DOLLARS, to them in
hand paid, receipt of which is hereby acknowledged, have
granted, bargained and sold to the Parties of the SECOND PART,
their successors, heirs and assigns forever, all that certain
Parcel of land, situate, lying and being in Lee County,
Florida, particularly described as follows, to-wit:

Northeast one-quarter (NE $\frac{1}{4}$) of the Northeast
one-quarter (NE $\frac{1}{4}$), and the Northwest one-quarter
(NW $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$), of
Section 13, Township 45 South, Range 25 East, in
Lee County, Florida;

Together with those certain Easements for
ingress and egress purposes as described in
Easement Documents of record, as recorded in

Documentary Tax Pd. \$ 55
By [Signature]
Notary Public, State of Florida
JUL 11 1988
M.C. 9

NR2038

P63677

Official Records Book 1774, at Page 1131, at Page 1133 and at Page 1135 of the Public Records of Lee County, Florida; and Easements for ingress and egress purposes as recorded in Official Records Book 1745, at Page 909 and at Page 911, all in the Public Record of Lee County, Florida.

OR2038

PG3678

This is a No-consideration Deed of Conveyance, given for the purpose of substituting SUN BANK/MIAMI, N.A., as a Co-Trustee instead of BARNETT BANKS TRUST COMPANY, N.A.; and the Grantees herein shall be and constitute, by virtue hereof, the present Co-Trustees of the Testamentary Trust created in the Last Will and Testament of ELSIE G. ROBINSON, Deceased. This conveyance is subject to the terms and provisions of the Testamentary Trust as contained in the Last Will of said Decedent.

IN WITNESS WHEREOF, BARNETT BANKS TRUST COMPANY, N.A., in its capacity as a Co-Trustee, has caused these presents to be executed by its duly authorized Trust Officer at Delray Beach, Florida; and MORRIS GINSBERG and CALMON J. GINSBERG, in their capacities as Co-Trustees, have hereunto set their hands and seals at New York, New York, as of the day and year herein first set forth.

Signed, sealed and delivered
in the presence of:

BARNETT BANK TRUST COMPANY, N.A.
(SEAL)

✓ Virginia P. McVair
✓ Robert A. Clark
(AS to BARNETT BANKS
TRUST COMPANY, N.A.)

By: Elizabeth A. Potvin (SEAL)
Vice President
As Co-Trustee

Signed, sealed and delivered
in the presence of:

Carol A. A. [Signature]
(AS to MORRIS GINSBERG)

Morris Ginsberg (SEAL)
MORRIS GINSBERG
As Co-Trustee

Signed, sealed and delivered
in the presence of:

DEC 20 5 57 PM '88

0R2038

Carol A. Alesi
(As to CALMON J. GINSBERG)

CALMON J. GINSBERG
As Co-Trustee

(SEAL)

STATE OF FLORIDA)
COUNTY OF Palm Beach :SS

BEFORE ME, the undersigned authority, personally appeared Elizabeth P. Barnett, as Vice President of BARNETT BANKS TRUST COMPANY, N.A., AS TRUSTEE, and he acknowledged before me that he executed the foregoing Deed for and in behalf of said Trust Company, for the purpose therein expressed.

WITNESS my hand and official seal at Palm Beach, FL, said County and State, this 22nd day of July, 1988.

Eric C. [Signature] (SEAL)
NOTARY PUBLIC
State of Florida at Large
My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES FEB. 8, 1991
BONDED THAT NOTARY PUBLIC [Signature]

STATE OF NEW YORK)
COUNTY OF NEW YORK :SS

BEFORE ME, the undersigned authority, personally appeared MORRIS GINSBERG, AS TRUSTEE, and he acknowledged before me that he executed the foregoing Deed for the purpose therein expressed.

WITNESS my hand and official seal at NEW YORK, said County and State, this 21st day of JUNE, 1988.

Carol A. Alesi (SEAL)
NOTARY PUBLIC
State of Florida at Large
My commission expires:

STATE OF NEW YORK)
COUNTY OF NEW YORK :SS

CAROL A. ALESI
Notary Public, State of New York
No. 52-4503535
Qualified in Suffolk County
Commission Expires June 30, 1989

BEFORE ME, the undersigned authority, personally appeared CALMON J. GINSBERG, AS TRUSTEE, and he acknowledged before me that he executed the foregoing Deed for the purpose therein expressed.

WITNESS my hand and official seal at NEW YORK, said County and State, this 21st day of JUNE, 1988.

Carol A. Alesi (SEAL)
NOTARY PUBLIC
State of Florida at Large
My commission expires:

CAROL A. ALESI
Notary Public, State of New York
No. 52-4503535
Qualified in Suffolk County
Commission Expires June 30, 1989

19.50
3500.00

4390872

THIS INSTRUMENT PREPARED BY,
RECORD AND RETURN TO

Robert E. Gallagher, Jr., Esquire
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
150 West Flagler Street, Suite 2200
Miami, Florida, 33130

Property Assessor's
Identification Number:
134525000000.1000

Grantee's Tax
Identification No.

Documentary Tax Pd. \$ 3500.00
\$ 0 Intangible Tax Pd.
CHARLIE GREEN, CLERK, LEE COUNTY
By Cindy Keller Deputy Clerk

RECORDED BY
CINDY KELLER, D.C.

OR2961 P60848

SPECIAL WARRANTY DEED

This Special Warranty Deed made this 12th day of May, 1998, between Venice Service Corp., a Florida corporation, as successor by merger with Gainesville Service Corp. (the "Grantor") whose mailing address is 214 North Hogan Street, Sixth Floor, Jacksonville, Florida, 32202; Attention: Frank D. Tucker, Jr., Vice President; for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm an Undivided ½ interest to Louise K. Weinberg, Sylvia Kaplan and SunTrust Bank, Miami, N.A., as Trustees of the Elsie G. Robinson Testamentary Trust under Will dated June 6, 1969, having an address of c/o SunTrust Bank, Miami, N.A., 201 Alhambra Circle, 14th Floor, Coral Gables, Florida, 33134 (the "Grantee"), the following described real property, to wit:

The following property lying and being in Lee County, Florida.

See Schedule "A" attached hereto and made a part hereof.

SUBJECT TO those items set forth on Schedule "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said real estate in fee simple with all appurtenances.

Full power and authority is hereby granted to the Trustee or his successors to protect, conserve, sell, lease, mortgage, encumber or otherwise manage and dispose of the real property described hereinabove or any part of it.

In no case shall any party dealing with the Trustee in relation to the real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustees, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instruments (a) that at the time of the delivery thereof the Trust created by this indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this indenture and in said Trust Agreement and is binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, leases, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and fully vested with all the title, estate rights, powers, duties and obligations of the said predecessor in trust.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection

with said real estate may be entered into by him in the name of the then beneficiaries under said Trust Agreement, as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of said Trustee, in his own name as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligations or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof, and all persons and corporations whomsoever and whatsoever shall be charge with notice of this condition from the date of the filing of this deed in the public records.

The interest of each and every beneficiary hereunder and under the Trust Agreement hereinbefore referred to shall be only in the earnings, avails and proceeds arising from the sale or other declared to be personal property.

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property: and that Grantor does hereby fully warrant the title tot he Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against not other. Grantor is hereby bargaining, selling, conveying, and granting the Property to Grantee in "AS IS" and "WHERE IS" condition in all respects whatsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative on the dy and year first above written.

Signed, sealed and delivered
in our presence.

Venice Service Corp., a Florida corporation;
successor by merger with Gainesville Service Corp.

Priscilla H. Moench
Print Name Priscilla Moench :
Charlene Brown
Print Name Charlene Brown

By: Frank D. Tucker, Jr.
Frank D. Tucker, Jr.
Its Vice President
214 North Hogan Street - 6th Floor
Jacksonville, Florida, 32202

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 12th day of May, 1998, by Frank D. Tucker, Jr., as Vice President of Venice Service Corp., a Florida corporation, on behalf of the, who is personally known to me.

Shelia N. Stephens
Notary Public, State of Florida
My Commission Expires:



0R2961 P60849

Schedule "A"

PARCEL ONE: The Southwest one-quarter (SW 1/4) of Section 13, Township 45 South, Range 25 East, Lee County, Florida.

PARCEL TWO: An ingress/egress easement over the following described premises: All that part of Lots 19 and 20, Southwest Regional Commerce and Trade Center, according to the Plat thereof as recorded in Plat Book 48, Pages 1 through 3, Public Records of Lee County, Florida, being more particularly described as follows:

Beginning at the Northwestern corner of said Lot 19; thence South 02 Degrees 55'19" East along the Westerly corner of said Lot 19 a distance of 396.06 feet to the most Southwesterly corner of said Lot 19, said corner being a point on the arc of a curve, concave Southerly, whose radius point bears North 87 Degrees 04'40" East a distance of 65.00 feet;

Thence Northerly, Northeasterly, Easterly, Southeasterly and Southerly along the arc of said curve and along the Southerly line of said Lot 19, through a central angle of 155 Degrees 12'03" an arc distance of 176.07 feet; thence leaving said Southerly line North 22 Degrees 51'46" West a distance of 363.60 feet to the point of beginning of the parcel herein described.

AND beginning at the Northeasterly corner of said Lot 20; thence South 2 Degrees 55'19" East along the Easterly line of Lot 20 a distance of 351.85 feet; thence leaving said Easterly line North 22 Degrees 51'46" West a distance of 382.07 feet to an intersection with the Northerly line of said Lot 20; thence South 89 Degrees 42'34" East along said Northerly line a distance of 130.51 feet to the point of beginning of the parcel herein described.

TOGETHER WITH GRANTORS RIGHT, TITLE AND INTEREST IN THAT GRANT OF EASEMENT FROM GERALD A. McHALE, AS TRUSTEE, ET AL. TO VENICE SERVICE CORP., RECORDED AT OFFICIAL RECORDS BOOK 2815, PAGE 4023, SUBJECT TO THE RIGHTS OF STEVEN D. ROBINSON AND JOYCE A. ROBINSON, AS TRUSTEES OF THE STEVEN D. ROBINSON TRUST DATED AUGUST 18, 1992, FOR WHICH GRANTOR PURSUANT TO A SPECIAL WARRANTY DEED OF EVEN DATE, HAS ALSO CONCURRENTLY GRANTED ITS RIGHTS IN THE SUBJECT EASEMENT.

Schedule "B"

1. Rights or claims of parties in possession under the unrecorded Lease.
2. Easements, liens or encumbrances, or claims thereof, now 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 property.
4. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
5. Right of Way, ingress and egress over West 60 feet as referred to in "Agreements Not to Vacate Easement" recorded at Official Records Book 1662, Page 2046 and Official Records Book 1858, Page 1093 (Parcel One).
6. Subject land lies within the boundaries for Mandatory Garbage Collection, Lee County Ordinance No. 86-14, and will be subject to future assessments by Lee County (Parcels One and Two).
7. 6-foot Drainage and Public Utility Easement along side lot lines and 10-foot Drainage and Public Utility Easement adjacent to roads as stated on recorded plat (Parcel Two).
8. The Plat of the Southwest Regional Commerce and Trade Center as recorded in Plat Book 48, Pages 1 through 3 (Parcel Two).
9. Covenants, Conditions, Restrictions and Easements contained in that certain instrument recorded in Official Records Book 2209, Page 1406 as amended at Official Records Book 2227, Page 1486 and Official Records Book 2395, Page 2921 (Parcel Two).
10. Notice of Development Order Approval recorded in Official Records Book 2799, Page 2075 (Parcel Two).

All of the foregoing references are to the Public Records of Lee County, Florida, and shall not operate to reimpose same.

CHARLIE GREEN, CLERK
LEE COUNTY, FL
98 MAY 10 PM 3:34

6264

1587 PG 1653
1526492

This instrument was prepared by
IRVING KALBACK
KALBACK and THOMAS
16 E.W. First Avenue
MIAMI, FLORIDA 33130

Warranty Deed (STATUTORY FORM-SECTION 689.02 F.S.)

This Indenture, Made this 8th day of March 19 82 Between

GUS FALIN, a single man, and ANTONETTE FALIN, a single woman

of the County of Dade State of Florida grantor* and

JEFFREY B. FREEMAN, TRUSTEE

whose post office address is 9000 S. W. 87th Court, Suite 215, Miami, FL 33176

of the County of Dade State of Florida grantee*.

Witnesseth, That said grantor, for and in consideration of the sum of Ten and No/100 -----

Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to wit

The NE $\frac{1}{4}$ and the E $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, Township 45 South, Range 25 East, lying and being in Lee County, Florida.

THIS DEED is made and given subject to restrictions, reservations and limitations, if any, of record; applicable zoning ordinances; taxes for the year 1982 and subsequent years; a purchase money first mortgage exchanged between the parties hereto simultaneously herewith.

RECORDED
MAR 9 10 31 AM '82
LEE COUNTY
FLORIDA

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence.

[Signature]

Gus Falin (Seal)
Antonette Falin (Seal)

_____ (Seal)

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

GUS FALIN, a single man, and ANTONETTE FALIN, a single woman

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of March 19 82.

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES APR 1 1984
BONDED THRU GENERAL INS. UNDERWRITERS

[Signature]
Notary Public

RECORDED
MAR 11 1982
LEE COUNTY
FLORIDA

19.50

PERSONAL REPRESENTATIVE'S DEED

3443387

OR2417 PG3490

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY, J. TURNER, D.C.

THIS PERSONAL REPRESENTATIVE DEED is made and entered into this 17 day of July, 1993, by and between KARYN GINSBERG, as the duly qualified and acting ancillary Personal Representative of the ESTATE OF DANIEL R. GINSBERG, deceased, whose address is 25 Clapboard Ridge Road, Greenwich, CT 06830 ("Grantor"), and DAVID KATSKY and KARYN GINSBERG, as Co-Trustees of Trust A created under the Last Will and Testament of Daniel R. Ginsberg, dated December 21, 1989, whose address is 25 Clapboard Ridge Road, Greenwich, CT 06830, ("Grantee"). (Whenever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument and the heirs, legal representatives, and assigns of individuals and the successors and assigns of corporations).

W I T N E S S E T H:

WHEREAS, Daniel R. Ginsberg died testate a resident of Connecticut, on April 6, 1991, seized and possessed of a three twenty-second (3/22) interest in certain real property located in Lee County, Florida, hereinafter described; and

WHEREAS, title to said real property passed to the Grantee as of the date of said decedent's death pursuant to the decedent's Last Will and Testament, which was admitted to probate and record by the Circuit Court of the Twentieth Judicial Circuit of the State of Florida, in and for Lee County, Probate Division (the "Probate Court"), in Case No: 92-3222CP, subject only to the right of the Grantor to sell or encumber the property for the purpose of defraying claims, costs and expenses of administration of the decedent's estate; and

WHEREAS, Grantor wishes to distribute the real property to the Grantee and evidence the release of the real property from said right to sell and encumber,

NOW THEREFORE, in consideration of TEN AND NO/100 DOLLARS (\$10.00) and in connection with the distribution of the estate of said decedent, the Grantor has released to the Grantee the right to sell and encumber the real property and has granted, bargained and sold to Grantee forever, the following described land situate, lying and being in Lee County, Florida, to-wit:

THREE TWENTY-SECOND (3/22) INTEREST IN THE REAL PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TOGETHER with all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in any way appertaining, SUBJECT TO all restrictions, reservations and easements of record, if any, and ad valorem taxes for the current year.

TO HAVE AND TO HOLD the same in fee simple forever.

Karyn Ginsberg, in her capacity as Personal Representative of the Estate of Daniel R. Ginsberg, deceased, is the duly qualified and acting personal representative of said Estate, Letters of Administration having been issued by the Probate Court on January 7, 1993, and she is making this deed by virtue of her power and authority as personal representative of the deceased's estate.

THIS INSTRUMENT PREPARED BY (AND RETURN TO):
Robert O. Stern, Esquire
Tranam, Simmons, Komkor, Scharf,
Barkin, Frye & O'Neill, P.A.
P. O. Box 1102
Tampa, Florida 33601



8/11/93

8/11/93

Full power and authority is granted by this deed to Grantee to protect, conserve, sell, lease, encumber, mortgage or otherwise manage and dispose of the Property or any part of it.

In no case shall any party dealing with Grantee in relation to the Property be obliged: (a) to see to the application of any funds paid or advanced on the Property; (b) to see that the terms of the trust agreement have been complied with; (c) to inquire into the necessity or expediency of any act of Grantee; or (d) to inquire into the terms of the trust agreement.

Every deed or other instrument executed by Grantee in relation to the Property shall be conclusive evidence in favor of every person relying upon or claiming under such instrument that: (a) at the time of its delivery the trust agreement was in full force and effect; (b) the instrument was executed in accordance with the terms, conditions and limitations contained in the trust agreement and is binding upon all beneficiaries under the trust agreement; (c) Grantee was duly authorized and empowered to execute and deliver every such instrument; and (d) if the instrument is executed by a successor or successors in trust, the successor or successors in trust have been appointed properly and vested with all the title, estate, rights, powers, duties and obligations of the predecessor or predecessors in trust.

Any contract, obligation or indebtedness incurred or entered into by Grantee in connection with the Property may be entered into by Grantee in Grantee's own name as trustee of an express trust and not individually. Grantee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only as far as the trust property and funds in the actual possession of Grantee shall be applicable to its payment and discharge, and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

The interest of the beneficiaries under the said trust agreement shall be deemed personal property only.

Because this deed is given to evidence the distribution of the assets of a decedent's estate and involves the assumption of no mortgage, minimum state documentary stamps are attached.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name the day and year first above written.

Signed, sealed and delivered
in the presence of:

Sign: [Signature]
Print: DANIEL R. GINSBERG

Karyn Ginsberg
KARYN GINSBERG, as
Personal Representative of the
Estate of Daniel R. Ginsberg,
Deceased

Sign: JULY 17, 1993

Print: KARYN GINSBERG
As to Karyn Ginsberg

Sign: [Signature]

Print: Evelyn Miller

OR 2417 PG 3491

STATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me this
17 day of July, 1993 by Karyn Ginsberg, as Personal
Representative of the Estate of Daniel R. Ginsberg who is
personally known to me or has produced _____ as
identification.

EVELYN MILLER
Notary Public, State of New York
No. 41-4878788
Qualified in Queens County
Commission Expires Dec. 31, 1994
(NOTARY SEAL or STAMP)

Evelyn Miller
Print Name: Evelyn Miller
Notary Public
My Commission Expires: 12/31/94

OR 2417 PG 3492

The following information is provided pursuant to Florida Statute
Section 689.02(2): Property Appraiser's parcel ID#: _____

Tax identification number of Grantee(s) named in deed:

h:\rel\gal\erz22\gins22.doc

EXHIBIT A

The North 1/2 of the North 1/2 of the East 1/2 of the Northwest 1/4, also known as the North 1/2 of the Northeast 1/4 of the Northwest 1/4;

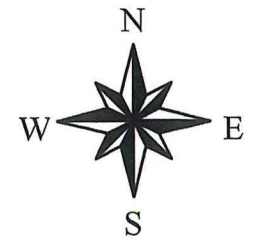
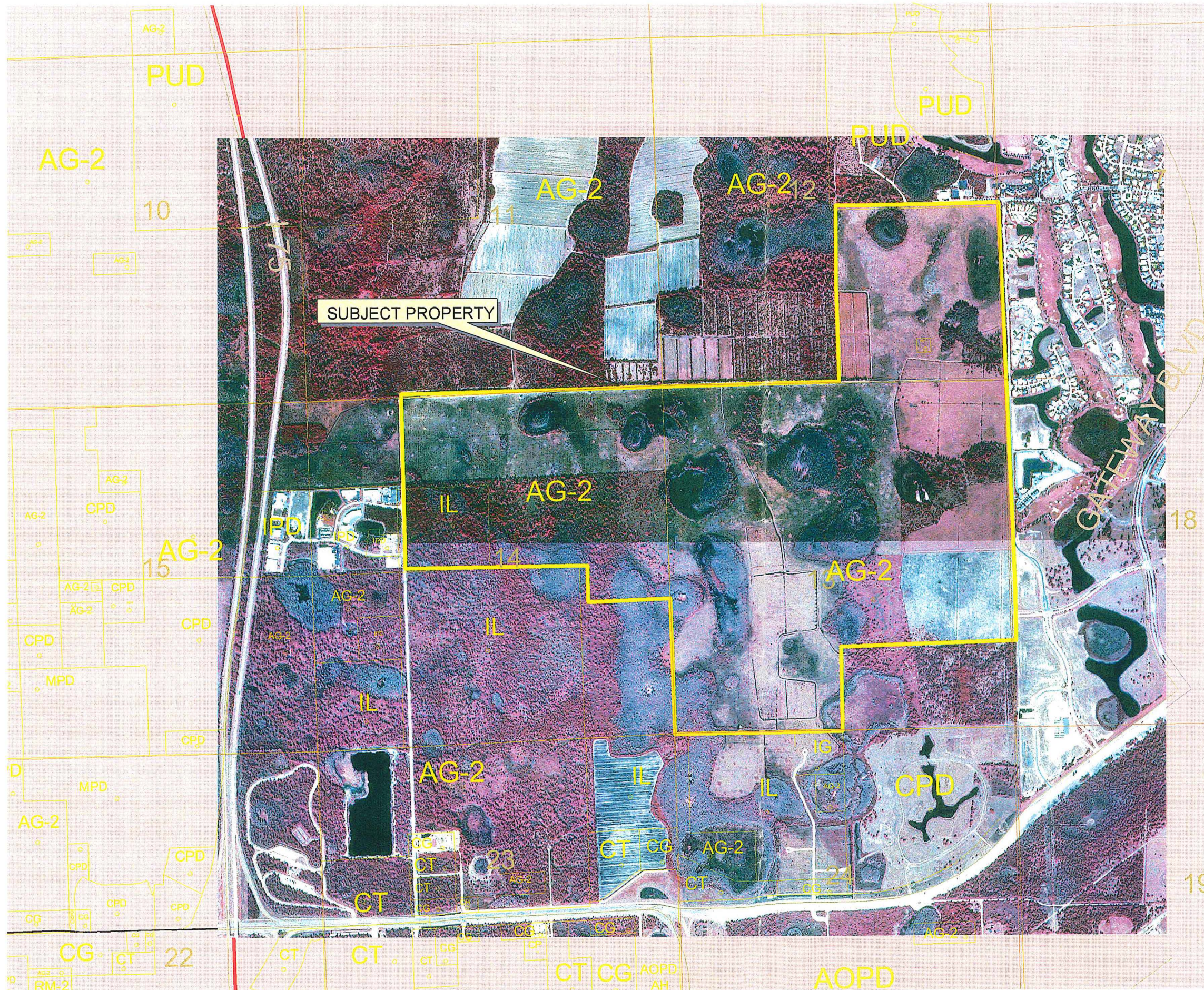
and

The North 1/2 of the North 1/2 of the West 1/2 of the Northwest 1/4, also known as the North 1/2 of the Northwest 1/4 of the Northwest 1/4, all in Section 13, Township 45 South, Range 25 East, Lee County, Florida

Subject to conditions, restrictions, reservations, limitations and easements of record, applicable zoning ordinances, if any, and taxes thereon.

OR 2417 PG 3493

CHARLE GREEN LEE CTY, FL
93 AUG 24 PM 2:04



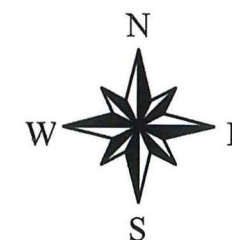
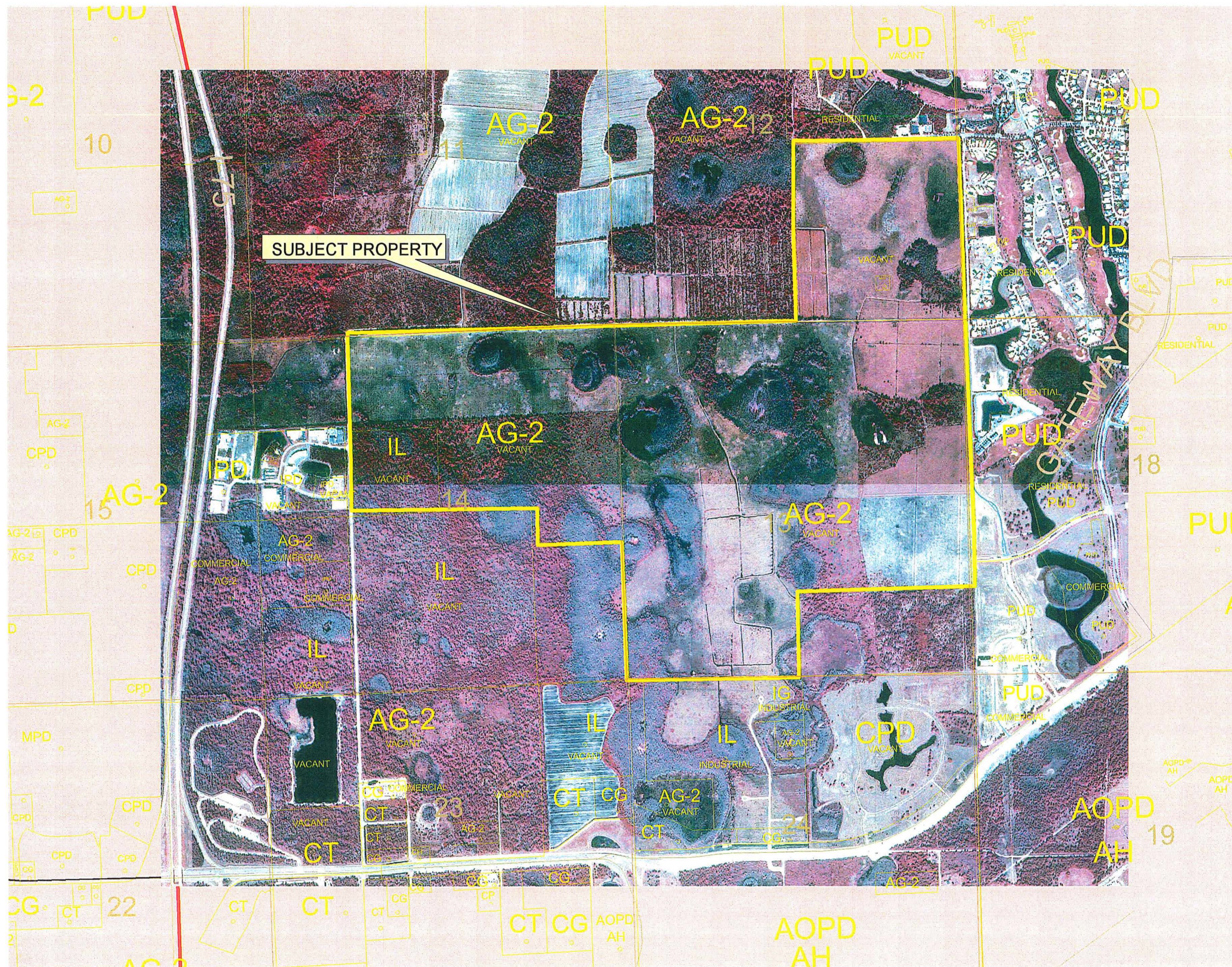
500 0 500 1000 Feet

Exhibit A.2

RECEIVED
SEP 29 2000

PERMIT COUNTER

EXISTING ZONING

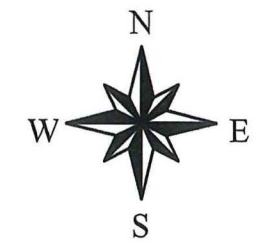
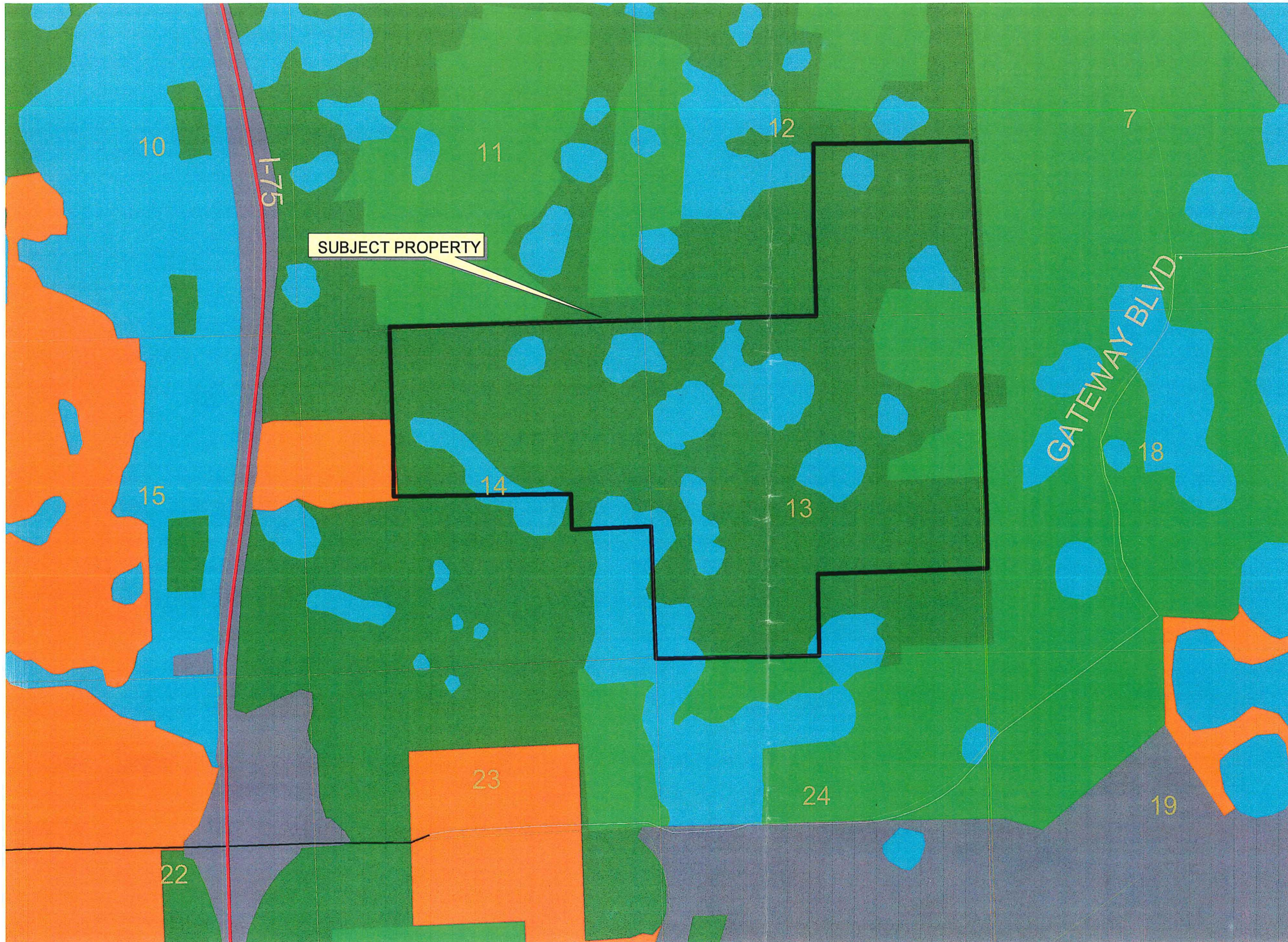


500 0 500 1000 Feet

RECEIVED
SEP 29 2000
PERMIT COUNTER

**EXISTING ZONING
AND LAND USE**

Exhibit A-3



500 0 500 1000 Feet

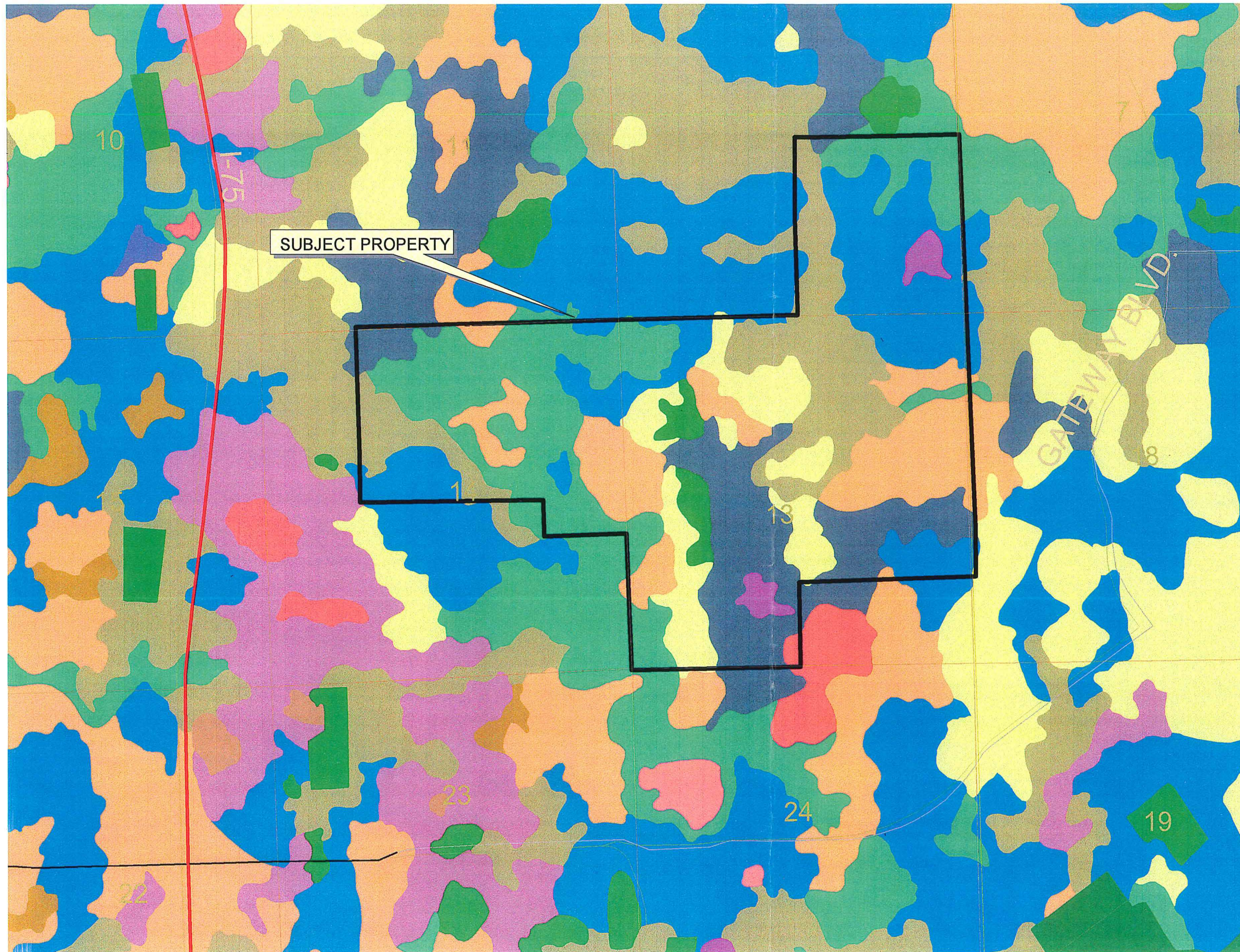
RECEIVED
SEP 29 2000

PERMIT COUNTER

South Florida WMD Land Use Level 3 - 1995 - LEE
URBAN AND BUILT UP
AGRICULTURE
RANGELAND
UPLAND FORESTS
WATER
WETLANDS
BARREN LAND
TRANSPORTATION, COMMUNICATION & UTILITIES

GENERALIZED
FLUCCS MAP

C.1



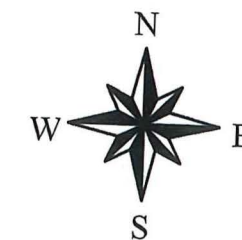
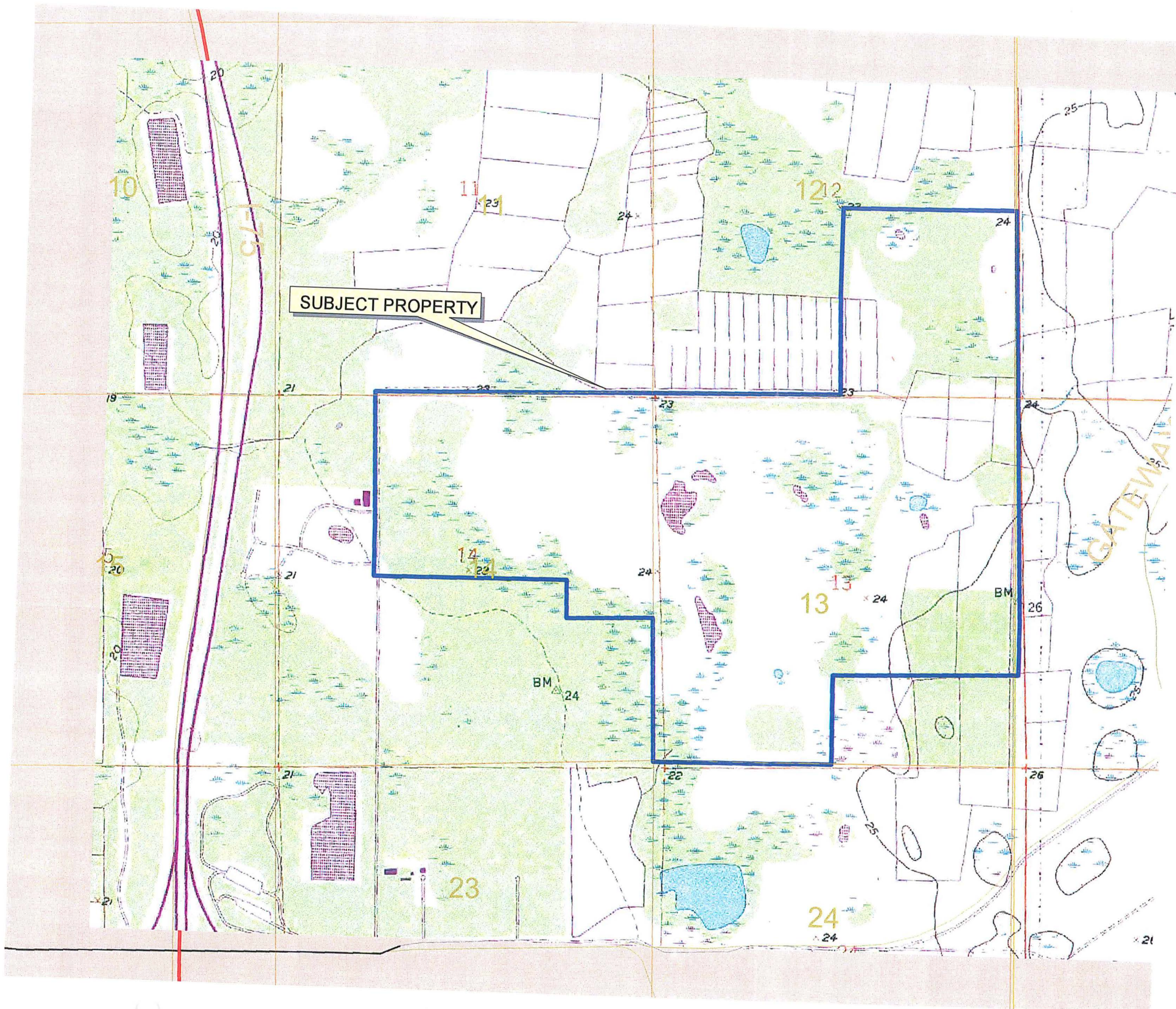
500 0 500 1000 Feet

Specific Soils - SSURGO - LEE

- ANCLOTE
- BEACHES
- BOCA
- BRADENTON
- CALOOSA
- CANAVERAL
- CAPTIVA
- COCOA
- COPELAND
- DAYTONA
- EAUGALLIE
- ELECTRA
- ESTERO
- FELDA
- FLORIDANA
- GATOR
- HALLANDALE
- HEIGHTS
- IMMOKALEE
- ISLES
- KESSON
- MALABAR
- MATLACHA
- MYAKKA
- OLDSMAR
- ORSINO
- PECKISH
- PINEDA
- POMPANO
- PUNTA
- SATELLITE
- SMYRNA
- ST. AUGUSTINE
- TERRA CEIA
- URBAN LAND
- VALKARIA
- WABASSO
- WINDER
- WULFERT

RECEIVED
SEP 29 2000
PERMIT COUNTER
C.2

SOILS MAP



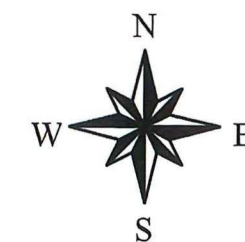
600 0 600 1200 Feet

RECEIVED
SEP 29 2000

PERMIT COUNTER

QUAD/TOPO MAP

C.3



500 0 500 1000 Feet

10

SUBJECT PROPERTY

12

14

3

18

15

23

24

19

22

RECEIVED
SEP 29 2000
PERMIT COUNTER

AERIAL MAP

CPA 2000-05

- Have Auth. on File
- Problems w/Auth on File
- No Auth. on File

1-17-01 M.N.

13-45-25-00-00001.004A
No Info in Application

