

Gladiolus Drive Site - 0.8± Acre

7122 & 7132 Congdon Road
Fort Myers, FL 33908



For More Information Contact:

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Fort Myers, FL 33908

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FOR SALE

Gladiolus Drive Site 0.8± Acre



LOCATION: 7122 & 7132 Congdon Road, Fort Myers, Florida 33908

ZONING: RS-1

STRAP #: 35-45-24-00-00015.0020 & 35-45-24-00-00015.002B

UTILITIES: Lee County

SIZE: 34,365± SF

PRICE: \$350,000.00 (\$10.18 PSF)

COMMENTS: Great potential future commercial site located along the south side of Gladiolus Drive. Surrounding properties have been developed with medical offices. Subject to billboard sign easement.

PAUL SANDS, Ext. 177
MIKE DOYLE, Ext. 202
239.489.3303
239.437.7277 Fax
psands@viprealty.com
mdoyle@viprealty.com
www.paulsands.com

vipcommercial
Licensed Real Estate Broker



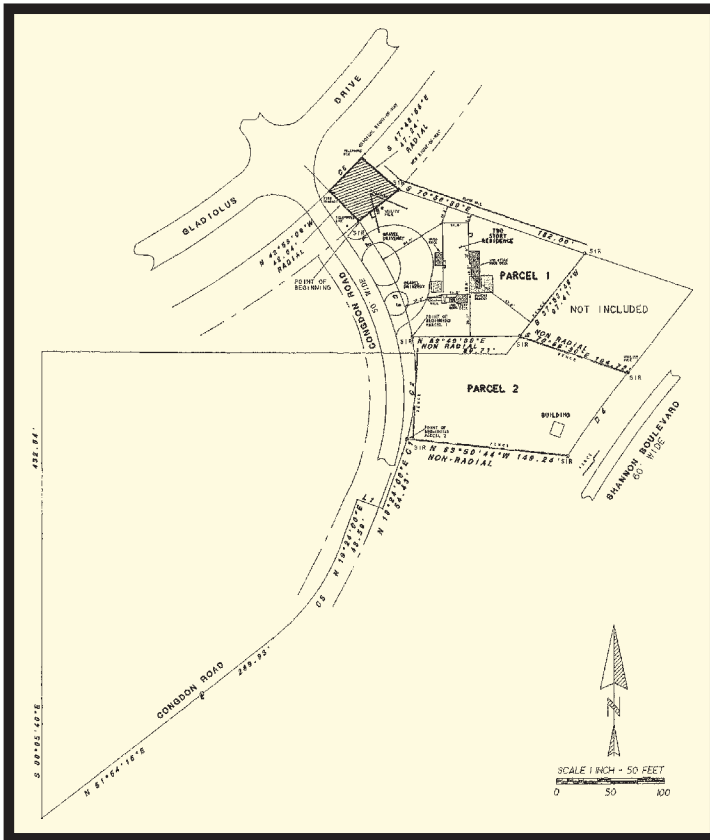
13131 University Drive Fort Myers, Florida 33907 Toll Free: 1.866.308.9170 Phone: 239.489.3303 Fax: 239.437.7299

All information regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy and is subject to errors, omissions, withdrawal, changes or other conditions without notice.

G0613 / 1245 / 14458640

7122 & 7132 Congdon Road

Fort Myers, Florida 33908



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PROPERTY DATA FOR PARCEL 35-45-24-00-00015.0020
TAX YEAR 2005

Parcel data is available for the following tax years:


[[2001](#) | [2002](#) | [2003](#) | [2004](#) | 2005]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Tangible Accounts on this Parcel](#)

| [Display Tax Bills on this Parcel](#) | [NEW! Tax Estimator](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2005 ROLL.

PROPERTY DETAILS

<p>OWNER OF RECORD TLC PROPERTIES INC 5551 CORPORATE BLVD 2-A BATON ROUGE LA 70808</p> <p>SITE ADDRESS 7122 CONGDON RD FORT MYERS FL 33908</p> <p>LEGAL DESCRIPTION PAR IN S1/2 OF NW1/4 OF NE1/4 W OF IONA DRAINAGE E OF GLADIOLUS DR</p>	<p style="text-align: right;">[VIEWER] TAX MAP [PRINT]</p>  <p style="text-align: center;">[PICTOMETRY]</p>
---	--

TAXING DISTRICT	DOR CODE
012 - SOUTH TRAIL FIRE DISTRICT/SOUTH COUNTY	01 - SINGLE FAMILY RESIDENTIAL

PROPERTY VALUES (TAX ROLL 2005) [NEW! HISTORY CHART]	EXEMPTIONS	ATTRIBUTES
JUST 119,160	HOMESTEAD 25,000	UNITS OF MEASURE UT
ASSESSED 119,160	AGRICULTURAL	NUMBER OF UNITS 1.00
ASSESSED SOH 78,550	WIDOW	FRONTAGE 0
TAXABLE 53,550	WIDOWER	DEPTH 0

BUILDING	59,160	DISABILITY	0	BEDROOMS	3
LAND	60,000	WHOLLY	0	BATHROOMS	2
BUILDING FEATURES	0	SOH DIFFERENCE	40,610	TOTAL BUILDING SQFT	3,510
LAND FEATURES	0			YEAR IMPROVED	1978
				HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS	VACANT / IMPROVED
				DESCRIPTION	
100	9/28/2005	2005000051841	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other DisQ)	I
397,400	9/28/2005	2005000051840	02	Qualified (Multiple STRAP # / 06-09I) There are 1 additional parcel(s) with this document (may have been split after the transaction date)... 35-45-24-00-00015.002B	I
100	11/1/1993	2447/2920	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other DisQ)	I
64,700	12/1/1990	2193/2557	03	Disqualified (Interest Sales / Court Docs / Government)	I

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
002 - Service Area 2	R - Residential Category		1	216.46

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Tropical Storm	A14:EL11	125124	0325	C	110492

[[Hide](#)]

APPRAISAL DETAILS

LAND

LAND TRACTS

USE CODE	USE CODE DESC	NUMBER OF UNITS	UNIT OF MEASURE
----------	---------------	-----------------	-----------------

100	Single Family Residential	1.00	Units
-----	---------------------------	------	-------

BUILDING 1 OF 1

BUILDING CHARACTERISTICS

IMPROVEMENT TYPE	BEDROOMS	BATHROOMS
3 - single family - elevated	3	2
MODEL TYPE	STORIES	YEAR BUILT
1 - single family residential	1	1978

BUILDING SUBAREAS

DESCRIPTION	YEAR ADDED	AREA (SQFT)
BASE (BAS)	1978	1,656
STOOP (STP)	1978	54
STOOP (STP)	1978	192
UNFINISHED LOWER UTILITY (ULU)	1978	1,608

BUILDING FRONT PHOTO



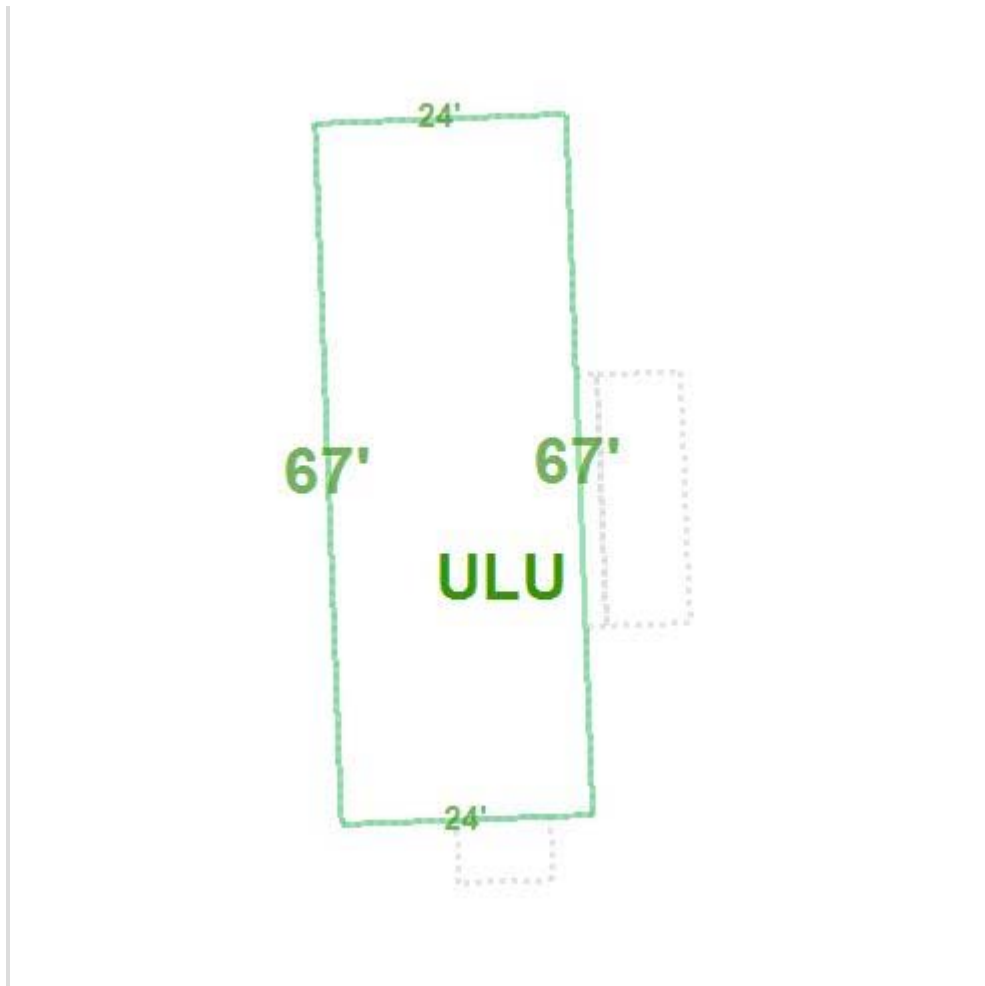
Photo Date: August of 2001

BUILDING FOOTPRINT

1ST FLOOR



2ND FLOOR



TRIM (*proposed tax*) Notices are available for the following tax years:
[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

[[New Query](#) | [New Browse](#) | [Parcel Queries Page](#) | [Lee PA Home](#)]

This site is best viewed with [Microsoft Internet Explorer 5.5+](#) or [Netscape Navigator 6.0+](#).
Page was last modified on Wednesday, January 04, 2006 10:30:57 AM.

PROPERTY DATA FOR PARCEL 35-45-24-00-00015.002B
TAX YEAR 2005

Parcel data is available for the following tax years:


[[2001](#) | [2002](#) | [2003](#) | [2004](#) | 2005]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Building Permits on this Parcel](#)

| [Display Tax Bills on this Parcel](#) | [NEW! Tax Estimator](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2005 ROLL.

PROPERTY DETAILS

<p>OWNER OF RECORD TLC PROPERTIES INC 5551 CORPORATE BLVD 2-A BATON ROUGE LA 70808</p> <p>SITE ADDRESS 7132 CONGDON RD FORT MYERS FL 33908</p> <p>LEGAL DESCRIPTION PARL IN SW1/4 OF NE1/4 DESC IN OR 1754 PG 2402</p>	<p style="text-align: right;">[VIEWER] TAX MAP [PRINT]</p>  <p style="text-align: center;">[PICTOMETRY]</p>
---	--

TAXING DISTRICT	DOR CODE
012 - SOUTH TRAIL FIRE DISTRICT/SOUTH COUNTY	00 - VACANT RESIDENTIAL

PROPERTY VALUES (TAX ROLL 2005) [NEW! HISTORY CHART]	EXEMPTIONS	ATTRIBUTES
JUST 65,580	HOMESTEAD	0 UNITS OF MEASURE LT
ASSESSED 65,580	AGRICULTURAL	0 NUMBER OF UNITS 1.00
ASSESSED SOH 65,580	WIDOW	0 FRONTAGE 96
TAXABLE 65,580	WIDOWER	0 DEPTH 149

BUILDING	0	DISABILITY	0	BEDROOMS	
LAND	65,580	WHOLLY	0	BATHROOMS	
BUILDING FEATURES	0	SOH DIFFERENCE	0	TOTAL BUILDING SQFT	
LAND FEATURES	580			YEAR IMPROVED	0
				HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS	VACANT / IMPROVED
				DESCRIPTION	
397,400	9/28/2005	2005000051840	02	Qualified (Multiple STRAP # / 06-09I) There are 1 additional parcel(s) with this document (may have been split after the transaction date)... 35-45-24-00-00015.0020	V
5,000	11/1/1984	1754/2402	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other DisQ)	V

PARCEL NUMBERING HISTORY

CREATION DATE - 1/1/1985

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
35-45-24-00-00015.0020	Split (From another Parcel)	Unspecified

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
002 - Service Area 2	-		0	0.00

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Tropical Storm	A14:EL11	125124	0325	C	110492

[[Hide](#)]

APPRAISAL DETAILS

LAND

LAND TRACTS			
USE CODE	USE CODE DESC	NUMBER OF UNITS	UNIT OF MEASURE
0	Vacant Residential	1.00	Lot
LAND FEATURES			
DESCRIPTION		YEAR ADDED	UNITS
FENCE - CHAIN LINK - 4 FOOT		1993	276.00

TRIM (*proposed* tax) Notices are available for the following tax years:

[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

[[New Query](#) | [New Browse](#) | [Parcel Queries Page](#) | [Lee PA Home](#)]

This site is best viewed with [Microsoft Internet Explorer 5.5+](#) or [Netscape Navigator 6.0+](#).
Page was last modified on Wednesday, January 04, 2006 10:30:57 AM.



Real Property Information		New Search
Account	Tax Year	Status
35-45-24-00-00015.0020	2006	PAID
Original Account	Instrument No	
35-45-24-00-00015.0020	2005000051841	
Owner		
TLC PROPERTIES INC		
Physical Address		Mailing Address
7122 CONGDON RD FORT MYERS FL 33908		5551 CORPORATE BLVD 2-A BATON ROUGE LA 70808 USA
Legal Description		
PAR IN S1/2 OF NW1/4 OF NE1/4 W OF IONA DRAINAGE E OF GLADIOLUS DR		
Outstanding Balance as of 12/6/2006		\$0.00

District	012
Market Assessed Value	\$147,650.00
Agricultural Exemption	\$0.00
Assessed SOH Value	\$147,650.00
Homestead Exemption	\$0.00
Other Exemption	\$0.00
Wholly Exemption	\$0.00
Taxable Value	\$147,650.00
Senior Exemption	\$0.00
Historical Exemption	\$0.00
Economic Exemption	\$0.00
Tax Amount	\$2,537.79

Ad Valorem Taxes		
Taxing Authority	Millage Rate	Taxes Levied
LEE COUNTY CAPITAL IMP	0.9536	\$140.80
LEE COUNTY GENERAL REVENUE	3.5216	\$519.96
LEE COUNTY ALL HAZARDS - UNINC	0.0733	\$10.82
LEE COUNTY LIBRARY FUND	0.4085	\$60.32
LEE COUNTY UNINCORPORATED - MSTU	0.9300	\$137.31
SCHOOL DISTRICT- BY LOCAL BOARD	2.6040	\$384.48
SCHOOL DISTRICT- BY STATE LAW	4.4080	\$650.84
SFL WATER MGMT-DISTRICT/OKEECHOBEE LEVY	0.5970	\$88.15
SFL WATER MGMT-EVERGLADE CONST	0.1000	\$14.77
WEST COAST INLAND WATERWAY	0.0400	\$5.91
LEE COUNTY HYACINTH CONTROL	0.0223	\$3.29
LEE COUNTY MOSQUITO CONTROL	0.1695	\$25.03
SOUTH TRAIL FIRE DISTRICT	1.8199	\$268.71

Non Ad Valorem Taxes		
Taxing Authority	Millage Rate	Taxes Levied
SOLID WASTE ASSESSMENT	1.0000	\$227.40

Nov 2006	Dec 2006	Jan 2007	Feb 2007	Mar 2007
\$2,436.28	\$2,461.66	\$2,487.03	\$2,512.41	\$2,537.79

Additional Options:

- [● Tax Detail](#)
- [● Payments Made](#)
- [● All Unpaid Taxes](#)
- [● Tax History](#)
- [● Link to Property Appraiser's Tax Estimator](#)

See also:

Property Appraiser	City of Cape Coral	Clerk of Court
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Real Property Information		New Search
Account	Tax Year	Status
35-45-24-00-00015.002B	2006	PAID
Original Account	Instrument No	
35-45-24-00-00015.002B	2005000051840	
Owner		
TLC PROPERTIES INC		
Physical Address		Mailing Address
7132 CONGDON RD FORT MYERS FL 33908		5551 CORPORATE BLVD 2-A BATON ROUGE LA 70808 USA
Legal Description		
PARL IN SW1/4 OF NE1/4 DESC IN OR 1754 PG 2402		
Outstanding Balance as of 12/6/2006		\$0.00

District	012
Market Assessed Value	\$71,490.00
Agricultural Exemption	\$0.00
Assessed SOH Value	\$71,490.00
Homestead Exemption	\$0.00
Other Exemption	\$0.00
Wholly Exemption	\$0.00
Taxable Value	\$71,490.00
Senior Exemption	\$0.00
Historical Exemption	\$0.00
Economic Exemption	\$0.00
Tax Amount	\$1,118.65

Ad Valorem Taxes		
Taxing Authority	Millage Rate	Taxes Levied
LEE COUNTY CAPITAL IMP	0.9536	\$68.17
LEE COUNTY GENERAL REVENUE	3.5216	\$251.76
LEE COUNTY ALL HAZARDS - UNINC	0.0733	\$5.24
LEE COUNTY LIBRARY FUND	0.4085	\$29.20
LEE COUNTY UNINCORPORATED - MSTU	0.9300	\$66.49
SCHOOL DISTRICT- BY LOCAL BOARD	2.6040	\$186.16
SCHOOL DISTRICT- BY STATE LAW	4.4080	\$315.13
SFL WATER MGMT-DISTRICT/OKEECHOBEE LEVY	0.5970	\$42.68
SFL WATER MGMT-EVERGLADE CONST	0.1000	\$7.15
WEST COAST INLAND WATERWAY	0.0400	\$2.86
LEE COUNTY HYACINTH CONTROL	0.0223	\$1.59
LEE COUNTY MOSQUITO CONTROL	0.1695	\$12.12
SOUTH TRAIL FIRE DISTRICT	1.8199	\$130.10

Nov 2006	Dec 2006	Jan 2007	Feb 2007	Mar 2007
\$1,073.90	\$1,085.09	\$1,096.28	\$1,107.46	\$1,118.65

Additional Options:

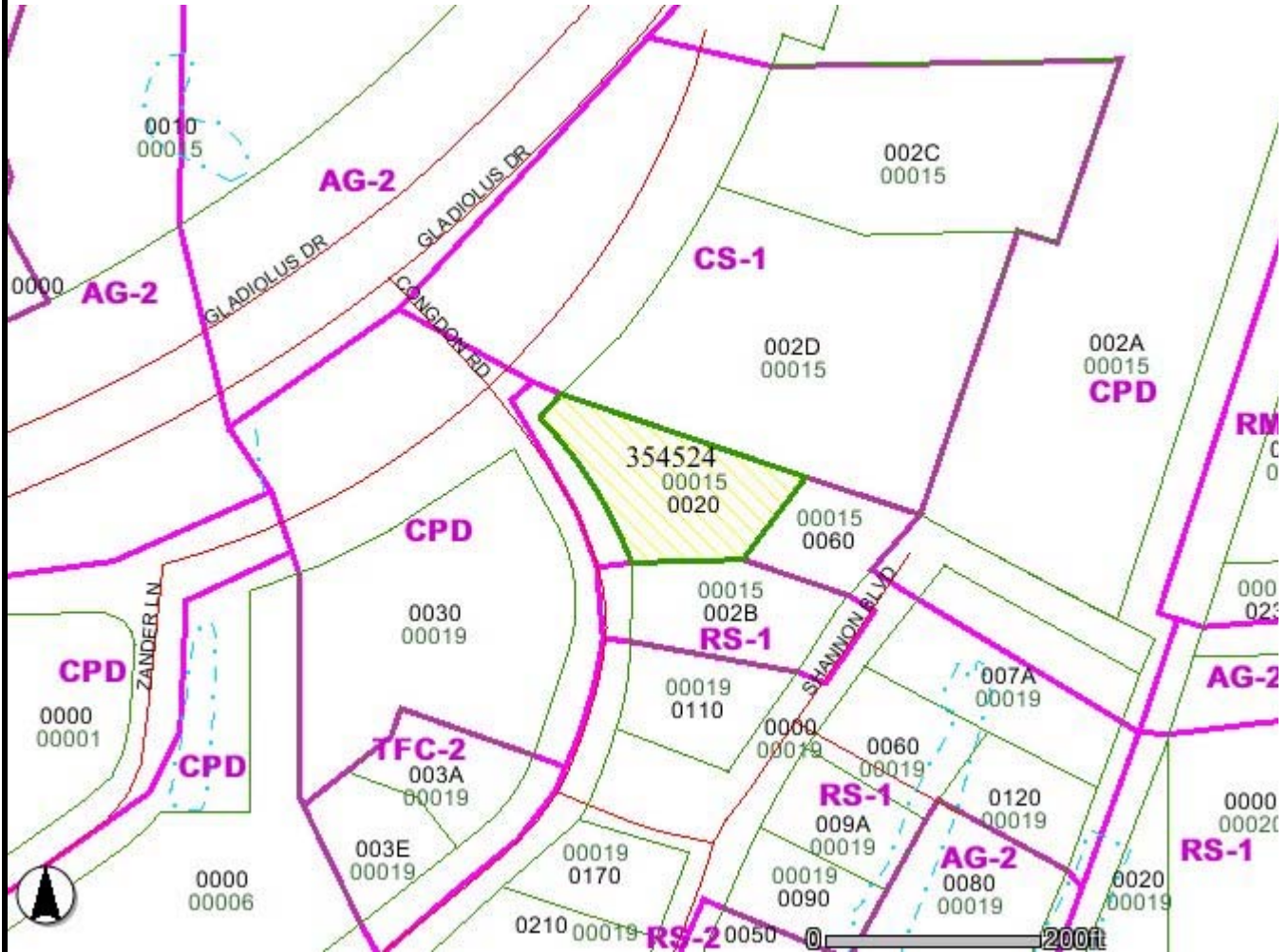
- [● Tax Detail](#)
- [● Payments Made](#)
- [● All Unpaid Taxes](#)
- [● Tax History](#)
- [● Link to Property Appraiser's Tax Estimator](#)

See also:

Property Appraiser	City of Cape Coral	Clerk of Court
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Plat Map

Congdon Road, Fort Myers



SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)

ROADWAY PARCEL:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER 34W-00 OF THE NORTHEAST QUARTER 34E-00 OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, 2556; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CORNER(S) AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF S4D SECTION 35; THENCE S 10°05'40"E ALONG THE WEST LINE OF S4D NORTHWEST QUARTER FOR A DISTANCE OF 432.61 FEET; THENCE N 5°34'52"E ALONG THE CENTERLINE OF CONDON ROAD (50 FEET WIDE) FOR A DISTANCE OF 2000 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 9220 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF S4D CURVE FOR A DISTANCE OF 68.44 FEET; THROUGH A CENTRAL ANGLE OF 32°23'51" THENCE N 85°32'49"E FOR A DISTANCE OF 4259 FEET; THENCE LEAVENS S4D CENTERLINE, S 7°02'00"E FOR A DISTANCE OF 26.60 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF S4D CONDON ROAD; THENCE N 10°34'00"E ALONG S4D RIGHT-OF-WAY FOR A DISTANCE OF 51.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 33.69 FEET; THENCE NORTHERLY ALONG THE ARC OF S4D CURVE FOR A DISTANCE OF 109.33 FEET; THROUGH A CENTRAL ANGLE OF 57°00'01" THENCE N 34°55'00"E FOR A DISTANCE OF 30.00 FEET TO THE RIGHT-OF-WAY LINE OF GLADIOUS BOULEVARD AND THE POINT OF BEGINNING; THENCE N 47°55'00"W FOR A DISTANCE OF 22.04 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 796.50 FEET; S4D POINT BEARS S 42°50'00"E FROM THE RADIO POINT; THENCE WINTEREASTLY ALONG THE ARC OF S4D CURVE FOR A DISTANCE OF 4224 FEET; THROUGH A CENTRAL ANGLE OF 03°09'04" THENCE S 47°40'52"E FOR A DISTANCE OF 4724 FEET; THENCE S 5°46'40"W FOR A DISTANCE OF 35.25 FEET TO THE POINT OF BEGINNING.

BEARINGS BASED ON THE WEST LINE OF THE NORTHEAST QUARTER SECTION BEARING AS SHOWN CONTAINING 8594 SQUARE FEET, MORE OR LESS.

THE PROPERTY SHOWN HEREON IS LYING IN ZONE 504 OF THE NATIONAL FLOOD INSURANCE PROGRAM ELEVATION - 4

PROPERTY ADDRESS
CONDON ROAD
FORT MYERS, FLORIDA

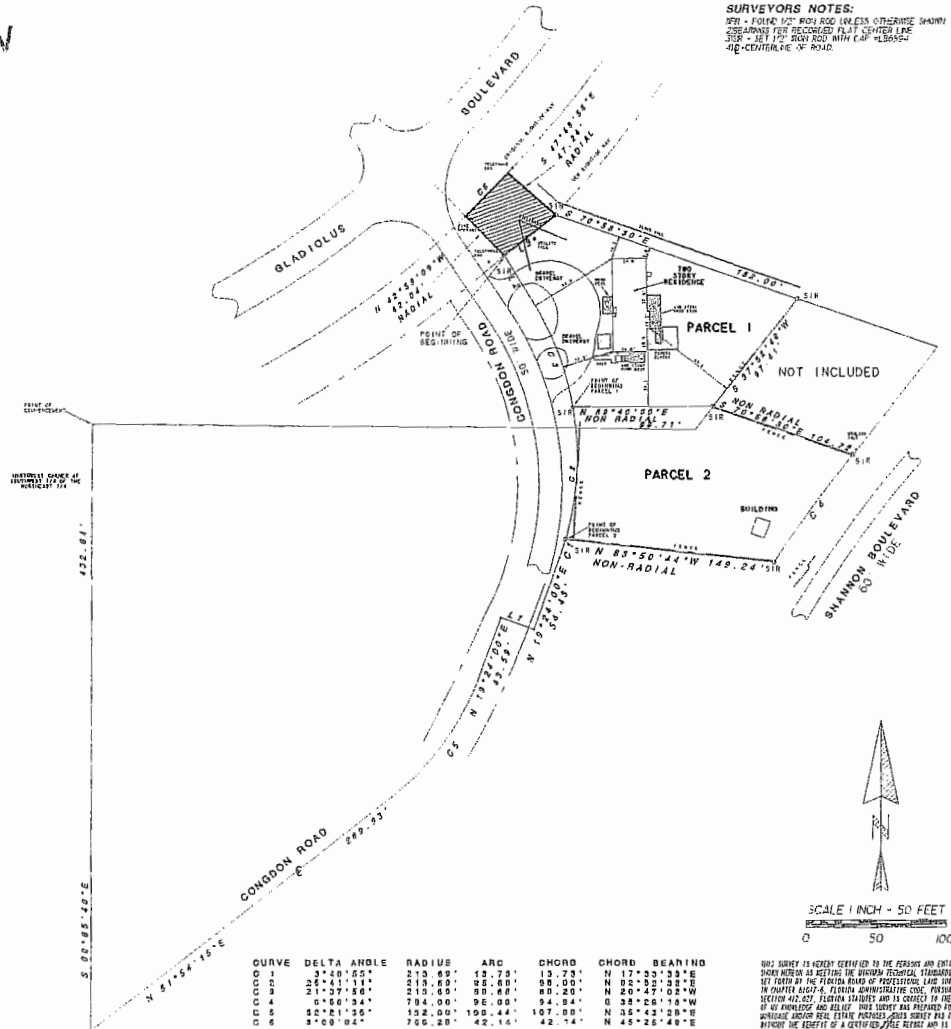
THIS SURVEY IS CERTIFIED TO:
TLC PROPERTIES, INC.,
FIDELITY NATIONAL TITLE
INSURANCE COMPANY

FILE DISK: 400 04-1

DATE: AUGUST 1, 2009

CREW: RICH/ALM/T

ATTORNEY'S
REAL ESTATE
LAND SURVEYING
INC.
1930 PARK MEADOWS DRIVE
SUITE 8
FORT MYERS, FLORIDA
(239) 277-7332
(239) 481-0404
(239) 277-7332 FAX



SURVEYORS NOTES:
REF - POINT 1/2" BOLL ROD UNLESS OTHERWISE SHOWN
BEARINGS PER RECORDED PLAT CENTER LINE
1/2" - 1/2" BOLL ROD ONLY FOR "RECORD"
#18 - CENTERLINE OF ROAD

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C 1	3°28'55"	210.60'	19.72'	19.72'	N 17°33'33"E
C 2	2°41'11"	210.60'	88.88'	58.00'	N 08°35'33"E
C 3	21°37'56"	210.60'	80.88'	80.20'	N 20°47'02"W
C 4	0°56'34"	794.00'	96.08'	94.94'	S 28°02'18"W
C 5	50°21'36"	102.00'	100.44'	107.80'	N 36°43'28"W
C 6	8°00'02"	766.20'	42.14'	42.14'	N 45°26'48"E

LINE	BEARING	DISTANCE
L 1	S 7°02'00"E	25.00'
L 2	N 31°30'00"W	30.00'
L 3	N 61°48'48"E	48.25'

THIS SURVEY IS HEREBY CERTIFIED TO THE PERSONS AND ENTITIES SHOWN HEREON AS BEING THE TRUE AND CORRECT SURVEYING AND NOT BEING IN THE PUBLIC RECORDS OF PROFESSIONAL LAND SURVEYORS IN FLORIDA ACCORDING TO THE FLORIDA ADMINISTRATIVE CODE, PENDING TO SECTION 403.02, FLORIDA STATUTES AND IS CONDUCTED IN THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS PREPARED FOR THE PURPOSES OF THE RECORD AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

L. LARRY SANDERS PROFESSIONAL SURVEYOR AND MAPPER #4324
JAN MOORE
05-1102A

**REPORT OF
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

MATHENY SITES

**7122 & 7132 Congdon Road
FT. MYERS, FLORIDA**

Prepared for:

**Mr. Paul Sands
VIP Commercial Real Estate
13131 University Drive
Fort Myers, FL 33907**

Prepared by:

STEELE ENVIRONMENTAL CONSULTING, INC.

Sarasota, Florida

May, 2005

SEC Project 05-203



**STEELE ENVIRONMENTAL
CONSULTING, INC.**

May 27, 2005

Mr. Paul Sands
VIP Commercial Real Estate
13131 University Drive
Fort Myers, FL 33907

Subject: **Phase I Environmental Site Assessment
Matheny Sites: 7122 & 7132 Congdon Road, Ft. Myers, Florida
SEC Project Number 05-203**

Dear Mr. Sands:

Steele Environmental Consulting (SEC) has completed a Phase I Environmental Site Assessment of the referenced property in Lee County, Florida according to our Contract Agreement with you dated April 28, 2005. SEC was authorized to proceed with this Phase I on April 28, 2005.

We investigated the land use history, site activities, and regulatory involvement of the property located within the approximate minimum search distances according to American Society of Testing and Materials (ASTM) designation E1527-00, "Standard Practice For Environmental Site Assessments". The purpose of the investigation was to determine if evidence exists to suggest the presence of hazardous substance and/or petroleum contamination on the property.

Based on the results of our investigation, no further action is considered to be necessary to investigate the soil or groundwater quality of the property. No evidence was discovered to indicate the potential existence of contamination on the property from site-specific activities.

This report was prepared for the exclusive use of Mr. Paul Sands, VIP Commercial Real Estate and their assigns who can rely on the report contents. Please call us at (941) 378-3714 if we can clarify the findings, further explain the significance of this document, or be of additional service.

Sincerely,

STEELE ENVIRONMENTAL CONSULTING, INC.

Richard G. Steele, P.G., CFEA, REPA, President



**STEELE ENVIRONMENTAL
CONSULTING, INC.**

I HEREBY CERTIFY THAT THIS REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED ON SOUND GEOLOGIC PRINCIPALS AND PRACTICES.

SEC CERTIFIES THIS ENVIRONMENTAL ASSESSMENT DATED MAY, 2005 TO MR. PAUL SANDS, VIP COMMERCIAL REAL ESTATE AND THEIR ASSIGNS. THE ACCURACY, CORRECTNESS AND COMPLETENESS OF THIS ENVIRONMENTAL ASSESSMENT IS PROVIDED WITH THE KNOWLEDGE OF COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION LIABILITY ACT AS SET FORTH IN 42 U.S.C. SECTION 9601 ET SEQ., AS AMENDED (CERCLA). MR. SANDS AND THEIR ASSIGNS ARE ENTITLED TO RELY ON THE INFORMATION SET FORTH IN THIS ENVIRONMENTAL ASSESSMENT.

SIGNED,

A handwritten signature in black ink, appearing to read "Richard G. Steele", is written over the printed name.

RICHARD G. STEELE, P.G.
REGISTERED PROFESSIONAL GEOLOGIST
STATE OF FLORIDA
LICENSE NO. 0000151

5/27/2005
DATE

PROJECT NAME: Phase I Environmental Site Assessment
Matheny Sites
7122 & 7132 Congdon Road
Ft. Myers, Florida

PROJECT NUMBER: 05-203

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Photograph 3: View of the house at the property looking towards the east.

EXECUTIVE SUMMARY

Mr. Paul Sands of VIP Commercial Real Estate has engaged Steele Environmental Consulting, Inc. (SEC) to perform a Phase I Environmental Site Assessment for a property located at 7122 & 7132 Congdon Road in Ft. Myers, Florida. Under the agreement, SEC has performed the assessment in accordance with SEC's Proposal 05-203 dated April 28, 2005 and ASTM Standards on Environmental Site Assessments for Commercial Real Estate (ASTM E 1527-00).

This Executive Summary presents a summary of findings for the Phase I Environmental Site Assessment. Our assessment included: A review of readily available documents, topographic maps, aerial photographs, city directories, and regulatory lists; an on-site reconnaissance of the site; and an off-site tour of nearby properties. The remainder of this document should be reviewed in its entirety for a more complete discussion of our observations, findings, evaluations and conclusions.

Physical Setting

The Matheny Sites is located at 7122 & 7132 Congdon Road in Ft. Myers, Lee County, Florida. The property is located near the intersection of Congdon Road and Gladiolus Drive in Ft. Myers. The property consists of an single family home and adjacent vacant lot a driveway, approximately 1 acre. A copy of the legal description is provided in Appendix C.

Site improvements at Matheny Sites include the two-story wood frame house, gravel driveway, water & sewer service, telephone and electric service. (See Photographs 1 and 2).

Historical Review

The site has been used as a single-family home approximately 1978. The site was previously vacant and undeveloped. No significant environmental concerns were noted in the historical land uses on the property.

Regulatory Review

The property is not a regulatory listed facility. There were 27 regulatory listed off-site facilities located within the search radii. The nearby sites are not considered to represent significant environmental concern to the property, due to the distance to them and their regulatory status.

On-Site Concerns

No significant environmental concerns were observed at the site during the site visit.

Off-Site Concerns

No significant environmental concerns were observed adjacent to or nearby to the property during SEC's site reconnaissance.

Conclusions

Based on the results of SEC's assessment, no significant environmental concerns were identified related to the property.

Recommendations

No further environmental assessment is recommended.

1.0 INTRODUCTION

1.1 BACKGROUND

Mr. Paul Sands of VIP Commercial Real Estate has engaged Steele Environmental Consulting, Inc. (SEC) to perform a Phase I Environmental Site Assessment for a property located at 7122 & 7132 Congdon Road in Ft. Myers, Florida. Under the agreement, SEC has performed the assessment in accordance with SEC's Proposal 05-203 dated April 28, 2005 and ASTM Standards on Environmental Site Assessments for Commercial Real Estate (ASTM E 1527-00).

1.2 PURPOSE

The purpose of our services was to identify obvious environmental concerns from practices and activities that have occurred on the site or adjacent sites that could potentially contaminate the site. It was not the purpose of this study to determine the actual presence, degree or extent of contamination, if any, on the site. This would require additional exploratory work, including sampling and laboratory analysis.

1.3 SCOPE OF WORK

The Phase I Environmental Site Assessment is a general characterization of environmental concerns based on readily available information and site observations. This report has been prepared in accordance with SEC's Proposal Number 05-203 dated April 28, 2005 and ASTM designation E1527-00. Our scope of services was based on our understanding of your needs and requirements. Tasks performed for the investigation were as follows:

- A site reconnaissance was made by one of our professionals specializing in environmental projects. Our representative looked for surface indications of past or present hazardous material handling, storage, use or operational activities that may have posed a hazard to the subsurface environment. Photographic documentation of the site was made where applicable.
- SEC reviewed federal and state regulatory environmental lists and publications to identify pertinent facilities or locations registered on a regulatory list in the vicinity of the property. The search included information from U.S. EPA and FDEP records of sites located within the ASTM standard search radii from the subject site, and included the subject site.
- SEC performed a vehicular reconnaissance of the surrounding area, not exceeding an approximate one-quarter-mile radius from the subject site, to verify locations of regulatory listed facilities, where possible, and to help assess whether or not the use of adjacent land has a potential environmental impact on the subject site.

- SEC reviewed available aerial photographs, city directories, fire insurance maps, chain-of-title information, soil surveys, and topographic maps to assist in assessing the local hydrogeology and in reviewing past and present land use.
- SEC prepared a written report summarizing our findings and conclusions.

The evaluation of air quality, noise impacts, and the identification or delineation of geological or geotechnical hazards, wetland areas, storm-water features, as they relate to National Pollution Discharge Elimination System (NPDES) regulations, and regulatory aspects related to the American Disabilities Act (ADA) of 1990, endangered or protected plant and animal species, or historical and archaeological sites were beyond the scope of this assessment. The scope of this assessment also did not include detection of the presence of radon gas, asbestos containing material (ACM), lead-based paint, urea formaldehyde, or other potentially hazardous substances in construction materials on site, if any, except as otherwise provided herein. The collection and testing of soil, and/or ground-water samples were beyond the scope of these environmental services. No previous reports or chain-of-title information was provided for our review.

1.4 SIGNIFICANT ASSUMPTIONS

No significant assumptions were made or considered for this report.

1.5 LIMITATIONS AND EXCEPTIONS

This Phase I Environmental Site Assessment presents the results of Steele Environmental Consulting, Inc. (SEC's) initial review of the documents and information provided, and is intended only for use by the above-mentioned client. It was prepared in accordance with an agreement between the client and SEC for consulting services. Should additional documents and information become available, it may be necessary for re-evaluation of our conclusions. The conclusions of this report are based on available data.

Our conclusions regarding the site are based on observations of existing conditions, our interpretation of site history, current available data and site usage. The assessment of a property may require the review of publicly available documents prepared by a third party. SEC makes no warranty as to the accuracy of these documents. No borings, soil or groundwater sampling or chemical testing was conducted specifically for this Phase I Environmental Site Assessment. Therefore, conclusions regarding the conditions of the site do not represent a warranty that all areas are of the same quality as may be inferred from observable site conditions and readily available site history.

This Phase I Assessment is not designed to provide information concerning improvements to the property in particular, the construction materials of building and support facilities. Conclusions drawn from the result of this assessment should recognize the limitations of the methods utilized.

This report is not intended to be taken, in any manner, to include any critique or evaluation of the present land use activities or the structural, mechanical or electrical systems that may be incorporated into the project. It is not intended to be an opinion with respect to any legal relationship or responsibilities as between the architect, the engineers, the contractor, potential purchaser or the owner of the project. While we have reviewed some documents, any statement which we make related thereto is based on our experience as consultants and is not intended to be deemed a legal opinion or conclusion. In making this review and subsequent in-site inspection, SEC does not assume any of the legal responsibilities of the design architects and engineers, or contractors for this project, nor is any other warranty or representation either expressed or implied, included or intended."

1.6 SPECIAL TERMS AND CONDITIONS

No special terms and or conditions are associated with this report.

1.7 USER RELIANCE

This report was prepared for the exclusive use of Mr. Paul Sands, VIP Commercial Real Estate and their assigns who can rely on the report contents.

2.0 SITE DESCRIPTION

2.1 LOCATION AND LEGAL DESCRIPTION

The Matheny Sites is located in Section 35, Township 45 South, and Range 24 East at 7122 & 7132 Congdon Road in Ft. Myers, Lee County, Florida. The property is located on Congdon Road, near the intersection of Congdon Road and Gladiolus Drive. The property consists of a single-family home and adjacent vacant lot, approximately 1 acre. A copy of the legal description is provided in Appendix C.

Site improvements at the Matheny Sites include the two-story wood-frame home, gravel driveway, water & sewer service, telephone and electric service. (See Photographs 1 and 2).

2.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The property is located in a residential and commercial district of Ft. Myers, Lee County, Florida. The property is located approximately 10 mile south of downtown Ft. Myers. The area is dominated by commercial properties, residential homes and vacant properties.

2.3 CURRENT USE OF THE PROPERTY

The property is a residential home and vacant lot. No construction or repair is conducted at the property.

2.4 DESCRIPTION OF THE STRUCTURES

The Matheny Sites consists of a two-story wood frame home, with gravel shell driveway.

2.5 CURRENT USES OF THE ADJOINING PROPERTIES

The property to the north is a medical office building. The property to the east of the property is single-family homes and vacant land. The property to the west is vacant land and single-family homes. The property to the south of the property is a single-family home.

3.0 USER PROVIDED INFORMATION

3.1 TITLE RECORDS

No chain of title search was provided for SEC's review.

3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

No Environmental Lien information, or activity and use limitation information was provided for SEC's review.

3.3 SPECIALIZED KNOWLEDGE

No specialized knowledge of the property was provided for SEC's review.

3.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

No information on value reduction for the property was provided for SEC's review.

3.5 OWNER, PROPERTY MANAGER AND OCCUPANT INFORMATION

According to the Lee County Property Appraisers office, the current owner is Carol Matheny of Fort Myers, Florida.

3.6 REASON FOR PERFORMING PHASE I

According to Mr. Sands's office, the reason for performing the Phase I is due to a pending transfer of the property.

3.7 OTHER

Not applicable.

4.0 RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

SEC reviewed the following available information in order to ascertain the historical uses and regulatory uses of the site and immediately adjacent properties to evaluate the presence of activity of potential environmental concern:

- Lee County Property Appraiser's office aerial photographs dated 1966, 1967, 1970, 1972, 1974, 1975, 1977, 1980, 1981, 1984, 1986, 1990, 1993, 1996, and 1999.
- Lee County Historical Archives Division's aerial photographs dated 1947 and 1958.
- U.S. Geological Survey (USGS), Ft. Myers SW, Florida, Quadrangle, 7.5-minute series topographic map, dated 1973, photo-revised 1987.
- Polk City Directories: 1955, 1959, 1965, 1970, 1975, 1980, 1985, and 1992.
- Sanborn Fire Insurance Maps: 1925, 1940, 1954 and 1963.
- Environmental Data Management, Largo, Florida, ASTM Standard Radius Report, May 27, 2005.

4.1.1 FLORIDA'S POLK CITY DIRECTORIES

2003: 7122 & 7132 Congdon Road:	Matheny Sites
1997: 7122 & 7132 Congdon Road:	Matheny Sites
1990: 7122 & 7132 Congdon Road:	Matheny Sites
1986: 7122 & 7132 Congdon Road:	Matheny Sites
1982: 7122 & 7132 Congdon Road:	Matheny Sites
1975: 7122 & 7132 Congdon Road:	Matheny Sites
1972: 7122 & 7132 Congdon Road:	No listing
1966: 7122 & 7132 Congdon Road	No listing
1960: 7122 & 7132 Congdon Road:	No listing

4.1.2 SANBORN FIRE INSURANCE MAPS

No coverage of the site was observed in the Sanborn Fire Insurance Maps of Ft. Myers, Florida.

4.2 U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA)

SEC conducted a review of regulatory lists published by the state and federal regulatory agencies to determine if the site or nearby properties are listed as having a past or present record of actual or potential environmental impact, or are under investigation for an environmental impact. It should be noted that regulatory listings are limited, and include only those sites that are known to the regulatory agencies at the time of publication to be contaminated, in the process of evaluation, or subject to monitoring for potential contamination. All of the regulatory sites are found on the ASTM Standard Report and Map included in Appendix E, provided by Environmental Data Management, Inc. (EDM) of Largo, Florida. The report was prepared on May 27, 2005.

4.2.1 EPA National Priorities Lists (NPL)

The Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) established the National Priorities (NPL) of federal "superfund" site. These are contaminated sites that have been assigned a high ranking, in terms of potential public health effects, by the EPA.

- The site does not appear on the NPL database.
- There are no sites located within ½ mile of the subject site on the NPL database.

4.2.2 EPA Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List

The CERCLIS list identifies suspected contamination sites throughout the nation; however, a facility or site on this list does not necessarily have environmental problems.

- The site does not appear on the CERCLIS database.
- There are no facilities listed on the CERCLIS list within a ½ mile radius of the site.

4.2.3 Resource Conservation and Recovery Act (RCRA) TSD List

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities that treat, store and/or dispose of hazardous waste.

- The property is not listed on the EPA RCRA list for Small Quantity Generators.
- There were no facilities listed on the EPA RCRA TDS database within ½ mile of the property.

The EPA RCRIS and HWDMS lists also identify non-TSD facilities that generate and/or handle hazardous wastes. The appearance of a site on this list does not necessarily indicate environmental problems at the site.

- The property was not listed on the EPA RCRIS lists for non-TSD facilities.
- There were no facilities located within approximately ½ mile of the property identified on the EPA RCRIS list of Non-TSD facilities:

4.2.4 Emergency Response Notification System (ERNS)

The ERNS list is a national database used to collect information on reported releases of oil and hazardous substances.

- The site does not appear on the ERNS list.
- There were no sites within ½ mile listed on the ERNS database.

4.2.5 RCRA National Oversight Database Handlers with Corrective Action Activity (CORRACTS) List

The CORRACTS list identifies facilities that are currently or at one time were subject to EPA enforcement for activities related to their handling of hazardous wastes and summarizes the results of any action taken by the EPA.

- The property was not on the CORRACTS list.
- There are no facilities located within one mile of the property on the CORRACTS list.

4.2.6 Facilities Index (FINDS) Report

The EPA FINDS Report identifies facilities and/or locations that are subject to regulation under certain EPA programs and serves as an index to the other EPA program office data bases or records. These facilities may not have an environmental problem but may have the potential to impact the environment due to activities related to the handling of hazardous waste.

- The property was not identified on the FINDS Report.
- There were no facilities located within ½ mile of the property on the FINDS database:

4.2.7 Toxic Release Inventory System (TRIS) List

The EPA TRIS list identifies facilities subject to reporting inventories of specified chemicals per requirements of the Superfund Amendments and Re-authorization Act (SARA) of 1986. These facilities may not have an environmental problem but may have the potential to impact the environment due to activities related to the handling of hazardous waste.

- The property was not on the TRIS list.
- There were no facilities located within ¼ mile of the property on the TRIS list.

4.3 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) LISTS

4.3.1 Florida Sites (SITES) and State Funded Action Sites (SFAS) Lists

The FDEP SITES list identifies facilities that have been identified by the FDEP as having known or suspected environmental contamination. The list has not been updated by the FDEP since 1989. The Florida SFAS list contains facilities and/or locations that have been identified by the FDEP as having known environmental contamination and are currently being addressed through State funded cleanup action.

- The property was not on the SITES or SFAS lists.
- There were no facilities located within 1 mile of the property on the SITES/SFAS lists.

4.3.2 Solid Waste Facilities (SLDWST) List

The FDEP SLDWST list identifies locations that have been permitted to conduct solid waste landfilling activities or other related waste handling activities. The appearance of a site on this list does not necessarily indicate that an environmental concern exists at the site.

- The property was not on the SLDWST list.
- There were no facilities located within ½ mile of the property on the SLDWST list.

4.3.3 Petroleum Contamination Tracking System (PCTS) Report

The FDEP PCTS report identifies facilities and/or locations that have notified the FDEP of a possible release of contaminants from petroleum storage systems.

- The property was not on the PCTS report.
- There were no sites within ½ mile of the property identified on the PCTS report:

4.3.4 Stationary Tank Inventory (TANKS) List

The FDEP TANKS list identifies facilities with known registered aboveground and underground petroleum fuel storage tanks. The appearance of a site on this list does not necessarily indicate environmental problems at the site.

- The site does not appear on the TANKS list.
- There were no facilities located within ½ mile of the property on the TANKS list:

4.4 ADDITIONAL ENVIRONMENTAL RECORDS SOURCES

SEC reviewed the complaint files of the Lee County Natural Resources Department for this site. No complaints were listed for the property.

4.5 PHYSICAL SETTING SOURCE

SEC reviewed the following information regarding the Physical setting of the site and surrounding area:

- Florida Department of Natural Resources, Inc., Bureau of Geology, Bulletin 51, Geomorphology of the Florida Peninsula, dated 1970.
- Southwest Florida Water Management District (SWFWMD) publication, Ground-Water Resource Availability Inventory: Lee County, Florida, 1988.
- Department of Agriculture (USDA) publication, Soil Survey of Lee County, Florida, Soil Conservation Service, 1982.
- Geological Survey (USGS), Ft. Myers SE Florida, Florida, Quadrangle, 7.5-minute series topographic map, dated 1972, photo-revised 1988.

- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community-Panel 120230 0203C, dated March 15, 1984.
- Florida Department of Community Affairs (FDCA), Radon Protection Map, Lee County, dated 1995.

4.6 HISTORICAL USE INFORMATION ON THE PROPERTY

The historical use information generated for this report indicates that the Matheny Sites site was used as residential homes from approximately 1978 until the present.

4.6.1 AERIAL PHOTOGRAPHS

SEC reviewed the Lee County Property Appraiser's aerial photographs dated 1966, 1967, 1970, 1972, 1974, 1975, 1977, 1980, 1981, 1984, 1986, 1990, 1993, 1996, and 1999. In the 1966 through 1972 photographs, the site was observed to be vacant and undeveloped with trees visible. In the 1975 through 2003 photographs, the site was observed to contain the house that exists today. No significant environmental concerns were noted in the aerial photograph review.

4.6.2 FLORIDA'S POLK CITY DIRECTORIES

2003: 7122 & 7132 Congdon Road:	Matheny Sites
1997: 7122 & 7132 Congdon Road:	Matheny Sites
1990: 7122 & 7132 Congdon Road:	Matheny Sites
1986: 7122 & 7132 Congdon Road:	Matheny Sites
1982: 7122 & 7132 Congdon Road:	Matheny Sites
1975: 7122 & 7132 Congdon Road:	Matheny Sites
1972: 7122 & 7132 Congdon Road:	No listing
1966: 7122 & 7132 Congdon Road	No listing
1960: 7122 & 7132 Congdon Road:	No listing

4.6.3 SANBORN FIRE INSURANCE MAPS

The Sanborn Fire Insurance Maps of Ft. Myers, Florida showed the site as vacant and residential..

4.7 HISTORICAL USE INFORMATION ON THE ADJOINING PROPERTIES

The review of the Sanborn Fire Insurance Maps, the City Directories and historical aerial photographs show the property and the surrounding area as being residential from 1948 to 2004. Expanded commercial development in the immediate vicinity of the property began in the late 1990s. Other surrounding land uses in the immediate vicinity of the property include a medical office, single-family homes, and vacant land. None of these sites are considered to represent significant environmental concerns to the property.

5.0 SITE RECONNAISSANCE

Richard G. Steele, a Certified Florida Environmental Assessor, who is experienced in environmental site assessments, conducted the site and area reconnaissance on May 26, 2005.

5.1 METHODOLOGY AND LIMITING CONDITIONS

The site reconnaissance was performed to determine if there were obvious visual indications of present or past activities that have or could have contaminated the site. The site reconnaissance was conducted on foot. Reference is made to Figure 3, Aerial Photograph. SEC observed all portions of the property during the site reconnaissance.

5.2 GENERAL SITE SETTINGS

5.2.1 PHYSIOGRAPHIC AND TOPOGRAPHIC FEATURES

The subject site is located in the Gulf Coastal Lowlands area of Lee County. This is an area of relic back beach ridges left over from the series of regressions and transgressions the area experienced during the recent Pleistocene and Pliocene time frames. Generally, the site soils in the upper 30 to 40 feet of the soil matrix are a medium grained to fine grained mixture of multi-colored sands, shell layers, and sandy clays. The underlying Hawthorne Group is typically encountered approximately 50 to 60 feet below land surface. The subject site elevation is approximately 7 feet above mean sea level (MSL). Based on a review of the Topographic map for the site, the gradient at the subject site is expected to be to the south. (see Figure 2, Topographic Survey Map).

5.2.2 SOIL CONDITIONS

According to the Soil Survey of Lee County, the subject site consists primarily of soil described as depressional hydric soils. These sands are nearly level, poorly drained soils that are located on broad Flatwoods with numerous Pine and Malaluka trees. The season high water table is at a depth of 6 to 8 inches, 1 to 3 months of the year, and a depth of 10 inches during 2 to 6 months of the year.

5.2.3 SURFACE-WATER AND STORM-WATER CONDITIONS

Stormwater from the property flows by sheet flow into stormwater ditches at the site. These ditches flow towards a canal to the south.

5.2.4 HYDROGEOLOGIC CONDITIONS

Ground water is a minor source of water in Lee County for residential, agricultural, and industrial use. In the City of Ft. Myers, the Intermediate Aquifer is a minor source of drinking water. The city operates several

drinking water wells at the city water plant, located on Tamiami Trail in Ft. Myers. The property is located approximately 3 miles northeast of the water plant. The surficial deposits in this area of Lee County are composed of quartz sand, silts and clay, approximately 50 feet in thickness and Recent to Pliocene in age. Depth to groundwater in the surficial deposit is approximately 6 to 7 feet below land surface. Underlying the surficial deposits is a residual clay, which is thin to absent. The carbonates comprising the Upper Floridan aquifer are Miocene to Eocene in age and exceed 1,000 feet in thickness. The Upper Floridan aquifer is considered to be semi-confined to unconfined in the vicinity of the property. No direct observations or measurements of ground-water conditions were made at the subject site as part of this assessment. It is anticipated that the surficial aquifer system has a gradient generally resembling the local topography. Based on the local topographic gradient, the ground-water flow direction in the Surficial aquifer, is estimated to be to the southwest. The regional ground-water flow in the Floridan aquifer is reported to be to the northeast, towards Charlotte County. In the area of the property, facilities to the east are considered downgradient, areas to the west are considered to be upgradient, and areas to the north and south are considered crossgradient.

5.2.5 RADON POTENTIAL

SEC reviewed a copy of the "Radon Protection Map: Lee County". The radon survey conducted by the Florida Radon Research Group was performed on a county-by-county basis. The maps were developed from calculated soil radon protection potentials of nearly 4,000 different regions of Florida to identify where passive and active radon protection maybe needed and where present construction practices are adequate. The property is mapped in an area classified as Radon Controls Generally Unnecessary (less than five percent of the area exceeds 4 picoCuries per liter).

5.3 EXTERIOR OBSERVATION

The exterior portion of the property was observed and consists of a shell driveway around the building. No unusual staining or cracking was observed in the driveway adjacent to the property.

5.3.1 UNDERGROUND/ABOVEGROUND STORAGE TANKS

Vent lines, pump dispensers and/or ancillary equipment generally associated with petroleum USTs were not observed within the property limits during the site inspection. No monitor wells were observed on the property.

5.3.2 CHEMICALS AND HAZARDOUS MATERIALS

Chemicals or hazardous materials observed on the property during SEC's site reconnaissance include small containers of household cleaning products and latex paint. There were no signs of stained soils or stressed vegetation indicating that hazardous materials had been spilled or discarded on the site.

5.3.3 HAZARDOUS AND SOLID WASTES

Solid waste at the property was noted to be disposed of in a Waste Management Inc. dumpster.

5.3.4 PCB ELECTRICAL TRANSFORMERS

Electrical transformers are a potential source of environmental concern due to the potential presence of polychlorinated biphenyl (PCB) containing cooling oils used in some units. One pole-mounted power transformer was observed at the property. The mineral oils used in transformers may contain polychlorinated biphenyls (PCB's), that are hazardous substances. Evidence of PCB contamination from transformers can be found in streaks or leakage of mineral oil from the device. The Area Environmental Coordinator for Florida Power and Light (FPL) has mentioned that since 1980, stickers have been placed on transformers to indicate whether the device contains PCB's. If further assurance regarding PCB's is desired, the Area Coordinator indicated that FPL can test for PCB's in suspected transformers at the cost of labor and lab expenses. No evidence of streaks or stains was observed on or around the transformers units.

5.3.5 WATER SUPPLY AND WELLS

Water to the property is provided by the Lee County Utilities Department.

5.3.6 WASTEWATER

Sanitary sewer service for the property is provided by a septic tank and drainfield

5.3.7 WETLANDS/LOWLANDS/CONSERVATION AREAS

No lowlands or conservation areas were noted on the property during the site visit.

5.3.8 STORM WATER

Storm water on the property runs by sheet flow into storm ditches in Congdon Road. These ditches drain towards the south.

5.3.9 FILL MATERIAL

No geo-technical studies were performed to characterize the soils on the property. No soils nor soil profiles were observable on the site. No adverse conditions were observed.

5.4 INTERIOR OBSERVATIONS

The property contains a residential home. No manufacturing or repair is conducted at the property. The floors are concrete and no floor drains were observed. No staining or leakage of materials was observed inside the home.

5.5 AREA RECONNAISSANCE

The area reconnaissance was performed to assist in evaluating if surrounding land uses have or could have contaminated the site. The area reconnaissance was conducted by touring the area by automobile and viewing particular businesses from public right-of-ways, and by actual observations at selected businesses or properties. The site is located in an area dominated by commercial and vacant use land. The findings of our area reconnaissance will be discussed according to the geographic relation to the site: north, east, south and west.

5.5.1 North

Properties located to the north are considered hydrologically downgradient to the subject site. The property is bounded to the north by a medical office building. No significant environmental concerns were observed north of the property during SEC's site reconnaissance.

5.5.2 East

Properties located to the east are considered hydrologically crossgradient to the subject site. The property is bounded to the east by single-family homes. No significant environmental concerns were identified to the east of the property.

5.5.3 South

Properties located to the south are considered hydrologically crossgradient to the subject site. The property is bounded to the south by single-family homes. No significant environmental concerns were observed south of the property.

5.5.4 West

Properties located to the west are considered hydrologically downgradient to the subject site. The property to the west of the property is vacant land. No significant environmental concerns were observed west of the property.

6.0 INTERVIEWS

6.1 INTERVIEW WITH OWNER

The owner of the site, Mr. Matheny, was interviewed for this report.

6.2 INTERVIEW WITH SITE MANAGER

See above.

6.3 INTERVIEWS WITH OCCUPANTS

See above.

6.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

No reported environmentally related complaints, incidents or violations at the property were listed in the Lee County Pollution Control Division's complaint files.

6.5 INTERVIEWS WITH OTHERS

Not applicable.

7.0 FINDINGS AND OPINION

On-Site Concerns

No significant environmental concerns were observed at the site during the site visit.

Off-Site Concerns

No significant environmental concerns were observed adjacent to or nearby to the property during SEC's site reconnaissance.

Recommendations

No further environmental assessment is recommended.

8.0 CONCLUSIONS

Steele Environmental Consulting, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard E 1527-00, of the Matheny sites, 7122 & 7132 Congdon Road, in Ft. Myers, Lee County, Florida, the *property*, pursuant to the Scope of Work outlined in our proposal dated April 28, 2005. Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

9.0 DEVIATIONS

No deletions or deviations from ASTM E 1527-00 were noted in this report.

10.0 ADDITIONAL SERVICES

No additional services were conducted for this Environmental Assessment.

11.0 REFERENCES

Information for this report was obtained from a review of the following information:

Published Documents

- Florida Department of Natural Resources, Inc., Bureau of Geology, Bulletin 51, Geomorphology of the Florida Peninsula, dated 1970.
- Southwest Florida Water Management District (SWFWMD) publication, Ground-Water Resource Availability Inventory: Lee County, Florida, 1988.
- Department of Agriculture (USDA) publication, Soil Survey of Lee County, Florida, Soil Conservation Service, 1982.
- U.S. Geological Survey (USGS), Ft. Myers, Florida, Florida, Quadrangle, 7.5-minute series topographic map, dated 1973, photo-revised 1987.
- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community-Panel 120230 0203C, dated March 15, 1984.
- Florida Department of Community Affairs (FDCA), Radon Protection Map, Lee County, dated 1995.
- Lee County Engineering aerial photographs dated 1967, 1972, 1978, 1986, 1990, and 1995.
- Lee County Historical Division, aerial photographs dated 1947 and 1958.
- Polk City Directories: 1988, 1990 and 1993.
- Sanborn Fire Insurance Maps: 1925, 1940, 1954 and 1963.

12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

**4164 King Richard Drive, Sarasota, Florida 34232
(941) 378-3714 fax: (941) 378-3714**

Steele Environmental Consulting, Inc.

4164 King Richard Drive, Sarasota, Florida 34232
(941) 378-3714

Background Summary

Steele Environmental Consulting Inc. (SEC) is a highly qualified environmental assessment consulting firm based in Sarasota, Florida. SEC works with numerous clients locally and regionally to meet their environmental needs. SEC's emphasis is on the following areas:

- Phase I Environmental Site Assessments
- Contamination Assessments
- Leadership
- Groundwater Sampling
- Phase II Environmental Site Assessments
- Site Remediation
- Management Skills
- Soil Sampling

Professional Experience

Steele Environmental Consulting Inc., Sarasota, Florida..... 1998 - Present
President and Owner

Duties included business development of new clients; Provided evaluation of sites' potential soil and groundwater contamination (both hydrocarbons and solvent). Conducted Phase I & II Environmental Site Assessments, Underground Storage Tank (UST) removals, Closure Assessment Reports, prepared proposals, project budgets. Certified Florida Environmental Assessor, National Registry of Environmental Professionals.

Key Clients: Provident Bank, Regions Bank, Northern Trust Bank, Sarasota Ford, Prudential Florida Realty, Kleiber, Richardson, Walter Real Estate

Law Engineering and Environmental Services, Inc., Sarasota, Florida..... 1996 - 1998
Senior Environmental Geologist, Manager of Sarasota Branch Office

Duties included business development of new clients; Provided evaluation of sites' potential soil and groundwater contamination (both hydrocarbons and solvent). Conducted Phase I & II Environmental Site Assessments, Hydrogeological investigations, Contamination Assessment Reports, prepared proposals, project budgets. Certified Florida Environmental Assessor, National Registry of Environmental Professionals.

Key Clients: NationsBank, First Union Bank, Barnett Bank, Starling Realty, Inc., Prudential Florida Realty, Huntington National Bank, Regions Bank, The Wynton Group.

Water Equipment Services, Inc., Sarasota, Florida..... 1992 - 1996
Senior Hydrogeologist

Professional Geologist, Registered in Florida (1988), Tennessee (1993) and Kentucky (1993). OSHA 40-Hour Health & Safety Training Class, 1990, 8-Hour Refresher Classes (Yearly)

Primarily responsibilities include the evaluation of sites for potential subsurface soil and groundwater contamination using soil vapor and groundwater monitoring programs. Experienced in detection, evaluation and Remediation of hydrocarbon and solvent contamination. Experienced in underground storage tank closures, Hydrogeological investigations, including aquifer testing and modeling. Skills include coordinating and supervising of monitor well installation, soil and groundwater sampling and surveying.

4164 King Richard Drive, Sarasota, Florida 34232
(941) 378-3714 fax: (941) 378-3714

Steele Environmental Consulting, Inc.

PAGE TWO

Environmental Consulting & Technology, Inc., Tampa, Florida & Detroit, Michigan1990 - 1992

Managed over 55 projects dealing with underground storage tank removals, site assessments and Remediation. Assisted with Hydrogeology segments of two major power plant siting projects and Lake Improvement Study for the St. John's River Water Management District.

Sarasota County Pollution Control Division, Sarasota, Florida.....1986 - 1990

Environmental Specialist II and III

Coordinated Underground Storage Tank Program under contract with the Florida Department of Environmental Regulation. Inspected facilities for determination of eligibility into reimbursement program. Reviewed and approved over 50 Contamination Assessment Reports. Worked with public, station owners and consultants to help remediate contamination sites.

G.X. Consultants, Denver, Colorado1979 - 1986

Well Site Geologist

Responsible for management of oil & gas drilling operations in seven Rocky Mountain States. Field representative for over 100 oil & gas wells. Duties included lithological collection and identification. Made recommendations to conduct coring operations and drill stem tests. Supervised electric wireline logging operations. Completed well reports upon the conclusion of drilling operations which summarized all relevant data and reported our recommendations to the clients.

Education

Bachelor's Degree: Geology

University of South Florida, Tampa, Florida, 1979

A.S., Oceanography

Florida Institute of Technology, Melbourne, Florida, 1976

Academic and Professional Affiliations

Florida Association of Professional Geologists
Florida Environmental Assessors Association
National Well Water Association
Sarasota County Pollution Control Advisory Board
Sarasota County Stormwater Environmental Utilities Advisory Board

Leadership

United States Junior Chamber of Commerce (Jaycees)

Sarasota Florida Chapter, **President** (1989-1990). Oversaw all operations of the fifth largest Jaycee chapter in Florida. **Community Development Vice President** (1988-1989). Supervised Directors and project chairmen who organized over 45 community projects. **Newsletter Editor** (1987-1988): Responsible for the monthly production of a newsletter to outline the coming activities of the chapter, spotlight the success of the chapter and help promote the Jaycee Experience to future members.

4164 King Richard Drive, Sarasota, Florida 34232
(941) 378-3714 fax: (941) 378-3714



STEELE ENVIRONMENTAL CONSULTING, INC.

4164 King Richard Drive,
Sarasota, Florida 34232
(941)378-3714 fax: (941)378-3714
Mobile: (941) 724-3159

GOALS & PROFICIENCY

The goal of Steele Environmental Consulting is to produce high-quality Phase I Environmental Site Assessments (in accordance with ASTM guidelines) in five (5) working days. Thanks to a good working relationship with Environmental Data Management (EDM) of Clearwater, Florida, complete databases are compiled in one (1) working day.

EXPERIENCE:

Mr. Richard G. Steele, P.G., a Florida native, has enjoyed a successful career in environmental affairs since 1986. His work as the manager of the Sarasota County Pollution Control Division's Underground Tank's Program has given him the background to be familiar with all 600 plus UST sites in Sarasota. Since leaving the county government for the private sector, Mr. Steele has worked for private environmental consulting firms and has gained valuable experience in client relations, budget control, field work, report preparation and client communications. Mr. Steele has conducted Phase I and Phase II assessments from Naples to Tampa, and all points between.

Steele Environmental Consulting clients include banks such as Charlotte State Bank, American Bank, LandMark Bank, Bank of America, and SouthTrust Bank; Commercial Realtors such as Wyman, Blalock & Green Realty, Prudential Realty, Kleiber, Walter & Richardson; and Commercial Developers such as The Wynton Group and Wallenberg Development, Inc.

CERTIFICATIONS

Mr. Steele received a Professional Geologist Certification (Number 0000151) from the Florida Board of Professional Geologists in 1989. In 1997, Mr. Steele received his Certified Environmental Assessor from the Florida Environmental Assessors Association, a division of the National Representatives of Environmental Professionals (NREP). Mr. Steele received his OSHA 40-hour health and safety training in 1990 and has remained current every year since.

QUALITY CONTROL

All reports are reviewed for completeness and correctness by SEC's chief financial officer.

COST

Typical Phase I: \$1,300 Typical Phase II: \$1,300 - \$2,500 (depending on site requirements)

Phase 1 Environmental Site Assessment Scope of Services

The objective of a Phase I Environmental Site Assessment is to perform sufficient work to identify obvious actual and potential sources of environmental contamination associated with a property, according to American Society of Testing and Materials (ASTM) designation E1527-97, "Standard Practice For Environmental Site Assessments". The purpose of the investigation is to determine if evidence exists to suggest the presence of hazardous substance and/or petroleum contamination on the subject property. Environmental assessments may be performed to different levels of confidence using different levels of effort. Based on our understanding of your needs, the following services will be provided for the Phase I assessment:

- Perform a site reconnaissance by one of our professionals specializing in environmental projects. Our representative will look for surface indications of past or present waste handling activities or storage activities which may pose a hazard to subsurface environment. Personal interviews will be conducted with persons knowledgeable of existing and previous site conditions. Photo-documentation of the site will be conducted by SEC.
- Review readily available environmental lists published by state and federal agencies in general accordance with industry standards for a search radius of approximately 1/4 to 1/2 mile to evaluate if the site or nearby properties are listed as having a present or past environmental problem, are under investigation or are regulated by state or federal environmental regulatory agencies.
- Review readily available regulatory files based on information collected during the assessment activities. A file review will be conducted on the subject facility and surrounding properties if it is determined that they represent a potential environmental concern to the subject property.
- Perform a vehicular reconnaissance of the surrounding areas (approximately to a one-quarter mile radius from the subject site) to attempt to locate regulatory listed facilities, and to evaluate if the adjacent land use has a potential environmental impact on the subject site.
- Review previous environmental site assessment reports, if provided, with the notice to proceed or by the site contact at start of the project.
- Prepare a written report summarizing our findings and conclusions. Recommendations for additional services will be provided based on our findings, if requested.

Evaluations of air quality, noise impacts, and the identification or delineation of geological or geotechnical hazards, wetland areas, storm-water features as they relate to NPDES regulations, endangered or protected plant and animal species, or historical and archeological sites are typically beyond the scope of Phase I Environmental Assessments. The scope of the Phase I assessment also does not include the detection of the presence of urea formaldehyde, lead-based paint, asbestos, radon, or other potentially hazardous substances in any construction materials on the site, except as otherwise provided for herein. Similarly, the collection and testing of soil and/or ground-water samples is beyond the scope of the Phase I Environmental Site Assessment.

An environmental chain-of-title search can be completed by our sub-consultant for the subject property for an additional fee of \$300.00. It should be noted that the chain-of-title is a non-legal document to be used only for reviewing historical ownership, liens, or right-of-ways for potential environmental concerns.

CERTIFICATIONS

T H E G R E A T E R
SARASOTA
CHAMBER
O F C O M M E R C E

February 22, 2001

Mr. Richard Steele
Steele Environmental
4164 King Richard Dr.
Sarasota, FL 34232

Dear Mr. Steele:

CONGRATULATIONS! On behalf of the Board of Directors and staff of the Greater Sarasota Chamber of Commerce, welcome to Sarasota's premier Business Association.

As our areas leading business community advocate, your Chamber of Commerce represents and works for you. The Chamber takes pride in embracing high standards for business and professional ethics within the membership. We are committed to the continued improvement of the quality of life for the community in which we live and work. Your commitment and support of the chamber will help nurture and ensure a healthy, balanced economy and business climate.

We recognize that every new member has different needs, therefore we encourage you to explore the various programs and activities offered by the chamber and take advantage of those programs that may benefit you most. Being active in your chamber strengthens the organization and makes it more effective. The contacts you make provide a boost to your business and help "open doors to success." Everyone likes a win/win situation and that is available to you when you participate.

We also welcome new ideas and fresh points of view. To help achieve a solid two-way communication between you and your chamber, you can expect to hear from us periodically. Through each contact, it will be our goal to make certain we are meeting your membership expectations and needs. We'll also look forward to hearing your comments on important business issues as well as your suggestions for the continued growth of the chamber.

In the meantime, should you have questions, or need information, please don't hesitate to contact us by phone 955-8187 or fax 366-5621. And thank you for joining other business leaders in supporting the Greater Sarasota Chamber of Commerce.

Sincerely,



Rex G. Richards
President

RGR/clc

T H E G R E A T E R S A R A S O T A C H A M B E R O F C O M M E R C E

1819 Main Street • Suite 240 • Sarasota, Florida 34236-5983 • 941-955-8187 • Fax 941-366-5621
<http://www.sarasotachamber.org> • e-mail address: saracham@ix.netcom.com

TFE PLASTRIDGE AGENCY, INC.

Thomas E. Lynch, C.P.C.U.
Michael Bottcher, C.P.C.U.
Michael Oberlander, CIC

Richard A. Hopkins, CLU
Donna Duven, CIC
Life, Health, Financial
Services Department
(561) 395-1433

February 17, 2005

Steele Environmental
Consulting, Inc.
4164 King Richard Drive
Sarasota, FL 34232

Re: Commercial Package
FEC5104615

Dear Mr. Steele:

We are pleased to enclose your rewritten Commercial Package policy. Coverage is provided by the Hudson Specialty Ins. Co. effective 01/23/05. The annual premium for this coverage is \$4188.65, for which you are financing the premium.

I have enclosed a Summary of Insurance briefly listing the coverages provided under this policy. At your convenience, please review the policy and limits carefully and if you should have any questions, do not hesitate to contact our office. Our staff is here at all times to be of service to you with any of your insurance needs. If I am not personally available, please feel free to speak with your Customer Service Representative, Madeline Hanney.

As previously advised, coverage is being written through an Excess/Surplus lines company and does not have the protection of the Florida Insurance Guaranty Act in the event of insolvency.

At this time, we wish to call to your attention that it is most important that you collect **Certificates of Insurance** from any subcontractor you hire. We strongly recommend you collect the Certificate of Insurance before they begin work for you. At the time of audit, if you do not have a subcontractor's Certificate of Insurance, you could be held liable for the subcontractor's payroll and charged an additional premium. The Certificates should be kept on hand for the audit review.

Please take special notice that you may have individuals working for you which you consider to be independent contractors and not employees. Due to Florida Statute, there are very strict guidelines set forth regarding independent contractors. If the individual does not meet the criteria set forth in the statutes, they will be considered employees and you will be charged for coverage as if they were your employees. Please call our office should you need a copy of the criteria.



820 North Federal Highway
Delray Beach, Florida 33483

Delray: (561) 276-5221

1-800-290-1143

Fax (561) 276-5244

Website: www.Plastridge.com



INSURANCE AGENTS and CONSULTANTS SINCE 1919

Boca Raton Office: 2100 N. Dixie Highway, Boca Raton, Florida 33431 • (561) 395-1433
Coral Springs Office: 9660 West Sample Road, Suite 103, Coral Springs, Florida 33065 • (954) 752-8230
Palm Beach Gardens Office: 10337 N. Military Trail, Palm Beach Gardens, Florida 33410 • (561) 630-4955
Stuart Office: 710 S.E. Ocean Boulevard, Stuart, Florida 34994-2332 • (772) 287-5532

We would also like to bring to your attention the fact that the Professional Liability portion of the policy is written on a **Claims Made** policy form. Coverage applies only to incidents that occur on or after the policy retroactive date and before the policy expiration date if the claim is made during the policy period or, if applicable, during an extended reporting period. The point in time at which there is a 'claim made' is when notice of the claim is received and recorded by the insurance company. Please be sure all incidents are reported promptly in writing to our office or directly to the insurance company.

Please review your policy carefully. Following are some of the limitations and exclusions contained in your insurance program. For a further description of the exclusions and limitations, please refer to your policy.

- **A \$2500 Deductible applies to Bodily Injury, Property Damage, Professional and Pollution claims including Loss Adjustment Expense**
- **Employment Practices excluded**
- **Hired & Non-Owned Auto excluded**
- **Asbestos, EIFS, Silica Exclusions**
- **Y2K (Year 2000 Computer-Related Problems) excluded**
- **Mold/Fungus excluded**
- **Terrorism excluded**

Should you have any questions, please feel free to give us a call. We appreciate your business and look forward to servicing your account.

Sincerely,

The Plastridge Agency, Inc.



Michael Oberlander, CIC, AAI
MO/sr
Enclosure

SUMMARY OF INSURANCE

For: Steele Environmental Consulting, Inc.
4164 King Richard Drive
Sarasota, FL
34232 941-378-3714

The Plastridge Agency, Inc.
820 N. Federal Highway
Delray Beach, FL
33483 561-276-5221

<p>Commercial Application</p> <p>Premise 001 Building 001 4164 King Richard Drive Sarasota, FL 34232</p>		<p>Hudson Specialty Ins. Co.</p>	<p>FEC5104615</p>	<p>01/23/05</p>	<p>01/23/06</p>	<p>4188.65</p>
<p>General Liability</p> <p>Occurrence Pollution & Profess. General Aggregate 1,000,000 Products/Completed Oper. Aggr. 1,000,000 Personal & Advertising Injury 1,000,000 Each Occurrence 1,000,000 Fire Damage (Any One Fire) 50,000 Medical Expense (Any One Person) 5,000</p> <p>Per Occurrence Property Damage Deductible 2,500 Bodily Injury Deductible 2,500 Pollution Deductible 2,500</p>		<p>Hudson Specialty Ins. Co.</p>	<p>FEC5104615</p>	<p>01/23/05</p>	<p>01/23/06</p>	<p>0.00</p>
<p>001 Consulting Fees Retro date 01/23/2001 Premium Basis : 250000 (S) GROSS SALES - PER \$1,000/SALES</p> <p>Location 001</p> <p>Add'l Insured: Automatic Additional Insured</p>						
<p>Professional Liability</p> <p>TYPE OF OPERATION ----- ENVIRONMENTAL CONSULTING Limit of Liability 1000000 Retention 2500</p>		<p>Hudson Specialty Ins. Co.</p>	<p>FEC5104615</p>	<p>01/23/05</p>	<p>01/23/06</p>	<p>0.00</p>



UNIVERSITY OF
FLORIDA

Center for Training, Research and Education for Environmental Occupations
(TREEO Center)

certifies that

Richard G. Steele

attended

***Standard Operating Procedures for
Phase I Site Assessments***

*April 21-23, 1997
and is awarded this*

Certificate of Attendance

*Date issued: 04/23/97
CEU's : 1.8*

Dr. William T. Engel, Jr.
Director



The Florida Environmental Assessors Association, Inc.
Hereby Certifies That

Mr. Richard G. Steele

*Has completed the FEAA
All Appropriate Inquiry Workshop for CFEAs
May 24, 2005*

Eugene B. Jones

Instructor

CEUs: 2.0



The Florida Environmental Assessors Association, Inc.
Hereby Certifies That

Mr. Richard G. Steele

*Has completed the FEAA
Phase I & II Environmental Site Assessment Training Course
March 18-20, 2002*

Eugene B. Jones

Instructor

CEUs: 15.0

National Registry of Environmental Professionals



COLLEGE OF PUBLIC HEALTH
UNIVERSITY OF SOUTH FLORIDA
Center for Environmental/Occupational
Risk Analysis & Management (CEORAM)

Be it known to all persons that the following individual pursuant to the requirements for education, experience and examination is entitled to all the rights and privileges granted by the body and to be duly registered by it.



FLORIDA ENVIRONMENTAL
ASSESSORS ASSOCIATION



This is to certify that

Richard G Steele

is a

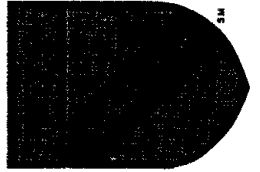
**Certified Florida Environmental Assessor and
Registered Environmental Property Assessor**

This certificate will remain valid only if it bears the seal of the current year, unless revoked, suspended or invalidated by order of the Board of Directors of The National Registry of Environmental Professionals.



This 30th Day of April 1997

Richard A. Young
Executive Director



Certification Number: CFEA 212

Registration Number: REPA 5896



THE FLORIDA ENVIRONMENTAL ASSESSORS ASSOCIATION, INC.

Hereby Certifies That

Mr. Richard G. Steele, P.G., CFEA

Is A Member In Good Standing

Membership # 431

Membership Number
December 31, 2005

Expiration Date

Darren Stowe

President

National Registry of Environmental Professionals



CENTER FOR TRAINING,
RESEARCH AND EDUCATION
FOR ENVIRONMENTAL OCCUPATIONS
UNIVERSITY OF FLORIDA, GAINESVILLE, FLORIDA



FLORIDA ENVIRONMENTAL
ASSESSORS ASSOCIATION

Be it known to all persons that the following individual pursuant to the requirements for education, experience and examination is entitled to all the rights and privileges granted by the body and to be duly registered by it.

This is to certify that

Richard G. Steele

is a

Certified Florida Environmental Assessor

This certificate will remain valid only if it bears the seal of the current year, unless revoked, suspended or invalidated by order of the Board of Directors of The National Registry of Environmental Professionals.

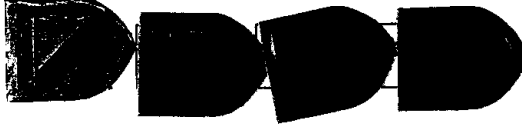
Witness our hand

This 1st Day of May, 19 97

Richard A. Young
Executive Director

Certification Number: CFEA 212

Registration Number: REPA 5896



University of North Florida

DIVISION OF CONTINUING EDUCATION & EXTENSION
and the
ENVIRONMENTAL EDUCATION & SAFETY INSTITUTE

Certify that
R. STEELE

has successfully completed the certificate requirements for
HEALTH AND SAFETY TRAINING SITE WORKERS
and in evidence thereof is awarded this

Certificate of Completion

on the ZIH day of MAY, 1990
Passed Examination: 05/07/90 C.E.U. Awarded: 4.0 Accreditation Expires: 05/07/91

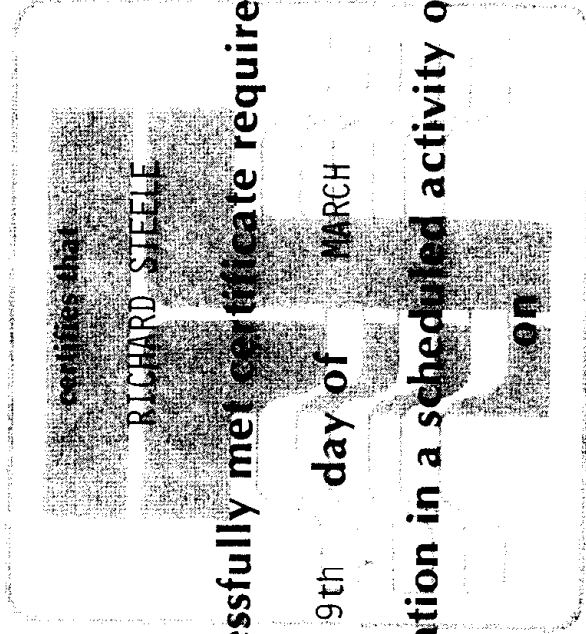
Marcelle C. Lovett
MARCELLE C. LOVETT
Dean

James E. Kelley
JAMES E. KELLEY
Director

Training provided by University of North Florida • 4567 St. Johns Bluff Road, South • Jacksonville, Florida 32216 • (904) 646-2690 Certificate No. 00689

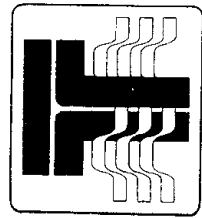
UNIVERSITY OF FLORIDA

Center for Training, Research and Education for Environmental Occupations



has successfully met certificate requirements on
this 9th day of MARCH, 1989
for participation in a scheduled activity of the center

INTRODUCTION TO GROUNDWATER:
CONTAMINATION, INVESTIGATION, AND
REMEDATION ASSESSMENT



CEU'S Awarded
1.3

James O. Bryant, Jr.
James O. Bryant, Jr., Director

CENTER FOR TRAINING, RESEARCH AND EDUCATION
FOR ENVIRONMENTAL OCCUPATIONS

SILVER STAR ENVIRONMENTAL CONSULTANTS, INC.

105-A DUNBAR AVENUE, OLDSMAR, FLORIDA 34677 (813) 854-5474 FAX (813) 854-1544

HAZARDOUS WASTE SAFETY REFRESHER

This certifies that

Rick Steele

SS # 264-84-3088

has successfully completed an eight-hour course with regard to hazardous waste site safety, the use of personal protective equipment, work practices, engineering controls and other requirements of 29 CFR 1910.120.



David J. Silver, CIH - Instructor

Feb 21, 97

Date



This is to certify that
RICK STEELE

has successfully completed a Course of Study in

OSHA 8 HOUR REFRESHER HEALTH & SAFETY COURSE CFR 1910.120

offered in accordance with the Educational Program of

Water Equipment Services

Presented at Sarasota, this the 4th day of FEB 19 94

A handwritten signature in black ink, appearing to read "Rick Steele", written over a horizontal line.

A handwritten signature in black ink, appearing to read "Anthony J. DeWich", written over a horizontal line.

W.E.S., Inc.
**ENVIRONMENTAL
DIVISION**

This is to certify that
RICK STEELE

has successfully completed a Course of Study in
OSHA 8 HOUR REFRESHER HEALTH & SAFETY COURSE CFR 1910.120
offered in accordance with the Educational Program of

Water Equipment Services

Presented at Sarasota, this the 9th day of April 1993

W.E.S. Inc.

Anthony J. Steele

National Environmental Training Institute Inc.

CERTIFICATE OF ATTENDANCE

BE IT KNOWN THAT

RICHARD G. STEELE

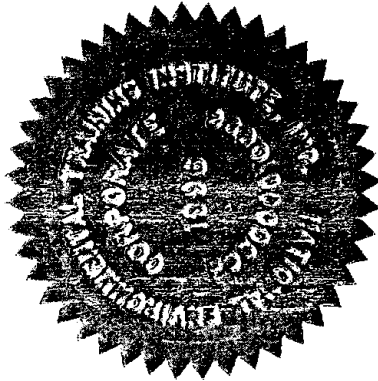
264-84-3088

HAS SUCCESSFULLY COMPLETED A 8 HOUR COURSE AND,
AFTER PASSING THE REQUIRED EXAMINATION,
IS HEREBY AWARDED THIS CERTIFICATE
ON **February 5, 1998** FOR

HAZWOPER ANNUAL REFRESHER

WORKER

REF: 29 CFR 1910.120



(813) 662-5552
11516-B Valencia Dr.
Seffner, Florida 33584

Steve A Fish

STEVE FISH
Instructor

Steve A Fish

STEVE FISH
Director of Education

OHWOC5-AR08598
Certificate Number

February 5, 1999
Expiration Date

**STATE OF FLORIDA
DEPARTMENT OF PROFESSIONAL REGULATION**

This is to Certify that

Richard G. Steele

Having furnished satisfactory evidence of Attainments and Qualifications, and having passed the Examination, as required by Chapter 492, is hereby duly Certified as a

Professional Geologist

In Conformity with an Act of the Legislature of the State of Florida, creating and regulating the profession.

Collen D. Sooga
Chairman of the Board

Bob Martinez
Bob Martinez, Governor

Larry Gonzalez
Larry Gonzalez, Secretary

2004-05

SARASOTA COUNTY OCCUPATIONAL LICENSE
MUST BE DISPLAYED IN A CONSPICUOUS PLACE
LICENSE EXPIRES 9/30/05

ACCOUNT NO.
3901940042303

MACHINES ROOMS SEATS EMPLOYEES

BUSINESS TYPE

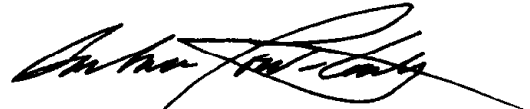
390194 ENVIRONMENTAL CONSULTANT

BUSINESS ADDRESS
6389 TOWER LN
SARASOTA uninc FL 34240

PAID- 6033186.0001-0001 97 08/12/2004 14.43

RICHARD G STEELE
4164 KING RICHARD DR
SARASOTA, FL 34232

ACTIVE



BARBARA FORD-COATES, TAX COLLECTOR
101 S. WASHINGTON BLVD., SARASOTA, FL 34236-699
(941) 861-8300
www.SarasotaTaxCollector.com • Info@SarasotaTaxCollector.com

THIS IS AN OCCUPATIONAL TAX. IT DOES NOT ASSURE QUALITY OF WORK
OR CONFIRM THAT REGULATORY OR ZONING REQUIREMENTS HAVE BEEN
MET. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE COMPLIANCE.

INFORMATION ONLY: REMOVE OR FOLD BEHIND BEFORE POSTING LICENSE

**THIS LICENSE IS FURNISHED PURSUANT TO CHAPTER 205 LAWS OF FLORIDA
AND SARASOTA COUNTY ORDINANCE 91-084, AS AMENDED**

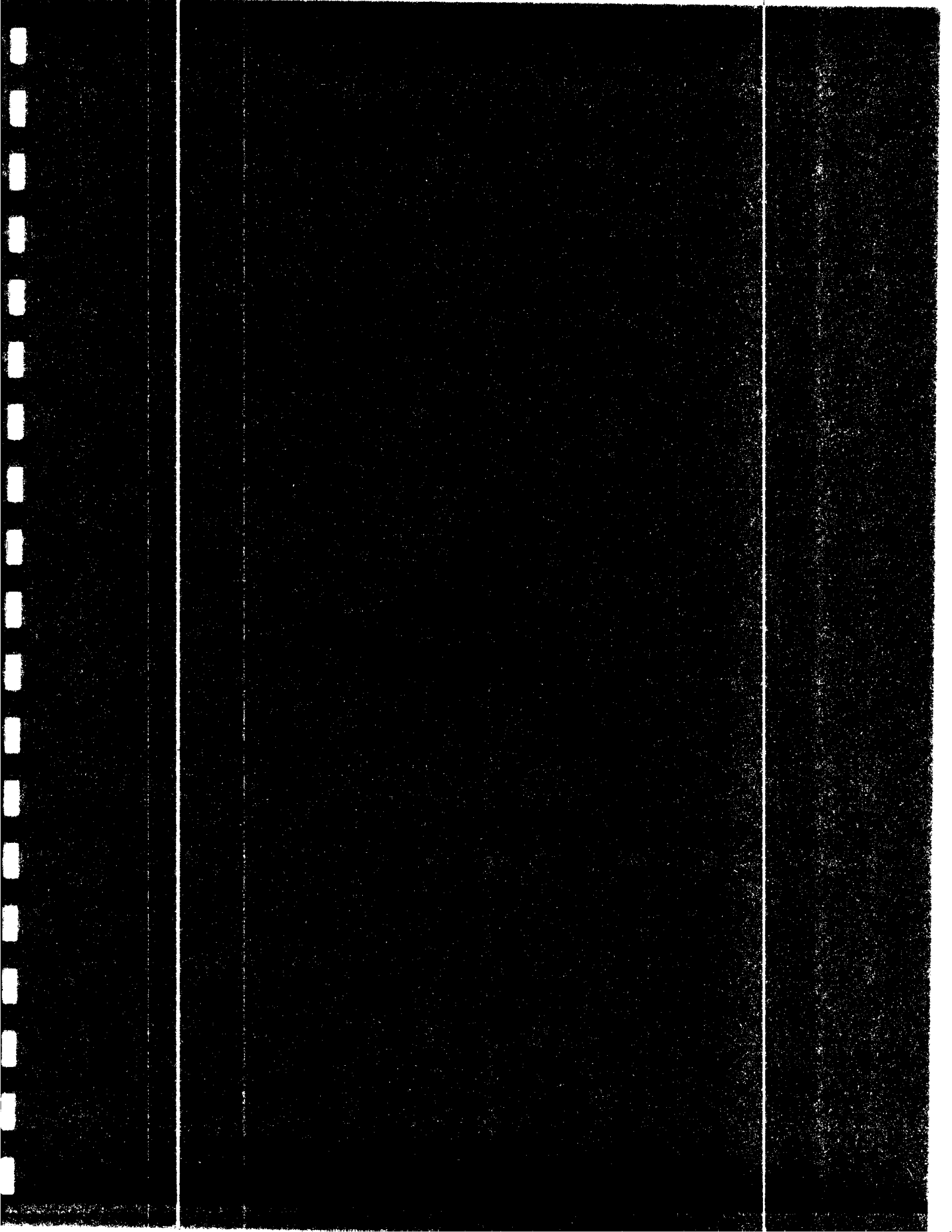
The law requires this license to be displayed conspicuously at the place of business so that it is open to the view of the public and available for inspection. Upon failure to do so, the licensee shall be subject to the payment of another full license tax for the same business, profession or occupation.

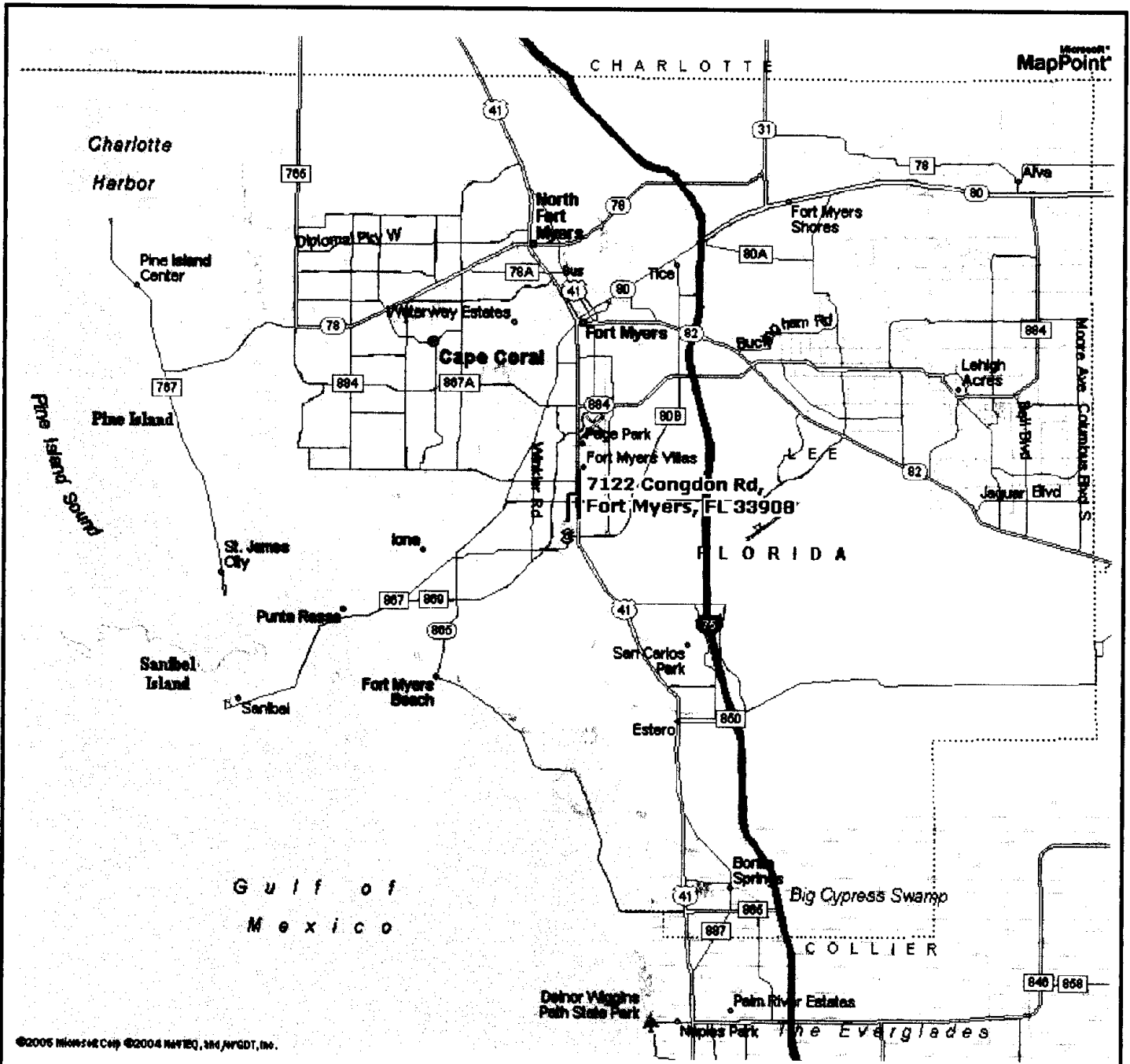
All licenses shall expire on September 30th of the succeeding year. Licenses renewed after September 30th are delinquent and subject to a delinquency penalty of 10% for the month of October, plus an additional 5% penalty for each month thereafter. The total delinquency penalty shall not exceed 25% of the occupational license tax. A 25% penalty is imposed on any person engaged in a new business, occupation or profession without first obtaining a Sarasota County Occupational License.

This license is an occupational tax only. It does not permit the licensee to violate any existing regulatory or zoning laws of the state, county, or cities, nor does it exempt the licensee from any other license or permits that may be required by law. The license does not assure quality of work.

Licensees in the unincorporated county are responsible for complying with the Sarasota County mandatory recycling ordinance.

License taxes are subject to change according to law.





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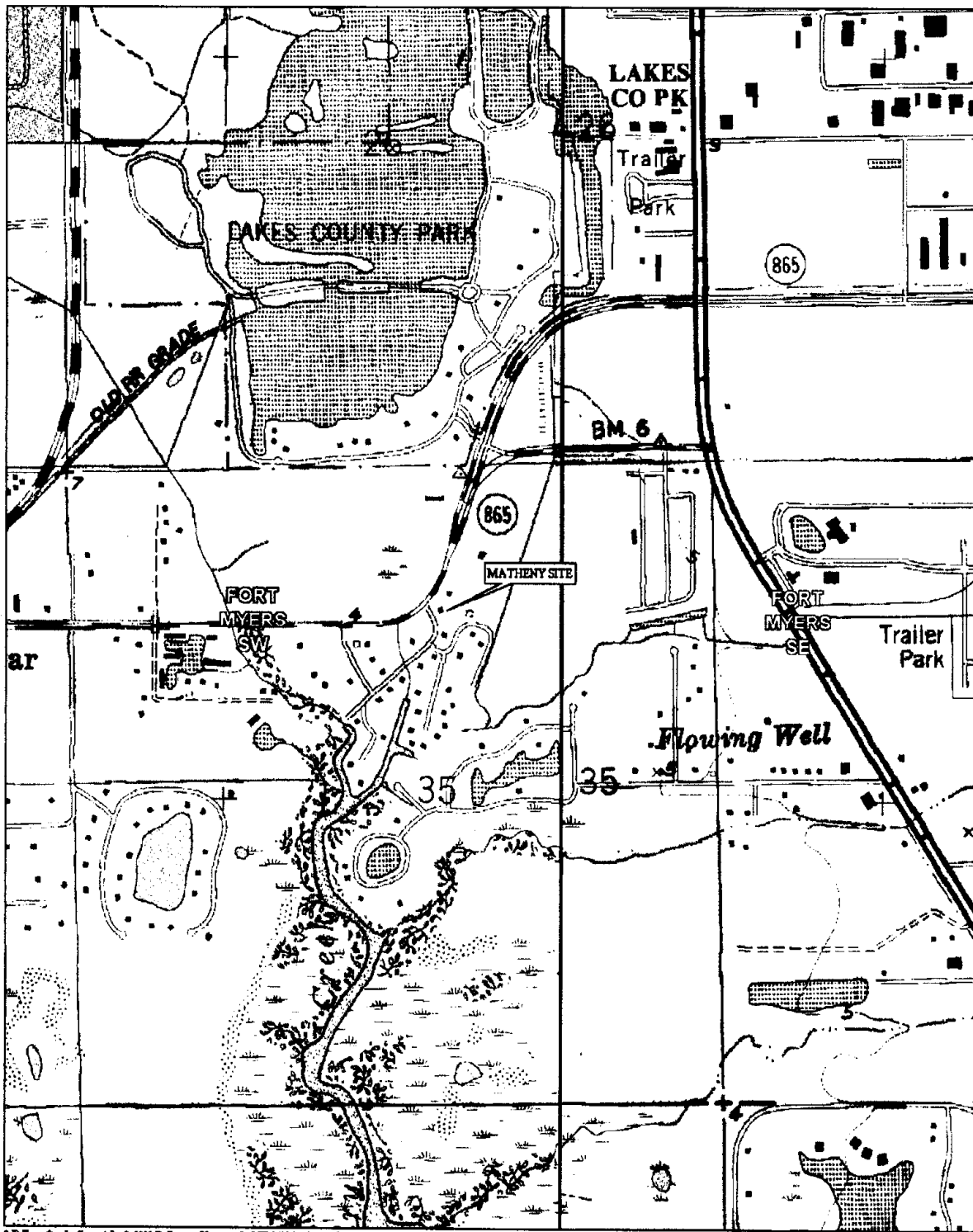
Source: U.S.G.S. Quadrangle: Fort Myers SW

Matheny Sites
7122 & 7132 Congdon Road
Fort Myers, Florida



SEC
 Steele Environmental
 Consulting, Inc.

SITE MAP
 SEC Project No.: 05-203 Figure: 1



3-D TopoQuad Copyright © 1999 DeLorme, Yarmouth, ME 04096 Source Data: USGS 500 ft Scale: 1:12,000 Detail: 144 Datum: WGS84

Source: U.S.G.S. Quadrangle: Fort Myers SW

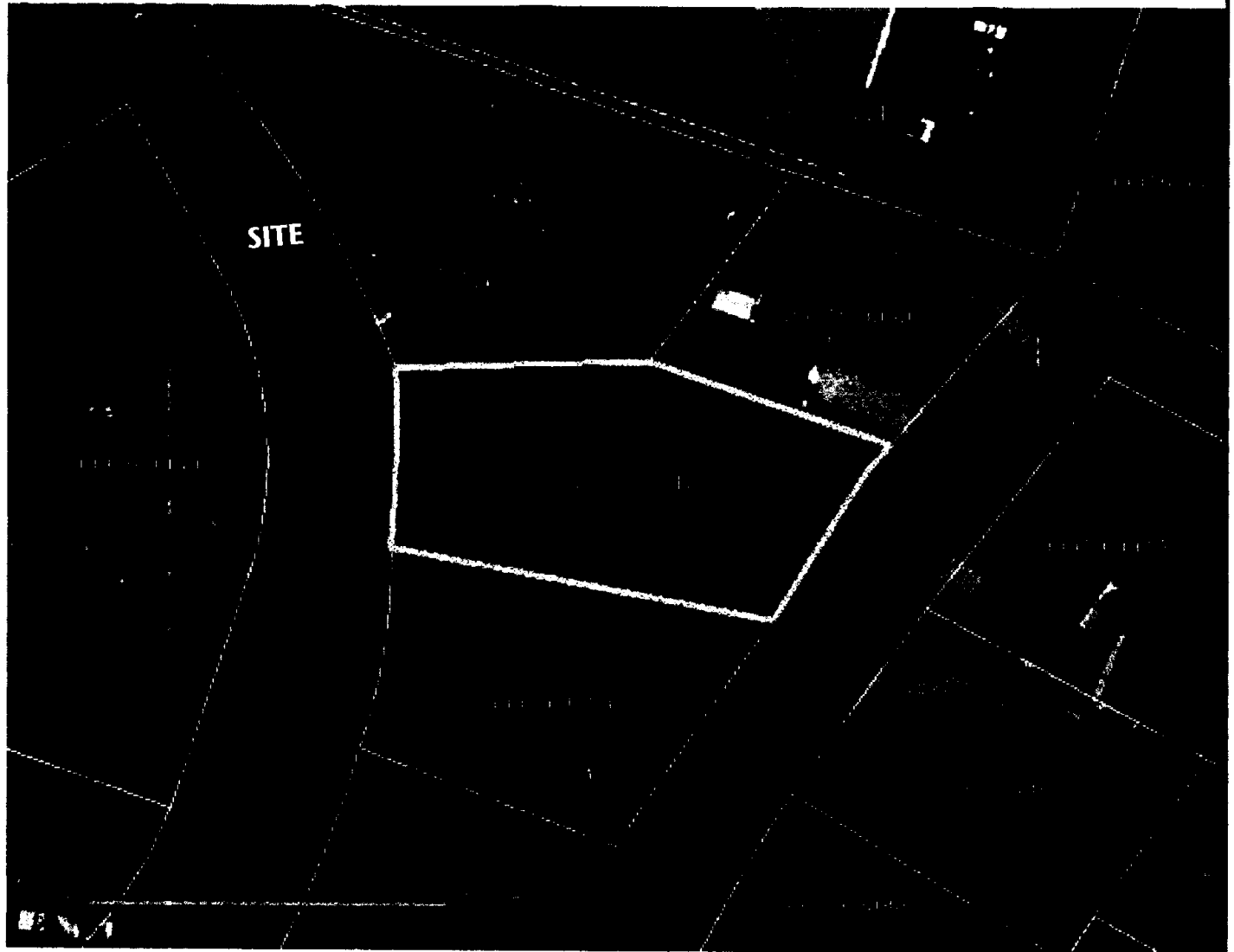
Matheny Sites
 7122 & 7132 Congdon Road
 Fort Myers, Florida



SEC
 Steele Environmental
 Consulting, Inc.

TOPOGRAPHIC MAP

SEC Project No.: 05-203 Figure: 2



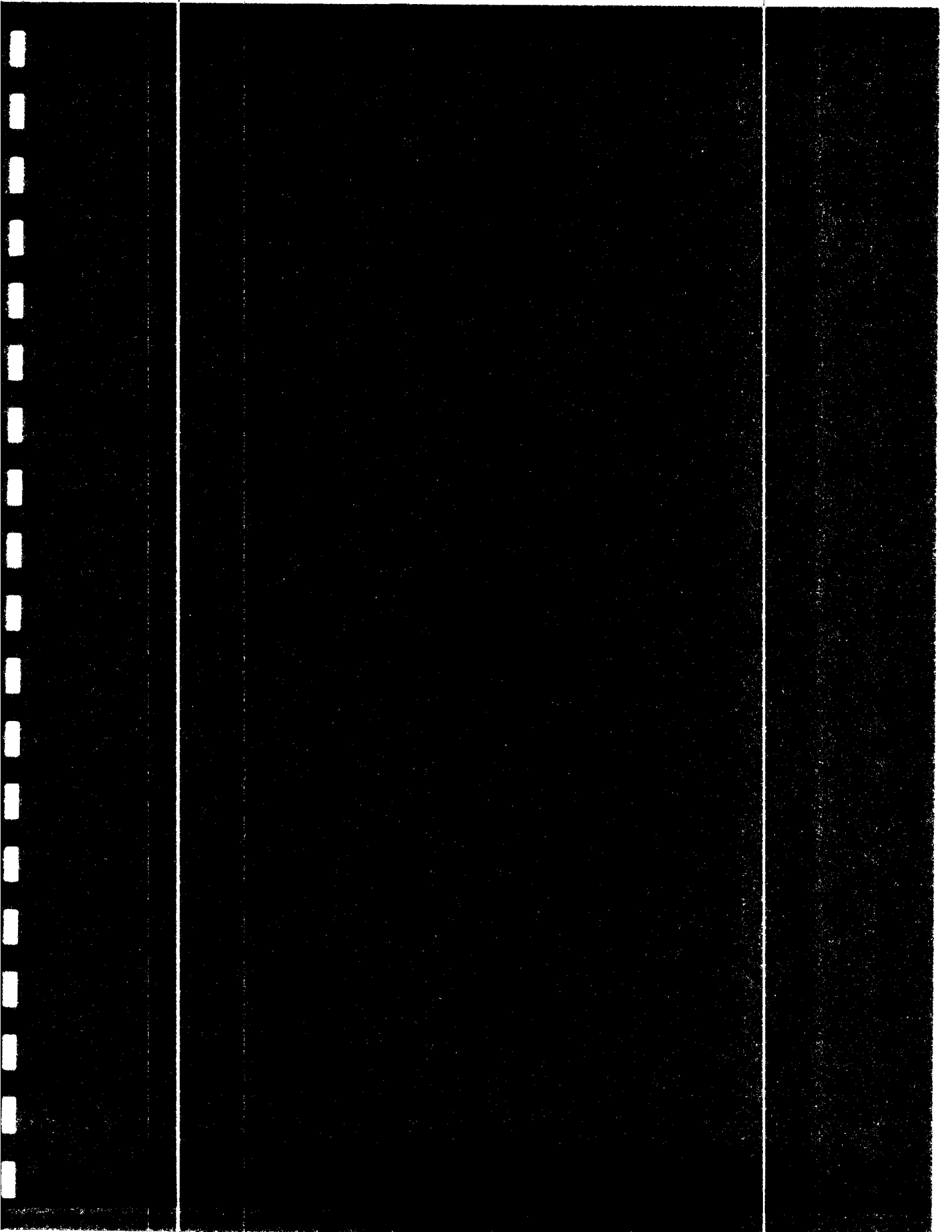
Source: Lee County Property Appraisers

Matheny Sites
7122 & 7132 Congdon Road
Fort Myers, Florida

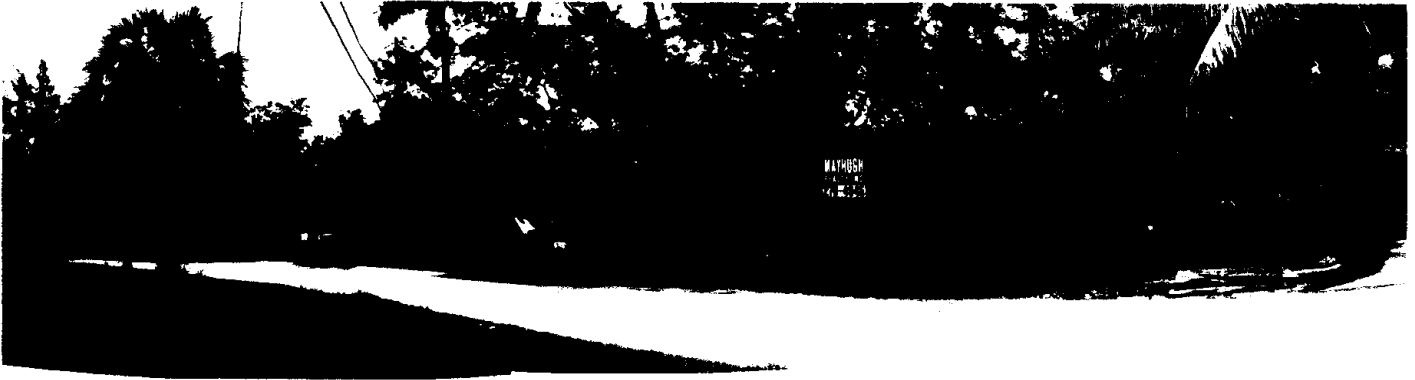


SEC
Steele Environmental
Consulting, Inc.

AERIAL PHOTOGRAPH
SEC Project No.: 05-203 Figure: 3



**MATHENY SITE
FORT MYERS, FLORIDA
PROJECT 05-203**



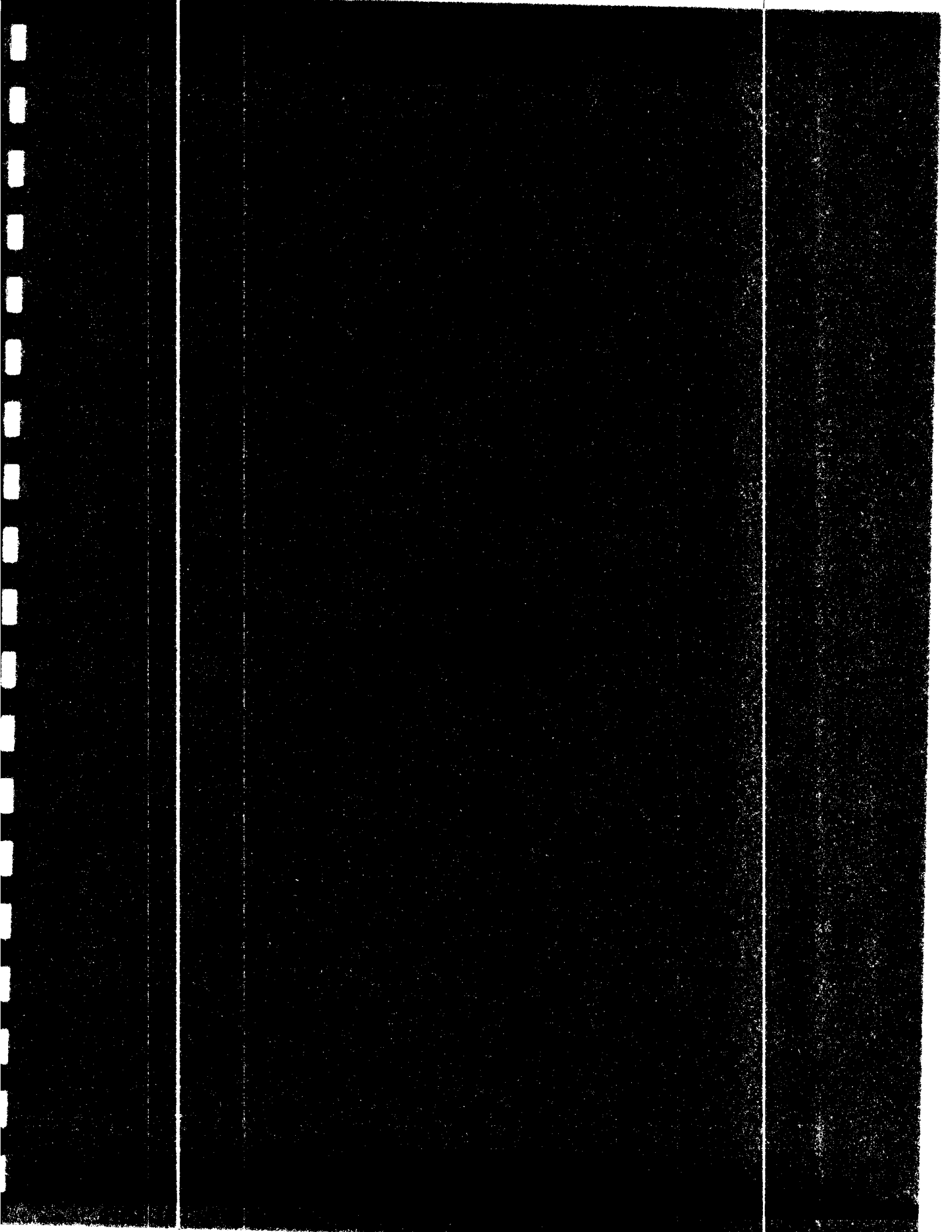
Photograph 1: View of the property looking towards the east. The street in the foreground is Congdon Road.



Photograph 2: View of the house at the property looking towards the east.



Photograph 3: View of the house at the property looking towards the east.



**PROPERTY DATA FOR PARCEL 35-45-24-00-00015.0020
TAX YEAR 2004**

Parcel data is available for the following tax years:
[2001 | 2002 | 2003 | 2004]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Tangible Accounts on this Parcel](#)
| [Display Tax Bills on this Parcel](#) | **NEW! Tax Estimator**]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2004 ROLL.

PROPERTY DETAILS

OWNER OF RECORD
MATHENY TOMMY R
+ CAROL L
7122 CONGDON RD
FT MYERS FL 33908

[[VIEWER](#)] [TAX MAP](#) [[PRINT](#)]

IMAGE OF STRUCTURE

SITE ADDRESS
7122 CONGDON RD
FORT
MYERS FL 33908

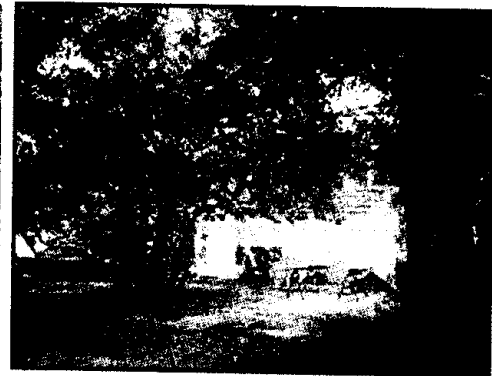
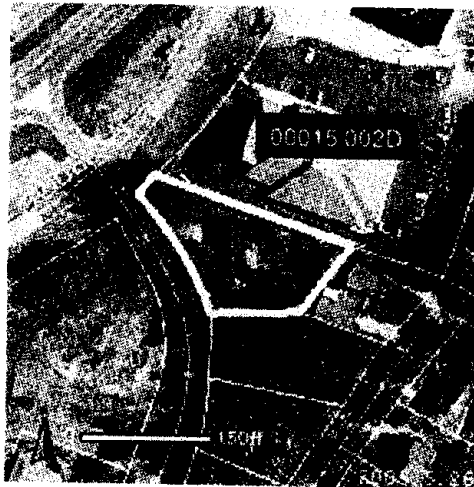


Photo Date: August of 2001

LEGAL DESCRIPTION
PAR IN S1/2 OF
NW1/4 OF
NE1/4 W OF IONA
DRAINAGE
E OF GLADIOLUS DR

[[PICTOMETRY](#)]

TAXING DISTRICT

DOR CODE

012 - SOUTH TRAIL FIRE DISTRICT/SOUTH COUNTY

01 - SINGLE FAMILY RESIDENTIAL

PROPERTY VALUES (TAX ROLL 2004) [[NEW! HISTORY CHART](#)]

EXEMPTIONS

ATTRIBUTES

JUST ASSESSED	102,960	HOMESTEAD	25,000	UNITS OF MEASURE	UT
ASSESSED SOH	102,960	AGRICULTURAL	0	NUMBER OF UNITS	1.00
	76,260	WIDOW	0	FRONTAGE	0

TAXABLE	51,260	WIDOWER	0	DEPTH	0
BUILDING	59,960	DISABILITY	0	BEDROOMS	3
LAND	43,000	WHOLLY	0	BATHROOMS	2
BUILDING FEATURES	0	SOH DIFFERENCE	26,700	TOTAL BUILDING SQFT	3,510
LAND FEATURES	0			YEAR IMPROVED	1978

SALES/TRANSACTIONS

SALE PRICE	DATE	OR BOOK / PAGE	TYPE	TRANSACTION DETAILS		VACANT / IMPROVED
				DESCRIPTION		
100	11/1/1993	<u>2447/2920</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other DisQ)		
64,700	12/1/1990	<u>2193/2557</u>	03	Disqualified (Interest Sales / Court Docs / Government)		

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
001 - Service Area 1 - Fort Myers Beach Area	R - Residential Category		1	187.80

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Tropical Storm	A14:EL11	125124	0325	C	110492

[Show]

APPRAISAL DETAILS

TRIM (*proposed tax*) Notices are available for the following tax years:
 [[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

[[New Query](#) | [New Browse](#) | [Parcel Queries Page](#) | [Lee PA Home](#)]

**PROPERTY DATA FOR PARCEL 35-45-24-00-00015.002B
TAX YEAR 2004**

Parcel data is available for the following tax years:
[2001 | 2002 | 2003 | 2004]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Building Permits on this Parcel](#)
| [Display Tax Bills on this Parcel](#) | **NEW! Tax Estimator**]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2004 ROLL.

PROPERTY DETAILS

OWNER OF RECORD

MATHENY CAROL L
7122 CONGDON RD
FT MYERS FL 33908

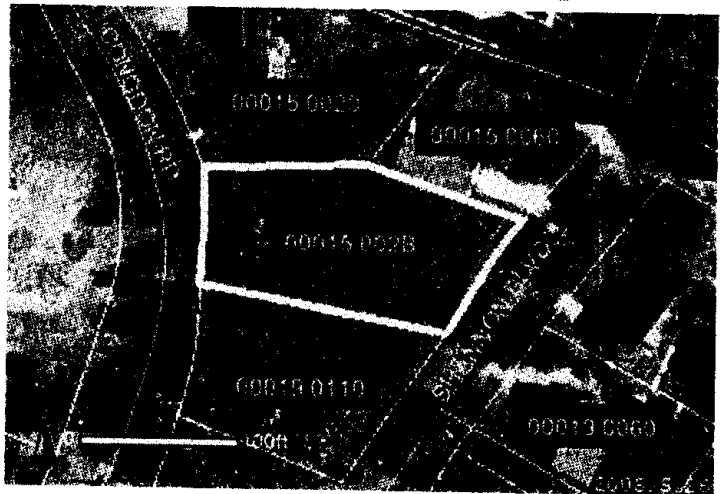
SITE ADDRESS

7132 CONGDON RD
FORT MYERS FL 33908

LEGAL DESCRIPTION

PARL IN SW1/4 OF NE1/4
DESC IN OR 1754 PG 2402

[[VIEWER](#)] TAX MAP [[PRINT](#)]



[[PICTOMETRY](#)]

TAXING DISTRICT

012 - SOUTH TRAIL FIRE DISTRICT/SOUTH COUNTY

DOR CODE

00 - VACANT RESIDENTIAL

PROPERTY VALUES (TAX ROLL 2004)[[NEW! HISTORY CHART](#)]

EXEMPTIONS

ATTRIBUTES

JUST ASSESSED	44,470	HOMESTEAD	0 UNITS OF MEASURE	UT
ASSESSED SOH	44,470	AGRICULTURAL	0 NUMBER OF UNITS	1.00
TAXABLE	44,470	WIDOW	0 FRONTAGE	96
		WIDOWER	0 DEPTH	149

BUILDING	0 DISABILITY	0 BEDROOMS
LAND	44,470 WHOLLY	0 BATHROOMS
BUILDING FEATURES	0 SOH DIFFERENCE	0 TOTAL BUILDING SQFT
LAND FEATURES	580	YEAR IMPROVED 0

SALES/TRANSACTIONS

SALE PRICE	DATE	OR BOOK / PAGE	TYPE	TRANSACTION DETAILS	VACANT / IMPROVED
				DESCRIPTION	
5,000	11/1/1984	1754/2402	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other DisQ)	V

PARCEL RENUMBERING HISTORY

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
35-45-24-00-00015.0020	Split (From another Parcel)	Unspecified

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
001 - Service Area 1 - Fort Myers Beach Area	-		0	0.00

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Tropical Storm	A14:EL11	125124	0325	C	110492

[Show]

APPRAISAL DETAILS

TRIM (*proposed tax*) Notices are available for the following tax years:
 [[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

[[New Query](#) | [New Browse](#) | [Parcel Queries Page](#) | [Lee PA Home](#)]

1975 - no listing



Gulf Federal Savings And Loan Association

Naples • Fort Myers • Cape Coral • Lehigh Acres • Immokalee

1981

COMMERCE ST —FROM CITY LIMITS SOUTH 1 WEST OF ISABELLE ST

ZIP CODE 33901
1000 Trolio Nick
PALM BEACH BLVD INTERSECTS

COMMERCIAL DR —FROM 4028 CLEVELAND AV WEST

ZIP CODE 33901
1847 Southwest Florida Mental Health Bd 936-1516
1849 Hancock John Mutual ins 936-1776
1850 General Motors Acceptance Corp 936-0510
1851 Allstate Insurance Co 936-1440
1852 Vacant
1853 Medicare Equipment Of Southwest Florida Inc 936-2717
1856 State Dept Of Corrections 936-3556
1858 Vacant
1860 Mari-Brook Grooming Salon & Pet Resort 939-1500
1916 Global Health Spa 936-7356
1924 Keg South Lounge 936-6066
1936 Kennedy Appliance Inc 936-6246
1952 Glidden Paint & Decorating Supply 936-3059

COMPASS LA (FORT MYERS BEACH)—FROM WILLIAMS DR NORTH 1 EAST OF ESTERO BLVD

ZIP CODE 33931
5005 Johnston Hugh 463-5384
5915 Dahlgren John M @ 463-2171
5025 Twehues Thos A @ 463-6869

CONCORDE DR —FROM FOWLER ST WEST 1 SOUTH OF WINKLER AV

ZIP CODE 33901
2434 Maaco Auto Painting & Body Works 939-2155
2443 S & S Body Shop 936-7777
2445 Prep Shop auto reconditioning 936-1138
Auto Eclipse 939-4221

CONESTOGA TRL (CARRIAGE VILLAGE)—FROM BAYSHORE RD NORTH

ZIP CODE 33903
100★Cason Samuel @ 995-3122
101★Weil Howard E @ 997-0202
103 Hale Glenn D @ 997-5139
105 Shallcross Charles T @ 995-8853
107 Matson Agnes C Mrs @ 995-6169
109 Premo Richd W @ 995-6201
110 Capitani Celia S Mrs @ 995-8003
111 Savard Cecile winter res @
112 De Cumber Rema Mrs @ 995-3657
113 Morris Rose A @ 995-0305
114 Driscoll Minnie Mrs @ 995-3676
115★Baley Marie @ 995-0191
116 Mulcaster Blake @ 995-3461
117★Gilbertson Gerald @
118 Sherrill Margt H Mrs @ 995-5541
119 Squier Dewayne G @ 997-2290
120 Rohn Adam P @ 995-2577

4 121 F & L Cleaning Service jan serv 995-6572
Summers Robt L @ 995-6572
122 Moore John W @ 995-2481
123 Perry Ford B @ 995-3605
124 Queen Alex @ 997-8916
125 Atlas Abe C @ 995-1169
126 Martz Erwin C @ 995-1006
211 127 Glaves G Fred @ 997-3336
128 Hallatt Mildred C Mrs @ 995-6112
129 Olsen Clarence @ 995-1290
130 Swain Evelyn E Mrs @ 995-8059
131 Merrifield Shirley A @ 997-3242
132 Block Theresa @ 995-7111
133 Ratcliffe John E @ 997-2384
134 Cadigan Joseph J @ 995-6637
135 Leininger John A @ 997-0388
136 Webb Wm H @ 997-0132
137★Naney Glenn @
138 Miller H Gordon @ 997-0794
139 Knestrick Austin J @ 995-0646
140 House Robt @ 997-1483
187 No Return

CONGDON RD —FROM GLADIOLUS DR SOUTHEAST

ZIP CODE 33907
7146 Matheny Tommy R @ 482-3765
7163 No Return
7165★Jeffcoat Joel G genl contr 482-1137

CONGRESS ST —FROM CORTEZ BLVD SOUTH 1 WEST OF CLEVELAND AV

ZIP CODE 33901
2472 Stout Byron C @ 332-0161
FRANKLIN INTERSECTS
2524 Apartments
1 Himmelberg Michele 332-5762
2★Albright C A 332-0913
3 Daniels Alan J 332-0947
4★Hogrete Peter
5★Hobaugh Patricia C
6 Mc Mahon Robt
7 Leichtweis Danl J 334-8757
2538 Sullivan Wm P 334-2630
2540 Werner Laura 332-5571
2542 Weisberg Steven M @ 334-7432
2544 Brantner Kathleen @ 334-1487
2546★Sullivan Roger J 332-2472
2550 Mannella Harry J @ 334-6959
2550a★Hessenger Edw
2558 Turco Donald
2560 Tillinghast Edw H 332-0463
LLEWELLYN DR INTERSECTS
CONGRESS ST ENDS

CONNECTICUT AV —FROM 131 MADONNA DR NORTH 3 WEST OF MORSE PLAZA

ZIP CODE 33905
134★Davis Steven M @ 694-6734
140 Willis David D @ 694-1389
144 Tillman Wila M Mrs @ 694-5880
150 Davis Gilbert P @ 694-7033
154 Evers Fred J Jr @ 694-6342
157 Keller Robt D @ 694-3718
160 Dick Donald A @ 694-4983
165 Wade Bertha L Mrs @ 694-6066
170 Hansen Bill Jr @ 694-1895
175 Stant Robt D tile contr @ 694-1515
183 Dean Dale F @ 694-1283

191★Muske Mark 694-6134
SHAW BLVD INTERSECTS
238 Finefield Elwood @
243 Vacant
251 Biro Carl P Jr @ 694-2356
253★Engelhart Herman @ 694-7386
GIBSON INTERSECTS
CHARLES INTERSECTS

CONNECTICUT ST (FORT MYERS BEACH)—FROM 3600 ESTERO BLVD NORTH 1 EAST OF JEFFERSON ST

ZIP CODE 33931
121 Horner John E @ 463-2025
123 Weit Henry @ 463-6577
125 Demars Norman J @ 463-4991
127 Peebles Milton R @ 463-4115
129★Brown Edwin L 463-4176
130 First Baptist Church Of Fort Myers Beach 463-6452
131 Warren Lonnie J @ 463-6516
140 Ricks Felton A @ 463-2349
143★Sadler Thos @ 463-9063
154 Evers Doris E Mrs @
155 Curran Danl R Jr @ 463-5247
157★Johnson Kim
159 Vacant
SHELL MOUND BLVD ENDS
206 Reed Wm H Mrs winter res @ 463-2937
208 Vacant
210 Transient
226 Sweeney James M @ 463-6763
289 Long F C Mrs @ 463-9632
365 Rendall E A @ 463-0656
375 Lord Francis J @ 463-2964
400 Rieck Chester E @ 463-6567
405 Hoffman Leroy @ 463-5210
410 Mc Cord Glenn C @ 463-6497
411 Reichert Ed J @ 463-6271
421 Catlow Leslie F Mrs @ 463-0210
430 Smith Wm H @ 463-6369
450 Creech Robt Y @ 463-6935

CONOVER CT SW (SOUTH FORT MYERS)—FROM GRIFFIN BLVD NORTH 1 WEST OF MC GROGOR BLVD

ZIP CODE 33901
4811 Model Home
4823 Freese Robt C @ 482-5972
4831 Carenbaur G Edw 481-8509
4841 Model Home 481-1960

CONVERSE AV —FROM SETON HALL AV SOUTH 1 EAST OF ADELPHI CIR

ZIP CODE 33901
6516 Steinborn Larry M @ 482-6934
6517★Messinger Charles 482-5917
6523★Rhodes Joseph E @ 481-8012
6524★Severson Joan B @ 482-3009
6531 Dennard L H @ 482-4651
6532★Simms John 482-2638
6537 Arndt Robt F @ 482-0662
6538 Gemme Thos @ 482-7691
6545 Shye Geo @ 481-0267
6546 Jacobs Robt R II @ 481-6163
6551★White James A 482-5251
6557 Vacant

Mille BUILDERS

COON RD (NORTH FROM BAYSHORE

ZIP CODE 33903
DONALD RD INTE
BUTLER RD INTE
NUMBERS IRREG
7100 Vacant
7110 Beougher Walter
7113 Everhart Wm B 995-8352
7190 Dushek John W
7194 Three D Enterp
7200★Francisco Guy
7200a Goss Dale 995
7200c Costal Constru 995-8148
Campbell Grov
7200d Vacant
7222★Tansey Jos w
7224a Vacant
7232★Martin Gertr
7297 Lykens C A @
7399 Moyer Kennet
7420 Cross J B 997
7424 Robins C A M
7480 No Return
7600 Hardy Chas F
7602 Cook Richd D
7606 Trautsch Alf
7608 Vacant
7614 Nash Robt E
7618 Reilly Jeanne
7620 Payne A @
7624 Kooistra Ric
7632 Hinmann Jar
Crosby Larry
7640 Hartin Jame
7696 Rediske Edw
7101 Vacant
7107 Daniels C M
7184★Macy Juliar
★Mc Connel
7207 No Return
No Return
7283 Vacant
7285★Parsons L
7289 Gainers Tr
Gainer Fra
7274★Moyer Ken
7288 Hardy Gle
7332★Mobley El
LALONDE RI
7308 Vacant
7308 Fuller Rob
Mc Kibbin
Tampa Fl★
7314 Osterstuck
7359★Sansoucy
7366 Sands Ke
7368★Hines Rc
7368★Harshaw
7365 Jackman
7374★Long Ri
7375 Casdorph
7407 Vacant
7417★William
7427 Vacant
7437★Garlick
7447 No Retu
7467 Bunek I
7467★Epps G
7477 Godwin
7487★Sperha
7497 Hinmar

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Are you properly displayed therein to

**NORTH FORT
R-T WITHIN OLD**

14 2569 Vacant
LLEWELLYN DR INTERSECTS

**COMMERCE ST —FROM
CALOOSAHATCHEE RIVER SOUTH 1
EAST OF BILLY'S CREEK**

ZIP CODE 33901
1000 Johnson Steph M @ 332-5916
PALM BEACH BLVD INTERSECTS

**COMMERCIAL DR —FROM MARVAEZ
ST EAST 1 SOUTH OF WINKLER AV**

ZIP CODE 33901
1847 Allstate Insurance (Overflow)
1849 Allstate Insurance (Overflow)
1850 Sun City Builders 936-5300
Sears Painting & Weatherproofing
275-6966
Sears Authorized Installers bldrs-genl
936-5300

1851 Allstate Insurance Co 936-1440
1852 Vacant

1853 Medicare Equipment Of Southwest
Florida Inc 936-2717

1856 State Dept Of Corrections 936-3556
1858 State Dept Of Corrections (Overflow)
1860 Mari-Brook Pet Resort & Grooming
Salons 939-1500

1916 Global Health Spa 936-7356
1924 Keg South Lounge 936-0066
1936 Kennedy Appliance Inc 936-6246
1952 Glidden Paint & Decorating Supply
936-3059
CLEVELAND AV INTERSECTS

**COMPASS LA (FORT MYERS
BEACH)—FROM WILLIAMS DR
NORTH 1 EAST OF ESTERO BLVD**

ZIP CODE 33931
5005★Lax Milton J @ 463-3737
5015 Dahlgren John M @ 463-2171
5025 Twehues Thos A @ 463-6869

**CONCORD WAY SE (SOUTH FORT
MYERS)—FROM GOVERNORS DR
SE SOUTH 1 WEST OF BIG PINE
WAY**

ZIP CODE 33907
5332★Leuthold Walton E 489-3707
5301★Vacant
5303★Vacant
5305★Vacant

5307★Stewart Allan M
5320★Vacant
5321★Mraz Mary @ 433-0532
5323★Bell Jerry
5325★No Return
5326★Vacant
5327★Lefkowitz Annette @ 481-7976
5328★Little Jess C @ 481-5420
5330★Vacant

**CONCORDE DR —FROM FOWLER ST
WEST 1 SOUTH OF WINKLER AV**

ZIP CODE 33901
U-Wash-M Car Wash
2408 Branch Bill Motor Homes 936-8561

2434 Maaco Auto Painting & Body Works
939-2155

2445 S & S Body Shop 936-7777
Kalmar Car & Truck repr shop
275-4041
Endre Repair & Welding 275-4041
FOWLER ST INTERSECTS

**CONCOURSE DR SW (SOUTH FORT
MYERS)—FROM GLADIOLUS DR
SOUTH 1 EAST OF PINE RIDGE RD
IN HARLEM HEIGHTS SUBDIVISION**

ZIP CODE 33908
601a Bonillas Luis C @
601b Rivera Santos R @
4822 Andrews Beatrice L @
7360★Rivera Juanita @ 482-3398
7364 Williams Lee A @

**CONESTOGA TRL (NORTH FORT
MYERS)—A STREET WITHIN
CARRIAGE VILLAGE MOBILE HOME
PK**

ZIP CODE 33903
100 Cason Saml @ 995-3122
101 Weil Howard E @ 997-0202
103★Freson John B @ 997-1714
105 Moore Irma @
107 Matson Agnes C Mrs @ 995-6169
109 Premo Richd W @ 995-6201
110 Bode Wm @ 997-0785
111 Baker Eva A Mrs @ 995-6542
112 De Cumber Rema Mrs @ 995-3657
113 Morris Rose A @ 995-0305
114 Driscoll Minnie Mrs winter res @
995-3676

115 Baley Marie W @ 995-0191
116 Vacant
117 Gilbertson Gerald @ 997-9959
118 Haught Ron L @ 997-7131
119 Bagwell Benj @ 997-9861
120 Rohn Adam P @ 995-2577
121 Summers Robt L @ 995-6572
122 Wozniak Walter winter res @
123 Perry Ford B @ 995-3605
124 Queen Alex R @ 997-8916
125 Atlas Helen A @ 995-1169
126 Martz Bertha @ 995-1006
127 Glaves Isabelle winter res @ 656-1816
128 Hallatt Mildred C Mrs @
129 Olsen Clarence @ 995-1290
130 Swain Evelyn E Mrs @ 995-8059
131 Merrifield Shirley A @ 997-3242
132 Block Theresa @ 995-7111
133 Douglass Dorothy @ 997-9521
134 Neidigh Harold B @ 997-2918
135 Leininger Marie L Mrs @ 997-0388
136 Webb Wm H @ 997-0132
137 Naney Glenn K @ 997-7066
138 Miller Agnes Mrs @ 997-0794
139 Knestrick Austin J @ 995-0646
140 House Kath B @ 997-1483

**CONGDON RD SW (SOUTH FORT
MYERS)—FROM GLADIOLUS DR
SOUTH 2 WEST OF S CLEVELAND
AV**

ZIP CODE 33908
7122 Matheny Thos R drftsmn @ 482-3765
7135 Davenport James M @ 433-3146
7142 Dinkel Jeffrey @

LANE

RONICA SHOEMAKER FLORIST
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332-1802 332-4588
FT. MYERS, FL 33901

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99

★ NEW NEIGHBOR

DEPT OF CORRECTIONS
(OVERFLOW)
COMING DALE'S pet grooming
v 977-0444
TOO day care cntr
4-3
OUTH LOUNGE INC
3-0066
NEDY APPLIANCE INC
6-2746
D N CO THE 936-3059
E ND AV INTERSECTS
VI ES

2445 S & S BODY SHOP 936-7777
KALMAR CAR & TRUCK repr shop
275-4041
S & S
• FOWLER ST INTERSECTS
15 BUSINESSES

217
CONGDON RD SW (SOUTH FORT MYERS)-FROM GLADIOLUS DR SOUTH 2 WEST OF S CLEVELAND AV

• ZIP CODE 33908
7121a★Harding Scott © 489-4238
7121b★Hoffman Richd A
7142 Jackson Bill W ② 482-0740
7146★Yezep Robt © 481-5276
7163★Hone F T ©
7165 Jeffcoat Joel G genl contr ©
483-0274
• CACASABAL LA INTERSECTS
5 HOUSEHOLDS
1 BUSINESS

20
CONCOURSE DR SW (SOUTH FORT MYERS)-FROM GLADIOLUS DR SOUTH 1 EAST OF PINE RIDGE RD IN HARLEM HEIGHTS SUBDIVISION

• ZIP CODE 33908
• GLADIOLUS DR INTERSECTS
7274 ROBERTS EDNA GRADY CENTER family shelter 482-4090
SOUTHWEST FLORIDA CENTER FOR INDEPENDENT LIVING socl servs agcy 489-4357
7340 SAN JOSE MISSION 481-1143
7360 Rivera Carmen J ② ©
7364 Williams Lee A & Mae F ⑦ ©
482-7995
7369 MOUNT PLEASANT BAPTIST CHURCH 481-0001
• PINE RIDGE RD INTERSECTS
2 HOUSEHOLDS
4 BUSINESSES

205
CONGRESS ST -FROM CORTEZ BLVD SOUTH 1 WEST OF CLEVELAND AV

• ZIP CODE 33901
• CORTEZ BLVD INTERSECTS
2472 MEDICAL ANESTHESIA-GARRETT & ASSOCIATES phys 332-5344
BROWN ROBT A phys 332-5344
GAAR DAVID G phys 332-5344
GARRETT LARRY P phys 332-5344
GEZZAR WM W phys 332-5344
GOETHE ROBT C phys 332-5344
LO THOS P phys 332-5344
MILLER CECIL E phys 332-5344
SCHOLLE STEPHEN F phys
332-5344
WILLIAMSON DONALD C phys
332-5344
WILSON DAVID L phys 332-5344
• FRANKLIN ST INTERSECTS
2524 CONGRESS APARTMENTS 936-4272
1★Nolan Eliz
2★Shamy L
3 Denning Vern ② 337-5795
4 Johnson Michl T ② 332-7576
4 Johnson G 332-7576
5 Vacant
6 Woodham Guy M & Isabel ④
334-2924
7★Votaw R
2538★Vicker Wallace
2540 COMMERCE REALTY INC 337-1598
2542 Not Verified
2544 Zipper Sylvia ② 334-0193
2546★Garber Kenneth
2550 Mannella Harry J & Josephine B ⑧+
© 334-6959
2550a Not Verified
2558 O'Connor Larry & Virginia ②
332-4843
2560 Tillinghast Edw H & Carrie G winter res © 332-0463
• LLEWELLYN DR INTERSECTS
• JEFFCOTT ST INTERSECTS
• STELLA ST INTERSECTS
13 HOUSEHOLDS
13 BUSINESSES

313-B
CONDADO CT (SOUTH FORT MYERS)-(JAMICA BAY WEST MOBILE HOME PARK)

• ZIP CODE 33912
135 Woolf Richd R & Marie E ② ©
481-7623
136 Dubbs Duane & Alice ② © 481-7276
137 Sanger Priscilla ② © 481-9957
138★Kelly Jos & Anna ©
139 Wills Dorothy ② © 481-6579
140 Davis Kenneth H & Linda ② ©
481-6326
141 Malone Geo & Ann ② © 481-0847
142 Maxwell Jas M & Dot ② ©
481-6672
143★Smith Irene L ©
9 HOUSEHOLDS

214
CONESTOGA TRL (NORTH FORT MYERS)-A STREET WITHIN CARRIAGE VILLAGE MOBILE HOME PK

• ZIP CODE 33917
• HART RD INTERSECTS
100 Bejder Lyn ② ©
101 Weil Howard ② ©
103 Atkins Earl & Leona ② ©
105 England Fred & Betty ② ©
107 Rinaldi Carl & Enda ② ©
• CARRIAGE LA INTERSECTS
109 Premo Richd & Margt ② ©
110 Bode Wm & Frances ② ©
111 Baker Eva ② ©
112★De Cumber Rema ©
113 Morris Rose ② ©
114 James Maynard & Lynn ② ©
115 Baley Maria ② ©
116 Satterlee Michl & Lorraine ② ©
117 Gilbertson Ester ② ©
118 Haught Ron & Norma ② ©
119 Fowler W Eug ② ©
120 Rohn Adam & Jean ② ©
121 Summers Robt & Louise ② ©
122★Woznuak Walter & Nell ©
123 Perry Ford & Edna ② ©
124 Queen Alexander & Marion ② ©
125 Atlas Helen A ② ©
126 Martz Bertha ② ©
127★Graves Joanne ©
128 Hallatt Mildred C ② ©
129 Olsen Clarence & Bernice ② ©
130 Vacant
131 Merrifield Shirley ② ©
132 Block Theresa ② ©
133 Douglass Dorothy ② ©
134★Krawiaki Lula ©
135★Lee Frank ©

314
CONGRESSIONAL CT (LAKE FAIRWAYS MOBILE HOME PARK)

• ZIP CODE 33903
19200 Carpenter Howard & Ethel winter res © 731-2434
19203 Matteo Dominick & Rose winter res © 731-5903
19207 South Stanley & Pat winter res © 731-5667
19208★Weisbecker Albert & Gladys winter res © 543-9748
19211 Mysko Jos & Natalie winter res © 731-2304
19212 Vacant
19219 Beckett Geo & Barbara winter res © 731-1430
19220 Vick Floyd & Marilla ② ©
731-5621
19223 Foy Thos & Joyce winter res ©
731-2579
19224 Jacob Edw & Dee ② © 731-5927
19227★De Haven Joe & Millie ©
731-1806
19231 Kosmoski John & Jeanne winter res © 731-1948
19232★Hayden Chas & June ©
543-6805

213-B
R WAY SE (SOUTH FORT FROM GOVERNORS DR H 1 WEST OF BIG PINE

CODE 33907
of ell David A & Rose 1 ② ©
se Gerhard & Miriam ② ©
8 396
y... Tony O & Nancy ② ©
acant
raves Helen T ② © 482-5115
b John R & Susan E winter
re ② 433-5715
la tt Jay & Helen
luna Audrey H ② © 433-1760
Brown Thomas & Susan
norr Maureen E ⑤ © 433-5300
rhy Daniel ©
l Linda 433-3473
lls Howard winter res
r... Ralph C & Lois M ② ©
481-5746
landa Donald F & Patricia ② ©
4-1673
l John P & Ann C ④ ©
4-2645
Laughton Jean R ② © 433-5037
Cherney Frank J ④ © 433-1499
Fortmeyer Wayne F & Roberta J ②
189-1292
L e Jess C & Harriet B ② ©
-5420
Decker James E & Betty J ⑤ ©
489-0109
★Boutin Roger & Suzanne ©
z Mary T ⑥ © 433-0532
I ziker Kim F winter res ©
★imgart Helmut
oudgrafer James F & Sherry A ⑤ ©
★Randolph Michael & Louise ©
kowitz Annette S ⑥ © 481-7976
kowitz Libbie 481-7976
le Jess C ② ©
Moran Jos J & Mary M ② ©
481-4799
2 Leuthold Mary L ⑤ © 489-3707
6 ghes Julie B ② © 481-2170
8 ade Forrest B & Shirley R ② ©
82-2778
0 Farnham Chas E Jr & Sabra N winter res © 489-1841
2 Caine Robert & Irene ② ©
1 USEHOLDS

210
CONCORDE DR -FROM FOWLER ST WEST 1 SOUTH OF WINKLER AV

• P CODE 33901
• WINKLER AV INTERSECTS
J-WASH-M CAR WASH
Suites
2420 Vacant (2 Businesses)
4 FOLTZ IMPORT CAR REPAIR import auto repr-serv 275-1047
5 A D CABINETS & FURNITURE cabts & furn constr 936-3197
6 ALL OUT PAINTING coml & res painting
7 HENNEN GREGORY JOHN real est 278-4443
8 GORDON NUTT AUTO PRESERVATION auto body trim & interior repr 936-1819
9 GORDON NUTT AUTO PRESERVATION (OVERFLOW)
10 COMMERCIAL TIRE SERVICE 275-9798
11 COMMERCIAL TIRE SERVICE (OVERFLOW)

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SERVING LEE COUNTY SINCE 1960



CURRIER ROOFING CO., INC.
CONCRETE ROOF TILE MANUFACTURERS AND INSTALLERS
"QUALITY ROOFING IS A FAMILY TRADITION"
2451 Crystal Dr. 33907

COMMERCIAL
RESIDENTIAL
FIBERGLASS SHING
WOOD SHAKES
BUILT-UP

1992

COMMERCIAL DR
1922 ICI GLIDDEN pnt g/s w/pr stre
936-3059
+ CLEVELAND AVE INTERSECTS
+ MARVAEZ ST CONTIGUES
+ COURTNEY DR BEGINS
+ RHONDA ST INTERSECTS
BUSINESSES 4 HOUSEHOLDS 8

COMMONWEALTH DR (FORT MYERS)-FROM 13079
WESTLUNKS DR
SOUTHWEST
ZIP CODE 33913 CAR-RT R068
12750 CREATIVE SCENE commrd art gr dag 278-4545
SOUTHWEST AUTO SYSTEMS drct ml advrtg svc 581-4100
SOUTHWEST MAIL ADVERTISING drct ml advrtg svc 768-9588
BUSINESSES 3

COMPASS LN (FORT MYERS BEACH)-FROM 21601
MADERA RD SOUTHEAST
ZIP CODE 33631 CAR-RT C004
5005 Lax Milton J & Josephine 463-3737
5015 Thompson Ernest H Jr 463-3737
Thompson Gerry A 5025 Not Verified
+ WILLIAMS DR INTERSECTS
HOUSEHOLDS 3

COMPASS POINT DR (FORT MYERS)-SEABURY CT BEGINS
ZIP CODE 33906 CAR-RT R010
11281 Gregson Richard A & Gayle
11291 Muench Robert S 287-7725
Muench Steve 287-7725
+ LONGWATER CHASE CT BEGINS
11320 Kitzerow Peter A & Ellen
11321 Jamieson Ross W & Wend
11330 Gaeta Joseph R 454-3215
Gaeta Anthony M 454-3215
+ SAFE LANDING CT BEGINS
11341 Cannon Jeffrey H & Andrea
Grant Andrea T
+ WELLFLEET DR ENDS
11391 Not Verified
11400 Catechee Russell E
+ HIGHLAND HARBOUR CT BEGINS
11420 Ward Michael C & Pamela 437-2260
+ HEADWATER BAY LN ENDS
11430 Duffala Doris & Clarence 482-3128
11440 Kingon Kenneth B
11451 Singleton Kathleen E
Singleton Walter K
11460 Safford Robert E
11470 Not Verified
11500 Durling Richard F
Durling Valerie A
11501 Stream Bob
11510 Stokes Wyman 437-1183
11511 Emermer James 437-3930
11520 Martin Elsie 267-6987
11530 McCormick Robert
McCormick John R 466-9450
11540-11561 Not Verified (2 Hse)
+ DORY LN ENDS
HOUSEHOLDS 23

CONCORD DR (FORT MYERS)-FROM 1225 CHICKASAW ST SOUTH
+ CONCORD LOOP INTERSECTS
ZIP CODE 33917 CAR-RT C004
678 Not Verified
681 Kirk Kathryn K 731-5092
682 Not Verified
684 Houchen Kenneth H & Thelma 543-5879
685 Krauser Robert C & Lorrie 731-2784
686 Trenery Maryjane T & Walter 543-7136
687 Strugis Ruth D 731-8298
Strugis Robert H 731-8298
688 Radosh Marjorie L 543-9403
691 Taylor Mary A 731-1474
695 Franzen Edward T & Eleanor 731-1474
701 Kratzer Dorothy E & John 543-8049
702 Elymow Adam & Mary 543-3562
+ OLD BRIDGE RD INTERSECTS
+ DAWSON DR INTERSECTS
+ OLD BRIDGE RD INTERSECTS
HOUSEHOLDS 12

CONCORD WAY
5285 Graves Helen T 482-5115
5282 Whalin Janice L 267-8556
5284 Not Verified
5296 Brown Thomas C & Susan 482-1124
5300-5301 Not Verified (2 Hse)
5302 Eland Michael H 433-5387
Eland Linda S
5303 Stocum John T III 433-5387
Stocum May T 433-5387
5304 Delacosa Rosa S 481-7281
5305 Janda Donald F & Patricia 489-1873
5306 Fortmeyer Wayne F & Roberta 489-1292
5307 Hammer Jones K 489-4940
Hammer Joann 489-4940
5310 Not Verified
5312 Gillespie Manford E & Bonnie 433-4781
5314 Little Jess C
Little Harriett B
5316 Decker James E & Betty 482-0109
5320 Boutin Roger & Suzanne 482-3946
5321 Not Verified
5322 Hunziker Kim F
5323 Not Verified
5325 Holzgrater James F & Sherry 432-5438
Hernandez Enrique J
5327 Barnes Kenneth R & Nancy 432-0921
5328 McGee James R 489-1211
5330 Moran Joseph J Jr & Maria 481-4799
5336 Hughes Julie B 481-2170
5338 Meade Shirley C 482-2778
Meade Forrest B 482-2778
5340 Jones Miriam L & Robert
5342 Caine Irene K & Robert 482-7830
HOUSEHOLDS 33

CONCORDE DR (FORT MYERS)-FROM 2326 WINKLER AVE SOUTHEAST
ZIP CODE 33901 CAR-RT C017
2420 D-MAX AUTO SERVICE auto rpr 418-0970
Latsch Randy R
4 FOLTZ IMPORT CAR REPAIR auto rpr 275-1047
5 Not Verified
7 HENNEN GREGORY JOHN REALTOR BROKER real est agts/mgrs 278-4443
8 CUSTOM CRUISERS pnt & body rpr 936-4353
10 COMMERCIAL TIRE SERVICE auto home appl str 275-9798
12 Pruskar Mark A
12 SMITH MARINE ENTERPRISES repair svcs 939-5778
2430 DSR OF FT MYERS auto rpr 936-6227
ONLY OIL OF FT MYERS carwashes 936-4670
2445 SUPERIOR TIRE WHEELS AND ACCESSORIES auto home appl str 939-2161
+ FOWLER ST INTERSECTS
BUSINESSES 9 HOUSEHOLDS 3

CONCOURSE DR (FORT MYERS)-FROM 10845 GLADIOLUS DR SOUTH
+ ROBINSON ST INTERSECTS
ZIP CODE 33908 CAR-RT R020
7221 Rodriguez Wilson C
Rodriguez Falcia C
+ CANAL ST INTERSECTS
+ COOPER LN ENDS
7276 AGE-LINK OF LEE COUNTY indivd family svcs 433-3900
COMMUNITY COORD COUNCIL OF LEE indivd family svcs 433-9957
+ DUERA MAE DR ENDS
+ HAGER CT ENDS
7360 Merano Kevin M
7364 Williams Lee A Sr & Mae 489-4902
BUSINESSES 2 HOUSEHOLDS 9

CONDADO CT (FORT MYERS)-FROM 177 WECUWA DR EAST
ZIP CODE 33912 CAR-RT R065
135 Woolf Richard R & Marie 481-7623

CONFERENCE DR
8931 Ludden Ed J
Ludden Patricia J
BUSINESSES 1 HOUSEHOLDS 1

CONGDOON RD (FORT MYERS)-FROM 7123 SHANNON BLVD SOUTHWEST
ZIP CODE 33906 CAR-RT R076
7121 Bears Lucille J
SUB AQUATIC SAFETY SERVICES FLORIDA svcs edct svcs 940-9277
7121 A Hoffmann Patricia S
7122 Matheny Tommy R & Carol
7135 Not Verified
7142 Drake Jean M
7146 Lawrence Christian
7165 Not Verified
7178 Hajdamacha Daniel J & Linda
+ COCA SABAL LN ENDS
BUSINESSES 1 HOUSEHOLDS 8

CONGRESS ST (FORT MYERS)-FROM 2434 CORTEZ BLVD SOUTH
ZIP CODE 33901 CAR-RT C002
2472 MEDICAL ANSTHESIA PAIN CONS PA medical clinic 332-5344
+ FRANKLIN ST INTERSECTS
2524 Mathena Steven G
1 Hunt Prudy 337-5157
1 Not Verified
2 Hauser Christopher B
2 Hauser Carol B
4 Barnes Roberta M
6 Nafke Ronald L & Peggy
7 Noble Jeffrey F 332-2585
2540 COMMERCE REALTY real est agts/mgrs 337-1598
2542 Lowe Susan C
2544 Crum Kevin G 334-9204
2548 Woodham Guy M 337-5052
Woodham Isabel V 337-5062
2550 Gauthier Robert Jr
2558 Vandergrieff Angle 332-4125
2560 Not Verified
+ LLEWELLYN DR INTERSECTS
+ JEFFCOTT ST BEGINS
BUSINESSES 2 HOUSEHOLDS 13

CONGRESSIONAL CT (FORT MYERS)-FROM 10499 LAKEWOOD SHORES CIR SOUTH
ZIP CODE 33903 CAR-RT R040
19200-19203 Not Verified (2 Hse)
19207 South W S
19208 Weisbecker Albert J & Gladys 543-9748
19211 Mysko Joseph P 731-2304
19212 Bower Jack L 731-8365
Bower Betty J 731-8365
Wien John L
19216 Alger Phyllis L
19219 Macaro Thomas L
Macaro Thomas M 731-1307
19220 Vick Floyd H & Marilla 731-5621
19223 Foy Thomas R & Joyce 731-2579
19224 Jacob Dolores R & Edward 731-5927
19227 Dehaven Joseph J & Mildred 731-1806
19231 Not Verified
19232 Hayden Charles W & June 543-6805
19235 Sweet Douglas P
Sweet Samuel L
19236 Chiasson Guy
19239 Ruddy John F
19240 Harker Royce K 731-6752
Harker Bernice I 731-6752
19243 Wiggins William R 731-8733
19244 Not Verified
19245 Parlo Georgianna
Parlo Mel
19247 Daun Dorothy 731-1847
19251 Not Verified
19252 Gottron Edward L 731-1194
19255 Carter Jean E 731-5529
Carter Robert F 731-5529
19256 Shaw Wilbert R 731-3109
Shaw Jane 731-3109
19259 Detrow H W 567-0974
19260 McHenry Jean C 731-5959
McHenry George E Jr 731-5959
19263 Byrne Thomas J 731-1008
19264 Vancampen Charles 543-7003
19267 Lawless Charles A 731-5156

CONGRESSIONAL CT
19268 Swab James E & Mary 731-3460
19291 Stryker William C 731-5321
Stryker Mary A 731-5321
19294 Not Verified
19295 Colburn Elsie R 731-8620
Colburn Robert B 731-8620
19298 Not Verified
19299 Platevoet Andre J 731-6376
19302 Savitt Nancy L 543-7643
Savitt David F 543-7643
19303 Waleh Frances 731-5288
19306 Frombach Margaret A 731-1872
19307 Not Verified
19310 Rosebaugh Catherine A 731-5541
19311 Weston William D & Joan 731-2855
19314 Moore Robert D & Marilyn
19315 Vogt Arthur J & Constance 543-3116
19318 Cambra John Jr
Richard Joan M
19322 Stanton Charles F & Barbara 731-2711
19323 Baron Paul C 731-5347
19326 Lechner William T 731-5017
19327 Carlin Adeline R
19331 Not Verified
19335 Andruonis Robert C 731-1844
19338-19339 Not Verified (2 Hse)
19342 Guthrie Mary S 731-1330
19343 Kreil Floyd J 731-5341
Kreil Joyce E 731-5341
19346 Mitchell Eugene H
19347 Wallis Mary L 543-7615
19350 Spurlock Paul L 731-1699
Spurlock Carol L 731-1699
19354 Marchione Lawrence P & Cecelia
19358 Calcagni Edwin G 731-1325
19361 Not Verified
19362 Ashmus Helen 543-3474
19365 Smith Richard R 731-8799
Smith Margaret 731-8799
19366 Coffey David E 731-9776
Coffey Judith I 731-9776
19369 Not Verified
19370 Bush Richard G 731-1956
19373 Tapsek Andrew 731-1391
19374 Maurer Richard J & Margaret 731-2450
19378 Howard R W 731-5906
Howard Elsie L 731-5906
19381 Olds Robert 731-6618
19382 Lewis Jan G 731-1358
19385 Gargano Florence M 731-2112
Gargano Louis R 731-2112
19388 Bradley Winifred R 731-5354
Bradley Wendy R 731-5354
19389 Not Verified
19390 Weber Eunice S 731-2406
Weber Lorne W
19394 Not Verified
19397 Jensen Curtis W & Evelyn 731-2406
19398 Hemphill Linda M 731-5478
19401 Vandyke Debra J 731-5478
Vandyke Raymond L 731-5478
19402 Spear Virginia K 731-2966
19405 Smith Max A 731-1939
19406 Not Verified
19409 White William J & Betty 731-9513
19410 Manderfeld Frances A 731-2961
Manderfeld Thomas R 731-2961
19413 Miller Donald L & Ruth 731-5960
19414 Whitmore Fred C 731-5815
19417 Warner William H
19418 Reese Samuel C & Shirley
HOUSEHOLDS 100

CONNECTICUT AVE (FORT MYERS)-FROM 135 MADONNA DR NORTH
ZIP CODE 33905 CAR-RT C021
134 McQuiston Patricia A
McQuiston Keith A Jr
140 Inthasane Kongkeo N 694-5642
Inthasane Leuth 694-5642
Soundara Bounmy
141 Pendarvis Percy L 694-2330
Pendarvis Barbara P 694-2330

1997

01 Sykes Shirley L [1] 239-433-0829
01 Sykes Chas 239-433-0829
02 Linda S [1]
03 Eiland Tamy
03 Macteed Rose P [2]
04 Malosa Rosa S [2] 239-481-7281
05 da Donald F [1] 239-489-1673
06 Janda Patricia B 239-489-1673
06 Not Verified
06 Guire Carol A & Richard C [2]
07 239-590-6718
08 William D & Constance D [2]
09 239-415-0508
10 Gillaspie Manford G & Bonnie D [1] 239-433-4781
11 Nashburn Barbara J
11 Carwein Stephen J & Carwein Karol
11 Becker James E & Betty J [1] 239-985-0417
12 Doulton Roger S & Suzanne B [2] 239-482-3946
12 Gister Robert P & Nanette S [2] 239-415-8713
13 Not Verified
13 Baumgart Helmut [2] 239-482-1378
14 Maselli Lori A [1]
14 Holdgrafer James F [1]
14 Holdgrafer Harriet F
14 Swain Louise S [1]
14 Swain Allen N Jr
14 Poland Mildred A [2] 239-267-9858
15 vinem Joan E [2]
15 oran Joseph J & Mary M [1]
15 Not Verified
15 Hughes Julie B [1] 239-481-2170
15 Price Thaddeus J & Tad J [1]
15 Not Verified
15 aine Robert B & Irene K [1] 239-482-7830
HOUSEHOLDS 37
CONFERENCE DR (FORT MYERS)-FROM 1119
01 1ST
01 ER AVE CONTINUES
02 JOE 33901 CAR-RT C017
2420 AUTOMATED CONTROL SYSTEM
electric contractors 239-275-9227
TRITT MILLER SMALL ENGINE
IPR engines- rebuilding & rpr
239-277-1255
CONLEY MOTORLAND auto difrs-
used cars 239-418-0707
FLORIDA USED SVC EQUIPMENT
auto rpr/serv- equip/supl
239-275-3873
MOTORGUIDE WARRANTY SVC
warranty programs- extended
239-939-5776
1 SMITH MARINE ENTERPRISES
boat equip/supl
AFFORDABLE DRYWALL INC
dry wall contractors 239-418-1848
8 INNOVATIVE MOTORWERKES
auto rpr & serv 239-939-1448
13 INDEPENDENTLY VOLVO auto
rpr & serv 239-275-2020
William Branch O
DSR OF FT MYERS auto rpr & serv
239-936-6227
SOUTH FORK CORP nonclassified
establishments 239-274-5488
J-HAUL CO truck renting & lease
239-275-3456
ACTION AUTOMOTIVE SVC auto
rpr & serv 239-939-4994
BUSINESSES 13 HOUSEHOLDS 1
DORSE DR (FORT MYERS)-FROM 4899
01 COLUS DR CONTINUES
01 JOHNSON ST INTERSECTS
01 JOHNSON ST CONTINUES
01 JOE 33908 CAR-RT R020
Calderon Wilson & Orlando M [1]
01 CAL ST INTERSECTS
01 CAL ST CONTINUES
01 Rodriguez Gladys [1]
01 Rodriguez Carlos J 239-433-0214
01 Rivera Roberto M [1] 239-433-0214
7360 Vargas Luz M [2]
7364 736 Williams Lee A Sr [1]
239-415-1273
7369 MT PLEASANT MISSIONARY
religious org 481-0001
BUSINESSES 6 HOUSEHOLDS 5
CONDADO CT (FORT MYERS)-FROM 179
WECUWA DR EAST
* ZIP CODE 33912 CAR-RT R066
135 Arnett John D Sr & Carol A [2]
239-415-9664
136 Dubbs Duane A [1]
Dubbs Bradley A
137 Packer L [1] 239-481-8052
138 Matthews Douglas H & Barbara M
[1]
139 Kellman James H [1]
140 Salanda June R [2] 239-985-0417
141 Bockman Joseph W Sr & Carolyn S
[1] 239-437-4759
142 Wilson Gordon & Bonnie [2]
239-267-6289
143 Mathison Donald & Margaret
[1] 239-985-0143
HOUSEHOLDS 9
CONDELL AVE (LEHIGH ACRES)-FROM 1959
COY AVE NORTHEAST
+ CHURCHILL AVE BEGINS
+ SUNSET RD INTERSECTS
+ COLE AVE BEGINS
+ COLE AVE BEGINS
+ CURRY AVE ENDS
+ COY AVE ENDS
+ COY AVE BEGINS
+ CRAWFORD AVE INTERSECTS
CONFERENCE DR (FORT MYERS)-FROM 8899
BOARDROOM CIR EAST
+ S POINTE BLVD CONTINUES
* ZIP CODE 33919 CAR-RT C072
8791 1 GULFPPOINT CONSTRUCTION
CO construction- heavy projects
239-768-1800
8931 1 FAWCETT TOD R DDS dentists
239-433-4747
2 FIRST FLORIDA BANK LOAN
OFFICE loans 239-466-4545
3 WARNER CHIROPRACTIC
CARE chiropractors dc
239-489-2225
4 TERRY A KEITH INSURANCE
insurance 239-482-3040
6 FIRST AMERICAN TITLE INS CO
insurance-title 239-482-3611
7 LUDDEN INSURANCE insurance
239-437-5800
+ BOARDROOM CIR ENDS
8961 ACCOUNTING PLACEMENT
SOLUTIONS employment agencies/
opportunit 239-433-1086
L GAIL MARKHAM CPA CFP CVA
accountants 239-433-5544
MARKHAM NORTON STROEMER
& CO accountants
MNS FINANCIAL MANAGEMENT
financial planning consultants
239-454-1117
Stroemer John H [1] 239-433-5554
BUSINESSES 11 HOUSEHOLDS 1
CONGDON RD (FORT MYERS)
* ZIP CODE 33908 CAR-RT R102
7121 Berlin Thomas 239-590-3825
Hutchinson Brandon
A Mesmer Jesse P [2]
A Mesmer Jean
B Not Verified
7121 B Topliff Jack E Jr & Kathleen A [2]
TOPLIFF PAINTNG painters
239-433-4655
7122 Matheny Tommy R & Carol L [1]
7135 Not Verified
7142 Ryan Charles G & Mary M
239-481-3333
7146 Lawrence Christian A [2]
239-267-1064
Lawrence Kristen 239-267-1064
Lawrence Paul 239-454-4182
7165 Dougherty Sharon A [1]
7178 Hajdamacha Daniel J & Linda J [2]
239-590-0738
5317 TOOLEY Jesse A & Juana G [1]
5318 Dooley Lee A & Matt A [1]
239-541-1124
5321 Lapikas Joseph W Jr & Renee A [2]
5322 Hessney Thomas R & Janice M [1]
941-945-1179
5325 JTC TRANS-COM transcribing serv
239-540-7777
Krasnow James S [1]
5326 Johnston Phillip L
Johnston Ann
5331 Bartuccelli Josephine [1]
239-540-4542
Rose Lucien C & Carol C [2]
5332 White Allen J Sr & Sandra M [1]
239-542-0743
5335 Not Verified
5339 Carter Alfred H & Gwendolyn C [2]
5340 GLOBAL MANAGEMENT OF SW
FL mgmt serv 239-945-7129
Prock J 239-540-1422
5344 Canestraro Joseph E & Denise W
[1]
5345 Hentze Rolf B [1] 239-945-6485
5348 Klattborg Kathy 239-541-2648
Stadberg Christer K [2]
5351 Budde Caryl J Jr [2] 239-542-7591
Budde Ana 239-542-7591
5352 GOOD TIMES AMUSEMENT
GAMES vending mach
239-542-2232
5356 Theriault Rene C [2]
239-549-9414
5357 Bohs William J & Annette E [1]
239-549-4565
5360 Koch Torsten [1] 239-945-7999
Koch Diana 239-945-7999
5361 Hawkins James G [1]
Hawkins Jon W 239-542-1686
5366 Malzer Dwe K [2]
Malzer Maria
5370 GULF COAST PROPERTIES OF
SW FL real estate 239-466-9266
Milano Robert F [1]
Milano Kristin M 239-540-0145
5374 Gotz Jens [2] 941-549-6107
BUSINESSES 4 HOUSEHOLDS 31
CONGRESS AVE (LEHIGH ACRES)-FROM
1601 11TH ST W NORTH
+ 8TH ST W CONTINUES
+ 9TH ST W INTERSECTS
+ 9TH ST W CONTINUES
* ZIP CODE 33936 CAR-RT R009
904 Howard David W [1]
Howard Leslie M
906 Not Verified
910 Mendez Adriel
913 Lopez Juana
921 Krupp Robert A Jr & Michelle J [1]
239-369-7373
+ 10TH ST W INTERSECTS
1003 Saavedra Luis
1008 Not Verified
1009 Davila Roger A
Davila Luz
1014 Moore Joseph [1] 239-303-1655
Moore Cherie M 239-303-1655
1016 Houghtaling John D [2]
+ 11TH ST W INTERSECTS
1107 Bucknor Ivet
James Winston
James Kenisha
1115 Coulter Troy
1119 Elliott Anthony
Elliott Claudia
+ E 12TH ST W INTERSECTS
+ 13TH ST W INTERSECTS
+ 13TH ST W INTERSECTS
1303 Devilme Frantz
Devilme Dania
1309 Anderson Marcia
+ 14TH ST W INTERSECTS
+ 14TH ST W INTERSECTS
1420 Murray Ralph
Murray Viveen
+ 15TH ST W INTERSECTS
+ 15TH ST W CONTINUES
1512 Regal William
1514 James Pansy
+ 16TH ST W CONTINUES
1615 Topey Mollivette
5372 HOWARD LANE (FORT MYERS)
239-693-7898
2524 Maddox Charles E
Maddox S
1 Grist Jason A [1] 239-334-2350
2 Hauser Christopher B [2]
239-479-7879
3 - 7 Not Verified (5 Apts)
2538 Moore Millie
2542 Not Verified
2544 Reichel Heather L
2546 Not Verified
2550 Barattini Joseph
Mulloy Timothy P [1]
Mulloy Angel
2558 Sanchez Gerardo 239-334-3634
2560 Lopez Alfredo T Sr
Lopez Gildardo L Jr
BUSINESSES 1 HOUSEHOLDS 16
CONGRESSIONAL CT (NORTH FORT MYERS)
* ZIP CODE 33903 CAR-RT R040
19200 Not Verified
19203 Robinson Robert F [2]
Robinson Barbara A 239-731-0397
19204 Shockey George & Brenda
239-543-8759
19207 Mayette Duane 239-731-8927
19208 Caldwell Patricia
19211 Mysko Joe P [1] 239-731-2304
19212 Not Verified
19216 Sturgis Robert & Carolyn [1]
19219 Not Verified
19220 Vick Floyd H & Marilla C [1]
19223 Foy Joyce E & Thomas R [1]
239-731-2579
19224 Jacob Edward O Jr & Dolores R
[1] 239-731-5927
19227 Dehaven Mildred C [1]
Dehaven Elza 239-731-1806
19231 Not Verified
19235 Luthardt William E Sr [1]
Luthardt Dorothy J
19236 Chiasson Guy [1]
239-543-3891
19239 Ruddy John F & Charlotte [1]
239-543-0981
19240 Harker Royce K & Bernice I [1]
19243 Not Verified
19244 Parlo John [1] 239-567-2131
Parlo Mel G 239-567-2131
19245 Not Verified
19247 Daun Herbert & Dorothy E [1]
239-731-1847
19248 Hillmiere Marilyn [1]
239-731-7780
19251 Masters Bryce M & Arlene P [1]
239-731-5263
19252 Gottron Edward L [1]
19255 Carter Robert F & Jean E [1]
239-731-5529
19256 Shaw Wilbert R [1]
239-731-3109
Shaw F J 239-731-3109
19259 Detrow Romonta [1]
239-567-0974
Detrow H W 239-567-0974
19260 McHenry George E [1]
239-731-5959
McHenry Catherine J
239-731-5959
19263 Byrne Thomas J [1]
239-731-1008
19264 Goss Paul A [1] 239-543-8254
Goss Carol L 239-543-8254
19267 Lawless Charles A [1]
239-731-5156
Lawless Loretta M 239-731-5156
19268 Stare James K
19271 Brice Louise L [1]
239-731-5458
19272 McKay Patricia E [1]
239-731-3479
19275 McNeil John V & Jane F [1]
239-543-5320
19276 Stephens John H & Elizabeth M
[1] 239-731-5589
19279 Binder Susan J [2]
19280 Not Verified
19283 Fischer Jermain E & Janet J [1]
239-731-1854
19284 Not Verified
19287 Kubiak Eugene C & Gloria L [1]
239-731-3532
19310 Felvaggio Peter V & Kathryn A [1]
239-543-6
19311 Charboneau David & Nancy [2]
239-567-6
19314 Not Verified
19315 Nehez Attila & Susan
239-543-6
19318 Johnson Frances E [1]
Richardi Joan R [1]
239-567-6
19322 Not Verified
19323 Rommel Billy G 239-543-6
Rommel Jean 239-543-6
19326 Lechner William T [1]
239-731-6
19330 Moseley Denise M 239-543-6
19331 Fraikor A L 239-543-6
19334 - 19335 Not Verified (2 Hses)
19338 Haas Fritz [1]
Haas Leona S
19339 Cornell Harold M & Miriam A [1]
239-731-6
19342 Kinsler Donald J & Gladys J [1]
239-731-6
19343 Kreil Floyd J & Joyce E [1]
19346 Mitchell Eugene H [1]
19347 Wallis Mary L [1] 239-543-6
19350 Spurlock Paul L [1]
239-731-6
Spurlock Carol L 239-731-6
19354 Not Verified
19358 Calcagni Edwin G & Geraldine [1]
239-731-6
19361 Oldham Keith W & Rosalie G [1]
239-731-6
19362 Wirzburger Robert J & Judith A
[1] 239-543-6
19365 Smith Richard R & Margaret J [1]
239-731-6
19366 Not Verified
19369 Gifford Jack R [1]
239-731-6
19370 Not Verified
19377 Lindquist L 239-543-6
19378 Howard R W [1] 239-731-6
19381 Not Verified
19382 Lewis Jane G [1] 239-731-6
19385 Gargano Louis R & Florence M
[1] 239-731-6
19386 Bradley Winifred R [1]
239-731-6
Bradley Wendy R 239-731-6
19389 - 19390 Not Verified (2 Hses)
19393 Armbruster Florence M [1]
239-731-6
19394 Platania Anthony A Sr & Mary J
[1] 239-567-6
19397 Hart Idamae L [2]
19398 Hemphill Linda M [1]
19401 Vandyske Raymond L [1]
239-731-6
Vandyske Debra J 239-731-6
19402 Spear Virginia K [1]
239-731-6
19405 Smith Max A [1] 239-731-6
19406 - 19409 Not Verified (2 Hses)
19410 Manderfeld Stanley A [1]
239-731-6
Manderfeld Thomas R
239-731-6
19413 Not Verified
19414 Boies Wilma J [1] 239-567-6
Boies Harry A 239-567-6
19417 Warner Aliene F [1]
Warner Marjorie S
19418 Reese Samuel C & Shirley S [1]
239-731-6
HOUSEHOLDS 1
CONNECTICUT AVE (FORT MYERS)-FROM
101 CHARLES ST NORTH
+ MADONNA DR CONTINUES
* ZIP CODE 33905 CAR-RT C021
133 Hurd Myron M
Hurd Constance
134 McQuiston Keith A Jr [2]
239-693-6
140 Inthasane Lauth S [1]
Inthasane Vannaxay X
141 Pendarvis Barbara P & Percy L [1]
239-694-6
144 Singleton Susan M [1]
239-693-6
150 Arlequin Richard [1] 239-693-6
154 Evers Fred J Jr [2] 239-694-6

2003

ENVIRONMENTAL DATA REPORT

Standard ASTM Research+
Matheny Site
7122 Congdon Road
Fort Myers, Florida
Client Project #: 05-203

Prepared For:

Steele Environmental Consulting, Inc.
4164 King Richard Drive
Sarasota, FL 34232

Prepared By:

ENVIRONMENTAL DATA MANAGEMENT, INC.
14100 Walsingham Road, Suite 31
Largo, Florida 33774

Friday, May 27, 2005

Friday, May 27, 2005

Client Project #: 05-203

Rick Steele
Steele Environmental Consulting, Inc.
4164 King Richard Drive
Sarasota, FL 34232

Subject: **Standard ASTM Research+ -- EDM Project #: 16736**

Dear Mr. Steele:

Thank you for using Environmental Data Management, Inc. The following report provides the results of our environmental data research that you requested for the following location:

**Matheny Site
7122 Congdon Road
Fort Myers, Florida**

The following is a summary of the components contained within this report:

- **Executive Summary** - a listing of the databases searched, search distance criteria and the number of sites identified for each database.
- **Map(s) of Study Area** - show the location of sites identified relative to the subject property. These sites are labeled with Map ID Numbers, used to correlate the map symbols with data detail within the report. *A non-mapped option is available.*
- **Summary Table** - summary information concerning the records identified within your study area. The table provides corresponding Map ID numbers, the site's Permit or Facility I.D. Number, the site's name and address and the government database(s) on which the site was listed.
- **Site Detail Reports** - data detail for each record identified. Grouped by database listing or by Map ID.
- **Proximal Records Table** - summary information listing potentially relevant sites identified just beyond the search criteria. These records may account for instances where a regulated site's boundary extends into the study area but its address is outside of the search radius or where the site is mis-mapped slightly.
- **Non-Mapped Records Table** - lists those government records that do not contain sufficient address information to plot within our GIS system, but may still exist within your study area.
- **Ancillary Information** - may include Title Search Report, City Directory Records or other additional research records.

At EDM we take great pride in our work, and continually strive to provide you with the most thorough and comprehensive service available. We accomplish this by manually screening your report against both computerized and hard copy maps, as well as additional address sources. This manual effort may add more time and effort to your report preparation, but we think a more thorough and accurate result is worth it. After all, what's the value of inaccurate information?

Thank you again for selecting EDM as your data research provider. Should you have any questions regarding this report or our service, please feel free to contact us. We appreciate the opportunity to be of service to you and look forward to working with **Steele Environmental Consulting, Inc.** in the future.

ENVIRONMENTAL DATA MANAGEMENT, INC.

Agency List Descriptions

US Environmental Protection Agency (USEPA)

Comprehensive Env Response, Compensation & Liability Information System List(CERCLIS)

The US EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) is the Superfund database used to track facilities and/or locations that the USEPA is investigating to determine if an existing or threatened release of hazardous substances is present.

Agency File Date: 3/22/2005

Received by EDM: 4/4/2005

EDM Database Updated: 4/8/2005

RCRIS Handlers with Corrective Action(CORRACTS)

The US EPA Corrective Action Sites (CORRACTS) database is a listing of hazardous waste handlers that have undergone RCRA corrective action activity. This information is compiled by the EPA Regional and State RCRA program personnel, as well as the RCRA facilities themselves.

Agency File Date: 1/10/2005

Received by EDM: 2/10/2005

EDM Database Updated: 2/19/2005

Emergency Response Notification System List(ERNS)

The Emergency Response Notification System (ERNS) is a database used to store information on the notification of oil discharges and hazardous substance releases. The ERNS program is a cooperative data sharing effort among the EPA, DOT and the National Response Center (NRC).

Agency File Date: 1/26/2005

Received by EDM: 3/8/2005

EDM Database Updated: 3/15/2005

Archived Cerclis Sites(NFRAP)

The US EPA NFRAP list contains archived data on CERCLIS sites where the EPA has completed assessment activities and determined no further steps to list the site on the NPL will be taken. These NFRAP sites may be reviewed by the states in which they are located to determine if they should be returned to CERCLIS because of newly identified contamination problems at the site.

Agency File Date: 3/22/2005

Received by EDM: 4/4/2005

EDM Database Updated: 4/8/2005

RCRA-LQG,SQG,CESQG and Transporters(NONTSD)

The EDM NONTSD list is a subset of the US EPA RCRIS list and identifies facilities that generate and transport hazardous wastes. These facilities may be Large Quantity Generators (LQG), Small Quantity Generators (SQG), Conditionally Exempt SQG's (CESQG) as well as "Non-Notifiers" and "Non-Handlers".

Agency File Date: 1/10/2005

Received by EDM: 2/2/2005

EDM Database Updated: 2/19/2005

National Priorities List(NPL)

The US EPA National Priorities List (NPL) contains facilities and/or locations where environmental contamination has been confirmed and prioritized for cleanup activities. The NPL was devised as a method for the EPA to prioritize these sites for the purpose of taking remedial action as funded by the Hazardous Waste Substance Superfund program.

Agency File Date: 3/22/2005

Received by EDM: 4/4/2005

EDM Database Updated: 4/8/2005

RCRA-Treatment, Storage and/or Disposal Sites(TSD)

The EDM TSD list is a subset of the US EPA RCRIS list and identifies facilities that Treat, Store and/or Dispose of hazardous waste.

Agency File Date: 1/10/2005

Received by EDM: 2/2/2005

EDM Database Updated: 2/19/2005

Florida Department of Environmental Protection (FDEP)

Leaking Underground Storage Tanks List(LUST)

The FDEP LUST list identifies facilities and/or locations that have notified the FDEP of a possible release of contaminants from petroleum storage systems. This Report is generated from the FDEP Storage Tank and Contamination Monitoring Database (STCM).

Agency File Date: 3/15/2005

Received by EDM: 3/17/2005

EDM Database Updated: 3/23/2005

Solid Waste Facilities List(SLDWST)

The FDEP SLDWST identifies locations that have been permitted to conduct solid waste handling activities including Landfills, Transfer Stations and sites handling Bio-Hazardous wastes. Sites listed with "##" after the GMS ID Number are historical locations, obtained from documents on record at local agencies.

Agency File Date: 3/1/2005

Received by EDM: 3/1/2005

EDM Database Updated: 3/2/2005

State Sites List(STCERC)

The STCERC is a historical listing of sites that the Florida Department of Environmental Regulation (FDER) compiled to track suspect contamination sites. This list was known as the Florida SITES list and was last updated by the FDER in 1989.

Agency File Date: 12/1/1989

Received by EDM: 4/1/1995

EDM Database Updated: 4/25/1995

State Funded Action Sites(STNPL)

The FDEP SFAS list contains facilities and/or locations that have been identified by the FDEP as having known environmental contamination and are currently being addressed through State funded cleanup action.

Agency File Date: 7/16/2004

Received by EDM: 3/7/2005

EDM Database Updated: 3/8/2005

Underground/Aboveground Storage Tanks(TANKS)

The FDEP Storage Tank and Contamination Monitoring (STCM) database contains sites with registered aboveground and/or underground storage tanks containing regulated petroleum products. Please refer to the "Explanation of Florida Tank Codes" insert to interpret tank construction, monitoring and piping codes.

Agency File Date: 3/17/2005

Received by EDM: 4/4/2005

EDM Database Updated: 4/8/2005

Supplemental Databases

Florida Dry Cleaners(DRY)

The Florida Dry Cleaners List is extracted from the FDEP Storage Tank and Contamination Monitoring (STCM) database. It contains a listing of those Dry Cleaner sites (and suspected historical Dry Cleaning sites) who have registered with the FDEP for the Dry Cleaning Solvent Cleanup Program.

Agency File Date: 2/7/2005

Received by EDM: 3/1/2005

EDM Database Updated: 3/1/2005

Facility Index System List(FINDS)

The US EPA Facility Index System (FINDS) is a historical database containing an inventory of sites that are regulated by Program Offices of the EPA, such as Air, Water, and Waste. Each listed facility contains one or more "pointers" to indicate the facility's "Source Indicator". The Source Indicator represents the corresponding EPA Program Offices responsible for regulating the site.

Agency File Date:

Received by EDM: 11/23/1998

EDM Database Updated: 11/23/1998

Toxic Release Inventory System(TRIS)

The US EPA TRIS list identifies those facilities that are required to submit annual reports relative to the estimated routine and accidental release of toxic chemicals to the environment, as stipulated under current federal laws.

Agency File Date: 3/31/2003

Received by EDM: 3/11/2004

EDM Database Updated: 3/17/2004

EXPLANATION OF FLORIDA TANK CODES

CONSTRUCTION TYPE CODES

A = BALL CHECK VALVE
B = INTERNAL LINING
C = STEEL
D = UNKNOWN
E = FIBERGLASS
F = FIBERGLASS-CLAD STEEL
G = CATHODIC PROTECTION-SACRIFICIAL ANODE
H = CATHODIC PROTECTION -IMPRESSED CURRENT
I = DBL WALL/SINGLE MATERIAL
J = SYNTHETIC LINER IN TANK EXCAVATION
K = AST CONTAINMENT: CONCRETE /SYNTHETIC MATERIAL AREA
L = COMPARTMENTED
M = SPILL CONTAINMENT BUCKET
N = FLOW SHUT OFF
O = TIGHT FILL
P = LEVEL GAUGES, HI LEVEL ALARMS
Q = OTHER DER APPROVED PROTECTION METHOD
R = DBL WALL/DUAL MATERIAL/ (TANK "JACKET")
S = OTHER DEP APPROVED SECONDARY CONTAINMENT SYSTEM
T = SMALL USE TANK
U = FIELD ERECTED TANK
V = PIPELESS UST W/SECONDARY CONTAINMENT
W = BUILT ON SUPPORTS
X = CONCRETE
Y = POLYETHYLENE
Z = OTHER DEP APPROVED TANK MATERIAL

PIPING TYPE CODES

A = ABOVE GROUND-NO CONTACT W/SOIL
B = STEEL OR GALVANIZED METAL
C = FIBERGLASS
D = EXTERNAL PROTECTIVE COATING
E = CATHODIC PROTECTION (SACRIFICIAL ANODE/IMPRESSED CURRENT)
F = DBLWALL/SINGLE MATERIAL
G = SYNTHETIC OR BOX/TRENCH LINER
H = AIRPORT/SEAPORT HYDRANT SYSTEM
I = SUCTION PIPING SYSTEM
J = PRESSURIZED PIPING SYSTEM
K = DISPENSER LINERS
L = BULK PRODUCT SYSTEM
M = DOUBLE WALL / DUAL MATERIAL (PIPE "JACKET")
N = APPROVED SYNTHETIC MATERIAL
O = SEVERE VIOLATION
P = INTERNAL PIPING WITHIN INTERNAL SUMP RISER
V = VIOLATION
X = NO PIPING ASSOCIATED WITH TANK
Y = UNKNOWN
Z = OTHER DEP APPROVED PIPING MATERIAL

LEAK MONITORING CODES

1 = CONTINUOUS ELECTRONIC SENSING EQUIPMENT
2 = VISUAL INSPECTIONS OF PIPING SUMPS
3 = ELECTRONIC MONITORING OF PIPING SUMPS
4 = VISUAL INSPECTIONS OF DISPENSING LINERS
5 = ELECTRONIC MONITORING OF DISPENSER LINERS
6 = EXTERNAL PIPING MONITORING
7 = AUTOMATICALLY SAMPLED WELLS
8 = MANUALLY SAMPLED WELLS
A = SITE SUITABILITY PLAN
B = SITE SUITABILITY PLAN EXEMPTION
C = GROUNDWATER MONITOR PLAN
D = SPCC PLAN
E = INTERSTITIAL MONITORING UST LINERS
F = INTERSTITIAL SPACE-DOUBLE WALL TANK
G = ELECTRONIC LINE LEAK DETECTOR W/FLOW SHUTOFF
H = MECHANICAL LINE LEAK DETECTOR
I = NOT REQUIRED-SEE RULE FOR EXEMPTIONS
J = INTERSTITIAL MONITORING-PIPING LINER
K = INTERSTITIAL MONITORING- DOUBLE WALL PIPING
L = AUTOMATIC TANK GAUGING SYSTEM (USTS)
M = MANUAL TANK GAUGING SYSTEM (USTS)
N = GROUNDWATER MONITORING SYSTEM
O = VAPOR MONITORING SYSTEM
P = VAPOR MONITORING W/DILUTION PROCEDURES
Q = VISUAL INSPECTION OF AST SYSTEMS
R = INTERSTITIAL MONITORING OF TANK BOTTOM
S = STATISTICAL INVENTORY RECONCILIATION (SIR/USTS)
T = ANNUAL TIGHTNESS TEST WITH INVENTORY (UST)
U = BULK PIPING PRESSURE TEST
V = SUCTION PUMP CHECK VALVE
W = FIBER-OPTIC TECHNOLOGIES
X = NONE
Y = UNKNOWN
Z = OTHER DEP APPROVED MONITORING METHOD

Executive Summary

Client Information	Project Information
Rick Steele Steele Environmental Consulting, Inc. (941) 378-3714 Client Job No# 05-203 Client P.O. No	Standard ASTM Research+ Matheny Site 7122 Congdon Road Fort Myers, Florida EDM Job No# 16736

The following table displays the databases that were included in the research provided, the respective search distance for each database, and the number of records identified for each database.

	Search Radius (Miles)	From 0 - .13 mi	From .13 - .25 mi	From .26 - .5 mi	From .51 - 1.0 mi	Greater than 1 Mile	Totals
EPA DATABASES							
National Priorities List(NPL)	1.00	0	0	0	0	N/A	0
Comprehensive Env Response, Compensation & Liability Information System List(CERCLIS)	0.50	0	0	0	N/A	N/A	0
Archived Cerclis Sites(NFRAP)	0.50	0	0	0	N/A	N/A	0
Emergency Response Notification System List(ERNS)	0.25	0	0	N/A	N/A	N/A	0
RCRIS Handlers with Corrective Action(CORRACTS)	1.00	0	0	0	0	N/A	0
RCRA-Treatment, Storage and/or Disposal Sites(TSD)	1.00	0	0	0	0	N/A	0
RCRA-LQG,SQG,CESQG and Transporters(NONTSD)	0.25	0	0	N/A	N/A	N/A	0
FDEP DATABASES							
State Funded Action Sites(STNPL)	1.00	0	0	0	0	N/A	0
State Sites List(STCERC)	0.50	0	0	0	N/A	N/A	0
Solid Waste Facilities List(SLDWST)	0.50	0	0	0	N/A	N/A	0
Leaking Underground Storage Tanks List(LUST)	0.50	0	0	2	N/A	N/A	2
Underground/Aboveground Storage Tanks(TANKS)	0.25	0	0	N/A	N/A	N/A	0
SUPPLEMENTAL DATABASES							
Florida Dry Cleaners(DRY)	0.50	0	0	0	N/A	N/A	0
Facility Index System List(FINDS)	0.25	0	0	N/A	N/A	N/A	0
Toxic Release Inventory System(TRIS)	0.25	0	0	N/A	N/A	N/A	0

***** Disclaimer *****

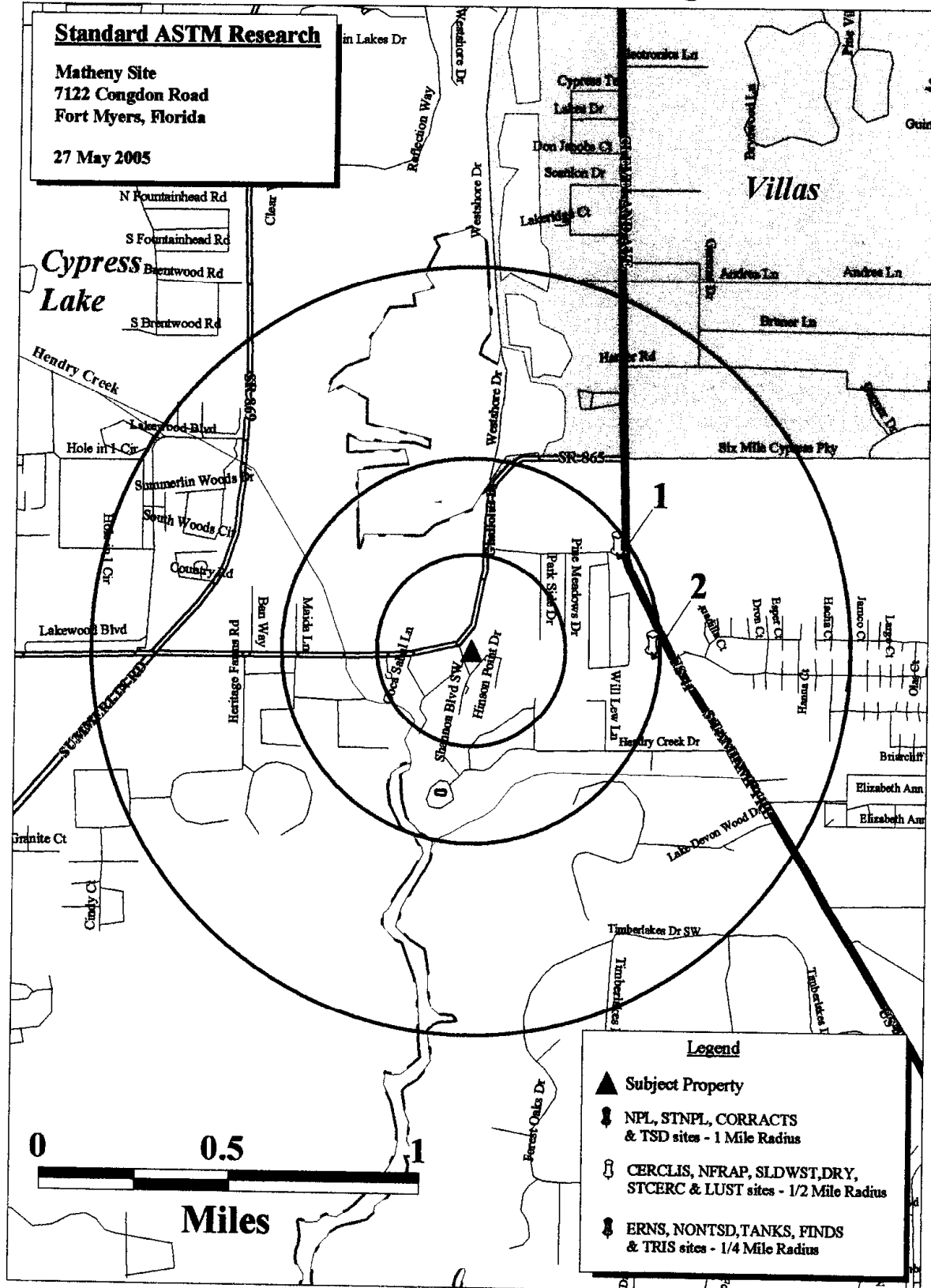
Please understand that the regulatory databases we utilize were not originally intended for our use, but rather for the source agency's internal tracking of sites for which they have jurisdiction or other interest. As a result of this difference in intended use, their data is frequently found to be incomplete or inaccurate, and is less than ideal for our use. Additionally, limitations exist in mapping data detail and accuracy. Our report is not to be relied upon for any purpose other than to "point" at approximate locations where further evaluation may be warranted. No conclusion can be based solely upon our report. Rather, our report should be used as a first step in directing your attention at potential problem areas, which should be followed up by site inspections, interviews with relevant personnel and regulatory file review. Readers proceed at their own risk in relying upon this data, in whole or in part, for use within any evaluation. The EDM Service Request Form, signed by all of our clients before EDM issues a report, contains more detailed language with regard to such limitations, the terms of which the reader must accept in their entirety before utilizing this report. If the signed contract is not available to the reader, EDM will gladly furnish a copy upon request.

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Prepared For: **Steele Environmental Consulting, Inc.**



EDM

Environmental Data Management, Inc.
 14100 Walsingham Road, Suite 31
 Largo, Florida 33774
 Tel (727) 595-8600 Fax (727) 595-8606

**** ENVIRONMENTAL DATA MANAGEMENT ****

Standard ASTM Research+

May 27, 2005

SUMMARY TABLE

Page 1 of 1

REGULATORY LISTS

MAPID#	FACILITY ID NUMBER, NAME AND LOCATION	N P L	C E R C L I P S	N E F R O S R A C T S	T S D	N S O N T S L	S S L P E W T C T	L L D S W T K S	T L A R N Y S	D R Y S	F I R E D I S
1)	8519229 MOBIL #02-487 15006 S TAMIAMI TRL FORT MYERS, FL. 339085115 DISTANCE FROM SUBJECT PROPERTY(mi) 0.45 DIRECTION FROM SUBJECT PROPERTY NE							X			
2)	8942599 HESS #09331 15150 S CLEVELAND AVE FORT MYERS, FL. 339122775 DISTANCE FROM SUBJECT PROPERTY(mi) 0.48 DIRECTION FROM SUBJECT PROPERTY E							X			

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239-339-6159

Section 35 Township 45 South Range 24 East

ENVIRONMENTAL SITE OBSERVATION GUIDE & INTERVIEW INFORMATION

**&
TRANSACTION SCREEN QUESTIONNAIRE**

Site Name: 2 Congdon Road sites

Metheny Home & vacant lot

Job No.: 05-203

Address/Location: 7122 & 7132 Congdon Road, Fort Myers Florida

Site Interview(s) with: MR Metheny

Completed by: Richard G. Steele

Signature:

Richard Steele

Date: 5/26/05

The observation guide follows the ASTM due diligence definition in scope, purpose, and intent. SEC conducts the following observations during each site reconnaissance. However, each site has unique characteristics and a standard checklist may restrict subjective analysis. Thus, notes were made and photographs were taken where necessary for each observation.

A. GENERAL SITE OBSERVATIONS

- 1. Property Description: approx. 1/2 acres () undeveloped land
 - (xx) paving & utility improvements (xx) # buildings = 2
 - () occupied (xx) unoccupied (xx) fenced
 - (xx) city sewer () septic system () floor drains
 - (xx) city water () well water (X) boundaries identified
- 2. Land Use(s): Single Family Homes / vacant
- 3. Former Land Use(s): vacant, undeveloped

B. SPECIFIC SITE OBSERVATIONS:

PROPERTY CONDITION

LOCATION AND SIGNIFICANCE

- | | |
|--|--|
| 1. Underground storage tanks vent pipes or fill caps | <u>None Observed</u> |
| 2. Aboveground storage tanks and containment | <u>None Observed</u> |
| 3. Discolored ground and/or stressed vegetation | <u>None Observed</u> |
| 4. Storage containers and/or 55 gallon drums | <u>None Observed</u> |
| 5. Liquids (standing, flowing discolored, odorous) | <u>None Observed</u> |
| 6. Odors (solvent, petroleum, etc.) | <u>None Observed</u> |
| 7. Hills, mounds, depressions, or evidence of burial | <u>None observed</u> |
| 8. Evidence of heavy equipment or truck activity | <u>None Observed</u> |
| 9. Septic Tank, drainfield, odors | <u>None Observed</u> |
| 10. Age of building(s), potential asbestos (ACM) | 1978 |
| 11. Raw materials transportation area, shipping/ receiving | <u>No evidence of contamination observed</u> |
| 12. Potentially hazardous substances used | <u>No evidence of contamination observed</u> |
| 13. Hazardous waste generation, quantity, permits | <u>None Observed</u> |
| 14. Hazardous waste treatment, storage, and disposal | <u>No evidence of contamination observed</u> |

- 15. Chemical spills, leaks, or releases and quantity None Observed
- 16. Electrical transformers or capacitors and PCB's No evidence of contamination observed
- 17. Pesticides, herbicides, pool chemical storage No evidence of contamination observed
- 18. Solid waste disposal, garbage, or dumping No evidence of contamination observed
- 19. Bodies of water; sheens discoloration, or pollution No evidence of contamination observed
- 20. Wastewater treatment operations No evidence of contamination observed

Unlisted Observations/Notes:

C. SITE VICINITY

The adjacent and nearby properties were observed for specific environmental concerns.

PROPERTY CONDITION

LOCATION AND SIGNIFICANCE

(Details, distance and direction)

Adjacent property, land use description

North:	Office
East:	Medical office
South:	S.F.H.
West:	VACANT

Other facilities suspected of potentially contaminating the site:

Dominant land uses	North:	COMMERCIAL
Industrial, residential, etc.)	East:	RESIDENTIAL
& site vicinity	South:	"
general description	West:	"

Description of Site 2 Single Family Homes / offices
 Address/Location: 7122 & 7132 Congdon Road, Fort Myers, Florida

Question	Owner	Occupants	Observed During Site Visit
1. Is the <i>property</i> used for an industrial use?	Yes No Unk_	Yes No Unk	Yes (No) Unk
2. To the best of your knowledge, has the <i>property</i> or any <i>adjoining property</i> been used for an industrial use in the past?	Yes No Unk_	Yes No Unk	Yes (No) Unk
3. Is the <i>property</i> or any <i>adjoining property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Yes No Unk_	Yes No Unk	Yes (No) Unk

Section 35 Township 45 South Range 24 East

Question	Owner	Occupants	Observed During Site Visit
4. To the best of your knowledge has the <i>property</i> or any <i>adjoining property</i> been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Yes No Unk_	Yes No Unk	Yes <u>No</u> Unk
5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, pesticides, paints or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the <i>property</i> or at the facility?	Yes No Unk_	Yes No Unk	Yes <u>No</u> Unk
6. Are there currently, or to the best of your knowledge have there been previously, any industrial <i>drums</i> (typically 55 gal (208 L) or sacks of chemicals located on the <i>property</i> or at the facility?	Yes No Unk_	Yes No Unk	Yes <u>No</u> Unk
7. Has <i>fill dirt</i> been brought onto the <i>property</i> that originated from a contaminated site or that is of an unknown origin?	Yes No Unk_	Yes No Unk	Yes <u>No</u> Unk
8. Are there currently, or to the best of your knowledge have there been previously, any <i>pits, ponds or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?	Yes No Unk_	Yes No Unk	Yes <u>No</u> Unk
9. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the <i>property</i> ?	Yes No Unk_	Yes No Unk	Yes <u>No</u> Unk
10. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the <i>property</i> ?	Yes No Unk_	Yes No Unk	Yes <u>No</u> Unk
11. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?	Yes No Unk_	Yes No Unk	Yes <u>No</u> Unk

Section 35 Township 45 South Range 24 East

Question	Owner	Occupants	Observed During Site Visit
12. Are there currently, or to the best of your knowledge have there been previously, any flooring, drains or walls located within the facility that are stained by substances other than water or are emitting foul odors?	Yes No Unk_	Yes No Unk	Yes No Unk
13. If the <i>property</i> is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?	Yes No Unk_	Yes No Unk	Yes No Unk
14. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of <i>environmental liens</i> or governmental notification relating to past or recurrent violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes No Unk_	Yes No Unk	Yes No Unk
15. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past or current existence of <i>hazardous substances</i> or <i>petroleum products</i> or environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes No Unk_	Yes No Unk	Yes No Unk
16. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of any <i>environmental site assessment</i> of the <i>property</i> or facility that indicated the presence of <i>hazardous substances</i> or <i>petroleum products</i> on, or contamination of, the <i>property</i> or recommended further assessment of the <i>property</i> ?	Yes No Unk_	Yes No Unk	Yes No Unk
17. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any <i>hazardous substance</i> or <i>petroleum products</i> involving the <i>property</i> by any owner or occupant of the <i>property</i> ?	Yes No Unk_	Yes No Unk	Yes No Unk
18. Does the <i>property</i> discharge waste water on or adjacent to the <i>property</i> other than storm water into a sanitary sewer system?	Yes No Unk_	Yes No Unk	Yes No Unk

Zoning Description

Secs. 34-655—34-670. Reserved.

DIVISION 3. RESIDENTIAL DISTRICTS

Subdivision I. In General

Sec. 34-671. General purpose and intent.

The purpose and intent of the residential districts is to permit various types of dwelling units at various densities in the urban service areas where infrastructure exists or can feasibly be extended, and to permit lower-density single-family conventional and mobile home dwelling units in nonurban areas where the services and conveniences of the urban areas are not provided. (Ord. No. 93-24, § 7(420.01), 9-15-93)

Secs. 34-672—34-690. Reserved.

Subdivision II. One- and Two-Family Residential Districts

Sec. 34-691. Purpose and intent.

(a) *RSC-1 residential single-family conservation district.* The purpose and intent of the RSC-1 residential single-family conservation district is to recognize and protect existing single-family residential developments, lots, structures and uses, previously permitted but not conformable to the regulations for other single-family residential districts set forth in this chapter, and to accommodate residential use of lawfully existing lots non-conforming under previous zoning regulations. This district may be applied to any land use category allowing residential uses set forth under the Lee Plan. This district is not available for new developments, but may be used only by property owners in existing developments that comply with the property development regulations or by the Board of County Commissioners upon its own initiative to achieve the purpose mentioned in this section.

(b) *RSC-2 residential single-family estate district.*

- (1) The purpose of the RSC-2 residential single-family estate district is to provide for a continuation of the uses created by

Resolution No. Z-70-78, adopted June 2, 1970. This resolution created an estate category (EU-1) with minimum lot size of one acre, but also allowed a guest house and servants' quarters. All property on Captiva Island formerly zoned RS-2 and subject to Resolution No. Z-70-78 has been converted to RSC-2. Other existing developments in the unincorporated area of the county may also request to be rezoned to RSC-2, provided it is appropriate.

- (2) Since this district is intended to continue the provisions of Resolution No. Z-70-78, certain use regulations and definitions will be somewhat different from the regulations found elsewhere in this chapter. For purposes of this district only, the term "family" is defined as one or more persons occupying a dwelling unit and living as a single nonprofit housekeeping unit, provided that a group of three or more persons who are not related by blood, marriage or adoption shall not be deemed to constitute a family, and further provided that domestic servants may be housed on the premises without being counted as a separate or additional family. The term "family" shall not be construed to mean a fraternity, sorority, club, monastery, convent or institutional group.

(c) *RS residential single-family districts.* The purpose and intent of the RS residential single-family district is to provide opportunities for the suitable location of detached, conventionally built single-family dwelling units and for facilitation of the proper development and protection of the subsequent use and enjoyment thereof.

(d) *TFC residential two-family conservation district.* The purpose and intent of the TFC residential two-family conservation district is to recognize and protect existing two-family residential developments, lots, structures and uses, previously permitted but not conformable to the regulations for the other two-family residential district set forth in this chapter, and to accommodate residential use of existing lots that were nonconforming under previous zoning regulations. This district is not available for new developments, but may be used only by property owners in existing

developments that comply with the property development regulations or by the Board of County Commissioners upon its own initiative to achieve the purpose mentioned in this section.

(e) *TF-1 two-family district.* The purpose and intent of the TF-1 two-family district is to designate suitable locations for residential occupancy of conventionally built duplex, two-family and single-family dwelling units and to facilitate the proper development and to protect the subsequent use and enjoyment thereof. The TF district is intended for use only within the future urban areas as designated by the Lee Plan and subject to the range of densities for each land use category accommodating residential uses.

(Ord. No. 93-24, § 7(421.01), 9-15-93; Ord. No. 96-17, § 5, 9-18-96)

(b) Exceptions and modifications to property development regulations are set forth in article VII, division 30, of this chapter.

(Ord. No. 93-24, § 7(421.03), 9-15-93)

Sec. 34-692. Applicability of use and property development regulations.

No land, body of water or structure may be used or permitted to be used and no structure may hereafter be erected, constructed, moved, altered or maintained in any one-or two-family residential district for any purpose other than as provided in section 34-694, pertaining to use regulations for one-and two-family residential districts, and section 34-695, pertaining to property development regulations for one-and two-family residential districts, except as may be specifically provided for in article VIII (nonconformities) of this chapter, or in section 34-620.

(Ord. No. 93-24, § 7(421.02), 9-15-93; Ord. No. 98-11, § 5, 6-23-98)

Sec. 34-693. Property development regulations for nonresidential uses.

(a) All nonresidential uses in the one- and two-family residential districts shall comply with the minimum lot dimensions, setbacks, maximum lot coverage and height requirements set forth for single-family dwellings in the district in which located, and shall have sufficient lot area to satisfy all open space, buffering, drainage, retention, parking and other development requirements of this chapter and chapter 10.

Sec. 34-694. Use regulations table.

Use regulations for one- and two-family residential districts are as follows:

TABLE 34-694. USE REGULATIONS FOR ONE- AND TWO-FAMILY RESIDENTIAL DISTRICTS

	<i>Special Notes or Regulations</i>	RSC-1	RSC-2	RSA	RS-1	RS-2	RS-3	RS-4	RS-5	TFC-1	TFC-2	TF-1
Accessory uses, buildings and structures:	34-1171 et seq., 34-2441 et seq. 34-3106	P	P	P	P	P	P	P	P	P	P	P
Amateur radio antennas and satellite earth stations	34-1175	Refer to 34-1175 for regulations.										
Animals (equines)	34-1291 et seq.	—	—	—	—	—	—	SE	SE	—	—	—
Docks, seawalls	34-1863	P	P	P	P	P	P	P	P	P	P	P
Fences, walls	34-1741 et seq.	P	P	P	P	P	P	P	P	P	P	P
Entrance gate, gatehouses	34-1741 et seq.	P	P	P	P	P	P	P	P	P	P	P
Nonroofed accessory structures	34-2194(c)	P	P	P	P	P	P	P	P	P	P	P
Signs in compliance with chapter 30		—	—	SE	SE	SE	SE	SE	SE	P	P	—
Accessory apartment	Note (1) & (10), 34-1177	—	—	SE	SE	SE	SE	SE	SE	P	P	—
Administrative offices		P	P	P	P	P	P	P	P	P	P	P
Aircraft landing facilities, private:												
Lawfully existing:												
Expansion of aircraft landing strip, or heliport or heliport landing pad	34-1231 et seq.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
New accessory buildings	34-1231 et seq.	P	P	P	P	P	P	P	P	P	P	P
New:												
Aircraft landing strip and ancillary hangars, sheds and equipment	34-1231 et seq.	—	—	—	—	—	—	—	—	—	—	—
Heliport	34-1231 et seq.	—	—	—	—	—	—	—	—	—	—	—
Heliport	34-1231 et seq.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Animals and reptiles												
Keeping, raising or breeding of american alligators or venomous reptiles	34-1291 et seq.	—	—	—	SE	SE	SE	SE	SE	—	—	—
Assisted living facility	Notes (2) & (14), 34-1411	—	—	—	—	—	—	—	—	—	—	P
Boat ramps	Note (8)	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE
Clubs, private		P	P	SE	SE	SE	SE	SE	SE	SE	SE	SE
Commercial fishing equipment storage as an accessory use to single-family or mobile home residence, Greater Pine Island only	34-1179	P	P	P	P	P	P	P	P	P	P	—
Communication facility, wireless	34-1441 et seq.	Refer to 34-1441 et seq. for regulations										
Community residential home	Note (14)	P	P	P	P	P	P	P	P	P	P	P
Consumption on premises	34-1261 et seq.	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE
Day care center, adult or child	Note (7), (9) & (10)	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE

	Special Notes or Regulations	RSC-1	RSC-2	RSA	RS-1	RS-2	RS-3	RS-4	RS-5	TFC-1	TFC-2	TF-1
Dwelling unit:												
Duplex	Note (10)	—	—	—	—	—	—	—	—	P	P	P
Mobile home	Note (12)	EO	EO	EO	EO	EO	EO	EO	EO	EO	EO	EO
Multiple-family building	34-3021	—	—	—	—	—	—	—	—	—	—	—
Single-family residence, conventional	Note (11)	P	P	P	P	P	P	P	P	P	P	P
Two-family attached	Note (10)	—	—	—	—	—	—	—	—	—	—	—
Townhouse		—	—	—	—	—	—	—	—	—	—	—
Zero lot line		—	—	—	—	—	—	—	—	—	—	—
Essential services	34-1611 et seq., 34-1748	P	P	P	P	P	P	P	P	P	P	P
Essential service facilities (34-622(c)(13)):												
Group I	34-1611 et seq., 34-1741 et seq., 34-2142	P	P	P	P	P	P	P	P	P	P	P
Group II	34-1611 et seq., 34-1741 et seq., 34-2142	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Excavation:												
Oil or gas	34-1651(c)	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Water retention	34-1651(b), 10-329(c)	P	P	P	P	P	P	P	P	P	P	P
Golf course	34-2471 et seq.	EO	EO	EO	EO	EO	EO	EO	EO	EO	EO	EO
Guest house	Note (10), 34-1178	—	P	—	—	—	—	—	—	—	—	—
Home care facility	Note (10)	P	P	P	P	P	P	P	P	P	P	P
Home occupation:												
No outside help	Note (13), 34-1772(c)	P	P	P	P	P	P	P	P	P	P	P
With outside help	Note (13), 34-1772(c)	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA	AA
Library	Note (10)	—	—	—	EO	EO	—	—	—	—	—	—
Marina	34-1862	—	—	EO	EO	EO	EO	EO	EO	EO	EO	EO
Models:												
Display center	34-1951 et seq.	—	—	SE	SE	SE	SE	SE	SE	SE	SE	SE
Model home	34-1951 et seq.	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE
Model unit	34-1951 et seq.	—	—	—	—	—	—	—	—	—	—	—
Parks (34-622(c)(32)), group I	Note (5)	P	P	P	P	P	P	P	P	P	P	P
Place of worship	Note (10), 34-2051	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE
Real estate sales office	Note (6)	SE	SE	SE	SE	SE	SE	SE	SE	—	—	—
Recreation facilities:												
Personal		P	P	P	P	P	P	P	P	P	P	P
Private—On-site		EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE	EO/SE
Private—Off-site		EO	EO	EO	EO	EO	EO	EO	EO	EO	EO	EO
Religious facilities	Note (3) & (10), 34-2051 et seq.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE

	<i>Special Notes or Regulations</i>	<i>RSC-1</i>	<i>RSC-2</i>	<i>RSA</i>	<i>RS-1</i>	<i>RS-2</i>	<i>RS-3</i>	<i>RS-4</i>	<i>RS-5</i>	<i>TFC-1</i>	<i>TFC-2</i>	<i>TF-1</i>
Residential accessory uses (34-622(c)(42))	Note (13), 34-1171 et seq.	P	P (4)	P	P	P	P	P	P	P	P	P
Schools, noncommercial: Lee County School District	Note (10), 34-2381	P	P	P	P	P	P	P	P	P	P	P
Other	Note (10), 34-2381	—	—	SE	SE	SE	SE	SE	SE	—	—	SE
Servant's quarters	Note (10)	—	P	—	—	—	—	—	—	—	—	—
Stable, private	34-1292	—	—	—	—	—	SE	SE	SE	—	—	—
Temporary uses	34-3041 et seq.	P	P	P	P	P	P	P	P	P	P	P

Notes:

- (1) Permitted only when accessory to a lawfully permitted single-family dwelling unit.
 - (2) New facilities of 50 or more beds, or the expansion of an existing facility that will bring the number of beds to 50 or more, requires PD zoning. See section 34-341 and Table 34-934.
 - (3) Any new facility of ten or more acres or any expansion of an existing facility to ten or more acres, requires PD zoning. See section 34-341 and Table 34-934.
 - (4) Accessory buildings and uses (to the main building) may be located closer to the front of the property than the main building but must comply with all other setback requirements for accessory buildings and uses.
 - (5) Recreational halls require a special exception approval.
 - (6) Real estate sales are limited to sales of lots, homes or units within the development. The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding three years from the date the certificate of occupancy for the sales office is issued. The director may grant one two-year extension. Additional time will require a new special exception approval.
 - (7) Family day care home exemption. The operation of a family day care home under F.S. § 125.0109 requires an exemption from the special exception requirements for child day care facilities. See section 34-203(e)(9).
 - (8) Non-commercial only.
 - (9) A day care center, owned by the entity with title to the place of worship, that is operated within the building housing the place of worship is not required to obtain special exception approval.
 - (10) Not permitted in Airport Noise Zone 3.
 - (11) Not permitted in Airport Noise Zone 3. See section 34-1006(b)(2) for exceptions.
 - (12) Not permitted in Airport Noise Zones 2 or 3. See section 34-1006(b)(2) & (3) for exceptions.
 - (13) Not permitted in Airport Noise Zone 2 or 3 unless accessory to a lawful mobile home or single-family residence. See section 34-1006(b)(2) & (3).
 - (14) Not permitted in Airport Noise Zone 3 unless pre-empted by state law.
- (Ord. No. 93-24, § 7(table 421.A), 9-15-93; Ord. No. 94-02, § 6, 1-19-94; Ord. No. 94-24, § 49, 8-31-94; Ord. No. 96-06, § 5, 3-20-96; Ord. No. 96-17, § 5, 9-18-96; Ord. No. 97-10, § 6, 6-10-97; Ord. No. 98-03, § 5, 1-13-98; Ord. No. 00-14, § 5, 6-27-00; Ord. No. 01-03, § 5, 2-27-01; Ord. No. 02-20, § 5, 6-25-02; Ord. No. 03-11, § 1, 4-8-03; Ord. No. 03-16, § 6, 6-24-03)

Sec. 34-695. Property development regulations table.

Property development regulations for one- and two-family residential districts are as follows:

TABLE 34-695. PROPERTY DEVELOPMENT REGULATIONS FOR ONE- AND TWO-FAMILY RESIDENTIAL DISTRICTS

	<i>Special Notes or Regulations</i>	<i>RSC-1</i>	<i>RSC-2</i>	<i>RSA</i>	<i>RS-1</i>	<i>RS-2</i>	<i>RS-3</i>	<i>RS-4</i>	<i>RS-5</i>	<i>TFC-1</i>	<i>TFC-2</i>	<i>TF-1</i>
Minimum lot area and dimensions:	34-2221, 34-2222, 34-2142											
Single-family detached:												
Lot area (square feet)		4,000	43,560	6,500	7,500	12,500	20,000	40,000	2 acres	6,000	7,500	7,500
Lot width (feet)		40	100	65	75	100	100	100	130	50	75	75
Lot depth (feet)		75	200	75	100	100	100	100	130	100	100	100
Duplex:												
Lot area (square feet)		—	—	—	—	—	—	—	—	6,000	7,500	10,000
Lot width (feet)		—	—	—	—	—	—	—	—	50	75	75
Lot depth (feet)		—	—	—	—	—	—	—	—	100	100	100
Two-family attached:												
Lot area (square feet)		—	—	—	—	—	—	—	—	—	—	12,000
Lot width (feet)		—	—	—	—	—	—	—	—	—	—	120
Lot depth (feet)		—	—	—	—	—	—	—	—	—	—	100
Minimum setbacks:												
Street (feet)	Notes (1) and (2), 34-2191 et seq.	10	50 (3)	Variable according to the functional classification of the street or road (see section 34-2192).								
Side yard (feet):	Notes (1) and (4), 34-2191 et seq.											
Single-family or duplex		5	10	6.5	7.5	10	12	15	15	6	7.5	7.5
Two-family		—	—	—	—	—	—	—	—	—	—	10 (3)
Rear yard (feet)	Note (1), 34-2191 et seq.	10	20	20	20	20	20	20	20	20	20	20
Water body (feet):	34-2191 et seq.											
Gulf of Mexico		50	50	50	50	50	50	50	50	50	50	50
Other		10	25	25	25	25	25	25	25	25	25	25
Special regulations:												
Animals, reptiles, marine life	34-1291 et seq.	Refer to the section specified for exceptions or additions to the minimum setback requirements listed in this table.										
Consumption on premises	34-1261 et seq.											
Docks, seawalls, etc.	34-1863 et seq.											
Essential services	34-1611 et seq.											
Essential service facilities (34-622(c)(13))	34-1611 et seq., 34-2141 et seq.											
Fences, walls, gatehouses	34-1741 et seq.											
Nonroofed accessory structures	34-2194(c)											
Railroad right-of-way	34-2195											
Maximum height (feet)	34-2171 et seq.	35	35	35	35	35	35	35	35	35	35	35
		Note: Bonita Beach, Captiva, San Carlos Island, Gasparilla Island conservation district, Greater Pine Island and areas within the airport hazard zone have special limitations (see section 34-2171 et seq.)										
Maximum lot coverage (percent of total lot area)		45%	25%	45%	40%	40%	40%	40%	40%	45%	40%	45%

Notes:

- (1) Modifications to required setbacks for collector or arterial streets, or for solar or wind energy purposes, are permitted by variance only. See section 34-2191 et seq.
- (2) Special street setbacks apply to portions of Colonial Boulevard and Daniels Road. Refer to section 34-2192(b).
- (3) Accessory buildings and uses can be located closer to the front of the property than the main building, but must comply with all other setback requirements for accessory building uses.
- (4) No side yard setback required from common side lot line for two-family attached.
(Ord. No. 93-24, § 7(table 421.B), 9-15-93; Ord. No. 94-24, § 50, 8-31-94; Ord. No. 96-06, § 5, 3-20-96)

Secs. 34-696—34-710. Reserved.