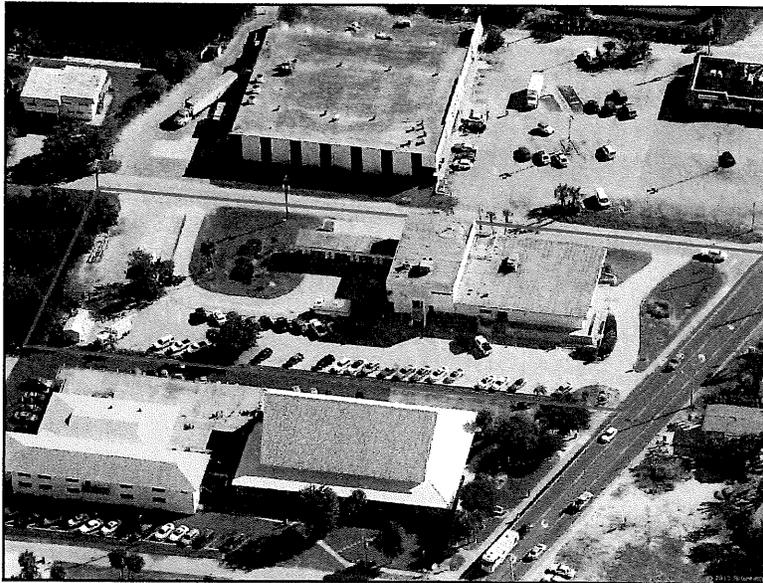


**SUMMARY APPRAISAL REPORT**  
OF  
COMMERCIAL OFFICE FACILITY  
LOCATED AT  
2523 ESTERO BOULEVARD  
LEE COUNTY, FORT MYERS BEACH, FLORIDA

DATE OF VALUATION: 14 JULY 2010  
DATE OF REPORT: 27 JULY 2010

FILE NAME: FORT MYERS BEACH, TOWN OF - TOWN HALL



**PREPARED FOR**  
TOWN OF FORT MYERS BEACH  
2523 ESTERO BOULEVARD  
FORT MYER BEACH, FLORIDA 33931

**PREPARED BY**  
MAXWELL & HENDRY VALUATION SERVICES, INC.  
12600-1 WORLD PLAZA LANE, BUILDING #63  
FORT MYERS, FLORIDA 33907



INDIVIDUAL MEMBER

W. MICHAEL MAXWELL, MAI, SRA  
GERALD A. HENDRY, MAI, CCIM



**Maxwell & Hendry**  
Valuation Services, Inc.  
Real Estate Appraisers - Consultants



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Estate Appraiser, RZ 55

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27 July 2010

Town of Fort Myers Beach  
2523 Estero Boulevard  
Fort Myers Beach, Florida 33931

Attention: Mr. Terrance Stewart, MPA  
Town Manager

Re: Appraisal of a 12,588 square foot, office building located at 2523 Estero  
Boulevard, Fort Myers Beach, Florida

Dear Mr. Stewart:

As you requested, an inspection and analysis have been made of the above property, which is legally described in the attached appraisal report. The purposes of this assignment is to estimate the market value of the undivided fee simple interest in the land and existing improvements as if free and clear of all liens, mortgages, encumbrances, and/or encroachments except as amended in the body of this report.

Market value for this purpose is understood to be the most probable price, which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. The full definition of market value can be found in the body of this report.

As per the Uniform Standards of Professional Appraisal Practice (USPAP), there are three report writing options. These options include a self-contained, summary, or restricted use report format. This appraisal is presented in a summary report format. This appraisal report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).

The intended use of this appraisal is understood to be for use as a basis of value for assisting the client in purchase negotiations. The subject property was inspected on 14 July 2010 by Mr. Timothy D. Rieckhoff, Associate Appraiser. Mr. W. Michael Maxwell, MAI, SRA has also made a subsequent inspection of this property. Our compensation in this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the obtainment of a stipulated result, or the occurrence of a subsequent event.

In addition to the Assumptions and Limiting Conditions as contained in the Addenda to this report, there are several Extraordinary Assumptions associated with this appraisal, which are as follows:

The Extraordinary Assumptions associated with this appraisal are as follows:

- An environmental site assessment, as none was provided for this assignment. We did not observe conditions that would indicate there are any environmental concerns associated with this property. However, a review of the lease documentation provided by the client, titled "Town Hall Lease Overview, March 2010", indicated the subject property has:

- Possible air quality and mold issues

However, we are not experts in such matters. Accordingly, this appraisal is subject to an environmental site assessment ascertaining if there are any environmental concerns on, in, or in close proximity to this property. This environmental site assessment should also provide a cost to cure any environmental concerns, if the same exist. This appraisal assumes there are no environmental concerns, which would hinder development, sale, and/or leasing the property. Any cost to correct environmental concerns, if any exist, is **not** factored into this analysis.

- An updated survey, as a dated one (29 June 2004) was provided by the client. In addition to the dated survey, we have relied upon information obtained from the Lee County public records. The information provided by these two sources is similar. Even though the survey is dated, it is believed the site size as indicated by this source is correct and will be considered in this analysis. However, this appraisal is subject to an updated survey.
- It should be noted, we did not move personal property (e.g. furnishing) during our inspection to determine the condition of the real estate not seen, due to the placement of the personal property. It is assumed the condition of the real estate not seen is similar to the observed conditions.

- In addition to the interior inspection, we also made an exterior inspection of the subject property. This inspection included a complete walk-around and measurement of the improvements. However, inspections excluded, but were not limited to, as follows:

- Roof
- Air conditioning system
- Electrical system
- Plumbing system
- Foundation

No structural or component problems are known to exist, although we do not warrant against same. It should be understood, we are not qualified building inspectors. We assume all components and the design of the subject property are adequate and to current codes and this report is subject to the same.

- We observed deferred maintenance associated with the subject property, including:

- Exterior needing to be painted
- Interior needing updating
- Evidence of possible roof leaks

Within the appraisal, we have estimated the cost to address basic updating of the property including, but not limited to, interior and exterior painting, basic repair of the roof, and general basic improvements that a typical tenant would request. This cost estimate is assumed to be accurate. However, this appraisal is subject to contractors in their related area of expertise inspecting and estimating the cost to cure these items.

- Calculations by a qualified architect/engineer ascertaining the exact usable and leasable square footage allocated to each of the rental units. We have been provided calculations of the subject property using Building Owners and Managers Association (BOMA) guidelines. As we are not experts in such matters, it is assumed they are correct. As such, this assignment is subject to calculations of the usable and leasable square footage allocated to each of the rental units by a qualified individual.
- This appraisal does not include the owner's/tenant's business furniture, fixtures and equipment (FF&E), or business licenses.

- It is our opinion the current assessed and taxable value, as estimated by the Lee County Property Appraiser's office, is not reflective of current value, which thus inflates the ad valorem real estate tax obligation for the subject property. For the purpose of this analysis, we have conducted a Real Estate Tax Study and have estimated the tax obligation and assume it to be accurate.

If any of these assumptions are found to be false, it could alter our opinions or conclusions.

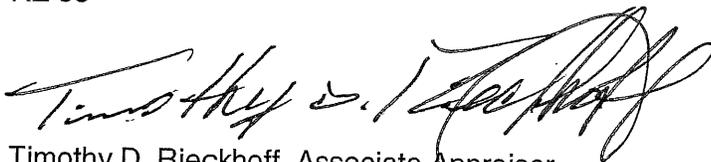
By reason of our investigation and analysis, data contained in this report, and our experience in the real estate appraisal business, it is our opinion the market value of the subject property, as of 14 July 2010, is as follows:

**ONE MILLION NINETY FIVE THOUSAND DOLLARS .....(\$1,095,000.00)**

Respectfully submitted,



W. Michael Maxwell, MAI, SRA  
State-Certified General Real Estate Appraiser  
RZ 55



Timothy D. Rieckhoff, Associate Appraiser  
State-Certified General Real Estate Appraiser  
RZ 2261



INDIVIDUAL MEMBER

W. MICHAEL MAXWELL, MAI, SRA  
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