Amenities / Services Listing
Diocese of Venice, Blessed Pope John XXIII Site

Grocery Stores

1. Circle K
   13391 Danport Blvd, Fort Myers, FL
   0.54mi (239) 768-5599

2. Publix Pharmacy
   13650 Fiddlesticks Blvd, Fort Myers, FL
   0.59mi (239) 768-1413

3. Publix Super Market
   13650 Fiddlesticks Blvd, Fort Myers, FL
   0.59mi (239) 768-1710

4. Little India
   7420 Sika Deer Way, Fort Myers, FL
   2.29mi (239) 936-9299

5. In Bloom Flowers & Gifts
   6900 Daniels Pkwy Ste 22, Fort Myers, FL
   2.32mi (239) 768-2799

6. Publix Super Market
   6900 Daniels Pkwy Ste 19, Fort Myers, FL
   2.32mi (239) 768-2101

7. Norman Love Confections
   11380 Lindbergh Blvd, Fort Myers, FL
   2.36mi (239) 561-7215

8. Sweetbay Liquor
   6800 Shoppes At Plantation Dr, Fort Myers, FL
   2.58mi (239) 561-9180

9. Flowers Baking Co
   13200 Metro Pkwy, Fort Myers, FL
   2.94mi (239) 561-0381

10. I.B.C Wonder
    12410 Metro Pkwy, Fort Myers, FL
    3.01mi (239) 768-5403

Places of Worship

1. Pope John Xxii Catholic Church
   13060 Palomino Ln, Fort Myers, FL
   0.06mi (239) 561-2245

2. Unitarian Universalist Church
   13411 Shire Ln, Fort Myers, FL
   0.91mi (239) 561-2700

3. Church of the Cross
   13500 Freshman Ln, Fort Myers, FL
   1.06mi (239) 768-2188

4. First Church of the Nazarene
   13545 American Colony Blvd, Fort Myers, FL
   1.43mi (239) 936-2511

5. Fort Myers Evangelical Free
   8798 Plantation Pines Blvd, Fort Myers, FL
   2.27mi (239) 768-0308

6. Safe Harbor Community Church
   Fort Myers, FL
   2.55mi (239) 561-6620

7. Celebration Family Church
   Fort Myers, FL
   2.63mi (239) 768-1300

8. Daniels Road Baptist Church
   5878 Daniels Pkwy, Fort Myers, FL
   3.33mi (239) 481-2416

9. Christ Community Church
   4050 Colonial Blvd, Fort Myers, FL
   3.71mi (239) 939-5656

10. Newapostolic Church
    10331 Deer Run Farms Rd, Fort Myers, FL
    3.41mi (239) 278-3807
Amenities / Services Listing
Diocese of Venice, Blessed Pope John XXIII Site

Libraries

1. **Real Estate Library**
   13891 Jetport Loop # F, Fort Myers, FL
   1.37mi (239) 992-7353

2. **Southwest Florida Library Ntwk**
   12751 Westlink Dr Ste 3-7, Fort Myers, FL
   3.08mi (239) 225-4225

3. **Brown Academy**
   12211 Towne Lake Dr, Fort Myers, FL
   3.49mi (239) 332-1900

4. **More Space Place**
   14680 S Tamiami Trl Ste 8, Fort Myers, FL
   4.43mi (239) 489-2828

5. **Shining Stars Children’s Center**
   Fort Myers, FL
   4.64mi (239) 277-0514

6. **Ecc Learning Resources**
   8099 College Pkwy, Fort Myers, FL
   5.15mi (239) 489-9219

7. **Lee Cancer Care**
   2780 Cleveland Ave Ste 719, Fort Myers, FL
   6.52mi (239) 334-5000

8. **Dunbar Jupiter Hammon Library**
   3095 Blount St, Fort Myers, FL
   6.76mi (239) 334-3602

9. **Lakes Regional Library**
   15290 Bass Rd, Fort Myers, FL
   6.91mi (239) 533-4000

10. **Fort Myers Lee County Public**
    2050 Central Ave, Fort Myers, FL
    6.94mi (239) 479-4635

Banks

1. **Colonial Bank**
   9090 Daniels Pkwy, Fort Myers, FL
   0.45mi (239) 225-4500

2. **Florida Gulf Bank**
   8870 Daniels Pkwy, Fort Myers, FL
   0.52mi (239) 225-7268

3. **ATMF FIDDLESTICKS LLC**
   13650 Fiddlesticks Blvd, Fort Myers, FL
   0.59mi (239) 561-1257

4. **Old Florida Bank**
   12298 Matterham Rd, Fort Myers, FL
   0.99mi (239) 768-1403

5. **Sunbelt Business Advisors**
   13410 Parker Commons Blvd Ste 106, Fort Myers, FL
   1.03mi (239) 936-2245

6. **Sovereign Bank**
   8654 Britannia Dr, Fort Myers, FL
   1.92mi (239) 561-9192

7. **Suntrust**
   6890 Daniels Pkwy, Fort Myers, FL
   2.34mi (239) 768-2626

8. **Palumbo & Levins LLS**
   6810 Porto Fino Cir, Fort Myers, FL
   2.51mi (239) 437-0162

9. **Orion Bank**
   6651 Orion Dr, Fort Myers, FL
   2.67mi (239) 225-4560

10. **Wachovia Bank**
    12270 Metro Pkwy, Fort Myers, FL
    3.03mi (239) 768-3414
## Amenities / Services Listing
### Diocese of Venice, Blessed Pope John XXIII Site

### Hospitals

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<td>1.</td>
<td>Lincare</td>
<td>13891 Jetport Loop Ste 7, Fort Myers, FL</td>
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<td>(239) 768-2422</td>
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<td>2.</td>
<td>Apria Healthcare</td>
<td>13891 Jetport Loop Ste 3, Fort Myers, FL</td>
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<td>Daniels Parkway Animal Hospital</td>
<td>6900 Daniels Pkwy, Fort Myers, FL</td>
<td>2.32mi</td>
<td>(239) 768-5555</td>
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<td>4.</td>
<td>Option Care</td>
<td>11341 Lindbergh Blvd, Fort Myers, FL</td>
<td>2.36mi</td>
<td>(239) 561-3456</td>
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<td>5.</td>
<td>M C Johnson Co Inc</td>
<td>8801 Business Park Dr Ste 201, Fort Myers, FL</td>
<td>2.44mi</td>
<td>(239) 591-2600</td>
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<td>6.</td>
<td>Greentree Services</td>
<td>Fort Myers, FL</td>
<td>2.44mi</td>
<td>(239) 561-3889</td>
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<td>7.</td>
<td>Saint Marks Surgery Center LLC</td>
<td>6820 International Center Blvd, Fort Myers, FL</td>
<td>2.45mi</td>
<td>(239) 561-0532</td>
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<td>8.</td>
<td>Dental Techniques Inc</td>
<td>6805 Portofino Cir, Fort Myers, FL</td>
<td>2.51mi</td>
<td>(239) 482-8773</td>
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<td>9.</td>
<td>Artel Companies</td>
<td>13750 Plantation Rd, Fort Myers, FL</td>
<td>2.67mi</td>
<td>(239) 561-8877</td>
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<td>10.</td>
<td>Lab Corp</td>
<td>13861 Plantation Rd, Fort Myers, FL</td>
<td>2.76mi</td>
<td>(239) 477-2066</td>
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### Physicians

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<td>1.</td>
<td>Southwest Florida Regional Medical Center</td>
<td>2727 Winkler Ave, Fort Myers, FL</td>
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<td>(239) 939-1147</td>
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<td>2.</td>
<td>Lee Physician Group Pediatrics</td>
<td>4751 S Cleveland Ave, Fort Myers, FL</td>
<td>4.91mi</td>
<td>(239) 343-9888</td>
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<td>3.</td>
<td>Associates In Internal Medical</td>
<td>1569 Matthew Dr, Fort Myers, FL</td>
<td>5.31mi</td>
<td>(239) 939-1700</td>
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<td>4.</td>
<td>Physicians Primary Care</td>
<td>9350 Camelot Dr, Fort Myers, FL</td>
<td>6.44mi</td>
<td>(239) 481-5437</td>
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<td>5.</td>
<td>Wirth Kathy</td>
<td>16271 Bass Rd, Fort Myers, FL</td>
<td>7.30mi</td>
<td>(239) 432-3322</td>
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<td>6.</td>
<td>Munsey Sharon</td>
<td>9981 S Healthpark Dr, Fort Myers, FL</td>
<td>7.38mi</td>
<td>(239) 482-5514</td>
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<td>7.</td>
<td>Hope Hospice</td>
<td>9470 Healthpark Cir, Fort Myers, FL</td>
<td>7.41mi</td>
<td>(239) 482-4673</td>
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<td>8.</td>
<td>Lee Memorial Health System</td>
<td>636 Del Prado Blvd S, Cape Coral, FL</td>
<td>10.28mi</td>
<td>(239) 573-5400</td>
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<td>9.</td>
<td>Lee Physician Group</td>
<td>1228 SE 8th Ter, Cape Coral, FL</td>
<td>10.60mi</td>
<td>(239) 481-4111</td>
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<td>10.</td>
<td>Eisenberg Howard MD</td>
<td>1031 SE 9th Pl Unit 2, Cape Coral, FL</td>
<td>10.76mi</td>
<td>(239) 573-8448</td>
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</table>
Amenities / Services Listing
Diocese of Venice, Blessed Pope John XXIII Site

Dentists

1. Fiddlesticks Dental Care
   13650 Fiddlesticks Blvd Ste 200, Fort Myers, FL
   0.59mi (239) 225-1145

2. Kings Crown Family Dental
   Fort Myers, FL
   2.32mi (239) 337-5464

3. Ricardo S Bocanegra Family
   6805 Porto Fino Cir, Fort Myers, FL
   2.51mi (239) 482-8806

4. Richard Sanderford Inc
   10551 Ben C Pratt/6 Mile Cypress Pkwy, Fort Myers, FL
   2.73mi (239) 694-5700

5. Johnson William H DDS
   13691 Metro Pkwy Ste 250, Fort Myers, FL
   2.98mi (239) 768-5900

6. Southwest Endodontics
   13650 Metropolis Ave Ste 106, Fort Myers, FL
   3.04mi (239) 561-3636

7. Aesthetic Dental Center
   13650 Metropolis Ave Ste 108, Fort Myers, FL
   3.04mi (239) 768-5600

8. Great Expressions Dental Center
   13670 Metropolis Ave, Fort Myers, FL
   3.05mi (239) 768-2588

9. Women’s Contemporary Health
   Fort Myers, FL
   3.19mi (239) 561-9191

10. Joanne Dental
    14171 Metropolis Ave Ste 201, Fort Myers, FL
    3.22mi (239) 768-1011

Pharmacies

1. CVS Pharmacy
   9170 Daniels Pkwy, Fort Myers, FL
   0.45mi (239) 561-5151

2. Publix Pharmacy
   13650 Fiddlesticks Blvd, Fort Myers, FL
   0.59mi (239) 768-1413

3. Publix Super Market
   13650 Fiddlesticks Blvd, Fort Myers, FL
   0.59mi (239) 768-1710

4. Publix Super Market
   6900 Daniels Pkwy Ste 19, Fort Myers, FL
   2.32mi (239) 768-2101

5. Option Care
   11341 Lindbergh Blvd, Fort Myers, FL
   2.36mi (239) 561-3456

6. Edson Prescription Shoppe
   6799 Highland Pines Cir, Fort Myers, FL
   2.41mi (239) 332-1812

7. Walgreens
   6790 Daniels Pkwy, Fort Myers, FL
   2.48mi (239) 433-4091

8. Gulf Coast Infusion Center
   13685 Doctors Way Ste 150, Fort Myers, FL
   2.94mi (239) 574-8424

9. Gulf Coast Medical Pharmacy
   13685 Doctors Way Ste 150, Fort Myers, FL
   2.94mi (239) 278-3969

10. Best Friends Animal Hospital
    12220 Towne Lake Dr Ste 50, Fort Myers, FL
    3.50mi (239) 768-7387
Amenities / Services Listing
Diocese of Venice, Blessed Pope John XXIII Site

Police Department

1. DSI Laboratories
   12700 Westlinks Dr, Fort Myers, FL
   3.08mi (239) 561-8200

2. Crime Stoppers
   14750 Ben C Pratt/ 6 Mile Cypress Pkwy,
   Fort Myers, FL
   3.98mi (239) 332-5555

3. Lee County Sheriff's Office
   14750 Ben C Pratt/ 6 Mile Cypress Pkwy,
   Fort Myers, FL
   3.98mi (239) 477-1200

4. Deputy Sheriff Association
   8359 Beacon Blvd, Fort Myers, FL
   4.01mi (239) 425-2729

5. Lee County Emergency Medical Service
   Fort Myers, FL
   4.24mi (239) 335-1600

   2855 Colonial Blvd, Fort Myers, FL
   4.25mi (239) 936-6326

7. Law Enforcement-Rgnl Crime Lab
   4700 Terminal Dr Ste 1, Fort Myers, FL
   4.40mi (239) 278-7170

8. Law Enforcement Department
   4700 Terminal Dr Ste 1, Fort Myers, FL
   4.40mi (239) 278-7080

9. Florida Highway Patrol
   Fort Myers, FL
   4.40mi (239) 278-7100

10. Coastal Health Management Service
   6202 Presidential Ct Ste A, Fort Myers, FL
    4.99mi (239) 481-3611

Fire and Rescue

1. Estero Fire Rescue
   19415 Skidmore Way, Fort Myers, FL
   5.69mi (239) 267-6753

2. Estero Fire Rescue
   21500 3 Oaks Pkwy, Estero, FL
   8.84mi (239) 947-3473

3. Cape Coral Fire Rescue & Emerg
   2605 Santa Barbara Blvd, Cape Coral, FL
   10.99mi (239) 574-0503

4. Bonita Springs Fire & Rescue
   27701 Bonita Grande Dr, Bonita Springs, FL
   15.58mi (239) 949-6200

5. Sanibel Fire & Rescue District
   2351 Palm Ridge Rd, Sanibel, FL
   18.65mi (239) 472-5525

6. Big Corkscrew Island Fire
   13240 Immokalee Rd, Naples, FL
   22.92mi (239) 455-5356

7. Charlotte Fire Rescue Training
   7105 Florida St, Punta Gorda, FL
   28.90mi (941) 639-1103

8. Hardee County Ambulance Service
   149 K D Revell Rd, Wauchula, FL
   69.52mi (863) 773-3313

9. Duette Volunteer Fire Rescue
   34010 State Road 62, Duette, FL
   74.91mi (941) 776-9900

10. Hardee County Fire & Rescue
   401 W Main St, Bowling Green, FL
    75.04mi (863) 375-2661
Amenities / Services Listing
Diocese of Venice, Blessed Pope John XXIII Site

Department Stores

1. Beall's Outlet
   6900 Daniels Pkwy # B, Fort Myers, FL
   2.32mi (239) 561-8445

2. South Trail Fire District
   12780 Commonwealth Dr, Fort Myers, FL
   2.99mi (239) 454-2505

3. Medical Department Store
   6261 Topaz Ct # A, Fort Myers, FL
   3.01mi (239) 274-0303

4. Pyramid II Janitorial Supplies
   12180 Metro Pkwy, Fort Myers, FL
   3.06mi (239) 417-9266

5. Dept of Homeland Security
   11000 Terminal Access Rd, Fort Myers, FL
   3.57mi (239) 561-0740

6. Kohl's Department Store
   9357 Benn C Pratt 6 Mile Cypress Pkwy, Fort Myers, FL
   3.73mi (239) 275-3867

7. BJ'S Wholesale Club
   9300 Ben C Pratt/6 Mile Cypress Pkwy, Fort Myers, FL
   3.79mi (239) 896-1071

8. Bealls Department
   9300 Ben C Pratt/6 Mile Cypress Pkwy, Fort Myers, FL
   3.79mi (239) 274-3098

9. Lee County Government Animal
   5600 Banner Dr, Fort Myers, FL
   3.80mi (239) 432-2083

10. South Trail Fire Department
    5531 Halifax Ave, Fort Myers, FL
    3.86mi (239) 433-0080

Post Office

1. US Postal Inspector
   14080 Jetport Loop Rm F1-108, Fort Myers, FL
   1.36mi (239) 768-8085

2. US Post Office
   10100 Deer Run Farms Rd, Fort Myers, FL
   3.57mi

3. Mailbox Shipping & Communications
   13300 S Cleveland Ave Ste 56, Fort Myers, FL
   4.12mi (239) 482-5655

4. US Post Office
   2855 N Airport Rd, Fort Myers, FL
   4.36mi (239) 277-3336

5. Post Office-fort Myers
   3954 Broadway, Fort Myers, FL
   5.27mi (239) 936-6873

6. US Post Office
   3954 Broadway, Fort Myers, FL
   5.27mi (239) 000-1111

7. Pack N'Send
   8595 College Pkwy, Fort Myers, FL
   5.63mi (239) 433-0747

8. Pack & Send
   4600 Summetin Rd Ste C2, Fort Myers, FL
   5.66mi (239) 275-0777

9. USPS
   1350 Monroe St, Fort Myers, FL
   7.51mi (239) 332-3896

10. US Post Office
    1350 Monroe St, Fort Myers, FL
    7.51mi (239) 000-1111
Amenities / Services Listing
Diocese of Venice, Blessed Pope John XXIII Site

Shopping Centers

1. Econo Lodge-Fort Myers Airport
   13661 Indian Paint Ln, Fort Myers, FL
   0.62mi (239) 561-1117

2. Comfort Inn & Suites Airport
   10081 Intercom Dr, Fort Myers, FL
   0.96mi (239) 939-5002

3. Beall's Outlet
   6900 Daniels Pkwy # B, Fort Myers, FL
   2.32mi (239) 581-8445

4. A Slice & Design-Go Shop Mall
   11300 Lindbergh Blvd, Fort Myers, FL
   2.35mi (239) 267-2224

5. My Planet Mall
   12155 Metro Pkwy Ste 5, Fort Myers, FL
   3.07mi (239) 225-7935

6. Bell Tower Shops
   Daniels Pkwy & US 41, Fort Myers, FL
   4.04mi

7. Suburban Extended Stay Hotel
   10150 Metro Pkwy, Fort Myers, FL
   4.07mi (239) 938-0100

8. Bell Tower Management Office
   13499 S Cleveland Ave Ste 161, Fort Myers, FL
   4.10mi (239) 489-1221

9. Cypress Trace Shopping Center
   13300 S Cleveland Ave, Fort Myers, FL
   4.12mi

10. Beall's Outlet
    13300 S Cleveland Ave Ste 44, Fort Myers, FL
    4.12mi (239) 482-4307

Senior Recreation Centers

1. Evangelical Christian School
   8237 Beacon Blvd, Fort Myers, FL
   3.81mi (239) 936-3319

2. Precision Door Service
   8141 Mainline Pkwy Unit 4, Fort Myers, FL
   4.09mi (239) 332-1588

3. Pace Center For Girls Lee Cnty
   3760 Schoolhouse Rd W, Fort Myers, FL
   4.43mi (239) 425-2366

4. Southwest Florida Regional Medical Center
   2727 Winkler Ave, Fort Myers, FL
   4.79mi (239) 939-1147

5. Senior Friendship Center
   3600 Evans Ave, Fort Myers, FL
   5.21mi (239) 275-1881

6. Barkley Place
   36 Barkley Cir, Fort Myers, FL
   5.30mi (239) 275-0203

7. Center For Arts
   6740 Panther Ln, Fort Myers, FL
   5.95mi (239) 481-3592

8. Life Skills Center of Lee County
   3637 Dr Martin Luther King Blvd, Fort Myers, FL
   6.39mi (239) 332-3484

9. Lee Memorial Health System
   2776 Cleveland Ave, Fort Myers, FL
   6.53mi (239) 334-5606

10. Lee County High Tech Central
    3800 Michigan Ave, Fort Myers, FL
    6.70mi (239) 334-4544
TRANSPORTATION INFORMATION
### Route 50

**Available at all Publix locations in Lee County**

- **Fort Myers:**
  - Rosa Parks Transportation Center, 2250 W. Martin Way
  - LeeTran office, 6035 Landing View Rd.

- **Cape Coral:**
  - Cape Coral City Hall, 1015 Cultural Park Blvd.

**Public Libraries:**

- 15290 Bass Rd., Fort Myers
- 2001 N. Tamiami Tr., N. Ft. Myers
- 921 SW 39th Terr., Cape Coral
- 26876 Pine Ave., Bonita Springs
- 881 Gunner Rd., Lehigh Acres

Or purchase passes on our secure website at [www.rideleeestram.com](http://www.rideleeestram.com).

### Sunday Service

#### Eastbound

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#### Westbound

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PM Times are in Bold - All times are approximate.
TRANSIT NOTES

- Be at bus stop 5 minutes before scheduled time.
- Have exact fare. Drivers cannot make change.
- Check the destination sign above the windshield to ensure you are boarding the correct route.
- Cell phone conversations must not disturb other passengers; speakerphones prohibited.
- Out of courtesy to fellow passengers, smoking, drinking, eating, gambling, littering, and music without headphones are not allowed.
- No service provided on the following days:
  - New Year's Day
  - Memorial Day
  - July 4th
  - Labor Day
  - Thanksgiving Day
  - Christmas
- Saturday service will be in effect on the following days:
  - January 19, 2009
  - November 11, 2009
  - November 27, 2009
  - December 4, 2009
  - December 24, 2009

NOTAS DEL TRANSITO

- Este en la parada de autobus 5 minutos antes de tiempo
- Tengo su tarifa exacta. Los conductores no pueden dar cambio
- Fijese en el anuncio al frente del autobus en el parabrisa indicando adonde viaja el autobus.
- Los conversaciones sobre teléfonos celulares no deben molestar a los otros pasajeros, el uso de bocinas telefónicas esta prohibido.
- Para la comodidad de todos nuestros pasajeros en el autobus no se permite fumar, el beber o comer, el juego o el oir musica sin audifonos.
- Los servicios de tranito no operan los siguientes dias de fiesta:
  - Ano Nuevo
  - El 4 de julio
  - El dia de Accion de Gracias
  - Navidad (25 de diciembre)
- Los siguientes dias siguen el horario de los sabados:
  - 19 de enero
  - 27 de noviembre
  - 31 de diciembre

FARE INFORMATION

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<td>Adult Fare</td>
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<td>Discount Fare (available with Medicare card, or as Disabled Citizen, Senior Citizen (65 or older) or Student with a valid LeeTran ID)</td>
<td>$ .60</td>
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<td>Pre-School Children (under 42 inches)</td>
<td>Free</td>
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Exact fare required. No change cards available.

Transfers are no longer available. An All-Day Pass may be purchased from the driver for $ 2.50.

PASSES

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<td>All Day Pass*</td>
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<td>Adult 31-Day Pass</td>
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<tr>
<td>*Sold on board the buses</td>
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<tr>
<td>**Sold on board the trolleys</td>
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TARIFAS DE PASEJE

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<tr>
<th>Description</th>
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<tr>
<td>Tarifa para Adultos</td>
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<td>Tarifa con descuento (con tarjeta de Medicare o con un ID de LeeTran)</td>
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<tr>
<td>Ninos preescolar (menos de 42 pulgadas)</td>
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Se requiere cambio exacto.

PASES

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<tr>
<td>Pase para todo el dia*</td>
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<td>Pase de 31 dias con descuento</td>
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<tr>
<td>Pase de Doce Viajes – Adulto</td>
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<td>Pase de Doce Viajes – con descuento</td>
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<td>Pase de 7 dias para Adultos</td>
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<td>Pase de 7 dias con descuento</td>
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<td>Trolley pase de 3 dias**</td>
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<td>*Pases en venta en los autobuses</td>
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</tr>
<tr>
<td>*Pases en venta en el trolebus</td>
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- Bell Tower Shops
- Health Park Hospital
- Summerlin Square
- Tanger Outlet Mall

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APPRAISAL
RESTRICTED USE
APPRaisal REPORT

FOR
JOHN HAZELROTH
JP H & ASSOCIATES, INC.
P.O. BOX 948006
MAITLAND, FLORIDA 32794

SUBJECT
POPE 23 CHURCH SITE
LEE COUNTY, FLORIDA
DATE OF VALUE

MAY 1, 2009

DATE OF APPRAISAL
MAY 5, 2009

FILE NO. 09-160

• Licensed Real Estate Broker •
May 5, 2009

John Hazelroth  
JPH & Associates, Inc.  
P.O. Box 948006  
Maitland, Florida 32794

Re: A Restricted Use Appraisal Report  
Property located at 13060 Palomino Lane  
Lee County, Florida

Dear Mr. Hazelroth:

In response to your authorization, we have conducted the required investigation, gathered necessary data, and made certain analyses that have enabled us to form an opinion of market value for the above captioned property, via the use of a Restricted Use Appraisal.

This is a Special Purposes appraisal setting forth our opinions of value.

The subject property consists of 3.25 acre portion of a larger parent tract.

The purpose of this appraisal is to render a preliminary opinion of market value under the assumption that the 3.25 acre parcel can be improved with 68 housing units.

The use of our appraisal is for internal business decisions of the Diocese of Venice.

The users of the appraisal include: John Hazelroth, JPH & Associates, Inc. And the Diodes of Venice and their advisors.
This is a Restricted Use appraisal report that is limited in scope as to the descriptive detail pertinent to the area, the subject and the comparable data. All data pertinent to the analysis and conclusion of value has been retained within our files and is available to the client upon request. Values are based on market conditions in effect as of the date of value.

Based on the inspection of the parent parcel, along with the investigation and analyses undertaken, and subject to the General and Special Assumptions and Limiting Conditions, it is our opinion that the market value of the subject properties, as of the date of value, are as follows:

SIX HUNDRED EIGHTY THOUSAND DOLLARS
$680,000

Should you have any questions, please do not hesitate to contact either of us.

Respectfully submitted,

Richard W. Bass, MAI/AICP/EAC
State-certified General Appraiser RZ 348

Attachment
CERTIFICATE OF APPRAISAL

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics & Standards of the Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representative.

I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

I have made a personal inspection of the property that is the subject of this report.

As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

No one has provided significant professional assistance in the preparation of this report.

By: Richard W. Bass, MAI/AICP/EAC
    State Certified General Appraiser RZ 348

File # 09-160 Pope 23 Church Site

May, 2009
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GENERAL ASSUMPTIONS
AND LIMITING CONDITIONS
GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

VALUATION ASSIGNMENT

A "valuation assignment" is one in which an appraisal is sought. An "appraisal" is defined as:

"the act or process of developing an opinion of value; an opinion of value".

Therefore, the following General Assumptions and Limiting Conditions apply to this Valuation Assignment:

1. As real estate analysts and appraisers, no responsibility is assumed for the legal description or for matters including legal or title considerations. As we are not attorneys, any interpretations and opinions rendered are not legal opinions. Title to the property is assumed to be good and marketable unless otherwise stated.

2. Unless otherwise set forth in our opinion of value, the property is appraised free and clear of any or all liens or encumbrances.

3. Responsible ownership and competent property management are assumed.

4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

5. It is assumed that there are no hidden or unapparent conditions of the property, subsurface, surface, or structures, that render it more or less valuable. No responsibility is assumed for such conditions or arranging for engineering studies that may be required to discover any defects. We are not trained as home inspectors or building inspectors.

6. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal.

7. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal.

8. Possession of a printed report or a copy thereof, does not carry with it the right of publication or duplication. It may not be used or relied upon for any purpose by any individual, group, company, governmental entity or corporation other than the identified intended user(s) as set forth within the report.

9. The appraiser herein by reason of rendering an opinion of value is not required to give further consultation, testimony or be in attendance in any court with reference to the property in question unless such arrangements are in the original engagement agreement or separately agreed to by both parties to said agreement.

10. Should a third party call upon the appraiser for testimony, either expert testimony or fact testimony, as a result of the valuation assignment, the client is responsible for the appraiser's professional fees and direct expenses.

11. Neither all nor any part of the contents of the appraisal, expressed either orally or in writing (especially any opinion as to value), the identity of the appraiser or the firm with which the appraiser is connected shall be disseminated to the public through advertising, public relations, news, sales materials, or other media without the prior written consent and approval of the client and the appraiser.

12. The opinion of the appraiser is in no way contingent upon the reporting of a predetermined direction in value or specified value.

13. Date of value to which conclusions and opinions expressed in this report apply, is set forth in the report. Further, the dollar amount of the value opinion herein rendered is based upon the purchasing power of the U.S. dollar existing on that date.

14. Appraiser assumes no responsibility for economic or physical factors which may affect the opinion of the appraiser occurring at some date after the date of the letter transmitting this report.

15. Appraiser reserves the right to make adjustments to the valuation of the subject property, as may be required by consideration of additional reliable data that may or may not have been discovered at the time of the appraisal or which becomes available after the date of value.

16. The opinion of value represents the best opinion of the analysts as to the value of the interested considered and upon which said value is based.

17. The appraiser has no past, present or contemplated future undisclosed interest in the subject property or parties to the valuation assignment.

18. The appraisal has been made in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP), the Florida Real Estate Commission - Real Estate Appraisal Sub-Committee as

File # 09-160 Pope 23 Church Site

May, 2009
a Certified Appraisal Report; as well as the Appraisal Institute supplemental standards. Applicable USPAP standards and guidelines are incorporated by reference herein.

19. Personal inspection was made of the subject property and comparables relied upon in this valuation assignment.

20. Unless otherwise stated, no one assisted the appraiser(s) in the analysis, conclusions, and opinions concerning real estate valued.

21. All furnishings and equipment, unless specifically indicated, have been disregarded by the appraiser. Only this real estate has been considered.

22. If no survey of the subject property is provided to the appraiser, it is assumed the legal description and/or current plat obtained from the public records closely delineates said property.

23. Physical condition of any improvements located above grade or below grade on the subject property is based on visual inspection. No responsibility or liability is assumed for non-readonly observable features or for the soundness of structural members or below grade features.

24. Certain data used in compiling the requested opinion of value will be furnished by the client or others. Such data is assumed to be reliable and is verified when practical. No representations are herein provided as to correctness or accuracy of such third party data.

25. A diligent effort to verify each comparable sale data. However, if personal contact is not possible, public records will be relied upon for verification. Further, it is recognized that in the confirmation process there exists the potential for misinformation, misleading information and fraudulent information being provided to the appraiser. Should such misinformation, in any form, be provided to the appraiser, no responsibility or liability is assumed by the appraiser.

26. Any photographs which may be a part of the valuation assignment are intended to reflect the general character of the area, the subject and/or comparable data. Said photograph are for illustrative purposes only.

27. Any maps or other graphic devices are intended to be illustrative and general in character and location. The subject property and any comparable properties are best identified by official Appraiser Parcel Number issued by the applicable Office of the County Property Appraiser.

28. Payment of the appraisal fee and any direct expenses as set forth in the engagement agreement constitutes the level of exposure of the appraiser individually or appraisal firm. It is mutually agreed that non-payment of the professional fee(s) and/or applicable direct expenses as set forth in the engagement agreement may result in the filing of a lien upon the subject property to secure payment of said fees and costs as well as any other applicable remedies at law.

29. If a written report is provided as part of the valuation assignment, used to support an oral opinion of value, said report is conditioned as a preliminary report only and subject to change including Condition Number 18 above, as well as any relevant interpretation or reinterpretation of the applicability of any provision of the Uniform Standards of Professional Appraisal Practice, as may be amended form time to time.

30. Particularly applicable to any assignment which has the potential to result in litigation, any such written appraisal report is done to support said oral testimony only and can only be relied upon as supporting said testimony and not as a free standing document.

31. During the research and analysis process of the valuation assignment, additional "specific" assumptions and/or limiting conditions may be appropriate for the opinion value sought. If so, they will be set forth separately to specifically identify same.

32. Confidentiality of the appraiser/client relationship is controlled by Florida Statutes and applicable implementing Rules, as well as those of professional membership in the Appraisal Institute. The appraiser may not divulge confidential data to third parties without consent of the client (customer). Our understanding of applicable laws and rules of the State of Florida is that they are more restrictive than those of the Gramm-Leach-Bliley Act of 1999.

HYPOTHETICAL CONDITIONS

A. That a 3.25 acre parcel could be severed from the parent tract and separately development with multifamily housing.

B. The hypothetical condition is that the Diocese of Venice would be permitted to construct 68 one bedroom units on a 3.25 acre parcel.
RESTRICTED USE APPRAISAL REPORT

This is a Restricted Use Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(c) of the Uniform Standards of Professional Appraisal Practice. As such, it presents only summary discussions of the data, reasoning, and analysis that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analysis is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

CLIENT:
John Hazelroth
JPH & Associates, Inc.
P.O. Box 948006
Maitland, Florida 32794

APRAISER:
Richard W. Bass, MAI/AICP/EAC
State Certified General Appraiser RZ 348

SUBJECT:
The subject is proposed to be severed from a larger parent tract and consist of 3.25 acres more or less from the Southwest corner of the overall property.

The parent tract of the subject is addressed as 13060 Palomino Lane, Fort Myers, Florida 33912-1407. The Parcel Identification Number is 22-45-25-00-00001-0100.

PURPOSE OF THE REPORT:
The purpose of this appraisal is to render a current opinion of the market value of the subject real property as of the effective date, being May 1, 2009 under the assumption that a 3.25 acre portion of the parent tract can be severed and improved with 68 dwelling units. This is a land only valuation assignment.

Market value is defined by the federal financial institutions regulatory agencies as follows:

Market Value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;

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May, 2009
(3) a reasonable time is allowed for exposure in the open market;
(4) payment is made in terms of cash in U.S. dollars or in terms of financial
arrangements comparable thereto; and
(5) the price represents the normal consideration for the property sold unaffected
by special; or creative financing or sales concessions granted by anyone
associated with the sale. (Source: Office of the Comptroller of the Currency
under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions.)

INTENDED USE:
The intended use of this appraisal is to provide a current opinion of value for internal
business decisions of the client

INTENDED USER:
The users of the appraisal include: John Hazelroth, JPH & Associates, Inc. And the Diodes
of Venice and their advisors.

INTEREST VALUED:
Fee simple.

EFFECTIVE DATE OF VALUE:
May 1, 2009

DATE OF REPORT:
May 5, 2009

SCOPE OF THE APPRAISAL - DEVELOPMENT AND REPORTING PROCESS:
The scope of work in preparing this appraisal, the appraiser;

(1) inspected the subject site and general area,
(2) gathered and confirmed information on comparable sales which have sold,
size, zoning, land use, and location of similar properties;
(3) extent of data research, physical & economic factors included analyzing
market participant activities for likekind property.
(4) applied the Sales Comparison Approaches to value to arrive at an indication
of value.

HIGHEST AND BEST USE ANALYSIS
Highest and Best Use is defined by the Appraisal Institute in, The Appraisal of Real Estate
as follows:

The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, and financially
feasible and that results in the highest value.\textsuperscript{1}

Implied in this definition is that the determination of highest and best use takes into account the contribution of a specific use to the community and community development goals, as well as the benefits of that use to individual property owners. Hence, in certain situations the highest and best use of land may be for parks, green belts, preservation, conservation, wildlife habitats and the like.

Tests of Highest And Best Use
In analyzing the Highest and Best Use of the subject property, a number of physically possible uses are considered. These physically possible uses are then analyzed in light of the highest and best use tests of legality, financial feasibility and maximal productivity of the property.

The tests of highest and best use are normally applied to a property both as if vacant and ready for development and as currently improved.

HIGHEST AND BEST USE CONCLUSION

Highest and best use for the subject is not applicable as we have been asked to value a specific use for the subject property being a 68 unit development of affordable housing.

ASSESSED VALUE & TAXES
Current Assessed Value & Taxes are not applicable as the subject has not been severed from the parent tract. Additionally, the subject receives a tax exemption due to its religious classification.

OTHER RELEVANT AND APPROPRIATE DATA:
Included in the Addendum are relevant identification materials for the subject’s parent tract.

SALES COMPARISON APPROACH

The Sales Comparison Approach is based upon the principle of substitution, which implies that a typical investor will not pay more to buy or rent a property than it would cost to buy or rent a comparable substitute property as of the valuation date.

An assumption made in this approach is that there exists a market for the property type being appraised, and that data on recent sale prices of similar, competitive properties in the same market are “arms’ length” transactions which indicate a most probable sale price for the subject as an improved property, as of the valuation date. Although individual sales sometimes deviate from typical market norms, a sufficient number will tend to reflect the pattern of prices in a particular market.

There are five basic steps in the application of the Sales Comparison Approach:

1. Research the market to obtain information on sales transactions, listings, and offers to purchase or sell properties that are similar to the subject property in terms of characteristics such as property type, date of sale, size, location, and zoning.

2. Verify the information by confirming that the data obtained are factually accurate and that the sales reflect arms’ length market considerations. Verification may also elicit additional information about the market.

3. Select relevant units of comparison (e.g., income multipliers or dollars per acre or per square foot) and develop a comparative analysis for each unit.

4. Compare comparable sale properties with the subject property using the elements of comparison and adjust the sale price for each comparable appropriately to the subject property or eliminate the sale property as a comparable.

5. Reconcile the various value indications produced from the analysis of comparables into a single value indication or a range of value. In an imprecise market subject to varying occupancies and economies, a range of values may be a better conclusion than a single value estimate.²

In the course of market investigation, all property sales in the market area consummated during the preceding three years were investigated and analyzed from the perspective of their utility as reliable value indicators for the subject. Few satisfied the criteria for true comparability. Those sales that best approximated the subject in physical condition, market appeal and overall utility were selected for use in the comparative analysis. These sales are briefly described as follows:

²The Appraisal of Real Estate, Appraisal Institute, Thirteenth Edition, 2008, Pg. 301

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May, 2009
RESIDENTIAL ACREAGE COMPARABLE NUMBER 1

PROPERTY TYPE: Single-Family Residential Acreage
IDENTIFICATION: 10-46-24-01-00045.0000 and -00020.0000
LOCATION: 17801 Winkler Road, Fort Myers, Lee County.
GRANTOR: TIB Bank
GRANTEE: Asking
DATE OF LISTING: February 4, 2009
RECORDED ORB: N/A
LISTING PRICE: $1,495,000
FINANCING: Conventional
CASH EQUIVALENCY: Same as cash
SITE SIZE: 19.42 Acres
UNITS PLANNED: 43 Units
ZONING: RPD; Residential Planned Development
PRICE/ACRE: $76,982/Acre
PRICE/UNIT: $34,767/Unit
SOURCE: Public Records of Lee County and Steve Cunningham, rep for seller (239) 275-4922.

REMARKS: This property is a bank foreclosure up for resale. It is vested for 43 single family units. Engineering and environmental mitigation has been completed. The previous sale was in March, 2005 for $1,950,000, w/o vesting or plans. The listing agent reports scant interest at this price. An offer for $500,000 ($11,628), which the agent considered realistic, was refused by the owner.
RESIDENTIAL ACREAGE COMPARABLE NUMBER 2

PROPERTY TYPE: Multi-Family Residential Acreage

IDENTIFICATION: A portion of 06-46-24-36-0000B.0000

LOCATION: The west side of Pine Ridge Road, about 300 feet north of Summerlin Blvd., Fort Myers, Lee County.

GRANTOR: Pine Ridge Investments, LLC

GRANTEE: Asking

DATE OF LISTING: February 4, 2009

RECORDED ORB: N/A

LISTING PRICE: $3,900,000

FINANCING: Conventional

CASH EQUIVALENCY: Same as cash

SITE SIZE: 11.00 Acres

UNITS PLANNED: 94 Units

ZONING: RM-8; Residential Multi-Family

PRICE/ACRE: $354,545/Acre

PRICE/UNIT: $41,489/Unit

SOURCE: Public Records of Lee County and Michael Vincent, rep for seller (239) 454-8940.

REMARKS: This property is the western portion of a 14 acre site, with the eastern 3 acres proposed for commercial use. No plan is vested.

The listing agent reports that the land is significantly overpriced. A realistic value range, in his opinion, is between $10,000 and $15,000 per unit.

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May, 2009
RESIDENTIAL ACREAGE COMPARABLE NUMBER 3

PROPERTY TYPE: Bulk Residential Lots
IDENTIFICATION: 21-43-24-C4-00112.0610 and many others
LOCATION: Various lots within the Bella Vida Subdivision, both sides of the Del Prado Extension, Cape Coral, Lee County.
GRANTOR: D.R. Horton, Inc.
GRANTEE: Brookwood Bella Vida, LLC
DATE OF SALE: September 29, 2008
RECORDED ORB: Inst. # 2008 / 000262733
SALE PRICE: $4,890,300
FINANCING: Conventional
CASH EQUIVALENCY: Same as cash
SITE SIZE: Various; Mostly below 10,000 SF
UNITS PLANNED: 279 Units
ZONING: R-1B; Single Family
PRICE/ACRE: N/A
PRICE/UNIT: $17,528/Unit
SOURCE: Public Records of Lee County and Randy Thibaut, rep for buyer, (239) 489-4066.

REMARKS: This is a bulk lot sale of the remaining inventory in the developed Bella Vida subdivision. The seller is the subdivision developer and the buyer is an outside investment group. All lots have infrastructure in place, including common areas.
RESIDENTIAL ACREAGE COMPARABLE NUMBER 4

PROPERTY TYPE: Bulk Residential Lots
IDENTIFICATION: 402334304003 and many others
LOCATION: South side of Duncan Road, about 1/4 mile east of Bermond Road, Punta Gorda, Charlotte County.
GRANTOR: Beaser Homes Corp, LLC
GRANTEE: Brookwood Calusa Creek
DATE OF SALE: September 15, 2008
RECORDED ORB: BK 3329 PG 1957
SALE PRICE: $2,695,000
FINANCING: Conventional
CASH EQUIVALENCY: Same as cash
SITE SIZE: Various; Generally under 10,000 SF
UNITS PLANNED: 224 Units
ZONING: RMF-12; Residential Multi-Family
PRICE/ACRE: N/A
PRICE/UNIT: $12,031/Unit
SOURCE: Public Records of Charlotte County and Randy Thibaut, rep for buyer (239) 489-4066.

REMARKS:
This is a bulk sale of the remaining inventory in the completed Calusa Creek subdivision. It includes 106 single family lots, and 118 townhome lots. All infrastructure and common area improvements are in place. The buyer also purchased a 2.37 acre commercial tract adjacent in a separate deal. The buyer plans to gradually resell the lots to a variety of builders.
RESIDENTIAL ACREAGE COMPARABLE NUMBER 5

PROPERTY TYPE: Multi-Family Residential Acreage

IDENTIFICATION: 84918000028

LOCATION: The north side of Immokalee Road, about ½ mile east of Interstate 75, Naples, Collier County.

GRANTOR: Toll FL V, LP

GRANTEE: Westbury Quail Gardens, LLC

DATE OF SALE: August 19, 2008

RECORDED ORB: BK 4387 PG 3230

SALES PRICE: $5,850,000

FINANCING: Conventional

CASH EQUIVALENCY: Same as cash

SITE SIZE: 21.75 Acres

UNITS PLANNED: 154 Units

ZONING: PD; Planned Development

PRICE/ACRE: $268,966/Acre

PRICE/UNIT: $37,987/Unit

SOURCE: Public Records of Collier County and David Stephens, rep for buyer.

REMARKS: This property is a residential "pod" within the Quail Creek planned development. It is fully vested and benefits from off-site amenities and stormwater retention. In addition, some underground utilities have already been constructed.
RESIDENTIAL ACREAGE COMPARABLE NUMBER 6

PROPERTY TYPE: Multi-Family Residential Acreage

IDENTIFICATION: 047934.3000

LOCATION: East side of Falkenburg Road, about 400 feet south of Progress Blvd., Tampa, Hillsborough County.

GRANTOR: Centex Homes

GRANTEE: Phillips Place at Magnolia Park, LLC

DATE OF SALE: March 19, 2008

RECORDED ORB: BK 18516 PG 1309

SALE PRICE: $2,862,000

FINANCING: Conventional

CASH EQUIVALENCY: Same as cash

SITE SIZE: 19.31 Acres

UNITS PLANNED: 292 Units

ZONING: PD; Planned Development

PRICE/ACRE: $148,137/Acre

PRICE/UNIT: $9,801/Unit


REMARKS: This property is a vested pod within the larger Magnolia Park planned development, which was sold by the original developer to a separate builder. This site was vested for 300 units. Subsequent announcements indicated plans for building 292 units.
RESIDENTIAL ACREAGE COMPARABLE NUMBER 7

PROPERTY TYPE: Residential Acreage
IDENTIFICATION: 19189.1000/9
LOCATION: The east side of Honore Avenue, about two miles north of Univ. Parkway, Bradenton, Manatee County.
GRANTOR: Kimball Hill Homes Florida, Inc.
GRANTEE: Riva Trace, LLC
DATE OF LISTING: December 19, 2007
RECORDED ORB: BK 2240 PG 173
SALES PRICE: $1,118,000
FINANCING: Conventional
CASH EQUIVALENCY: Same as cash
SITE SIZE: 46.92 Acres
UNITS PLANNED: 86 Units
ZONING: PDR; Planned Development Residential
PRICE/ACRE: $23,828/Acre
PRICE/UNIT: $13,000/Unit

REMARKS:
Previous purchase was for $4,200,000 on April 1, 2005, without vesting. The buyer is a local builder, now marketing single family residential homes for this site.

This property is about 60% wetland areas with an effective area of roughly 19 acres. The planned units will be single family, but with very small lots.
RESIDENTIAL ACREAGE COMPARABLE NUMBER 8

PROPERTY TYPE: Multi-Family Residential Acreage
IDENTIFICATION: 0071093-000200-7, 0071097-000800-7 and 0071097-000800-7
LOCATION: 3380 Loveland Blvd., along the east side of Loveland, 1/4 mile north of Westchester Blvd., Charlotte Harbor, Charlotte County.
GRANTOR: Lennar Homes, Inc.
GRANTEE: Phoenix Harbor Cove, Inc.
DATE OF SALE: November 30, 2007
RECORDED ORB: BK 3237 PG 521
SALE PRICE: $1,700,000
FINANCING: Conventional
CASH EQUIVALENCY: Same as cash
SITE SIZE: 20.00 Acres
UNITS PLANNED: 200 Units
ZONING: RMF-10; Residential Multi-Family
PRICE/ACRE: $85,000/Acre
PRICE/UNIT: $8,500/Unit
SOURCE: Public Records of Charlotte County and Don Cenci, rep for seller, (941) 377-1222, #1074.
REMARKS: This property was fully vested at sale for 200 townhome units.

The property was subsequently re-listed for $3,999,000.
RESIDENTIAL ACREAGE COMPARABLE NUMBER 9

PROPERTY TYPE: Multi-Family Residential Acreage

IDENTIFICATION: 047934.0000

LOCATION: The north side of Progress Blvd, immediately east of Interstate 75, Tampa, Hillsborough County.

GRANTOR: Bloomingdale Apartments, LLC

GRANTEE: FC Bloomingdale Apartments, LLC

DATE OF LISTING: October 17, 2007

RECORDED ORB: BK 18197 PG 1600

SALES PRICE: $5,010,000

FINANCING: Conventional

CASH EQUIVALENCY: Same as cash

SITE SIZE: 29.02 Acres

UNITS PLANNED: 348 Units

ZONING: PD; Planned Development

PRICE/ACRE: $172,640/Acre

PRICE/UNIT: $14,397/Unit

SOURCE: Public Records of Hillsborough County and Sam Linsky, rep for buyer, (813) 251-5197.

REMARKS: Purchased with vesting in place. Subsequently improved with a 348 unit apartment complex.
<table>
<thead>
<tr>
<th>SUBJECT</th>
<th>COMP 1</th>
<th>COMP 2</th>
<th>COMP 3</th>
<th>COMP 4</th>
<th>COMP 5</th>
<th>COMP 6</th>
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<td>$8,860,000</td>
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<td>$17,528</td>
<td>$12,021</td>
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<td>$11,071</td>
<td>$28,732</td>
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ADJUSTMENTS

Adjustments are made to modify the comparables for dissimilarities with the subject parcel. Aspects for adjustment typically include terms and conditions of the sale, including property rights, financing, conditions of sale, market conditions, and adjustments for property features, including size, location, and zoning.

Property Rights, Financing and Condition of Sale
The subject is assumed to be a fee simple transfer of title, with typical financing, and an arm's length sale. All of the comparables are sales motivated by varying levels of distress or unusual seller motivation, with a consequent downward effect on the price. All, however, were also voluntary, arms' length transactions. Therefore, no adjustments of the comparables are deemed necessary for property rights conveyed, financing, or condition of sale.

Market Conditions
The subject is valued as of the date of value, May 2009. The comparable properties all sold at various times within 18 months before this date. The market for residential properties has been steadily declining during that period. However, the comparables sales are all versions of clearance or distress sales, which have been uniformly low over this period. No adjustments have been made for market conditions.

Location
The subject is located in Fort Myers area of unincorporated Lee County. The surrounding area is undergoing a steady process of urbanization, but also includes vacant areas as well. Long term demand for new residential units is significant, though the market for the short term is significantly oversupplied. The subject is well-placed to capture a reasonable share of projected future demand for multi-family housing in this area. All of the comparables are similarly attractive for future development, and positioned in similarly oversupplied markets. The quality of location varies among the sales, however. Most are sufficiently similar to the subject that no adjustment for location is needed. Comparable 5, located in the generally higher-priced Naples market, has been adjusted downward 25%.

Size of Project
The subject contains a total of 3.25 acres, all of which are usable. The subject is proposed for 68 one bedroom dwelling units. The comparables range is size from 11.00 acres to 46.92 acres and 43 to 348 units. Typically, smaller sites sell for higher unit values. The comparables are close enough to the subject in area and project size that no adjustment could be extracted from this market data.

Project Density
The subject is planned for multi-family development at an overall density of 20.9 units per acre. We know of no recent development which have developed at this density. The comparables include multi-family acreage, single family acreage and bulk lot sales and therefore vary widely in density. Generally, lower density projects will have higher values per unit, as each unit includes more land. However, there is insufficient data to extract a specific adjustment.
Development Potential
Both the subject and most of the comparables are neither encumbered by nor benefit from significant off-site access or development easements. Comparable 5 benefits from off-site stormwater retention, which increases its development efficiency. This sale has been adjusted downward 15%.

Zoning
The subject is currently designated with the CFPD, a mixed use planned development zoning district. Zoning data is contained in the addendum. All of the comparables were zoned, but with varying levels of vesting. Comparables 5 through 9 all included site plan vesting at the time of sale.

Value Indication
The range of comparable sale prices after consideration of adjustment(s) is from $8,500 and $41,489 per unit. The appraiser’s task is to apply judgment and experience to estimate a value which reflects the subject’s market value as of the date of value. In the present case the range of values for price per unit is rather significant.

Comparables 1 and 2 are both current listings. Both, according to their listing agents, are unrealistically priced. These comparables reflect a theoretical high point for the range of potential values for the subject. Realistically, they reflect values far higher than could be realized for the subject.

Comparable 5 is a recent sale located in the Naples area. This market is historically much higher priced than the subject market. In addition, this sale benefits from some infrastructure construction already in place at sale. This sale sets the high end of the realistic potential range for the subject.

The remaining comparables are clustered between $8,500 and $17,528 per unit. The comparable at the high end of this range is actually a bulk lot sale of single family units, which benefits from existing infrastructure, reflecting a higher value than could be expected for the subject. Most of the sales toward the low end of the range are multi-family acreage most similar to the subject. We estimate the most likely unit value for the subject would be near the range of the best comparables, $10,000 per unit, most like Comparable 6. The subject is planned for development of 68 units. Multiplying this by $10,000 indicates a total value for the proposed 68 one bedroom units is:

MARKET VALUE OPINION
RESIDENTIAL ACREAGE “AS IS”

SIX HUNDRED EIGHTY THOUSAND DOLLARS
$680,000
SUBJECT PROPERTY DATA
DIVISION 9. PLANNED DEVELOPMENT DISTRICTS

Sec. 34-931. Purpose and intent.

(a) The general purpose and intent of the various planned development districts is set forth in section 34-612(2). The purpose and intent of specific planned development districts is set forth in subsections (b) through (j) of this section.

(b) **RPD residential planned development and MHPD mobile home planned development districts.**

(1) The intent of the RPD and MHPD districts is to further the general purpose of planned developments set forth in section 34-612(2) as it relates to residential areas.

(2) It is also the intent of these districts to provide a property owner or land developer with a development technique that can increase residential density and its ancillary development in areas designated by the Lee Plan as being in the rural or outer island categories, provided that the proposed development shall be completely independent of county-subsidized facilities and services, and that the project will not have an adverse economic, environmental, fiscal or social impact to its surrounding environs or to the county.

(3) The principal use of any residential or mobile home planned development is human habitation in permanent yearround dwelling units. However, the RPD and MHPD districts permit some limited nonresidential uses for the convenience of the residents and the welfare of the public.

(c) **RVPD recreational vehicle planned development district.**

(1) The purpose and intent of the RVPD district is to further the general purpose of planned developments set forth in section 34-612(2) as it relates to recreational vehicle developments.

(2) It is the intent of this chapter that all new recreational vehicle developments and any expansion to an existing recreational vehicle development shall only be permitted if first rezoned into the RVPD district.

(3) The principal use of a recreational vehicle planned development is recreational vehicle emplacement, although some ancillary commercial uses for the convenience of the development guests may also be permitted.

(d) **CFPD community facilities planned development district.** The purpose of the CFPD district is to accommodate those governmental, religious and community service activities which frequently complement and are necessary to the types of activities permitted in other zoning districts, but which, due to the size, intensity or nature of the use and the potential impact on adjacent land uses, roads or infrastructure, should not be permitted as a use by right in those districts.

(e) **CPD commercial planned development district.**

(1) The intent of the CPD district is to further the general purpose of planned developments set forth in section 34-612(2), as it relates to commercial development.

(2) The principal uses of any commercial planned development are generally the retail sale and distribution of consumer goods and services, or the provision of standard office space for various purposes, including the delivery of professional services (including health care, short of inpatient facilities), or financial services, or for the administration of...
PROPERTY INFORMATION

1) Property: 13060 PALOMINO LN, FORT MYERS FL 33912-1407 R170
   APN: 22-45-25-00-00001-0100
   Strap #: 22-22-45-00-00001-0100
   Card #: 0 of 2
   Mill Code: 012
   Use: RELIGIOUS
   County: LEE, FL
   Prop Tax: $645.14
   Total Value: $12,888,650
   Census: 401.06
   Tax Yr: 2008
   Delinq:
   Map Pg: 21-22
   Tax Appraisal:
   Neigh Code: 5920400
   Improv Value: $4,220,700
   A/M Vol/Pg 1: / 0021 22
   Taxable Val:
   Exemptions: MISC
   Building Val:
   T/R/S: 45-25-22
   Agricult Val:
   Municipality: COUNTY
   Assd Yr: 2008
   Subdivision:
   % Improve: 33%
   Owner: DEWANE FRANK J
   Owner Vest: / /
   DIOCESE OF VENICE
   Phone:
   Mail: PO BOX 2006; VENICE FL 34284-2006 B016
   Owner Transfer = Rec Dt: Price: Doc#: Type:
   Sale Dt:

SALE & FINANCE INFORMATION

LAST SALE
Recording/Sale Date: 06/07/1999 05/01/1999
Sale Price/Type: $368,000
OR B&P/Stamp #: 3127-3288
Deed Type: WARRANTY DEED
1st Mtg Loan #:Type:
1st Mtg Rate/Type/Term: / /
1st Mtg Lender:
2nd Mtg Loan #:Type:
2nd Mtg Rate/Type/Term: / /
Title Company: OFFICER OF ASSOCIATED LAND TIT
Transfer B&P:
Seller: JOHNSON INA L
New Construction:
Other Last Sale Info = # Parcels: Type 2:

SITE INFORMATION

Zoning: CFPD
County Use: 7100
State Use: 71
Bldg Class: 00
Location Type:
Site Influence:
Garage Cap#:
Carport Area: 1,513
Garage 2 Sqt:
Parking Sqt:
Parking Type: CARPORT
Acres: 39.81
Lot Area: 1,733,997
Lot Width:
Lot Depth:
Usable Lot Area:
Flood Panel:
Panel Date:
Flood Zone:

Win2Data®
IMPROVEMENT INFORMATION

Gross Bldg Area: 42,101
Bldg/Living Area: 42,101
Total Adj Area: 37,075
Base/Main Area: 30,635
Ground Flr Area: 30,635
Basement Area: 
$/SF: 
Pool Area: 
Porch 1 Area: 2,067
Porch 2 Area: 864
Patio/Deck 1:  
Patio/Deck 2:  
Perimeter Area:  
Heated Area: 33,285

# Bldgs: 2
# Res. Units: 
# Comm Units: 
Bldg Type: TYPE UNKNOWN
Inspect Entry: BAS
Permit #: 
Permit #: 
Extra Features
Description: SPKLR


LEGAL INFORMATION

Legal Plat BkPg: 
Legal Blk/Bldg: 1
Legal Lot/Unit: 10
Legal Desc: W 1/2 OF NW 1/4 OF NW 1/4 OF SEC 22 + E 1/2 OF NE 1/4 OF NE 1/4 OF SEC 21

Win2Data®
PROPERTY INFORMATION

2) Property: 13060 PALOMINO LN, FORT MYERS FL 33912-1407 R170

APN: 22-45-25-00-00001-0100
Card #: 1 of 2

County: LEE, FL
Census: 401.06
Map Pg: 21-22
A/M Vol/Pg 1: 2 / 0021 22
T/R/S: 46-25-22
Municipality: COUNTY
Subdivision:
Owner:
Mail:

Owner Transfer = Rec Dt: Price: Doc#: Type:
Sale Dt:

SALE & FINANCE INFORMATION

LAST SALE PRIOR SALE

Recording/Sale Date:
Sale Price/Type:
OR B&P/Stamp $:
Deed Type:
1st Mtg Loan $/Type:
1st Mtg Rate/Type/Term: / / 1st Mtg Lender:
2nd Mtg Loan $/Type:
2nd Mtg Rate/Type/Term: / / Title Company:
Transfer B&P:
Seller:
New Construction:
Other Last Sale Info = # Parcels: Type 2: Pend:

SITE INFORMATION

Zoning: CFPD
County Use: 7100
State Use: 71
Bldg Class: 00
Location Type:
Site Influence:
Garage Cap#:
Carport Area:
Garage 2 Sqt:
Parking Sqt:
Parking Type:
Flood Panel:
Panel Date:
Flood Zone:

Acres: 39.81
Lot Area: 1,733,997
Lot Width:
Lot Depth:
Usable Lot Area:
IMPROVEMENT INFORMATION

Gross Bldg Area: 33,285
Bldg/Living Area: 33,285
Total Adj Area: 35,347
Base/Main Area: 30,835
Ground Flr Area: 30,835
Basement Area: 100
$/SF: 2,067
Pool Area: 404
Porch 1 Area: 2,067
Porch 2 Area: 364
Patio/Deck 1: 1
Improve Type: FINISHED/OPEN PORCH
Patio/Deck 2: Style: Heat Fuel: ELECTRIC
Perimeter Area: 33,285
Heated Area: 33,285
# Bldgs: 2
# Res. Units: 2
# Comm Units: 2
Bldg Type: TYPE UNKNOWN
Inspect Entry: BAS
Permit #: BAS

LEGAL INFORMATION

Legal Plat BlkPg:
Legal Blk/Bldg: 1
Legal Lot/Unit: 10
Legal Desc: W 1/2 OF NW 1/4 OF NW 1/4 OF SEC 22 + E 1/2 OF NE 1/4 OF NE 1/4 OF SEC 21
PROPERTY INFORMATION

Property: 13060 PALOMINO LN, FORT MYERS FL 33912-1407 R170

APN: 22-45-25-00-00001-0100

Card #: 2 of 2
County: LEE, FL
Census: 401.06
Map Pg: 21-22
A/M Vol/Pg 1: 2 / 0021 22
A/M Vol/Pg 2: 1
T/R/S: 45-25-22
Municipality: COUNTY
Subdivision:
Owner:
Mail:
Owner Transfer = Rec Dt: Sale Dt:

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SALE & FINANCE INFORMATION

LAST SALE

Recording/Sale Date:
Sale Price/Type:
OR B&P/Stamp $:
Deed Type:
1st Mtg Loan $/Type:
1st Mtg Rate/Type/Term:
1st Mtg Lender:
2nd Mtg Loan $/Type:
2nd Mtg Rate/Type/Term:
Title Company:
Transfer B&P:
Seller:
New Construction:
Other Last Sale Info = # Parcels: Type 2: Pend:

SITE INFORMATION

Zoning: CFPD
County Use: 7100
State Use: 71
Bldg Class: 65
Location Type:
Site Influence:

| Garage Cap# | Carport Area | Garage 2 Sqt: Parking Sqt: Parking Type: Flood Panel: Panel Date: Flood Zone: |
|-------------|--------------|-----------------|-----------------|-----------------|
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IMPROVEMENT INFORMATION

Gross Bldg Area: 1,728
Bldg/Living Area: 1,728
Total Adj Area: 1,728
Base/Main Area: 1,728
Ground Flr Area: 1,728
Basement Area: 1,728
$/SF: 2,087
Porch 1 Area: 364
Porch 2 Area: 364
Patio/Deck 1: 364
Patio/Deck 2: 364
Perimeter Area: 364
Heated Area: 33,285

# Bldgs: 2
# Res. Units:
# Comm Units:
Bldg Type:
Inspect Entry: BAS
Permit #: BAS

EXTRA FEATURES

SPKLR
BLK TOP
CH LK10
WALL DC

LEGAL INFORMATION

Legal Plat BkPg:
Legal Blk/Bldg: 1
Legal Lot/Unit: 10
Legal Desc: W 1/2 OF NW 1/4 OF NW 1/4 OF SEC 22 + E 1/2 OF NE 1/4 OF NE 1/4 OF SEC 21

In2Data
APPRAISERS' QUALIFICATIONS
QUALIFICATIONS OF RICHARD W. BASS
Economic conditions, land use, zoning, environmental (flora/fauna), hazardous contamination and a myriad of other development regulations and limitations all impact the valuation process. This analyst has been involved with the development of various forms of land use regulations (comprehensive plans, zoning ordinances, & sign codes), has planned projects, reviewed proposed projects from a governmental regulation viewpoint and developer viewpoint; has conducted real estate appraisals, reviewed appraisals for lenders, local governments and developers; diminution in value/detrimental condition appraisals; has conducted market studies, feasibility studies, absorption studies, project analysis, parking studies, and highest and best use studies; and, has been involved in numerous eminent domain cases including impact analysis, diminution in value case, sign valuation, appraisal review and preparation of appraisals for both the private and public sectors for litigation purposes.

PROFESSIONAL AFFILIATIONS/MEMBERSHIPS
Appraisal Institute
American Economic Association
American Institute of Certified Planners
American Marketing Association
National Association of Business Economist (retired)
National Association of Master Appraisers
National Society of Appraiser Specialists
National Society of Environmental Consultants
International Association of Assessing Officers
National Golf Foundation, Professional Member

PROFESSIONAL DESIGNATION
MAI - Member Appraisal Institute
MSA - Master Senior Appraiser
BCBA - Board Certified Business Appraiser
EAC - Environmental Assessment Consultant (hazardous contamination)
AICP - American Institute of Certified Planners
CRA - Certified Review Appraiser (retired)

STATE OF FLORIDA LICENSES
State Certified General Real Estate Appraiser RZ 348
Real Estate Broker License, BK No. 0378343
General Appraiser, Instructor's Permit No. GA 100062

EXPERT WITNESS
Qualified in Federal and Florida Circuit Courts as an expert witness: Land Planner, Economist, and Real Estate Appraiser.

Topics include:
Land Planning/Zoning/Comprehensive Planning
Economist/Marketing
Real Estate Appraisal/Business Appraisal/Sign Valuation
LOCAL & STATE GOVERNMENT APPOINTMENTS

Past
- State Appraisal Board - Expert witness for the Appraisal Board, Department of Business & Professional Regulation, State of Florida.
- Council Member - Reinventing Government Council, Sarasota County, FL
- Board Member - Rosemary Redevelopment Advisory Board, Sarasota, FL
- Special Hearing Master - Value Adjustment Board, Sarasota County, FL

LOCAL & STATE GOVERNMENT APPOINTMENTS
COMMITTEES

Past
- Save Our Bays Association - President, Board of Directors (local)
- Parking Committee - City of Sarasota Redevelopment Department (local)
- Technical Advisory Committee - City Comprehensive Plan (local)
- School Board Advisory Committee - Sarasota School Board (local)
- Sarasota Chamber of Commerce - Committee for Economic Development (local)

PUBLICATIONS/ARTICLES

If It's Zoned, Why Can't I Build On It?, NARA/MU, 1985 Scottsdale, AZ,

What's a Sign Worth, Death of a Retailer, SignsOfTheTimes, ST Publications, Inc., 1996 Cincinnati, OH

The Economic Worth of On-Premise Signage, Research and Valuation Techniques, Claus, R. James; Bass, Richard W., 1998 Sherwood, OR

Are Planners Truly Planning for the Economic Well Being of Their Community and for Themselves, Overview, FPZA, 1998 Tallahassee, FL


Valuation of the Primary Guidance System for our Mobile Society, Appraising On-Premise and Other Forms of Signage for Optimal Asset Management; Robert J. Claus, Ph.D., Edwin Baker, Richard Bass, MAI/AICP, Signage Foundation, 2001
SPEAKING ENGAGEMENTS

1995 - Speaker, "Sign Valuation - Case Studies" Signs and Land Use Controls Conference, Reston, Virginia
1996 - Speaker, "Sign Valuation - What's A Sign Worth?" Identity Management Conference, Pinehurst, N.C.
1999 - Speaker, "The On-Premise Business Sign, What It's Really Worth & How to Prove It", National City Planners & Sign Users Conference, Mid West Sign Association & Signage Foundation for Communication Excellence, Inc., Columbus, OH.
2000 - Speaker, "The Value of On-Premise Signage and Dealing with Local Government", International Council of Shopping Centers, CenterBuild Conference, Scottsdale, AR.
2006 - Speaker, "Valuation of the Primary Guidance System for our Mobile Society, Appraising On-Premise and Other Forms of Signage for Optimal Asset Management", Transportation Research Board, National Academy of Science, Washington DC.
2006 - Speaker, "Legal & Appraisal Issues", Signage and Identity Symposium, Las, Vegas, NV
2006 - Instructor, The Sign Valuation Process and Damage Calculations; Time, Place and Manner Standards for Sign Regulations and Federal Compensation Requirements; Designing Effective Signage and Protecting the right to Use it; Projections and Compensation for the Value of Signage Under Federal Law, Signage & Identity Symposium, CLE for Attorneys and Appraisers; U.S. Small Business Administration (SBA) & The Signage Foundation for Communication Excellence, Las Vegas, NV
GENERAL AND APPRAISAL EDUCATION

1979 - Bachelor of Science in Urban Planning & Environmental Management
1980 - Transfer of Development Rights (TDR) in Florida
1980 - 1A-1: Principles and Practices, AIREA
1981 - Transfer of Development Rights (TDR) in the U.S.
1983 - 1A-2: Basic Valuation Procedures, AIREA
1983 - 1B-1: Capitalization Theory, AIREA
1984 - 3-3 Standards of Professional Practice, AIREA
1985 - 18-B: Capitalization Theory, AIREA
1988 - 18-A: Capitalization Theory, AIREA
1988 - 2-1: Case Studies in Real Estate Valuation, AIREA
1988 - HP-12C Basic and Advanced Seminars, AIREA
1988 - Analyzing Retail Opportunities, Market & Feasibility Techniques, Georgia Institute of Technology
1987 - R41b Seminar
1987 - Rates, Ratios & Reasonableness, AIREA
1987 - 1986 IRS Tax Code & Real Estate Property Valuation, AIREA
1987 - 4: Litigation Valuation, AIREA
1988 - Retail Market Analysis-CBD's & Neighborhood by the Georgia Institute
1988 - Retail Marketing Analysis, Georgia Institute of Technology, Atlanta, GA.
1989 - Professional Practice, Society of Real Estate Appraisers, Sarasota, FL.
1989 - Environmental Assessments for Real Estate, MCC, Bradenton, FL
1991 - Strategic Retail Market Analysis; Georgia Institute of Technology
1991 - Core Law; Florida Real Estate Commission
1992 - EPA's Underground Storage Tank Requirements, Environmental Resources Center
1992 - Environmental Site Assessment; Lincoln Graduate Center
1993 - Professional Standards, USPAP Update, Core Law For Appraisers, Appraisal Institute
1994 - Comprehensive Appraisal Workshop, Ted Whitmer, Dallas, Texas
1994 - Americans With Disabilities Act (ADA) Seminar, Appraisal Institute, FT. Myers, FL
1994 - Sign Regulations, AICP, Chicago, IL
1995 - Highest & Best Use and Market Analysis Appraisal Institute, Tampa, FL
1996 - Core Law Review Seminar, Sarasota, FL
1997 - Principles of Business Appraisal, Lincoln Graduate Center, NAMA, Orlando, FL
1998 - Transaction Brokerage & Agency, Florida Association of Realtors, Sarasota, FL.
1998 - Valuation of Deteriorated Conditions Valuation, Appraisal Institute, Miami, FL
1998 - 430: Standards of Professional Practice, Appraisal Institute, Tampa, FL
1998 - Appraisal Practices Valuation/Evaluation of Commercial/Residential Real Estate, Appraisal Institute, Orlando, FL
1999 - Instructor Seminar, Florida Real Estate Commission & Real Estate Appraisal Board, Bradenton, FL
1999 - Florida Core Law, Florida Real Estate Commission, Bradenton, FL
1999 - Brokers Continuing Education, Real Estate, Sarasota, FL
2000 - 2001 USPAP Update for Instructors & Regulators, Appraisal Foundation, Orlando, FL.
2001 - Property Tax in Florida, Loman Education Services, Sarasota, FL.
2001 - Developing Golf Courses and Residential Communities, ULI, Charleston, SC
2001 - Apartment Appraisal, Appraisal Institute, Tampa, FL
2001 - Comprehensive Appraisal Workshop, Ted Whitmer, Tampa, FL
2001 - Realtor's Core Law Update, Real Estate Education Company, Sarasota, FL.
2001 - 430: Standards of Professional Practice, Part C, Appraisal Institute, Tampa, FL.
2002 - 500: Separating Real Property From Intangible Business Assets, Appraisal Institute, Boca Raton, FL
2002 - Environmental/Property Damage/Standards/Due Diligence, Valuation Strategies, Appraisal Institute, Toronto, CA
2003 - Instructors Continuing Education Seminar, Florida Real Estate Appraisal Board, Kissimmee FL.
2004 - Brokers Continuing Education, Real Estate, Sarasota, FL
2004 - The Appraisal of Real Estate Conference, CLE International, (Faculty member) Tampa, FL.
2004 - Business Practices and Ethics, Appraisal Institute, Boca Raton, FL
2004 - Inverse Condemnation, An Appraiser's Dilemma, Appraisal Institute, Boca Raton, FL
2004 - Appraisers Liability in Residential Appraising, Appraisal Institute, Venice, FL.
2004 - Appraising the Appraisal: Understanding the Appraisal Review Process, ABA, Appraisal Institute, Sarasota, FL.
2005 - The Professional's Guide to the URAF Form Report, Appraisal Institute, FT. Myers, FL.
2005 - 29th Annual Legal Seminar, IAIA, Chicago, IL.
2005 - Litigation Valuation, Appraisal Institute, Chicago, IL
2005 - Eminent Domain, CLE International, Tampa, FL.
2007 - 2006 Instructors Continuing Education, Core Law Update, Appraiser License Law Update, FREC & FREA, Sarasota, FL.
2007 - Valuing Real Estate in a Changing Market, Institute of Real Estate Studies, Sarasota, FL.
2007 - Analyzing Distressed Real Estate, Appraisal Institute, Sarasota, FL.
2008 - Florida State Law Update for Real Estate Appraisers, Al. St. Pete, FL.
2008 - Florida Supervisor Trainee Roles and Rules, Al., St. Pete, FL.
2008 - AI-100 Summary Appraisal Report Residual, AI, Sarasota, FL.
2008 - National USPAP Update, Al., Sarasota, FL.
Diocese of Venice

Commitment to Pay Off-site Costs
September 24, 2009

Jim Branson  
Multifamily Division  
US Department of HUD  
Charles Bennett Federal Building  
400 W Bay Street, Suite 1015  
Jacksonville, FL 32202-1015

RE: Commitment to Pay Off-Site Costs  
Sponsor: Diocese of Venice (Dun No. 147051296)  
Project: Blessed Pope John XXIII Manor, Ft. Myers FL

Dear Mr. Branson:

The Sponsor understands that the HUD funding cannot be used to pay for the cost to rezone the property nor to pay for off-site expenses. This letter shall serve as a commitment from the Diocese to Venice to pay for these costs, as described on the attached sheet. The Diocese will likely pay for these from land proceeds received in conjunction with this project.

The Diocese has enjoyed a strong working relationship with the HUD office in Jacksonville for many years and it is our hopes that we will again have the opportunity to work with your office on another HUD Section 202 project.

Sincerely yours,

Dr. Volodymyr Smeryk  
Chancellor

Enclosure

cc: Father Bob Tabbert

P.O. Box 2006, Venice, Florida, 34284-2006  
(941) 484-9543  
www.dioceseofvenice.org  
Fax: (941) 484-2941
March 6, 2009

Reference: Blessed Pope John XXIII

**COST ESTIMATE**

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<td>Updated Environmental and Protected Species Survey</td>
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<td>TDM Consulting fees</td>
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<td>$37,476</td>
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**Estimates on Anticipated Site Improvements:**

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<tr>
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</thead>
<tbody>
<tr>
<td>Pave Appaloosa to Lee County standards for local roads</td>
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<tr>
<td>Pave interior shell road to Lee County standards for private roads</td>
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<tr>
<td>Extend sewer to lift station</td>
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<tr>
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<td><strong>Total</strong></td>
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ARCHITECT’S
PROJECT NARRATIVE
SITE/UNIT PLANS
Architectural Narrative

Blessed Pope Paul XXIII, Ft. Myers, FL
Diocese of Venice

INTENT

Narrative description of the building design including the description of the number of units with bedroom distribution, and any special design feature, amenities, community space, and how this design will facilitate the delivery of services in an economical fashion and accommodate the changing needs of residence over the next 10-20 years.

SCOPE

The proposed project is a three-story facility located on just over a three-acre site in Ft. Myers with access from Appaloosa Lane, just north of Daniel Parkway. This access will be for residents and visitors and an access for service to the facility.

The facility will contain 68 one-bedroom apartment units for elderly residents. Approximately sixty (60) parking spaces will be provided.

Five percent of the units will be designed to be accessible in accordance with the Uniform Federal Accessibility Standards and other applicable requirements. Two percent of the units will be designed for the visually and hearing impaired.

DESIGN CONCEPT

The concept is based on an efficient and easily understood layout with a clear main entry lobby protected by a covered vehicular drop-off. The design includes providing sufficient natural light for a feeling of "openness" to reflect our Florida environment.

Community Spaces are being provided in the main core of the facility as well as additional seating areas throughout the facility, both interior and exterior, to encourage interaction between residents in a healthy manner.

- **Lobby / Seating Areas** – It is important that well placed seating areas be provided both in the interior and exterior of the facility. These areas will be placed in various locations throughout the facility, including adjacent to elevators, near laundry areas and an exterior covered patio. These seating areas will encourage activities for the residents.

- **Multi-Purpose Room** – A large multi-purpose room with serving kitchen is being provided as a main central element of the facility, easily accessible from the lobby and elevator, with an exterior patio to enhance resident activities. This room will allow for a variety of functions requiring chairs for classroom/meeting style settings, with flexibility for tables and chairs for other functions which could include dinners, receptions and other similar activities.

- **Mediation / Activity Areas** – In order to provide a variety of communal spaces, there are various mediation/lounge/activity areas for residents to have a more private or quiet environment to read or craft or incorporate some other similar functions, while still enjoying the exterior nature of the facility.
• **Other Community Space** – Every community space is designed to encourage social interaction including laundry areas, open hallways, and mail area. These spaces will allow for residents to meet and spend time with each other.

**Support Spaces** are being provided in order to properly service the residents and enhance their comfort and security:

• **Resident Counter** – A counter at the lobby, next to the Manager’s Office, will be provided. This function will allow for proper monitoring of the entry, as well as visitors.

• **Manager’s Office** – Adequate office space will be provided for the Facility Manager to perform their functions. This space will be located adjacent to the lobby with full view of the entry.

• **Laundry Areas** – The facility will provide laundry areas on each of the floors. These facilities will include coin-operated washers and dryers, as well as folding tables. The location of these facilities is in the central part of the facility for ease of use.

**Unit Design** facilitates the changing healthcare needs of the tenants in order to allow continued occupancy throughout their aging process.

The project is designed to be efficient and cost-effective with high importance given to the meeting the specialized needs of the elderly.

Each of the 68 resident apartments will not exceed 540 net square feet of area in a one-bedroom design. Natural light and ventilation is achieved through the use of large operable windows with blinds. Each living unit will have its own independent heating and air-conditioning system. Thermostats in each living unit will allow individual tenants to set their own preferences with respect to comfort and energy consumption. Units are designed to be flexible and to maximize openness and individuality in furniture layout.

The use of a standardized unit design allows for easy modification of cabinetry, fixtures and furnishings to address the needs as the resident population ages. Standardized cabinetry design will provide for easy removal of the lower cabinets in the kitchen to facilitate wheelchair accessibility should individual tenants need this accommodation in the future. The individual living units have been designed to adapt for complete handicap accessibility should the need arise.

In addition, standardized units allow for easier maintenance especially with regards to replacing fixtures and equipment.

Although all units can be made ADA accessible, as required a minimum number of units will be built initially to meet the specific ADA requirements for the handicap. Modified showers, bathrooms, cabinetry, and associated fixtures and appliances will be provided for ADA accessibility.

As a good design practice, lever-type hardware will be utilized throughout the project for use by all residents and all units will have wood blocking within applicable walls for installation of future additional grab bars if required. Also units will be provided for the hearing and visually impaired and the unit design is such that any unit can be converted for the visually or hearing impaired.

All the units will be wheelchair accessible for ingress/egress, and all units will have emergency call capabilities. To summon help in an emergency, two call cords will be located in each apartment, one in the bathroom where most accidents occur, and one in the bedroom. When a cord is pulled, a light turns on outside the unit and an alarm sounds to alert the manager or security personnel. A monitor panel will automatically designate which apartment is calling through audio and visual commands.

Another security device for residents’ safety is a mailbox “stat check” system. Every resident will move a button located on the mailbox to let management know that all is well. Every day, the manager checks the mailboxes, and if a resident has not moved this button, a routine safety check is done.
MATERIALS / DESIGN ELEMENTS

Each of the community spaces will incorporate elements that enhance the residential nature of the facility, as well as the safety of the residents:

- Comfort and security
- Noise control
- Natural lighting / openness to exterior
- Contrasting materials for visually impaired residents
- Adequate lighting, appropriate for a variety of activities
- Side / grab rail when necessary
- Floor finishes that allow easy of movement and maintenance
- Identification systems
- Integrated exterior / interior spaces

The design will be sensitive to the needs and use by the residents in order to maximize their comfort and social activities.

VISIT-ABILITY AND UNIVERSAL DESIGN

This facility will embrace the concept of visit-ability with 100 percent of the units incorporating visit-ability standards. These include the entrance to the ground floor being at grade level, approached by accessible routes including sidewalks. All units will have a minimum door width, including interior passage, of at least 2 feet 10 inches, allowing 32 inches of clear passage space. Additionally, all units will have a 32" clear path to the bathroom.

Universal design in all of its Section 811/202 projects is a HUD goal. Universal design, as defined by the Center of Universal Design, is to “design products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design”. The proposed project will be designed in a manner consistent with the Center of Universal Design’s principles, which include:

- Principle One of Equitable Use: The design is useful and marketable to people with diverse abilities.
  - Provide the same means of use for all users: identical whenever possible; equivalent when not.
  - Avoid segregating or stigmatizing any users.
  - Provisions for privacy, security, and safety should be equally available to all users.
  - Make the design appealing to all users.

- Principle Two of Flexibility in Use: The design accommodates a wide range of individual preferences and abilities.
  - Provide choice in methods of use.
  - Facilitate the user’s accuracy and precision.
  - Provide adaptability to the user’s pace.

- Principle Three of Simple and Intuitive Use: Use of the design is easy to understand, regardless of the user’s experience, knowledge, language skills, or current concentration level.
  - Eliminate unnecessary complexity.
  - Accommodate a wide range of literacy and language skills.
  - Arrange information consistent with its importance.
• **Principle Four of Perceptible Information:** The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.
  - Use different modes (pictorial, verbal, tactile) for redundant presentation of essential information.
  - Provide adequate contrast between essential information and its surroundings.
  - Maximize "legibility" of essential information.
  - Provide compatibility with a variety of techniques or devices used by people with sensory limitations.

• **Principle Five of Tolerance for Error:** The design minimizes hazards and the adverse consequences of accidental or unintended actions.
  - Arrange elements to minimize hazards and errors; most used elements, most accessible; hazardous elements eliminated, isolated, or shielded.
  - Provide warnings of hazards and errors.

• **Principle Six of Low Physical Effort:** The design can be used efficiently and comfortably and with a minimum of fatigue.
  - Use reasonable operating forces.
  - Minimize repetitive actions.
  - Minimize sustained physical effort.

• **Principle Seven of Size and Space for Approach and Use:** Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture or mobility.
  - Provide clear line of sight to important elements for any seated or standing user.
  - Make reach to all components comfortable for any seated or standing user.
  - Provide adequate space for the use of assistive devices of personal assistance.

**PROVISION FOR SUPPORTIVE SERVICES**

As described below, the design of the building will accommodate the "Aging in Place" process. However, the sponsor is taking steps in the initial design to provide spaces that will accommodate needed supportive services for the residents.

The building's design concept provides for rooms that will serve multiple functions, a feature that enhances the efficiency of the development. Space will be available for visiting health professionals to conduct periodic health screenings such as blood pressure checks, blood sugar screening, cholesterol screening, etc. The sponsor will make arrangements for other visiting professional screenings such as podiatrists and ophthalmologists.

Other planned supportive services include educational activities for the residents, including nutritional education, lectures, book clubs, language classes, fire safety programs and self defense measures. Again, these programs will be conducted in centrally located rooms designed to be multi-functional.

**AGING IN PLACE**

This facility, including the individual units, will be equipped with grab bars, emergency call systems, and non-slip floor surfaces, along with the other design elements which facilitate individual safety. Although five percent of the units will be designed at the outset as accessible by disabled persons, all units will be designed to be adaptable for various types of disabilities, including wheelchair usage, and sight and hearing impairments. Hardware selections will include items which take into consideration the aging process (e.g., units will have door levers as opposed to knobs). The units will be sized such that there is sufficient space for services delivered in the home such as assistance with bathing, meal preparation, medication administration.
and similar types of assistance. Walking distance to community facilities will be minimized to the extent possible and seating accommodations will be available in waiting areas.

Being cognizant of the aging process, various design elements will be incorporated into the design in order to alleviate this concern, including:

- **Visual Signage** – Colors will be chosen which are “friendly” to the aging eye and signs will have a high contrast ratio. This will allow for a greater feeling of personal security among residents who are visually impaired, hearing impaired (and thus more reliant on visual signals), as well as those who suffer from disorientation.

- **Glare Reduction** – Glare is a major problem among elderly persons with deteriorating eyesight. Non-reflective materials will be used on floor and wall surfaces, both interior and exterior, as well as within the unit on such items as appliances whenever possible.

- **Furniture Placement** – The careful placement of furnishings can be used to overcome social isolation and to aid the hearing-impaired. Background noise is a constant problem for persons with hearing impairments. Careful placement of small furniture groupings can make personal conversations possible, within a large room, while encouraging socialization among residents.

**CONFORMANCE WITH LOCAL CODES**

The enforceable codes for this project include the latest Florida Building Code Revisions adopted in 2007 as well as the fire protection statutes of NFPA. Some of the provisions include the necessary means of egress, distance from a living unit to the exit, length of corridors between exits and fire ratings of all separation doors and walls.

**UTILITY COMBINATION**

The project will utilize electricity for cooking, air conditioning and lighting. It is proposed that each apartment be individually metered for electricity. All utilities are available at the site.

**DESIGN FEATURES WHICH PROMOTE ENERGY EFFICIENCY AND EFFICIENT CONSTRUCTION**

HUD is encouraging applicants to take specific energy-saving actions in furtherance of HUD’s Energy Action Plan described in the August 2006 report to congress entitled: “Promoting Energy Efficiency at HUD in a Time of Change.” Under this policy priority, HUD is providing up to two policy priority points as follows:

a) **Energy Star Appliances and Products.** Applicants can receive one policy priority point for incorporating energy-efficiency measures in the design, construction and operation of the development. HUD strongly encourages the purchase and use of Energy Star-labeled products. Applicants are also encouraged to promote energy efficiency in design and operation of the proposed project. To receive the one point, applicants must meet the following criteria:

- New construction or substantial rehabilitation (multifamily): Meet ASHRAE 90.1-2007 plus 20 percent (Appendix G) and appliances must be Energy Star qualified. A heat load analysis showing compliance with this standard must be completed by the project architect or engineer during the design phase of the project.

b) **Green Development** Applicant can receive an additional policy priority point for green development if they fulfill the requirements for use of Energy Star appliances and projects above and meet one of the following guidelines, in addition to committing to use the HUD/PIH...
Benchmark Tool:

- Energy Star Plus Indoor Air Package
- Energy Star Advanced New Home Construction
- Enterprise Green Communities Initiative
- National Association of Builders Green building Initiative
- Leadership in energy and Env. Design (LEEDS)

The Applicant strongly supports HUD’s efforts to make the buildings more energy efficient and less costly to operate. In support of this goal, the Applicant is committing to the following:

- All appliances and equipment will have the Energy Star label.
- The design of the structure shall exceed ASHRAE 90.1-2007 by 20 percent.
- A Heat Load Analysis, in addition to a Life Cycle Cost Analysis, will be completed during the design phase.
- The project will be certified as a “Green Development” as recognized by one of the five listed green rating programs (the specific green rating program will be determined during the design phase).
- The Applicant commits to utilizing the HUD/PIH Benchmark Tool during the post-construction phase to quantify energy savings.

In anticipation of these design commitments the Applicant’s design team has already commenced discussions on how to design/construct an energy efficient structure. The team had determined that durable, high quality materials shall be used throughout the project. The use of these materials will not appreciably affect the overall cost but will instead reduce long-term maintenance, repairs and replacement costs. The following represents a sampling of the energy-saving, high quality materials to be used:

- Aluminum windows with a high performance rating (A-A2-HP)
- Elastomeric paints on exterior walls
- R-32 insulation in attics and roofs
- R-19 insulation in exterior walls
- Semi-gloss enamel paints in all public areas to reduce wear and maintenance
- High efficiency HVAC units to reduce energy consumption
- All windows will be equipped with vertical blinds for glare control and to minimize solar heat gain.
- High performance Insulated glass will be used in all openings to reduce solar gain.

*Use of Energy Star appliances throughout the project.*

Large roof overhangs, along with blinds and tinted glazing will reduce the heat gain at all window areas. The project will utilize the latest technology in air conditioning units with EER ratings of 12 or above will be utilized. We will also increase the R-value of insulation at the exterior walls and roofs, thus reducing the buildings heat gain. High efficiency water heaters, insulated hot water piping and energy saving light fixture and lamps will be utilized throughout.

Shade trees will be carefully placed to act as a natural sun screening elements. Exterior lighting will be placed on photoelectric cells to assure that they are operational only when necessary. When combined, the above measures will create a significant energy savings.

The proposed structural system of masonry bearing walls with pre-stressed, precast, hollow core floor
slabs is both cost-efficient and innovative. This hollow core slab system utilizes less concrete than traditional, cast in place, flat slab structural systems and provides for faster erection time. Structural integrity is not compromised. Because these slabs are only 6" thick, the height of the building can also be reduced. In addition there is no need for drywall ceiling finishes. The underside of the slab is simply sprayed with a textured coating and integral latex paint, creating a handsome textured surface ideal for bedroom and living room areas. The end result will be a project that is both energy and cost efficient and one that does not compromise on quality or maintainability.

Construction Efficiency

Repetition is the key to efficient construction. All one-bedroom units (with the exception of handicapped units) are identical. This repetition extends to doors, windows, hardware, plumbing fixtures, cabinets, electrical panels, lights, air conditioning components, and lengths of floor trusses.

Common parts reduce construction time and lead to cost efficiency. Many of the components above will apply to the handicapped apartments.

Stacking units above each other contributes to further efficiency such as stacking of plumbing lines.

Component framing will be incorporated to reduce construction time and increase quality. Concrete plank floor system will speed the time of construction.

All doors, including exterior metal doors and frames, will be pre-hung to reduce labor costs.

Where code permits, multiple vents will be joined at common chases to reduce material cost and labor.

MSB type interior molding and trim will be used to reduce costs.
NEW FREESTANDING THREE STORY FACILITY:

BLESSED POPE JOHN XXIII
SENIOR HOUSING

Fort Myers, FL

ARCHITECT
WOODROFFE CORPORATION ARCHITECTS
5005 WEST LAUREL STREET, SUITE 215
TAMPA, FL. 33607 813/281-0411 813/281-8921 (FAX)
FLORIDA LICENSE NUMBER AA C001379

CIVIL ENGINEER
Edward Engineering Group, LLC
1814 N. 15th Street
Tampa, Florida 33602
813/288-2101 813/288-2106 (Fax)

STRUCTURAL ENGINEER
Miestas Consulting Engineers, Inc.
5623 West Cypress Blvd, Suite 200
Tampa, Florida 33607
813/287-3600 813/287-3627 (Fax)

MECHANICAL & ELECTRICAL ENGINEER
Ceresco & Associates, Inc.
2609 Oakton Street
Tampa, Florida 33609
813/287-9484 813/287-9754 (Fax)

DATE: MAY 4, 2009
DESIGN DEVELOPMENT
WCA PROJECT NO. 0904

SET NO. _______
### Development Budget -- Pope John XXIII Manor

**Updated as of:** 09/21/2009

#### Section G - Estimate of Replacement Costs - 9/2013

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<td>2. Other Land Improvements</td>
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<tr>
<th>Fees</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>12. Builder's General Overhead (line 11 x factor)</td>
<td>2.0% incl</td>
</tr>
<tr>
<td>13. Builder's Profit (line 11 x factor)</td>
<td>8.0% incl</td>
</tr>
<tr>
<td>14. Subtotal (sum of lines 11 thru 13)</td>
<td>5,628,600</td>
</tr>
<tr>
<td>15. Bond Premium (line 14 x factor)</td>
<td>1.5%</td>
</tr>
<tr>
<td>16. Other Fees (line 14 x factor)</td>
<td>547,000</td>
</tr>
<tr>
<td>17. Ext. Total Cost of Construction</td>
<td>6,200,000</td>
</tr>
<tr>
<td>18. Architect's Fee-Design (line 14 X factor)</td>
<td>3.30%</td>
</tr>
<tr>
<td>19. Architect's Fee-Supervision (line 14 x factor)</td>
<td>1.50%</td>
</tr>
<tr>
<td>20. Total for All Improvements (sum of lines 17 thru 19)</td>
<td>6,530,100</td>
</tr>
<tr>
<td>21. Cost Per Gross Square Foot</td>
<td>194</td>
</tr>
<tr>
<td>22. Construction Time (12 + 2 months)</td>
<td>14</td>
</tr>
</tbody>
</table>

#### Charges and Financing During Construction

<table>
<thead>
<tr>
<th>Item</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>23. Interest</td>
<td>0</td>
</tr>
<tr>
<td>24. Taxes</td>
<td>75,000</td>
</tr>
<tr>
<td>25. Insurance</td>
<td>0.5%</td>
</tr>
<tr>
<td>26. HUD/FHA – MIP</td>
<td>0.3%</td>
</tr>
<tr>
<td>27. HUD/FHA – Inspection Fee</td>
<td>0.5%</td>
</tr>
<tr>
<td>28. Financing Fee</td>
<td>0.9% incl in 31</td>
</tr>
<tr>
<td>29. Contingency, Misc. Costs</td>
<td>0</td>
</tr>
<tr>
<td>30. Additional Contingency (line 47 x factor)</td>
<td>2.0% incl in 31</td>
</tr>
<tr>
<td>31. Title and Recording</td>
<td>0.990% incl in 31</td>
</tr>
<tr>
<td>32. Total Charges and Financing</td>
<td>702,800</td>
</tr>
</tbody>
</table>

#### Legal, Organization and Audit Fee

<table>
<thead>
<tr>
<th>Item</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>33. Legal</td>
<td>40,000 incl in 31</td>
</tr>
<tr>
<td>34. Organization</td>
<td>2,000</td>
</tr>
<tr>
<td>35. Cost Certification Audit</td>
<td>48,000</td>
</tr>
<tr>
<td>36. Total Legal, Organ. and Audit Fee</td>
<td>0</td>
</tr>
<tr>
<td>37. Consultant Fee (nonprofit only)</td>
<td>0</td>
</tr>
<tr>
<td>38. Supplemental Management Fund</td>
<td>0.0% incl in 31</td>
</tr>
<tr>
<td>39. Contingency Reserve (rehab only)</td>
<td>0</td>
</tr>
<tr>
<td>40. Relocation Expenses (rehab only)</td>
<td>0</td>
</tr>
</tbody>
</table>

### Total Estimated Development Cost

<table>
<thead>
<tr>
<th>Item</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>41. Total Estimated Development Cost (lines 20+23+24 thru 44)</td>
<td>7,280,900</td>
</tr>
<tr>
<td>42. Land (estimated market price of site) (a)</td>
<td>990,000</td>
</tr>
<tr>
<td>43. FHA – County Assistance</td>
<td>0</td>
</tr>
<tr>
<td>44. Total Est. Replacement Cost of Project (line 45 + line 46)</td>
<td>7,953,900</td>
</tr>
</tbody>
</table>

#### Average Cost per Living Unit

<table>
<thead>
<tr>
<th>Item</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>45. Average Cost per Living Unit (line 47 divided by line 7, Section C)</td>
<td>116,959</td>
</tr>
</tbody>
</table>

#### Original Capital Advance

- County Funding: 9,559,800
- Total Development Budget: 9,109,000

### Surplus/Deficit

- Surplus: 2,266,800
### Other Fees:

<table>
<thead>
<tr>
<th>Description</th>
<th>GC</th>
<th>Owner</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Soil borings</td>
<td>7,000</td>
<td></td>
<td>7,000</td>
</tr>
<tr>
<td>Survey (topo and three updates)</td>
<td>12,000</td>
<td></td>
<td>12,000</td>
</tr>
<tr>
<td>County road impact fee (assumes reduction)</td>
<td>incl</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>City water/sewer impact fees</td>
<td>408,000</td>
<td></td>
<td>408,000</td>
</tr>
<tr>
<td>City Water connection</td>
<td>4,000</td>
<td></td>
<td>4,000</td>
</tr>
<tr>
<td>City sewer connection</td>
<td>5,000</td>
<td></td>
<td>5,000</td>
</tr>
<tr>
<td>Water management fee</td>
<td>0</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Driveway access fee</td>
<td>0</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Land use agreement</td>
<td>0</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Trash</td>
<td>0</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Special Engineering</td>
<td>12,000</td>
<td></td>
<td>12,000</td>
</tr>
<tr>
<td>City water meter fee (assumes one meter)</td>
<td>2,000</td>
<td></td>
<td>2,000</td>
</tr>
<tr>
<td>Development fee</td>
<td>10,000</td>
<td></td>
<td>10,000</td>
</tr>
<tr>
<td>Building permit</td>
<td>45,000</td>
<td></td>
<td>45,000</td>
</tr>
<tr>
<td>Final survey</td>
<td>4,000</td>
<td></td>
<td>4,000</td>
</tr>
<tr>
<td>Threshold inspection</td>
<td>0</td>
<td>35,000</td>
<td>35,000</td>
</tr>
<tr>
<td>Builders risk</td>
<td></td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Material testing</td>
<td>15,000</td>
<td></td>
<td>15,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>64,000</td>
<td>495,000</td>
<td>547,000</td>
</tr>
</tbody>
</table>

### Developer's Fees:

<table>
<thead>
<tr>
<th>Description</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Environmental</td>
<td>3,000</td>
</tr>
<tr>
<td>Appraisal</td>
<td>4,000</td>
</tr>
<tr>
<td>Cost analysis</td>
<td>3,000</td>
</tr>
<tr>
<td>Premarketing expenses</td>
<td>15,000</td>
</tr>
<tr>
<td>Capital expenditures</td>
<td>80,000</td>
</tr>
<tr>
<td>Organizational expenses</td>
<td>10,000</td>
</tr>
<tr>
<td>Fidelity bond</td>
<td>6,000</td>
</tr>
<tr>
<td>Project contingency</td>
<td>318,100</td>
</tr>
<tr>
<td>Consultant fee</td>
<td>110,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>549,100</td>
</tr>
</tbody>
</table>
April 24, 2008

John Hazelroth
JPH & ASSOCIATES, INC.
1950 Geronimo Trail
Maitland, FL 32751
PH:  407-645-1129

PROJECT:  HOLY CROSS MANOR II
Palmetto, Florida

SUBJECT:  CONCEPTUAL BUDGET ESTIMATE

Dear John:

McIntyre Elwell & Strammer General Contractors, Inc. is pleased to present the following conceptual budget estimate for the Holy Cross Manor II, a 3-story 68-unit apartment building located in Palmetto, Florida. Our conceptual budget estimate is based on the preliminary site plans, floor plans and elevations provided by Woodroffe Corp. Architects dated 3/28/08 and the design characteristics of the existing Holy Cross Manor apartment building.

Budget for site work.................................................. $ 612,400.00
Budget for 3-story 68 unit building.............................. $5,016,200.00
Total.............................................................................. $5,628,600.00

Please contact our company with any questions or comments you may have.

Sincerely,

[Signature]
Bob Tomkins
Estimator

Building Strong Relationships
McIntyre Elwell & Strammer General Contractors, Inc.
1845 Barber Road • Sarasota, Florida 34240 • 941.377.8800 • Fax: 941.378.2296
State License, # CGC 023903
4(d)(vi) Racial Data
EXHIBIT 4(d)(vi)
Site and Ethnic Composition Map

The following section includes both a site map and ethnic composition map. As indicated by the site map, the proposed site is located within close proximity to shopping, while offering residents a quiet residential setting.

Ethnic Demographics At/Near Site

Also included in this section is an ethnic composition map with corresponding data. Lee County has a population of over 440,000; of which approximately 12 percent are minority residents. The proposed project is to be located in census tract 401.06, which is a non-minority tract. The total minority population for this tract is 2.6 percent of the population.

<table>
<thead>
<tr>
<th>Census Tract</th>
<th>Ethnic-Race/Tribe</th>
<th>Ethnic-Concentration</th>
</tr>
</thead>
<tbody>
<tr>
<td>401.06</td>
<td></td>
<td>2% - Non-Minority</td>
</tr>
<tr>
<td>401.05</td>
<td></td>
<td>8% - Non-Minority</td>
</tr>
<tr>
<td>401.07</td>
<td></td>
<td>4% - Non-Minority</td>
</tr>
<tr>
<td>12.01</td>
<td></td>
<td>32% - Minority</td>
</tr>
<tr>
<td>12.02</td>
<td></td>
<td>6% - Non-Minority</td>
</tr>
</tbody>
</table>

* Tract where project is located.
Source: Census 2000 Summary File (SF-1) (P7)

The tract in which the proposed site is located is a non-minority area, however there are nearby tracts of minority concentration, which will facilitate marketing to those least likely to apply.

SERVING AND SUPPORTING THE MINORITY ELDERLY COMMUNITY

The FHEO division of HUD looks at five factors when evaluating an applicant’s outreach to the community. A total of 15 points is possible for sponsors that can demonstrate, to FHEO’s satisfaction, involvement and outreach to the minority as judged by the following factors:

1(b)(1) — Experience in providing housing and/or support services to minorities
1(b)(2) — Document relationship over time with minority residents and the minority community.
3(c) — Suitability of the site, in that it provides opportunities to minorities.
2(b) — Document that the project involves elements of such planning documents as the
"Impediments to Fair Housing".

3(c) — The inclusion of the target population in development of the application

The following paragraphs demonstrate how the Sponsor affirmatively answers each of these
FHEO factors.

The Sponsor has a long history of outreach to the minority community. This outreach effort starts
with the Sponsor’s efforts to hire minorities and continues with finding ways to better serve the
minority community. This brief narrative addresses some of the needs within the minority
community and how the Sponsors has responded or plans to respond to these needs. Evidence of
the Sponsor’s ties with the minority community is demonstrated by support letters, which can be
found in Exhibit 3(d).

The Sponsor is keenly aware of its responsibility to serve residents of Lee County, regardless of
their income, family status, race or sex. This narrative presents why the Sponsor has and will
continue to aggressively serve all residents of the County.

The Diocese of Venice has a long history of serving elderly persons, regardless of ethnic origin.
A review of the Sponsor’s housing experience (at its existing Section 202 projects), shows that
over 57 percent of all projects have a minority residential population which exceed that in the
market area. This reveals that the Sponsor has been effective in promoting housing opportunities
for minorities and encouraging minority elderly to avail themselves of such opportunity.

**Ties to the Elderly and Minority Community:** In addition to its elderly housing, the Sponsor has
addressed the needs of the elderly via establishing a Commission for Older Catholics. This
Commission seeks to coordinate and facilitate an ever increasing demand for services and
spiritual support to the elderly. Outreach programs for the elderly, such as “Senior’s Society” at
St. Vincent de Paul Church, continue to be promoted on the parish level. In an effort to meet the
needs of this growing population.

On a more local level, Blessed Pope John XXIII offers senior programs in which seniors can
participate in recreational, social, educational, and direct assistance services. In addition, a
Senior Elderly Advisory Committee has been assembled to provide input into the HUD 202
application process. This Committee is made up with both minority/non-minority elderly
residents from both inside/outside of Blessed Pope John XXIII Catholic Church. The
inaugural meeting was held at Blessed Pope John XXIII’s sister parish, Jesus the Worker
Hispanic Mission Church in Ft. Myers. Meeting minutes and sign-in sheets are attached.

In addition, the Sponsor has secured multiple letters from minority residents which demonstrate
the Sponsor’s commitment and sensitivity to the needs of an ethnically diverse resident
population.

As mentioned earlier in this exhibit, the Diocese's commitment to the minority population is most evident in its ministry and service to the migrant farm workers (Hispanics and Haitians) with programs and outreach activities conducted throughout the ten-county regions. Social services and religious education programs as well as advocacy roles and legalization classes are but a few of the services currently provided, within the adjacent Blessed Pope John XXIII Church. This congregation has a history of reaching out to minority residents through programs which include; (i) direct assistance to Spanish migrant farm workers; (ii) bilingual masses and social service programs; and (iii) partnerships with the local minority churches, which include offering programs and facilities for the use of these churches.

Sponsor Facilities: The following is a list of affordable elderly projects, owned/operated by the Sponsor, and a description of the neighborhoods these facilities are located in. It should be noted that at over 70 percent of all Sponsor facilities, the minority population at the facility is equal to or greater than the minority population within the neighborhood. This is a testament of the Sponsor's ability to aggressively market units to all residents regardless of their ethnic origin.
<table>
<thead>
<tr>
<th>Project Name/Address</th>
<th>Age</th>
<th>Type</th>
<th>Total Units</th>
<th>Percentage Occupancy</th>
<th>Minority Residents</th>
<th>Wait List</th>
<th>Census Tract Neighborhood</th>
<th>% Minority within Tract</th>
</tr>
</thead>
<tbody>
<tr>
<td>Villa San Carlos</td>
<td>1986</td>
<td>HUD 202</td>
<td>49</td>
<td>100%</td>
<td>8%</td>
<td>6-8 mo</td>
<td>208 Mixed</td>
<td>9%</td>
</tr>
<tr>
<td>2550 Easy Street Port Charlotte, FL 33952</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Villa San Carlos II</td>
<td>1995</td>
<td>HUD 202 PRAC</td>
<td>52</td>
<td>100%</td>
<td>37%</td>
<td>1-1 1/2 yr</td>
<td>210 Non-minority</td>
<td>5%</td>
</tr>
<tr>
<td>22250 Vick Street Port Charlotte, FL 33980</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Casa Santa Maria</td>
<td>1982</td>
<td>HUD 202</td>
<td>78</td>
<td>100%</td>
<td>13%</td>
<td>1 1/2 yr</td>
<td>1.01 Mixed</td>
<td>13%</td>
</tr>
<tr>
<td>1576 8th Street Sarasota, FL 34236</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Casa Santa Maria II</td>
<td>1995</td>
<td>HUD 202 PRAC</td>
<td>54</td>
<td>100%</td>
<td>20%</td>
<td>2 yr</td>
<td>1.01 Minority</td>
<td>13%</td>
</tr>
<tr>
<td>800 N. Lemon Avenue Sarasota, FL 34236</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Villa San Marcos</td>
<td>2002</td>
<td>HUD 202 PRAC</td>
<td>81</td>
<td>100%</td>
<td>2%</td>
<td>1 yr</td>
<td>302 Non-minority</td>
<td>11%</td>
</tr>
<tr>
<td>13031 Palm Beach Blvd Ft. Myers, FL 33905</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Villa Vincente</td>
<td>2004</td>
<td>HUD 202 PRAC</td>
<td>60</td>
<td>100%</td>
<td>11%</td>
<td>9 months</td>
<td>302 Mixed</td>
<td>11%</td>
</tr>
<tr>
<td>13031 Palm Beach Blvd Ft. Myers, FL 33905</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Holy Cross Manor</td>
<td>2006</td>
<td>HUD 202 PRAC</td>
<td>68</td>
<td>100%</td>
<td>8% (a)</td>
<td>1 yr</td>
<td>14.01/2/2.52 Non-minority</td>
<td>0%</td>
</tr>
<tr>
<td>504 26th Street Palmetto, FL 34221</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Holy Cross Manor II</td>
<td>NA(b)</td>
<td>HUD 202 PRAC</td>
<td>68</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>14.01/2/2.52 Non-minority</td>
<td>0%</td>
</tr>
<tr>
<td>504 26th Street Palmetto, FL 34221</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL/AVG</strong></td>
<td>—</td>
<td>—</td>
<td>510</td>
<td>—</td>
<td>16%</td>
<td>—</td>
<td>—</td>
<td>16%</td>
</tr>
</tbody>
</table>

*(a) The City of Palmetto total minority population is 2.5 percent.
(b) Construction to start Fall 2009.*

**Need For Housing Amongst Minority Residents:** The 2000 Census indicates a disproportionately greater need regarding the correction of housing problems for minority households in Lee County. However, this is due to the income disparity that is also indicated in the 2000 Census. While the County's minority households represented 12 percent, minorities represent a much greater percentage of low-income households. However, other variables such as tenure and household type and size also play a significant role in this regard, as noted below in the following chart.

**Promoting Greater Housing Opportunities for Minorities:** There are nine (9) HUD-assisted housing projects for low-income elderly in Lee County. Two of the existing projects are located in areas of minority concentrations, four are located in neighborhoods with a mixed population.
and three are located in non-minority areas. The following is a summary of each of these projects.

<table>
<thead>
<tr>
<th>Project Name/Address</th>
<th>Type</th>
<th>Total Units</th>
<th>Percentage Occupancy</th>
<th>Waiting List</th>
<th>Census Tract</th>
<th>% Minority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ft. Myers Presbyterian Community</td>
<td>HUD 202</td>
<td>180</td>
<td>100%</td>
<td>9 mo.</td>
<td>8</td>
<td>10%</td>
</tr>
<tr>
<td>1925 Virginia Ave</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fort Myers, FL 33901</td>
<td>239-332-1050</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Palm City Garden Apts</td>
<td>HUD 202</td>
<td>100</td>
<td>100%</td>
<td>9 mo.</td>
<td>5.04</td>
<td>44%</td>
</tr>
<tr>
<td>1625 Marsh Ave</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ft. Myers, FL 33905</td>
<td>239-334-1303</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sandpiper Run</td>
<td>HUD 202</td>
<td>59</td>
<td>100%</td>
<td>1 yr.</td>
<td>11</td>
<td>50%</td>
</tr>
<tr>
<td>2075 Collier Ave</td>
<td>PRAC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fort Myers, FL 33901</td>
<td>239-931-0220</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Villa Vincente</td>
<td>HUD 202</td>
<td>60</td>
<td>100%</td>
<td>6 mo.</td>
<td>302</td>
<td>13%</td>
</tr>
<tr>
<td>13071 Palm Beach Blvd</td>
<td>PRAC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fort Myers, FL 33905</td>
<td>239-693-1333</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sunshine Villas</td>
<td>HUD 202</td>
<td>216</td>
<td>100%</td>
<td>6 mo.</td>
<td>403.04</td>
<td>16%</td>
</tr>
<tr>
<td>1200 Broad St W</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lehigh Acres, FL 33936</td>
<td>239-369-9161</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sunshine Villas South</td>
<td>HUD 236</td>
<td>80</td>
<td>100%</td>
<td>6 mo.</td>
<td>403.4</td>
<td>16%</td>
</tr>
<tr>
<td>1291 Broad St W</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lehigh Acres, FL 33936</td>
<td>239-369-9161</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Woodward Manor</td>
<td>HUD 202</td>
<td>102</td>
<td>100%</td>
<td>1 yr.</td>
<td>403.04</td>
<td>16%</td>
</tr>
<tr>
<td>1301 Woodward Ct</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lehigh Acres, FL 33936</td>
<td>239-369-1414</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hatton Rogers Apts</td>
<td>HUD 202</td>
<td>54</td>
<td>100%</td>
<td>1 1/2 yr.</td>
<td>208</td>
<td>2%</td>
</tr>
<tr>
<td>4250 Hatton B Rogers</td>
<td>PRAC</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>N. Fort Myers, FL 33903</td>
<td>239-995-6100</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Palm Harbor Apts</td>
<td>HUD 202</td>
<td>81</td>
<td>100%</td>
<td>1 yr.</td>
<td>206</td>
<td>6%</td>
</tr>
<tr>
<td>1081 Palm Ave</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>N. Fort Myers, FL 33903</td>
<td>239-995-2600</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>932</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Lee County’s Minority Population is 12.3%
This is a situation where there is existing HUD-assisted housing for the elderly in both minority and non-minority areas. The proposed project would be located in Census Tract 401.06, which is a non-minority census tract.

The Sponsor will continue (with the proposed site) to promote and provide housing opportunities for minority elderly residents in the following three ways. Because the project is located adjacent to census tracts of minority concentration, minority residents will have easy access to this project. The Sponsor is dedicated to both the letter and spirit of equal opportunity. Secondly, a review of the Sponsor’s housing experience at other sites reveals that the Sponsor will be effective in promoting housing opportunities for minorities and encouraging minority elderly to avail themselves of such opportunity. Third, Blessed Pope John XXIII enjoys a close working relationship with the Hispanic communities via their sister parish of Jesus the Worker Hispanic Mission Church in Ft. Myers. Outreach efforts will involve partnering with this church.

*Sponsor Experience in Fair Housing*: Individual property managers regularly attend fair housing training. Attached to this Fair Housing Narrative are details on this training.

**Relationship with Minority Residents Organizations over Time**

Serving minority residents and working with minority organizations is not something that the Sponsor started recently. This idea is integrated to the Sponsor’s mission and has been done since its inception. As previously noted, most all of the Sponsor’s projects and/or programs serve minority populations at or greater than that which exists within the market place. The Sponsor has been able to achieve these results by utilizing minority-based newspapers when placing ads and by partnering with minority organizations to distribute project information and brochures.

At the end of this section are samples of Affirmative Fair Housing Marketing Plans and newspaper ads placed in minority papers. The following is a sample list of some selected organizations and papers the Sponsor utilizes when reaching out to minority residents.

- Hispanic American Alliance (Hispanic)
- Tempo Magazine (African-American)
- NAACP (African-American)
- North River News (African-American)
- Neighbors (African-American)
- Filipino American Association of SW Florida (Hispanic)
Fair Housing Impediments

The purpose of designing and implementing the Analysis of Impediments to Fair Housing for Lee County (AI) was to fulfill the Certifications made by Lee County BOCC in its Consolidated Plan. The AI represents year one's accomplishment of a Five-Year Fair Housing Strategic Plan. Lee County's AI was based on a model fair housing analysis provided by HUD to county staff at a Fair Housing Workshop in early October 1995. The AI included a review of Lee County's demographics related to housing patterns by race. It also reviewed lending practices, availability of fair housing information, knowledge of fair housing practices, availability of public transportation in relation to work areas and other socio-economic factors, and reported the results two community-wide surveys regarding fair housing issues.

The AI revealed the need for an easier method for citizens to file fair housing complaints, and that the present county ordinance could be enforced more effectively. Certain historical factors attribute to this situation, viz. Lee County has not taken fair housing complaints since 1993. HUD has recently provided guidance emphasizing that fair housing ordinances be substantially equivalent to the federal Fair Housing Law, and/or that grantee jurisdictions have programs that affirmatively further fair housing. In spite of Lee County's previous approach to fair housing, which included minimal educational outreach, the focus was on taking complaints. Merely taking complaints was not pro-active enough, according to HUD, to meet the standards of affirmatively furthering fair housing for Lee County residents. As a result, Lee County is actively providing fair housing education, training, education, outreach and awareness initiatives in its attempt to address these issues.

The AI further revealed the absence of a fair housing program, which was evident from the public's survey responses — most respondents were not aware of fair housing issues. Survey questions focused on the public's perception of property appraisers, bankers, real estate professionals, and others in the housing business. Respondents generally favored county government becoming more pro-actively involved in the development of a fair housing program. Two other factors impacting fair housing in Lee County were decent, affordable, rental housing opportunities for migrants and/or farm workers, and substandard housing conditions in existing communities. These issues require pro-active measures in order to respond to critical areas of unmet need, as identified by the public. The AI concluded that county staff will develop program options for a core-service fair housing program. Currently, 80 grantee jurisdictions in the United States have a substantially equivalent fair housing ordinance. The AI suggests doing a program review of these jurisdictions in order to develop and implement a well-rounded Lee County program.

Within this report, Lee County identified several impediments to fair housing and these include:
1. Lee County has done little to affirmatively further fair housing.
2. Lee County has not defined what "affirmatively furthering fair housing" means for its citizens.
3. Lee County has no organizations dedicated to fair housing.
4. Survey results show that most residents are not familiar with "fair housing" issues.
5. Lee County has assigned almost no CDBG funds to affirmatively further fair housing.
6. There are several examples of the "not in my backyard (NIMBY)" attitude in Lee County.

Of these six impediments, the following is how the Sponsor's involvement in the Section 202 program has actively reduced identified impediments.

- Response to Impediments 1, 2, 3, & 4 — The Diocese of Venice has actively marketed rental units to residents regardless of their ethnic origin. The Diocese success of 20 percent of its residents being minorities is attributed to: i) The Diocese extensive outreach and networking with minority community-based organization; ii) The Diocese aggressive affirmative marketing program; iii) The Diocese willingness to sensitize staff on fair housing issues by sponsoring and paying for a fair housing workshop; and iv) by The Diocese placing projects in both mixed race and non-mixed race areas.

- Response to Impediments 1, 2, 3, & 4 — The Diocese of Venice success has resulted in a definition of fair housing. In the Diocese terms, this is when minorities are represented in terms of those receiving services or apartments in numbers at or above the portion of the minority population to the total population.

- Response to Impediments 6 — The Diocese of Venice has not backed down from challenges to neighbors, and has actively pursued the rights of residents. For example, the Diocese progressed through public hearings and received some opposition. The Diocese met with this opposition to articulate the projects and its impact upon neighboring land owners. As a result of this education and outreach process, the opposition was reversed to support for the project.

It is clear from these examples that the Diocese of Venice has been at the forefront of promoting fair housing to residents regardless of their ethnic origin.

Conclusion

HUD has indicated the methodology in which projects will be rated is as follows.
The suitability of the site from the standpoint of promoting a greater choice of housing opportunities for minorities and persons with disabilities and affirmatively furthering fair housing. In reviewing this criterion, HUD will assess whether the site meets the site and neighborhood standards at 24 CFR 891.125(b) and (c) by examining relevant data in your application or in the HUD Office. If appropriate, HUD may visit the site.

The site will be deemed acceptable if it increases housing choice and opportunity by:

Expanding housing opportunities in non-minority neighborhoods if located in such a neighborhood. ("Non-minority area" is defined as one in which the minority population is lower than 10 percent.)

Within the market area, projects are located both inside and outside of areas of minority concentration. The proposed project is located in a non-minority area and should be awarded the full points.
SITE LOCATION MAP
Diocese of Venice
Blessed Pope John XXIII Manor
Ft. Myers, FL
Census Tract Map

Census Tract 401 06, Lee County, Florida

Boundaries
- State
- County
- Census Tract
- Block Group
- Block
- Place
- Urban Area

Features
- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody

7 miles across

Ethnic Population
By Census Tract
Diocese of Venice
Ft. Myers, Lee County, FL
DIOCESE OF VENICE
Selected Affirmative Fair Housing Marketing Plans
**Affirmative Fair Housing Marketing Plan**

1a. **Applicant's Name, Address (including city, state & zip code) & Phone Number**

Holy Cross Manor, Inc.,
504 26th Street West
Palmetto, FL 34221

1b. **Project's Name, Location (including city, State and zip code)**

Holy Cross Manor, Inc.,
504 26th Street West
Palmetto, FL 34221

<table>
<thead>
<tr>
<th>1c. <strong>Project/Application Number</strong></th>
<th>1d. <strong>Number of Units</strong></th>
<th>1e. <strong>Price or Rental Range From $</strong></th>
<th>1f. <strong>Approximate Starting Dates (mm/dd/yyyy)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>087-EE128</td>
<td>88</td>
<td>271.00</td>
<td>05/2006</td>
</tr>
</tbody>
</table>

1g. **Housing Market Area**

Manatee

1h. **Census Tract**

14.01

1i. **Managing Agent’s Name & Address (including city, state and zip code)**

SPM, Inc.,
8220 Manatee Ave. W. Suite 204
Bradenton, FL 34209

2. **Type of Affirmative Marketing Plan (mark only one)**

- Project Plan
- Minority Area
- White (non-minority) Area
- Mixed Area (with ___% minority residents)

3. **Direction of Marketing Activity (Indicate which groups in the housing market area are least likely to apply for the housing because of their location and other factors without special outreach efforts)**

- White (non-Hispanic)
- Black (non-Hispanic)
- Persons with Disabilities

4. **Marketing Program: Commercial Media (Check the type of media to be used to advertise the availability of this housing)**

<table>
<thead>
<tr>
<th>4a. <strong>Newspapers/Publications</strong></th>
<th>4b. <strong>Radio</strong></th>
<th>4c. <strong>TV</strong></th>
<th>4d. <strong>Billboards</strong></th>
<th>4e. <strong>Other</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>[X] North River News</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>[X] Woodwind Senior Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>[X] Senior Friends</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

4f. **Marketing Program: Brochures, Signs, and HUD’s Fair Housing Poster**

1. Will brochures, letters, or handouts be used to advertise? **[X] Yes**

2. For project site sign, indicate sign size ___, Logotype size x. Attach a photograph of project sign or submit when available.

3. HUD’s Fair Housing Poster must be conspicuously displayed whenever sales/rentals and showings take place. "Fair Housing Posters" will be displayed in the

4. **Community Contacts**

- Neighborly Senior Service
- Woodwind Senior Center
- Senior Friends
- Chamber of Commerce of Manatee

<table>
<thead>
<tr>
<th>Name of Group/Organization</th>
<th>Race/Ethnic Identification</th>
<th>Approximate Date (mm/dd/yyyy)</th>
<th>Person Contacted or to be Contacted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborly Senior Service</td>
<td>mixed</td>
<td>120 days</td>
<td>John Swartz</td>
</tr>
<tr>
<td>Woodwind Senior Center</td>
<td>mixed</td>
<td>120 days</td>
<td>Leslie Chapman</td>
</tr>
<tr>
<td>Senior Friends</td>
<td>mixed</td>
<td>120 days</td>
<td>Wendy Rogers</td>
</tr>
<tr>
<td>Chamber of Commerce of Manatee</td>
<td>mixed</td>
<td>120 days</td>
<td>Bob Barts</td>
</tr>
</tbody>
</table>

5. **Future Marketing Activities (Rental Units Only)**

- [X] Newspapers/Publications
- [X] Radio
- [X] TV
- [X] Brochures/Signs/Handouts
- [X] Site Signs
- [X] Community Contacts
- [X] Other (specify)

6. **Experience and Staff Instructions**

- [X] Staff has experience.
- [X] Staff has training.

7. **Additional Considerations**

- Staff in training 504, Fair Housing, and ADA laws. A Fair Housing notebook and instructions manual will be issued. Fair Housing and 504 training will be provided.

8. **Changes and Revisions**

- By signing this form, the applicant agrees, after appropriate consultation with HUD, to change any part of the plan covering a multifamily project to ensure continued compliance with Section 200.620 of HUD's Affirmative Fair Housing Marketing Regulations.

- Signature of person certifying the Plan of General Compliance (mm/dd/yyyy)

- Title & Name of Company

- Property Manager, SPM, Inc.

- Ref. Handbook 3025.1

- Form HUD-938.2 (01/2001)
Affirmative Fair Housing Marketing Plan

1a. Applicant's Name, Address (including city, state and zip code) & Phone Number
ST. MARTHA'S HOUSING, INC.
1786 5th STREET
SARASOTA, FL 34236
813 366-4448

1b. Project Name, Location (including city, state and zip code)
CASA SANTA MARTA
1786 5TH STREET
SARASOTA, FL 34236

2. Type of Affirmative Marketing Plan (mark only one)
☐ Minority Area
☐ Mixed Area (with 10% minority residents)
☐ White (non-minority) Area

3. Direction of Marketing Activity (Indicate which group(s) in the housing market area are least likely to apply for the housing because of its location and other barriers without equal access such as)
☐ White (non-Hispanic)
☐ Hispanic
☐ American Indian or Alaskan Native
☐ Black 100%
☐ Asian or Pacific Islander
☐ Persons with Disabilities

4a. Marketing Program: 
(1) Will brochures, letter or handout be used to advertise the availability of this housing?
☐ Yes
☐ No

(2) For project site sign, indicate sign size ______x_____. Attach a photograph of project sign or submit when available.

(3) HUD Fair Housing Poster must be conspicuously displayed wherever sales, rentals advertising takes place. Fair housing posters will be displayed in the
☐ Sales/Reception Office
☐ Real Estate Office
☐ Model Unit
☐ Other: 

5. Marketing Program: Brochures, signs, and HUD Fair Housing Poster
☐ Yes
☐ No

6. Experience and Skill Instructions (See instructions)
☐ Yes
☐ No

7. Additional Considerations: Attach additional sheets as needed.

ANNUAL TRAINING BY: FAHA (STATE ORGANIZATION) AND SPML INC. (PROPERTY OWNERSHIP COMPANY)

FEB-16-2001 FROM CASA SANTA MARTA 941 366 2544
Affirmative Fair Housing
Marking Plan

U.S. Department of Housing
and Urban Development
Office of Fair Housing and Equal Opportunity

OMB Approval No. 2529-0013
(exp. 09/30/2003)

1a. Applicant’s Name, Address (including city, state, and zip code) & Phone Number

ST. MARTHA’S HOUSING II, INC.
800 N. LEMON STREET
SARASOTA, FL 34236

813 365-7913

1b. Project Name, Location (including city, State and Zip code)

CASA SANTA MARTA II
800 N. LEMON AVENUE
SARASOTA, FL 34236

1c. Project/Application Number

067-FE003

1d. Number of Units

52

1e. Price or Rental Range

From $ INCOME

30% OF To $ INCOME

1f. For Multifamily Housing Only

[] Elderly

[ ] Non-Elderly

1g. For Multifamily Housing Only

[ ] Elderly

[ ] Non-Elderly

1h. Housing Market Area

SARASOTA

1i. Census Tract

101

1j. Managing/Secretary’s Name & Address (including city, State and zip code)

SPM, INC.
6220 MANATEE AVE, W. SUITE 204
BRADENTON, FL 34209

2. Type of Affirmative Marketing Plan (mark only one)

☐ Project Plan

☐ Minority Area

☐ White (non-minority) Area

[ ] Mixed Area (with _% minority residents)

3. Direction of Marketing Activity (Indicate which group(s) in the housing market area are least likely to apply for the housing because of its location and other factors without special outreach efforts)

[ ] White (non-Hispanic)

[ ] Hispanic

[ ] American Indian or Alaskan Native

[ ] Asian or Pacific Islander

[ ] Persons with Disabilities

4a. Marketing Program: Commercial Media (Check the type of media to be used to advertise the availability of this housing)

☐ Newspapers/Publications

☐ Radio

☐ TV

☐ Billboards

☐ Other (specify)

4b. Marketing Program: Brochures, Signs, and HUD’s Fair Housing Poster

(1) Will brochures, letters, or handouts be used to advertise? [ ] Yes [ ] No If "Yes", attach a copy or submit when available.

(2) For project site sign, indicate sign size ______ Logotype size ______ Attach a photograph of project sign or submit when available.

(3) HUD’s Fair Housing Poster must be conspicuously displayed whenever sales/rentals and showings take place. Fair Housing Posters will be displayed in the ______ Sales/Rental Office ______ Real Estate Office ______ Model Unit ______ Other (specify)

4c. Community Contacts. To further inform the group(s) least likely to apply about the availability of the housing, the applicant agrees to establish and maintain contact with the groups/organizations listed below that are located in the housing market area or SMSA. If more space is needed, attach an additional sheet. Notify HUD-FE003 of any changes in this list. Attach a copy of correspondence to be mailed to these groups/organizations. (Provide all requested information.)

Name of Group/organization

SENIO FRIENDSHIP CENTER

ELDER HELPLINE

ST. MARTHA’S CHURCH

SALVATION ARMY SARASOTA CORP

ALDERMAN ST., SARASOTA

512 E. GRACE ST, PUNTA GORDA

200 N. ORANGE AVE, SARASOTA

1701 S. TUTTLE AVE, SARASOTA

Address & Phone Number

ALL

ALL

HISPANIC/ALL

ALL

ALL

ALL

Method of Contact

PERSONAL

LETTER

PERSONAL

PHONE

Person Contacted or to be Contacted

PAULA CILLA

ELIZABETH BECKWITH

SERE BRINN

MAJOR BERT TANNER, ATTENT, BRYAN POPE

5. Future Marketing Activities (Rental Units Only) Mark the box (s) that best describe marketing activities to fill vacancies as they occur after the project has been initially occupied.

[ ] Newspapers/Publications

[ ] Radio

[ ] TV

[ ] Brochures, letters, Handouts

[ ] Site Signs

[ ] Community Contacts

[ ] Other (specify)

6. Experience and Staff Instructions (See instructions)

a. Staff has experience.

[ ] Yes [ ] No

6b. On separate sheets, indicate training to be provided to staff on Federal, State and local fair housing laws and regulations, as well as this AFBM Plan. Attach a copy of the instructions to staff regarding fair housing.

7. Additional Considerations. Attach additional sheets as needed.

ANNUL TRAINING BY: FAHA (STATE ORGANIZATION) AND SPM INC. (PROPERTY MGMT COMPANY IN 504/ADA & FAIR HOUSING, ETC.

8. Changes and Revisions. By signing this form, the applicant agrees, after appropriate consultation with HUD, to change any part of the plan covering all multifamily project to secure continued compliance with Section 200 620 of HUD’s Affirmative Fair Housing Marketing Regulations.

Signature of person submitting this Plan & Date of Submission (mm/dd/yyyy)

Name (type or print)

BOB HARLOW

Title & Name of Company

PROPERTY MANAGER

Previous editions are obsolete

Page 1 of 2

ref. Handbook 8025.1

form HUD-925.2 (01/2001)