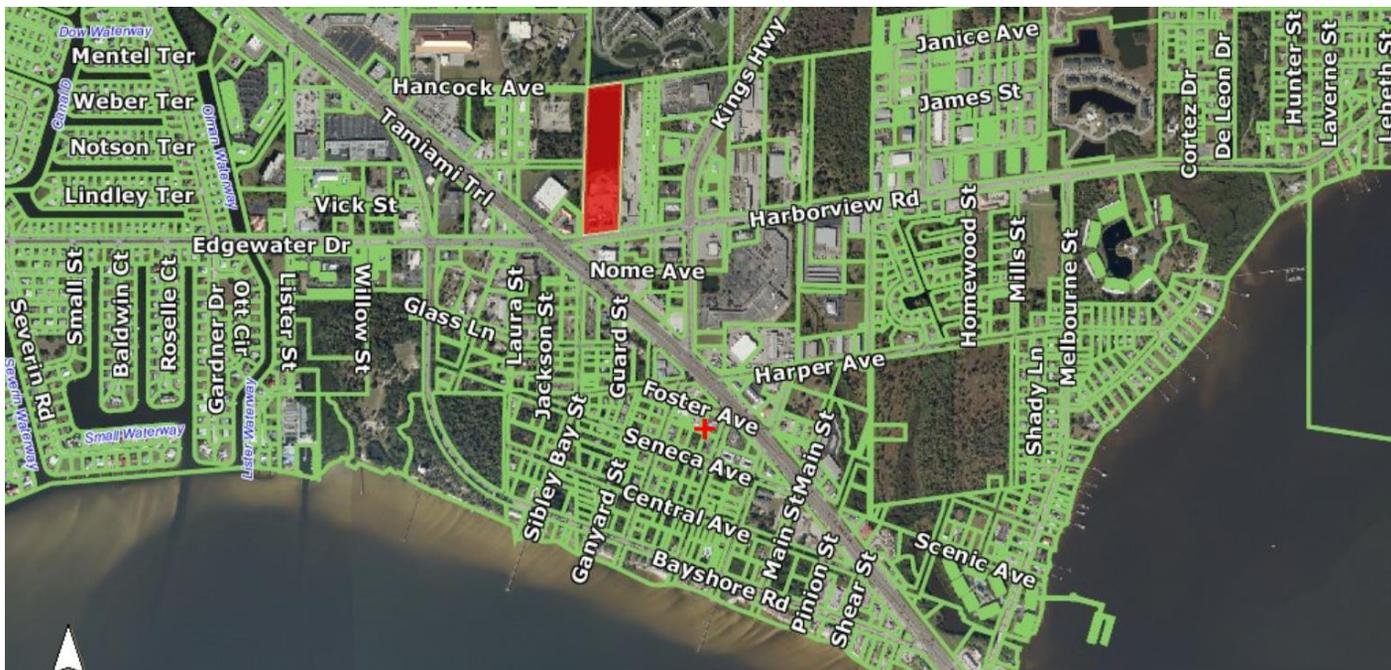
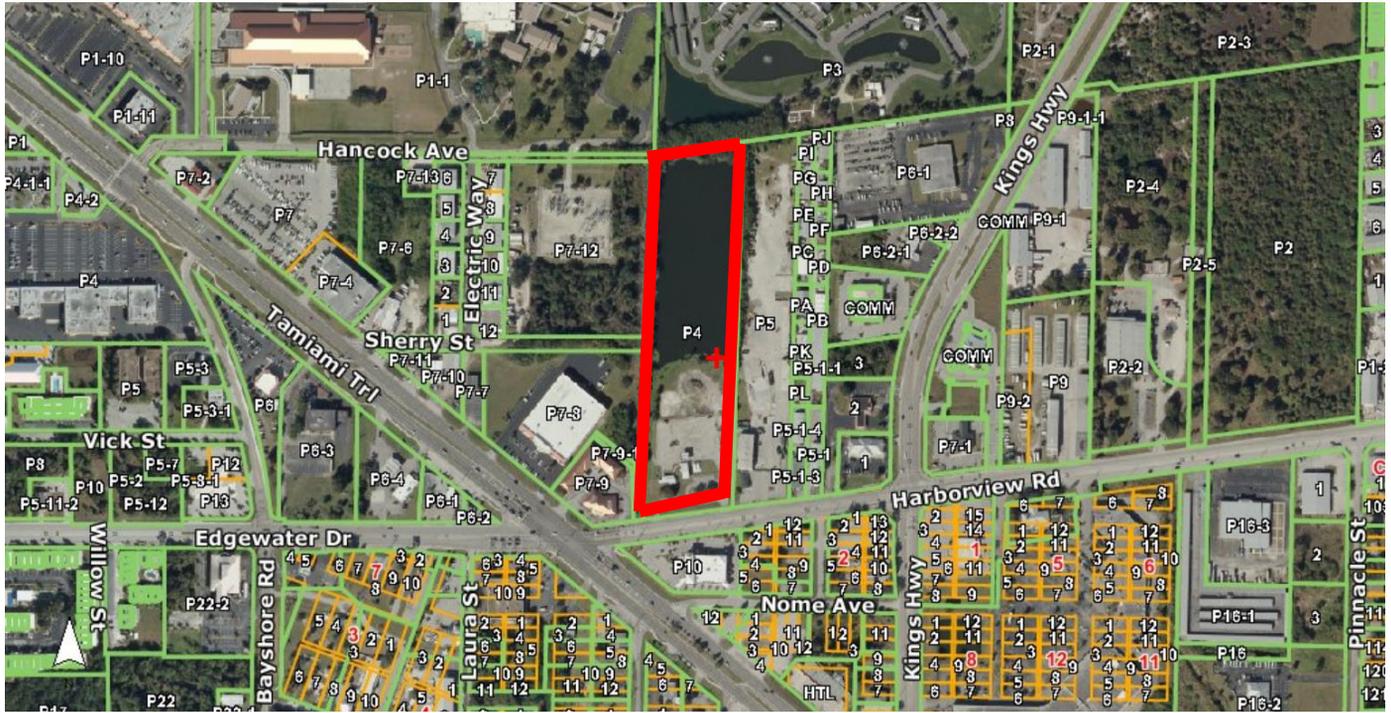


# 23016 Harborview

9.225 acres

For Sale:  
\$391,900 + \$5,300 appraisal cost



## 230 DESCRIPTION OF PROPERTY, PHOTOGRAPHS AND SKETCHES

This section of the appraisal report will provide a subject location map, property sketch, aerial photograph, subject photographs, and a general description of the property.

### **Property Type & Use**

The subject property is an industrial zoned tract of land with miscellaneous improvements.

### **Area, Shape, & Dimensions**

The subject property contains 9.225 acres of gross land area. It has a slightly irregular shape, measuring 318.71' frontage on Harborview Road by 1260.51' depth along west boundary and 1282.48' depth along east boundary, with 317.51' along rear/north boundary. The subject property is a mix of  $\pm 3.643$  acre usable uplands at the front of the site and  $\pm 5.582$  acres of submerged land (an old borrow pit) at the rear of the site.

### **Ingress/egress**

Access to the property is currently from either direction of Harborview Road. Harborview Road is a four-lane east/west divided arterial roadway. There is a median cut and turn lane along Harborview Road in front of the subject.

### **Topography**

The south  $\pm 3.643$  acres of the subject land are mostly level and near road grade for Harborview Road. The northerly  $\pm 5.582$  acres of the property is submerged land (a pond) that heavily overgrown with mature trees and thick underbrush along the west, north, and east banks.

The pond appears to be an old borrow pit. Per Carlton Spirio, FDOT drainage engineer, the pond is currently connected to the overall drainage patterns in the surrounding area and accepts stormwater from abutting properties. The pond outfalls to a piped conveyance system (near the southwest corner of the property) that extends south beneath US Hwy 41 (Tamiami Trail) before discharging into the Peace River. The pond does not operate as a permitted stormwater management facility; however, it is subject to historic drainage patterns. The depth of the pond unknown; however, based on the shape of the banks, it is likely not shallow.

The client's representative who has maintained property (Ray DiGiovine) contends the pond has been in-place for as long as he can remember, at least 25+ years. A 1969 aerial photo of the property indicates a much smaller ( $\pm \frac{1}{2}$  acre) pond midway along the east property boundary. This was prior to the widening of Kings Highway (from a 2-lane road to a 4-lane divided highway). The subject borrow pit was likely created when Kings Highway was widened and used during construction for fill dirt.

**Flood Plain** The subject property is denoted as *Flood Zone AE*, areas subject to inundation by the 1% annual chance flood. Flood Hazards Map No. 12015C 0229 F; effective date May 5, 2003. A copy of the Flood Hazards Map is included in the addendum.

**Drainage** The majority of storm-water drainage for the subject property flows to the pond at the rear of the subject site. The very front (south) of the property appears to drain into the enclosed Harborview Road system.

**Soils** The soils that comprise the subject uplands are classified as [59] *Urban Land*. This is not a specific soil, but is designated in areas that are more than 85 percent covered where the natural soil cannot be observed.

**Utilities** Public water and sewer are available to the subject area by Charlotte County Utilities. Electric service is provided by Florida Power & Light (FPL) and garbage service is provided by Waste Management.

**Easements, Encroachments, and Restrictions** There were no easements or encroachments observed at the time of inspection.

**Trade Fixtures, Fixtures, & Equipment** The property does not include any personal property that are considered part of the real estate.

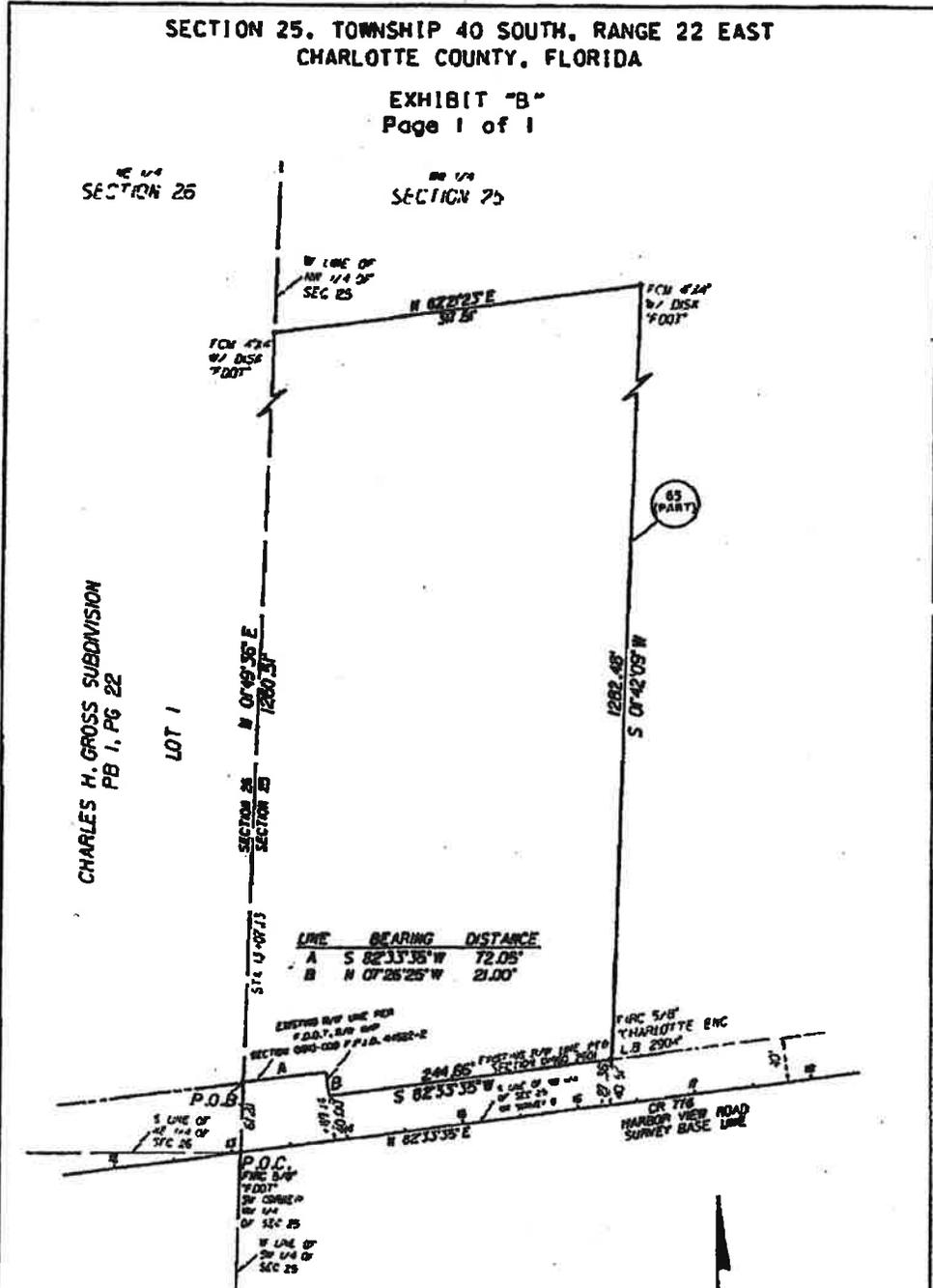
**Building** The property is improved with a 40' x 40' (1,600 SF) pre-engineered metal over steel frame warehouse built in 1989. The warehouse appears in average overall condition for its age. The building is relatively minor in comparison to the property. In my opinion, the warehouse does not contribute additional value to the property over and above the land value. This is due to the size of usable uplands and the highest and best use of the land for likely industrial/commercial redevelopment.

**Site Improvements** The property is also improved with minor site improvements such as chain link fencing, asphalt paving, parking bumpers, light poles, a flag pole, and an antenna tower. These improvements were associated with the prior occupancy by the FDOT when used as a FDOT Maintenance Yard. The site improvements also are not considered to contribute value above the land value.

# PARCEL 1475 - PARCEL SKETCH

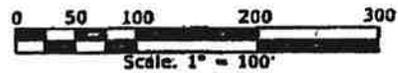
SECTION 25, TOWNSHIP 40 SOUTH, RANGE 22 EAST  
CHARLOTTE COUNTY, FLORIDA

EXHIBIT "B"  
Page 1 of 1



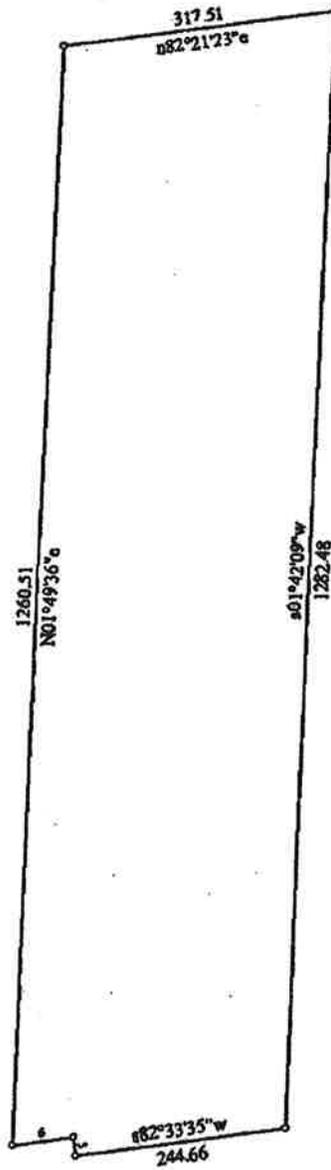
**LEGEND**

- P.O.B. . . . POINT OF BEGINNING
- P.O.C. . . . POINT OF COMMENCEMENT
- F.C.M. . . . FOUND CONCRETE MONUMENT
- F.T.R.C. . . . FOUND IRON ROD AND CAP



<b>FLORIDA DEPARTMENT OF TRANSPORTATION</b>			
<b>PARCEL SKETCH - NOT A SURVEY</b>			
STATE ROAD NO. N/A		CHARLOTTE COUNTY	
BY	DATE	PREPARED BY	DATA SOURCE
DRUMM	7/17	F.D.O.T.	02109-000 P.P.D. 24122-7
CHECKED	DATE	F.P. NO. [414572-7]	SECTION [01010-000]
J.P.M.	4/26/15		SHEET 3 OF 3
			for Parcel 65(Part)

# DEEDPLOT SKETCH



Title: Charlotte Harborside		Date: 05-30-2015
Scale: 1 inch = 200 feet	File: deedplot.des	
Tract 1 - 9.225 Acres 401843 Sq Feet Closure = n45 2955w 0 01 Feet Precision = 1/552570: Perimeter = 3198 Feet		
001=N01 4936e 1260 51	004=s82 3335w 244 66	
002=n82 2123e 317.51	005=n07 2625w 21	
003=s01 4209w 1282 48	006=s82.3325w 72.05	

## 200 IDENTIFICATION OF PROPERTY AND LEGAL DESCRIPTION

**Street Address** 23016 Harborview Road, Charlotte Harbor, FL 33993

**Physical Location** The property is located along the north side of Harborview Road, just east of Tamiami Trail (US Hwy 41) in Charlotte Harbor, Charlotte County, FL

**Legal Description** **Parent Tract:** The legal description provided by the client reads, as follows:

That portion of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 40 South, Range 22 East, Charlotte County, Florida.

Being more particularly described as follows:

Commence at the southwest corner of the northwest 1/4 of said Section 25, said point lying on the survey base line of County Road 776, also known as Harbor View Road; thence along the west line of said northwest 1/4, North 01°49'36" East a distance of 61.81 feet to the northerly existing right of way line of said County Road 776 (per F.D.O.T. Map Section 01010-000 F.P.I.D.414522-2) for a POINT OF BEGINNING; thence continue along said west line North 01°49'36" East a distance of 1,260.51 feet to a four inch by four inch concrete monument with disk stamped F.D.O.T.; thence North 82°21'23" East a distance of 317.51 feet to a four inch by four inch concrete monument with disk stamped F.D.O.T.; thence South 01°42'09" West a distance of 1282.48 feet to an iron rod and cap stamped "Charlotte Eng. L.B. 2904" and to the northerly existing right of way line of said County Road 776 (per section 01560-2601); thence along said northerly existing right of way line South 82°33'35" West a distance of 244.66 feet to the northerly existing right of way line of said County Road 776 (per section 01010-000 F.P.I.D. 414522-2); thence along said northerly existing right of way line North 07°26'25" West a distance of 21.00 feet; thence continue along said northerly existing right of way line South 82°33'35" West a distance of 72.05 feet to the POINT OF BEGINNING.

Containing 9.225 Acres, more or less.