

NEWSLETTER

THE LAST OF 1999

JUST TODAY I RECEIVED MY COPY OF AN APPRAISAL DONE ON A PORT LABELLE LOT BY NORCO SYSTEMS, INC.. FOLLOWING ARE THE PAGES INCLUDED IN THE APPRAISAL.

Re: HENDRY COUNTY, FLORIDA PROPERTY

The following report is a complete summary appraisal report. I have inspected and appraised the aforementioned property in accordance with your request. The purpose of this appraisal is to estimate the Market Value of the Fee Simple Interest as of December 4, 1999.

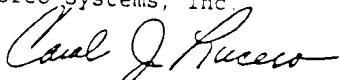
The value placed on the subject property is to be estimated market value in terms of a favorable financial arrangement.

This appraisal report was made after inspection of the property, investigation of the subject neighborhood area of influence, and a research, verification, analysis and reconciliation of sales data for similar properties. This appraisal has been made with particular attention paid to applicable value-influencing economic conditions, supply and demand, and the prospects for near future growth and development. The report has been processed in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).

The sales comparison analysis of value was employed as it is an appropriate valuation method for vacant land. The Cost Approach was deemed inappropriate, because the subject property is vacant land. This approach is applicable when the additions are a significant part of total value. The Income Approach to value was also considered inappropriate for vacant land due to the lack of its ability to generate income in and of itself. We believe these omissions to be appropriate and justified.

Thank you for retaining the services of our firm. We hope that you will find your appraisal complete and thorough. If you have any questions, please contact our office.

Respectfully submitted:
Norco Systems, Inc.



CAROL J. LUCERO
Real Estate Appraiser, #RH-0000141

Detailed Statistics - Hendry County, Florida

IDENTIFICATION:
COUNTY NUMBER: 26
COUNTY NAME: Hendry
COUNTY SEAT: LaBelle
NEAREST METROPOLITAN AREA: Ft. Myers

POPULATION:
COUNTY POPULATION:
1980: 18,599
1990: 25,773
1994: 28,686

POPULATION PROJECTIONS:
2000: 32,666
2005: 35,529
2010: 38,295

COMPONENTS OF POPULATION CHANGE:
NATURAL CHANGE: 1,554
NET MIGRATION: 1,359
TOTAL: 2,913

POPULATION AGE BREAKDOWN:
0-17: 9,121
18-44: 11,174
45-64: 5,265
65+: 3,126

COUNTY AREA: 1,153
POPULATION DENSITY: 24.80
POP SURROUNDING COUNTIES: 3,101,161

COUNTY SEAT: LaBelle
SIZE: 1,163 sq. mi.
POPULATION
1980: 18,599
1993: 28,061
POPULATION BY AGE GROUP
0-17: 31.67%
18-64: 57.43%
65+: 10.9%

INCOME
Per Capita: \$14,454

UTILITIES
Telephone: United Telephone Co. of Florida
Electric: Florida Power & Light Co., Glades Electric Coop.
Natural Gas:
Water: Cities of LaBelle, Clewiston, General Development Corp. Utilities

WORKFORCE
'92 Labor force: 12,994
NONFARM EMPLOYMENT
Agricultural Services: 2,545
Mining: *
Trade: 1,620
Trans. Public Utilities: *
Manufacturing: 928
Construction: 627
Fin Ins Real Estate: 509
Services: 1,539
Government: 2,082

LARGEST INCORPORATED MUNICIPALITIES:

NAME	POPULATION
1. Clewiston	6,207
2. LaBelle	2,922

EMPLOYMENT:
LABOR FORCE:
COUNTY CIVILIAN LABOR FORCE: 15,713
UNEMPLOYMENT RATE: 15.10
LABOR FORCE OF SURROUNDING COUNTIES: 1,524,996

COUNTY NONFARM EMPLOYMENT BY INDUSTRY:

AGRICULTURAL SERVICES:	3086
MINING:	*
TRADE:	1999
TRANSPORTATION; PUBLIC UTILITIES:	*
MANUFACTURING:	977
CONSTRUCTION:	494
FIN, INS, REAL ESTATE:	475
SERVICES:	2376
GOVERNMENT:	2254
TOTAL:	12,158

EDUCATION
Public Schools: 10

GOVERNMENT:
TYPE:
COMMISSIONER X
COMMISSION/MANAGER
ZONING REGULATIONS yes
PLANNING COMMISSION yes

COUNTY TAXES:
AD VALOREM MILLAGE RATE:
GOVERNMENT: 8.9000
SPECIAL DISTRICT: 3.6940
SCHOOLS: 9.2580
TOTAL: 21.8520

ARE LOCAL OPTION AD VALOREM TAX EXEMPTIONS AVAILABLE? no
UTILITY SERVICE TAX? no RATE 0.00%
LOCAL OPTION SALES TAX: 1.0000
LOCAL OPTION GASOLINE TAX 50.0400 PER GALLON

APPRAISER'S CERTIFICATION The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the determination of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report, therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: VACANT PROPERTY

APPRAISER: Signature: Carol J. Lucero
 Name: CAROL J. LUCERO
 Date Signed: 12/04/99
 State Certification #: _____
 or State License #: HF 0000141
 State: FLORIDA
 Expiration Date of Certification or License: 11/30/00

SUPERVISORY APPRAISER (only if required):
 Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. 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 each acting in what he considers his own best interest, (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* planned by anyone associated with the sale.

* Adjustments to the comparables were not made for seller financing, as this is the normal way vacant property is sold.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency for other data sources and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvement with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser may provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organization or the firm with which the appraiser is associated to anyone other than the borrower, the mortgagee and assigns, the mortgage lender, the mortgage servicer, any state or federally approved financial institution, or any department, agency, or instrumentality of the United States or any state or the District of Columbia, except that the lender/client may distribute the property description section of the report only to data collection or reporting services without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

IF THERE HAD BEEN A RECENT (IN THE PAST YEAR) INSPECTION OF THE PROPERTY THEY WOULD HAVE KNOWN THAT THE WATER LINES WERE INSTALLED IN UNITS 1,2,3,4,5,6,7,8,9 AND UNIT 102. SEWER LINES WILL BE INSTALLED IN FUTURE YEARS WHEN AN AREA IS ABOUT 50% BUILT WITH HOUSES.

THE APPRAISAL LISTS THE WATER AS COMING FROM GENERAL DEVELOPMENT CORP. UTILITIES WHEN IN FACT GENERAL DEVELOPMENT CORP. WENT BANKRUPT IN APRIL OF 1991. HENDRY COUNTY HAS OWNED PORT LABELLE UTILITIES FOR ABOUT 5 YEARS.

HENDRY COUNTY IS GOVERNED BY ELECTED COUNTY COMMISSIONERS WHO THEN HIRE A COUNTY MANAGER TO RUN THE COUNTY. OUR COUNTY AD VALOREM MILLAGE RATE IS NOW AT 10.0000 AND TOTAL MILLAGE RATE IS 22.009.

ACTUAL REAL ESTATE TAXES IS BLANK WHEN ONE PHONE CALL OR VISIT TO THE TAX COLLECTORS OFFICE WOULD PROVIDE THAT INFORMATION.

THE ESTIMATED MARKET VALUE OF \$3,500 BASED ON THE SALES LISTED IS A QUESTION BECAUSE THERE IS NO LOCAL MARKET FOR PORT LABELLE LOTS. THOSE SALES WERE MOSTLY BY ME TO THOSE OF YOU WHO WANTED TO BUY ANOTHER LOT. MY PRICE ON LOTS IS ALL COSTS PLUS \$500 FOR MY TIME AND INVESTMENT.

DON'T FORGET THE USE OF THE VIDEO TO SELL YOUR LOT TO ANYONE.

ANOTHER SUBJECT THAT NEEDS TO BE TALKED ABOUT IS FURNITURE. WHEN PEOPLE VISIT ME I OFTEN TELL THEM NOT TO MAKE THE MISTAKE OF HAULING ALL THAT HEAVY DARK FURNITURE TO FLORIDA. IT DOESN'T FIT IN HERE AND THERE IS VERY LITTLE MARKET FOR IT HERE WHEN YOU DECIDE TO GET RID OF IT AND GO TO LOCAL TYPE FURNITURE. SELL IT WITH THE HOUSE OR TO THE KIDS BUT DON'T HAUL IT TO FLORIDA. I KNOW IT'S NONE OF MY BUSINESS AND IT BELONGS TO YOU TO DO AS YOU PLEASE WITH BUT I'VE TALKED TO TOO MANY FAMILIES THAT ASK WHY I DIDN'T WARN THEM.

MORE THINGS FOR YOU TO DO IN FLORIDA. TO GET THE LATEST FLORIDA EVENTS PLANNER CALL TOLL-FREE 1-888-FLA-LIVING OR WRITE

OFFICIAL FLORIDA VACATION GUIDE
C/O MILES MEDIA GROUP
3675 CLARK ROAD
SARASOTA, FLORIDA 34233-2358

FLORIDA CAMPING DIRECTORY
1340 VICKERS DRIVE
TALLAHASSEE, FL 32303
PHONE 850-562-7151
FAX 850-562-7179

FLORIDA STATE PARKS GUIDE
DEPT. OF ENVIRONMENTAL PROTECTION
MAIL STATION #535
3900 COMMONWEALTH BLVD.
TALLAHASSEE, FL 32399-3000
850-488-9872

WITH OVER 1,100 GOLF COURSES TO CHOOSE FROM FLORIDA IS THE WORLD'S LEADING GOLF VACATION DESTINATION. FOR A COPY OF FLORIDA GOLF GUIDE CONTACT:

FLORIDA SPORTS FOUNDATION
2964 WELLINGTON CIRCLE NORTH
TALLAHASSEE, FL 32308
850-488-8347

OUR PHONE # HAS CHANGED TO:
PHONE 863-675-0215
FAX 863-675-6510

AS A RESULT OF THE PHONE CHANGE WE HAVE CHANGED OUR E-MAIL PROVIDER TO A LOCAL PROVIDER WITHOUT A LONG DISTANCE CHARGE ON EACH LOG ON.

OUR NEW E-MAIL ADDRESS IS reecer@mail1.gulfcoast.net

THOSE OF YOU THAT DON'T PLAN TO BUILD ON YOUR LOT IN PORT LABELLE LET'S HAVE SOME IDEAS AS TO WHAT TO DO WITH THEM.

PLEASE SEND QUESTIONS THAT CAN BE ANSWERED IN FUTURE NEWSLETTERS. IF YOU HAVE SENT LETTERS ASKING SPECIFIC QUESTIONS WITHOUT A SESA AND DIDN'T GET AN ANSWER IT'S BECAUSE I GET AN AVERAGE OF 50 SUCH LETTERS EACH WEEK.

WISHING YOU AND YOURS A VERY MERRY HOLIDAY.



HAROLD