

**Lee County Board Of County Commissioners
Agenda Item Summary**

Blue Sheet No. 20030582

1. REQUESTED MOTION:

ACTION REQUESTED: Authorize staff to pursue the purchase, through a foreclosure sale, of a parcel of land identified as STRAP No. 17-44-25-P4-00300.0270, and located at 3637 Dr. Martin Luther King Jr. Boulevard. This is not a County initiated foreclosure action, so the purchase will be through the open auction process (open bidding) and not possession by default. Further, authorize staff to bid up to a reasonable, justifiable price for the purchase of the parcel; authorize immediate deposit of 5% of the bid at time of auction, if County is successful bidder, and immediate funding of the balance of the bid by 1:45 p.m. the day of the foreclosure sale; authorize payment of liens not included in the foreclosure action of approximately \$80,000.00; authorize payment of costs to close (title policy, necessary taxes, environmental audit, etc.) and allow existing tenants to remain as long as they pay their rental payments and staff determines their occupancy is beneficial to the County. Also, approve budget transfer and Resolution of \$1,400,000 from the General fund reserves to the Health Department Clinic Project and amend FY 02/03 - 06/07 CIP.

WHY ACTION IS NECESSARY: The subject parcel, formerly known as Topps Plaza, is currently being foreclosed upon by a mortgagor, Cadlerock Joint Venture, L.P., the plaintiff. This is not a standard method of acquiring property by Lee County, however, it will allow for the purchase of the parcel at auction and the ultimate housing of the Health Department.

WHAT ACTION ACCOMPLISHES: Authorization for staff to pursue the purchase of the subject parcel, through a foreclosure action (auction). *CRITICAL DATE*

**2. DEPARTMENTAL CATEGORY:
COMMISSION DISTRICT #2**

A6A

3. MEETING DATE:

4. AGENDA:

- CONSENT ADMINISTRATIVE APPEALS PUBLIC WALK ON TIME REQUIRED:

**5. REQUIREMENT/PURPOSE:
(Specify)**

- STATUTE FS 125
- ORDINANCE
- ADMIN. CODE
- OTHER

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER
 - B. DEPARTMENT Independent
 - C. DIVISION County Lands *LC 5-14-03*
- BY: Karen L.W. Forsyth, Director *KLF*

7. BACKGROUND: The subject parcel is currently owned by Lee County Employment and Economic Development Corporation. It is located at 3637 Dr. Martin Luther King Jr. Boulevard, formerly known as Topps Plaza. A mortgagor of the subject parcel has filed a foreclosure action. The mortgagor (plaintiff) is Cadlerock Joint Venture, L.P. The dollar amount of foreclosure action is \$2,528,923.28 plus costs and expenses. The parcel has a City of Fort Myers code violation lien of ±\$13,000.00. There are currently three tenants; a hair salon and supply, a dollar store, and a liquor store. The reason staff is recommending month to month rentals to these tenants is that they are currently in possession, and would generate some income, and give a presence at the parcel during remodeling.

The assessed value, as determined by the Lee County Property Appraiser, is \$1,933,420. The site is ±5 acres in land area and the building is ±45,000 square feet. There are ±230 parking spaces.

Costs to close are estimated to be \$10,000.00. Funds generated from the sale of the Pondella property, \$600,000 in Capital Improvement Project funds planned for the Health Department and general fund reserves and or projected revenue from assessed value increase for new construction would be used to offset the purchase of this property.

Funds will be available in account number: 20864730100.506110.

8. MANAGEMENT RECOMMENDATIONS:

Staff recommends approval of the motion.

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
<i>KLF</i>			<i>PLD 5-14-03</i>	<i>John Deane 5-14-03</i>	<i>OA 5/14/03</i>	<i>OM 5/14/03</i>	<i>Risk 5/14/03</i>	<i>GC 5/14/03</i>	<i>5-15-03</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

RECEIVED BY COUNTY ADMIN. *EW*
5/14/03 12:00
COUNTY ADMIN.
FORWARDED TO:

REC'D. BY CO. ATTY. 5/14/03
12:00 PM
CO. ATTY. FORWARDED TO:
5/14/03 12:04

Division of County Lands

In House Title Search

Search No. 17-44-25-P4-00300.0270

Date: May 8, 2003

Parcel:

Project: Topps Supermarket, Project #8617

To: Robert G. Clemens
Acquisition Program Manager

From: Shelia A. Bedwell, CLS
Property Acquisition Assistant



STRAP: 17-44-25-p4-00300.0270

This search covers the period of time from January 1, 1940, at 8:00 a.m. to April 18, 2003, at 5:00 p.m.

Subject Property: See attached Schedule "X"

Title to the subject property is vested in the following:

Lee County Employment and Economic Development Corporation, a Florida non-profit corporation

by that certain instrument dated August 30, 1996, recorded August 30, 1996, in Official Record Book 2739, Page 4134; that certain instrument dated May 9, 2000, recorded May 30, 2000, in Official Record Book 3260, Page 3330; that certain instrument dated May 11, 2000, recorded May 30, 2000 in Official Record Book 3260, Page 3332; and that certain instrument dated June 1, 2000, recorded June 26, 2000, in Official Record Book 3272, Page 323, Public Records of Lee County, Florida.

Subject to:

1. Title to oil, gas and mineral rights and leases on subject property is specifically omitted from this report.
2. Agreement and Covenants running with the land, recorded October 30, 2000 in Official Record Book 3321, Page 1015, as amended by instrument recorded January 24, 2001, in Official Record Book 3354, Page 4154, Public Records of Lee County, Florida.
3. Mortgage executed by Lee County Employment & Economic Development Corporation to First Union National Bank by instrument dated January 22, 2001, recorded January 24, 2001, in Official Record Book 3354, Page 4183, as amended by that certain instrument recorded March 11, 2002 in Official Record Book 3594, Page 3535; thereafter mortgage was assigned to Cadlerock Joint Venture, O.P., by Assignment of Mortgage, recorded June 25, 2002, in Official Record Book 3674, Page 432 and recorded June 26, 2002 in Official Record Book 3675, Page 2251, in the Public Records of Lee County, Florida. Note: Notice of Lis Pendens recorded in Official Record Book 3681, Page 1426; Final Judgment of Foreclosure recorded

Division of County Lands**In House Title Search**

Search No. 17-44-25-P4-00300.0270

Date: May 8, 2003

Parcel:

Project: Topps Supermarket, Project #8617

in Official Record Book 3887, Page 4540, as amended by instrument recorded in Official Record 3920, Page 1905, Public Records of Lee County, Florida.

4. Absolute Assignment of Lessor's Interest in Leases and Rents between Lee County Employment and Economic Development Corporation and First Union National Bank, dated January 22, 2001, recorded January 24, 2001 in Official Record Book 3354, Page 4191, as assigned to Cadlerock Joint Venture, L.P., by instrument recorded June 26, 2002 in Official Record Book 3675, Page 2251, Public Records of Lee County, Florida.
5. U.C.C. between Lee County Employment & Economic Development Corporation and First Union National Bank, recorded January 24, 2001 in Official Record Book 3354, Page 4196, as assigned to CadleRock Joint Venture, L.P., by instrument recorded July 22, 2002 in Official Record Book 3689, Page 4004, Public Records of Lee County, Florida.
6. Resolution by the City Council of the City of Fort Myers regarding permitted uses on properties along the Dr. Martin Luther King, Jr. corridor, recorded in Official Record Book 3439, Page 1180, Public Records of Lee County, Florida.
7. U.C.C. between D and J Dunbar Topps, Inc. and Irwin Union Bank and Trust Company, recorded November 14, 2001 in Official Record Book 3519, Page 3163, Public Records of Lee County, Florida.
8. U.C.C. between D and J Dunbar Topps, Inc. and Fleming Companies, Inc., doing business as Fleming Foods, Inc., recorded November 24, 2001 in Official Record Book 3529, Page 3697, Public Records of Lee County, Florida.
9. U.C.C. between Lee County Employment and Economic Development Corporation and First Union National Bank, recorded March 28, 2002 in Official Record Book 3610, Page 3176, s assigned to CadleRock Joint Venture, by instrument recorded July 19, 2002 in Official Record Book 3688, Page 3866, Public Records of Lee County, Florida.
10. Claim of Lien filed by Scrivner's, Inc., recorded in Official Record Book 3647, Page 1081, Public Records of Lee County, Florida. Note: Lien holder was not made a party to foreclosure proceedings.
11. Claim of Lien filed by John F. Hose, recorded in Official Record Book 3666, Page 928, Public Records of Lee County, Florida. Note: Lien holder was not made a party to foreclosure proceedings.

Division of County Lands

In House Title Search

Search No. 17-44-25-P4-00300.0270

Date: May 8, 2003

Parcel:

Project: Topps Supermarket, Project #8617

12. Loan and Grant Agreement between Community Redevelopment Agency, City of Fort Myers and Lee County Employment and Economic Development Corporation, dated February 1, 1999, recorded July 11, 2002, in Official Record Book 3683, Page 4377, Public Records of Lee County, Florida.
13. Order Imposing a fine by the Code Enforcement Board of the City of Fort Myers, recorded in Official Record Book 3883, Page 164, Public Records of Lee County, Florida.

Tax Status: 2002 taxes are delinquent (see attached tax printout).
(The end user of this report is responsible for verifying tax and/or assessment information.)

The Division of County Lands has made a diligent search of the Public Record. However, this report contains no guarantees nor warranty as to its accuracy.

Division of County Lands

In House Title Search

Search No. 17-44-25-P4-00300.0270

Date: May 8, 2003

Parcel:

Project: Topps Supermarket, Project #8617

Schedule "X"

Project: Topps Supermarket, Project #8617

Search No. 17-44-25-P4-00300.0270

From the Southwest corner of Section 17, Township 44 South, Range 25 East; thence Easterly along the South line of said section a distance of 664.50 feet; thence North 1°21'30" West a distance of 80.70 feet to the Point of Beginning, said point being a concrete monument at the Southwest corner of Block 27 at the right of way of State Road No. 82; thence Northerly along the same bearing a distance of 386.30 feet to the Northwest corner of Block 27 and the Southwest corner of Block 22; thence Northerly along the same bearing a distance of 73.70 feet to a concrete monument; thence North 88°52'30" East a distance of 330 feet to a concrete monument; thence South 1°21'30" East, 71.12 feet to the Southeast corner of Block 22 and the Northeast corner of Block 27; thence along the same bearing Southerly a distance of 588.88 feet to a concrete monument being the Southeast corner of Block 27 and the right of way of State Road 82, thence along the right of way South 88°52'30" West a distance of 330.00 feet to the Point of Beginning. Lying and being in all of Block 27 and a part of Block 22 of SUNNYSIDE FARMS, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 3, Page 72.

8
3887/AS40

IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY, FLORIDA

CADLEROCK JOINT VENTURE, L.P.,
An Ohio Limited Partnership,

CASE NO.: 02-7522-CA-1A

Plaintiff,

v.

LEE COUNTY EMPLOYMENT &
ECONOMIC DEVELOPMENT
CORPORATION, a Florida Non-Profit
Corporation; SHAHIR DAGHARA;
MALEK ALHINDI; KESK AL LIMITED
LIABILITY COMPANY, a Florida limited
Partnership; NATIONAL BEVERAGES, INC.,
A Florida corporation; FLEMING COMPANIES,
INC., a foreign corporation, doing business in
Florida as FLEMING FOODS, INC.; NEMETH
AIR CONDITIONING, INC., a Florida
corporation; GARY WILKES, INC., a Florida
corporation; and E-Z METALS, INC., a Florida
corporation, d/b/a SUNCOAST INDUSTRIES
OF FLORIDA;

Defendants.



INSTR # 5807200
Official Records BK 03920 PG 1905
RECORDED 05/02/2003 10:50:11 AM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY
RECORDING FEE 0.00
DEPUTY CLERK K Ammons

3X
2003 APR 30 PM 2:48
Shirna D.

FILED LEE CO. FLORIDA
CLERK OF COURT

AMENDED FINAL JUDGMENT OF FORECLOSURE

This cause came before the Court on Monday, March 17, 2003 for hearing on Plaintiff's Motion for Summary Judgment (hereinafter, the "Motion"). The Court has considered the Complaint and attached Mortgage and Security Agreement (hereinafter, the "Mortgage"), the Absolute Assignment of Lessor's Interests in Leases and Rents (hereinafter, the "Assignment of Rents"), the Motion, the Affidavits filed in support thereof, and the original Note, and being otherwise fully-advised in the premises. The Court finds that there is no genuine issue of material fact or law, and that the Plaintiff is entitled to a Final Summary Judgment of Foreclosure.

IT IS HEREBY ORDERED AND ADJUDGED:

1. This Court has jurisdiction over the Plaintiff and Defendants, the subject matter of this action, and the Property as that term is hereinafter defined.

2. The Motion is hereby granted.

3. The Note, Mortgage, and Assignment of Rents sued upon by the Plaintiff in this cause constitutes a valid, enforceable, and superior lien upon the Property, and the Note, Mortgage, and Assignment of Rents are in default as alleged in the Complaint. The allegations contained in the Complaint have been established by competent evidence and the equities in this cause are with Plaintiff, as hereinafter set forth.

4. Legal service of process has been obtained against all Defendants in this cause.

5. None of the Defendants timely filed or served any affidavit to support any defenses or to oppose Plaintiff's Motion for Summary Judgment, so there are no disputed issues of material fact.

6. The Mortgage is superior to all Defendants' interests described in the Complaint and to any and all interests in the Property acquired subsequent to the filing of the Notice of Lis Pendens.

7. The following amounts are due and owing to Plaintiff, by virtue of the Note, Mortgage, and Assignment of Rents, which are in default, as alleged in the Complaint:

	EXPENSE DESCRIPTION	AMOUNT
a	Principal	\$ 2,379,457.15
b	Interest through March 14, 2003	\$ 135,684.68
c	Costs	\$ 695.14
d	Late Charges	\$ 3,411.31
e	Attorneys' Fees	\$ 9,675.00
	TOTAL	\$ 2,528,923.28

and that such total sum, together with future costs of this suit (including, but not limited to, costs of sale), constitutes a valid first lien on the real and personal property described in Exhibit "A" attached hereto and made a part hereof, together with all fixtures, equipment, and improvements thereto or located thereon (hereinafter, collectively, the "Property"), which Lien is prior, paramount, and superior to any and all rights, interests, claims, encumbrances, equities, or estates of the Defendants, and which Lien is prior, paramount, and superior to any and all persons, firms, corporations, or entities claiming by, through, or under the Defendants.

8. If the total sum found to be due herein and all costs of this action accruing subsequent to this Judgment are not paid, the Clerk of this Court is authorized and directed to sell the Property, lying and being in Lee County, Florida, and more particularly described in the attached Exhibit "A" at a public sale to the highest and best bidder for cash ^{* See below} ~~at the Lee County Courthouse at 1700 Monroe Street, Fort Myers, Florida 33901,~~ on June 4, _____, 2003, which date is between twenty (20) and thirty-five (35) days from the date of this Judgment, after having first given notice of said sale, as required by Section 45.031, Florida Statutes, and to fully-execute and carry into effect this Judgment. Such sale shall be free and clear and discharged of any and all claims, liens, encumbrances, rights, estates, equities, and interest of the Defendants, and any and all persons, firms, corporations, or entities claimant by, through, or under any of them. Such sale shall be free and clear and discharged of any and all claims, liens, encumbrances, rights and estates, equities, and interest of any persons claiming an interest since the filing of the Notice of Lis Pendens herein, or any person claiming by, through, or under such persons. Plaintiff shall have the right before the foreclosure sale to inspect the premises to conduct an environmental audit or inspection.

*

~~_____~~
At the Lee County Administrative Office Building, 2115
3 Second St., at the rear of the 1st Floor Conference Room.

9. Immediately after the Clerk of this Court closes the bidding at the foreclosure sale, the Clerk shall require the successful high bidder (subject to Paragraphs 10 and 14 herein if Plaintiff or its assignee is the high bidder) to post with the Clerk a bid deposit of five percent (5%) of the successful bid. The deposit must be in the form of cash or a cashier's check. In the event the successful bidder fails to make the required bid deposit, the Clerk shall immediately resell the property, and the same bid deposit shall apply upon the resale to it. The Clerk shall resell the property using this bid deposit procedure as often as required to produce a successful bidder able to post the required deposit. Upon any resale, the Clerk is instructed to refuse to accept the bid of any person who was the successful bidder at a prior sale, and failed to make the required bid deposit, unless that bidder demonstrates to the Clerk at the time of the bid that the bidder has the funds that would be required for the bid deposit if the bid was successful. The bid deposit shall be credited against the sale price. If the successful bidder fails to pay the balance of the sale price by 3:00 p.m. of the day following the sale, the Clerk shall re-notice and re-advertise the sale and pay all costs of the sale from the bid deposit. Any remaining portion of the bid deposit shall be applied toward the Judgment. The Clerk shall announce these bid deposit requirements immediately before the sale.

10. The Plaintiff shall advance all subsequent costs of this action, and shall be reimbursed for them by the Clerk if the Plaintiff is not the purchaser of the Property at the sale. If Plaintiff is the purchaser, the Clerk shall credit the Plaintiff's bid with the total sum so advanced, with interest and costs.

11. After sale of said Property, the Clerk shall promptly file a Certificate of Sale and, if no objections to said sale are filed within ten (10) days, the Clerk shall thereafter file a Certificate of Title, vesting title in the purchaser.

12. Upon filing the Certificate of Title, the Clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of the Plaintiff's costs; second, the Plaintiff's attorneys' fees; and, third, the total sum due to the Plaintiff, less the items paid to Plaintiff, as previously listed above in this Paragraph 12, plus post-judgment interest, which shall accrue at the statutory rate of six percent (6%) per annum from this date to the date of the foreclosure sale on all amounts set forth in Paragraph 7 above, with the exception of pre-judgment interest, and by retaining any amount remaining, pending the further Order of this Court. Any successful bidder other than the Plaintiff or its assignee shall be responsible for payment for documentary stamps to be affixed to the Certificate of Title, as well as any Clerk's registry fees or other costs of sale or distribution of monies into or out of the Registry of the Court.

13. Upon filing the Certificate of Title, the sale shall stand confirmed and title to the Property shall pass fully and completely to the purchaser, and the Defendants and all persons claiming under or against them since the filing of the Notice of Lis Pendens shall be forever barred and foreclosed of any and all estate, interest, equity, or claim in the Property, and the purchaser at the sale shall be let into possession of the Property.

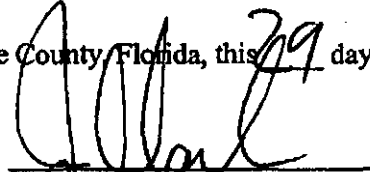
14. The Plaintiff or its assignee may bid for and be the purchaser of the Property at the sale. Should the Plaintiff or its assignee be the successful bidder, it shall be credited on its bid with so much of the amount due as may be necessary to satisfy its bid.

15. This Final Judgment of Foreclosure is without prejudice with respect to the Defendants' cross-claims against the other Defendants named therein.

16. This Court retains jurisdiction of this cause for the purpose of making all further orders and judgments as may be necessary and proper, including, without limitation, writs of possession, awards of attorneys' fees, and deficiency judgments.

17. Plaintiff shall deposit one hundred dollars (\$100.00) into the Registry of the Clerk within twenty (20) days of the date of this Order, as security for the Cost Bond, as required pursuant to Section 57.011, Florida Statutes.

DONE AND ORDERED in Chambers, at Lee County Florida, this 29 day of April, 2003.



The Honorable John S. Carlin
Circuit Court Judge

CERTIFICATE OF SERVICE

I certify that a true copy of the foregoing was mailed via United States Mail to the following, this 1st day of ~~April~~ ^{May} 2003:

Stephen R. Ostrow, Esquire
229 North Collier Boulevard
Marco Island, Florida 34145
Attorney for Defendant
Lee County Employment & Development Corp.

John Kyle Shoemaker, Esquire
Post Office Box 1601
Fort Myers, Florida 33902-1601
Attorney for Defendants
Shahir Daghara and Malek Alhindi

E. Bruce Strayhorn, Esquire
Post Office Box 1288
Fort Myers, Florida 33902-1288
Attorney for Defendant
Kesk-Al Limited Liability Company

Matthew H. Hildreth, Sr., Vice President
Fleming Company, Inc.
1945 Lakepointe Drive
Lewisville, Texas 75057

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Fort Myers, Florida 33911-6096
Attorney for Nemeth Air Conditioning, Inc.

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Attorney for Plaintiff

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Simpson, Henderson, Carta & Randolph
Post Office Box 1906
Fort Myers, Florida 33902-1906
Attorneys for Defendant
E-Z Metals, Inc. d/b/a
Suncoast Industries of Florida

United States Corporation Company
Registered Agent for:
National Beverages, Inc.
110 North Magnolia Street
Tallahassee, Florida 32301

CHARLIE GREEN
LEE COUNTY CLERK OF COURTS

By: 
Clerk of the Court

amended final judgment foreclosure.cad.le. leedco.asl.doc

EXHIBIT "A"

From the Southwest corner of Section 17, Township 44 South, Range 25 East; thence, Easterly along the South line of said section a distance of 664.50 feet; thence, North 1°21'30" West a distance of 80.70 feet to the Point of Beginning, said point being a concrete monument at the Southwest corner of Block 27 at the right-of-way of State Road No. 82; thence, Northerly along the same bearing a distance of 586.30 feet to the Northwest corner of Block 27 and the Southwest corner of Block 22; thence, Northerly along the same bearing a distance of 73.70 feet to a concrete monument; thence, North 88°52'30" East a distance of 330 feet to a concrete monument; thence, South 1°21'30" East, 71.12 feet to the Southeast corner of Block 22 and the Northeast corner of Block 27; thence, along the same bearing Southerly a distance of 588.88 feet to a concrete monument being the Southeast corner of Block 27 and the right-of-way of State Road No. 82; thence, along the right-of-way South 88°52'30" West a distance of 330.00 feet to the Point of Beginning. Lying and Being in all of Block 27 and a part of Block 22 of Sunnyside Farms, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court in and for Lee County, Florida, in Plat Book 3, Page 72.

notice of sale and exhibit2.cad\le.leadco.asl.doc

LEE COUNTY PROPERTY APPRAISER - NAME & LEGAL

STRAP: 17 44 25 P4 00300 0270
LEE COUNTY EMPLOYMENT +
ECONOMIC DEVELOPMENT CORP
P O BOX 2285
FT MYERS
FL

DOR...: 14 SUPERMARKETS
LOC...:
LEGAL1: SUNNYSIDE FARMS PB 3 PG 72
LEGAL2: LT 27 + PT LT 22 AS DES
LEGAL3: C IN OR 1034 PG 637

33902 N/R: HWDWXA
*** VALUES *** *** EX VALUES ***
JUST: 1,933,420 AG.:
ASSD: 1,933,420 HX.:
TXBL: 1,933,420 WID:
BLDG: 1,597,980 DIS:
LAND: 335,440 WLY:
NCST: 1,786,770 ENG:
PVAL: WDR:
SOH : DIFF:

UNIT MEAS.: FF #UNITS...: 217265.00
1ST TAX YR: 0 FRONTAGE: 0
YR SPLIT...: DEPTH...: 0
YR CREATED: 1974 E/I NUM.:
ENERGY CD.: S/D VAL.:
ENERGY YR.: S/D CODE:
APRVED BY.: DSC.....: 8
TAX DIST...: ZONING...:
PRIOR DOR.: PEND...:
PRIOR STRP: 17-44-25-0C-08400.3000

SITE: 3637 DR MARTIN LUTHER KING33916LVD

#	SALE PRICE	D.O.S.	BOOK	PAGE	TC	VI
1:	100	06/00	3272	323	01	V
2:	100	05/00	3260	3332	01	V

PAGE: 4739
LINE: 170

MAINT DATE
SITE: 05/10/2002

NBHD CODE: 552100
NBHD DESC: DR MLK BLVD & MICHIGAN

HIST DIST: N

NAL.:
MAF.:
PAV.:

Property Appraiser Land Use Codes

PARCEL: 174425-P4-00300.0270

ACRES : 4.96576

DOR CODE: 14 SUPERMARKET
IMP CODE: 42 SUPERMARKET
MOD CODE: 4 COMMERCIAL
TYP CODE: 0 DRY
USE CODE: 4000 INDUSTRIAL (VACANT)

ACRES	% OF TOTAL	2010 LAND USE CATEGORY
-----	-----	-----
4.95898	99.8634	INDUSTRIAL DEVELOPMENT

NOTE: PERCENTAGES MAY NOT TOTAL 100% IN COASTAL AREAS

HIT ON MAP TO SELECT ANOTHER PARCEL

-OR-

SELECT ANY POINT FOR 2010 LAND USE

