

# ACTIVE PROPERTY INVENTORY LIST

REVISED 10/01/97

OWNED BUILDINGS	ADDRESS	S.F.	START DATE	LESSOR
Associates in Pediatrics (01) Cash, Sherman, Distasio, Silva Pietroniro, MD	1555 Matthew Drive Fort Myers, Fl 33907 740,340	6607	7/1/94	-----
Haller, Jeffrey, M. DP (03)	1426 SE 44th Street Cape Coral, FL 33904	2395	1/95	-----
HealthPark Medical Center (04)	9981 HealthPark Circle Fort Myers, Fl. 33908		12/91	-----
Acute Care		489,911		
HealthPark Day Care		7,800		
HealthPark Care Center		43,767		
Children's Medical Services	Suite 110	10,545	7/97	
The Nemours Children's Clinic	Suite 118	1,444	4/1/97	
*HealthPark Convenient Care	Suite 120	3,920		
Sam Edwards, MD	Suite 124	480		
*Health Education Center	Suite 153	4,169		
Milt McCurdy, MD/Gulfshore OB/GYN	Suite 159	2,225		-----
Marilyn Young, MD	Suite 256	3,412		
J.B. Davis, MD/S. Tobler, MD	Suite 259	1,769		
Early Intervention Administration	Suite 276	1,400		
Early Intervention/Ped Card.	Suite 278	1,700		
Associates in Pulmonary	Suite 279	1,671		
Associates in Neonatology	Suite 281	1,288		
*Primary Healthcare Specialists	Suite 283	7,080	11/14/94	-----
*Women's Breast Health Center	Suite 287	1,818		
VACANT	Suite 450	910		
Daily Office	Suite 452	1,055		
Rex E. Stubbs & Associates	Suite 454	3,323		
Cardiac Surgical Associates	Suite 456	1,727		
Digestive Health Physicians	Suite 461	1,284	11/1/96	
*Campbell & DeVall, MD	Suite 465	5,132	11/15/94	-----
Pastrami Rose	Retail	1,509		
*Bright Ideas Gift Shop	Retail	1,277		
Fort Myers Florist	Retail	800		
LaBelle Medical Center (011)	930 S. Main Street	15,106	11/1/95	-----
*a. Nancy Witham, MD (L38)	P. O. Box 40	2,035	6/1/95	
b. Hendry General/Phys. Ther.	LaBelle, FL 33935	1,400		
*c. Lee Memorial Midwifery Services		897		

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Lee Convenient Care (02) Bonita Springs First Floor *a. Rinehart, Richard, DO b. Ostendorf, Steven, DPM *c. Lee Memorial Midwifery Services		1-6,857	2/94 2/94	LMHS LMHS
Second Floor d. Ruth Cooper Center		2-2,896	1/97	
Lee Convenient Care - North (09) a. William Stamper, MD b. Dennis Frink, DO (L31)	13278 N. Cleveland Ave. N. Fort Myers, FL 33903	4,006	4/20/95	
Lee Convenient Care - South (10) Bernstein, Saether, Nowak, MD Probst, PA	5030 S. Cleveland Ave. Fort Myers, FL 33907	4,006	4/20/95	Land Lease-MRC Prop.
Cape Coral Hospital - Acute Care Cape Coral Day Care Cape Coral Infant Care Medical Office Bldg. - Cape (012) a. Mark Mintz, MD b. Belcastro & Kilfoyle, M.D. c. Florida Heart Associates d. Davis F. Gates, MD e. Lawrence W. Gardner, MD f. Anthony F. Mathew, MD g. SW Florida Heart Group h. Thomas Carrasquillo, MD i. Juan Domingo, MD j. VACANT	636 Del Prado Blvd. Cape Coral, Fl. 33904  708 Del Prado Blvd. Cape Coral, FL 33990 Suite 1 Suite 2 Suite 3 Suite 4 Suite 5 Suite 6 Suite 7 Suite 8 Suite 9 Old Pharmacy/Life Center	484,846  6,000 3,300  2,163 3,493 3,493 2,163 1,433 1,352 2,369 1,560 2,230 1263/3660	     5/1/95  12/1/96	
Medical Office Center (05) Lee Memorial Hospital - Acute Care Infant Day Care *Trauma Surgeons John B. Fenning, MD *Women's Breast Health *Lee Wound Care *Radiology Department John B. Fenning, MD Fitzgerald, George, P., MD Smoking Cessation VACANT Scott L. Geller, MD	2780 Cleveland Avenue Fort Myers, FL 33901  Suite 702 Suite 703 Suite 704 Suite 705 Suite 706 Suite 709 Suite 712 Suite 714 Suite 717 Suite 719	 520,696 1,500 2,019 335 1,299 3,318 400 3,,300 2,027 2,241 3,805	1982	-----  -----  -----

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<b>Medical Office Center (Cont'd)</b>				
*Employee Health	Suite 802	1,867		
*Planning/Operations Improvement	Suite 803	1,233		
Juran Consultants	Suite 804	300		
Douglas A. Newland, MD	Suite 805	1,233		
Jeffrey Lang, MD	Suite 806	1,430		
Juran Consultants	Suite 807	490		
John J. Klingerman, MD	Suite 808	1,169	12/9/96	----
*A. Mathew/T. Keyes, Eisenberg, MD	Suite 809	1,316	4/28/95	----
*Norman Gamse, MD	Suite 810	1,326	1/1/94	----
Frederick W. Kunkel, MD	Suite 811	1,499		
*Property Management	Suite 812	171		
Daily Office	Suite 814	988		
*Dept. of Neurosurgery	Suite 819	4,956		
<b>Med Plaza IV (06)</b>	4040 Palm Beach Boulevard Fort Myers, FL 33916	<b>10,100</b>	6/94	----
a. Family Health Centers	Suite A	3,300	6/94	LMHS
b. Vacant	Suite B	800		
c. Richard Sanderford, DDS	Suite C	1,200	6/94	LMHS
l. Vacant	Suite D	1,200		
e. Lee Memorial Midwifery Services	Suite E	1,200	1/97	LMHS
f. Vacant	Suite F	2,400		
<b>Radhakrishna, Bharath, MD, (08)</b>	1228 SE 8th Terrace Coralway Medical Centre Cape Coral, FL 33990	<b>3,941</b>	03/08/95	----
a. Dr. Radhakrishna		1-2750	03/08/95	LMHS
b. Second Floor - Vacant		2-1191		
<b>anders, Kenneth, MD (07)</b>	5216 Clayton Court Fort Myers, FL 33907	<b>2,989</b>	08/01/94	----
<b>Vomens &amp; Childrens Center (013)</b>	650 Del Prado Blvd. Cape Coral, Fl 33990	<b>23,551</b>		
a. Philip F. Waterman II, MD	Suite 100	1,868		
b. Physician Primary Care	Suite 101	6,373		
c. Gulfshore OB & GYN	Suite 102	4,308		
d. Island Coast Pediatrics	Suite 103	3,120	10/1/96	
e. Cape Coral Pediatrics	Suite 104	2,685		
f. Children's Centre, MD.PA	Suite 105	2,653		
g. Gentle Beginnings	Suite 106	4,100		
h. VACANT	Suite 107	2,544		
<b>Santa Barbara Professional Center (012)</b>	224 Santa Barbara Blvd. North Cape Coral 33991	<b>54,000</b>	complete 1/97	
<b>PENDING</b>				
<b>Bonita Springs (013)</b>	Pelican Cove US 41 Bonita Springs, FL	<b>2.75 acres</b>		
(Under Development)				

<b>PENDING CONT'D</b>				
South Cape Physicians Office (014)	507 Cape Coral Pkwy,E Cape Coral, Fl. 33904	8,400		
* Approx. Completion 10/97				
<b>SUBLEASED</b>				
Cay West Pavilion (S1)	1708 Cape Coral Pkwy W. Cape Coral, FL 33990			
VACANT	Suite G	2,280		
Daily Rental				
a. Brian Harris, MD	Suite I	3,800	7/1/96	
<b>LEASED BUILDINGS</b>				
<b>LESSEE - LMHS</b>	<b>ADDRESS</b>	<b>S.F.</b>	<b>START DATE</b>	<b>LESSOR</b>
Assoc in Family Medicine (L16)	14171 Metropolis Pkwy	5,740	1/1/95	A. Joseph Piccola
a. Piccola, A. Joseph DO	Suite # 101			
b. Maggiano, Robert DO	Fort Myers, FL 33912			1/1/95 - 12/31/04
c. Yalof, Marc DO				
Assoc. in Internal Medicine (L22)	1569 Matthew Drive	5,925	6/01/95	BMS. Assoc.
a. Mantell, Ball, Bowman, Lynch, MD	Fort Myers, FL 33907			6/1/95 - 5/31/2000
Assoc in Pediatrics (L2)	3632 Del Prado Blvd..	1,500	7/1/94	Dr. Seth Shurman
Kash, Sherman, Distasio, Silva	Cape Coral, Fl. 33904			939-2828
Pietroniro, MD				7/1/94 - 5/31/98
Baquero, Washington, MD (L3)	1705 Colonial Blvd., C-1	2,600	10/31/94	Baquero
Gonzalez, Eduardo, MD	Fort Myers, FL 33907			Condo Assoc 939-1143
Bushan, Lakshmi, MD				10/30/94 - 10/29/97
Bendeck, Ricardo MD (L4)	7328 Sanibel Blvd. SE	1,887	6/1/94	Bendeck
	Fort Myers, FL 33912			6/1/94 - 5/31/97
Breckenridge (L36)		6,460	5/96	Caloosa Group, Inc
a. Bloy, Ebenger, & Dury, MD	19910 S. Tamiami Trail			9/1/96 - 8/31/2001
b. Associates in Peds	Estero, FL 33928			Kathy 498-0117
Business Develop. & Contr. (L43)	Fountain Court			Fountain Property Corp
	8250-103 College Parkway	2,405	11/15/96	12/1/96-11/30/99
	Ft. Myers, Fl. 33907			
Campbell & DeVall (L15)	2665 Cleveland Avenue	2,300	12/94	MediFirst Cleveland
Patricia Hunsucker, CNM	Suite 104			General Partner, Inc.
Nancy Redecker, CNM	Fort Myers, FL 33901			(No Lease)
Cape Coral Daily Rental (L32)	923 Del Prado Blvd	1,,500	9/25/95	Alsaita Williams
a. Dr. Javier (Wednesday, AM)	Suite 105 & 106			Trustee
	Cape Coral, Fl. 33904			11/1/93 - 10/31/98
Chow, Kai-fu, MD (L1)	42 Howe Avenue	1,212	11/1/94	Dr. Chow
	LaBelle, Fl. 33975			Emerg. #337-1125
				10/30/94-10/29/99
David, (Larry) Hilario, MD (L21)	4410 SE 16th Place	1,900	5/15/95	Larry David, MD
	Cape Coral, Fl.33904			5/15/95-5/14/98

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David, Nicasio, M., MD (L20)	4595 Palm Beach Blvd. Suite 1 Fort Myers, FL 33905	1,700	5/22/95	Nick David, MD 5/22/95-5/21/98
Edelman, Thomas, DO (L26)	9371 Cypress Lake Drive Suite 12 Fort Myers, FL 33919	1,200	6/1/95	Coldwell Banker/McFadden 4/1/93 - 3/31/98 letter of extension
Family Practice @ Clayton Ct (L7) Joseph R. Salaz, MD Fred J. Burford, II, DO Hobson, Joseph, MD	5225 Clayton Court Fort Myers, FL 33907	9,400	3/1/95	Clayton Court Land Trust 1/1/95 - 12/31/2005
Family Practice @ Riverwalk (L9) Salko DO/Adkins DO/O'Brien MD Bourgeois MD/Yarris-Ewert MD	8380 Riverwalk Park Blvd Suite 100 Fort Myers, FL 33919	8,450	1/1/95	David Whitman Emer.#999-7999 Bob 1/1/95 - 12/31/98
Family Practice @Southtown (L8) Edward Salko, Jr., DO Ricardo E. Novoa, DO	16325 S. Tamiami Trail #6 SouthTown Centre Fort Myers, FL 33908	3,200	1/1/94	A&M Properties - Cindy Emerg. # 542-4623 3/1/94 - 2/28/00
Farri, Elias DO (I28)	9371 Cypress Lake Drive Suite 17 Fort Myers, FL 33919	1,320	7/31/95	Coldwell Banker McFadden Sprowls 3/1/93 - 2/28/98
HealthPark of the Islands (L10) a. Paul Fortier, MD b. Loubé, MD/Fulk, MD	1699 Periwinkle Way Sanibel, FL 33957	3,662	12/12/94	Nations Bank 10/01/94 - 9/30/99
Javier, Zenaida, MD (L5) Pietri, Angel MD	1726 Medical Lane Ft. Myers, Fl. 33907	2,000	6/12/94 5/1/95	George & Zenaida Theospistos 6/1/94-5/31/97 Cushman 3/15/99 Lowery 7/1/96 - 6/30/98
Lee Convenient Care - Cape (L23) a. Rose Pothén, MD b. Romulo Bernal, MD c. Bloy, Ebenger & Dury, MD d. D'Souza, Marshall, MD	4507 S.E. 16th Place Cape Coral, Fl. 33990	3,840	8/1/95	Teresa Nazzaro 8/1/95-7/31/2000
Lee Convenient Care - Iona (L27) Natali, Abel, MD Lowrey, Michael, MD	15600-23 San Carlos Blvd. Fort Myers, FL 33908	6,000	7/26/95	Gulf Myers Co., Ltd. c/o RMC Realty Co. LTD 7/1/95 - 12/31/97
Lee Memorial Health System (L45) Administration	Fountain Court 8300-200/201 College Pkwy Ft. Myers, Fl. 33907	4,000	3/10/97	Parkway Investment 2/1/97 - 7/12/98
Lee Physician Group (L45) Administration	Fountain Court 8300-200/201 College Pkwy Ft. Myers, Fl. 33907			
Lee Physician Group (L45) Support				
Lee Physician Group (L33) Physician Billing	Live Oak 3745 Broadway, Ste.103 Fort Myers, FL 33907	6,653	9/19/95	Live Oak Plaza c/o Schaeffer & Assoc 9/1/94-10/31/01

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Lee Memorial Midwifery Serv. (L44) a. Shah, Bipin, MD b. Skinner, Debra, MD	3610 Broadway Fort Myers, Fl 33901	4,605		Bipin D. Shah, MD & Ketki Shah 7/94 - 9/97
Lee Memorial Midwifery Serv. (L41) a. Shah, Bipin, MD b. Skinner, Debra, MD	9800 HealthPark Circle Suite 400 Ft. Myers, Fl. 33908	2,500	10/1/96	HealthPark Medical Plaza One Assoc, Ltd. 10/1/96 - 9/30/98
Lee Radiology Physicians Group (L47)	5030 Mason Corbin Ct. Fort Myers, Fl. 33907	1,991	3/4/97	Smith, Hendra, Gerson Sublease 3/4/97 - 3/31/98
Lee Radiology Physicians Group (L48)	8192 College Pkwy Suite #6 Ft. Myers, Fl. 33919	180	5/23/97	Pines Office Park Alice 481-4554 6/1/97-5/31/98
Lee Radiology (L49) Records Storage	Dellee Executive Plaza 5624 Clayton Court #3 Ft. Myers, Fl.	500	8/1/97	Dellee Executive Plaza Condo Association, Inc. 8/1/97 - 7/31-98
Lipschutz,, Bruce, J. DO (L25)	12631 World Plaza Lane Suite 54 Ft. Myers, Fl. 33907	2,999	6/21/95	Bruce Lipschutz 6/20/95-6/19/2000
Mestas, Felix, R MD (L19)	1003 Del Prado Blvd. Suite 101 Cape Coral, FL 33990	1,601	3/6/95	Towers Partnership Judy Horton 2/1/95 - 1/31/98
Saludo, Rudolfo, MD (L34)	13026 Palm Beach Blvd. Suite F Fort Myers, FL 33905		1/16/96	Sam Savich 1/1/96 - 12/31/96 Month-to-Month
Tucker, R. Michael (L42) Bauerschmidt, Michael, MD Bulen, Jerry, MD Lehigh Medical Plaza	60 Westminster Suite A & B Lehigh, Fl 33969	A-3,000 B-800	9/26/96	Ackerman Property Management 9/26/96-9/30/2001
	60 Westminster Suite E Lehigh, Fl. 33969	E-800	9/26/96	Ackerman Property Management 9/26/96-9/30/2001
VACANT (L30)	9371 Cypress Lake #15 Fort Myers, Fl. 33919	1,320	9/26/96	Coldwell Banker McFadden & Sprowls 3/1/93 - 2/28/98

## Lee Memorial Health System

### Future Building Utilization

<b>BUILDING</b>	<b>PROPOSED IMPROVEMENT</b>
Cape Coral Hospital	Renovation project to relocate Cath Lab Services is being planned.
Lee Memorial Hospital	Potential for internal modernization projects relative to acute and support services. These would be renovations.
Cape Coral Medical Office Building	Potential for minor renovations as existing tenant mix may change.
Lee Memorial Medial Office Center	Potential for minor renovations as existing tenant mix may change.
Women and Children Center	Potential for minor renovation as existing tenant mix may change.
Santa Barbara Professional Center	Potential exists to sell building and/or build out interior to meet service needs.
HealthPark Medical Center	Potential for minor renovations to acute care building to support new technology and tenant mix change.