



RE/MAX

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Mark Ganier
Broker Associate

RE: La Mirage Site
3720 Tampa Rd
3730 Tampa Rd
Palm Harbor, FL 34685

Todd,

I have marketed the La Mirage site as a redevelopment site for the last four years which has generated 4 LOIs (letters of intent). The major pushback in every scenario is the limited allowed square footage cover ratio of 14,000 sq. ft. (MOL) In every scenario, they all have been medical uses. It's vertically impossible to attract a willing and able buyer without a minimum of at least a 21,000 sq. ft.-24,000 sq. ft. range on the building cover ratio relative to the building footprint.

Please feel free to phone me with any comments or questions.

A handwritten signature in blue ink, appearing to read 'Mark F. Ganier', with a long horizontal flourish extending to the right.

Mark F. Ganier
Broker-Associate
BK 536738