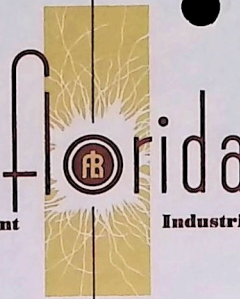


Rutland Building • Orlando, Florida 32801



Acreage Brokers • Subdivision Development

Industrial & Commercial Real Estate

October 22, 1965

Mrs. Birdella McKee
Box 253
Carlisle, Iowa

RE: LOTS 15 & 16, MUNGER SUBDIVISION, SECTION 19, TWP. 24 SO.,
RANGE 29 E., ORANGE CO., FLORIDA, TITLE HELD BY THE ESTATE
OF G. C. MC FALL

Dear Mrs. McKee:

It was pleasant to speak with you last night on the telephone regarding the possible purchase of subject property. I understand that you are the administrator of your Father's Estate but that your sister and your brother are also heirs to same and, therefore, you must consult with them regarding disposal.

As I told you, we have a purchaser who is interested in acquiring your property and for the reasons that I outlined on the telephone and because of the fact that I feel that you would prefer to deal on such a basis, any offer that we make will be in terms of cash, net to you. In other words, the purchaser will pay the costs of continuance of abstract, examination, and all legal fees to include real estate commission and closing costs. Therefore, when we discuss a sum of money, there are no hidden costs to be subtracted from same.

I believe I can interest my purchasers in your property on the basis of \$350 per acre, which would mean that you would receive \$3,500 at the closing of the transaction. At this time I cannot substantiate this as an offer, but feel sure that within a few days I will be able to.

The manner in which the transaction could most easily be accomplished is as follows:

1. I would send you a contract which would state that a deposit (usually 10%) had been deposited by the purchaser in our company's escrow bank account. This deposit would signify

Mrs. Birdella McKee
October 22, 1965
Page Two

good intent on the part of the purchaser and should he fail to close the transaction for any reason other than because of poor title, said money would be released to you within the time allotted in the contract.

2. You would be asked to sign the contract as seller in the presence of two witnesses and return a copy for our files together with your abstract of title, if you have one, and deed. This can be done by you with safety, in that the deed is already of record in the Orange County Courthouse and title can only be passed by the issuance of a new warranty deed which you would be asked to sign at closing.
3. After the purchaser's attorney had examined the abstract brought to date, and found title to be acceptable, we would be glad to close the transaction, asking that you send a signed warranty deed, which we would prepare for your signature, to a bank here in Orlando which would act as Escrow Agent. The bank would be instructed not to deliver this deed until it had received our Cashier's Check in the amount of the full balance due of the purchase price. They would then send such sums to you immediately after closing. We welcome the idea of your consulting with your local attorney should you so desire, and would be glad to discuss the above with him and modify the method of transaction in any reasonable way that he requests.

My purpose in writing at this date and before I have actual confirmation of an offering price from my purchasers is that you expressed a desire to have the proposal sent you in writing so that you might discuss it with the other heirs to the McFall Estate.

Should you have any further questions regarding any phase of this transaction, I would be happy to have you call me collect at Orlando, Florida, 424-8501, and I will attempt to explain or, if need be, adjust the procedures as outlined above.

Very truly yours,

FLORIDA RANCH LANDS, INC.

David C. Nusbickel

David C. Nusbickel

DCN:aew

Wed Morn.

Birdella:

Enclosing check for 12⁰⁵⁻ for 1/3 of
 taxes. If land is being bought up by
 "Disney - realtor," etc, - over such a root
 area - would suggest the two small lots
 be brought to their attention, if contacted
 again - "Mr Bob Royal," ^{"124"} Rt. 65 - Winter Gardens Fla.
 is the address of the man - who told me his
 land surrounded these 2 lots, if we could only
 get access to them by giving thru his property -
4 10 acres were triple property of Mr Paul Bass -
 Winter Garden Fla. Rt. 64^{#79}. And according to
 land records in office of Atty Rush, ^{"Meyershall"} Presd. - Leo Bonanni
 years - seemed to "own" - many lots - perhaps acquired
 by delinquent taxes sales in area - Ethel "
 Both Royal + Bass - were in good black topsoils.

Berdella: I just rec'd your letter, & Pete said that
Scott King should be back this coming week. Yes I know
how Mr Foster rambles on & I can agree we should come
up with a price - I don't think it is necessary for a
lawyer - as the Disney Corp - contacted us, & their lawyer
will come up with a Sales Contract, Quick Claim deed
& Certificate of Title - & the 3 of us will have to sign
it: and the buyer pay (A good idea is to have mineral
& oil rights mentioned) Too, it's on record that Administrator
unnecessary. Would like to see this settled without
expenses. In my first letter I'm sure this was
mentioned. I don't think the figure mentioned was
out of line, & perhaps ^{\$}20,000 would be a good starter. (King)
I was wrong about what I wrote to Chas, Travelodge - He
^{about} may have some news - anyway he did say that
things were real hot down there. I found too - this "White Front
Store that went up across the road - paid a terrific price for
the land, & since then - other businesses have sprung, ^{up}
and now have I seen so many roads that was in that
land - If they do decide to pay the "asking price" - divided
into 3 equal parts - am sure we would not want ~~the~~
all cash - because of the amt of taxes. I do hope we
get a sizable amt from this - as a man dealing

in millions - as a liney Corp. for 20 acres this should
not be out of line, in view of the fact that he got so
much - so cheap. Of course it will be up to ^{each of} us to
decide as to how we want our one third payment
made. Want to get this back to you - If Foster
should call me first, this coming week - assume it
will be alright to mention \$20,000. with you & Char -

Ethel.

RENTALS

SALES

SERVICE

—○—
TELEPHONE 424-0320

John Allen Realty

REALTORS

2222 EAST COLONIAL DRIVE, ORLANDO, FLORIDA



January 13, 1966

Mrs. Birdella McKee
Box 253
Carlisle, Iowa

re: Munger Lots 15 & 16
Sec 19, Twp 24, R 28

Dear Mrs. McKee:

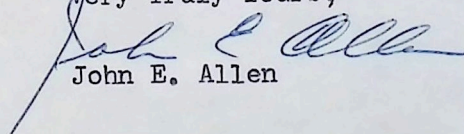
Mr. Jock Lowery who operates a small grocery store and gas station in the Vineland area in southwest Orange County told me that a Mr. McFall had visited the area and talked to him about the above described property. Mr. Lowery said he mentioned my name as one who would do the best job in event the property was for sale.

Mr. Lowery was not so sure he had the name McFall correct, and I am writing you because your name appears as the owner on our tax records. Perhaps you still own the property and perhaps not. In any event, if the land is for sale, or a sale is contemplated, I would like to act as agent for the owners.

We specialize in the sale of acreage and have sold quite a bit of property since the Disney announcement. We have a number of investors who are still interested in buying land in that area provided of course the price is not so high that they cannot expect a reasonable profit themselves in a few years. Therefore, if you are considering a sale we would like to hear from you and then discuss prices. Naturally, we will do our best to get the top dollar for you because it means more commission to us.

Thank you for your cooperation and we will look forward to hearing from you soon.

Very Truly Yours,


John E. Allen

JEA/ae

BUILDERS AND
DEVELOPERS

Harbour Isles

RENTALS

SALES

SERVICE

TELEPHONE 424-0320



John Allen Realty

REALTORS

2222 EAST COLONIAL DRIVE, ORLANDO, FLORIDA

January 22, 1966

Mrs. Birdella McKee
Box 253
Carlisle, Iowa

Dear Mrs. McKee:

Thank you very much for the prompt reply to our letter regarding the 10 acre tract you own in southwest Orange County.

Some recent sales of similar tracts have ranged in price from \$2,000 to \$3,000 per acre depending upon the location and accessibility of the property. In your case, we suggest an asking price of \$2,500 per acre and offer the best possible terms because the investors who purchase these tracts realize that they are long term investments and they prefer to stretch out mortgage payments up to ten years even though they would be paying a good deal of interest (at 6%) during that time. We suggest a down payment be asked of 29% and if you can give up to ten years - fine, otherwise, make it the longest period acceptable to you. The interest would certainly enhance your return and yet you would have the security of a first mortgage on the property you are selling.

We suggest you sell while this market created by the Disney purchase is so fantastically high. It is unlikely the land will appreciate much higher in value over the next few years. The peak seems to have been reached already because land sales in that area have tapered off in the past few months because investors know their limits. Then, too, you must consider that this Disney project may or may not become a reality. Both Disney and our State officials have stated many times that there are many obstacles to overcome before they turn the first shovel of earth. If these matters are not resolved and the project does not get started, land prices will tumble back to the \$200 per acre price they were a year ago.

We would, however, like to act as your exclusive agent for the sale of the land. We will do our best to get the top

BUILDERS AND
DEVELOPERS

Harbour Isles

cont.

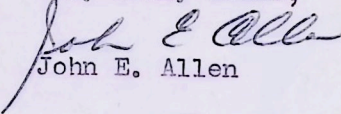
price for you. In event a sale is consummated and title transferred to a new owner, our commission is 10% of the sales price payable at the time of closing.

We cooperate with all other real estate brokers in the area which is why we like to have an exclusive agency. In that way, too, you simply refer all direct inquiries you receive regarding the property to us. Certainly it would seem wiser for you to have one representative who is bound to protect your interests, rather than deal with many.

We are taking the liberty of enclosing an exclusive agreement form for your consideration. If it is favorable, please sign one copy and have your signature witnessed by two persons. Return the signed copy to us and keep the other for your records.

Again we appreciate your cooperation in writing us and we will look forward to hearing from you soon.

Very Truly Yours,


John E. Allen

JEA/ae

1 encl - F A R Form no. 3

P. S. You may make changes on the exclusive form by ink pen. If so, please initial in the margin to the right opposite each change.

JEA

EXCLUSIVE RIGHT OF SALE



Date January 22, 1966

1. In consideration of your agreement to list and to use your efforts to secure a purchaser for the property described as:

Munger Land Company Lots 15 & 16, Section 19,
Township 24 South, Range 28 East, Orange County,
Florida, containing 10 acres more or less.

and your further agreement to advertise the property and list it with other Realtors or real estate brokers, I hereby give you for a period of 4 months from this date (and thereafter until this agreement is revoked by ten days' written notice delivered to you), the exclusive right and authority to sell the property at the following price and terms, or at any other price and terms acceptable to me:

Price: Twenty Five Thousand and No/100 - - - - - Dollars

Terms: 29% down payment - balance in 10 equal annual payments
plus interest at 6% per annum on the unpaid balance.

Interest on encumbrances, taxes, insurance and rents shall be adjusted prorata at date of closing. Improvement liens are to be paid by me.

2. In case you secure a purchaser for the property, the usual and customary practice for the examination, curing title and for closing the transaction shall apply. I agree to deliver to the purchaser a good and sufficient warranty deed, free and clear of all liens and encumbrances except encumbrances of record and those which the purchaser shall assume as part of the purchase price and which are especially detailed above.

3. For finding a purchaser for the above property:

- A. I agree to pay the commission of 10 % of the sales price.
- B. I agree to pay you a Special Sales Service fee of none % of the sales price in addition to the commission above, for special services to be rendered by you.
- C. The commission and service fee are to be paid whether the purchaser be secured by you or me, or by any other person, at the price and upon the terms mentioned or at any other price or terms acceptable to me; or if the property is afterwards sold within three (3) months from the termination of this agency, to a purchaser to whom it was submitted by you, or a co-operating broker during the continuance of the agency, and whose name has been disclosed to me.
- D. In any exchange of this property, permission is given you to represent and receive commissions from both parties.

4. In consideration of this exclusive listing, you agree:

- A. To carefully inspect my property and secure complete information regarding it.
- B. To direct the concentrated efforts of your organization in bringing about a sale.
- C. To advertise my property as you deem advisable in the local newspapers or other mediums of merit.
- D. To furnish at all times additional information requested by any Realtor or real estate broker, and to assist co-operating brokers in closing a deal on my property when requested to do so.
- E. To promptly pay any co-operating broker who sells the property for his services.
- F. To keep me informed through the salesman in charge as to the progress being made toward the consummation of a deal.

5. In consideration of the above, I agree to refer to you all inquiries of brokers or others interested in my property.

6. As my agent, you are authorized to accept, receipt for and hold all money paid or deposited as a binder thereon and if such deposit shall be forfeited by the prospective purchaser, you may retain one-half of such deposit, but not exceeding the total amount of your commission, as your compensation.

7. I understand that this agreement does not guarantee the sale of my property, but that it does guarantee that you will make an earnest and continued effort to sell same until this agreement is terminated.

WITNESS:

OWNER:

ACCEPTED BY:

John Allen Realty

Realtor

The words "I", "MY" or "ME" shall be considered plural when applicable.

This is a legally binding contract; if not understood seek competent advice

Jan. 27, 1966

Mrs. Rudella McKee;

Dear Madam;

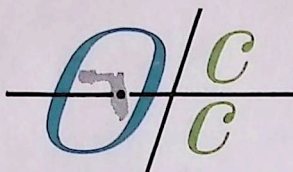
In regards to your property Lots 15 + 16 Mangus Sec. 19-24.
Containing 10 Acres More or less.

Your letter was handed to me from Tax Collectors Office.
I work for the Tax assessors Office. I am
familiar with sales of Disney land. Which are
~~in the neighborhood~~ 12,000 acres at \$153.⁰⁰ per acre
7,000 acres at better than \$200⁰⁰ per acre
Some of the land has been sold for about 400⁰⁰
per acre. I believe your property is from 1
to 2 miles from the nearest Road, being flat
woods, (not high - not to low)

A few days ago a man was in this office
& said he would pay 600⁰⁰ to 650⁰⁰ per
acre for land such as yours in the
Disney tract. if you interested let me
know & I'll have him write to you. If you
have an asking price please let me know.
by return mail.

Your property is almost surrounded by
Disney Tract. except on the east side
It joins another 10 acres not owned by Disney
If I can be of further help. Write
to me.

Yours Truly
Arnold Williams
P.O. Box 1222
Orlando Fla.



ORLANDO AREA CHAMBER OF COMMERCE

Thank you . . .

. . . for your expression of interest in the Orlando Area.

The DISNEYWORLD project is still very much in the planning stages and the only information that has been released to anyone yet is:

Walt Disney has purchased 27,000 acres of land twelve miles southwest of Orlando, adjoining Interstate 4 in Orange and Osceola Counties. It will be much larger than Disneyland; they estimate an investment of \$100 million. Tentative plans call for incorporation of two complete cities, employment of some 4,000 people, with the opening scheduled in 1969.

Brigadier General William E. Potter, who was Executive Vice President of the New York Worlds Fair, will be in charge of the Florida operation, but he is not on the scene yet and there is no other information available at this time.

Also, no additional information is available on Roy Rogers' WESTERN WORLD. All they have announced is that they have acquired some 5,000 acres between the Disney site and Orlando, and they will build a \$10 million "Frontier Land" attraction.

Hope this preliminary information will be of some assistance to you.

Sincerely,

(Mrs.) Judy Berry, Manager
Information Department

Monday Afternoon

Dear Char & Doris:

Had another tel call from Birmingham
this noon - a girl - probably secretary
for Mr Foster - saying she was supposed
to call me, that Mr Foster was called
out of town, & would be back in a
few days & would call me later in
this week - She apologized for the oversight
of not calling me - he had told her
to & hoped I had not been inconvenienced
^{said} it was all her fault; So that's the
latest. Yesterday I felt pretty good
drove over to E's - & darned if I didn't
start feeling dizzy - & sick - they wanted
me to stay over there - but I came
home, & went to bed - must be the
flu, got up a couple cottages has

had it & I feel like she says she
did. I've been "up & down" today
hope by tomorrow I'll be O.K.

"Flu" has certainly hit around here.
How are you all. Charley when
he comes - I'll let you know what he
talks about. said something about
an "aerial view". Will get this to
the pick up box. anyway I feel they
must be interested, or they wouldn't
bother. I hope we get a "good sized offer"
When we "let go" it will be all for us -
if believe me, they will make a mint in
years to come - it really costs to go, & to
see - what there is, & it's an attraction
few miss when they come to these parts of
country.

Love

Ethel.

RENTALS

SALES

SERVICE

—○—
TELEPHONE 424-0320



John
Allen Realty

REALTORS

2222 EAST COLONIAL DRIVE, ORLANDO, FLORIDA

February 23, 1966

Mrs. Birdella McKee
Box 253
Carlisle, Iowa

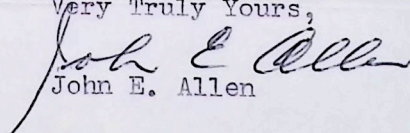
Dear Mrs. McKee:

Thank you for your letter of February 19th. As far as Disney is concerned, I would hope that are local people were as optimistic as you - if so, I could sell much more land to local investors than I am. Most local land owners have been selling because they have seen land prices rise and fall many times in the past decade. They prefer to sell and take their profit.

In any event, I gather from your letter that you prefer not to sell at the present time. I would, however, like you to keep us in mind and if one day you decide to sell then we would like to try to sell it for you.

I appreciate your cooperation and will look forward to hearing from you if you change your mind and decide to sell the property.

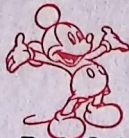
Very Truly Yours,


John E. Allen

JEA/ae

BUILDERS AND
DEVELOPERS

Harbour Isles



WALT DISNEY PRODUCTIONS

500 SO. BUENA VISTA ST. • BURBANK, CALIFORNIA 91503 • CABLE ADDRESS: DISNEY

March 10, 1966

Mrs. Ethel Skelton
8986 $\frac{1}{2}$ Grossmont
La Mesa, California

Dear Mrs. Skelton:

My present plans are to be in Iowa during the week beginning March 21st. Probably March 22nd or 23rd are the most plausible dates for meeting with your brother and sister in Carlisle.

If you are interested in disposing of your property, we would be interested in discussing the possibilities further either as a purchase or exchange for property on the perimeter of our holdings. As I explained to you, our interest in the ten acres arises primarily as a matter of the convenience afforded by our owning them. There are, of course, practical limitations on the price that may be paid for conveniences.

It was a pleasure to make your acquaintance. If you would at any time like to tour either the Burbank studio or Disneyland, we would enjoy having you as our guest.

Sincerely yours,

WALT DISNEY PRODUCTIONS

ROBERT P. FOSTER

RPF:ml

Dear Char:- This just
came in mail - (Fat) - Have
been staying in bed, hope to
"shake this" - E.O. will be over
later today & they can mail
it. He sent (copy) so am
sure he knows I'll get it in
there. Hope all is OK there.
My daughter brought this - I bet she
is wondering "why" mail from shiny-
curious folks here too.

Dear Doris & Char: -
Will get a few more lines on the way
When I went to mail the other letter, the
Postman - was picking up the mail, I was
across the street & down a 1/2 block - On his
way he seen me & picked up the letter. I
Wanted you to know tho, that Mr. Foster
had been here. I didn't feel to hurry
when he was here - haven't been able to
shake off the cough - so after mailing the
letter come home - ate a little & went to
bed - was there all day yesterday, got up
a little while ago - but am going back to
bed after I finish this. E. came over
yesterday brought some medicine, wanted
me to go over there - but I didn't feel like
going - they will be over sometime today.
They both - are, & have been, busy at
the V.F.W. Hall. getting ready for

a doing's Sat afternoon - Chrys & I
 were planning on going - but I know
 now - I don't know. Chrys is coming by
 this afternoon - so many have had this
 same damned thing "it hold on a long
 time. "Charley" that fellow - mentioned they
 would be glad to change that land for
 some that would be in what is to be the
 "World City" - You recall me telling you of
 a Mr Benson that seemed to have so much
 land according to the map - Well he has thousands
 of cattle - & Mr "F." said ^{the} was leasing what
 land they were clearing for pasture - They are
 putting in a flood control - and from the map
 doesn't look to me as tho the 10 acres are in
 such a bad position, am sure they want it -
 but of course mentioned that "Viet Nam" - and
 a reappportionment law in Fla (was giving them
 a bad time)) if may slow things down. but don't
 say - he couldn't let people know who was
 buying - which of course would boost the price
^{the land}

What they want to do is keep intruders
out of the Birmingham project - Said he was
going to see someone at Buffalo Inda - it's
along Mississippi - but far from Muscatine - I
suppose regarding the same thing. On maps
it showed some parcels they still haven't gotten.
Perhaps they too are holding out. He was
here nearly 2 hrs - That I would pass this
inf. on to you - nothing was said about
price, or money - but I wouldn't be surprised
if a hotel concern would be very interested
in case - they are not generous with a
price. It's a big outfit - and they were
able to get thousands of acres for practically
nothing. Well I hope you folks are
O.K. Let me know - what happens there.
I told him about the Navy expanding their
facilities to Orlando - he said he hadn't heard
LRR

Ethel.



WALT DISNEY PRODUCTIONS

500 SO. BUENA VISTA ST. • BURBANK, CALIFORNIA • CABLE ADDRESS: DISNEY

March 31, 1966

Mrs. McKee and Mr. McFall
Box 253
Carlisle, Iowa

Dear Mrs. McKee and Mr. McFall:

Thank you for the opportunity of meeting with you last week. It was a pleasure making your acquaintance and visiting with you. I have found it fascinating to learn how and when people acquired Florida property during a period when it was quite remote from developed areas.

During our visit I indicated that I would outline for you the status of our Florida project and matters concerning your property. Briefly, we are continuing to attend to a number of preliminary items including drainage of the property. Despite a couple newspaper stories to the contrary, we have not yet started formal planning of the project and nothing has been done by way of designating any part of the property for development. As a matter of fact, we have not definitely committed ourselves to proceed with the project until we are certain that we can and do attend to certain preliminary matters. The company's policy with respect to the project was stated in our Annual Report to Stockholders; that statement might be of interest to you, therefore, I have enclosed a copy for your review.

Needless to say, when the time comes for laying out the areas for development, it will be a convenience to own all of the property, avoiding the necessity of working around parcels we do not own. It is this matter of convenience, and not because of a need for additional property, that accounts for our interest in your property. There are, of course, practical limits as to the price we can pay for such convenience.

We have reviewed prices paid for property in the area since our announcement of our project; the only consummated transactions at inflated prices involve property which has

WALT DISNEY PRODUCTIONS

Mrs. McKee and Mr. McFall

March 31, 1966

- Page Two -

access to public roads. These prices have exceeded the price we could justify paying for the property. It has, therefore, occurred to us that you might be interested in an exchange of your property for property we own which has access to a public roadway.

I have enclosed a map delineating your property and several parcels of five acres or more which we own. Electricity is available to these parcels from lines along SR 530. The land is relatively high, having an elevation of 100 to 105 feet. There are several homes in the vicinity. Orange groves are on the south side of 530, and to the east, and about 900 feet west of these parcels. The blue areas are shallow lakes and it is my understanding they can be deepened and developed which, of course, may or may not be an asset. We are offering the parcel delineated in red marked Parcel "A" containing ten acres (660 feet by 660 feet; 660 feet of frontage on SR 530) in exchange for your two lots in Section 19.

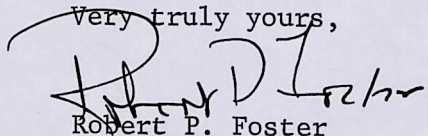
Each of the parcels delineated in the plat and numbered 1 through 6 contain five or more acres. Any two of these parcels are also offered as alternative parcels in lieu of Parcel "A" if you would prefer two of these. These parcels 1 through 6 are also being offered to several other parties on the same basis as they are offered to you, so it is pretty much a first come first served basis as to them. Parcel "A", however, is only being offered to you.

The roadway is being constructed as a dirt road on a 40-foot easement for a roadway and utilities.

If you would be interested in the possibility of an exchange of these parcels, we will undertake working out the details and submit a formal proposal for you to consider. Whether or not you are interested, I would appreciate hearing from you.

I am sending a copy of this letter to Mrs. Skelton in San Diego also.

Very truly yours,



Robert P. Foster

RPF:mee
Enclosures

Sent Ethel copy of this letter air Mail April - 11-66

HELLIWELL, MELROSE & DEWOLF

100 SOUTH ORANGE AVENUE

ORLANDO, FLORIDA 32801

TELEPHONE (305) 423-6481

PAUL L. E. HELLIWELL
MARY JANE MELROSE
THOMAS B. DEWOLF
HALLECK A. BUTTS
CURTIS L. BADER
TRUMAN A. SKINNER
PHILIP N. SMITH

MIAMI OFFICE
600 BRICKELL AVENUE
MIAMI, FLORIDA 33131
TELEPHONE (305) 373-7571
CABLE HEGIV/MIAMI
TWX 810-848-6090

April 5, 1966

CERTIFIED MAIL
RETURN RECEIPT
AIR MAIL

Estate of G. C. McFall
c/o Birdella McKee
Box 253
Carlisle, Iowa

Re: Lots 15 and 16, Munger Land
Company Subdivision of
Section 19, Township 24 South,
Range 28 East.

To Whom It May Concern:

On March 21, 1966, the undersigned attorneys filed a petition with the Circuit Court of the Ninth Judicial Circuit, in and for Orange County, Florida, for the formation of a drainage district under Chapter 298, Florida Statutes. This suit in Chancery, styled In Re: Reedy Creek Drainage District and numbered 66-1061, was filed on behalf of Reedy Creek Ranch, Inc., a Florida corporation, Latin-American Development and Management Corp., a Florida corporation, Tomahawk Properties, Inc., a Florida corporation, Bay Lake Properties, Inc., a Florida corporation, Ayefour Corporation, a Florida corporation, and Paul L. E. Helliwell, as Trustee, being the owners of a majority of the acreage to be included within the proposed district. The lands to be included within the district are situate within Orange and Osceola Counties, Florida, and are described in Amended Schedule "A" to the aforesaid Petition, filed March 25, 1966, and in the Amended Notice of Application to Form a Drainage District, published in the Orlando Evening Star and the Kissimmee Gazette for the first time on March 31, 1966 (to be republished on April 7, 14 and 21, 1966).

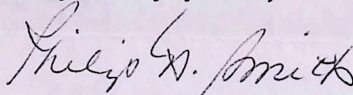
Estate of G. C. McFall
April 5, 1966
Page Two.

This is to inform you that the above-referenced land is included within the lands sought to be formed into a drainage district; that the above-referenced land will be affected by the formation of said drainage district; and that the lands within said drainage district will be rendered liable to taxation for the purpose of paying the expenses of organization, and making and maintaining the improvements that may be necessary to effect the reclamation of the lands included in such district.

You are carried on the 1965 Orange County Tax Assessment Rolls as the owner of the above-referenced land. Accordingly, you are hereby notified to appear within the first return date (i.e., May 11, 1966) occurring not less than twenty (20) days after the final notice has been published for four (4) weeks as required by Chapter 298, Florida Statutes, at the office of the Clerk of the Circuit Court of Orange County and show cause, if any there be, why said drainage district, as set forth in the aforesaid petition, shall not be organized as a public corporation of the State of Florida.

Please govern yourself accordingly.

Very truly yours,


For the Firm

PNS:js

Law Offices

Edwards & McCormick

Claude R. Edwards
John M. McCormick
~~XXXXXXXXXX~~

1018 East Robinson Street
Orlando, Florida 32801

Telephone 841-4471
Area Code 305

William E. Kreuter

April 12, 1966

IN REPLY
PLEASE REFER TO:

Misc. "E": (JMM)

"AIR MAIL"

P. F. Elgin, Esq.
Watson, Elgin & Hoyman
Attorneys at Law
Indianola, Iowa 50125

Dear Mr. Elgin:

In your letter of April 5, 1966, you posed the question of whether or not Florida law would permit the right of private eminent domain to a property owner who might find his property surrounded on all sides without access to public right-of-ways.

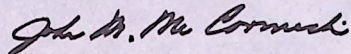
We have, for your information, enclosed two thermo-fax copies of Chapter 704, Florida Statutes, 1965, which has reference to your specific problem. You will note under Section 704.01, that under the law of the State of Florida there are two rights granted to property owners by this statute, one being the Common Law Implied Grant of Way of Necessity, and the second being the Statutory Way of Necessity. You will note that under Section 704.04, the remedy in Florida where the owner of the dominant estate objects or refuses to permit the use of such a right-of-way until he receives compensation, the statute permits the filing of a suit in the Circuit Court for a determination of the compensation to be paid the objecting party. This, I feel, would be similar to your right of private eminent domain under Iowa law.

It is also to be noted that in 704.01(2) that a Statutory Way of Necessity exists when any land is being used or desired to be used as a dwelling or for agricultural or for timber raising or cutting or stockraising purposes and shall be shut off or hemmed in by lands, fencing or other improvements of other persons so that no practicable route of egress or ingress shall be available therefrom to the nearest practicable public or private road. Although I could not find any Florida law on the point, it would

appear that there must be some use desired to be made of the property at the time the Statutory Way of Necessity is desired. In a recent decision, Walkup vs. Becker, 161 So. 2d 893, a 1964 Florida case permits a Common Law Way of Necessity after the trial court had previously dismissed the complaint of the parties seeking the way of necessity.

We hope the above information has been of some benefit to you. Please find enclosed our statement for services rendered.

Sincerely yours,

A handwritten signature in cursive script that reads "John M. McCormick".

John M. McCormick

JMM/cd
Encls.

CHAPTER 704

EASEMENTS

- 704.01 Common law, statutory easements defined and determined.
- 704.02 When lands enclosed person using easement to maintain gates.
- 704.03 The term "practicable," as used in chapter, defined.
- 704.04 Judicial remedy and compensation to servient owner.

704.01 Common law, statutory easements defined and determined.—

(1) **IMPLIED GRANT OF WAY OF NECESSITY.**—The common law rule of an implied grant of a way of necessity is hereby recognized, specifically adopted and clarified. Such an implied grant exists where a person has heretofore or hereafter grants lands to which there is no accessible right-of-way except over his land, or has heretofore or hereafter retains land which is inaccessible except over the land which he conveys. In such instances a right-of-way is presumed to have been granted or reserved. Such an implied grant or easement in lands or estates exists where there is no other reasonable and practicable way of egress or ingress and same is reasonably necessary for the beneficial use or enjoyment of the part granted or reserved. An implied grant arises only where a unity of title exists from a common source other than the original grant from the state or United States; provided, however, that where there is a common source of title subsequent to the original grant from the state or United States, the right of the dominant tenement shall not be terminated if title of either the dominant or servient tenement has been or should be transferred for nonpayment of taxes either by foreclosure, reversion or otherwise.

(2) **STATUTORY WAY OF NECESSITY EXCLUSIVE OF COMMON LAW RIGHT.**—Based on public policy, convenience and necessity, a statutory way of necessity exclusive of any common law right exists when any land or portion thereof outside any municipality which is being used or desired to be used as a dwelling or for agricultural or for timber raising or cutting or stockraising purposes shall be shut off or hemmed in by lands, fencing or other improvements of other persons so that no practicable route of egress or ingress shall be available therefrom to the nearest practicable public or private road. The owner or tenant thereof or anyone in their behalf lawfully may use and maintain an easement for persons, vehicles, stock and electricity and telephone service over and upon the lands which lie between the said shut-off or hemmed-in lands and such public or private road by means of the nearest practical route, considering the use to which said lands are being put; and the use thereof, as aforesaid, shall not constitute a trespass; nor shall the party thus using the same be liable in damages for the use thereof; provided, that such easement shall be used only in an orderly and proper manner.

History.—§1, ch. 7323, 1917; RGS 4999; CGL 7083. Am. §1, ch. 28070, 1953.

704.02 When lands enclosed person using easement to maintain gates.—When the land on which the statutory easement referred to in §704.01(2) shall be in use, or afterwards put to the use of enclosing farm or grove products, or livestock, the owner or tenant of the dominant tenement using the easement of the same shall, if no compensation is paid under §704.04, when requested by the owner of the servient tenement, erect and maintain either a cattle guard or a gate at each place where said easement intersects a fence. Any such gate is to be kept closed when not opened for passage, and any such cattle guard or gate so erected and maintained shall be in substantial conformity with the character of the fence at such intersection.

History.—§2, ch. 7323, 1917; RGS 5000; CGL 7089. Am. §2, ch. 28070, 1953.

704.03 The term "practicable," as used in chapter, defined.—That for the purposes of this chapter the word "practicable," as used in §704.01, shall be held and construed to mean "without the use of bridge, ferry, turnpike road, embankment or substantial fill".

History.—§3, ch. 7323, 1917; RGS 5001; CGL 7090. Am. §3, ch. 28070, 1953.

704.04 Judicial remedy and compensation to servient owner.—When the owner or owners of such lands across which a statutory way of necessity under §704.01(2) is claimed, exclusive of the common law right, objects or refuses to permit the use of such way under the conditions set forth herein, or until he receives compensation therefor, then either party or the board of county commissioners of such county may file suit in the circuit court of the county wherein the land is located in order to determine if the claim for said easement exists, and the amount of compensation to which said party is entitled for use of such easement. Where said easement is awarded to the owner of the dominant tenement, it shall be temporary and exist so long as such easement is reasonably necessary for the purposes stated herein. The court, in its discretion, shall determine all questions including the type, extent and location of the easement and the amount of compensation, provided that if either of said parties so request in his original pleadings the amount of compensation may be determined by a jury trial. The easement shall date from the time the award is paid.

History.—Comp. §4 ch. 28070, 1953.

WATSON, ELGIN & HOYMAN
ATTORNEYS-AT-LAW
INDIANOLA, IOWA 50125

J. O. WATSON, JR.
P. F. ELGIN
J. R. HOYMAN

April 19, 1966

106-B EAST SALEM
INDIANOLA PHONE 247-2574
DES MOINES PHONE 965-3840

Miss Berdella McKee
215 Fourth Street
Carlisle, Iowa

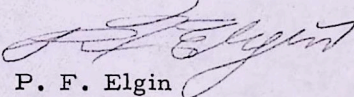
Dear Miss McKee:

You recently asked that I write to an attorney in Florida regarding the right of eminent domain to the property which has no access to public right-of-ways. I received the enclosed opinion of Edwards & McCormick, attorneys of Orlando, Florida. I also enclose their statement for services rendered.

I note their law is very similar to the right of private eminent domain under the Iowa law. You may either send your check to the attorneys or send it to me and I will forward it.

Sincerely,

WATSON, ELGIN & HOYMAN

By: 
P. F. Elgin

Enc.

1/pc

INDIANOLA FALLS
ERASE
COTTON CONTENT

RENTALS

SALES

SERVICE

TELEPHONE 424-0320

John Allen Realty

REALTORS

2222 EAST COLONIAL DRIVE, ORLANDO, FLORIDA



April 21, 1966

Mrs. Birdella McKee
Box 253
Carlisle, Iowa

re: Munger Lots 15 & 16
Sec 19, Twp 24, R 28

Dear Mrs. McKee:

We have corresponded with you in the past on the above property. If you still own the land perhaps we can be of service to you.

We have prepared maps of the area showing the property purchased by Walt Disney. We will gladly send you a map and also show the location of your land on it. In addition, we will answer any specific questions to the best of our knowledge.

We are doing this without cost or obligation to you. We feel that our efforts will someday be rewarded if we are authorized to act as your agent if and when you decide to sell.

Very Truly Yours,

John E. Allen
John E. Allen

JEA/ae

BUILDERS AND
DEVELOPERS

Harbour Isles

HELLIWELL, MELROSE & DEWOLF

100 SOUTH ORANGE AVENUE

ORLANDO, FLORIDA 32801

TELEPHONE (305) 423-6481

PAUL L.E. HELLIWELL
MARY JANE MELROSE
THOMAS B. DEWOLF
HALLECK A. BUTTS
CURTIS L. BADER
TRUMAN A. SKINNER
PHILIP N. SMITH

MIAMI OFFICE
600 BRICKELL AVENUE
MIAMI, FLORIDA 33131
TELEPHONE (305) 373-7571
CABLE HEGIV/MIAMI
TWX 810-848-6090

April 22, 1966

CERTIFIED MAIL
RETURN RECEIPT

Estate of G. C. McFall
c/o Birdella McKee
Box 253
Carlisle, Iowa

Re: Reedy Creek Drainage District
Circuit Court, 9th Judicial
Circuit, Orange County, Florida
In Chancery No. 66-1061

You are hereby notified that a hearing has been set on the petition to form the Reedy Creek Drainage District which will include lands owned by you in Orange County, Florida. The hearing is set for 4:30 P.M., May 12, 1966, before the Hon. Murray W. Overstreet, Circuit Judge, at the Orange County Courthouse, Orlando, Florida.

Any objections which you may have to the formation of the drainage district or the inclusion of your lands within the district should be filed in writing with the Clerk of the Circuit Court at the Orange County Courthouse on or before the date set for the hearing.

The petition for the formation of the drainage district has been filed pursuant to Chapter 298, of the Florida Statutes. The district's operations will be coordinated with the Central & Southern Florida Flood Control District and the United States Corps of Engineers.

The cost of the works to be performed by the drainage district will be assessed against the lands within the district in accordance with the provisions of Chapter 298, Florida Statutes. The organizational expense of the district, including preparation of maps, plats, surveys, etc., and expenses incidental

XERO
COPY

XERO
COPY

XERO
COPY

XERO
COPY

April 22, 1966
Page Two.

to the legal proceedings will be defrayed by the levy of a uniform tax on all lands within the district, not to exceed 50¢ per acre.

A Plan of Reclamation is being prepared by a firm of engineers which will set forth the proposed water control and drainage facilities within the district. If the drainage district petition is approved by the court, commissioners will be appointed by the court to appraise the benefits which will accrue to each parcel of land. The taxes and assessments of the district are based entirely on the benefits to be received as appraised by the commissioners. After the report of the commissioners has been filed with the court, a further hearing will be held before the court at which time all landowners within the district will have an opportunity to be heard on any objections or exceptions to the proposed assessment.

For further information regarding the operation of the drainage district and its effects on property within the district's boundaries, refer to Chapter 298, Florida Statutes.

The petitioning landowners request your cooperation in the formation of the district.

Helliwell, Melrose & DeWolf

By Thomas B. Dawley
A Member of the Firm
Attorneys for Petitioners

PNS:js

Lots 15 and 16, Munger Land Company Subdivision
of Sec. 19, Township 24 South, Range 28 East

Berdella & Chas. -

Well I called Mr Farnwood 9³⁰ am he was not in,
but left word & it was around 10 when he called, & I'm
sure he talked an hour - I told him we were asking 100,000⁰⁰
& he said it certainly would not be considered, - he stressed
the fact that they had 45 sq mi - which was larger than
the city of Mill. - & did not expect to develop it all - part
would be agriculture, forestry & recreation areas, and would cover
from the 1890's to 2000 - & the changes taken place during that
time. Also said he had purchased 10 acres near Riverside
with orange trees on near a good paved street, water - sewerage
etc & did not begin to pay 10,000 per acre - Now again he
said - with all this land we can completely stay away
from those 10 acres - & build a 2 way road to main road from
engineer's "estimate" would cost 30,000⁰⁰. & land would have
to be in shape which would be additional cost. Once again
he said if one wanted to make that kind of money - one
best arrangements would be to take 10 a. that is on a
his way with roads, & take in - & said he had lent over
backward to try point out to us the advantage of this -
said he would write you again - & that 1500⁰⁰ per acre - would be
the best offer - (I'm sure that the price he said) I was so
impressed but enclosed I asked him to write you folks

what he had told me "if he said too - they were trying to deal in "good faith" & after this offer were made - if any declaring (with ^{down there} he named a couple @ Estate I admit recall ^{the named}), that Disney offer was there - these were not the exact words - but it was the crux of the conversation.

He also said something about if conveying & he mentioned something else about ^{the} govt - that access to place would be limited to home - & nothing commercial. That he understood the Fla. & Calif laws believe me "he said" - (I did "pige" up and say you should your an atty). I hope he writes all he said as I know - I couldn't begin to. - I did say too, that that land would not have brought 100⁰⁰ had this not happened. I'd to believe him - he wanted to point out what was going on. What I'm what could happen; that so a. could stay there for 50 yrs as far as they were concerned - also said our oil outfit had gone thru & absolutely nothing. I felt as tho I had ^{at} (after the conversation). Chris came & I was shaking - at this point - I would gladly have taken his offer. I'm tired - I am writing this over to E's place - they have gone to get div't for part of back yard. Hope you get the letter he writes & I'm well - perhaps by the time you get this. I can't be tel. for awhile - when This is for both of you. When you find the price - he was silent for quite a spell - Ethel.

Burdell -

Forgot to send 1/3 atty's Fee in Florida.

so am enclosing check - guess I had to much on my mind. Had the same feeling after talking to "F" as I did the time I asked "Gardner" (Tello) for raises when we were getting 25^{00} & 27^{50} per month.

Ethel.



WALT DISNEY PRODUCTIONS

500 SO. BUENA VISTA ST. • BURBANK, CALIFORNIA 91503 • CABLE ADDRESS: DISNEY

May 4, 1966

Office of Counsel

Mrs. Berdella E. McKee
Box 253
Carlisle, Iowa

Dear Mrs. McKee:

This will acknowledge with thanks your letter of April 24th.

Since the arrival of your letter I have received a call from Mrs. Skelton who asked that I direct our reply to you. Mrs. Skelton communicated to us your offer to sell the property for the total sum of \$100,000.00 which, of course, we reject. I am indeed sorry that we are unable to consider your property at a reasonable price.

Since our last conversation several pieces of correspondence concerning the formation of the Reedy Creek Drainage District have been directed to you. We are the principal landowner of property within the boundary of the proposed district and initiated its formation.

The procedure for the formation of a drainage district requires that a drainage plan be prepared and submitted to the Circuit Court for review. Engineers for the district are now preparing the plan for the primary drainage system. The degree of drainage applicable to any area depends upon the use to be made of the land. So that the engineers may proceed with the preparation of the plan, we must advise them within the next few weeks of those areas within our property we consider suitable for future development. No development will be undertaken upon those portions of our property lying within the proximity of property we do not own; such areas will be designated as conservation and wildlife areas to be preserved in their natural state.

Our offer to either purchase or exchange property arose as a matter of convenience and an earnest desire to be fair and equitable in the management of our property as it affects other landowners, and was made at this time because of the pending water control and drainage program. Although we are willing to be generous in our dealings concerning these properties, there are practical limits on the price of convenience. A recent

WALT DISNEY PRODUCTIONS

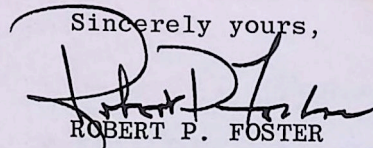
Mrs. Berdella E. McKee
May 4, 1966
Page 2

independent appraisal which we obtained on yours and similar properties established the fair market value at sums ranging from a low of \$750.00 per acre to a high of \$1,000.00 per acre. For your information, I am enclosing a copy of the appraisal. The highest price we have paid for land within the area of your property was \$1,400.00 per acre approximately two months ago.

You may be curious as to our schedule and plans for proceeding with development of the property. As stated in our Annual Report to Stockholders, concisely, our plans are as follows: There are numerous contingencies to our development of the property; these include several matters yet to be resolved with state and local governmental authorities. We are confident they will be satisfactorily resolved. We do now and shall continue to regard our acquisition of the 27,400 acres as a real estate investment and manage it accordingly. The formation of a drainage district (which is a governmental agency) to control flooding and drainage is a common land management practice. Actual planning of our project is scheduled for the future primarily to await the resolving of the contingencies referred to and our completion of planning of other projects in which we are engaged. Under our present schedule, planning will not commence until about June of next year, and once begun, we estimate will require 18 to 24 months for completion; we estimate that actual construction of the first phase of development will require about 24 months.

My present plans call for my being in Chicago during the week of May 30th. If you are interested in discussing this matter further, I will be happy to meet with you at your convenience during that week. If possible, I think it would be quite beneficial to meet you or your representative in Florida so that the property could be inspected and current market for the property investigated first hand; if you desire we can make arrangements to do so.

Sincerely yours,



ROBERT P. FOSTER

RPF:ml
Encls.
cc: Mrs. Ethel Skelton

Burdella, that I would get this
much earlier - but didn't get out
yesterday - what you, & Chas, decide is
all right, seems to me he mentioned
1500⁰⁰ as the limit, & said that would be
more than they paid anyone else. To tell
the truth, I don't recall all he said - I tried
to remember the key points - But I do hope a
price can be reached, ^{and agreeable} & can get the thing
closed, - No doubt, if it takes will keep going
up - if added improvements are in - I suppose
a map showing the extent of their holdings was
included with the letter he sent - and a
comparison with Dist. of Columbia 69 sq mi
Manhattan Is. N.Y. 22 sq mi
"City of County & Francisco" 44 sq mi - the same as their
27,400 in Florida - He said something too, that
it's possible they ~~may~~ ^{may} not develop all - due to
circumstances - I suppose he meant Viet Nam.
But - they should come up with something brief
talk - & could use want it on paper - &

shouldnt expect a person to take a "down
payment" of 6% on what they have
quoted as assessed value - few people sell at
assessed value - Want to get this mailed.

Ethel.

(No news from King)

Dat. Roll.

Burdella, just had your note, "Yes" - there is a Shiny Hotel & Motel in Anaheim Calif. but it seems to me Foster did say something about shiny leasing land for hotel's

I wouldn't be surprised if he were not unhappy to hear a representative would be there - if he comes. One of the things he said the time he was here, that "Shiny's" always liked to meet the people they deal, or hoped to do, business with. For that about so much my head swims. The latter you got first when they offered 350^{00} or whatever it was - "They" would make all arrangements, ^{if the amt they offered would be clear - etc -} Then when he called up asked to name a price - it was sure things could be arranged - mentioned something about 6% on unpaid balance etc.

"Yes" I think we will have to decide if

have papers to know we are going to
get the money - in a legal way - He's
an Atty, & any papers he arranges - I
would want an Atty I know to put an
O.K. on. This has gone on now for over
3 years - & it will be a relief to get
settled. It makes me angry too - they have
called "all the shots" - gotten so much land
for so little, & as he said if they
hadn't bought it - we probably wouldn't have
made anything (which is true) But we
had no control over that, & "they" will make
millions. So it looks as tho all a person
can do is drive the best bargain possible
& get out. Perhaps the 2 tots will bring
something. ??? I don't expect him to
call me - saying something about a
representative - I do not expect to be home this
week, I will be at E. - so he won't be talking
to me. I hope we get out, & have a
"profit" eventually - This is for Chas too -
and - Wish you both luck in talking to him!
Ethel.



Holiday Inns OF AMERICA, INC.

PHONE 901/363-2200 • TWX 810 591 1340 • CABLE ADDRESS HIA-MEMPHIS

EXECUTIVE OFFICES: P. O. BOX 18127 • 3742 LAMAR AVENUE

HOLIDAY CITY STATION

MEMPHIS, TENNESSEE 38118

May 24, 1966

Mrs. Berdella E. McKee
Box 253
Carlisle, Iowa

SUBJECT: PROPOSED SITE IN ORLANDO, FLORIDA

Dear Mrs. McKee;

This will acknowledge receipt of your letter submitting property at the above location.

Our expansion program at this time does not call for the development of your location with a Holiday Inn, so we will just have to pass by your kind offer.

We do, however, appreciate your interest in Holiday Inns of America.

Sincerely yours,

HOLIDAY INNS OF AMERICA, INC.

Warren W. Wilkins
Real Estate Department

j/

RENTALS

SALES

SERVICE

—○—
TELEPHONE 424-0320

John Allen Realty

REALTORS

2222 EAST COLONIAL DRIVE, ORLANDO, FLORIDA



August 2, 1966

Mrs. Birdella McKee
Box 253
Carlisle, Iowa

re: Munger Lots 15 &
16 Sec 19, Twp
24, R 28

Dear Mrs. McKee:

It has been several months since we wrote to you regarding your Orange County property. We like to keep in touch on the premise that should you decide to sell - you will remember our name.

Perhaps that time to sell is now! If so, why not write and discuss the matter with us as to price, terms, etc. There is no obligation on your part, but on the other hand, if we can arrive at a price that interests you - then of course we would like to list the property and do our best to find a buyer.

You know the real money is made in real estate, not by holding onto one parcel, but by selling and reinvesting the profits in more real estate. To top that - real estate is your best hedge against the menace of inflation which faces our Nation today - and the years to come.

May we hear from you?

Sincerely,

John E. Allen
John E. Allen *cl*

JEA/ch

BUILDERS AND

Harbour Hills

WATSON, ELGIN & HOYMAN

ATTORNEYS-AT-LAW

INDIANOLA, IOWA 50125

August 10, 1966

106-B EAST SALEM

INDIANOLA PHONE 247-2574

DES MOINES PHONE 965-3840

**J. O. WATSON, JR.
P. F. ELGIN
J. R. HOYMAN**

Mrs. Berdella McKee
215 Fourth St.
Carlisle, Iowa

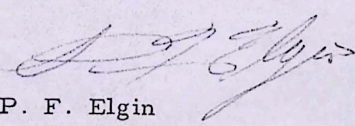
Dear Mrs. McKee:

I have tried to reach you by phone and since I have received no answer, assume you are still on your trip. I have been advised that the first payment from Disney is now in the hands of the Hartford-Carlisle Savings Bank. Upon your return, please call me and I will come to Carlisle. We can then execute the deed and receipt the first payment on the contract sale. I believe you took with you the deed which Mrs. Skelton had signed. It should be signed by both you and Mr. McKee, and Mr. and Mrs. McFall before a Notary Public. We can do this at the Hartford-Carlisle Bank.

Sincerely,

WATSON, ELGIN & HOYMAN

By:


P. F. Elgin

1/pc

WATSON, ELGIN & HOYMAN

ATTORNEYS-AT-LAW

INDIANOLA, IOWA 50125

J. O. WATSON, JR.
P. F. ELGIN
J. R. HOYMAN

106-8 EAST SALEM
INDIANOLA PHONE 247-2574
DES MOINES PHONE 965-3840

August 31, 1966

Mrs. Robert V. McKee
Carlisle, Iowa

Dear Mrs. McKee:

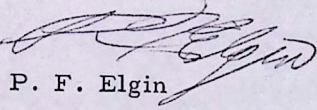
You advised me yesterday following our conference with the Hartford-Carlisle Bank to send my billing to each of the parties for my services in connection with the sale of the Florida real estate. I note from my records that I was first employed in this matter on April 9 where I had consultation with you and your husband, regarding the land, and throughout the transaction I have dealt primarily with you and you consulted with Mr. McFall and Mrs. Skelton. Rather than send my statement to three different parties, I would much prefer to have it paid by the Hartford-Carlisle Bank at the time of closing. I think this would be much simpler and would certainly be more convenient. I have no doubt that Mrs. Skelton and Mr. McFall will pay their portion of the fee but if they should not do so, it would impractical for me to take action for collection.

I enclose an itemized statement for my services and await your advice.

Sincerely,

WATSON, ELGIN & HOYMAN

By:


P. F. Elgin

Enc.

1/pc

Berdella McKee, et al
Carlisle, Iowa

Debtor in account with: Watson, Elgin & Hoyman
Attorneys at Law
Indianola, Iowa

Date: August 30, 1966

SERVICES:

- Apr. 4, 1966 Consultation re Florida real estate
- April 8 Consultation re Florida real estate
- April 18 Consultation re Florida real estate; letter to Florida attorney for legal opinion
- May 9 Consultation
- May 26 Attention land negotiation at Carlisle - 1 day
- June 13 Attention correspondence and letter to B. McKee
- June 22 Attention real estate contract, deed and mortgage and travel to Carlisle to obtain signatures
- June 25 Letter to Disney re abstract
- June 27 2 telephone consultations
- July 6 Consultation and attention to letters to Disney and Hartford-Carlisle Savings Bank; 2 telephone consultations
- July 26 Telephone consultation
- Aug. 16 Travel to Carlisle and letter to Disney
- Aug. 30 Attention to final settlement.

TOTAL ALL SERVICES \$300.00

Sat. Rev.

"Berdella", Your letter was here when I came back from E's I was "later" than usual, and had "just" mailed a letter to Char, on my way over there this AM - & sent them the money for "Revenue Stamp". Regarding Mr Elgin's bill, it's alright, with me, if that's the way he would rather be paid. It's too late for a mail "pick up" tonite, - but will get this "on the way" in the morning, - so should have this by Tues. Ethel.

Nov 19-66

Dear Borella:

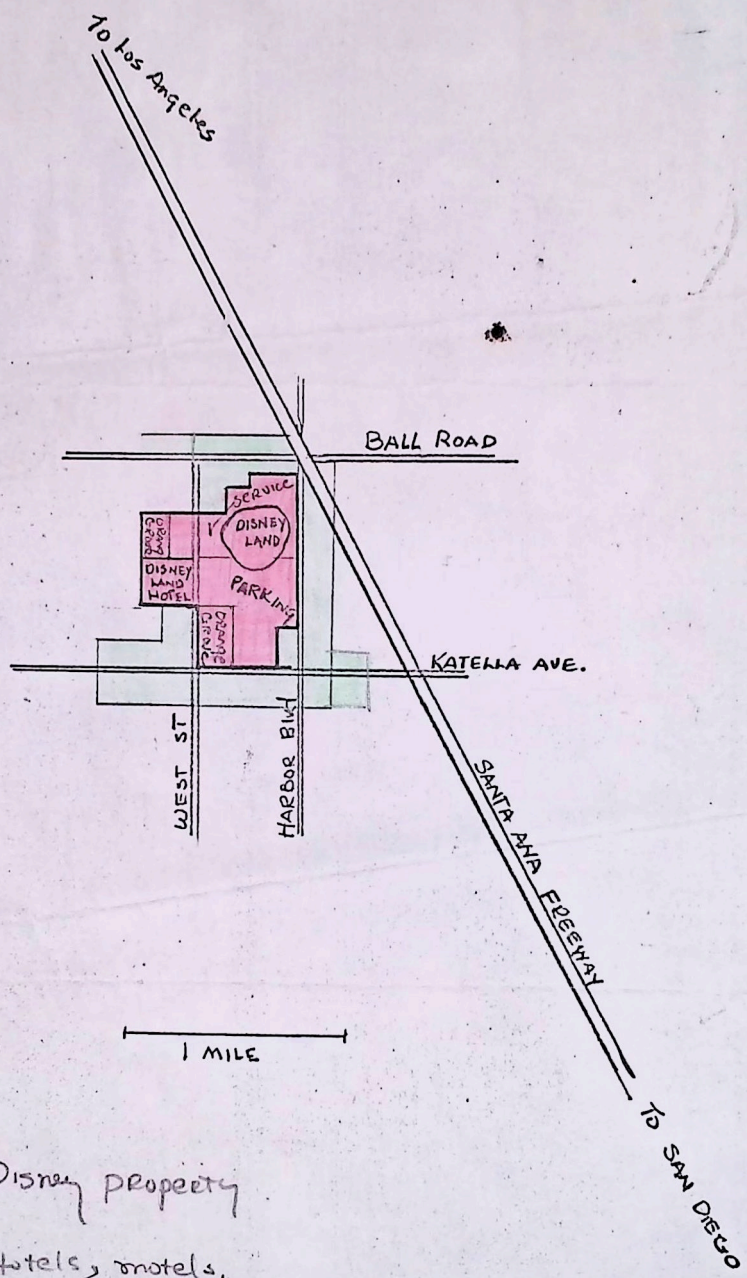
Your letter regarding taxes, just rec'd of an enclosing my "one third,"

That possibly the taxes on lots, would be more in view of the fact - "Foster," had told Doris's brother - "that land," was more valuable than the 10 acres, of a Motel, or something was being built near by.

Bob Royal - RR. Box 65 Winter Garden, Florida was the man, "Gene's husband;" "if I talked with, - he had a map - and it showed he had land on both sides of the 2 lots, - and, a person had to go thru his property to get to them - he didn't offer to show us - All we could go by was the map, - but his land seemed to be cleared off - and it was off the hi-way, aways, to his house, seems to me he mentioned he worked for the hi-way dept, - but am not sure.

mm Ethel.

Paul Bass - Rt. Box 79 - Winter Gardens
was the man that took us to see Fibrils
Mr. Royal - "Bass" said the 10 acres - was
back of his ^{home,} ~~land~~ was practically on the
old top road.



- Disney property
- Hotels, motels,
Service stations, etc.



CLEMONS AGENCY

Real Estate - Insurance
5145 W. Colonial Drive (Mall)

Orlando, Florida 32808

CY 5-1141

17-6-67



Birdella McKee

Do you wish to sell your property in *Orange* County?

LEGAL: *15/24/78*

Acres or Feet

fox pg. 2424

atlas pg. 19

If this property has been sold, please reply as to whom sold and address.

Location & direction to property.

Lot No.

Copy of Plat

If you do not know the value of your land we will have it appraised for a reasonable fee.

We have a number of buyers who are looking for property in this area. If you wish to sell at this time, we believe we can be of assistance to you.

Please give the following information

PRICE _____

TERMS _____

May we put a sign on your property?

Yes

No

Yours very truly,

Marvin P. Clemons

M. S. P. ...



ORLANDO LAND COMPANY INC.

316 RUTLAND BUILDING, ORLANDO, FLORIDA 32801

305-425-6671

BRANCH PHONE

305-847-3895

BRANCH OFFICE

2115 W. VINE ST., KISSIMMEE, FLORIDA 32741

January 9, 1968

Reply to:
Main Office

Birdella McKee
Box 253
Carlisle, Iowa

Dear Mrs. McKee:

We represent the owner of most of the land in ORANGE CENTER SUBDIVISION in Orange County, Florida. (See enclosed map).

We are ready to proceed with development of this area into small homesites, but in order to obtain financing for this project it is necessary to develop entire blocks. This will be the first development of this type in the area, and we expect it to increase property values a great deal.

This letter is not an offer to purchase your lots (indicated on map) but to exchange with you for lots of equal size and value. We do plan to construct streets, and your new lots would be on the initially constructed proposed streets.

If you would assent to this exchange, it would definitely increase the value of your new lots. Enclosed please find a stamped self-addressed envelope for your reply.

Sincerely yours,

ORLANDO LAND COMPANY, Inc.

Alan Altshuler

AA:cb
Encl



ORLANDO LAND COMPANY INC.

316 RUTLAND BUILDING, ORLANDO, FLORIDA 32801

BRANCH OFFICE

2115 W. VINE ST., KISSIMMEE, FLORIDA 32741

TELEPHONE
305-425-6671

BRANCH PHONE
305-847-3895

Agreement to Exchange

Date Jan 10, 1968

I (or we), the undersigned, do hereby agree to exchange our property, Lots 13 + 14, Block 78, ORANGE CENTER SUBDIVISION, for which we guarantee ownership, for Lots 13 + 14, Block 45, ORANGE CENTER SUBDIVISION, Orange County, Florida.

Husband (SEAL)

Wife (SEAL)

Single (SEAL)



ORLANDO LAND COMPANY INC.

316 RUTLAND BUILDING, ORLANDO, FLORIDA 32801

January 25, 1968

TELEPHONE
305-425-6671

Mrs. Birdella McKee
Box 253
Carlisle, Iowa 50047

Dear Mrs. McKee:

Thank you very much for your reply to our letter concerning your Lots 13 and 14, Block 78, ORANGE CENTER SUBDIVISION, in Orange County, Florida.

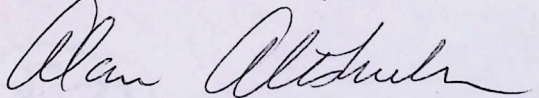
You stated that you would not be interested in trading, and that the lots were for sale only. What price have you set for these lots?

Please bear in mind that both lots together constitute an area of only 50 feet by 120 feet, which would be too small to build on under Orange County building regulations, unless we could get sufficient property to rezone for trailers.

Hoping to hear from you again soon, I am,

Sincerely yours,

ORLANDO LAND COMPANY, Inc.



Alan Altshuler

AA:cb

Carlisle, Ta
Jan-22-68

Orlando Land Company Inc.,
Orlando, Fla.

Dear Sirs:-

In reply to your letter of
Jan-9-68, regarding our lots 13
and 14, Block 78 Orange Co., these
lots are owned by my brother,
sister and myself and we do not
care to exchange them for any
other lots. They are for sale
only.

Sincerely

Mrs. Birdella McKee
Carlisle, Ta. Box 253

U.S. INFORMATION RETURN FOR CALENDAR YEAR 1967

**Copy B
For Payee**

16-70304-1

(Please keep this copy—Do not attach to your income tax return)

1. Dividends and other distributions on stock	2. Earnings from savings and loan associations, mutual savings banks, credit unions, etc.	3. Interest. Do not include amounts reportable in column 2	4. Patronage dividends and certain other distributions by co-operatives	5. Rents and royalties	6. Annuities, pensions, and other fixed or determinable income	7. Foreign items, prizes, awards, etc. Do not include amounts reported on Form W-2
		1,171.50				

Type or print taxpayer identifying number →

**BERDELLA MC KEE, ETHEL SKELTON
& CHARLES MC FALL
BOX 253
CARLISLE, IOWA**

**WALT DISNEY PRODUCTIONS
500 So. Buena Vista
Burbank, California
95-0684440**

TO WHOM PAID If the identifying number is not shown above or is incorrectly shown, please furnish the correct number for this account to the payer. (OVER)

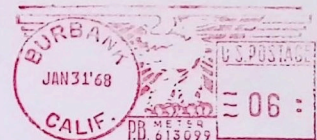
BY WHOM PAID (Name, address (include ZIP code), and identifying number)

U.S. Treasury Department, Internal Revenue Service

Form 1099

WALT DISNEY PRODUCTIONS

500 SOUTH BUENA VISTA • BURBANK • CALIFORNIA • 91503



ROBERT P. FOSTER

VICE PRESIDENT-LEGAL
WALT DISNEY PRODUCTIONS

500 SOUTH BUENA VISTA STREET
BURBANK, CALIFORNIA
849-3411

Wed Afternoon

Dear Berdella

The enclosed letter looks like the same old "run around," & I wouldn't even answer it - They say trailer courts - but how does one know that's what they mean? - If they wanted - to trade - (letter from Kissimmee Florida - saying the lots blocks away were valuable - why shouldn't the ones nearer the ones marked "shiny" be even more so. If they start the jazz about having to improve - just let them know - if that's what they will do - that's what we will have to do, too - I don't think they will allow that to happen. Anyway wouldn't

be surprised that you hear from
"Foster" - & perhaps the letters from the
two Companies are at Shively's request.
We shouldn't be in a hurry -

Ethel.

Believe ^{me,} lots of pieces here are just over
50 ft. I couldn't make out if the other was
120 ^{ft} - or 130 ^{ft} - Seems odd - they want to "trade"
Why should they want to push us 5 or 6 blocks
away?



ORLANDO LAND COMPANY INC.

316 RUTLAND BUILDING, ORLANDO, FLORIDA 32801

March 22, 1968

TELEPHONE
305-425-6671

Mrs. Birdella McKee
Box 253
Carlisle, Iowa 50047

Dear Mrs. McKee:

It has been some time since I wrote to you requesting a price for the two lots you own, Lots 14 and 13, Block 78, Orange Center Subdivision, Orange County, Florida.

May I explain that our client has purchased property in the area of your lots and is endeavoring to have a portion of this property rezoned for a trailer park site. The total purchase price paid for this tract was \$1,300 per acre. As your two lots consists of approximately 1/7 of an acre, my client is willing to pay you \$195.00 for these two lots.

Let me offer again the opportunity to trade your lots with others in the area my client owns, if you would prefer, rather than sell. The activity promoted because of any development our client commences will more than likely increase the value of surrounding properties, thereby making your relocated property more valuable than that which you already own.

Please reply in the enclosed envelope at your earliest convenience, as we are presently applying for the rezoning of this property.

Sincerely yours,

ORLANDO LAND COMPANY, Inc.

Alan Altshuler

AA:cb
Encl

Carlisle, Pa.

April - 1 - '68

Orlando Land Company, Inc.,

Orlando, Fla.,

Dear Sirs: -

In reply to your letter of Mar. - 22 - '68, concerning our lots 14^{and} 13, Block 78, Orange Sub Division, Orange Co., Fla., we would not be at all interested in the price your client offered.

And, if, as you say they are not large enough to build on, why would they be any more valuable if we traded for lots farther away?

So it is our decision to keep them for the ^{time} being.

Sincerely

Mrs. Birdella McKee
Carlisle Pa.

ORANGE COUNTY
PLANNING AND ZONING COMMISSION
Orange County Court House
P. O. Box 2687
Orlando, Florida
March 29, 1968

Berdella McKee et al
Box 253,
Carlisle, Iowa

Hearing No. 6

TO WHOM IT MAY CONCERN:

The Orange County Planning and Zoning Commission, in accordance with Article XXVII, Section 2 of the Zoning Resolution, herein advises

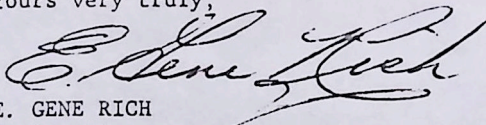
you, the abutting property owner of the following described property:

Lots 13-24, Block 59; Block 61 (less Lots 6 & 7); all of Block 62; Lots 13-24, Block 64, Lots 13-24, Block 77; Block 78 (less Lots 13 & 14); all of Blocks 79-81, Lots 13-24; Block 82, Lots 10-15; Block 93, Lots 10-12; Block 94, Lots 12 & 13; Block 95, Lots 10-13; Block 96, Lots 10-15; Block 97; all of Blocks 20 & 21; and all unplatted portion lying North of the South lines of Block 59, and South of the North lines of Block 95, and West of the Railroad, in Sec. 15, T 24 S., R 29 E., ; and unplatted land lying East of the railroad, lying North of the extension of the North line of 5th street, to the Northwest corner of Block 94, and all of Block 94 West of the Alley, and all of Atlantic Coast Line Railroad abandoned right-of-way North of 5th St. and South of North Boundary of Blocks 94 & 95, Orange Center Subdivision, as recorded in Plat Book D, page 143, Public Records of Orange County, Florida, Sec. 15, T 24 S., R 28 E., which is located with entrance being West side of Apopka-Vineland Road, 1/4 mile South of Smith-Bennett Rd., balance on South side of First Street West of Abandoned A.C.L. R.R. R/W.

that Paul Bass has applied to the Orange County Planning and Zoning Commission for Change of Zoning Classification

from A-2 to R-T. You are hereby notified that public hearing, required by law, will be held at the Orange County Court House on April 16th, 1968, beginning at 9:00 A. M. or as soon thereafter as possible. Your attendance and expression of opinion is requested.

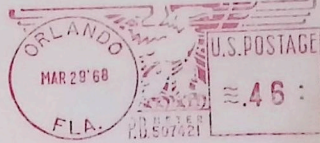
Yours very truly,


E. GENE RICH
Zoning Director

ZONING CLASSIFICATION DISTRICTS

- A-1 Citrus Rural District
- A-2 Ranch and Farmland Rural District
- R-CE Country Estate District (1 Acre lot size)
- R-1-AA Single Family Residence District (10,000 sq. ft. lot size)
- R-1-A Single Family Residence District (7,500 sq. ft. lot size)
- R-1 Single Family Residence District (6,000 sq. ft. lot size)
- R-2 One and Two Family Residence District
- R-3 Multiple Family Residence District
- R-T Mobile Home Parks
- R-T-1 Mobile Home Subdivisions
- R-T-2 Combination Mobile Home & Single Family Residence District
- C-1 Neighborhood Retail Commercial District
- C-2 General Retail Commercial District
- C-3 Wholesale Commercial District
- Ind-1A Restricted Industrial District
- Ind-1 Restricted Industrial District
- Ind-2 Industrial Park District
- Ind-3 Industrial Park District
- Ind-4 General Industrial District
- Ind-5 Airport Industrial District

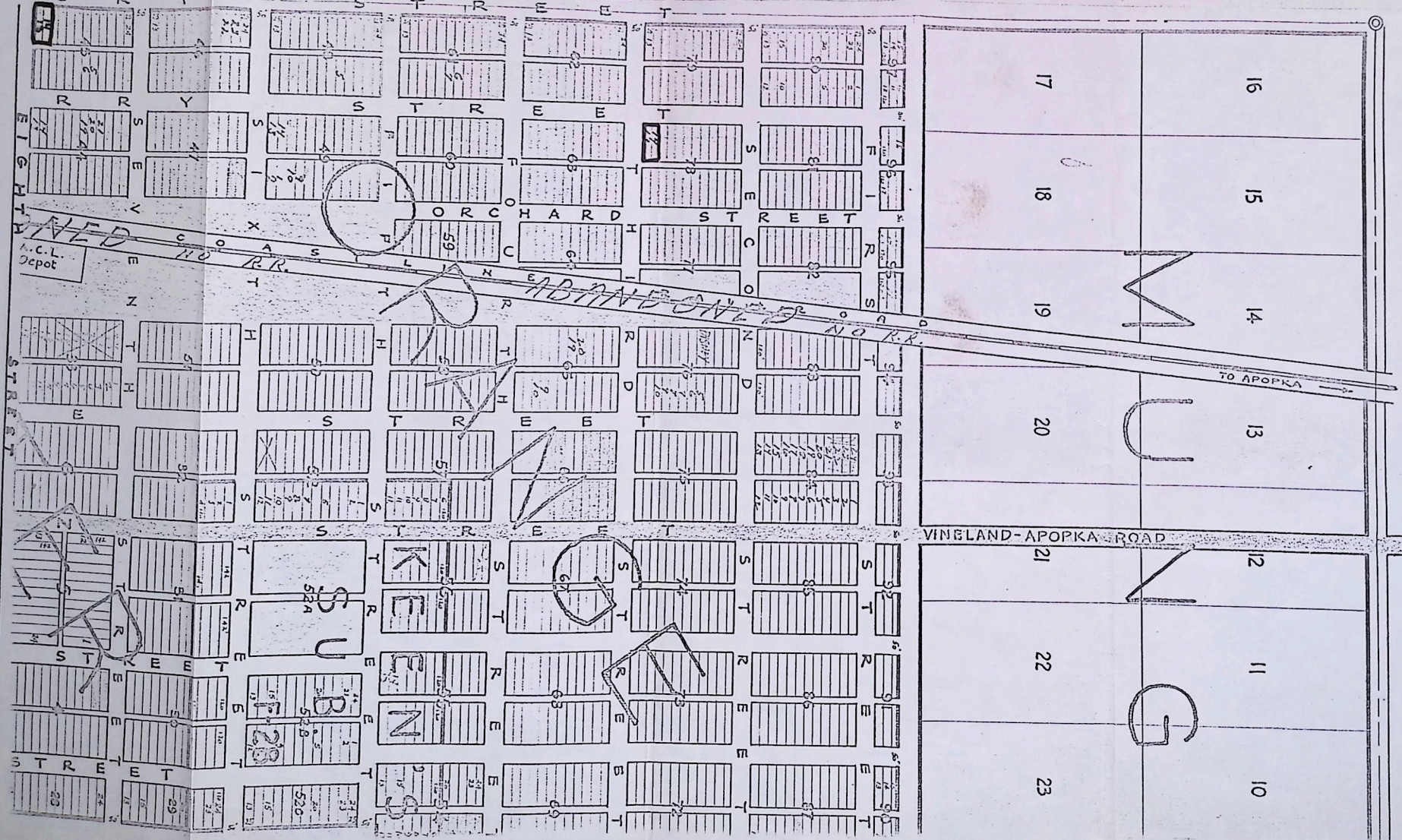
ORANGE COUNTY
PLANNING AND ZONING COMMISSION
COURTHOUSE ANNEX
P. O. Box 2687
ORLANDO, FLORIDA 32802



Berdella McKee et al
Box 253,
Carlisle, Iowa

9659
CERTIFIED MAIL
RETURN RECEIPT REQUESTED

these
lots
for
X
RADE
YOUR
LOTS



NOTICE

THIS IS TO NOTIFY YOU that the Board of County Commissioners
of Orange County, Florida, will sit as a BOARD OF APPEAL at

10:20 o'clock, A. M., Monday the 20th
day of May A.D., 19 68, to hear those for
or against the action of the Orange County Zoning Commission
under date of April 16th A.D., 19 68.

Public Hearing No. 6:

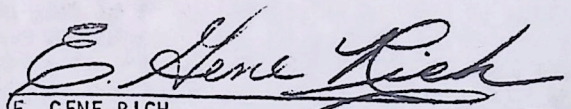
Hearings
PAUL BASS, request for a Change of Zoning Classification from A-2 to R-T
on the following described property: Lots 13-24, Blk. 59; Blk. 61 (less
Lots 6 & 7); all of Blk. 62; Lots 13-24, Blk. 64; Lots 13-24, Blk. 77;
Blk. 78 (less Lots 13 & 14); all of Blk. 79-81; Lots 13-24, Blk. 82; Lots
10-15, Blk. 93; Lots 10-12, Blk. 94; Lots 12 & 13, Blk. 95; Lots 10-13,
Blk. 96; Lots 10-15, Blk. 97; all of Blks. 20 & 21; and all unplatted portion
lying north of the south lines of Blk. 59, and S. of the N. lines of Blk. 95,
and W. of the Railroad, in Sec. 15, T 24 S., R 28 E.; and unplatted land lying
E. of the railroad, lying N. of the extension of the N. line of 5th street to
the NW cor. of Blk. 94, and all of Blk. 94 W. of the Alley, and all of Atlantic
Coast Line Railroad abandoned right-of-way N. of 5th St. and S. of N. boundary
of Blks 94 & 95, Orange Center Sub., as recorded in Plat Book D, page 143,
Public Records of Orange County, Florida, Sec. 15, T 24 S., R 28 E., which is
located with entrance being W. side of Apopka-Vineland Rd., 1/4 mi. S. of
Smith-Dennett Rd., balance on S. side of First St. W. of abandoned A.C.L. RR R/W.

A motion was made by George Shearouse, seconded by Billy Fuller and carried
to deny the application in that it would be spot zoning and improper for high
density urban type development.

The hearings will be had at the time shown above or just as soon
thereafter as time permits.

NOTICE

If you anticipate action
in the Courts, it is suggested
that you have a Court Reporter
present for this hearing.


E. GENE RICH
Planning & Zoning Director
Orange County, Florida

Burdella: Just had ^{Wed Afternoon} your note
of the enclosed letter from "F." he had
sent me one, with "appraisal - a map of
all the land they have - As he told me
over the phone - Any land they did not own
no development, would be undertaken; - all
their land around those areas until be
left in their natural state, "conservation" of
"wild life". It was then he said - nothing
commercial, would be there - all the areas
were to cover different ^{historic times} areas from 1870 to
2000". He wants to convey that, in view
of the fact - no planning is yet undertaken -
if they will be free to bypass anything not
owned by them. He did not mention in
this letter - but said over phone. to the effect -
a home could be there - on that land - but
would cost \$30,000 for "2 way road" to his way -
See if this land is in "wild life" - no need for
them to build road, - but did add. I can
assure - nothing commercial, will be
around there. He still insists that to

make what we asked, was to ^{the} take land
on the road, - Well with what I seen on
"the road" - it would mean getting a bulldozer
if I don't know what all, to clear it off,
I wrote Chas - the day after I wrote you
trying to tell him what "F" said I can't
begin to remember it all - that's why I
told him to write what he had said to
me - This letter is mild - in comparison.
My letters are for both you & Chas - will
send this copy back so Chas can have
one - I also wrote Chas - no news from
Travelodge - I told him perhaps there is
"caboot's". When he tel "I said to name a
price - was sure something could be worked out -
& mentioned an unpaid balance @ 6% Surely
doesn't expect not ^{to} pay ~~any~~ cash on a
transaction for the amt they offered, I hope
the trip to hospital for your eyes has been a
success".
Oh yes - I'm sure he that one "name the price"
may have been 10 or 12,000.⁰⁰

Ethel.

Carlisle, ^{2nd}
May-15-'68

Orlando Land Co. Inc.,
Orlando, Fla.

Dear Sirs:

In reply to your telephone call, concerning our two Lots # 13-14 Block 78, Orange Co., I contacted my Sister and Brother and we definitely do not care to exchange them for any other lots.

If they are to be rezoned for a trailer court, we have travel trailers and could use them to park on ourselves.

Or, if we decide to sell them, ~~we could get a much better price for them either here or in California, than what your client offered.~~ there are ^{in So. Calif.} Realtors that ^{would be glad} to buy "sight unseen" any land they could get hold of around that location.

Sincerely

Mother's Day -

Dear Berdella:

Your letter came late yesterday, for some reason the postman was late, Will get this answer to what I think about the telephone call you had from Florida. To "me", it's the same old run around - they are getting anxious. I wonder why we should be expected to trade lots - just because his client wants them. If the location of those lots are so they are lower than the rest (which I doubt) and a sewage plant might be put there. "Why the H... does the guy that's building the trailer court want to build a court there?" He seems anxious to make a "trade". I still believe Shiner Productions - have something to do with it - and I would

tell him no trade, and if they are interested enough to buy, it will have to be at a very attractive price. We are very aware of the fact that land around there is valuable - not only due to blisnupland, but the Navy Base that is to be there. They scared us out on the other deal - saying it would cost us 30,000 to build a road to get out, and threatened that nothing else commercial would be allowed to be on that land. Tell him if a trailer court is to be there - we have friends & relatives that would be glad to park on our lots - ^{or speculators} & that realtors - both in Imperial - California would be glad to buy - "right unseen" any land they could get hold of around that location. He probably will ensure

and start on improvements, "to scare us - and for me I think what we should tell them - is "any improvements will only make it more valuable - if we can handle it." That may bring a quicker reply. Was sorry to hear Mother wasn't feeling too good. Had a letter from Virg the day or so before yours, saying they found Lari dead - but I didn't know it was suicide. I think Delores was wise waiting for the bill she wants, she will feel better having someone she knows about. I looked for an article I cut out of the paper the other day - I can't find it. Land that sold for practically nothing, ²⁰ ~~100~~ years ago around where. Now a large shopping center is - but was considered worth nothing in Mission Valley - is now selling for \$77,000 on

were. I don't think we should allow any-
one to scare us this time. Better stop -
Chrys will be here soon.

Hope yours was a nice "Mother's Day."
Love Ethel.

Tell Myrtle I'll write her later in
the week - Chrys called is on her way.

ORANGE COUNTY PLANNING AND ZONING COMMISSION
ORANGE COUNTY COURTHOUSE ANNEX
P. O. Box 2687
Orlando, Florida

June 28, 1968

Dear Property Owner:

You will find enclosed a Notice of Public Hearing involving a Change of Zoning on certain property of which you are one of the owners. This proposal for Change of Zoning is the result of a request for Public Hearing made by the Orange County Planning & Zoning Commission.

The area under study is a large tract which is located South of Sand Lake Rd. & West of East Sand Lake Rd. having a depth of five (5) miles North & South and three (3) miles East & West and East & West sides of Winter Garden-Vineland Rd., beginning at Intersection of Apopka-Vineland Rd. and running West & North three (3) miles. For some time now, your County Government has been concerned with the above described area in that we anticipate a high calibre growth in the area and desire to assure that growth by prohibiting improper development.

Under the present zoning classification, there are some permitted uses which could be detrimental to the adjacent properties. We are attempting to correct this with the proposed zoning classification.

I would like to call your attention to a few of the differences in the R-CE, R-1, A-1 and A-2 zoning classifications. The respective lot or site requirements are as follows:

	<u>R-CE</u>	<u>R-1</u>	<u>A-1 & A-2</u>
Minimum Lot Area	1 Acre	6000 sq. ft.	1/2 Acre
Min. Floor Area, Principal Dwelling	1500 Sq. Ft.	600 sq. ft.	425 sq. ft.
Minimum Lot Width	130 Ft.	60 ft.	100 ft.
Minimum Front Yard	35 Ft.	25 ft.	35 ft.
Minimum Rear Yard	50 Ft.	25 ft.	50 ft.
Minimum Side Yard	10 Ft.	6 Ft.	10 ft.

(The A-1 Classification does permit mobile homes, billboards, and raising of swine and goats which the other classifications do not permit.)

Please give this matter some serious thought so that together we might build a better community. If there are any questions in this regard, please feel free to call this office for further information; otherwise, we would ask that you attend the meeting that is set up in the enclosed letter.

Yours very truly,

E Gene Rich
E. GENE RICH
Zoning Director *by EHR*

ORANGE COUNTY
PLANNING AND ZONING COMMISSION
Orange County Court House
P. O. Box 2687
Orlando, Florida

June 28, 1968

Birdella McKee, et al
Box 253
Carlisle, Iowa

Hearing No. 1

TO WHOM IT MAY CONCERN:

The Orange County Planning and Zoning Commission, in accordance with Article XXVII, Section 2 of the Zoning Resolution, herein advises you, the ~~above~~ property owner of the following described property:

TO R-CE:

Properties lying within Sections 34 & 35, Township 23 South, Range 28 East;

AND:

✓ Sections 2, 3, 5, 8 thru 17, and 20 thru 23, Township 24 South, Range 28 East.

TO C-1:

E-3/4 of N $\frac{1}{2}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ (less Interstate Hwy. 4 & Sand Lake Rd. R/W's) Section 25, T 23 S., R 28 E.;

AND:

Tracts 1, 3 & 4, and All of Blocks A, B, C & D, Livengood Park, as recorded in Plat Book Q, page 64, Public Records of Orange County, Florida, Section 22, T 24 S., R 28 E.,

which is located South of Sand Lake Rd. & West of East Sand Lake Rd. having a depth of five (5) miles North & South and three (3) miles East & West and East & West sides of Winter Garden-Vineland Rd., beginning at Intersection of Apopka-Vineland Rd. and running West & North three (3) miles.


(For detailed information, contact the Zoning Office at 241-4311, Extension 283)

that Orange County Planning & Zoning Commission has proposed a Change of Zoning Classification from A-1, A-2, R-1, C-1 & C-3 to R-CE & C-1.

You are hereby notified that public hearing, required by law, will be held at the Orange County Courthouse on July 16th, 1968, beginning at 9:00 A.M. or as soon thereafter as possible. Your attendance and expression of opinion is requested.

Yours very truly,

E. Gene Rich
E. GENE RICH, *by C.H.*
Zoning Director



WALT DISNEY PRODUCTIONS


500 SOUTH BUENA VISTA • BURBANK • CALIFORNIA • 91503



Mrs. Berdella E. McKee

Box 253

Carlisle, Iowa



WALT DISNEY PRODUCTIONS

500 SO. BUENA VISTA ST. • BURBANK, CALIFORNIA 91503 • CABLE ADDRESS: DISNEY

Office of Counsel

July 15, 1968

Mrs. Birdella McKee
Mrs. Ethel Skelton
Mr. Charles McFall
Box 253
Carlisle, Iowa

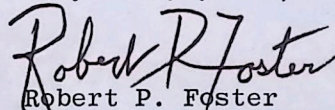
Dear Mrs. McKee, Mrs. Skelton and Mr. McFall:

We have reviewed the promissory note and mortgage securing the balance of the purchase price on the Florida property we purchased from you in 1966. The principal balance is \$14,643.75. The note does not provide for prepayment. However, we are willing at this time to pay the total principal balance and interest accrued through the date of payment.

Should you desire that we do so, please advise us at your convenience. We will prepare the documents and make arrangements on their being executed and for disbursement of the funds.

Walt Disney World Co. is still in the planning stage but is progressing on schedule for a 1971 opening. If at any time you are in the Los Angeles area I would enjoy visiting with you. Please don't fail to give me a call.

Very truly yours,



Robert P. Foster

*This was the first
letter sent in 1970*

A. P. PHILLIPS COMPANY



Business

Area Code 305 - 422-7101

PROCUREMENT DIVISION, INC.

● LEGION PLACE AT LAKE IVANHOE ORLANDO, FLORIDA · 32801

- INVESTMENT
- DEVELOPMENT
- SALE
- PURCHASE

FOR
BUSINESSES
OF
WORTH

November 11, 1970

Mrs. Birdella McKee
Box 253
Carlisle, Iowa

Dear Mrs. McKee:

This letter is with regards to two lots you own in Florida. These lots are situated in the middle of a tract of land for sale to a mobile home developer. Please find enclosed a description of the property and a map outlining the property and including your two lots.

We have been negotiating with a buyer who wishes to develop this property. However, the parcel is no good unless the lots inside can also be obtained. Therefore, the purpose of this letter is to find out if you will sell or trade your lots so that this land may be developed.

If you wish to sell your lots, may we suggest a method of evaluating them? The parcel is for sale at \$4,000 per acre. This works out to roughly \$575 for your two lots. Please let us know if you wish to sell or trade and we will continue with negotiations.

There are also two lots in the area zoned R-T (residential trailer). We are also asking the owner of these lots if she will sell.

Thank you for your attention.

Sincerely yours,

John Lowe, Associate

*This is the letter and
information that was
sent in 1970, by this
real estate Co.*



"FLORIDA IS OUR BUSINESS"

REGISTERED
REAL ESTATE
BROKERS

A. P. PHILLIPS COMPANY



Business

Area Code 305 - 422-7101

PROCUREMENT DIVISION, INC.

● LEGION PLACE AT LAKE IVANHOE ORLANDO, FLORIDA 32801

• INVESTMENT
• DEVELOPMENT
• SALE
• PURCHASE
• RENTAL
• FINANCING
• ETC.

MOBILE HOME PROPERTY NEAR WALT DISNEY WORLD

*Smith said it
was not near Disney
World.*

32 acres zoned RT
25 acres zoned RCE
57 acres more or less

price:	\$228,000 (\$4,000 per acre)
down:	66,000 (29%)
1st mtg:	33,000 (\$11,000 plus 6% interest for 3 years payable in June)
2nd mtg:	22,500 (\$11,250 plus 7% interest for 2 years payable in December)
balance:	106,500 (\$21,300 plus 8% interest for 5 years payable to owner)
taxes:	375 per year

The property consists of 57 acres more or less situated to the west of Apopka-Vineland Road, 32 acres of which are zoned for mobile homes. The remaining 25 acres are zoned residential. The mobile home acreage has 125 feet of frontage on Apopka-Vineland Road.

This property is high and appears to be well drained. According to the "Soil Survey Orange County, Florida" the soil is composed of Pomello fine sand which readily absorbs moisture. It is located in an area of orange groves. The land itself has short needle pine, palmetto bushes, scrub oak trees, and the remains of an orange grove.

There is speculation that Apopka-Vineland Road may be straightened to conform with the abandoned Atlantic Coastline Railroad right-of-way running through a portion of the acreage. If this is done then the RCE frontage along the road will very likely become commercial property.

As for the Orange County Zoning Board, if plans are presented outlining trailer park development, there is a very good chance of having the RCE zoning changed to RT.



"FLORIDA IS OUR BUSINESS"

REGISTERED
REAL ESTATE
BROKERS

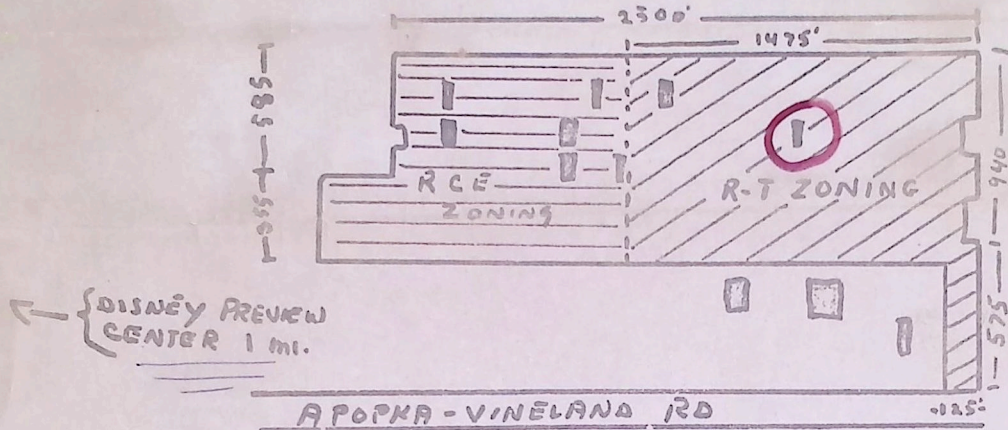
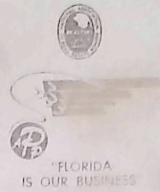
Complete Real Estate Service

A. P. PHILLIPS COMPANY

ESTABLISHED 1925

BUSINESS PROCUREMENT DIVISION

1045 LEGION PLACE AT LAKE IVANHOE
ORLANDO, FLORIDA 32801 (305) 422-7101



57 ACRES TOTAL - 32 ZONED R-T

EXISTING MTGS = 1 11000 ANN. + 6% BAL 33000
2 11250 ANN + 7% BAL 22500

PROPERTY IS HIGH - DRAINS WELL
NO SEWER IN AREA -
ONLY PROPERTY IN AREA ZONED R-T
RELEASES ARE AVAILABLE IN MTGS.

Sat Afternoon

Dear Berdella:

I talked with Myrtle this am. & she asked if I had rec'd your letter, It came on today's delivery. Well as far as I am concerned I just as soon "not" have the payment, or balance of payment at one time - We sold it "cheap enough" & the Interest over the remaining period - helps build up - & takes do make a difference (not that mine are much but the income is low, too) I can see no reason for me calling him - & if you haven't talked with him yet, - can tell him the way I feel - & he does know, where & what my address is. Will you see what the outcome of the meeting in Apr was - & do you suppose Foster may be about the lots?

involved - Can't imagine him enjoying
"visiting" with anyone of us. That's what my letter
said

The tests the dr took haven't come back yet &
went for a treatment Thurs - I am to sit in hot
water for a while - at times, does seem better
but I ^{got} tired - easily. I am so sorry about Mother
Myrtle, said this a/c she was crying when she got
there & wanted to go home. I honestly don't know
what a person can do & it seems the dr - are
wondering to - Am glad Helens is feeling so much
better - "Here" it's canning & I've never seen so
many pickles canned. Will get this in the
mail so you should have it Monday

Love

Ethel

If you call Foster - you can tell him - you
contacted me - so he won't have any doubts about
anything