



URBAN REALTY SOLUTIONS

H. LINWOOD GILBERT, JR., MAI
STATE-CERTIFIED GENERAL APPRAISER RZ940

MARINA AND WATERFRONT ASSIGNMENTS

<i>MARINA NAME</i>	<i>CITY</i>	<i>COUNTY</i>	<i>DATE</i>
ABC/Loft Marina	Madeira Beach	Pinellas	1999
ACY	Stuart	St. Lucie	2020
Aetna Marine	Jacksonville	Duval	2007
Ainger Creek (Freedom Boat Club)	Englewood	Charlotte	2015
Alligator Point Marina	Alligator Point	Franklin	2021
American Marina	New Port Richey	Pasco	2007, 2010, 2012
American Offshore Marina	Dania Beach	Broward	2002
Anclote Harbor Marina	Tarpon Springs	Pinellas	2005
Anclote Isles	Tarpon Springs	Pinellas	2006
Anclote Marine	Tarpon Springs	Pinellas	1999
Anclote Village / Pointe Yacht Club	Tarpon Springs	Pinellas	2005
Angler's Avenue Marine Center	Dania Beach	Broward	2011
Annapolis Capital Yacht Club	Annapolis	Maryland	2018
Apalach River Marina	Apalachicola	Florida	2023
Ara Macau Proposed Marina	Placencia	Belize	2019
Astor Marina	Astor	Lake	2020
Atlantic Point Marina	Stuart	St. Lucie	2021, 2022
Bahia Beach Marina	Ruskin	Hillsborough	1998
Bahia Mar Marina Resort	Ft. Lauderdale	Broward	2017, 2019
Bama Seafood	St. Petersburg	Pinellas	2005
Bay Pines Marina	St. Petersburg	Pinellas	2021
Bayside Marina	Tampa, FL	Hillsborough	2005
Belle Harbour Marina	Tarpon Springs	Pinellas	2006
Biloxi Boardwalk Marina	Biloxi	Mississippi	2015
Benicia Harbor Marina	Benicia (San Fran)	California	2022
Big River Marina & Motel	Astor	Volusia	2023
Bird Key Yacht Club	Sarasota	Sarasota	2015, 2020
Bluepoints Marina	Cape Canaveral	Brevard	2010, 11, 12, 13, 14, 15,16
Blue Harbor Marina	Ft. Pierce	St. Lucie	2013
Blue Pelican Marina	Hernando Beach	Hernando	2016, 2021
The Boat House	Cape Coral	Lee	2024
The Boat House	Port Charlotte	Charlotte	2024
The Boat Yard	Marina del Rey	California	2021
Boca Grande Marina	Boca Grande	Lee	2021

Bonita Beach Dockminium	Bonita Beach	Lee	2023
Bradenton Beach Marina	Bradenton Beach	Manatee	2002, 09, 10, 11, 12, 13
Braxton Marina	Ashland/Nashville	Cheatham	2011
Brentwood Proposed Marina	Galveston	Texas	2024
Bridge Harbor(Proposed)	Panama City	Bay	2014
Broward County Market Study	Ft. Lauderdale	Broward	2013
Calcasieu Lake Marina Site	Lake Charles	Calcasieu, LA	2006
Camachee Cove Marina	St. Augustine	St. Johns	2004, 2013, 2015
Canaveral Ocean Club	Port Canaveral	Brevard	2010, 11, 12, 13, 14, 15
Canaveral Port Authority	Port Canaveral	Brevard	2011, 2012, 2013
Cannon's Marina	Longboat Key	Manatee	2009, 2010, 2013
Cannonsport Marina	West Palm Beach	Palm Beach	2022
Cape Coral Marina	Cape Coral	Charlotte	2017
Caribee Marina	Islamorada	Monroe	2005
Caroline Bay Marina	Bermuda	Bermuda	2021
Carrabelle Boat Club	Carrabelle	Franklin	2008
Casey Key Proposed Marina	Casey Key	Sarasota	2013
Cedar Bay Marina	Marco Island	Collier	2006, 2008, 2012
Cemex Site	Destin	Okaloosa	2013
Chain of Lakes Marine Center	Winter Haven	Polk	2010
Chesapeake Harbor Marina	Annapolis	Maryland	2018
City of Orange Beach Municipal Marina	Orange Beach	Baldwin, AL	2008
City of Port Richey Redevelopment	Port Richey	Pasco	1997
City of Tampa Waterfront - Marriott/Park	Tampa	Hillsborough	1996
City of Treasure Island Marina	Treasure Island	Pinellas	2008
Clearwater Municipal Marina	Clearwater	Pinellas	1996
Clearwater Marriott Marina (Proposed)	Clearwater	Pinellas	2014
Clearwater Yacht Club	Clearwater	Pinellas	2021
Coconut Creek (Hyatt)	Bonita Beach	Lee	2008, 2009, 2010
Conley Bottom Resort	Cumberland Lake	Kentucky	2018
Coral Gables Market Study	Coral Gables	Dade	2009
Cordova Crane High and Dry Market Study	Ft. Lauderdale	Broward	2018
Cumberland Harbor	St. Mary's	Georgia	2009
Conch Harbor Marina	Key West	Monroe	1998
Conch House Resort	St. Augustine	St. Johns	2018
Condominium Wet Slip Surveys	Florida Coastline	All	1993 - 2007
Coral Bay Resort – Proposed	St. John	USVI	2002 to 2010
Cove Cay Marina	Clearwater	Pinellas	2021
CSX Port Terminal	Tampa	Hillsborough	2008
Cuts Edge Marina	Palmetto	Manatee	1999, 2002, 2006
Dania Beach Marina	Dania Beach	Broward	2007
Daniel Island Marina	Charleston	South Carolina	2013
Daytona Beach Gateway Marina	Daytona Beach	Volusia	2019
Deep Lagoon Marina	Ft. Myers	Lee	1996
Delray Harbor Club	Delray	Palm Beach	2013

Delta Boat Storage	Isleton	California	2020
Derecktor Shipyard	Ft. Pierce	St. Lucie	2020
Destin Fishing Fleet Marina	Destin	Okaloosa	2006
Destin Marina	Destin	Okaloosa	2000
Diablo East Marina	Del Rio	Texas	2018
Docks on Fifth / Lido Key	Naples	Collier	2013
Dolphin Marina	Cape Coral	Lee	2007
Drakes Creek Marina	Nashville	Davidson, TN	2003
Dukes Fish Camp	Tarpon Springs	Pinellas	1999
East Pass Marina Site	Destin	Okaloosa	2006
English Jim's Marina	Daytona Beach	Volusia	2000
Ericson Marina	Tarpon Springs	Pinellas	2007
Factory Bay Marina	Marco Island	Collier	1995
Faro Blanco Marina	Marathon	Monroe	2001, 2004, 2008
Fisherman's Cove Marina & RV	Tavares	Lake	2011, 2013
Fishermen's Harbor	St. Augustine	St. Johns	2023
Fisherman's Wharf	Venice	Sarasota	2007
Fish Tale Marina	Ft. Myers	Lee	1995, 2018
Fishtales Marina	New London	North Carolina	2015
Florida Atlantic University Marina	Dania Beach	Broward	2007
Ft. George Island Marina	Jacksonville	Duval	2006; 2008
Ft. Lauderdale Market Study	Ft. Lauderdale	Broward	2009, 2010, 2013, 2018
Blue Harbor Commercial Marina	Ft. Pierce	St. Lucie	2013
Freedom Boat Club	Venice	Sarasota	2013
Frenchman's Creek Marina	Palm Beach Gardens	Palm Beach	2012
Galati Marina	St. Petersburg	Pinellas	2000, 2012
Galati Marina	Anna Maria Island	Manatee	1997, 2007, 2010
Galati Marina	Destin	Okaloosa	2007
Galveston Yacht Basin	Houston	Texas	2021
Gasparilla Inn Marina	Boca Grande	Lee	2008
George's Fish Camp	Ozona	Pinellas	2019
Getaway Marina	Ft. Myers	Lee	2017
Great American Boatyard	South Pasadena	Pinellas	1999
Grills Restaurant and Marina	Melbourne	Brevard	2021
Gulf Harbour	Ft. Myers	Lee	2010
Gulfport Marine Max Yard	Gulfport	Pinellas	2016
Gulfstar Marina	Ft. Myers Beach	Lee	2018
Harborage Club (Proposed)	Ft. Lauderdale	Broward	2009, 2010
Harborage Marina	St. Petersburg	Pinellas	1999
Harborage – Windward Condo	St. Petersburg	Pinellas	2006
Harbour Pointe Marina	Ocean Ridge	Palm Beach	2012, 2017, 2024
Harbour Towne Marina	Dania, FL	Broward	2002, 2004
Harbourtown Marina	Jacksonville	Duval	2011, 2013
Hartge Marina	Galesville	Anne Arundel, MD	2015
Hartspointe Marina	Palatka	Putnam	2009

Hernando Beach Marina	Hernando Beach	Hernando	2013, 2015, 2021
Herrington Harbor North	Anne Arundel	Maryland	2015
Hidden Harbor Marine	Sarasota	Sarasota	2002, 2007
Hidden Harbor Marina	Pompano Beach	Broward	2007
Hidden Oaks Marina	West River	Anne Arundel, MD	2015
High Lift Marina	Aventura	Dade	2012
Hideaway Marina	Pompano Beach	Broward	2012
HMY Waterway Marina	Stuart	Martin	2012, 2013
Holiday Cove Marina & RV	Bradenton	Manatee	2007, 2014
Holiday Isle Marina	Madeira Beach	Pinellas	1999, 2017
Holiday Harbor Marina	Perdido Key	Escambia	2022
Horn Harbor Marina	Port Haywood	Virginia	2016
Hudson Marina	Hudson	Pasco	2020
Hutchinson Island Marina	Hutchinson Island	Martin	2021
Imperial Yacht Center	Tampa	Hillsborough	2004, 2005
Indian Harbor Marine	Indian Harbor Beach	Brevard	1999
Indian Springs Marina	Largo	Pinellas	2022
Inlet Marina	St. Augustine	St. Johns	2015
Interbay Moorings	Gibsonton	Hillsborough	2006
InterMarine	Dania Beach	Broward	2012
InterMarine	Jupiter	Palm Beach	2012
International Shipyard	Tampa	Hillsborough	1995
Island Gardens Marina	Miami	Dade	2020, 2022, 2023
Island Harbor Marina	Ozona	Pinellas	2002, 2018
Isle de Sol	Sint Maarten, NA		2006, 2007, 2013
Isle of Capri Marina	Isle of Capri	Collier	2023
Isles Yacht Club	Punta Gorda	Charlotte	2010
Jacksonville Marina Site	Jacksonville	Duval	2015
Jacksonville Yacht Club	Jacksonville	Duval	2007
Jonathan's Landing Docko	Palm Beach Gardens	Palm Beach	2023
Joyner Marina	Carolina Beach	North Carolina	2017
Jupiter Point Marina	Jupiter	Palm Beach	2020
Kent Narrows Boatel	Annapolis	Maryland	2020, 2022
Keystone Terminals	Jacksonville	Duval	2010
King Maritime Terminals	Ft. Pierce	St. Lucie	2015, 2017
Lamb's Marina	Jacksonville	Duval	2001, 05, 09, 10, 12, 14
Lake Harding	Fortson	Harris County, GA	2015
Lake LBJ Yacht Club	Horseshoe Bay	Texas	2024
Lake Park Marina	Lake Park	Palm Beach	2011
Lakeway Marina	Austin	Texas	2021
Landings Marina, The	Tarpon Springs	Pinellas	1998, 2004, 2005
Land's End Marina & Restaurant	Tampa	Hillsborough	2019
Latitude 18 Restaurant and Marina	St. Thomas	USVI	2016
Largo Intercoastal Marina	Largo	Pinellas	2002
Lazzara Yacht Manufacturing	Tampa	Hillsborough	2006, 2009, 2011

Leeward Yacht Club	Ft. Myers	Lee	2007
Legendary Marina (Proposed)	Gulf Shores	Alabama	2023
Lemon Bay Marina	Englewood	Charlotte	2009, 2010, 2012, 2023
Liberty Harbor Marina	Brunswick, GA	Glynn	2005, 2016
Liberty Marina	Edgewater	Maryland	2016
Lighthouse Key Marina Yacht Club	Niceville	Okaloosa	2006
Lighthouse Pointe Marina	St. Petersburg	Pinellas	1998, 2022
Lightship Tavern Marina	Savannah	Georgia	2017
Linger Lodge Marina & RV	Bradenton	Manatee	2007
Lincoln Harbor Marina	Weehawken	Hudson	2023
Little Harbor Marina	Ruskin	Hillsborough	2021
Lost Key Marina	Perdido Key, Pensacola	Escambia	2019
Madeira Beach Marina	Madeira Beach	Pinellas	2016, 2021
Magnolia Bay Resort (Proposed)	Steinhatchee, Dekle Beach	Taylor	2006
Manhead Marina	Brunswick, GA	Glynn	2005
Margood Resort	Goodland	Collier	2004
Marina Bay	St. Petersburg	Pinellas	2002, 2006, 2011, 2012
Marina Dunes Condo & Marina	Daytona Beach	Volusia	1996
Marina Jack's	Sarasota	Sarasota	2019
Marina Mar	F. Lauderdale	Broward	2022
Marinatown Marina	Ft. Myers	Lee	1996
Marino's Marina	Ozone	Pinellas	2015, 2019
Marker One	Dunedin	Pinellas	2006, 09, 11, 12, 14
Marriott Marina	San Diego	California	2003
Marriott Portside Marina	Ft. Lauderdale	Broward	2002
Maryland Yacht Club	Annapolis	Maryland	2018
Matanzas Pass Marina	Ft. Myers Beach	Lee	2011
Maximo at Taylor Creek	Ft. Pierce	St. Lucie	2002
Maximo Marina	St. Petersburg	Pinellas	2002
Mayport Village	Jacksonville	Duval	2011
Memphis Yacht Club	Memphis	TN	2022
Miami Beach Marina	Miami	Dade	2017, 2019
Miami Market Study (confidential)	Miami	Dade	2012
Mid Bay Marina	Destin	Okaloosa	2000, 2002
Monty's Marina & Restaurant	Coconut Grove	Dade	2017, 2020, 2021
Morningstar Marina	Mayport	Duval	2011
Moss Marina	Ft. Myers	Lee	1995
Mt. Dora Marina	Mt. Dora	Lake	1999
Nabb's Creek Marina	Annapolis	Maryland	2018
Naples Bay Marina	Naples	Collier	2012, 2020
Naples Boat Club	Naples	Collier	2017
Naples Sailing and Yacht Club	Naples	Collier	2011, 2024
Naples Seaport Marina Slips	Naples	Collier	1998
Narrows Marina	Glasgow	Barren, KY	2012
Newcastle Marine Manufacturing	Palm Coast	Flagler	2016

New Port Cove	Riviera Beach	Palm Beach	2010
New Smyrna Beach Marina	New Smyrna Beach	Volusia	2016
North Light Marina	Niceville, FL	Okaloosa	2010
North Palm Beach Marina	North Palm Beach	Palm Beach	2010
Northside Seafood	Tarpon Springs	Pinellas	2010
Old Naples Seaport	Naples	Collier	2002
Old Port Cove	North Palm Beach	Palm Beach	2008, 2010, 2012
Orange Beach City Marina -- Proposed	Orange Beach	Alabama	2007
Ortega Landings	Jacksonville	Duval	2013
Ozona Shores Marina	Ozona	Pinellas	1995, 2011, 2013
Ozona Fish Camp	Ozona	Pinellas	2021, 2022
Palm Beach Market Study	North Palm Beach	Palm Beach	2008
Palm Harbor Marina	West Palm	Palm Beach	2002, 2004, 2006
Palm Harbour Marina and Restaurant	Cape Haze	Charlotte	2020
Palm Island Marina and Restaurant	Cape Haze	Charlotte	2015
Palmetto Bay Marina & Retail	Hilton Head	South Carolina	2015
Pasadena Marina	Pasadena	Pinellas	2001, 2006
Pasadena Yacht & Country Club	Gulfport	Pinellas	2004, 2011
Pelican Bay Marina	Gulfport	Pinellas	2016, 2022
Pelican Cove Marina	Pass Christian	Mississippi	1998
Pensacola Beach Marina	Pensacola Beach	Escambia	2011, 14, 17, 18, 19
Pensacola Shipyard	Pensacola	Escambia	2023
Perico Island Marina	Bradenton	Manatee	1997
Pete's Dockside	Crystal River	Citrus	2020
Pete's Pier Marina	Crystal River	Citrus	2018, 2020
PGA North Palm Marina	North Palm Beach	Palm Beach	2022
Phillippi Shores Marina	Englewood	Sarasota	2005
Phillippi Harbor Marina	Sarasota	Sarasota	2009, 2010, 2012
Pineland Marina	Bokeelia	Lee	2012
Pink Shell Resort	Ft. Myers Beach	Lee	2011
Pirates Cove Marina and Restaurant	Dunedin	Pinellas	2009, 2011
Pirates Cove Resort Marina	Stuart	Martin	2024
Pointe Resort Marina	Destin	Okaloosa	2018
Plattsburgh Boat Basin	Plattsburgh	New York	2022
Port de Plaisance	St. Maarten		2007
Port Hudson Marina	Hudson	Pasco	2004, 2007
Port Manatee	Ruskin	Manatee	2021
Port Orange Marina & Restaurant	Port Orange	Volusia	2023
Port Tarpon Marina	Tarpon Springs	Pinellas	2011, 13, 18, 20, 22
Prior Marine	Palm Harbor	Pinellas	1998, 2022
Punta Gorda Proposed Marina	Punta Gorda	Charlotte	2022
Rattlesnake Point Marine Terminal	Tampa	Hillsborough	2010, 2011
Regatta Pointe Marina	Palmetto	Manatee	1998, 2007, 2016, 2018
Rio Proposed Marina	Stuart	Martin	2024
River Key Marina	Palm Beach Gardens	Palm Beach	2023

River Point Marina	Miami	Dade	2023
Riverfront Marina	Ft. Lauderdale	Broward	2010, 2019
Riverside Marina	Yankeetown	Levy	2007, 2013
Riverview Marina	Riverview/Tampa	Hillsborough	2023
Riviera Dunes Marina	Palmetto	Palmetto	2009, 10, 11, 13, 16, 19
Romora Bay Marina & Hotel Site	Harbour Island	Eleuthera, Bahamas	2008
Rough Canyon Marina	Del Rio	Texas	2018
Safe Cove Marina	Port Charlotte	Charlotte	2016
Sail Harbor Marina	Tarpon Springs	Pinellas	1998, 2002
Sailcraft Marina	Oriental	North Carolina	2016
Sail Harbor Marina	Savannah	Georgia	2018, 2024
Salmon Harbor Marina	Kewaunee	Wisconsin	2019
Salt Creek Marina	St. Petersburg	Pinellas	1999, 2013, 2015
Sam Rayburn Marina Resort	Brookeland	Texas	2018
Sandusky Marina	Sandusky	Ohio	2023
Sandy Cove Marina	Islamorada	Monroe	2021
San Juan Marina Site	Jacksonville	Duval	2015
San Miguel Hotel Site	Louisa	Puerto Rico	2007
Sara Bay Marina	Bradenton	Manatee	2000
Sarasota Harbour Yacht Club	Sarasota	Sarasota	2008, 2009, 2011
Sarasota Market Study	Bradenton/Sarasota	Sarasota	2008
Sea Bird Marina	Islamorada	Monroe	2021
Sea Center	Big Pine Key	Monroe	2012
Sea Love Marina	Ponce Inlet	Volusia	2009, 2011, 2012
Sea Lover's Marina	Fajardo	Puerto Rico	2002
Seafood Shack Rest & Marina	Bradenton	Manatee	2023
Seagrass River Resort	Homosassa	Citrus	2010
Sebastian Inlet Marina	Sebastian	Indian River	2006
Sebastian River Marina	Sebastian	Indian River	2007, 2010
Serenity Proposed Marina	Lake Marion	South Carolina	2021
Shaggy's Marina & Restaurant	Pensacola Beach	Escambia	2013
Shalimar Marina	Shalimar	Okaloosa	2001, 07, 09, 15, 17
Shell Point Marina	Tampa	Hillsborough	2007, 2016
Simpson Bay Yacht Club	Sint Maarten, NA		2005
Siesta Key Marina	Sarasota	Sarasota	2013
Skeleton Key Marina	Hudson	Pasco	2010
Skull Creek Marina	Hilton Head	Beaufort	2011
Snapper Marina	Hudson Beach	Hernando	2009, 2010
Snook Bight Marina	Ft. Myers Beach	Lee	2012
Snug Harbor Marina	Panama City	Bay	2007, 2009, 2011
Source One Marine	Hudson	Pasco	2017
Southeast Florida Market Study	Miami to Jupiter	Dade, Broward	Various
Southwind Marina	Pensacola	Escambia	2023, 2024
Soverel Harbor Dockominium	Palm Beach Gardens	Palm Beach	2023
Speckled Trout Marina	Palm Harbor	Pinellas	2013

Staten Island Confidential	Staten Island	Richmond	2020
St. Augustine Yacht Club	St. Augustine	St. Johns	2006
Stuart Boat Yard	Stuart	St. Lucie	2019
Stump Pass	Englewood	Charlotte	2013, 2016, 2019
Summerdance Marinas	Gulf Shores	Alabama	2022
Summit North Marina	Bear	Delaware	2019, 2020, 2022
Sunrise Marina and Grills Restaurant	Port Canaveral	Brevard	2014, 2021
Sunset Harbour	Miami	Dade	2009
Sunset Island Marina	Okaloosa Island	Walton	2017, 19, 24
Sunshine Key Camping Resort and Marina	Sunshine Key	Monroe	1996
Suzuki Product Development Center	Panama City	Bay	2020
Sweetbay Proposed Marina	Panama City	Bay	2024
Taylor Creek Marina	Ft. Pierce	St. Lucie	2015
Thunder Alley/ Hi- Lift Marina	Miami	Dade	2008
Thunder Marine	Englewood	Charlotte	2006
Thunder Marine	St. Petersburg	Pinellas	2005
Tidemark Marina and Hotel	Anna Marina Island	Manatee	2005
Tierra Verde Marine Center	Tierra Verde	Pinellas	1995, 2005, 2007, 2010
Tome's Landing Marina	Port Deposit, MD	Cecil	2016
TNT Marina	Miami	Dade	2013
Treasure Island City Marina	Treasure Island	Pinellas	2008
Treasure Island Tennis and Yacht Club	Treasure Island	Pinellas	2004
Trident Shipyard	Tampa	Hillsborough	2000
Triple S Marina and Mobile and RV Park	Atlantic Beach, NO	Carteret	2014
Turtle Cove Marina	Tarpon Springs	Pinellas	2002; 06; 08, 09, 11, 23
Twin Dolphin Marina	Bradenton	Manatee	1999, 2004, 05, 08, 15, 19
Twin Rivers Marina	Crystal River	Citrus	2005, 2011, 2013, 2019
Useppa Inn	Useppa Island	Charlotte	2006
Vanderbilt Beach Marina	Vanderbilt Beach	Collier	1995
Venice Yacht Club	Venice, Florida	Sarasota	2022
Ventnor Marina	Pasadena, Annapolis	Maryland	2018
Vessup Bay Marina	St. Thomas	USVI	2016
Villagio Marina	St. Petersburg	Pinellas	2011
Wacca Wache Marina	Murrel's Inlet	South Carolina	2019
Walker's Hideaway Marina	Marco Island	Collier	2019
Walker's Marina	Key West	Monroe	2020
Waterlefe (WCI)	Bradenton	Manatee	2008, 2009, 2010
Watermark Marina	Islamorada	Monroe	2010
Watermark Marina	Wilmington, NC	New Hanover	2010
Waterside Apartments	St. Petersburg	Pinellas	2010
Waterway Cafe	Palm Beach Gardens	Palm Beach	2020
Waterway Marina	Stuart	Martin	2023
Westinghouse Plant & Barge Terminal	Tampa	Hillsborough	1993
Westland Marina	Titusville	Brevard	2017
Westshore Yacht Club	Tampa	Hillsborough	2007, 2020

Wild Seafood Marina & Processing	Madeira Beach	Pinellas	2014, 2022
Wilson Landing H&D and West Slips	Palmetto Bluff	NC	2015
Yacht Club Port de Plaisance	Sint Maarten, NA		2007
Yankeetown Marina – Izaak Walton Lodge	Yankeetown	Levy	2006, 2009

In addition to the above, URS has appraised a wide variety of waterfront developments, such as beachfront hotels, condominiums and waterfront restaurants which may not have a significant marina component. URS also provides appraisal and development consulting services on office, industrial, residential, retail and other property categories. Notable assignments include Port Canaveral and Tropicana Field, home of the Tampa Bay Rays.