

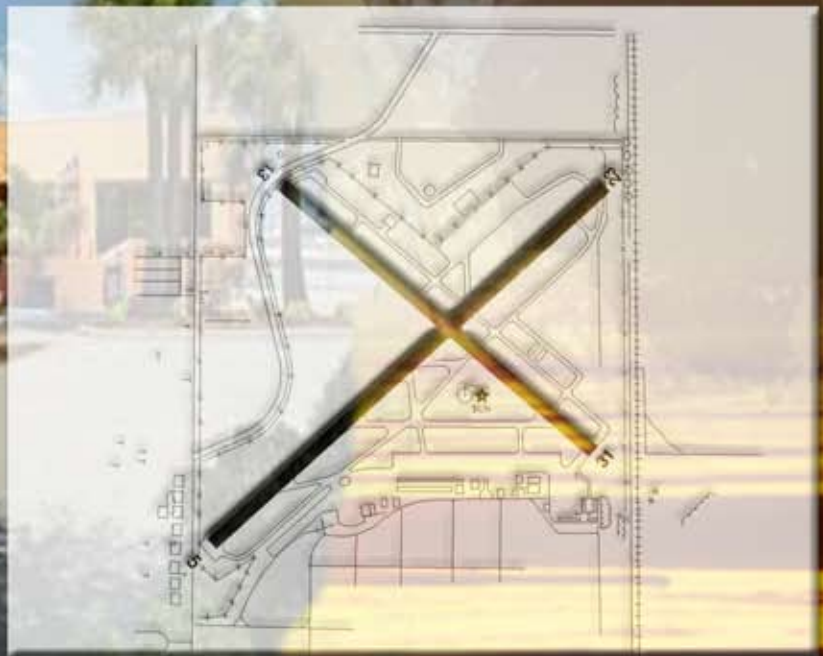
PAGE FIELD



AIRPORT LOCATION



Page Field is located in Lee County along the Gulf Coast of South Florida. The primary highway access to the airport from the north and south is US Route 41 and Interstate 75 to the east. Access from the east is possible via State Routes 80 and 82. Other roads in the vicinity include Colonial Boulevard, Metro Parkway and Daniels Parkway.



Existing Facilities

Page Field General Aviation Airport (FMY) encompasses 616 acres of land, serves as home base to more than 300 aircraft and boasts annual operations exceeding 71,000. The airport has a full-service control tower, a precision instrument approach, and an award-winning 6,000-square foot Fixed Base Operation (The Aviation Center) managed by the Lee County Port Authority.

Page Field is served by two intersecting runways. These runways are Runway 05/23, which is 6,406 feet long by 150 feet wide, and Runway 13/31, which is 4,912 feet long by 150 feet wide. The runways are asphalt and in good condition. Both runways are served by parallel taxiways.

The visual navigational aids on the field consist of MIRL and a VASI system on all four runway ends. An airport beacon is located near the center of the field.

Instrument navigational aids on the field consist of an ILS to Runway 5, along with GPS approaches to runways 23 and 31. Runway 13 is served by an RNAV approach. Page Field is also equipped with an ASOS.

Of the 320 based aircraft, 189 are stored in T-hangars, 11 aircraft are stored in conventional bulk hangars and approximately 120 aircraft are stored using paved tie-downs. There are currently a total of 315 tie-downs at FMY. In addition to the previously existing 43 T-hangars at the airport, 78 T-hangars were constructed through 2004 in three separate phased projects. To accommodate for the then-existing wait list of more than 150 aircraft owners, a fourth phase of construction added another 68 T-hangars and was completed in August 2006. This brought the T-hangar total to 189.

Over the last several years, Page Field has seen construction of:

- four corporate hangar facilities
- an aircraft multiple aviation service firm that includes maintenance for its own aircraft, charter and flight instruction housed in a hangar purchased from a former helicopter owner in the late 1990s
- a new hangar for an aircraft maintenance firm

In 2003, a 12,000-square foot, multi-aircraft storage hangar was built by the Lee County Port Authority adding a much needed transient and based aircraft storage facility to the airport inventory.

An existing hangar damaged from a hurricane was renovated and leased to a premier flight school. In addition, an existing former corporate hangar was leased to a successful avionics firm.

On the East Ramp, the airport has a self-maintenance area, providing aircraft owners with a specialized area to conduct owner-approved aircraft maintenance. In 2006, this facility was expanded to better meet current aircraft maintenance needs. Adjacent to the maintenance area is a self-service fuel facility.

The self service fuel facility includes a 12,000-gallon avgas tank and a 1,500-gallon automotive fuel tank. The ethanol-free, high-octane, unleaded automotive fuel dispenser was added in 2010 in the interest of providing full service to all aircraft operators. Both fuels can be purchased with most popular credit cards, 24 hours a day, seven days a week.

The airport's former air carrier terminal building located on the north side of the airport was rehabilitated and currently houses the regional headquarters for the Florida Department of Law Enforcement and offices for the Department of Transportation, and State Fire Marshal. Overall, this building contributes more than 60,000 square feet of quality office space and corresponding rental revenue to the airport's development program.

A 40-acre tract of undeveloped airport land was leased for the construction of an upscale shopping complex. The project, named Page Field Commons, occupies formerly unused airport land on the airport's west side that was surplus to aviation needs. Highly successful, this development provides significant non-aeronautical support revenue to the airport's capital development program.

In 2009, Lee County Emergency Medical Services completed construction of a new hangar and office complex for helicopter air ambulance operations. Located on the airport's north quadrant, the facility features direct airside access to runways.

The Port Authority identifies several initiatives as necessary to serve levels of demand in the near-term, including the continued development of bulk hangars, expanded ramps and remodeling of some landside structures. The airport had its most recent master plan completed in September 2002 and updated in 2005.

Current and Forecast Demand

GENERAL AVIATION

Page Field is a Foreign Trade Zone, and serves the needs of air cargo, corporate operations and all facets of general aviation. Currently, the largest airplane that uses the airport on a regular basis is a Gulfstream V. The current Airport Reference Code (ARC) as defined by the FAA Advisory Circular 150/5300 for the airport is C-III.

Historic and forecast FDOT aviation activity information on file for the airport is as follows:

Page Field	2008	2013	2018	2028
Based Aircraft	336	380	430	551
General Aviation Operations	71,033	74,656	78,465	86,674
Commercial Operations	N/A	N/A	N/A	N/A
Enplanements	N/A	N/A	N/A	N/A

Source: FDOT Aviation Office.

COMMUNITY SERVICES

In its current role, the airport is a general aviation airport and is designated by the FAA as a reliever for Southwest Florida International Airport. Page Field accommodates air taxi and charter operations. Fractional aircraft owner operations and corporate aircraft, many owned by

Fortune 500 firms, are frequent visitors to FMY. The airport also supports recreational operations and anticipates an increase in light sport aircraft activity.

Flight training is a visible component of this airport's operations. An increase is anticipated in the near future. Roughly 25 percent of the airport's annual operations are currently related to flight training alone. General aviation operations by corporate and business users are also common at the airport. The airport estimates that 50 percent of its annual general aviation operations are business related. Approximately 70 percent of the airport's based aircraft are owned by local businesses. Local companies that use the airport's general aviation facilities include cargo, financial, industrial and educational-related businesses. Approximately 55 percent of all visiting general aviation aircraft fall into the business jet category. While the airport does not have any based military aircraft, it does accommodate transient military operations. Less than one percent of the total annual activities are attributed to military aircraft, however.

The future physical expansion of the airport is limited by certain factors, such as residential and commercial development. However, the airport does see significant growth in the future. The airport's vision for the future is to continue offering excellent service to its customers.

OTHER AIRPORT CHARACTERISTICS

Page Field started with daily mail service in April 1926. In 1940, it was used as a weather station and in 1942 it was leased to the federal government for use as a military base. In May 1983, Page Field became a general aviation airport when Southwest Florida Regional (now International) Airport opened to handle the region's commercial traffic. In January 1996, the Lee County Port Authority started the renaissance of Page Field by purchasing the FBO and focusing on infrastructure improvements and world-class customer service.

Construction is now underway for a new, multi-level, general aviation terminal facility on the airport's west side. The 20,000-square foot terminal will provide much needed expansion of the airport's operational and itinerant aircraft needs. The project includes parking ramps, business aircraft storage and associated taxiway additions. Additional areas have been set aside for aviation and non-aviation development including an on-airport restaurant.

Commercial and corporate hangar development sites are also in high demand at Page Field. Conceptual plans have been completed to allow for the construction of eight large commercial hangars to be erected in the northeast quadrant of the airport and for 16 corporate hangars to be constructed in the northwest quadrant of the field.

To keep pace with forecasts, two major aircraft ramp expansions were recently completed. In the summer of 2006, the Southeast Ramp expansion was completed, and an additional apron was constructed adding 59 additional paved tie-down spots to the airport's existing 220.

CURRENT AND FUTURE SYSTEM SERVICE REQUIREMENTS / RECOMMENDATIONS

The airport provides flight training, corporate, recreational/sport and business/recreational (sightseeing, charter, coastal patrol/rescue, medical flights, environmental patrol and aerial photography) services. The airport anticipates increased activity in flight training, charter, fractional aircraft and business transportation operations. Law enforcement, forestry and EMS aircraft activity is expected to remain at its current levels.

Additional information about the airport may be obtained through the Page Field Web site, www.flyfmy.com

COMMERCIAL SERVICE ROLE	Current Service	Future Service
Tourism		
Business		
Air Cargo		
International		
GENERAL AVIATION AIRPORT ROLE		
Flight Training	X	X
Corporate	X	X
Tourism	X	X
Recreational / Sport	X	X
Business / Recreational	X	X