

CHEVELIER CORPORATION BONDS

\$500,000 First Mortgage 7%

\$500,000 First Mortgage 10 year Bonds, bearing 7% Interest of the above Company, are offered for Sale, due 1929, redeemable at the Company's option any time after a year on three months notice, at \$1050 and Interest. Denomination of Bonds \$1000. Issue passed on as to validity by

Trustee

LAND BONUS

As a Bonus to the sale of the \$500,000 of the Chevelier Corporation, on the first \$150,000 of these Bonds, each \$1000 bond will carry 20 acres of selected land in the City of Chevelier, located between a mile and one-half and not over three miles from the Tamiami Canal, and each block of \$5000 worth of bonds, 160 acres of land as above.

On the \$350,000 remaining of the issue, half the land bonus, within the City of Chevelier, and located as above, will be given.

In addition, every holder of a bond will be paid 20% on the sales of all land in the City of Chevelier, for a period of three years from the date of the bond issue and such bond holders will have the privilege of purchasing land within the City limits of Chevelier, at 30% discount from the listed price of such land to others, who are non bond holders, for a like period. The 20% bonus to be in the ratio of bonds held to total issue.

It is estimated that the land bonus offered, will in a short time equal the value of the bonds purchased, and in addition the profit on the sale of lands in the City of Chevelier will be a very substantial one. It is thought the value of the Bonus Lands will range between \$50.00 and \$100.00 an acre, and in some cases considerably more, when the Trail is finished. The land is all desirable land. Well above permanent tide level. Selection of land given in the order of priority of application for the bonds.

CHEVELIER CORPORATION

The Chevelier Corporation is a company chartered under the laws of the State of Florida, with its main office at Miami, Florida. It is the owner of 207,360 acres of land in Northern Monroe and Western Dade Counties, in a solid body, through which will run the Tamiami Trail, the great highway from Miami to Tampa, Florida. This great area of 324 square miles contains some of the finest agricultural as well as thousands of acres of the best grazing lands in the entire South.

On this tract is a small sugar cane plantation, on which cane of a superior quality has been growing, without replanting for upwards of twenty years.

In addition to this there is now standing on the entire tract, approximately, 132,000,000 feet of cypress and 18,000,000 feet of pine timber.

The great bulk of this land is subject to early settlement and sale at substantial figures, by reason of the change in the route of the Tamiami Trail, just authorized by the Commissioners of Lee and Dade counties, which provides that these respective counties shall complete the Tamiami Trail to a point on their holdings at the south line of Lee and the west line of Dade counties, both of which roads are within a few miles of their property.

CITY OF CHEVELIER

A City Site includes the south 5/8ths of Township 54 South and the North 1/8th of Township 55 South, both Range 32 East in Monroe county, in addition a strip four miles wide, being three miles wide off the south side and a mile wide off the north side of Townships 54 and 55 South, Range 31 East, is reserved for warehouse, dock manufacturing and other purposes. North and South through Townships 54 and 55, Range 32 East, will be built by the Corporation, a canal and roadway to the City limits to connect with the Tamiami Trail Canal.

The only centres, of much importance to Chevelier, are a long way off, and it is expected that, due to the wonderful fertility of the soil, the improvement plans and opening up to settlement of the Everglades, and the great body of agricultural lands, around Chevelier, together with large milling interests that will be engaged in handling the immense lumber industries of this section, will make Chevelier the principal City of the southwest coast of Florida.

The City has a large water frontage on waters connected to the Gulf of Mexico, and this frontage will be developed, it is expected, in a short while to afford ample shipping facilities to take care of the business of the districts surrounding.

The Tamiami Canal and Trail, will run for over twenty-two miles through the property of the Chevelier Corporation, and through the City of Chevelier.

The Canal and a fine parallel roadway, constructed of stone, and practically straight from Chevelier to Miami, a distance of about sixty miles, and a roadway, a distance of about 81 miles, to Fort Myers, is being built.

Of the total distance of 141 miles from Miami to Fort Myers, 83 miles are nearly finished and the balance, up to the Chevelier Corporation Lands, provided for by the adjoining counties.

FUNDS FOR CONSTRUCTION

The Chevelier Corporation has agreed to build at its own cost about twenty-two miles of the Tamiami Trail through its property, to connect with the roads now being built by Lee and Dade counties. The "Trail" here includes the Canal most of the way.

To provide the necessary funds for this work, which it is estimated will cost over \$100,000, in addition to provide such drainage as may be found necessary and to further improve the property and to retire all of its obligations, are the reasons for the above bond issue. The Canal and Roadway will be extended to the Bay west of Chevelier.

SECURITY FOR BONDS

The security for the bonds is 126,720 acres, comprising all of Townships 54 and 55 South, Ranges 32, 33 and 34 East and Sections 1 to 6 inclusive, in Township 56 South, Ranges 32, 33, 34, East, excluding the South 5/8ths and North 1/8th of Townships 54 and 55 Range 32 East.

126,720 Acres of Land at \$10.00 per acre	\$1,267,200.00
92,000,000 feet of Cypress Timber at \$5.00 per thousand . . .	460,000.00
18,000,000 " " Pine " at \$2.50 " " . . .	45,000.00
	<u>\$1,772,200.00</u>

According to a survey and timber cruise made of this property in 1908 there is now standing on the Western Portion, upwards of 92,000,000 feet of cypress, and about 18,000,000 feet of pine timber, worth at a stumpage price of \$5.00 per thousand feet for cypress and \$2.50 per thousand feet for pine. This timber will naturally be worth much more when transportation is provided by the Canal and Roadway from Coast to Coast.

It is estimated that from the sale of 28,160 acres of land lying along the Trail, after the Trail and Canal are completed, more than sufficient funds will be obtained to pay off the Mortgage and in addition, setting aside 16,000 acres of Bonus Lands, there will still be 105,600 acres, in the Townships last noted, that will be free of incumbrances.

SUGAR CANE LANDS

The Corporation owns, west of the proposed Mortgage lands, a tract of 47,360 acres, part of which lands are well adapted for Sugar Cane raising. The sale and improvement of these lands will, without doubt, increase the value of the Mortgage lands.

CHEVELIER AND THE TEN THOUSAND ISLANDS

Besides being a great commercial and manufacturing centre, Chevelier, west of the Everglades, now being reclaimed, with Canal, Seacoast and Roadway Transportation, and soon the Railways, it is expected, on the line of the GREAT COAST TO COAST WATERWAY, with the finest Winter and good Summer Climate, an "All the Year Resort" for sportsmen and tourists, bordering on the Ten Thousand Islands, so famed for beauty and mystery, with the Cool Breezes from the Gulf in Summer and practically frostless in Winter, has possibilities as a great Metropolis which promise a quick realization, and every bond holder will be a land owner in Chevelier, the Beautiful City of the Ten Thousand Islands.

According to a timber cruise and survey made by Mr. S. J. E. Lucas of Sterling, Michigan, in 1908, there is approximately 40,000,000 feet of cypress on this tract, which comprises all of Townships 54 and 55 and Sections 1, 2, 3 and 4 in Township 56 South, Range 31 East, containing 47,360 acres, free of all incumbrances.

47,360 Acres at \$10.00 per acre	\$473,600.00
40,000,000 feet of Cypress at \$5.00 per thousand	<u>200,000.00</u>
Value of lands west of Chevelier	\$673,600.00

SINKING FUND

Funds received from the sale of any of the bonded land or timber on same, are to be paid into the Sinking Fund to the amount of Seven Dollars (\$7.00) per acre. This Sinking Fund is to be in the hands of the Trustee of the Bonds or Representative of said Trustee.

BOND MORTGAGE

The Bond Mortgage provides that any and all bonded land sold by the Corporation, excepting the bonus lands in which the bond holders participate, shall be released by the Trustee of the Bonds, upon payment into the Sinking Fund, in either cash or first Mortgages on the lands sold, the sum of Seven Dollars (\$7.00) per acre, in order to retire said bonds.

* CORRECTION: Sheet 2, "Security for Bonds" heading, 3rd line, 5/6ths after "South" and 1/6th after "North"

Dated.....1919

Approved Miami, Fla.

Seal

On condition of Satisfactory Underwriting

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President Chevelier Corporation

Secretary Chevelier Corporation