

**Lee County Board of County Commissioners
Agenda Item Summary**

Blue Sheet No. 20021478

1. REQUESTED MOTION:

Approve the purchase of Parcel 151, Drainage Easement, a 187 square foot parcel, in the amount of \$600.00, Pondella Road Widening, from east of McNeill Road to Del Pine Drive, Project No. 4656, pursuant to the terms and conditions set forth in the Purchase Agreement; authorize Chairman on behalf of the BoCC to execute Purchase Agreement if offer is accepted by Seller; authorize the Division of County Lands to handle and accept all documentation necessary to complete this transaction and payment of all recording fees.

WHY ACTION IS NECESSARY: The Board must formally accept all real estate conveyances to Lee County.

WHAT ACTION ACCOMPLISHES: The acquisition of property during the voluntary phase of the project, thus avoiding the Board's need to exercise its power of Eminent Domain at a future date.

2. DEPARTMENTAL CATEGORY: 06
COMMISSION DISTRICT #: 4

C60

Date Critical!
3. MEETING DATE:
01-07-2003

4. AGENDA:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON

TIME REQUIRED:

5. REQUIREMENT/PURPOSE:

- (Specify)
- STATUTE 73.125
 - ORDINANCE
 - ADMIN.
 - OTHER Resolution of Necessity
- Blue Sheet No. 20020239

6. REQUESTOR OF INFORMATION

- A. COMMISSIONER
- B. DEPARTMENT Independent Division
- C. DIVISION County Lands *CC 12-20-02*
- BY: *Karen L.W. Forsyth, Director*

KWF

7. BACKGROUND:

The Division of County Lands has been requested by the Department of Transportation to acquire property that is necessary for the Pondella Road Widening, from east of McNeill Road to Del Pine Drive, Project No. 4656.

This acquisition consists of a drainage easement (+/-187 sq. ft.) from vacant property located at 1012 and 1020 Pondella Road, North Ft. Myers, further identified as STRAP Numbers 04-44-24-00-00069.0000 and .0020.

The property owners, Henry Schlichte and Edith E. Schlichte, husband and wife, have agreed to sell the easement for \$600.00. The parcel was not appraised because the cost of an appraisal is estimated to be \$1,000.00. Previously, the parent tract was appraised at \$2.30 per square foot.

Staff is of the opinion that the purchase price of \$600.00 is justified considering the costs associated with condemnation proceedings estimated to be between \$1,500 - \$3,000, excluding land value increases and attorney fees.

Staff recommends the Board approve the Requested Motion.

Funds are available in Account No. 20465618805.506110
 20 - Capital Projects
 4656 - Pondella Road Widening
 18805 - Impact Fees
 50.6110 - Land

ATTACHMENTS:
 Purchase Agreement
 Title Search
 Appraisal Data
 Sales History

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
<i>K. Forsyth</i>	<i>N/A</i>	<i>N/A</i>	<i>SAO 12/23/02</i>	<i>John J. P. 12-23-02</i>	<i>OA 12/23/02</i>	<i>OM 12/23/02</i>	<i>RISK 12/23/02</i>	<i>GC 12/23/02</i>	<i>[Signature]</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
 Date: *12/23/02*
 Time: *11:30 AM*
 Forwarded To: *12/23/02 1:12 pm*

RECEIVED BY COUNTY ADMIN. *EW/AM*
12/23/02
 COUNTY ADMIN. FORWARDED TO:
LEG CLERK
12/23 4:45

1504/51

FILE NO: TC-F11557
TITLE SEARCH LETTER

To the following described lands
lying and being in Lee County, Florida:

The West 300 feet of the South 210 feet of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 4, Township 44 South, Range 24 East, Lee County, Florida. Less the Southerly 40 feet for right-of-way of Pondella Road (State Road 78A).

PREPARED BY
TRI COUNTY TITLE INSURANCE AGENCY, INC.
8660 College Parkway, Suite 200
Fort Myers, Florida 33919
(941) 437-3144
Fax (941) 437-3148

Our "TRI" stands for
TRUST, RELIABILITY AND INTEGRITY

November 9, 2001

TITLE SEARCH LETTER

FILE NUMBER: TC-F11557
YOUR FILE NO:

STRAP NUMBER: 04-44-24-00-00069.0000

TAX INFORMATION:

General and special taxes and assessments required to be paid in the year 2002 and subsequent years, which are not yet due and payable. Strap # 04-44-24-00-00069.0000. 2001 taxes are due in the amount of \$1,273.14, if paid by November 30, 2001.

Tri-County Title Insurance Agency, Inc. does hereby certify that it has searched the Public Records of Lee County, Florida, and that said Public Records appear as follows, to wit:

OWNER(S) OF RECORD: HENRY SCHLICHTER and EDITH E. SCHLICHTER, Husband and Wife

BY Warranty Deed, AS RECORDED IN Official Records Book 1677, Page 471, of the Public Records of Lee County, Florida.

MORTGAGES: NONE

LIENS: NONE

ASSESSMENTS: NONE

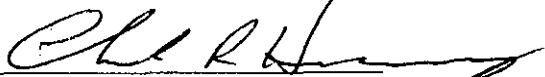
EASEMENTS & RESTRICTIONS:

Lee County Mandatory Garbage Collection Assessment Ordinance 86-14 recorded in Official Records Book 2189, Page 3281, and amended in Official Records Book 2189, Page 3334, of the Public Records of Lee County, Florida.

EFFECTIVE DATE: November 4, 2001

This report, while believed to be correct, is necessarily based upon information obtained through the Index of Documents maintained by the Clerk of the Circuit Court and therefore is subject to any errors in such index. This company does not offer any opinion with regard to the validity of any of the recorded documents or the marketability of the title to this property. This report is confined and limited to showing the apparent owner of record and any liens or encumbrances shown in the Public Records of the county wherein the subject property is located.

BY:



Dena E. Weygant/Charles R. Hannaway/Jeanette B. Goff
TRI-COUNTY TITLE INSURANCE AGENCY, INC.

Parcel: 150/151
Project: Pondella Road Widening, Phase III, No. 4656
STRAP No.: 04-44-24-00-00069.0000 and .0020 _____

EASEMENT PURCHASE AGREEMENT

This Agreement made and entered into this ____ day of _____, 20 ____, by and between HENRY SCHLICHTE AND EDITH E. SCHLICHTE, husband and wife, whose address is 61 Mango Street, Fort Myers Beach, FL 33931, hereinafter referred to as Owner, and **LEE COUNTY**, a political subdivision of the State of Florida, for the use and benefit of said County, hereinafter referred to as Purchaser.

Whereas, Purchaser requires a perpetual easement located and described as set forth in Exhibit "A", attached hereto and made a part hereof by reference, for the construction and maintenance of a drainage easement.

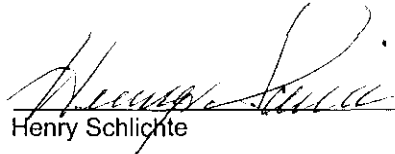
- a) Owner will grant said easement to Purchaser for the sum of \$600.00; Purchaser to pay recording costs, documentary stamps and title insurance.
- b) Owner agrees that said easement will be granted to Purchaser by execution of a perpetual easement in form and substance as provided by Purchaser.
- c) Purchaser will pay Owner the amount agreed upon in item (a) of this agreement by County Warrant within 30 days of the execution and acceptance of this Easement Purchase Agreement and the Perpetual Easement instrument by Purchaser.
- d) Owner agrees that Purchaser, his successors and assigns will be allowed to use said perpetual easement area as specified in the Perpetual Easement instrument.
- e) Purchaser agrees to complete construction within the easement area in a timely manner.

IN WITNESS WHEREOF, the parties have caused these presents to be executed in their respective names on the date first above written.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**



1st Witness Signature

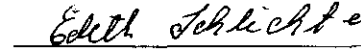


Henry Schlichte Owner

2nd Witness Signature



1st Witness Signature



Edith Schlichte Owner

2nd Witness Signature

ATTEST:

CHARLIE GREEN, CLERK

LEE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

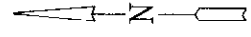
By: _____
Chairman or Vice-Chairman

APPROVED AS TO LEGAL FORM

Office of County Attorney

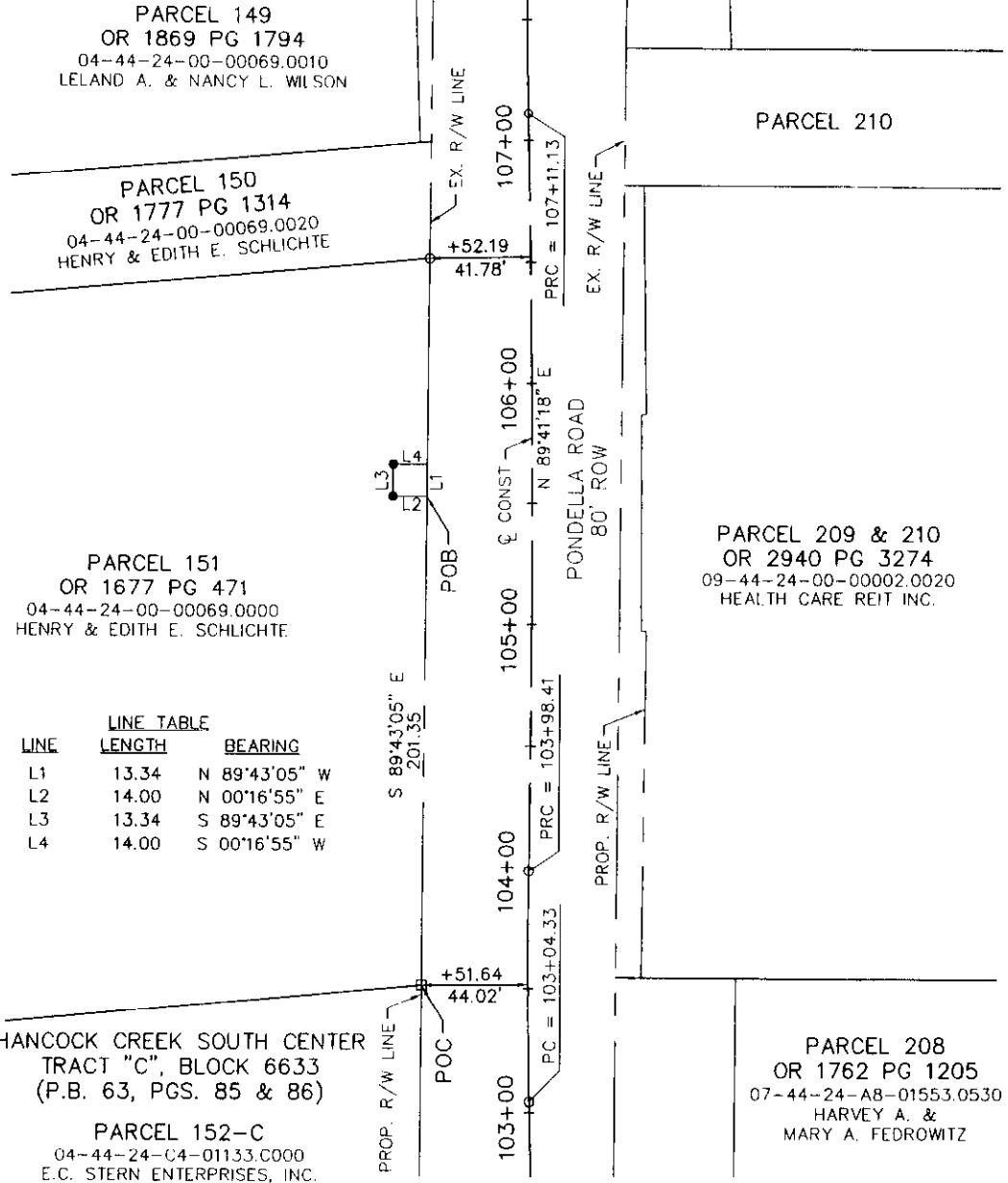
SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

PARCEL NO. 151
PROPERTY OWNER: HENRY AND EDITH E. SCHLICHTE
REFERENCE: Q.R. 1677, PG 471
STRAP NO.: 04-44-24-00-00069.0020
AREA OF TAKE: 187 SQ. FT.
AREA OF REMAINDER: 1.16 AC



SCALE: 1" = 60'

- - SET 5/8" IRON ROD & CAP STAMPED "LB 3664"
- - FOUND 1/2" IRON ROD & CAP STAMPED "PLS 2554"
- - FOUND 4"x4" CONCRETE MONUMENT



LINE	LENGTH	BEARING
L1	13.34	N 89°43'05" W
L2	14.00	N 00°16'55" E
L3	13.34	S 89°43'05" E
L4	14.00	S 00°16'55" W

P.O.B. = POINT OF BEGINNING
R/W = RIGHT-OF-WAY

DRAINAGE EASEMENT SHEET 1 OF 2

AGNOLI
BARBER &
BRUNDAGE, Inc.
Professional engineers, planners, & land surveyors
Collier County: Suite 200, 7480 Tamiami Trail, North, Naples, FL 34109 (941) 887-3111
Lee County: Suite 101, 1898 Benday Street, Fort Myers, FL 33901 (941) 337-3111
Certificate of Authorization Nos. LB 3664 and SB 3664 Fax: (941) 696-2203

DESCRIPTION: PARCEL 151 DRAINAGE EASEMENT
CLIENT: LEE COUNTY D.O.T. & ENGINEERING
REVISION:
SCALE: 1" = 60' DATE: DEC. 19, 2002
DRAWN BY: JAN PROJECT NO.: 7904-3
ACAD NO.: 8187-9DE FILE NO.: 8187

(COUNTY PROJECT NUMBER 4656)

DESCRIPTION OF DRAINAGE EASEMENT


ALL THAT PART OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 1677, PAGE 471, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF HANCOCK CREEK SOUTH CENTER AS RECORDED IN PLAT BOOK 63, PAGES 85 AND 86;
THENCE SOUTH 89°43'05" EAST 201.35 FEET;
THENCE NORTH 00°16'55" EAST 14.00 FEET;
THENCE SOUTH 89°43'05" EAST 13.34 FEET;
THENCE SOUTH 00°16'55" WEST 14.00 FEET;
THENCE NORTH 89°43'05" WEST 13.34 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED;

CONTAINING 187 SQUARE FEET OF LAND MORE OR LESS;
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEY DATE: NOVEMBER 20, 2001

AGNOLI, BARBER & BRUNDAGE, INC.
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS AND MAPPERS

BY  _____
GUY P. ADAMS, P.S.M. NO. 4390


THIS BOUNDARY SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES IS PROHIBITED BY CHAPTER 61G17-6 (2)(E) FLORIDA ADMINISTRATIVE CODE.

ABSTRACT NOT REVIEWED

NOTES:

1. THIS DRAINAGE EASEMENT WAS BASED ON THE RIGHT-OF-WAY MAPS PREPARED BY INK ENGINEERING, INC.
2. AREAS WERE BASED ON INFORMATION FROM THE LEE COUNTY PROPERTY APPRAISER'S OFFICE.
3. IMPROVEMENTS WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.
4. THE FRONT CORNERS WERE NOT SET UNDER THE SCOPE OF THIS SURVEY.

DRAINAGE EASEMENT SHEET 2 OF 2

 AGNOLI BARBER & BRUNDAGE, INC. Professional engineers, planners, & land surveyors Collier County: Suite 200, 7400 Tamiami Trail, North, Naples, FL 34108 (941)587-3111 Lee County: Suite 101, 1825 Hendry Street, Fort Myers, FL 33901 (941)337-3111 Certificate of Authorization Nos. LB 3084 and EB 3084 Fax: (941)588-2205	DESCRIPTION: PARCEL 151 DRAINAGE EASEMENT	
	CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
	REVISION:	SCALE: <u>N.T.S.</u> DATE: <u>DEC. 19, 2002</u>
		DRAWN BY: <u>JAN</u> PROJECT NO.: <u>7904-3</u>
	ACAD NO: <u>8187-9DE</u> FILE NO: <u>8187</u>	

This Instrument Prepared by:
COUNTY LANDS DIVISION
P.O. Box 398
Fort Myers, FL 33902-0398
Parcel: 150
Project: Pondella Road Widening, No. 4656
Strap No.: 04-44-24-00-00069.0020

THIS SPACE FOR RECORDING

**PERPETUAL STORMWATER
DRAINAGE EASEMENT**

This easement grant is made between Henry Schlichte and Edith E. Schlichte, husband and wife, owner whose address is 61 Mango Street, Fort Myers Beach, Florida 33931 (Grantor) and LEE COUNTY, a political subdivision of the State of Florida, whose address is P.O. Box 398, Fort Myers, Florida 33902-0398 (Grantee) as follows:

1. In consideration of the sum of one dollar and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor grants to Grantee, its successors and assigns, a drainage easement in, over and across that portion of Grantor's property legally described in Exhibit "A".
2. Grantee has the right and authority to construct and maintain stormwater drainage facilities, including the installation of pipe, within the easement area in accordance with appropriate permits issued for construction and maintenance.
3. Grantee also has the right and authority to remove or trim any roots, trees or other vegetation or structures, including fencing, within the easement area in order to properly install the stormwater drainage facilities.
4. Grantor may use the easement area for landscaping (except trees), walkway, drainage or similar uses, provided no structures, such as sheds, carports, garages or other buildings, are constructed within the easement area.
5. Title to any drainage facilities constructed in the easement area will remain in the Grantee, its successors or assigns.
6. Grantor warrants that subject to any existing public roadway or utility easements, Grantor is in lawful possession of the subject property free and clear of all liens and encumbrances, except those recorded in the public records, and has the right and power to convey this easement.
7. This easement runs with the land and is binding on Grantor and Grantor's successors and assigns.

Dated: _____, 20__

1st Witness Signature

Grantor (Date)
Henry Schlichte

Printed Name of 1st Witness

2nd Witness Signature

Printed Name of 2nd Witness

1st Witness Signature

Grantor (Date)
Edith E. Schlichte

Printed Name of 1st Witness

2nd Witness Signature

Printed Name of 2nd Witness

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____
(name of person acknowledged)

who is personally known to me or who has produced _____
(type of identification)
as identification.

SEAL

Signature of Notary Public

(Name typed, printed or stamped)
(Title or Rank)
(Serial Number, if any)



August 27, 2002

Mr. Robert G. Clemens, SR, WA
Acquisition Program Manager
Lee County Department of Public Works
Division of County Lands
Post Office Box 398
Fort Myers, Florida 33902-0398

Re: Parcel 150/151
Pondella Road Widening Project, Phase III
Slope Easement Located at 1012 and 1020
Pondella Road, North Fort Myers, Florida 33903
Property Owner: Henry Schlichte and Edith E.
Schlichte, husband and wife
Appraisal No.: 020302

Dear Mr. Clemens:

At your request, we have analyzed the proposed acquisition that will encumber the approximate south 10 feet of combined parent tract located at 1012 and 1020 Pondella Road, North Fort Myers, Florida 33903. The proposed acquisition is a slope easement as identified by the parcel sketches and legal descriptions provided to us prepared by Agnoli, Barber & Brundage, Inc., identified as File No. 8187, dated February 1, 2002. According to the parcel sketch and legal description, the acquisition that is to occur will be a partial take for the purpose of widening Pondella Road. In valuing a partial take, the market value of the real property and property rights sought to be acquired and damages or special benefits to the remaining real property and property rights are estimated. It is our understanding that the intended use of this market value estimate is for purchase negotiations between Lee County and the subject property owner for acquisition by Lee County.

The market value estimate reported herein is the result of a Complete Appraisal Process and is reported to you in the format requested by you, a Summary Appraisal Report Format. The Summary Appraisal Report Format is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it presents only summary discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraisers' opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of our client and is for the intended use stated herein. The appraisers are not responsible for unauthorized use of this report.

Specifically, the purpose of this appraisal is to (1) estimate the market value of the entire ownership; and (2)

SUMMARIZED SECTIONS OF THE REPORT DOCUMENT (continued)

MARKET VALUE OF THE TAKE AREA
3,533 square feet @ \$2.30 per sf x 25% = \$2,031.48
Rounded to \$2,000.00

The allocation between the value of the part taken and the value of the remainder as part of the whole can be accomplished as follows:

Total Market Value of the Parent Tract:	59,160 sf @ \$2.30 per square foot	\$136,000.00
Value of Part Taken as a Part of the Whole:	3,533 sq. ft. @ \$2.30 per sq. ft. x 25%	\$2,000.00
Value of Remainder as a Part of the Whole:		\$134,000.00

DESCRIPTION AND VALUATION OF THE REMAINDER PROPERTY, AS SEVERED

DESCRIPTION OF THE ACQUISITION

The proposed acquisition is described as a "slope easement" and will encumber the southerly portion of the parent tract. The previously referenced site sketches indicates the easement will contain a total area of 3,533 square feet. Dimensions are as follows: 10.04' x 48.00' + 84.36' x 4.00' x 13.34' x 4.00 x 202.29' x 10.04' x 300.00' + 48.00'. A slope easement gives the easement owner the "right, privilege and authority to construct, replace, repair, remove, extend, and maintain a slope/restoration easement on the Easement Parcel to support, reinforce, and stabilize the adjacent public roadway." There are no improvements of any value located within the proposed acquisition. We have been provided with a parcel sketches and legal descriptions of the acquisition areas for Parcels 150 and 151; copies of which are included in this Addenda.

PROJECT DESCRIPTION

The propose acquisition is a public one, with the intended purpose of widening the remaining two-lane portion of Pondella Road to five lanes. We have been provided with Construction Plans for Pondella Road Widening from 19th Place to West of Henkel Drive as well as right of way drawings. Parcel 150/151 is located at Stations 104, 105, 106 and 107. The road widening project will result in a grade change as well as increasing the width of the right-of-way. Copies of all relevant sheets can be found in the addendum of this report.

DESCRIPTION OF THE REMAINDER PROPERTY, AS SEVERED

The remainder parcel as severed will be the parent tract encumbered with the previously referenced slope easement. In essence, the parent tract will still contain 59,160 square feet, yet will be encumbered with a 3,533 square foot slope easement, about 10' wide, along the southerly property boundary.

HIGHEST AND BEST USE ANALYSIS OF THE REMAINDER, AS SEVERED

Highest and Best Use as though Vacant

In analyzing the highest and best use of the site as vacant and as severed, the same four criterial must be analyzed: *legally permissible, physically possible, financially feasible, and maximally productive*. In applying these tests to the parent tract, it was concluded that the highest and best use was for future commercial development. The remainder parcel as severed will not be reduced in size, it will be encumbered with a 3,533 square foot slope easement along the south boundary. This easement is well within front setbacks. The effect of the acquisition is nominal

SUMMARY OF ANALYSIS AND VALUATION - REMAINDER PARCEL, AS SEVERED

To value the remainder parcel, as severed, the same land sales and listings utilized in the valuation of the parent tract were analyzed. The conclusion is that the remainder property will have an estimated market value, as severed equal to the market value as part of the whole, \$134,000.00.

COMPARABLE SALES GRID

	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
OR Book/Page		3585/2110	3267/3712	3443/1646	3379/0720	3628/2988
Sales Price		\$85,000.00	\$47,500.00	\$85,000.00	\$26,600.00	\$125,000.00
Sale Terms						
Financing		Cash Indicated	Cash Indicated	Cash Indicated	Mtg. \$21,430	Mtg. \$62,000.00
Adjustment		-0-	-0-	-0-	-0-	-0-
Motivation		Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length
Adjustment		-0-	-0-	-0-	-0-	-0-
Other		None	None	None	None	None
Adjustment		-0-	-0-	-0-	-0-	-0-
Cash Equivalent Sale Price		\$85,000.00	\$47,500.00	\$85,000.00	\$26,600.00	\$125,000.00
Sale Date		2/25/02	06/14/00	07/02/01	03/14/01	04/15/02
Adjustment		-0-	-0-	-0-	-0-	-0-
Time Adj. \$ Equiv. Sale Price		\$85,000.00	\$47,500.00	\$85,000.00	\$26,600.00	\$125,000.00
Site Characteristics						
Improved	No	Yes-Old house	No-Vacant	No-Vacant	No-Vacant	No-Vacant
Shape	Rectangular	Typical	Typical	Typical	Irregular	Typical
Total Site Size (sf)	59,160	41,027	19,080	33,105.6	13,215	59,888
Sales Price per SF	-	\$2.07	\$2.49	\$2.57	\$2.01	\$2.09
Location	Interior	Interior	Corner	Corner	Corner	Corner
Main Arterial	Pondella	Pondella	Pine Island Road	Bayshore Road	Bayshore Road	Pine Island Road
Zoning	C-1	RS-1	CC	CC	C-1A	CN-2
Land Use District	Suburban	Central Urban	Central Urban	Central Urban	Central Urban	Central Urban
Overlay District	N/A	N/A	N/A	N/A	N/A	N/A
Adjustments						
Shape	Typical	Typical	Typical	Typical	Irregular	Typical
Adjustment		-0-	-0-	-0-	10%	-0-
Location	Pondella	Pondella	Pine Island Road	Bayshore Road	Bayshore Road	Pine Island Road
Adjustment		-0-	-0-	-0-	-0-	-0-
Size	Good	Good	Good	Good	Inferior	Equal
Adjustment		-0-	-0-	-0-	10%	-0-
Net Adjustments		-0-	-0-	-0-	20%	-0-
Adjusted Price		\$2.07	\$2.49	\$2.57	\$2.41	\$2.09

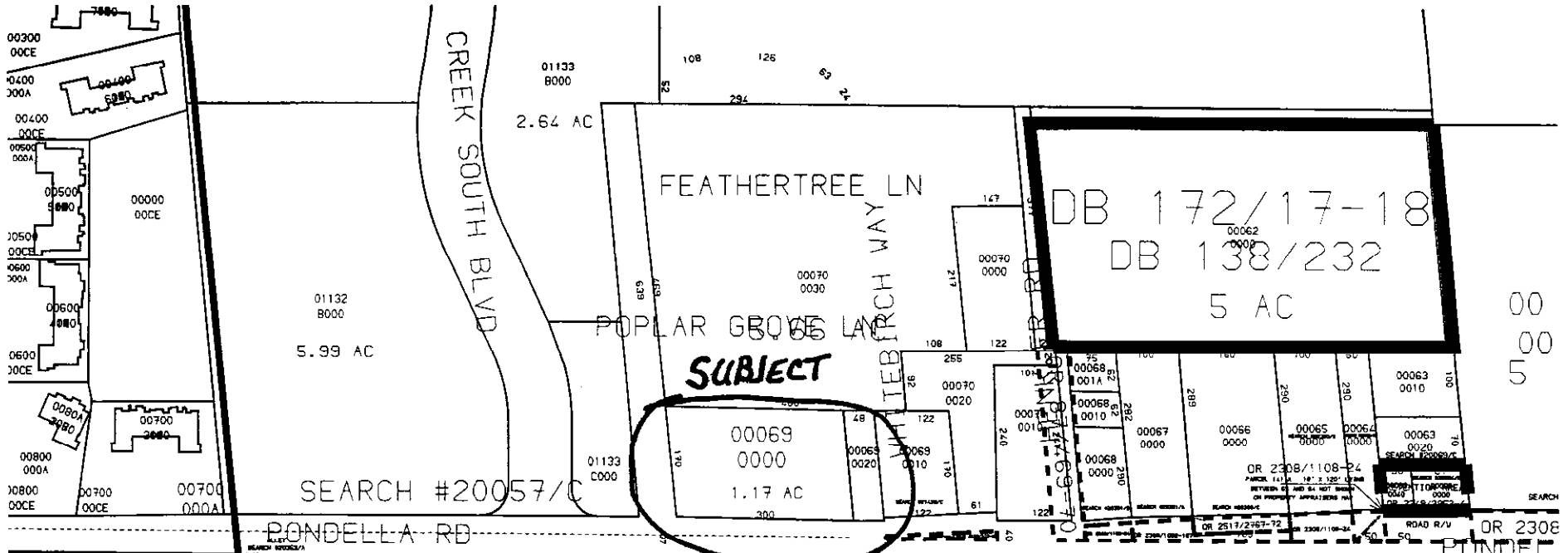
5-Year Sales History

Parcel No. 150/151

Pondella Road Widening, Project No. 4656

Grantor	Grantee	Sale Date	Purchase Price	Arms Length Y/N
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NO SALE IN THE LAST FIVE YEARS

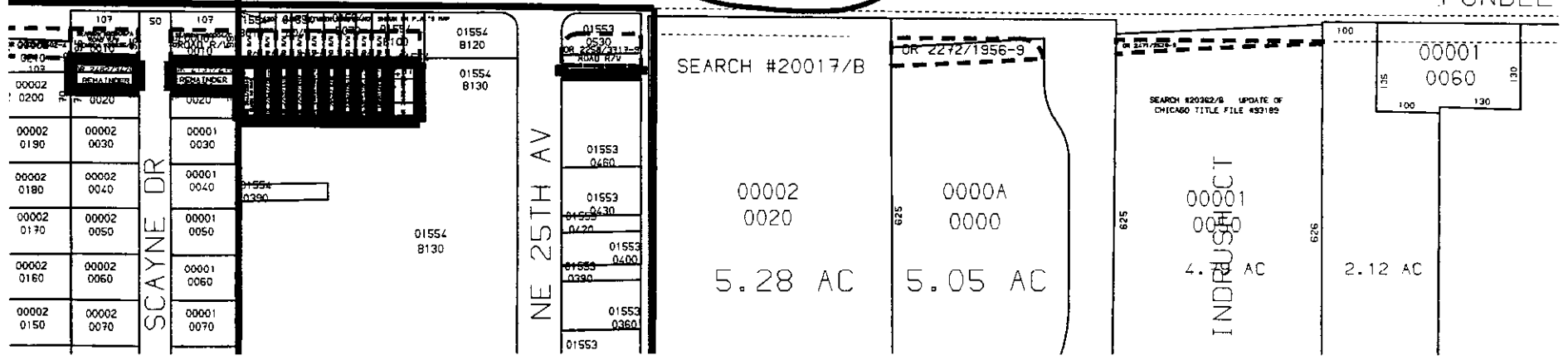


DB 172/17-18
 DB 138/232
 5 AC

00069
 0000
 1.17 AC

SEARCH #20057/C

00
 00
 5



SEARCH #20017/B

OR 2272/1956-9

00002
 0020
 5.28 AC

0000A
 0000
 5.05 AC

SEARCH #20362/B UPDATE OF CHICAGO TITLE FILE #37185
 INDRUSHOCHT
 00001
 00000
 4. AC

00001
 0060
 2.12 AC

107	50	107	01554 8120
00002	00002	00001	01554 8130
0190	0030	0030	
00002	00002	00001	01554 8130
0180	0040	0040	
00002	00002	00001	
0170	0050	0050	
00002	00002	00001	
0160	0060	0060	
00002	00002	00001	
0150	0070	0070	

SCAYNE DR

NE 25TH AV

OR 2308
 PONDELLA RD