

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

Blue Sheet No. 20030227

1. REQUESTED MOTION:

ACTION REQUESTED: Approve the acquisition of Parcel 214, for the Three Oaks Parkway South Extension Project No. 4043, in the amount of \$67,000, pursuant to the terms and conditions set forth in the Agreement for Purchase and Sale of Real Estate; authorize the Chairman on behalf of the Board of County Commissioners to sign the Purchase Agreement; authorize payment of necessary costs to close; authorize the Division of County Lands to handle and accept all documentation necessary to complete this transaction.

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.

2. DEPARTMENTAL CATEGORY: 06
COMMISSION DISTRICT #: 3 *C6V*

3. MEETING DATE:
03-11-2003

4. AGENDA:
 CONSENT
 ADMINISTRATIVE
 APPEALS
 PUBLIC
 WALK ON
TIME REQUIRED:

5. REQUIREMENT/PURPOSE:
(Specify)
 STATUTE 125
 ORDINANCE
 ADMIN.
 OTHER

6. REQUESTOR OF INFORMATION
A. COMMISSIONER
B. DEPARTMENT *Independent*
C. DIVISION *County Lands*
BY: *Karen L. W. Forsyth, Director*

7. BACKGROUND: Pursuant to an agreement with the City of Bonita Springs, the Division of County Lands has been requested by the Department of Transportation to acquire property for the Three Oaks Parkway South Extension Project No. 4043.

This acquisition consists of the fee interest in the property, improved with a single-family mobile home, located at 26640 Nomad Drive, being further identified as STRAP No.: 25-47-25-B4-00201.0340

The owner of Parcel 214, Blanca Alanis, has agreed to sell the property to the County for \$67,000.00, which is inclusive of moving expenses. The County is to pay costs to close of approximately \$1,500. The seller is responsible for real estate broker and attorney fees, if any.

The property was appraised by the firm of Carlson, Norris and Associates, Incorporated. The salient appraisal data is attached for reference.

Staff recommends that the Board approve the Requested Motion.

Funds will be available in Account 20404330709.506110
20 - CIP
4043 - Three Oaks Parkway South Extension
30709 - Trans-Capital - Bonita
506110 - Land

Attachments: Purchase Agreement
Appraisal
Letter from City of Bonita Springs
Ownership/Title Data
5-Year 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>H. Forsyth</i>			<i>John J. Morgan</i> 2-25-03	<i>John J. Morgan</i> 2-25-03	OA <i>2/26/03</i>	OM <i>2/26/03</i>	RISK <i>2/26/03</i>	GC <i>2/26/03</i>	<i>[Signature]</i>

10. COMMISSION ACTION:
 APPROVED
 DENIED
 DEFERRED
 OTHER

Rec. by CoAtty
Date: *2/24/03*
Time: *3:10 PM*
Forwarded To:
Co. ADM.
2/25/03 4PM

RECEIVED BY
COUNTY ADMIN. *GW*
2-25-03
4:30
COUNTY ADMIN
FORWARDED TO: *BH*
Joe S

This document prepared by:

Lee County
County Lands Division
Project: Three Oaks Parkway Extension, No. 4043
Parcel: 214/Alanis
STRAP No.: 25-47-25-B4-00201.0340

BOARD OF COUNTY COMMISSIONERS

LEE COUNTY

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

THIS AGREEMENT for purchase and sale of real property is made this ____ day of _____, 20__ by and between Blanca Alanis, a married person, hereinafter referred to as SELLER, whose address is, 26640 Nomad Drive, Bonita Springs, Florida 34135, and Lee County, a political subdivision of the State of Florida, hereinafter referred to as BUYER.

WITNESSETH:

1. **AGREEMENT TO PURCHASE AND TO SELL:** SELLER agrees to sell and BUYER agrees to purchase, subject to the terms and conditions set forth below, a parcel of land consisting of .187 acres more or less, and located at 26640 Nomad Drive, Bonita Springs, Florida 34135 and more particularly described as Lot 34, Block 1, of that certain subdivision known as LEITNER CREEK MANOR, Unit 2, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 30, Pages 79 and 80, hereinafter called "the Property." This property will be acquired for the Three Oaks Parkway South Extension Project, hereinafter called "the Project."

2. **PURCHASE PRICE AND TIME OF PAYMENT:** The total purchase price ("Purchase Price") will be Sixty-Seven Thousand and No/100 (\$67,000.00), payable at closing by County Warrant.

3. **EVIDENCE OF TITLE:** BUYER will obtain at BUYER'S expense an American Land Title Association Form B Title Commitment and provide title insurance Owner's Policy in the amount of the Purchase Price, from a title company acceptable to BUYER. The commitment will be accompanied by one copy of all documents that constitute exceptions to the title commitment. The commitment will also show title to be good and marketable with legal access, subject only to real estate taxes for the current year, zoning and use restrictions imposed by governmental authority, and restrictions and easements common to the area.

4. **CONDITION OF PROPERTY; RISK OF LOSS:** BUYER has inspected the Property and, except as is otherwise provided herein, accepts the Property in the condition inspected. Any loss and/or damage to the Property occurring between the date of this offer and the date of closing or date of possession by BUYER, whichever occurs first, will be at SELLER's sole risk and expense. However, BUYER may accept the damaged property and deduct from the purchase price any expenses required to repair the damage, or BUYER may cancel this Agreement without obligation.

5. **SELLER'S INSTRUMENTS AND EXPENSES:** SELLER will pay for and provide:

- (a) A statutory warranty deed, and an affidavit regarding liens, possession, and withholding under FIRPTA in a form sufficient to allow "gap" coverage by title insurance;
- (b) documentary stamps on deed;
- (c) utility services up to, but not including the date of closing;
- (d) taxes or assessments for which a bill has been rendered on or before the date of closing;
- (e) payment of partial release of mortgage fees, if any;
- (f) SELLER's attorney fees, if any.

6. **BUYER'S INSTRUMENTS AND EXPENSES:** BUYER will pay for:

- (a) Recording fee for deed;
- (b) survey, (if desired by BUYER).

7. **TAXES:** SELLER will be charged for Real Estate taxes and personal property taxes (if applicable) up to, but not including the date of closing.

8. **DEFECTS IN TITLE AND LEGAL ACCESS:** Prior to closing, BUYER will have a reasonable time to examine the title and documents establishing legal access to the property. If title or legal access is found to be defective, BUYER will notify SELLER in writing of the defects and SELLER will make a prompt and diligent effort to correct such defects. If SELLER fails to make corrections within 60 days after notice, BUYER may elect to accept the Property in its existing condition with an appropriate reduction to the purchase price, or may terminate this Agreement without obligation.

9. **SURVEY:** BUYER may order the Property surveyed at BUYER's expense. SELLER agrees to provide access to the Property for the survey to be performed. If the survey shows a discrepancy in the size or dimensions of the Property, or shows encroachments onto the Property or that improvements located on the Property encroach onto adjacent lands, or if the survey identifies violations of recorded covenants or covenants of this Agreement, upon notice to the SELLER, the BUYER may elect to treat those discrepancies, violations or encroachments as a title defect.

10. **ENVIRONMENTAL AUDIT:** BUYER may perform or have performed, at BUYER's expense, an environmental audit of the Property. If the audit identifies environmental problems unacceptable to the BUYER, BUYER may elect to accept the Property in its existing condition with an appropriate abatement to the purchase price or BUYER may terminate this Agreement without obligation.

11. ABSENCE OF ENVIRONMENTAL LIABILITIES: The SELLER hereby warrants and represents that the Property is free from hazardous materials and does not constitute an environmental hazard under any federal, state or local law or regulation. No hazardous, toxic or polluting substances have been released or disposed of on the Property in violation of any applicable law or regulation. The SELLER further warrants that there is no evidence that hazardous, toxic or polluting substances are contained on or emitting from the property in violation of applicable law or regulation. There are no surface impoundments, waste piles, land fills, injection wells, underground storage areas, or other man-made facilities that have or may have accommodated hazardous materials. There is no proceeding or inquiry by any governmental agency with respect to production, disposal or storage on the property of any hazardous materials, or of any activity that could have produced hazardous materials or toxic effects on humans, flora or fauna. There are no buried, partially buried, or above-ground tanks, storage vessels, drums or containers located on the Property. There is no evidence of release of hazardous materials onto or into the Property.

The SELLER also warrants that there have been no requests from any governmental authority or other party for information, notices of claim, demand letters or other notification that there is any potential for responsibility with respect to any investigation or clean-up of hazardous substance releases on the property. All warranties described herein will survive the closing of this transaction.

In the event the SELLER breaches the warranties as to environmental liability, SELLER agrees to indemnify and hold the BUYER harmless from all fines, penalties, assessments, costs and reasonable attorneys' fees resulting from contamination and remediation of the property.

12. TIME AND BINDING AGREEMENT: Time is of the essence for closing this transaction. The BUYER's written acceptance of this offer will constitute an Agreement for the purchase and sale of the Property and will bind the parties, their successors and assigns. In the

event the BUYER abandons this project after execution of this Agreement, but before closing, BUYER may terminate this Agreement without obligation.

13. DATE AND LOCATION OF CLOSING: The closing of this transaction will be held at the office of the insuring title company on or before sixty (60) days from the date this Agreement is made. The time and location of closing may be changed by mutual agreement of the parties.

14. ATTORNEYS' FEES: The prevailing party in any litigation concerning this Agreement will be entitled to recover reasonable attorneys' fees and costs.

15. REAL ESTATE BROKERS: SELLER hereby agrees to indemnify and hold the BUYER harmless from and against any claims by a real estate broker claiming by or through SELLER.

16. POSSESSION: SELLER warrants that there are no parties in possession other than SELLER unless otherwise stated herein. SELLER agrees to deliver possession of Property to BUYER at time of closing unless otherwise stated herein.

17. TYPEWRITTEN/HANDWRITTEN PROVISIONS: Typewritten and handwritten provisions inserted herein or attached hereto as addenda, and initialed by all parties, will control all printed provisions in conflict therewith.

18. SPECIAL CONDITIONS: Any and all special conditions will be attached to this Agreement and signed by all parties to this Agreement.

WITNESSES:

Anna Mendral
Josef Feich/Soniz

SELLER:

Blanca & Alani 1-29-03
BLANCA ALANIS (DATE)

WITNESSES:

SELLER:

(DATE)

CHARLIE GREEN, CLERK

BUYER:
LEE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

BY: _____
DEPUTY CLERK (DATE)

BY: _____
CHAIRMAN OR VICE CHAIRMAN

APPROVED AS TO LEGAL FORM
AND SUFFICIENCY

COUNTY ATTORNEY (DATE)

SPECIAL CONDITIONS

BUYER: Lee County
SELLER: Blanca Alanis
PARCEL NO.: 214

BUYER and SELLER hereby covenant that the Purchase Price recited herein, except as noted below, includes payment for moving expenses, the manufactured home (Model), additions, improvements, detached shed(s), landscaping and for all fixtures, including but not limited to, built-in-appliances, air conditioning units, hot water heaters, ceiling fans, screen enclosures, windows, awnings, doors and floor covering, as of the date of the BUYER'S appraisal.

BUYER'S authorized agent will inspect the house and all other real property and improvements prior to closing. Removal of any fixture(s) by SELLER may cause a delay in closing and a reduction in the Purchase Price. All additional costs associated with any breach of this covenant will be paid by the SELLER. This covenant shall survive closing.

Upon the BUYER'S written acceptance of this Agreement, SELLER hereby gives permission allowing entry to the premises by County Representatives, upon first receiving 48 hours prior notice, in order for the premises to be inspected to determine if relocating any or all real estate improvements is feasible subsequent to closing and the County taking possession of the Property.

WITNESSES:

[Handwritten signature]

SELLER:

[Handwritten signature] 1-29-03
BLANCA ALANIS (DATE)

[Handwritten signature]

WITNESSES:

[Blank lines for witness signature]

SELLER:

[Blank line for seller signature] (DATE)

CHARLIE GREEN, CLERK

BUYER:
LEE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

BY: [Blank line]
DEPUTY CLERK (DATE)

BY: [Blank line]
CHAIRMAN OR VICE CHAIRMAN

APPROVED AS TO LEGAL FORM
AND SUFFICIENCY

[Blank line]
COUNTY ATTORNEY (DATE)

Summary Appraisal Report **UNIFORM RESIDENTIAL APPRAISAL REPORT**

File No. 02-78-04

Property Address 26640 Nomad Drive Parcel 214** City Bonita Springs State FL Zip Code 34135-5347
 Legal Description Lot 34, Leitner Creek Manor Unit 2 Blk 1, PB 30, PG 80 County Lee
 Assessor's Parcel No. 25-47-25-B4-00201.0340 Tax Year 2001 R.E. Taxes \$ 671.52 Special Assessments \$ 189/Yr
 Borrower McKNIGHT, Paul Eugene Current Owner Paul Eugene McKnight Occupant: Owner Tenant Vacant
 Property rights appraised Fee Simple Leasehold Project Type PUD Condominium (HUD/WA only) HOA \$ N/A /Mo.
 Neighborhood or Project Name Leitner Creek Manor Map Reference 25-47-25 Census Tract 0504.00
 Sale Price \$ Not a Sale Date of Sale N/A Description and \$ amount of loan charges/concessions to be paid by seller N/A
 Lender/Client Lee County - County Lands Address P.O. Box 398, Fort Myers, FL 33902-0398
 Appraiser Phil Benning, Associate Address 1919 Courtney Drive, Suite 14, Fort Myers, FL 33901

Location Urban Suburban Rural Predominant occupancy Single family housing Other
 Built up Over 75% 25-75% Under 25% AGE (yrs) 35 Present land use % 100 Land use change Not likely Likely
 Growth rate Rapid Stable Slow New In process
 Property values Increasing Stable Declining Vacant (0-5%) Vac. (over 5%) 100+ High 28 Multi-family To:
 Demand/supply Shortage In balance Over supply Commercial **Three Oaks Parkway
 Marketing time Under 3 mos. 3-6 mos. Over 6 mos. 40-80+ 15-20 Vacant 0 Extension Project

Note: Race and the racial composition of the neighborhood are not appraisal factors.
 Neighborhood boundaries and characteristics: Bordered by South Carolina Drive (N), I-75 (E), US Business 41 (W), E.Terry Street (S). Maturely developed with predominately single family and manufactured homes.
 Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):
There were no unfavorable marketing conditions observed in this single family residential neighborhood. The area consists of average-good quality homes that are adequately maintained and that have average-good appeal in the market. Service facilities (schools, parks, shopping, and employment centers) are located nearby. Stable to increasing employment and property values are prevalent.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):
No unusual marketing concessions are necessary for this market area. Resales are sold with conventional financing and cash. Fixed, adjustable rate and purchase money mortgages are available. Rates are currently in the 4.5% to 6.5% range. Supply & demand are in balance, with typical marketing time 4-6 months, with some sales taking more or less time depending on seller motivation (pricing). Sales concessions are not prevalent.

Project information for PUDs (if applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? Yes No N/A
 Approximate total number of units in the subject project N/A Approximate total number of units for sale in the subject project N/A
 Describe common elements and recreational facilities: N/A

Dimensions 60' x 136' per County Records Topography Level
 Site area 8,160 S.F. Corner Lot Yes No Size Typical
 Specific zoning classification and description MH-1, Mobile Home Conservation Shape Primarily Rectangular
 Zoning compliance Legal Legal nonconforming (Grandfathered use) Illegal No zoning Drainage Appears Adequate
 Highest & best use as improved: Present use Other use (explain) View Residential
 Utilities Public Other Off-site improvements Type Public Private Landscaping Typical
 Electricity Street Asphalt paved Driveway Surface Concrete
 Gas Curb/gutter None Apparent easements Standard Utility
 Water Sidewalk None FEMA Special Flood Hazard Area Yes No
 Sanitary sewer Street lights Pole lights FEMA Zone X Map Date 07/20/1998
 Storm sewer Alley None FEMA Map No. 1251240510D

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): No adverse site conditions observed; no site survey provided. The site is a typical building site. Site improvements: Fill/prep/landscaping/sod \$1,500, impact fee \$2,700, water/sewer \$4,000, concrete drive \$1,800.

GENERAL DESCRIPTION		EXTERIOR DESCRIPTION		FOUNDATION		BASEMENT		INSULATION	
No. of Units	<u>One</u>	Foundation	<u>Concrete Piers</u>	Slab	<u>None</u>	Area Sq. Ft.	<u>None</u>	Roof	<input type="checkbox"/>
No. of Stories	<u>One</u>	Exterior Walls	<u>MH/Vinyl</u>	Crawl Space	<u>Yes</u>	% Finished	<u>N/A</u>	Ceiling	<u>*Adeq.</u> <input checked="" type="checkbox"/>
Type (Det./Att.)	<u>Detached</u>	Roof Surface	<u>MH/Shingle</u>	Basement	<u>None</u>	Ceiling	<u>N/A</u>	Walls	<u>*Adeq.</u> <input checked="" type="checkbox"/>
Design (Style)	<u>Singlewide+</u>	Gutters & Dwnspnts.	<u>Aluminum</u>	Sump Pump	<u>None</u>	Walls	<u>N/A</u>	Floor	<input type="checkbox"/>
Existing/Proposed	<u>Existing</u>	Window Type	<u>Alum.Awning</u>	Dampness	<u>N/A</u>	Floor	<u>N/A</u>	None	<input type="checkbox"/>
Age (Yrs.)	<u>28/1974</u>	Storm/Screens	<u>No/Yes</u>	Settlement	<u>N/A</u>	Outside Entry	<u>N/A</u>	Unknown	<input type="checkbox"/>
Effective Age (Yrs.)	<u>12 years</u>	Manufactured House	<u>YES</u>	Infestation	<u>N/A</u>			*Assumed Adeq.	<input type="checkbox"/>

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.
Basement												<u>None</u>
Level 1	<u>Area</u>	<u>1</u>	<u>Area</u>	<u>1</u>		<u>1</u>		<u>3</u>	<u>2</u>	<u>1</u>		<u>1,206</u>
Level 2												

Finished area above grade contains: 7 Rooms, 3 Bedroom(s), 2 Bath(s), 1,206 Square Feet of Gross Living Area

INTERIOR	HEATING	KITCHEN EQUIP.	ATTIC	AMENITIES	CAR STORAGE
Floors <u>Carpet/Vinyl</u>	Type <u>Adeq.</u>	Refrigerator <input type="checkbox"/>	None <input checked="" type="checkbox"/>	Fireplace(s) # <u>None</u>	Driveway <input type="checkbox"/>
Walls <u>MH/Paneling</u>	Fuel <u>Cent.</u>	Range/Oven <input checked="" type="checkbox"/>	Stairs <input type="checkbox"/>	Patio <input type="checkbox"/>	Garage # of cars <input type="checkbox"/>
Trim/Finish <u>Clamshell</u>	Condition <u>Avg.</u>	Disposal <input checked="" type="checkbox"/>	Drop Stair <input type="checkbox"/>	Deck <input type="checkbox"/>	Attached <input type="checkbox"/>
Bath Floor <u>Vinyl</u>	COOLING <u>Adeq.</u>	Dishwasher <input checked="" type="checkbox"/>	Scuttle <input type="checkbox"/>	Porch <input type="checkbox"/>	Detached <input type="checkbox"/>
Bath Wainscot <u>Molded Fiberglass</u>	Central <u>Yes</u>	Fan/Hood <input checked="" type="checkbox"/>	Floor <input type="checkbox"/>	Fence <input type="checkbox"/>	Built-in <input type="checkbox"/>
Doors <u>MH Wood</u>	Other <u>Fans</u>	Microwave <input type="checkbox"/>	Heated <input type="checkbox"/>	Pool <input type="checkbox"/>	Carpport <input type="checkbox"/>
All in above average condition	Condition <u>Avg.</u>	Washer/Dryer <input type="checkbox"/>	Finished <input type="checkbox"/>	Storage Shed/32sf <input checked="" type="checkbox"/>	Driveway <u>3 Cars</u>

Additional features (special energy efficient items, etc.): Vinyl siding, carpet, vinyl kitchen, laundrybath floors, mica counters and cabinets, ceiling fans; window treatments; 120sf enclosed porch, & a 32sf frame storage shed.
 Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: No physical, functional or external obsolescence was noted. The improvements are of good quality, have been well maintained and are in well above average condition relative to actual age. Physical depreciation is based on a total economic life of the typical 35 years.
 Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.: No adverse environmental conditions noted on the subject site or in the immediate vicinity.

UNIFORM RESIDENTIAL APPRAISAL REPORT

Project No. 4043

File No. 02-78-04

Valuation Section

<p>ESTIMATED SITE VALUE Unimproved site = \$ 18,000</p> <p>ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:</p> <p>Dwelling 1,206 Sq. Ft. @ \$ 48.00 = \$ 57,888</p> <p>Encl. Porch, 120 Sq. Ft. @ \$ 30.00 = 3,600</p> <p>Frame storage shed, 32sf @ \$12.00/sf = 384</p> <p>Garage/Carport Sq. Ft. @ \$ =</p> <p>Total Estimated Cost New = \$ 61,872</p> <p>Less Physical Functional External</p> <p>Depreciation 21,216 = \$ 21,216</p> <p>Depreciated Value of Improvements = \$ 40,656</p> <p>*As-is* Value of Site Improvements = \$ 10,000</p> <p>INDICATED VALUE BY COST APPROACH = \$ 68,656</p>	<p>Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): See attached for floor plan and area calculations. Subject site is developed to its highest and best use. No apparent functional or locational obsolescence noted. See attached for comments on land value. Costs are supported by local known builder's costs & completed appraisals retained in the appraiser's office files.</p> <p>Depreciation - Economic Age/Life Method</p> <p>Estimated remaining economic life = 23 years.</p>
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ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	26640 Nomad Drive 25-47-25-B4-00201.0340	26788 Stardust Drive 25-47-25-B4-00211.0160	11243 Tango Drive 25-47-25-B4-00211.0100	11147 Safari Drive 25-47-25-B4-00205.0050
Proximity to Subject		0.19 mile southwest	0.15 mile southwest	0.24 mile southwest
Sales Price	\$ Not a Sale	\$ 70,000	\$ 75,000	\$ 64,600
Price/Gross Living Area	\$	\$ 60.76	\$ 60.10	\$ 61.17
Data and/or Verification Source	Inspection Pub. Records	ORB 3768 PG 1453 MLS/FARES/Lee County	ORB 3624 PG 0887 MLS/FARES/Lee County	ORB 3634 PG 3821 MLS/FARES/Lee County
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.
Sales or Financing Concessions		Conventional \$69,000	Conventional \$75,000	FHA \$64,000
Date of Sale/Time		11/05/02	04/16/02	04/30/02
Location	LeitnerCrkManor	LeitnerCrkManor	LeitnerCrkManor	LeitnerCrkManor
Leasehold/Fee Simple	Fee	Fee	Fee	Fee
Site	8,160sf	5,700sf +2,000	5,700sf +2,000	5,100sf +2,000
View	Residential	Residential	Residential	Residential
Design and Appeal	Singlewide+	Doublewide	Doublewide	Doublewide
Quality of Construction	MH/Good	MH/Good	MH/Good	MH/Good
Age	Eff=12, A=28	Eff=11, A=27 -900	Eff=9, A=21 -2,700	Eff=14, A=21 +1,800
Condition	Above Avg.	Superior -900	Superior -2,700	Inferior +1,800
Above Grade Room Count	Total Bdrms Baths 7 3 2	Total Bdrms Baths 6 4 2	Total Bdrms Baths 6 3 2	Total Bdrms Baths 4 2 2
Gross Living Area	1,206 Sq. Ft.	1,152 Sq. Ft. +1,700	1,248 Sq. Ft. -1,300	1,056 Sq. Ft. +4,800
Basement & Finished Rooms Below Grade	None	None	N/A	None
Functional Utility	Adequate	Adequate	Adequate	Adequate
Heating/Cooling	Central	Central	Central	Central
Energy Efficient Items	Typical	Typical	Typical	Typical
Garage/Carport	Driveway	Driveway	1 Carport -2,500	1 Carport -2,500
Porch, Patio, Deck, Fireplace(s), etc.	120sf Encl. Porch 32sf Frame Shed	None +200	312sf Scr. Porch 80sf Shed -300	216sf Vinyl Porch None +200
Fence, Pool, etc.	None	Fence -2,000	None	None
Other Features	None	None	None	100sf Att. Utility -800
Net Adj. (total)		\$ 1,900	\$ 8,200	\$ 5,500
Adjusted Sales Price of Comparable		Gross 71,900	Gross 66,800	Gross 70,100

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): See attached comments. Sales recorded over 6 months prior to the appraisal date are among the most recent sales of adequately priced manufactured homes in Leitner Creek Manor.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source, for prior sales within year of appraisal	No sale in the last 12 mos. per Lee Co.	No prior sale noted other than above in past twelve months	No prior sale noted other than above in past twelve months	No prior sale noted other than above in past twelve months

Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: The subject property was last listed for \$64,000 per MLS# 80041682 B. Listing expired 03/22/02 and was not relisted. Listing Realtor represented livable area as 732sf, not the 1,208sf as measured by the appraiser. Lower list price appears to be reflective of this inaccuracy.

INDICATED VALUE BY SALES COMPARISON APPROACH = \$ 69,000

INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier = \$

This appraisal is made "as is" subject to the repairs, alterations, inspections or conditions listed below subject to completion per plans & specifications.
 Conditions of Appraisal: THIS IS A SUMMARY APPRAISAL REPORT. See attached Special Limiting Conditions.

Final Reconciliation: The Sales Comparison Analysis typically best reflects the actions and attitudes of participants in the marketplace. The Cost Approach is supportive. Insufficient market data is available for a reliable GRM.

<p>The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 6/93)</p> <p>I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF November 21, 2002 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE 69,000</p> <p>APPRAISER: Phil Benning, Associate Signature: <i>Phil Benning</i> Name: Phil Benning, Associate Date Report Signed: December 17, 2002 State Certification # 0001220 St. Cert. Res. REA State FL Or State License # State</p>	<p>SUPERVISORY APPRAISER ONLY IF REQUIRED: J. Lee Norris, MAI, SRA Signature: <i>J. Lee Norris</i> <input type="checkbox"/> Did <input checked="" type="checkbox"/> Did Not Name: J. Lee Norris, MAI, SRA Inspect Property Date Report Signed: December 17, 2002 State Certification # 0000643 St. Cert. Gen. REA State FL Or State License # State</p>
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FEB - 7 2003
COUNTY LANDS

*City of
Bonita Springs*

9220 BONITA BEACH ROAD
SUITE 111
BONITA SPRINGS, FL 34135
TEL: (941) 390-1000
FAX: (941) 390-1004

Paul D. Pass
Mayor

Wayne P. Edsall
Councilman
District One

Jay Arend
Councilman
District Two

R. Robert Wagner
Councilman
District Three

John C. Warfield
Councilman
District Four

David T. Piper, Jr.
Councilman
District Five

Ben L. Nelson, Jr.
Councilman
District Six



Gary A. Price
City Manager

Audrey E. Vance
City Attorney

February 4, 2003

Mr. J. Keith Gomez
Property Acquisition Agent
Lee County
PO Box 398
Fort Myers, FL 33902

RE: Purchase Agreement – Three Oaks Parkway Extension
Project No. 4043
Parcel 214, Alanis

Dear Mr. Gomez:

The agreed upon purchase conditions for the aforementioned parcel are reasonable and purchase is recommended by my office.

Incidentally, the legal description at the top of the Agreement to purchase is 201.0230, should this be 201.0340?

If you need further authorization, feel free to contact me.

Respectfully,

Gary A. Price
City Manager

GAP/kw

FUND COMMITMENT

Schedule A

Commitment No.: CF-0964874
Effective Date: January 6, 2003 at 11:00P.M.

Fund File Number 18-2003-551
Agent's File Reference: 03-1043

1. Policy or Policies to be issued:

Proposed Amount of Insurance

OWNER'S: ALTA Owner's Policy (10/17/92).

To Be Determinate

Proposed Insured:

Lee County, a political subdivision of the State of Florida

MORTGAGEE:

Proposed Insured:

2. The estate or interest in the land described or referred to in this commitment is a fee simple and title thereto is at the effective date hereof vested in:

Paul Eugene McKnight — * See Endorsement Attached.

3. The land referred to in this commitment is described as follows:

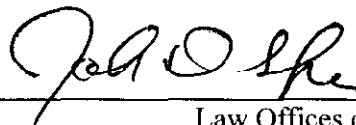
Lot 34, Block 1, LEITNER CREEK MANOR, according to the map or plat thereof as recorded in Plat Book 30, Page(s) 79, Public Records of Lee County, Florida.

AGENT NO.: 13710
ISSUED BY: Law Offices of John D Spear , P.A.

MAILING ADDRESS:

9200 Bonita Beach Rd. Ste. 204
Bonita Springs, FL 34135

AGENT'S SIGNATURE



Law Offices of John D Spear PA

FUND COMMITMENT

Schedule B

Commitment No.: CF-0964874

Fund File Number 18-2003-551

I. The following are the requirements to be complied with:

1. *Payment of the full consideration to, or for the account of, the grantors or mortgagors.*
2. *Instruments creating the estate or interest to be insured which must be executed, delivered and filed for record:*
 - A. Warranty Deed from Paul Eugene McKnight, joined by spouse, if married, to the proposed purchaser(s).
3. *A determination must be made that there are no unrecorded special assessment liens or unrecorded liens arising by virtue of ordinances, unrecorded agreements as to impact or other development fees, unpaid waste fees payable to the county or municipality, or unpaid service charges under Ch. 159, F. S., or county ordinance.*
4. Proof of payment of taxes for the year 2002 must be furnished, and any tax certificates issued with respect thereto must be canceled by the clerk of the court.

II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of The Fund:

1. *Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.*
2. *Any owner and mortgagee policies issued pursuant hereto will contain under Schedule B the standard exceptions set forth at the inside cover hereof unless an affidavit of possession and a satisfactory current survey are submitted, an inspection of the premises is made, it is determined the current year's taxes or special assessments have been paid, and it is determined there is nothing of record which would give rise to construction liens which could take priority over the interest(s) insured hereunder (where the liens would otherwise take priority, submission of waivers is necessary).*
3. *Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:*
 - (a) *Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and*

FUND COMMITMENT

Schedule B

Commitment No.: CF-0964874

Fund File Number 18-2003-551

(b) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)

5. Covenants, conditions and restrictions recorded January 25, 1972, in O.R. Book 773, Page 856, Public Records of Lee County, Florida.
6. Right-of-way Agreement recorded in O.R. Book 826, Page 697, Public Records of Lee County, Florida.
7. Taxes for the year 2003, which are not yet due and payable.
8. Lee County Ordinance No. 86-14 recorded November 30, 1990, in O.R. Book 2189, Page 3281; and amended by Ordinance No. 86-38 in O.R. Book 2189, Page 3334, Public Records of Lee County, Florida.
9. Subject to rights of tenants under unrecorded leases, if any.
10. Attorneys' Title Insurance Fund, Inc. has no liability under this commitment until an endorsement is issued stating the amount of the proposed policy.

ENDORSEMENT

Attorneys' Title Insurance Fund, Inc.

ORLANDO, FLORIDA

Endorsement No. 1 to Commitment No.: CF-0964874

Name of Original Insured: LEE COUNTY, a political subdivision of the State of Florida

Original Effective Date: 01/06/03 11:00.00 p.m.

Original Amount of Insurance: \$ Agent's File Reference: 03-1043

The policy is hereby amended as follows:

- 1. Schedule A, the effective date, is amended to read as follows: January 14, 2003, at 11:00 p.m.
2. Schedule A, item 1, the amount of insurance, is amended to read as follows: \$67,000.00
3. Schedule A, item 2, is amended to read as follows: BLANCA ALANIS (O.R. Book 3821/1557)
4. Schedule A, item 3, is amended to read as follows: Lot 34, Block 1, of that certain subdivision known as LEITNER CREEK MANOR, UNIT 2, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 30, pages 79 and 80. See Continuation Sheet

(Continue text of endorsement on separate continuation sheet if necessary.)

but in all other respects remains unchanged.

LAW OFFICES OF JOHN D. SPEAR, P.A.

Name of Agent

01/13/03

Date

13710

Agent No.

Attorneys' Title Insurance Fund, Inc.

By Charles J. Kovaleski President

Handwritten signature of John D. Spear

Attorney - Agent's Signature

Serial No.

General Endorsement No. 1
Continuation Sheet

No. CF-0964874

5. Schedule B-I, item 2, is amended to add the following:
(b) Satisfaction of that Mortgage from BLANCA ALANIS to PAUL E. McKNIGHT, dated June 15, 2002, recorded in O.R. Book 3821, page 1558, securing a principal indebtedness of \$48,000.00, Public Records of Lee County, Florida.

5-Year Sales History

Parcel No. 214

Three Oaks Parkway South Extension
Project No. 4043

Grantor	Grantee	Price	Date	Arms Length Y/N
Paul E. McKnight	Blanca Alanis	\$54,000.00	06/15/02	N