

Lee County Board of County Commissioners

Agenda Item Summary

Blue Sheet No. 20030502

1. REQUESTED MOTION:

ACTION REQUESTED: Approve the acquisition of Parcel 215, for the Three Oaks Parkway South Extension Project No. 4043, in the amount of \$68,250, 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 *C6D*

3. MEETING DATE: 05-13-2003

4. AGENDA: <input checked="" type="checkbox"/> CONSENT <input type="checkbox"/> ADMINISTRATIVE <input type="checkbox"/> APPEALS <input type="checkbox"/> PUBLIC <input type="checkbox"/> WALK ON TIME REQUIRED:	5. REQUIREMENT/PURPOSE: (Specify) <input type="checkbox"/> STATUTE 125 <input type="checkbox"/> ORDINANCE <input type="checkbox"/> ADMIN. <input type="checkbox"/> OTHER	6. REQUESTOR OF INFORMATION A. COMMISSIONER B. DEPARTMENT <u>Independent</u> C. DIVISION <u>County Lands</u> BY: <u>Karen L. W. Forsyth, Director</u> <i>[Signature]</i>
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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 11250 Wagon Trail, being further identified as STRAP No.: 25-47-25-B4-00201.0330

The owners of Parcel 215, Raymond W. Meier, Jr. and Betty B. Meier, have agreed to sell the property to the County for \$68,250.00, which is inclusive of moving expenses. The County is to pay costs to close of approximately \$1,250. 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, Inc., with a resulting value of \$67,000.

County staff is of the opinion that the purchase price is within an acceptable range of value, given the inclusion of any and all moving expenses and the County avoiding the acquisition of the property by way of Eminent Domain. Therefore, it is recommended that the Board approve the Requested Motion.

Funds will be available in Account 20404318808.506110
 20 - CIP
 4043 - Three Oaks Parkway South Extension
 18808 - Road Impact Fees - 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 <i>4/29/03</i>			G County Manager
<i>[Signature]</i>			<i>[Signature]</i>	<i>[Signature]</i>	OA <i>[Signature]</i>	OM <i>[Signature]</i>	RISK <i>[Signature]</i>	GC <i>[Signature]</i>

10. COMMISSION ACTION:
 APPROVED
 DENIED
 DEFERRED
 OTHER

Rec. by CoAtty
 Date: 4/28/03
 Time: 3:05 pm

RECEIVED BY
 COUNTY ADMIN. *EN*
 4-29-03
 2:05
 COUNTY ADMIN.
 FORWARDED TO: *BH*
 5/1/03

Forwarded To:
 Co. ADM.
 4/29/03 1PM

This document prepared by:

Lee County
County Lands Division
Project: Three Oaks Parkway South Extension, No. 4043
Parcel: 215/Meier
STRAP No.: 25-47-25-B4-00201.0330

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 Raymond W. Meier, Jr. and Betty B. Meier, Owners, hereinafter referred to as SELLER, whose address is, 11250 Wagon Trail, 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 .394 acres more or less, and located at 11250 Wagon Trail, Bonita Springs, Florida 34135 and more particularly described as Lot 33, Block 1, LEITNER CREEK MANOR, Unit 2, a subdivision according to the plat or map thereof on file and recorded in the office of the Clerk of the Circuit Court of Lee Count, Florida, in Plat Book 30, Pages 79 and 80, together with that certain 1974 Townhouse mobile home, ID #112652233, 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-Eight Thousand Two Hundred Fifty and No/100 (\$68,250.00), payable at closing by County Warrant.

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

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).

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

Page 3 of 7

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.

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

Page 4 of 7

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

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

Page 5 of 7

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 ninety (90) 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.

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

WITNESSES:

Sybil R. Minichino
Sybil R. Tatum

SELLER:

Raymond W. Meier, Jr. 4-14-03
Raymond W. Meier, Jr. (DATE)

WITNESSES:

Sybil R. Minichino
Sybil R. Tatum

SELLER:

Betty B. Meier 4-14-03
Betty B. Meier (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)

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

SPECIAL CONDITIONS

BUYER: Lee County
SELLER: Meier & Meier
PARCEL NO.: 215

BUYER and SELLER hereby covenant that the Purchase Price recited herein, except as noted below, includes payment for moving expenses, the manufactured home (Model 1974 Townhouse mobile home, ID #112652233), additions, improvements, detached shed(s), carport awning, landscaping, well/irrigation appurtenances, pool and associated appurtenances 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.

SELLER hereby represents there is only one subterranean propane storage tank located on the property, the storage tank is owned by SELLER and there is no other person or entity that has an interest in or holds title to the said tank. SELLER agrees to have all propane extracted from the subterranean propane storage tank, prior to closing, and provide written documentation from a properly licensed gas company showing that the tank is empty. The cost of said extraction, will be paid by the SELLER. All other propane/fuel storage tanks will be removed from the property prior to 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:

Anna R. Minichino
Anna R. Tatum

SELLER:

Raymond W. Meier, Jr. 4-14-03
Raymond W. Meier, Jr. (DATE)

WITNESSES:

Anna R. Minichino
Anna R. Tatum

SELLER:

Betty P. Meier 4-14-03
Betty P. Meier (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)

Summary Appraisal Report UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 02-78-29

Property Address: 11250 Wagon Trail, Parcel 215** City Bonita Springs, State FL, Zip Code 34135-5343. Legal Description: Lot 33, Leifner Creek Manor Unit 2, Blk 1, PB 30, PG 80. Assessor's Parcel No. 25-47-25-B4-00201.0330. Tax Year 2002. R.E. Taxes \$ 513.32. Special Assessments \$ \$197/Yr. Borrower MEIER, Raymond W. + Betty B. Current Owner Raymond W. Jr. + Betty B. Meier. Occupant: [X] Owner [] Tenant [] Vacant. Property rights appraised: [X] Fee Simple [] Leasehold. Project Type: [] PUD [] Condominium (HUD/VA only) HOA \$ N/A /Mo. Neighborhood or Project Name: Leifner 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: [X] Urban [X] Suburban [] Rural. Predominant occupancy: [X] Owner [] Tenant [] Vacant (0-5%) [] Vac. (over 5%). Single family housing AGE (yrs): 35. Present land use %: 100. Land use change: [X] Not likely [] Likely [] In process. 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). Maturity 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 [X] 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: 40' x 228 x 195' x 140 +/- per County Plat. Site area: 17,150sf +/-. Corner Lot: [] Yes [X] No. Specific zoning classification and description: MH-1, Mobile Home Conservation. Zoning compliance: [X] Legal [] Legal nonconforming (Grandfathered use) [] Illegal [] No zoning. Highest & best use as improved: [X] Present use [] Other use (explain). Utilities: Public [X] Other []. Off-site improvements: Street [X] Asphalt paved [] Public [] Private []. Electricity: [X]. Gas: [X]. Water: [X] +Irrig. Well []. Sanitary sewer: [X]. Storm sewer: [X]. 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 larger than typical building lot. Site improvements: Fill/prep/landscaping/sod \$2,500, impact fee \$2,700, water/sewer \$4,000, well \$1,000, gravel drive, \$500. GENERAL DESCRIPTION: No. of Units: One. No. of Stories: One. Type (Det./Att.): Detached. Design (Style): Singlewide+. Existing/Proposed: Existing. Age (Yrs.): 29/1974. Effective Age (Yrs.): 15 years. EXTERIOR DESCRIPTION: Foundation: Concrete Piers. Exterior Walls: MH/Masonite. Roof Surface: MH/Metal. Gutters & Dwnspnts: None. Window Type: Aluminum. Storm/Screen: No/Yes. Manufactured House: YES. FOUNDATION: Slab: None. Crawl Space: Yes. Basement: None. Sump Pump: None. Dampness: N/A. Settlement: N/A. Infestation: N/A. BASEMENT: Area Sq. Ft.: None. % Finished: N/A. Ceiling: N/A. Walls: N/A. Floor: N/A. Outside Entry: N/A. INSULATION: Roof: []. Ceiling: *Adeq. [X]. Walls: *Adeq. [X]. Floor: []. Unknown: []. *Assumed Adeq. ROOMS: Foyer, Living, Dining, Kitchen, Den, Family Rm., Rec. Rm., Bedrooms, # Baths, Laundry, Other, Area Sq. Ft. Level 1: Area, 1, Area, 1, 1, 2, 2. Level 2: None, 974. Finished area above grade contains: 5 Rooms, 2 Bedroom(s), 2 Bath(s), 974 Square Feet of Gross Living Area. INTERIOR: Materials/Condition: Carpet/Vinyl/Tile. HEATING: Yes. Type: Central. KITCHEN EQUIP.: Refrigerator [], Range/Oven [X], Dishwasher [X], Fan/Hood [X], Microwave [], Washer/Dryer []. ATTIC: None [X]. STAIRS: Drop Stair []. AMENITIES: Fireplace(s) # 0 [], Deck [], Porch Encl/230sf [X], Fence [], Pool See Comment [], Unfin. Utility/208sf [X]. CAR STORAGE: 2 Carport. Additional features (special energy efficient items, etc.): Masonite siding, carpet, vinyl kitchen & guest bath floors, tile in master bath, mica counter/cabinets, 2 carports, 208sf MH unfinished utility, and a 230sf vinyl enclosed porch. 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 average quality, and have been maintained in 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

Valuation Section

Table with columns for ESTIMATED SITE VALUE, ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS, and COMMENTS ON COST APPROACH. Includes rows for Dwelling, Enclosed Porch, Unfinished Utility, Garage/Carport, and Depreciation.

Table with columns for ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, and COMPARABLE NO. 3. Includes rows for Address, Proximity to Subject, Sales Price, Price/Gross Living Area, Data and/or Verification Source, VALUE ADJUSTMENTS, and Adjusted Sales Price of Comparable.

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 singlewide manufactured homes in Leitner Creek Manor.

Table with columns for ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, and COMPARABLE NO. 3. Includes rows for Date, Price and Data Source, and Analysis of any current agreement of sale, option, or listing of subject property.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 67,000
INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier = \$

This appraisal is made [X] "as is" [] subject to the repairs, alterations, inspections or conditions listed below [] subject to completion per plans & specifications.
Conditions of Appraisal: No special comments or conditions affect this 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.

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).
I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF March 6, 2003
(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 67,000
APPRAISER: Phil Benning, Associate SUPERVISORY APPRAISER (ONLY IF REQUIRED): J. Lee Norris, MAI, SRA
Signature: [Signature] Signature: [Signature] [] Did [X] Did Not
Name: Phil Benning, Associate Name: J. Lee Norris, MAI, SRA Inspect Property
Date Report Signed: March 24, 2003 Date Report Signed: March 24, 2003
State Certification #: 0001220 St. Cert. Res. REA State FL State Certification #: 0000643 St. Cert. Gen. REA State FL
Or State License #: Or State License #: State State



RECEIVED
APR 23 2003
COUNTY LANDS

*City of
Bonita Springs*

9220 BONITA BEACH ROAD
SUITE 111
BONITA SPRINGS, FL 34135
TEL: (239) 390-1000
FAX: (239) 390-1004
www.cityofbonitasprings.org

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

April 21, 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 215, Meier & Meier

Dear Mr. Gomez:

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

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-1024369
Effective Date: January 20, 2003 at 11:00 P.M.

Fund File Number 18-2003-850
Agent's File Reference: 03-1066

1. Policy or Policies to be issued: **Proposed Amount of Insurance**

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

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:

Raymond W. Meier, Jr. and Betty B. Meier ✓


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

Lot 33, Block 1, ~~LEINER~~^{LEITNER} CREEK MANOR, Unit 2, 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

MAILING ADDRESS:
9200 Bonita Beach Rd Ste 204
Bonita Springs, FL 34135

AGENT'S SIGNATURE


Law Offices of John D Spear

FUND COMMITMENT

Schedule B

Commitment No.: CF-1024369

Fund File Number 18-2003-850

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 Raymond W. Meier, Jr., joined by spouse, if married, to the proposed purchaser(s).
 - b. Warranty Deed from Betty B. Meier, 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. Satisfaction of the mortgage from Raymond W. Meier, Jr. and Betty B. Meier, his wife; to Naples Federal Savings and Loan dated February 13, 1987 and recorded in O.R. Book 1898, Page 196; and assigned to Mortgage Electric Registration System, Inc., its successor and assigns, as nominee for Wells Fargo Home Mortgage, Inc., its successors and assigns, a Delaware Corporation by assignment filed in O.R. Book 3417, Page 2774, Public Records of Lee County, Florida. ✓

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:*

FUND COMMITMENT

Schedule B

Commitment No.: CF-1024369

Fund File Number 18-2003-850

- (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
- (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.)
4. endorsement is issued stating the amount of the proposed policy.
 5. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands.
 6. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of Leitner Creek Manor, Unit 2, as recorded in Plat Book 30, Page(s) 79, Public Records of Lee County, Florida.
 7. Covenants, conditions and restrictions recorded in O.R. Book 575, Page 808; O.R. Book 773, Page 856 and assigned in O.R. Book 2603, Page 3024, Public Records of Lee County, Florida. *UTILITY EASEMENTS P/L*
 8. Right-of-way Agreement recorded in O.R. Book 826, Page 697, Public Records of Lee County, Florida. - *UTILITY EASEMENTS - ALL STREETS*.
 9. 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.
 10. Taxes for the year 2003, which are not yet due and payable.

5-Year Sales History

Parcel No. 215

Three Oaks Parkway South Extension
Project No. 4043

NO SALES in PAST 5 YEARS