

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

Blue Sheet No. 20040075

1. REQUESTED MOTION:

ACTION REQUESTED: Approve Purchase Agreement for acquisition of Parcel 322, Imperial Street Widening Project No. 4060, in the amount of \$245,000; authorize payment of costs to close and the Division of County Lands to handle all documentation necessary to complete transaction.

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

WHAT ACTION ACCOMPLISHES: The Board avoids Eminent Domain.

2. DEPARTMENTAL CATEGORY: 06
COMMISSION DISTRICT #3

C6C

3. MEETING DATE:

02-10-2004

4. AGENDA:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON
- TIME REQUIRED:

5. REQUIREMENT/PURPOSE:
(Specify)

- STATUTE 125
- ORDINANCE
- ADMIN. CODE
- OTHER

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER
 - B. DEPARTMENT *Independent*
 - C. DIVISION *County Lands TLM 1-20-04*
- BY: *Karen L. W. Forsyth, Director* *KW*

7. BACKGROUND:

Negotiated for: Department of Transportation

Interest to Acquire: Fee simple, improved with single family residence.

Property Details:

Owner: Pamela Coletta
Address: 27399 Imperial Street, Bonita Springs
STRAP No.: 36-47-25-B2-01049.0000

Purchase Details:

Purchase Price: \$245,000, plus moving allowance of \$2,000
Costs to Close: Approximately \$3,000 (The seller is responsible for attorney fees and real estate broker fees, if any).

Appraisal Information:

Company: Carlson, Norris & Associates, Inc.
Appraised Value: \$245,000

Staff Recommendation: Staff recommends the Board approve the Requested Motion.

Account: 20406063000.506110
20 - CIP; 4060 - Imperial Street; 63000 - City of Bonita Springs Impact Fees; 506110 - Land

Attachments: Purchase Agreement; Title Data; Appraisal (Location Map Included); Letter from City of Bonita Springs; 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>K. Forsyth</i> | | | <i>PAO 1/29/04</i> | <i>John J Redmond 1-29-04</i> | <i>QA ebw 1-29-04</i> | <i>OM kb 1/29/04</i> | <i>Risk or 1/29/04</i> | <i>GC 1-29-04</i> |

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by, CoAtty
Date: *1/29/04*
Time: *3:25*
Forwarded To:
*Co. Adm.
1/29/04 9 AM*

RECEIVED BY
COUNTY ADMIN:
1/29/04
9:10 am 507
COUNTY ADMIN
FORWARDED TO:
1-29-04
3 PM

This document prepared by
Lee County Public Works
County Lands Division
Project: Imperial Street Widening, No. 4060
Parcel: 322
STRAP No.: 36-47-25-B2-01049.0000

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 12th day of January, 2004, by and between Pamela Coletta, a single person, hereinafter referred to as SELLER, whose address is 27399 Imperial Street, 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 15,820 square feet, more or less, and located at 27399 Imperial Street, Bonita Springs, Florida 34135, and more particularly described in "Exhibit A" attached hereto and made a part hereof, hereinafter called "the Property." This property will be acquired for the Imperial Street Widening Project, hereinafter called "the Project."

2. PURCHASE PRICE AND TIME OF PAYMENT: The total purchase price ("Purchase Price") will be Two Hundred Forty-Five Thousand and No/100 (\$245,000.00), 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 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) utility services up to, but not including the date of closing;
- (c) taxes or assessments for which a bill has been rendered on or before the date of closing;
- (d) payment of partial release of mortgage fees, if any;
- (e) SELLER's attorney fees, if any.

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

- (a) Recording fee for deed;
- (b) documentary stamps on deed;
- (c) 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 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:

[Signature]
Mary Ann Coletta

SELLER:

[Signature] 1/12/04
Pamela Coletta (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: Pamela Coletta
PARCEL NO. 322

Buyer and Seller hereby covenant that the purchase price recited herein, except as noted below, includes payment for all fixtures, including but not limited to, built-in appliances, air conditioning units, hot water heaters, ceiling fans, screen enclosures, windows, doors, floor covering and landscaping, as of the date of the Buyer's appraisal (December 3, 2003).

Buyer's authorized agent will inspect the house and all other real property and improvements prior to closing. Removal of any fixtures(s) by Seller, except as noted below, 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 give 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.

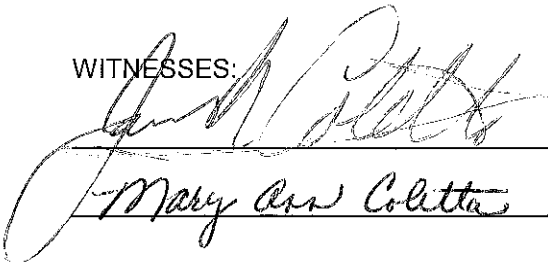
Upon closing, Buyer shall pay Seller \$2,000.00 moving allowance.

Prior to closing, in consideration of the purchase and sale of the subject property, Seller may carefully remove and/or replace only those appliances, fixtures, or improvements to the subject property under the terms identified below. Title to all other fixtures and improvements will remain part of the subject property for purposes of transfer.

Items that may be removed: _____


All removal and/or replacements must be done in good workmanship manner and no part of the structure damaged including holes in walls, ceilings, or exterior.

WITNESSES:



Mary Ann Coletta

SELLER:



Pamela Coletta



(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)

EXHIBIT "A"

Project: Imperial Street Widening, No. 4060

Parcel: 322

STRAP No.: 36-47-25-B2-01049.0000

Lot 49, Imperial Oaks Subdivision, according to the map or plat thereof filed and recorded in the Office of the Clerk of the Circuit Court, in Plat Book 36, Pages 72 and 73, Public Records of Lee County, Florida.

Division of County Lands**Ownership and Easement Search**

Search No. 36-47-25-B4-01049.0000

Date: January 15, 2004

Parcel: 322

Project: Imperial Street Widening, Project 4060

To: Teresa L. Mann, SR/WA
Property Acquisition AgentFrom: Shelia A. Bedwell, CLS
Property Acquisition Assistant

STRAP: 36-47-25-B4-01049.0000

Effective Date: December 18, 2003, at 5:00 p.m.

Subject Property: Lot 49, Imperial Oaks Subdivision according to the map or plat thereof filed and recorded in the Office of the Clerk of the Circuit Court, in Plat Book 36, Pages 72 and 73, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Pamela Coletta, a single woman

By that certain instrument dated June 1, 2000, recorded July 14, 2000, in Official Record Book 3279, Page 3227, Public Records of Lee County, Florida.

Easements:

1. Ten foot (10') Utility Easement along the west lot line, as shown on Plat in Plat Book 36, Page 73, Public Records of Lee County, Florida. (affects project area)
2. Easement Dedication recited on Plat: All lots are subject to a ten foot (10') Utility Easement on all street lines. All lots are subject to a six foot (6') Utility Easement on side lot lines. (affects project area)

NOTE (1): For Information: There is a Right-Of-Way Agreement by and between Robert A. Lawhon, Jr. (the development of the subdivision) and Bonita Springs Water Systems, Inc. granting an easement over and across the east side of Imperial Street for utility purposes, as recorded in Official Record Book 828, Page 34.

NOTE (2): For Information: The subdivision plat shows a five foot (5') strip of land lying between the existing road right-of-way for Imperial Street (being 25 feet in width from the centerline) and the boundary lines of the lots adjacent to the east of the street. According to the legal description for the subdivision, this strip is included in the platted land and is dedicated to Lee County, as set forth on the recorded plat in Plat Book 36, Page 72 and 73.

NOTE (3): There is a drainage easement across the Easterly portion of Lot 49, as shown on the Plat. (Does NOT directly affect the project area.)

Division of County Lands**Ownership and Easement Search**

Search No. 36-47-25-B4-01049.0000

Date: January 15, 2004

Parcel: 322

Project: Imperial Street Widening, Project 4060

NOTE (4): The Grantee on the deed recorded in Official Record Book 2749, Page 518 took title as Dr. Aleksandra Enlow-Simic, thereafter, conveyed out as Dr. Aleksandra Simic-Enlow, and then took title again as Aleksandra Enlow-Simic, as shown on the deed recorded in Official Record Book 3076, Page 2978; and conveyed out as Aleksandra Simic Enlow, as shown on the deed recorded in Official Record Book 3279, Page 3227; a corrective instrument and/or affidavit may be necessary to clarify and confirm the spelling of this titleholder's last name. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.

NOTE (5): Mortgage executed by Pamela Coletta, a single woman, Keola Enlow, a single man and Aleksandra Simic Enlow, a married woman, in favor of Gulf Coast National Bank dated January 15, 1999, recorded February 15, 1999, in Official Record Book 3076, Page 2979, as modified by instruments recorded in Official Record Book 3236, Page 3286, Official Record Book 3279, Page 3229 and Notice of Future Advance recorded in Official Record Book 4018, Page 3733, Public Records of Lee County, Florida.

NOTE (6): Notice Lis Pendens recorded March 28, 2003 in Official Record Book 3885, Page 2386, Public Records of Lee County, Florida. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.

Tax Status: 2003 taxes have been paid in full.

(The end user of this report is responsible for verifying tax and/or assessment information.)

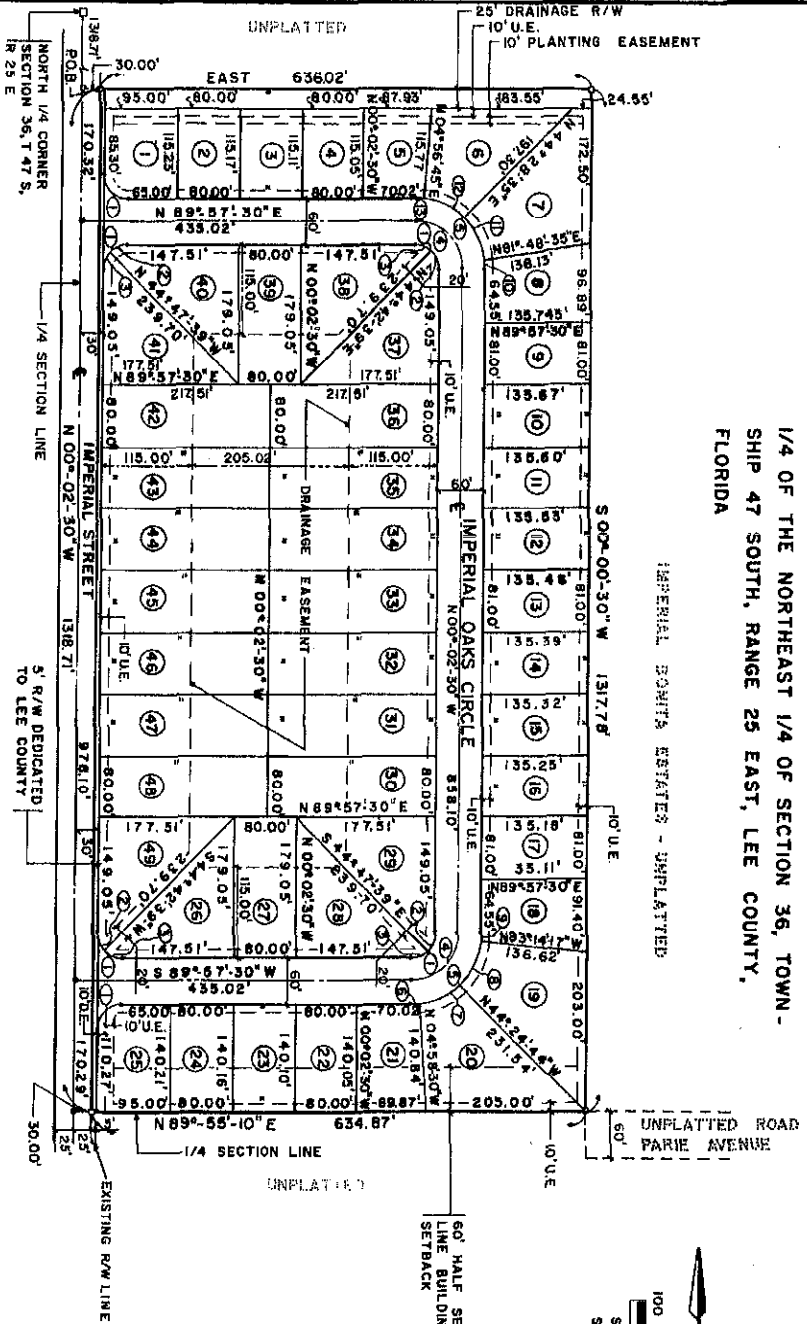
The Division of County Lands has made a diligent search of the Public Record. However, this report contains no guarantees nor warranty as to its accuracy.

IMPERIAL OAKS

A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST
1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWN -
SHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY,
FLORIDA

PLAT BOOK 36 PAGE 73

SHEET 2 OF 2
MAY, 1984



| CURVE NO. | DELTA | CHORD | TAN. | ARC. |
|-----------|-------------|--------|--------|---------|
| 1 | 90°-00'-00" | 30.00' | 30.00' | 47.12' |
| 2 | 45°-14'-51" | 30.00' | 12.50' | 23.69' |
| 3 | 40°-45'-09" | 30.00' | 12.35' | 23.43' |
| 4 | 90°-00'-00" | 60.00' | 60.00' | 94.25' |
| 5 | 90°-00'-00" | 90.00' | 90.00' | 141.37' |
| 6 | 00°-56'-00" | 90.00' | 3.88' | 7.75' |
| 7 | 32°-26'-14" | 90.00' | 32.26' | 61.95' |
| 8 | 38°-49'-33" | 90.00' | 31.72' | 60.99' |
| 9 | 06°-48'-13" | 90.00' | 5.35' | 10.69' |
| 10 | 08°-08'-55" | 90.00' | 6.41' | 12.90' |
| 11 | 37°-20'-00" | 90.00' | 30.49' | 58.54' |
| 12 | 35°-51'-50" | 90.00' | 32.34' | 62.09' |
| 13 | 08°-59'-15" | 90.00' | 3.92' | 7.83' |

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF IMPERIAL OAKS, IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LAND ACCORDING TO A RECENT SURVEY MADE AND PLATTED UNDER MY DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES.

SURVEYOR'S CERTIFICATE

REGISTERED LAND SURVEYOR NO. 2982
STATE OF FLORIDA

ESSEMENT DEDICATION
ALL LOTS ARE SUBJECT TO A 10.00 FOOT UTILITY EASEMENT ON ALL STREET LINES. ALL LOTS ARE SUBJECT TO A 6.00 FOOT UTILITY EASEMENT ON SIDE LOT LINES.

SURVEYOR'S NOTES
BEARINGS BASED ON THE CENTERLINE OF EAST TERRY STREET BEING EAST.

PERMANENT REFERENCE POINT
O.P.C.P. - PERMANENT CONTROL POINT

PREPARED BY
O. GRADY MINOR AND ASSOCIATES
10276 Bonita Beach Road S.E.
Bonita Springs, FL 33923
(813) 947-1144

Summary Appraisal Report
Property Description

UNIFORM RESIDENTIAL APPRAISAL REPORT

Project No. 4060
File No. 214500

| Property Address 27399 Imperial Street | | Parcel # #322** | | City Bonita Springs | | State FL | | Zip Code 34135-5834 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|-------------------------------------|--|-----------------------|---|--|--|---|---|----------|---------------------|----------------------|--------------|-----------------------|------|----------|---------|-------------|---------|-----------------------|-------------|-------------------------------------|------|-------------|----------------------|-------------------------------------|--------------------------|--------------------------|---------------------------|----------------|------------|--------------------------|-------------|-------------|-------------|--------------------------|---|----------------------------------|----------------------|-----------------------|----------|-------------------------------------|---------|------------|-------------|---|-----------------------------|--------------------------------|---|-----------|----------------|--------------------------|---------------|---------------|--------------------------|-------------------------------------|--------------------------|-----------------|-------------------------------------|---------------------|-------------|--------------------------|------|--------------------------|--------------------------|--------------------------|--------------------------|--------------|---------------------|---------------|------------|---------|--------------------------|-------------------------------------|--------------------|-----------|-------------|---------------------|--|--|----------------|--|-------|-------|--------|--------|---------|-----|------------|----------|----------|---------|---------|-------|--------------|----------|--|--|--|--|--|--|--|--|--|--|--|-------------|---------|-------------|----------|-------------|----------|--|--|--|----------|----------|----------|--|--------------|---------|--|--|--|--|--|--|--|--|--|--|--|--|----------|---------------------|---------|------|----------------|-------|-----------|-----------------------|--------|--------------------|------|--------------|--------------|-------------------------------|----------------------------|-------------------------------|-------|----------------|------|---------------|------------|--|-------|---|-------------|-----------------|-----------|-------------|----------|--|------|---|------------|-------------|---------|--------------|------------|----------------------------------|-------|---|---------------|---------------------|---------|------------|----------|---|-------|-----------------------------------|-------|---------------------|-------|-------------|-----------|---------------------------------|------|---|-----------------------------|-----------|-------------|---------------------|-----------------------------------|--------------------------|-----------------|--|
| Legal Description Lot 49, Imperial Oaks Subd., PB 36, PG 73 | | County Lee | | Assessor's Parcel No. 36-47-25-B2-01049.0000 | | Tax Year 2003 | | R.E. Taxes \$ 3,697.88 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Special Assessments \$ 0.00 | | Borrower COLETTA, Pamela | | Current Owner Pamela Coletta | | Occupant: <input checked="" type="checkbox"/> Owner | | <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Property rights appraised <input checked="" type="checkbox"/> Fee Simple | | <input type="checkbox"/> Leasehold | | Project Type <input type="checkbox"/> PUD | | <input type="checkbox"/> Condominium (HUD/VA only) | | HOA \$ N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Neighborhood or Project Name Imperial Oaks | | Map Reference 36-47-25 | | Census Tract 0505.00 | | 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 <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural | | Predominant occupancy <input type="checkbox"/> Single family housing | | Present land use % | | Land use change | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Built up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% | | Single family housing PRICE \$(000) 95 | | One family 85 | | <input checked="" type="checkbox"/> Not likely <input type="checkbox"/> Likely | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Growth rate <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow | | AGE (yrs) 290 | | 2-4 family 10 | | <input type="checkbox"/> In process | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Property values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining | | Low 25 High 25 | | Multi-family | | To: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Demand/supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In balance <input type="checkbox"/> Over supply | | Predominant Commercial | | Commercial | | ** Imperial Street | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing time <input type="checkbox"/> Under 3 mos. <input checked="" type="checkbox"/> 3-6 mos. <input type="checkbox"/> Over 6 mos. | | Vac. (over 5%) 125-240 | | Vacant 5 | | Widening Project | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Note: Race and the racial composition of the neighborhood are not appraisal factors.</p> <p>Neighborhood boundaries and characteristics: Bounded by E. Terry Street to the north, I-75 east, Bus. US 41 west & Bonita Beach Road south.</p> <p>Predominately single family residential.</p> <p>Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.): The market area is a maturely developed residential area in east Bonita Springs with typically average quality single family homes, manufactured homes & duplexes. Shopping, area beaches & employment centers are located nearby. Stable to slightly increasing employment and property values are prevalent. There is convenient access to Bonita Beach & the Gulf by way of Bonita Beach Road.</p> <p>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.): Market conditions are active with increasing property values. No unusual marketing concessions are necessary for this market area. Resales are sold with conventional financing and cash. Fixed, adjustable, & purchase money mortgages are available with rates are currently in the 4.5% to 6.93% range. Conditions are expected to remain relatively active.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Project Information for PUDs (if applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Approximate total number of units in the subject project N/A Approximate total number of units for sale in the subject project N/A</p> <p>Describe common elements and recreational facilities:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>SITE</p> <p>Dimensions 149.05' x 12.50' x 239.70' x 177.51'</p> <p>Site area 15,000 S.F. +/- Corner Lot <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Specific zoning classification and description RS-1, Residential Single Family</p> <p>Zoning compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning</p> <p>Highest & best use as improved: <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other use (explain)</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Utilities</td> <td>Public</td> <td>Other</td> <td>Off-site improvements</td> <td>Type</td> <td>Public</td> <td>Private</td> <td>Landscaping</td> <td colspan="2">Average</td> </tr> <tr> <td>Electricity</td> <td><input checked="" type="checkbox"/></td> <td></td> <td>Street</td> <td>Paved Asphalt</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Driveway Surface</td> <td colspan="2">Concrete/Circular</td> </tr> <tr> <td>Gas</td> <td><input type="checkbox"/></td> <td></td> <td>Curb/gutter</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Apparent easements</td> <td colspan="2">Drainage east</td> </tr> <tr> <td>Water</td> <td><input checked="" type="checkbox"/></td> <td></td> <td>Sidewalk</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>FEMA Special Flood Hazard Area</td> <td colspan="2"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td>Sanitary sewer</td> <td><input type="checkbox"/></td> <td>Septic</td> <td>Street lights</td> <td>Pole</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>FEMA Zone</td> <td colspan="2">AE Map Date 7/20/1998</td> </tr> <tr> <td>Storm sewer</td> <td><input type="checkbox"/></td> <td></td> <td>Alley</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>FEMA Map No.</td> <td colspan="2">1206800510D</td> </tr> </table> <p>Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): No adverse site conditions were noted. Site improvements: Fill/landscaping/sood \$5,000; water/septic \$4,000; circular driveway/culvert \$2,400, impact fees \$3,200.</p> | | | | | | | | | | Utilities | Public | Other | Off-site improvements | Type | Public | Private | Landscaping | Average | | Electricity | <input checked="" type="checkbox"/> | | Street | Paved Asphalt | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Driveway Surface | Concrete/Circular | | Gas | <input type="checkbox"/> | | Curb/gutter | None | <input type="checkbox"/> | <input type="checkbox"/> | Apparent easements | Drainage east | | Water | <input checked="" type="checkbox"/> | | Sidewalk | None | <input type="checkbox"/> | <input type="checkbox"/> | FEMA Special Flood Hazard Area | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | Sanitary sewer | <input type="checkbox"/> | Septic | Street lights | Pole | <input checked="" type="checkbox"/> | <input type="checkbox"/> | FEMA Zone | AE Map Date 7/20/1998 | | Storm sewer | <input type="checkbox"/> | | Alley | None | <input type="checkbox"/> | <input type="checkbox"/> | FEMA Map No. | 1206800510D | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Utilities | Public | Other | Off-site improvements | Type | Public | Private | Landscaping | Average | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Electricity | <input checked="" type="checkbox"/> | | Street | Paved Asphalt | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Driveway Surface | Concrete/Circular | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gas | <input type="checkbox"/> | | Curb/gutter | None | <input type="checkbox"/> | <input type="checkbox"/> | Apparent easements | Drainage east | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Water | <input checked="" type="checkbox"/> | | Sidewalk | None | <input type="checkbox"/> | <input type="checkbox"/> | FEMA Special Flood Hazard Area | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sanitary sewer | <input type="checkbox"/> | Septic | Street lights | Pole | <input checked="" type="checkbox"/> | <input type="checkbox"/> | FEMA Zone | AE Map Date 7/20/1998 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Storm sewer | <input type="checkbox"/> | | Alley | None | <input type="checkbox"/> | <input type="checkbox"/> | FEMA Map No. | 1206800510D | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>DESCRIPTION OF IMPROVEMENTS</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>GENERAL DESCRIPTION</th> <th colspan="2">EXTERIOR DESCRIPTION</th> <th colspan="2">FOUNDATION</th> <th colspan="2">BASEMENT</th> <th colspan="2">INSULATION</th> </tr> <tr> <td>No. of Units 1</td> <td>Foundation</td> <td>Conc. Slab</td> <td>Slab</td> <td>None</td> <td>Area Sq. Ft.</td> <td>None</td> <td>Roof</td> <td><input type="checkbox"/></td> </tr> <tr> <td>No. of Stories One</td> <td>Exterior Walls</td> <td>CBS</td> <td>Crawl Space</td> <td>None</td> <td>% Finished</td> <td>N/A</td> <td>Ceiling</td> <td>*Adeq. <input checked="" type="checkbox"/></td> </tr> <tr> <td>Type (Det./Att.) Detached</td> <td>Roof Surface</td> <td>Dimen. Shingle</td> <td>Basement</td> <td>None</td> <td>Ceiling</td> <td>N/A</td> <td>Walls</td> <td>*Adeq. <input checked="" type="checkbox"/></td> </tr> <tr> <td>Design (Style) Ranch</td> <td>Gutters & Dwnspnts.</td> <td>Aluminum</td> <td>Sump Pump</td> <td>None</td> <td>Walls</td> <td>N/A</td> <td>Floor</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Existing/Proposed Existing</td> <td>Window Type</td> <td>Aluminum</td> <td>Dampness</td> <td>None Obsrvd.</td> <td>Floor</td> <td>N/A</td> <td>None</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Age (Yrs.) 3/2000</td> <td>Storm/Screens</td> <td>No/Screens</td> <td>Settlement</td> <td>None Obsrvd.</td> <td>Outside Entry</td> <td>N/A</td> <td>Unknown</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Effective Age (Yrs.) 2 Years</td> <td>Manufactured House</td> <td>No</td> <td>Infestation</td> <td>None Obsrvd.</td> <td></td> <td></td> <td>*Assumed Adeq.</td> <td></td> </tr> </table> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>ROOMS</th> <th>Foyer</th> <th>Living</th> <th>Dining</th> <th>Kitchen</th> <th>Den</th> <th>Family Rm.</th> <th>Rec. Rm.</th> <th>Bedrooms</th> <th># Baths</th> <th>Laundry</th> <th>Other</th> <th>Area Sq. Ft.</th> </tr> <tr> <td>Basement</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>None</td> </tr> <tr> <td>Level 1</td> <td>Area</td> <td>1</td> <td>Area</td> <td>1</td> <td></td> <td></td> <td></td> <td>3</td> <td>2</td> <td>1</td> <td></td> <td>1,971</td> </tr> <tr> <td>Level 2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> <p>Finished area above grade contains: 6 Rooms; 3 Bedroom(s); 2 Bath(s); 1,971 Square Feet of Gross Living Area</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>INTERIOR</th> <th>Materials/Condition</th> <th>HEATING</th> <th>None</th> <th>KITCHEN EQUIP.</th> <th>ATTIC</th> <th>AMENITIES</th> <th>CAR STORAGE: 2 Garage</th> </tr> <tr> <td>Floors</td> <td>Tile/Carpet</td> <td>Type</td> <td>Cent.</td> <td>Refrigerator</td> <td><input type="checkbox"/> None</td> <td>Fireplace(s) # None</td> <td><input type="checkbox"/> None</td> </tr> <tr> <td>Walls</td> <td>Drywall</td> <td>Fuel</td> <td>Elect.</td> <td>Range/Oven</td> <td><input checked="" type="checkbox"/> Stairs</td> <td>Patio</td> <td><input type="checkbox"/> Garage # of cats</td> </tr> <tr> <td>Trim/Finish</td> <td>Colonial</td> <td>Condition</td> <td>Good</td> <td>Disposal</td> <td><input checked="" type="checkbox"/> Drop Stair</td> <td>Deck</td> <td>Scr/1,051 <input checked="" type="checkbox"/> Attached 2 Cars</td> </tr> <tr> <td>Bath Floor</td> <td>Tile</td> <td>COOLING</td> <td>Adeq.</td> <td>Dishwasher</td> <td><input type="checkbox"/> Scuttle</td> <td>Porch</td> <td>Cov/581sf <input checked="" type="checkbox"/> Detached</td> </tr> <tr> <td>Bath Wainscot</td> <td>Ceramic Tile</td> <td>Central</td> <td>Yes</td> <td>Fan/Hood</td> <td><input checked="" type="checkbox"/> Floor</td> <td>Fence</td> <td><input type="checkbox"/> Built-in</td> </tr> <tr> <td>Doors</td> <td>Raised Panel</td> <td>Other</td> <td>Fans</td> <td>Microwave</td> <td><input type="checkbox"/> Heated</td> <td>Pool</td> <td>15x30+/- <input checked="" type="checkbox"/> Carport</td> </tr> <tr> <td>All above in good condition</td> <td>Condition</td> <td>Good</td> <td>Washer/Dryer</td> <td><input type="checkbox"/> Finished</td> <td><input type="checkbox"/></td> <td>Cov. Entry/86sf</td> <td><input checked="" type="checkbox"/> Driveway 2 Cars</td> </tr> </table> <p>Additional features (special energy efficient items, etc.): Vaulted ceilings/plant shelves; ceiling fans; good quality tile floors except for back bedroom and master suite; cultured marble vanity tops/sinks, ceramic counters & vanity tops; sculpted trim; bay windows in living room & master bath**</p> <p>Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: No physical, functional or external inadequacies were noted. The improvements have been well maintained in good condition.</p> <p>**pre-wire for sound and security systems; whirlpool tub in master bath; tray ceiling and mirrored, wall to wall sliding closet doors in master bedroom; marble top dry bar and builtin entertainment in living room and a 15x30+/- caged pool.</p> <p>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 were noted.</p> | | | | | | | | | | GENERAL DESCRIPTION | EXTERIOR DESCRIPTION | | FOUNDATION | | BASEMENT | | INSULATION | | No. of Units 1 | Foundation | Conc. Slab | Slab | None | Area Sq. Ft. | None | Roof | <input type="checkbox"/> | No. of Stories One | Exterior Walls | CBS | Crawl Space | None | % Finished | N/A | Ceiling | *Adeq. <input checked="" type="checkbox"/> | Type (Det./Att.) Detached | Roof Surface | Dimen. Shingle | Basement | None | Ceiling | N/A | Walls | *Adeq. <input checked="" type="checkbox"/> | Design (Style) Ranch | Gutters & Dwnspnts. | Aluminum | Sump Pump | None | Walls | N/A | Floor | <input type="checkbox"/> | Existing/Proposed Existing | Window Type | Aluminum | Dampness | None Obsrvd. | Floor | N/A | None | <input type="checkbox"/> | Age (Yrs.) 3/2000 | Storm/Screens | No/Screens | Settlement | None Obsrvd. | Outside Entry | N/A | Unknown | <input type="checkbox"/> | Effective Age (Yrs.) 2 Years | Manufactured House | No | Infestation | None Obsrvd. | | | *Assumed Adeq. | | ROOMS | Foyer | Living | Dining | Kitchen | Den | Family Rm. | Rec. Rm. | Bedrooms | # Baths | Laundry | Other | Area Sq. Ft. | Basement | | | | | | | | | | | | None | Level 1 | Area | 1 | Area | 1 | | | | 3 | 2 | 1 | | 1,971 | Level 2 | | | | | | | | | | | | | INTERIOR | Materials/Condition | HEATING | None | KITCHEN EQUIP. | ATTIC | AMENITIES | CAR STORAGE: 2 Garage | Floors | Tile/Carpet | Type | Cent. | Refrigerator | <input type="checkbox"/> None | Fireplace(s) # None | <input type="checkbox"/> None | Walls | Drywall | Fuel | Elect. | Range/Oven | <input checked="" type="checkbox"/> Stairs | Patio | <input type="checkbox"/> Garage # of cats | Trim/Finish | Colonial | Condition | Good | Disposal | <input checked="" type="checkbox"/> Drop Stair | Deck | Scr/1,051 <input checked="" type="checkbox"/> Attached 2 Cars | Bath Floor | Tile | COOLING | Adeq. | Dishwasher | <input type="checkbox"/> Scuttle | Porch | Cov/581sf <input checked="" type="checkbox"/> Detached | Bath Wainscot | Ceramic Tile | Central | Yes | Fan/Hood | <input checked="" type="checkbox"/> Floor | Fence | <input type="checkbox"/> Built-in | Doors | Raised Panel | Other | Fans | Microwave | <input type="checkbox"/> Heated | Pool | 15x30+/- <input checked="" type="checkbox"/> Carport | All above in good condition | Condition | Good | Washer/Dryer | <input type="checkbox"/> Finished | <input type="checkbox"/> | Cov. Entry/86sf | <input checked="" type="checkbox"/> Driveway 2 Cars |
| GENERAL DESCRIPTION | EXTERIOR DESCRIPTION | | FOUNDATION | | BASEMENT | | INSULATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| No. of Units 1 | Foundation | Conc. Slab | Slab | None | Area Sq. Ft. | None | Roof | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| No. of Stories One | Exterior Walls | CBS | Crawl Space | None | % Finished | N/A | Ceiling | *Adeq. <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Type (Det./Att.) Detached | Roof Surface | Dimen. Shingle | Basement | None | Ceiling | N/A | Walls | *Adeq. <input checked="" type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Design (Style) Ranch | Gutters & Dwnspnts. | Aluminum | Sump Pump | None | Walls | N/A | Floor | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Existing/Proposed Existing | Window Type | Aluminum | Dampness | None Obsrvd. | Floor | N/A | None | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Age (Yrs.) 3/2000 | Storm/Screens | No/Screens | Settlement | None Obsrvd. | Outside Entry | N/A | Unknown | <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Effective Age (Yrs.) 2 Years | Manufactured House | No | Infestation | None Obsrvd. | | | *Assumed Adeq. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ROOMS | Foyer | Living | Dining | Kitchen | Den | Family Rm. | Rec. Rm. | Bedrooms | # Baths | Laundry | Other | Area Sq. Ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Basement | | | | | | | | | | | | None | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Level 1 | Area | 1 | Area | 1 | | | | 3 | 2 | 1 | | 1,971 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Level 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR | Materials/Condition | HEATING | None | KITCHEN EQUIP. | ATTIC | AMENITIES | CAR STORAGE: 2 Garage | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Floors | Tile/Carpet | Type | Cent. | Refrigerator | <input type="checkbox"/> None | Fireplace(s) # None | <input type="checkbox"/> None | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Walls | Drywall | Fuel | Elect. | Range/Oven | <input checked="" type="checkbox"/> Stairs | Patio | <input type="checkbox"/> Garage # of cats | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Trim/Finish | Colonial | Condition | Good | Disposal | <input checked="" type="checkbox"/> Drop Stair | Deck | Scr/1,051 <input checked="" type="checkbox"/> Attached 2 Cars | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bath Floor | Tile | COOLING | Adeq. | Dishwasher | <input type="checkbox"/> Scuttle | Porch | Cov/581sf <input checked="" type="checkbox"/> Detached | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bath Wainscot | Ceramic Tile | Central | Yes | Fan/Hood | <input checked="" type="checkbox"/> Floor | Fence | <input type="checkbox"/> Built-in | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Doors | Raised Panel | Other | Fans | Microwave | <input type="checkbox"/> Heated | Pool | 15x30+/- <input checked="" type="checkbox"/> Carport | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| All above in good condition | Condition | Good | Washer/Dryer | <input type="checkbox"/> Finished | <input type="checkbox"/> | Cov. Entry/86sf | <input checked="" type="checkbox"/> Driveway 2 Cars | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 214500

Valuation Section

Table with columns for COST APPROACH, including rows for ESTIMATED SITE VALUE, ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS, Dwelling, Total Options, Garage/Carport, Total Estimated Cost New, Less Depreciation, and INDICATED VALUE BY COST APPROACH.

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): The Cost Approach considers area builder's costs as determined from completed appraisals in file. The land value estimate is supported by several land sales in the general market area. See attached addendum. Depreciation - Economic Age/Life Method Estimated remaining economic life is 63 years.

Table with columns for SALES COMPARISON ANALYSIS, including rows for ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, and COMPARABLE NO. 3, with detailed property characteristics and adjustments.

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): See the attached addendum for additional comments.

Table with columns for SALES COMPARISON ANALYSIS, including rows for ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, and COMPARABLE NO. 3, with detailed property characteristics and adjustments.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 245,000

INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier N/A = \$
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: Greatest weight is given to the Sales Comparison Analysis as it best reflects the actions of willing buyers & sellers. The Cost Approach is supportive. Because this area is typically owner occupied, there is insufficient data available for an Income Approach.

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).
(WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF December 3, 2003 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 245,000
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
Date Report Signed: December 11, 2003 Date Report Signed: December 11, 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 #

ADDENDUM

File No. 214500

| | | | | |
|--|------------|----------|---------------------|--|
| Borrower/Client COLETTA, Pamela | | | | |
| Property Address 27399 Imperial Street | | | | |
| City Bonita Springs | County Lee | State FL | Zip Code 34135-5834 | |
| Lender Lee County - County Lands | | | | |

PURPOSE, FUNCTION AND SCOPE OF THE APPRAISAL

The purpose of this appraisal is to estimate the current market value. The function (use) of the appraisal is for providing the Lee County Commissioners with sufficient data to make an informed decision regarding the possible purchase of the property.

The scope of the appraisal assignment encompasses the necessary research and analysis to prepare a report in accordance with the Uniform Standards of Professional Practice of the Appraisal Foundation. Data sources typically include observation, public records, First American Real Estate Services, RE/Xplorer Internet System, MLS, Realtors and other professionals and appraisal office files and records.

A thorough search is conducted for comparable properties within an appropriate market area and time frame. The most comparable properties are compared to the subject with appropriate adjustments made for significant differences. The data provided in the report is representative of the market and is presented in a manner that will bring the reader to a similar conclusion and value estimate. Limiting conditions are described in the attached addenda.

This is a Summary Appraisal Report which 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 appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and analyses is retained in the appraiser's files. The depth of the discussion contained in this report is specific to the needs of the client and for intended use stated in the report. The appraiser is not responsible for unauthorized use of this report.

USPAP CERTIFICATION

The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

COMMENTS ON THE SUBJECT

The subject lot has a drainage easement to the northeast extending out into a retention pond. This does not appear to have a significant affect on value or marketability since the pond is relatively narrow and the water level is down most of the year. However, it is believed to provide some measure of additional privacy due to the buffer created by the additional space between the homes on both sides of the drainage easement.

USPAP CERTIFICATION

The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

COMMENTS ON THE SITE VALUE ESTIMATE

There are no recent lot sales in Imperial Oaks available for comparison. Among the most recent identified in nearby competing areas are:

Parcel 25-47-25-B3-00700.0090, 11,550sf, sold 04/04/03 for \$44,000 per OR 3891/4878
 Parcel 31-47-26-B4-00300.0860, 13,960sf, sold 08/12/03 for \$55,000 per OR 4024/3574
 Parcel 25-47-25-B4-00505.0530+0540, 14,640sf, sold 06/05/03 for \$49,200 per OR 3951/4795

COMMENTS ON THE COST APPROACH AND OPTIONS INCLUDED

| | |
|--|----------|
| 15x30+/- pool, 1,051sf caged deck area estimated | \$32,000 |
| Pan roof covered porch, 584sf @ \$12.00/sf | \$ 7,008 |
| Total Options | \$39,008 |

COMMENTS ON THE SALES

Quality & age/condition estimations are based on observable data and on comments provided by

ADDENDUM

File No. 214500

| | | | |
|------------------|---------------------------|----------|------------|
| Borrower/Client | COLETTA, Pamela | | |
| Property Address | 27399 Imperial Street | | |
| City | Bonita Springs | County | Lee |
| | | State | FL |
| | | Zip Code | 34135-5834 |
| Lender | Lee County - County Lands | | |

Realtors familiar with the sales utilized. Quality estimations consider such items as roof covering, finish flooring, custom features & fixtures, ceiling height & design, and overall complexity of interior design & layout, and/or front elevation. The adjustments are believed to reflect market reaction to the differences.

All sales were older homes on smaller lots.

Sale #1 was a smaller home with a more appealing tile roof.

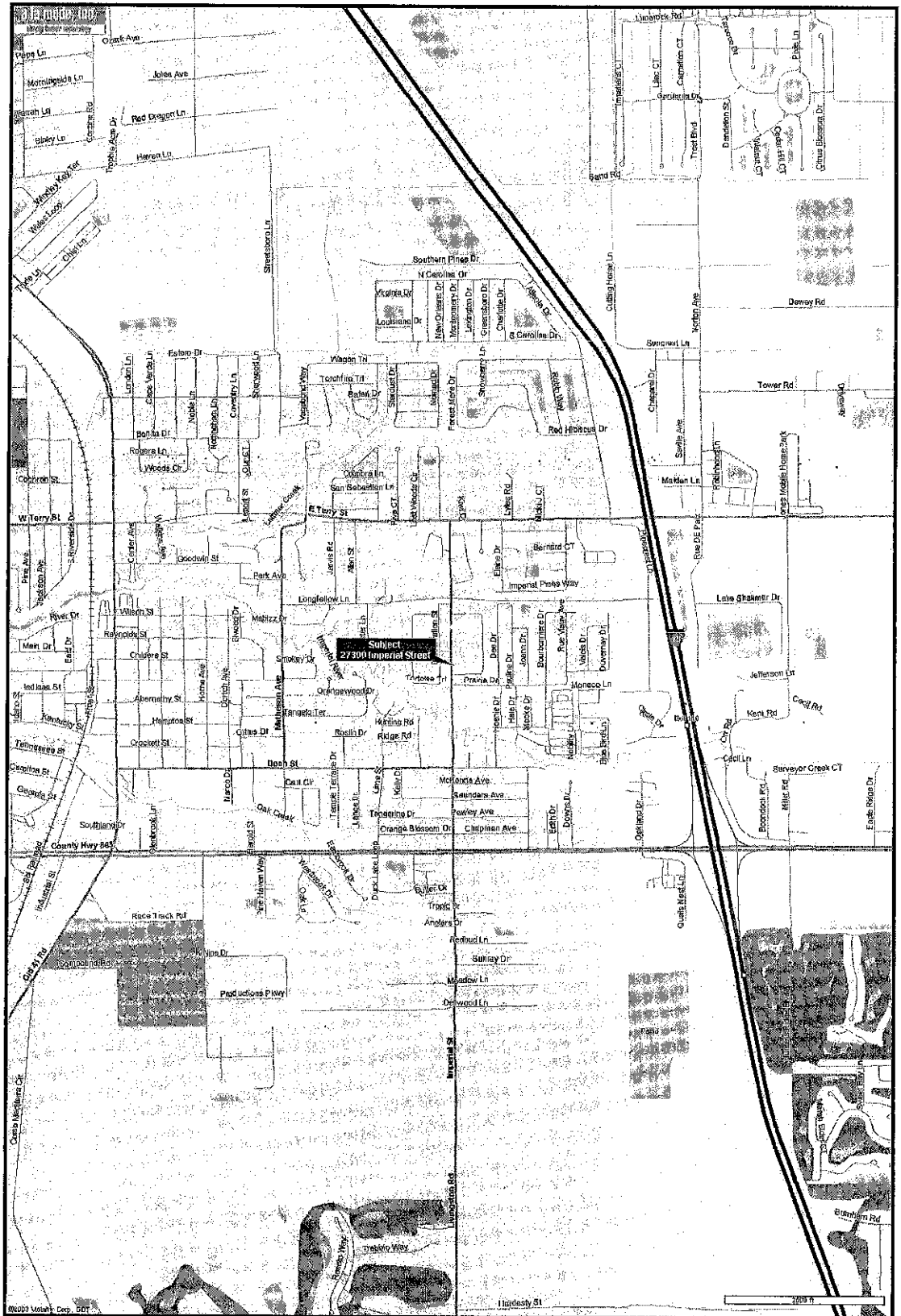
Sale #2 was a larger home with a more appealing tile roof lacking a covered porch.

Sale #3 was a smaller home on a smaller lot with a smaller covered porch. The more appealing lake view more than offsets the smaller lot.

After adjustments, sales indicate a range of \$242,400 to \$250,200. Sales #1 and #2 required the least net adjustment and receive the most emphasis in support of the final value estimate. Sale #3 is supportive.

Location Map

| | | | |
|------------------|---------------------------|----------|------------|
| Borrower/Client | COLETTA, Pamela | | |
| Property Address | 27399 Imperial Street | | |
| City | Bonita Springs | County | Lee |
| | | State | FL |
| Lender | Lee County - County Lands | Zip Code | 34135-5834 |





RECEIVED
JAN 16 2004
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

January 14, 2004

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

RE: Purchase Agreement – Imperial Street Widening
Project No. 4060
Parcel 322, Owner – Pamela Coletta

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

5-Year Sales History

Parcel No. 322

Imperial Street Widening

Project No. 4060

| Grantor | Grantee | Price | Date | Arms Length Y/N |
|--|----------------|-------|-----------|--------------------|
| Pamela Coletta, Keola Enlow, and Aleksandra Simic Enlow | Pamela Coletta | \$100 | 6/01/2000 | No |