

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

Blue Sheet No. 20040792

1. REQUESTED MOTION:

ACTION REQUESTED: Approve Purchase Agreement for acquisition of Parcel 207, Bonita Beach Road Widening, Project No. 4044 in the amount of \$10,000.00; 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: Allows the County to proceed with project without resorting to Eminent Domain proceedings.

2. DEPARTMENTAL CATEGORY: 06
COMMISSION DISTRICT # 3

C6A

3. MEETING DATE:

07-27-2004

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
- BY: Karen L. W. Forsyth, Director

7. BACKGROUND:

Negotiated for: Department of Transportation

Interest to Acquire: 800 square feet of fee interest in improved property

Property Details:

Owner: Bonita Boardwalk, LLC, a Florida limited liability company
STRAP No.: 36-47-25-B3-01200.0240

Purchase Details:

Purchase Price: \$10,000.00.

Costs to Close: Approximately \$3,000, including up to \$2,500 for seller's attorney's fees

Appraisal Information:

Company: Carlson, Norris and Associates, Inc.

Appraised Value: \$10,000.00

Staff Recommendation: Staff recommends the Board approve the Requested Motion, considering the costs associated with condemnation proceedings, estimated between \$4,000 - \$7,000 excluding the value of the property.

Account: 20-4044-30700.506110

Attachments: Purchase and Sale Agreement, In-House Title Search, Appraisal Letter, 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>7/14/04 6/23/04</i>	<i>Adrian 7-2-04</i>	OA	PM	Risk	GC	<i>HS 7/16/04</i>
					<i>7/6/04</i>	<i>7/6/04</i>	<i>7/6/04</i>	<i>7/6/04</i>	

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: *6/23/04*
Time: *4:30 pm*
Forwarded to:
CO Admin.
7/2/04 2PM

RECEIVED BY
COUNTY ADMIN: *020*
7/2/04
2:40 pm
COUNTY ADMIN
FORWARDED TO: *LR*
7-7-04
8:30 AM

AKS

This Agreement prepared by
Lee County Division of County Lands
and revised by Charles J. Basinait
of Henderson, Franklin, Starnes & Holt, P.A.
Project: Bonita Beach Road Widening Project, No. 4044
Parcel: 207
STRAP No.: 36-47-25-B3-01200.0240

**BOARD OF COUNTY COMMISSIONERS
LEE COUNTY
AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE
IN LIEU OF CONDEMNATION PROCEEDINGS**

THIS AGREEMENT for purchase and sale of real property is made this 3 day of JUNE, 2004, by and between Bonita Boardwalk, LLC, a Limited Liability Company existing under the laws of the State of Florida, hereinafter referred to as SELLER, whose address is 414 Rosemeade Lane, Naples, Florida 34105, 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 .018 acres more or less, and located at 11718 Bonita Beach Road SE, Bonita Springs, Florida, and more particularly described in "Exhibit A" attached hereto and made a part hereof, hereinafter called "the Property." This property is being acquired for the Bonita Beach Road Widening Project, No. 4044, hereinafter called "the Project," with the SELLER's understanding that the property, if not voluntarily sold, would have been condemned by BUYER through the exercise of its eminent domain powers.

2. PURCHASE PRICE AND TIME OF PAYMENT. The total purchase price ("Purchase Price") will be Ten Thousand and no/100 dollars (\$10,000.00), payable at closing by County warrant. The Purchase Price is mutually agreeable to both the SELLER and BUYER and represents the voluntary sale and purchase of the property in lieu of BUYER's condemnation.

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 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. However, BUYER may accept the damaged property, 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, in excess of \$2,500.00.

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

(a) Recording fee for deed;

(b) Survey (if desired by BUYER);

(c) SELLER's attorney fees of \$2,500.00.

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.

This voluntary sale and purchase is considered by Florida law to be exempt from the payment of Documentary Stamp Taxes because this transaction was made under the threat of an eminent domain proceeding by the BUYER.

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 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 such 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 and/or covenants of this Agreement, upon notice to the SELLER, the BUYER may elect to treat such discrepancies, violations and/or encroachments as 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 or BUYER may terminate this Agreement without obligation.

11. ABSENCE OF ENVIRONMENTAL LIABILITIES. The SELLER warrants and represents to the best of their knowledge and belief that the Property is free from hazardous materials and does not constitute an environmental hazard under any federal, state or local law or regulation. To the best of SELLER's knowledge and belief, 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 to the best of their knowledge and belief, 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. To the best of SELLER's knowledge and belief, 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. To the best of SELLER's knowledge and belief, 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. To the best of SELLER's knowledge and belief, there are no buried, partially buried, or above-ground tanks, storage vessels, drums or containers located on the Property. To the best of SELLER's knowledge and belief, there is no evidence of release of hazardous materials onto or into the Property.

The SELLER also warrants to the best of their knowledge and belief 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.

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.

(a) Buyer at closing is to pay reasonable fees of \$2,500.00 (\$250/per hour) incurred by SELLER. SELLER to furnish itemized statement from its attorney.

WITNESSES:

Bonita Boardwalk, LLC, a Limited Liability Company existing under the laws of the State of Florida

Marilyn Moats

Richard J. Closer 6-3-04
Signature (DATE)

MARILYN MOATS
Printed Name

Richard J. Closer
Name & Title Legal PTWR

Essie Senaya

ESSIE SENAYA
Printed Name

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"

Page 1 of 2

PARCEL 207

A parcel of land lying in Section 36, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of Section 36, said point being Station 444+93.39 on the Survey Base Line of Bonita Beach Road, Lee County Project Number CN-01-16; Thence S 88°44'56" W, 1389.74 feet along said Survey Base Line and south line of said Section 36 to station 431+03.65; Thence departing said Survey Base Line, N 01°15'04" W, 25.00 feet to a point on the north right of way line of Bonita Beach Road said point also being 25.00 feet left of station 431+03.65 and the POINT OF BEGINNING; Thence S 88°44'56" W, along said north right of way line, 40.00 feet to the east right of way line of Quinn Street said point being 25.00 feet left of station 430+63.65; Thence along said east right of way line, N 00°56'31" W, 40.00 feet; Thence S 46°05'47" E, 56.42 feet to the north right of way line of Bonita Beach Road and the POINT OF BEGINNING.

Said lands containing 800 square feet, more or less.

NOTE:

BEARINGS SHOWN HEREON ARE BASED UPON THE SURVEY BASE LINE OF BONITA BEACH ROAD, HAVING A BEARING OF S 88°44'56" W. FROM P.I. STATION 444+93.39 BEING A FOUND ALUMINUM DISK STAMPED "MCKEE LB 5093" AT THE SOUTHEAST CORNER OF SECTION 36. TO P.I. STATION 418+53.68 BEING A FOUND ALUMINUM DISK STAMPED "PLS 3955 1/4 COR" AT THE SOUTH 1/4 CORNER OF SECTION 36

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED BY:
AIM ENGINEERING & SURVEYING, INC.

Bob Potter 7/3/03
BOB POTTER, P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5688

AIM Engineering & Surveying, Inc.

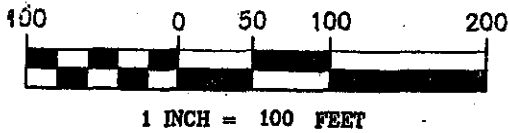
5300 LEE BLVD.
P.O. BOX 1235
LEHIGH ACRES
FLORIDA 33970
239/332-4869
FX:239/332-8734



icensed Business Number 3114

THIS IS NOT A SURVEY SHEET 1 OF 2

PROJECT NUMBER: 01-8109	DESCRIPTION: LEGAL DESCRIPTION AND SKETCH PARCEL 207 BONITA BEACH ROAD LEE COUNTY PROJECT NUMBER CN-01-16		
DRAWN BY: LWC	CLIENT: LEE COUNTY		
DATE: 7/2/03	SEC-TWP-RGE: 38-47S-25E	FILE: 8109-207	COUNTY: LEE COUNTY

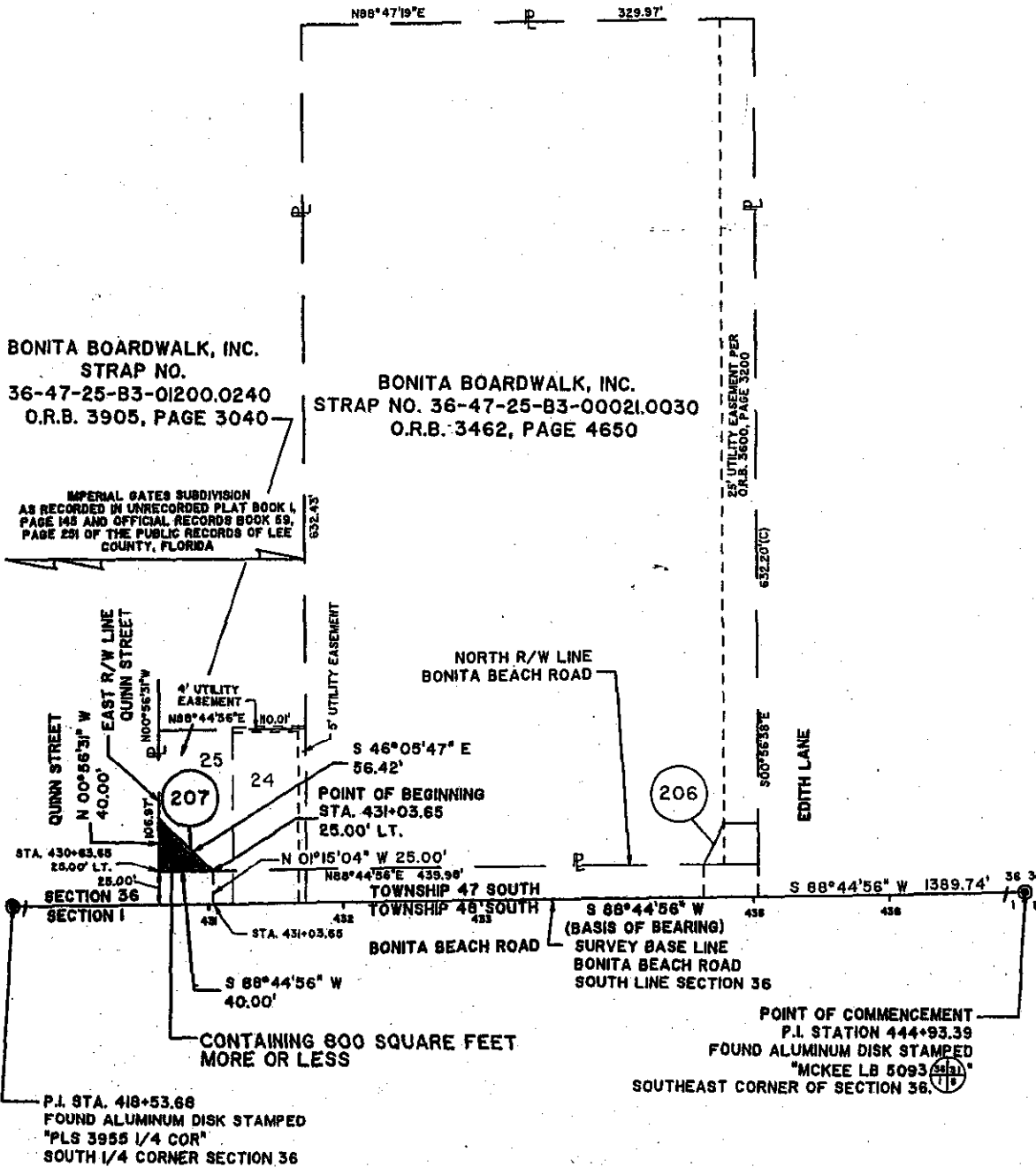


LEGEND
 O.R.B. = OFFICIAL RECORDS BOOK
 P.L. = PROPERTY LINE
 STA. = STATION
 LT. = LEFT
 R/W = RIGHT OF WAY
 P.I. = POINT OF INTERSECTION



Exhibit "A"

Page 2 of 2



IM Engineering & Surveying, Inc.
 5300 LEE BLVD.
 P.O. BOX 1235
 LEHIGH ACRES
 FLORIDA 33970
 239/332-4569
 FX:239/332-8734
 censed Business Number 3114

THIS IS NOT A SURVEY SHEET 2 OF 2

PROJECT NUMBER: 01-8109	DESCRIPTION: LEGAL DESCRIPTION AND SKETCH PARCEL 207 BONITA BEACH ROAD LEE COUNTY PROJECT NUMBER CN-01-16
DRAWN BY: LWC	CLIENT: LEE COUNTY
DATE: 7/2/03	SEC-TWP-RGE: 36-47S-25E
FILE: 8109-207	COUNTY: LEE COUNTY

Division of County Lands

Updated Ownership and Easement Search

Search No. 22501

Date: June 11, 2004

Parcel: 207

Project: Bonita Beach Road Project
4044

To: Michael J. O'Hare, SR/WA

Property Acquisition Agent

From: Shelia A. Bedwell, CLS

Property Acquisition Assistant

STRAP: 36-47-25-B3-01200.0240

Effective Date: March 26, 2003, at 5:00 p.m.

Subject Property: See attached legal description

Title to the subject property is vested in the following:

Bonita Boardwalk, LLC, a Florida limited liability company

by that certain instrument dated April 1, 2003, recorded April 17, 2003, in Official Record Book 3905, Page 3040, Public Records of Lee County, Florida.

Easements:

1. Access easement across the Southerly 25 feet of Lot 25 and the Westerly 25 feet of Lot 25, as recited in instrument recorded in Official Record Book 3464, Page 3942, Public Records of Lee County, Florida.

NOTE (1): Deed recorded January 26, 1973 in Official Record Book 897, Page 608, Public Records of Lee County, Florida, does not contain marital status of the grantor(s), joinder by spouse, or statement regarding homestead status of subject property. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.

NOTE (2): Road Maintenance Agreement regarding Quinn Street, recorded in Official Record Book 2238, Page 2371, Public Records of Lee County, Florida.

NOTE (3): Mortgage and Security Agreement executed by Bonita Boardwalk, L.L.C., a Florida limited liability company in favor of The Huntington National Bank, dated March 28, 2003, recorded April 17, 2003, in Official Record Book 3905, Page 3043, as modified by instruments recorded in Official Record Book 4018, Page 4552; Official Records Book 4117, Page 1121; and Official Record Book 4306, Page 3311, Public Records of Lee County, Florida.

NOTE (4): Assignment of Leases and Rents of Real Property between Bonita Boardwalk, L.L.C., a Florida limited liability company and The Huntington National Bank, dated March 28, 2003, recorded

Division of County Lands
Search

Updated Ownership and Easement

Search No. 22501
Date: June 11, 2004
Parcel: 207
Project: Bonita Beach Road Project
4044

Florida limited liability company and The Huntington National Bank, dated March 28, 2003, recorded April 17, 2003, in Official Record Book 3905, Page 3068, 3043, as modified by instruments recorded in Official Record Book 4018, Page 4552; Official Records Book 4117, Page 1121; and Official Record Book 4306, Page 3311, Public Records of Lee County, Florida.

Tax Status: 2003 Ad Valorem Taxes are 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.

Exhibit A

Parcel 207

Project: Bonita Beach Road #4044

Search No. 22501

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Said lands containing 800 square feet, more or less.

PARCEL: 207
STRAP: 36-47-25-B3-01200.0240
Project: Bonita Beach Road Widening, Project No. 4044

AFFIDAVIT OF INTEREST IN REAL PROPERTY

THIS AFFIDAVIT OF INTEREST IN REAL PROPERTY is made and entered this ____ day of ____
__, 20__ for the sole purpose of compliance with Section 286.23 of the Florida Statutes.

The undersigned hereby swears and affirms under oath, subject to the penalties prescribed for perjury, that the following is true:

The Name and Address of the Grantor is:

Bonita Boardwalk, LLC, a Florida Limited Liability Company, ~~951 Surrey Lane, North~~ *rjc*,
~~Brook, IL 60062~~, and/or 414 Rosemeade Lane, Naples, Florida 34105

The name(s) and address(es) of every person having a beneficial interest in real property that will be conveyed to Lee County are:

1. Richard J. CIESEN 414 ROSEMEADE LN NAPLES FL 34105
2. PAUL CHARLE BOIS 191 EDGEWATER WAY E, NAPLES FL 34105
3. John Mc NAMARA 1801 GULF SHORE BLVD NORTH NAPLES FL 34102
4. FRANCIS M. CIESEN 8N 644 WOODRIDGE LN ELGIN IL 60123
5. _____
6. _____

The real property to be conveyed to Lee County is known as: See Exhibit "A" attached,
aka Strap #36-47-25-B3-01200.0240

FURTHER AFFIANT SAYETH NAUGHT.

Signed, sealed and delivered
in our presences:

Julie A. Pette
Witness Signature

Julie A. Pette
Printed Name

Richard J. Cieser
Signature of Affiant

Richard J. CIESEN
Printed Name

Sandi Esmor
Witness Signature

SANDI ESMOR
Printed Name

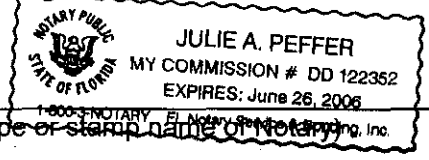
Affidavit of Interest in Real Property
PARCEL: 106
STRAP: 34-46-25-01-0000C.0010
Project: Three Oaks Parkway Widening, No. 4069

STATE OF Florida
COUNTY OF Lee

SWORN TO AND SUBSCRIBED before me this 17th day of June, 2007 by Richard J. Clesen
(name of person acknowledged)

(SEAL)

Julie A. Peffer
(Notary Signature)



(Print, type or stamp name of Notary)

Personally known _____
OR Produced Identification _____
Type of Identification _____

Exhibit "A"

Page 1 of 2

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PREPARED BY:
AM ENGINEERING & SURVEYING, INC.

Bob Potter 7/3/03
BOB POTTER, P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5688

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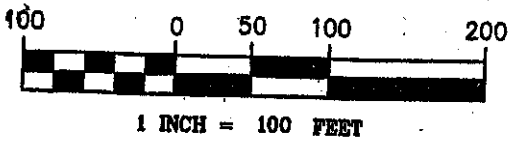
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DRAWN BY: LWC	CLIENT: LEE COUNTY		
DATE: 7/2/03	SEC-TWP-RGE: 36-47S-25E	FILE: 8109-207	COUNTY: LEE COUNTY

licensed Business Number 3114

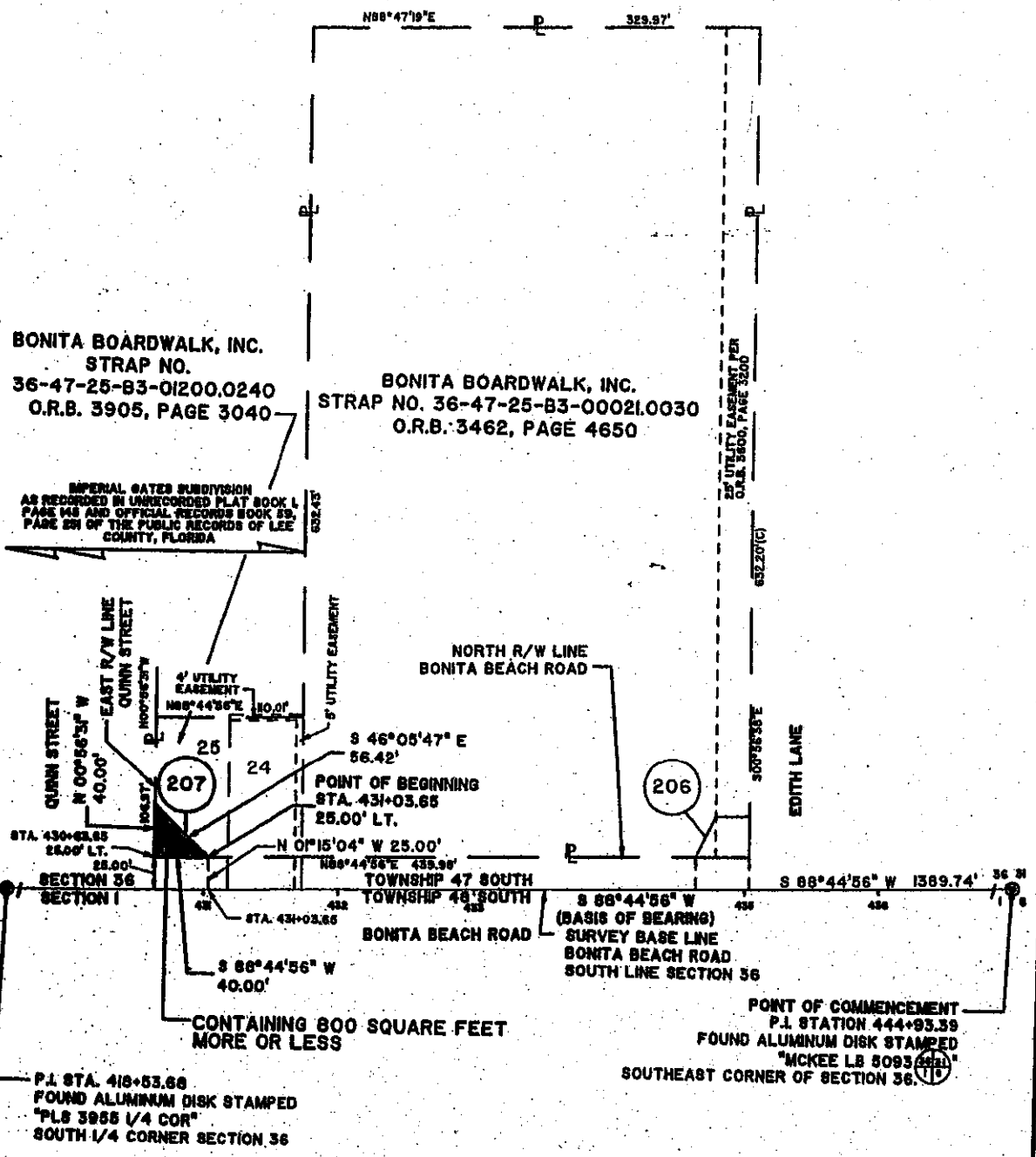


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Exhibit "A"

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PROJECT NUMBER: 01-8109	DESCRIPTION: LEGAL DESCRIPTION AND SKETCH PARCEL 207 BONITA BEACH ROAD LEE COUNTY PROJECT NUMBER CN-01-16
DRAWN BY: LWC	CLIENT: LEE COUNTY
DATE: 7/2/03	SEC-TWP-RGE: 36-47S-25E
FILE: 8109-207	COUNTY: LEE COUNTY

Carlson, Norris and Associates, Inc.

APPRAISAL • CONSULTATION • REALTORS

C. William Carlson, MAI, SRA
State Certified General Appraiser #0000667
ccarl1@hotmail.com

J. Lee Norris, MAI, SRA
State Certified General Appraiser #0000643
leenor56@hotmail.com

May 12, 2004

Department of Public Works
Division of County Lands
Lee County, Florida
P. O. Box 398
Ft. Myers, Florida 33902-0398
Attn: Mr. Robert G. Clemens
Acquisition Program Manager

Re: Bonita Beach Road Widening, Project Number 4044
Subject Parcel 207
Bonita Beach Road
Bonita Springs, Florida 34135

Dear Mr. Clemens:

In accordance with your request, we have made an inspection of the above referenced property. The property is located in Section 36, Township 47 South, Range 25 East, Lee County, Florida. The site is a triangular shaped parcel containing 800 square feet, more or less. The property is located on the north side of Bonita Beach Road at the northeast corner of Bonita Beach Road and Quinn Street.

The larger or parent parcel contains 5.1045 acres or 222,350 square feet. The portion of this site to be acquired is a corner clip. The remainder parcel contains 221,550 square feet.

This analysis considers only the value of the real estate and takes into consideration no value for equipment or personal property. As per your request this is a **Complete Appraisal Report presented in Summary Format** which represents only summary discussions for the data, reasoning and analysis that were used in the appraisal process to develop the appraiser's opinion of value.

This analysis has utilized the most current market value definition which is contained within the attached appraisal. The property was last physically inspected on February 2, 2004.

For the purposes of the valuation of the subject property, we have been asked to value the site as it existed as of the last date of a physical inspection of the same. The interest appraised is representative of the fee simple interest in this corner clip, partial take.

Based on market conditions existing as of the effective date of appraisal, and in consideration of the property as it existed on February 2, 2004, it is our opinion the larger parcel has a market value of:

TWO MILLION EIGHT HUNDRED NINETY THOUSAND DOLLARS (\$2,890,000.00).

Mr. Robert Clemens
May 12, 2004
Page 2

The remainder parcel is estimated to have a market value as of the same effective date of \$2,880,000.

Based on these findings the total compensation due the property owner for the 800 square foot corner clip as of February 2, 2004 was:

TEN THOUSAND DOLLARS (\$10,000.00).

The attached appraisal report is a **Complete Summary Appraisal Report** which is intended to comply with reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. This report is made subject to certain assumptions and limiting conditions as set forth in the body of the appraisal. The analyst was engaged by the Lee County Department of Public Works/County Lands to perform the analysis. A copy of the supplemental task authorization is contained within the addenda to this report.

Should you have any questions regarding this or any other matter, please do not hesitate to call upon us.

Respectfully submitted,

CARLSON, NORRIS AND ASSOCIATES, INC.



J. Lee Norris, MAI, SRA
State Certified General Appraiser #0000643

JLN/lkm

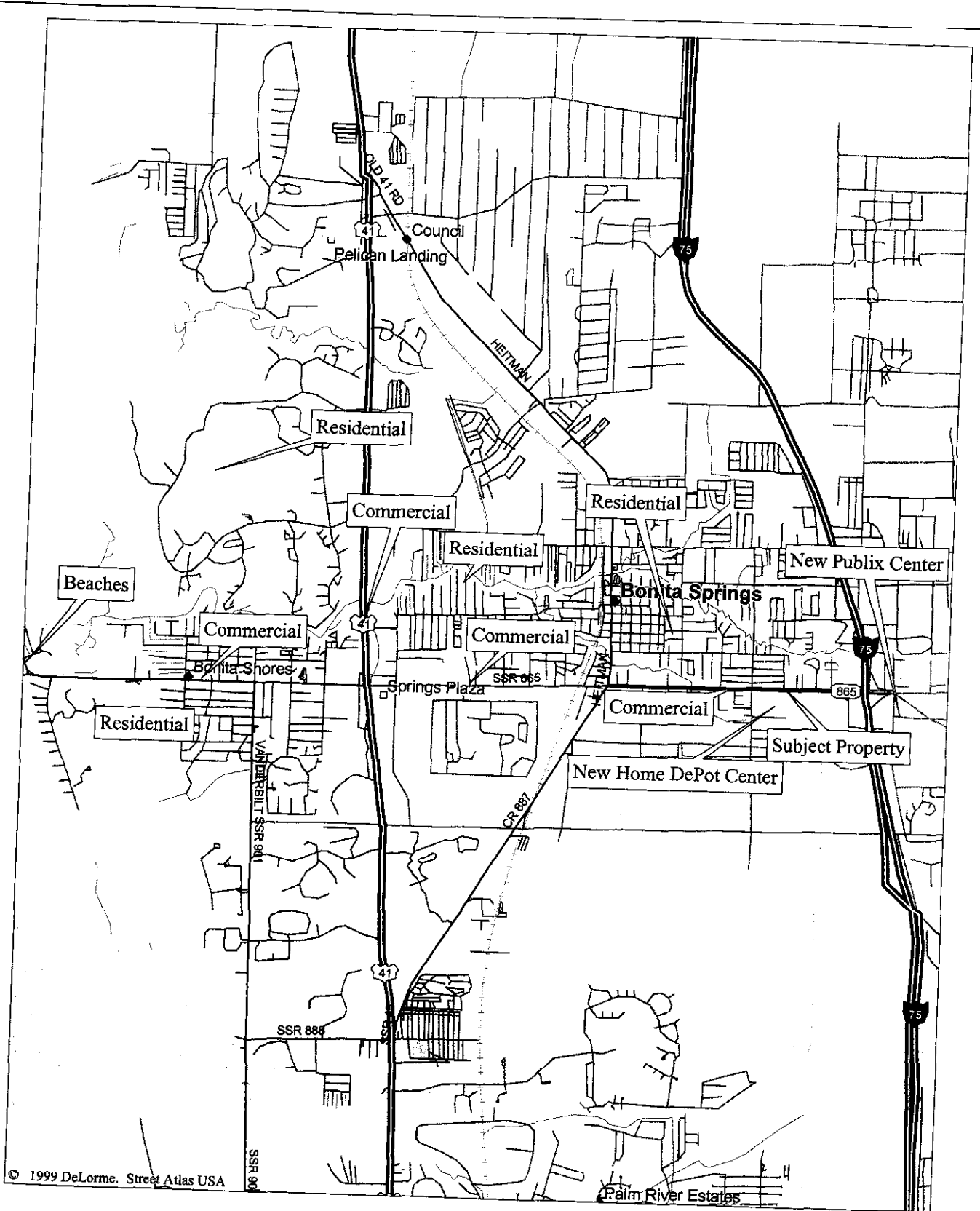
5-Year Sales History

Parcel No. 207

Bonita Beach Road Widening,
Project No. 4044
Parcel 207

Grantor	Grantee	Price	Date	Arms Length Y/N
Eileen M. Langford, a married woman	Bonita Boardwalk, Inc., a Florida corporation	\$110,000.00	06/18/01	Y
Bonita Boardwalk, Inc., a Florida corporation	Bonita Boardwalk, LLC, a Florida limited liability company	\$2,105,000.00	4/1/03	Y**

**** Transaction includes other properties**



MARKET AREA MAP