

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

Blue Sheet No. 20050558

1. **ACTION REQUESTED/PURPOSE:** Authorize: 1) approval of Easement Purchase Agreement in Lieu of Condemnation for acquisition of Parcel 131, Gunnery Road Widening Project No. 4055, in the amount of \$1,500; 2) Chairman, on behalf of the Board, to sign the Purchase Agreement; and 3) the Division of County Lands to handle and accept all documentation necessary to complete transaction and grant an extension to close, if necessary.
2. **WHAT ACTION ACCOMPLISHES:** Allows the County to proceed with the project without resorting to Eminent Domain proceedings.
3. **MANAGEMENT RECOMMENDATION:** Management recommends Board approve the Action Requested.

4. **Departmental Category:** 6

C6B

5. **Meeting Date:** *05-10-2005*

6. **Agenda:**
- Consent**
 - Administrative**
 - Appeals**
 - Public**
 - Walk-On**

7. **Requirement/Purpose: (specify)**
- Statute** *73 & 125*
 - Ordinance**
 - Admin. Code**
 - Other**
Blue Sheet 20050085

8. **Request Initiated:**

Commissioner _____

Department *Independent*

Division *County Lands*

By: *Karen L.W. Forsyth, Director*

9. Background:

Negotiated for: Department of Transportation
Interest to Acquire: Perpetual Slope/Restoration Easement

Property Details:

Owner: Dagoberto Rives, a married person and Andres J. Rios, a single person
Address: 1148 Gunnery Road S
STRAP No.: 33-44-26-07-00017.0500, .0490, & .0480

Purchase Details:

Purchase Price: \$1,500
Costs to Close: \$800

Appraisal Information:

Company: Carlson Norris & Associates, Inc.
Appraised Value: \$520

Staff Recommendation: The property owner refused to accept binding offer in the amount of \$750 for the property, approved on Blue Sheet 20050085. However, through negotiations, they have now agreed to accept \$1,500. Staff is of the opinion that the purchase price increase of approximately \$980, above the appraised value, can be justified considering the costs associated with condemnation proceedings, estimated between \$2,000 and \$3,000, and the escalating property values. Staff recommends the Board approve the Requested Motion.

Account: 20405518803.506110

Attachments: Purchase and Sale Agreement, Slope/Restoration Easement, Title Search, Appraisal Letter

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services			County Manager/P.W. Director
					Analyst	Risk	Grants	
<i>K. Forsyth</i>				<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

11. Commission Action:

- Approved**
- Deferred**
- Denied**
- Other**

Rec. by CoAtty
Date: *4/27/05*
Time: *10:55*
Forwarded To: *[Signature]*

RECEIVED BY
 COUNTY ADMIN: *[Signature]*
4/27/05
4pm
 COUNTY ADMIN
 FORWARDED TO: *[Signature]*
4/28/05
3pm

Parcel: 131
Project: Gunnery Road 4 Lane (SR 82 – Lee Blvd.), Project No. 4055
STRAP No.: 33-44-26-07-00017.0500, .0490, & .0480

**BOARD OF COUNTY COMMISSIONERS
LEE COUNTY
EASEMENT PURCHASE AGREEMENT
IN LIEU OF CONDEMNATION PROCEEDINGS**

This Agreement made and entered into this _____ day of _____, 20____, by and between **DAGOBERTO RIVES, a married person and ANDRES J. RIOS, a single person**, whose address is 310 6th St., SE, Naples, FL 34117, hereinafter referred to as Owner, and **LEE COUNTY**, a political subdivision of the State of Florida, for the use and benefit of said County, hereinafter referred to as Purchaser.

Whereas, Purchaser requires a perpetual, nonexclusive Slope/Restoration Easement, located and described as set forth in Exhibit "C" attached to Exhibit "A". All Exhibits are attached hereto and made a part hereof by reference, in conjunction with the Gunnery Road Widening Project #4055.

- D.R.
\$1,500 ATR
- a) Owner will grant said easement to Purchaser for the sum of ~~\$750.00~~; Purchaser to pay recording costs, documentary stamps and title insurance.
 - b) Owner agrees that said easement will be granted to Purchaser by execution of the Non-exclusive Slope/Restoration Easement in form and substance set forth in Exhibit "A".
 - c) Purchaser will pay Owner the amount agreed upon in item (a) of this agreement by County Warrant within 60 days of the execution and acceptance of this Easement Purchase Agreement and the Perpetual Slope/Restoration Easement instrument by Purchaser.
 - d) Owner agrees that Purchaser, his successors and assigns will be allowed to use said easement areas, called "the Property", as described Exhibit "C".
 - e) Purchaser agrees to complete construction within the easement area in a timely manner.
 - f) The land in Exhibit "C" is not and has never been the homestead of the Owner, nor is it contiguous to the homestead of the Owner.
 - g) Owner will provide either a release, satisfaction of mortgage or subordination agreement for all mortgages that encumber the property. Purchaser will pay reasonable associated costs; if any.

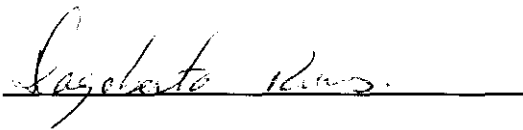
IN WITNESS WHEREOF, the parties have caused these presents to be executed in their respective names on the date first above written.

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

Owner: DAGOBERTO RIVES



1st Witness Signature

By: 



2nd Witness Signature

Owner: ANDRES J. RIOS

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



1st Witness Signature

By: 



2nd Witness Signature

**EASEMENT PURCHASE AGREEMENT
IN LIEU OF CONDEMNATION PROCEEDINGS**

Page 2 of 2

ATTEST:

CHARLIE GREEN, CLERK

By: _____
Deputy Clerk

LEE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

By: _____
Chairman or Vice-Chairman

APPROVED AS TO LEGAL FORM

Office of County Attorney

This instrument prepared by:

Lee County
Division of County Lands
Post Office Box 398
Fort Myers, Florida 33902-0398

ORIGINAL DOCUMENTS RETAINED IN
COUNTY LANDS FILES FOR HANDLING
UPON BOARD ACCEPTANCE.

EXHIBIT "A"

Parcel: 131
Project: Gunnery Road 4 Lane (SR 82 – Lee Blvd.), Project No. 4055
STRAP No.: 33-44-26-07-00017.0500, .0490, & .0480

SLOPE/RESTORATION EASEMENT

This INDENTURE, made and entered into this _____ day of _____, 20____,
between **DAGOBERTO RIVES, a married person and ANDRES J. RIOS, a single person**,
whose address is 310 6th St., SE, Naples, FL 34117, (Grantor), and **LEE COUNTY**, a political
subdivision of the State of Florida, whose address is Post Office Box 398, Fort Myers, Florida
33902-0398, (Grantee):

WITNESSETH:

1. For good and valuable consideration, receipt of which is hereby acknowledged, Grantor grants to the Grantee, its successors and assigns, a slope/restoration easement situated in Lee County, Florida, and located and described as set forth in attached Exhibit "C" (Easement Parcel).
2. Grantee, its successors and assigns, are granted the right, privilege, and authority to construct, replace, repair, remove, extend, and maintain a slope/restoration easement on the Easement Parcel to support, reinforce, and stabilize the adjacent public roadway.
3. The improvements that may be placed within the Easement Parcel for roadway slope/restoration purposes are not limited to a particular type, style, material or design. **Except for trees**, these improvements may include the use of foliage.
4. Grantor may not construct or place any structures or foliage, **including trees**, within the Easement Parcel.
5. Title to the improvements constructed by the Grantee within the Easement Parcel will remain in the Grantee, its successors or assigns.
6. Subject to any existing easements for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and telephone and cable television lines covering the land herein described, Grantors covenant they are lawfully seized and possessed of the real property described in Exhibit "C", have good and lawful right and power to convey it, and that the property is free and clear of all liens and encumbrances, except as herein stated, and accordingly, Grantor will forever warrant and defend the title and terms to this said easement and the quiet possession thereof against all claims and demands of all other entities.

Slope/Restoration Easement

Project: Gunnery Road 4 Lane (SR 82 – Lee Blvd.), Project No. 4055

Page 2 of 3

ORIGINAL DOCUMENTS RETAINED IN
COUNTY LANDS FILES FOR HANDLING
UPON BOARD ACCEPTANCE.

7. Grantee has a reasonable right of access across Grantor's property for the purposes of reaching the Easement Parcel on either paved or unpaved surfaces. Any damage to Grantor's property or permitted improvements thereon resulting from Grantee's use of this access right will be restored by the Grantee, to the condition in which it existed prior to the damage.

8. This easement runs with the land and is binding upon the parties, their successors and assigns.

IN WITNESS WHEREOF, the Grantor, has caused this document to be signed on the date first above written.

TWO SEPARATE WITNESSES:

Michael J. O'Hare
1st Witness Signature

MICHAEL J. O'HARE
Printed name of 1st Witness

Michaelene Dykstra
2nd Witness Signature

Michaelene Dykstra
Printed name of 2nd Witness

Michael J. O'Hare
1st Witness Signature

MICHAEL J. O'HARE
Printed name of 1st Witness

Michaelene Dykstra
2nd Witness Signature

Michaelene Dykstra
Printed name of 2nd Witness

Dagoberto Rives
DAGOBERTO RIVES GRANTOR

Andres J. Rios
ANDRES J. RIOS GRANTOR

Slope/Restoration Easement

Project: Gunnery Road 4 Lane (SR 82 – Lee Blvd.), Project No. 4055

Page 3 of 3

ORIGINAL DOCUMENTS RETAINED IN
COUNTY LANDS FILES FOR HANDLING
UPON BOARD ACCEPTANCE.

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this 6 day of April,
2008, by **DAGOBERTO RIVES**. He/She is personally known to me or who has
produced FL Drivers License # R120-160-64-211-0
(type of identification) as identification.



Michael J. O'Hare
My Commission DD279499
Expires January 30, 2008

[Signature]
(Signature of Notary Public)

Michael J. O'Hare
(Name, typed, printed or stamped)
(Title, Rank) My Commission DD279499
(Serial Number, if any) Expires January 30, 2008

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this 6 day of April,
2008, by **ANDRES J. RIOS**. He/She is personally known to me or who has produced
FL Drivers License # R200-010-67-461-0
(type of identification) as identification.



Michael J. O'Hare
My Commission DD279499
Expires January 30, 2008

[Signature]
(Signature of Notary Public)

Michael J. O'Hare
(Name, typed, printed or stamped)
(Title, Rank) My Commission DD279499
(Serial Number, if any) Expires January 30, 2008

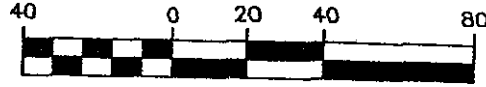
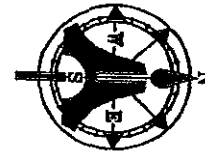
LEGEND

- (C) = CALCULATED
- (F) = FIELD
- (P) = PLAT
- C.B. = CHORD BEARING
- CH = CHORD
- ESMT. = EASEMENT
- L = LENGTH
- M.O.L. = MORE OR LESS
- P.B. = PLAT BOOK
- PG. = PAGE
- P.L. = PARENT TRACT
- PROPERTY LINE
- R = RADIUS
- RT. = RIGHT
- R/W = RIGHT OF WAY
- S.F. = SQUARE FEET
- STA. = STATION
- T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
- P.E. = PERPETUAL EASEMENT

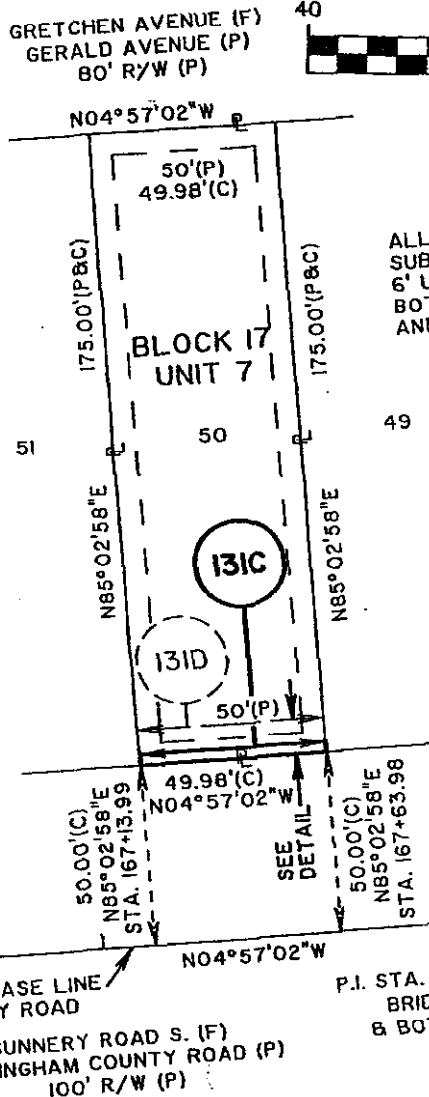
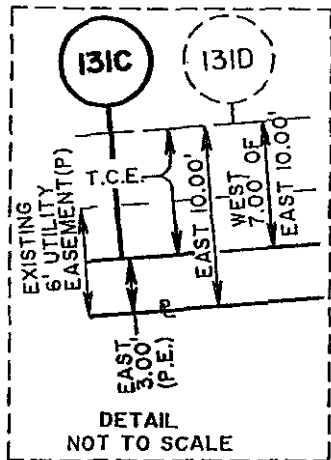
PARCEL NO. 131C (PERPETUAL EASEMENT)
 PROPERTY OWNER: CORAL KAI, INC.
 STRAP NO. 33-44-26-07-00017.0500
 AREA OF PARENT TRACT: 8,747 S.F., M.O.L.
 AREA OF TAKE: 150 S.F., M.O.L.

EXHIBIT **C**

Page **1** of **3**



SCALE IN FEET



ALL LOTS ARE SUBJECT TO A 6' UTILITY ESMT. BOTH SIDES, FRONT AND BACK. (P)

PARCEL 131C (PERPETUAL EASEMENT)

A 3.00 FOOT WIDE PERPETUAL EASEMENT BEING THE EAST 3.00 FEET OF LOT 50, BLOCK 17, UNIT 7, LEHIGH ESTATES, A SUBDIVISION OF LEHIGH ACRES, SECTION 33, TOWNSHIP 44 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 15 PAGE 87, OF THE PUBLIC RECORDS, LEE COUNTY, FLORIDA.

NOTE: BEARINGS SHOWN HEREON ARE BASED UPON THE SURVEY BASE LINE OF GUNNERY ROAD HAVING A BEARING OF N 04°57'02\"/>

SAID LANDS CONTAIN 150 SQUARE FEET, MORE OR LESS.
 9/24/04 REVISED 130C TO 131C IN DESC

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

PREPARED BY:
 AIM ENGINEERING & SURVEYING, INC.

James M. Condon 9/24/04
 JAMES M. CONDON, P.S.M. DATE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 6074

AIM Engineering & Surveying, Inc.



5300 LEE BLVD.
 P.O. BOX 1235
 LEHIGH ACRES
 FLORIDA 33970
 239/332-4569
 FX:239/332-8734

Licensed Business Number 3114

THIS IS NOT A SURVEY SHEET 1 OF 1

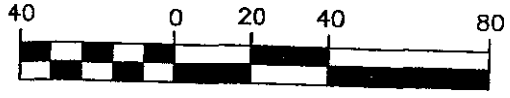
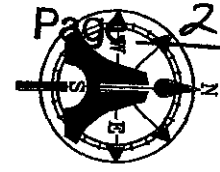
PROJECT NUMBER: 99-7504	DESCRIPTION: LEGAL AND SKETCH PARCEL 131C GUNNERY ROAD FROM S.R. 82 TO LEE BOULEVARD
DRAWN BY: LWC	CLIENT: LEE COUNTY
DATE: 6/11/04	SEC-TWP-RGE: 33-44S-26E
FILE: 7504-131C	COUNTY: LEE COUNTY

LEGEND
 (C) = CALCULATED
 (F) = FIELD
 (P) = PLAT
 C.B. = CHORD BEARING
 CH = CHORD
 ESMT. = EASEMENT
 L = LENGTH
 M.O.L. = MORE OR LESS
 P.B. = PLAT BOOK
 PG. = PAGE
 P = PARENT TRACT
 R = RADIUS
 RT. = RIGHT
 R/W = RIGHT OF WAY
 S.F. = SQUARE FEET
 STA. = STATION
 T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
 P.E. = PERPETUAL EASEMENT

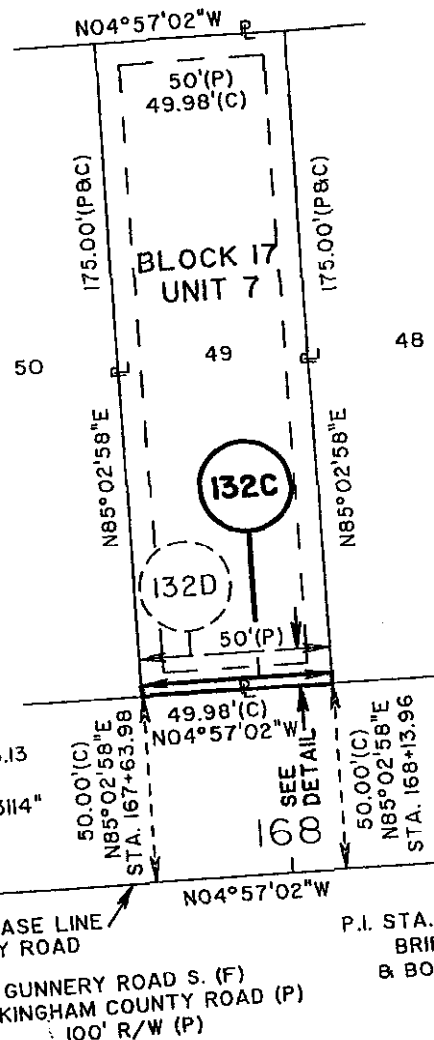
PARCEL NO. 132C (PERPETUAL EASEMENT)
 PROPERTY OWNER: VAL G. KOBLE AND FLORENCE J. KOBLE
 STRAP NO. 33-44-26-07-00017.0490
 AREA OF PARENT TRACT: 8,747 S.F., M.O.L.
 AREA OF TAKE: 150 S.F., M.O.L.

EXHIBIT C

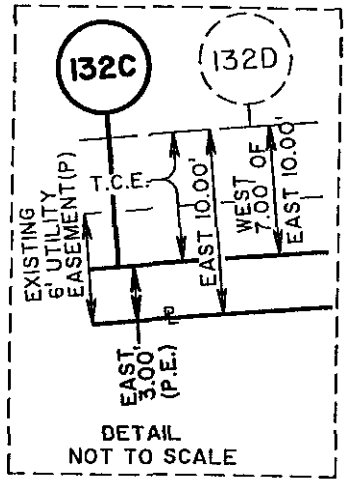
Page 2 of 3



GRETCHEN AVENUE (F)
 GERALD AVENUE (P)
 80' R/W (P)



ALL LOTS ARE SUBJECT TO A 6' UTILITY ESMT. BOTH SIDES, FRONT AND BACK. (P)



P.O.T. STATION 128+63.13
 PARKER-KALON NAIL
 & DISK "AIM ENG. LB 3114"

SURVEY BASE LINE
 GUNNERY ROAD

P.I. STA. 217+61.38
 BRIDGE SPIKE
 & BOTTLE CAP
 NO ID

PARCEL 132C
 (PERPETUAL EASEMENT)

A 3.00 FOOT WIDE PERPETUAL EASEMENT BEING THE EAST 3.00 FEET OF LOT 49, BLOCK 17, UNIT 7, LEHIGH ESTATES, A SUBDIVISION OF LEHIGH ACRES, SECTION 33, TOWNSHIP 44 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 15 PAGE 87, OF THE PUBLIC RECORDS, LEE COUNTY, FLORIDA.

NOTE:
 BEARINGS SHOWN HEREON ARE BASED UPON THE SURVEY BASE LINE OF GUNNERY ROAD HAVING A BEARING OF N 04°57'02" W FROM P.O.T. STATION 128+63.13 BEING A PARKER-KALON NAIL AND DISK "AIM ENG. LB 3114" TO P.I. STATION 217+61.38 BEING A BRIDGE SPIKE AND BOTTLE CAP NO ID.

SAID LANDS CONTAIN 150 SQUARE FEET, MORE OR LESS.

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

PREPARED BY:
 AIM ENGINEERING & SURVEYING, INC.
 Bob L. Potter, P.S.M.
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5688
 DATE: 6/14/04

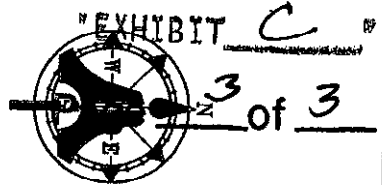
AIM Engineering & Surveying, Inc.
 5300 LEE BLVD.
 P.O. BOX 1235
 LEHIGH ACRES
 FLORIDA 33970
 239/332-4569
 FX:239/332-8734
 Licensed Business Number 3114

THIS IS NOT A SURVEY SHEET 1 OF 1

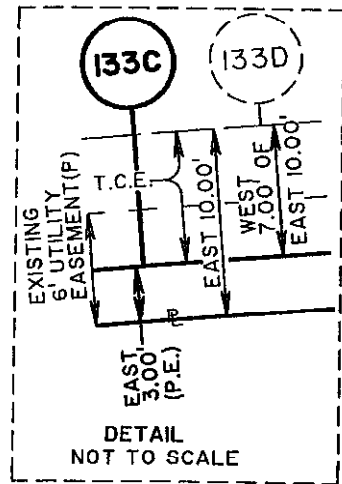
PROJECT NUMBER: 99-7504	DESCRIPTION: LEGAL AND SKETCH PARCEL 132C GUNNERY ROAD FROM S.R. 82 TO LEE BOULEVARD
DRAWN BY: LWC	CLIENT: LEE COUNTY
DATE: 6/11/04	SEC-TWP-RGE: 33-44S-26E
	FILE: 7504-132C
	COUNTY: LEE COUNTY

LEGEND
 (C) = CALCULATED
 (F) = FIELD
 (P) = PLAT
 C.B. = CHORD BEARING
 CH = CHORD
 ESMT. = EASEMENT
 L = LENGTH
 M.O.L. = MORE OR LESS
 P.B. = PLAT BOOK
 PG. = PAGE
 R = PARENT TRACT
 PROPERTY LINE
 R = RADIUS
 RT. = RIGHT
 R/W = RIGHT OF WAY
 S.F. = SQUARE FEET
 STA. = STATION
 T.C.E. = TEMPORARY
 CONSTRUCTION
 EASEMENT
 P.E. = PERPETUAL
 EASEMENT

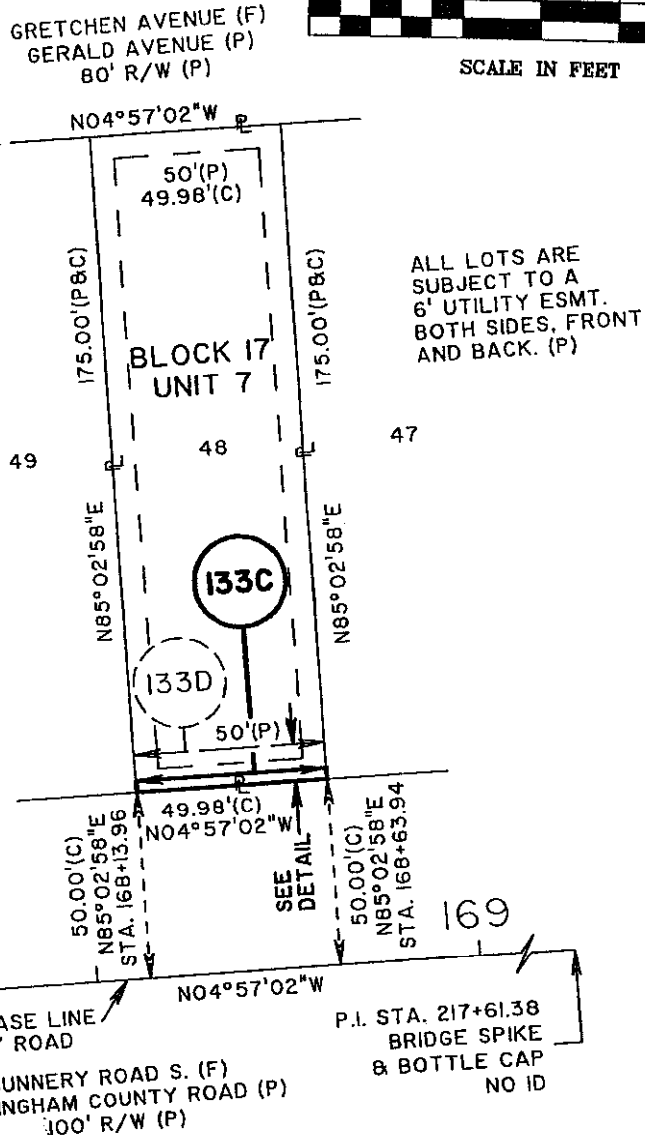
PARCEL NO. 133C (PERPETUAL EASEMENT)
 PROPERTY OWNER: CORAL KAI, INC.
 STRAP NO. 33-44-26-07-00017.0480
 AREA OF PARENT TRACT: 8,747 S.F., M.O.L.
 AREA OF TAKE: 150 S.F., M.O.L.



SCALE IN FEET



DETAIL NOT TO SCALE
 P.O.T. STATION 128+63.13
 PARKER-KALON NAIL
 & DISK "AIM ENG. LB 3114"



PARCEL 133C
 (PERPETUAL EASEMENT)

A 3.00 FOOT WIDE PERPETUAL EASEMENT BEING THE EAST 3.00 FEET OF LOT 48, BLOCK 17, UNIT 7, LEHIGH ESTATES, A SUBDIVISION OF LEHIGH ACRES, SECTION 33, TOWNSHIP 44 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 15 PAGE 87, OF THE PUBLIC RECORDS, LEE COUNTY, FLORIDA.

SAID LANDS CONTAIN 150 SQUARE FEET, MORE OR LESS.

NOTE:
 BEARINGS SHOWN HEREON ARE BASED UPON THE SURVEY BASE LINE OF GUNNERY ROAD HAVING A BEARING OF N 04°57'02" W FROM P.O.T. STATION 128+63.13 BEING A PARKER-KALON NAIL AND DISK "AIM ENG. LB 3114" TO P.I. STATION 217+61.38 BEING A BRIDGE SPIKE AND BOTTLE CAP NO ID.

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

AIM Engineering & Surveying, Inc.



5300 LEE BLVD.
 P.O. BOX 1235
 LEHIGH ACRES
 FLORIDA 33970
 239/332-4569
 FX:239/332-8734

Licensed Business Number 3114

PREPARED BY:
 AIM ENGINEERING & SURVEYING, INC.

BOB L. POTTER, P.S.M.
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5688

[Signature] 6/14/04
 DATE

THIS IS NOT A SURVEY SHEET 1 OF 1

PROJECT NUMBER: 99-7504	DESCRIPTION: LEGAL AND SKETCH PARCEL 133C GUNNERY ROAD FROM S.R. 82 TO LEE BOULEVARD
DRAWN BY: LWC	CLIENT: LEE COUNTY
DATE: 6/11/04	SEC-TWP-RGE 33-44S-26E
FILE: 7504-133C	COUNTY: LEE COUNTY

Division of County Lands

Updated Ownership and Easement Search

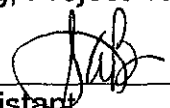
Search No. 33-44-26-07-00017.0500

Date: January 13, 2005

Parcel: 131

Project: Gunnery Road Widening, Project 4055

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

From: Shelia A. Bedwell, CLS
Property Acquisition Assistant 

STRAP: 33-44-26-07-00017.0500

Effective Date: December 14, 2004, at 5:00 p.m.

Subject Property: Lot 50, Block 17, Unit 7, LEHIGH ESTATES, Lehigh Acres, according to the map or plat thereof on file in the office of the Clerk of the Circuit Court, recorded in Plat Book 15, Page 87, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Dagoberto Rives, a married person and Andres J. Rios, a single person

By that certain instrument dated July 26, 2004, recorded September 2, 2004, in Official Record Book 4418, Page 564, Public Records of Lee County, Florida.

Easements:

1. Six foot utility easement along both sides, front and back of subject property, as recited on recorded plat of the subdivision.

NOTE(1): Declarations of Restrictions recorded in Official Record Book 84, Page 310 and Official Record Book 527, Page 29, Public Records of Lee County, Florida.

NOTE(2): Mortgage executed by Dagoberto Rives, a married person and Andres J. Rios, a single person, in favor of Amable Garcia Grandal, dated July 26, 2004, recorded September 2, 2004, in Official Record Book 4418, Page 565, Public Records of Lee County, Florida.

Tax Status: 2004 taxes are now due and payable.

(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.

APPRAISAL REPORT GUNNERY ROAD PROJECT 4055

Parcel Identification

Project Parcel Number: 131, 132, 133
Owner Name/Address: Rives, Dagoberto & Rios, Andres J, Tenants in Common
1144-1148 Gunnery Road S
Lee County STRAP Number: 33-44-26-07-00017.0480-.0500
Legal Description: Lots 48 & 50, Block 17, Unit 7, Lehigh Estates, PB 15, PG 87
History of Ownership: July 2004, \$65,000, Lot 49 July 2004, \$55,000
Interest Appraised: Fee Simple () Partial (X)
Assessed Value: \$51,180
Effective Date of Appraisal: December 9, 2004
Date of Report: December 13, 2004

Site Data

Parent Parcel - Overall Size: 26,250 square feet
Frontage - Depth: 150' X 175'
Acquisition Type: Fee Take () - A
Utility Easement () - B
Perpetual Easement (X) - C 450 square feet
Sidewalk ()
Drainage ()
Fill/Slope (X)
Parcel Remainder Size: 26,800 sf unencumbered, 450 sf encumbered
Existing Easements: Utility (X) Drainage () Road ()
Corner Parcel () Interior Parcel (X)
Topography - Level (X) Irregular ()
Soil Conditions - Typical (X) Require Correction ()
Flood Zone: B **Panel #:** 125124 0375 B
Utilities Available: Electricity (X)
Telephone (X)
Water ()
Sewer ()
Zoning/Land Use: C2/Central Urban
Adverse Conditions: None
Supporting Services: Lee County Sheriff and Fire
Miscellaneous: None
Marketing Time: Less than 1 year
Highest and Best Use: Commercial Requires Zoning Change ()

Improvements None (X) Site () Structure ()

Description of improvements within take area: None

Valuation

Approaches Used: Sales Comparison (X)
 Cost Approach ()
 Income Approach ()
 Analysis Type: Complete (X) Limited ()
 Report Type: Restricted () Summary (X) Self Contained ()

Sale Data: Range of Sales \$ per SF \$3.71 - \$6.29
 Time Adjusted Range \$ per SF \$3.95 - \$7.22
 Sale Date Range March 2004 - October 2004

Value of Improvements: N/A

Value Estimates: (See summary chart below)

SUMMARY OF ANALYSIS

Gunnery Road Project
 Parcels 131, 132, 133

Market Value of Fee Simple Interest in Parent Parcel	x	26,250 sf \$5.75 per sf	\$150,938	\$150,938
less: Market Value of Remainder - Fee Unencumbered				
*26250 sf - 450 sf proposed easement area unencumbered fee value per square foot unencumbered fee value of remainder area	x	25800 sf * \$5.75 per sf	\$148,350	
less: *per county data Slope Easement-C Remainder \$5.75 per sf times .80 (1- .20 percentage of impact) remainder value for land within proposed easement	x	450 sf \$4.60 per sf*	\$2,070.00	
Total Market Value of Remainder (rounded)				\$150,420
Market Value of Part Taken rounded to				\$517.50
				\$520.00

04-78-131sum

Additional information required for analysis to meet USPAP standards is located within the text of the main body of the analysis including all limiting conditions and special assumptions.

TOTAL COMPENSATION DUE THE PROPERTY OWNER..... (\$520.00)

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

