

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

**Blue Sheet No. 20051057**

1. **ACTION REQUESTED/PURPOSE:** Approve Purchase Agreement for acquisition of Parcels 103, 104, 105, 106, 107, 109, 110, & 111, Three Oaks Parkway South Extension Project No. 4043, in the amount of \$652,940; authorize payment of costs to close and the Division of County Lands to handle all documentation necessary to complete transaction.
2. **WHAT ACTION ACCOMPLISHES:** Acquisition of parcels necessary for the Three Oaks Parkway South, Project 4043.
3. **MANAGEMENT RECOMMENDATION:** Management recommends Board approve the Action Requested.

4. Departmental Category: 6		<b>CGD</b>	5. Meeting Date: <b>08-23-2005</b>	
6. Agenda: <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Administrative <input type="checkbox"/> Appeals <input type="checkbox"/> Public <input type="checkbox"/> Walk-On	7. Requirement/Purpose: (specify)		8. Request Initiated:	
	<input checked="" type="checkbox"/> Statute	125	Commissioner _____	
	<input type="checkbox"/> Ordinance		Department _____ Independent	
	<input type="checkbox"/> Admin. Code		Division _____ County Lands	
<input checked="" type="checkbox"/> Other		BS20050823-0830	By: <i>[Signature]</i> Karen L.W. Forsyth, Director	

9. **Background:**  
**Negotiated for:** Department of Transportation

**Interest to Acquire:** Fee-simple interest in eight vacant, single-family residential properties.

**Property Details:**  
**Owner:** J. Stephen Crawford, Trustee, as Trustee of the Bonita Preserve Land Trust, Created by a Declaration of Trust and Land Trust Agreement, dated May 15, 2001  
**Addresses:** 11555, 11559, 11563, 11567, 11571, 11579, 11583, 11587 Forest Mere Drive, Bonita Springs, 34135  
**STRAP Nos.:** 25-47-25-B3-01001.0420 thru .0380, and ~.0360 thru ~.0340

**Purchase Details:**  
**Purchase Price:** \$652,940  
 The Board of County Commissioners approved a binding offer, in the aggregate amount of \$626,020, on June 28, 2005 for the acquisition of partial interests in the eight properties identified. However, through negotiations, the owner has now agreed to sell the eight fee-simple properties, including remainder areas, for \$652,940.  
 Closing of the properties may be processed through the County Attorney's office to clear remaining title issues and secure the appropriate certification of beneficial interests prior to the disbursement of funds.

**Appraisal Information:**  
**Company:** Carlson, Norris & Associates  
**Appraised Value:** Parent Tract Appraised Value - \$675,078 (See Attached Justification Sheet)

**Staff Recommendation:** Staff recommends acquiring the total fee-simple interests in the properties, including the remainder areas, for \$652,940 (\$22,138 below the appraised value), considering the costs associated with condemnation proceedings for acquiring only the partial interests needed for the project.

**Account:** 20404330709.506110

**Attachments:** Value Justification; Purchase Agreement; Appraisal Data; Location Map; Recommendation of City of Bonita Springs; Title Data; 5-Year Sales History

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>[Signature]</i>			<i>[Signature]</i>		<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
11. <b>Commission Action:</b>			COUNTY ADMIN FORWARDED TO: <i>[Signature]</i> 8/11/05 <i>[Signature]</i>		JUL 29 2005 RECEIVED			
<input type="checkbox"/> Approved <input type="checkbox"/> Deferred <input type="checkbox"/> Denied <input type="checkbox"/> Other					CO. CLERK FORWARDED TO:			

# Value Justification Report

Parcel Nos. 103 – 107 & 109 - 111

Three Oaks Parkway South Extension  
Project No. 4043

On June 28<sup>th</sup>, the Board of County Commissioners approved a binding offer, in the aggregate amount of \$626,020, for the purchase of partial fee-simple interests and slope easement rights over 8 residential lots (Parcels 103/103SE – 107/107SE & 109/109SE – 111/111SE) in the Spring Lakes subdivision.

The partial interests/easements were appraised by the firm of Carlson, Norris & Associates on March 15, 2005 with a total value of \$568,600. The parent tracts' remainder value totaled \$106,478 (Total Parent Tract Value: \$675,078).

The Division of County Lands has since negotiated with J. Stephen Crawford, Trustee, for the proposed total fee-simple purchase of those 8 lots (Parcels 103 – 107 & 109 – 111), for a total price of \$652,940. Under the terms of the negotiated agreement proposal, Lee County would also take title by deed to the slope easement areas and the remaining fee areas, which total ±32,400 square feet. (It is anticipated that at least one of the eight lots would remain buildable).

This document prepared by  
 Lee County Division of County Lands  
 Project: Three Oaks Parkway, 4043  
 Parcels: 103 - 107, 109 - 111  
 STRAP No.: 25-47-25-B3-01001.0420 thru -.0380, -.0360 thru -.0340

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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and between J. STEPHEN CRAWFORD, TRUSTEE, AS TRUSTEE OF THE BONITA PRESERVE LAND TRUST, CREATED BY A DECLARATION OF TRUST AND LAND TRUST AGREEMENT, DATED MAY 15, 2001, hereinafter referred to as SELLER, whose address is 28000 Spanish Wells Boulevard, Bonita Springs, FL 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 Lots 42, 41, 40, 39, 38, 36, 35 & 34, Block 1, Spring Lakes Phase Three, according to the plat thereof recorded in Plat Book 50, Pages 36 through 38, Public Records of Lee County, Florida, lying in Section 25, Township 47 South, Range 25 East, Lee County Florida, located at 11555, 11559, 11563, 11567, 11571, 11579, 11583, 11587 Forest Mere Drive, Bonita Springs, Florida; hereinafter collectively called "the Property." This Property will be acquired for the Three Oaks Parkway South Extension Project, 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 Six-Hundred Fifty-Two Thousand Nine

Agreement for Purchase and Sale of Real Estate  
Page 2 of 6

Hundred Forty Dollars (\$652,940.00), 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 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

Agreement for Purchase and Sale of Real Estate  
Page 3 of 6

- 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) 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.

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 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 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

Agreement for Purchase and Sale of Real Estate  
Page 4 of 6

SELLER, the BUYER may elect to treat such discrepancies, violations and/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 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

Agreement for Purchase and Sale of Real Estate  
Page 5 of 6

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 ninety (90) days from the date this Agreement is made. The time and location of closing may be changed by mutual agreement of the parties.

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

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

**16. POSSESSION:** SELLER warrants that there are no parties in possession other than SELLER unless otherwise stated herein. SELLER





**SUMMARY OF ANALYSIS**  
 Project 4043-Three Oaks Parkway Extension  
 Parcel 103

Market Value of Fee Simple Interest in Parent Parcel	x	13,133 sf \$7.50 per sf	\$ 98,498	\$ 98,498
less: remainder area \$7.50 per sf times .25 (1-.25**+.50***)	x	7,076 sf \$1.88 per sf	\$13,303	
less: remainder in slope easement \$7.50 per sf times .10 (1-.20**+.25**+.45***)	x	1,544 sf \$0.75 per sf	\$1,158	
Value of Remainder			\$ 14,461	\$ 14,461
Subtract Value of Remainder from Parent Parcel Value				
Total Compensation Due the Property Owner rounded to .....				\$ 84,037
				<u>\$ 84,100</u>

PARENT TRACT VALUE

\*slope impact, \*\* locational obsolescence, \*\*\* buildability

Analysis Confirmation

Part Taken in Fee	x	4,513 sf \$7.50 per sf	\$33,848	
Add-Part Taken- Remainder w/o Slope	x	7076 sf \$ 5.62 per sf	\$ 39,767	
Add-Part Taken-Slope Easement	x	1,544 \$ 6.75 per sf	\$ 10,422	
Total Market Value of Part Taken or Total Compensation Due the Property Owner rounded to .....				<u>\$84,037</u> <u>\$84,100</u>

PARTIAL VALUE

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 ..... (\$84,100.00)**

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

*J. Lee Norris*

**SUMMARY OF ANALYSIS**  
**Project 4043-Three Oaks Parkway Extension**  
**Parcel 104**

Market Value of Fee Simple Interest In Parent Parcel	x	15,192 sf ✓ \$7.50 per sf \$113,940 ✓	\$ 113,940
less: remainder area \$7.50 per sf times .10 (1-.25**+.65***)	x	649 sf ✓ \$0.75 per sf \$487 ✓	
less: remainder in slope easement \$7.50 per sf times .10 (1-.20**+.45***)	x	1,193 sf \$0.75 per sf \$895 ✓	
remainder value for land within proposed easement			
Value of Remainder	\$	1,382	\$ 1,382
Subtract Value of Remainder from Parent Parcel Value			
Total Compensation Due the Property Owner rounded too .....			\$ 112,559 <u>\$ 112,600</u>

*Parent Tract Value*

\*slope impact, \*\* locational obsolescence, \*\*\* buildability

**Analysis Confirmation**

Part Taken in Fee	x	13,350 sf \$7.50 per sf \$100,125 ✓	
Add-Part Taken- Remainder w/o Slope	x	649 sf \$ 6.75 per sf \$ 4,381	
Add-Part Taken-Slope Easement	x	1,193 \$ 6.75 per sf \$ 8,053	
Total Market Value of Part Taken or Total Compensation Due the Property Owner rounded to .....			\$112,559 ✓ <u>\$112,600</u>

05-39-104sum

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 ..... (\$112,600.00)**

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

*PARTIAL VALUE*

*J. Lee Norris*

**SUMMARY OF ANALYSIS**  
**Project 4043-Three Oaks Parkway Extension**  
**Parcel 105**

Market Value of Fee Simple Interest in Parent Parcel	x	8,774 sf \$10.00 per sf \$87,740	\$ 87,740
less: remainder area \$10.00 per sf times .00 (1-.25**+.75***)	x	0 sf \$0.00 per sf \$0	
less: remainder in slope easement \$10.00 per sf times .05 (1-(.20**+.25**+.50***)	x	524 sf \$0.50 per sf \$262	
Value of Remainder	\$	262	\$ 262
Subtract Value of Remainder from Parent Parcel Value			
Total Compensation Due the Property Owner rounded to .....			\$ 87,478 \$ 87,500

Parent TRACT VALUE

\*slope impact, \*\* locational obsolescence, \*\*\* buildability

**Analysis Confirmation**

Part Taken in Fee	x	8,250 sf \$10.00 per sf \$82,500	
Add-Part Taken- Remainder w/o Slope	x	0 sf \$ 10.00 per sf \$ -	
Add-Part Taken-Slope Easement	x	524 \$ 9.50 per sf \$ 4,978	
Total Market Value of Part Taken or Total Compensation Due the Property Owner rounded to .....			\$87,478 \$87,500

PARTIAL

05-39-105sum

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 ..... (\$87,500.00)**

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

*J. Lee Norris*

Carlson, Norris and Associates, Inc.

**SUMMARY OF ANALYSIS**

Project 4043-Three Oaks Parkway Extension  
Parcel 106

Market Value of Fee Simple Interest in Parent Parcel	x	7,498 sf \$10.00 per sf \$74,980	\$ 74,980
less: remainder area \$10.00 per sf times .20 (1-.25**+.55***)	x	81 sf \$2.00 per sf \$162	
less: remainder in slope easement \$10.00 per sf times .10 (1 - (.20**+.25**+.45***)	x	1,030 sf \$1.00 per sf \$1,030	
remainder value for land within proposed easement			
Value of Remainder	\$	1,192	\$ 1,192
Subtract Value of Remainder from Parent Parcel Value			
Total Compensation Due the Property Owner rounded too .....			\$ 73,788 \$ 73,800

PARENT TRACT VALUE

\*slope impact, \*\* locational obsolescence, \*\*\* buildability

**Analysis Confirmation**

Part Taken in Fee	x	6,388 sf \$10.00 per sf \$63,880	
Add-Part Taken- Remainder w/o Slope	x	81 sf \$ 8.00 per sf \$ 648	
Add-Part Taken-Slope Easement	x	1,030 \$ 9.00 per sf \$ 9,270	
Total Market Value of Part Taken or Total Compensation Due the Property Owner rounded to .....			\$73,798 \$73,800

05-39-106sum

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 .....** (\$73,800.00)

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

*J. Lee Norris*

PARTIAL

**SUMMARY OF ANALYSIS**

Project 4043-Three Oaks Parkway Extension  
Parcel 107

Market Value of Fee Simple Interest In Parent Parcel	x	7,498 sf <u>\$10.00</u> per sf \$74,980	\$ 74,980
less: remainder area \$10.00 per sf times .10 (1-.25**+.65***)	x	743 sf <u>\$1.00</u> per sf \$743	
less: remainder in slope easement \$10.00 per sf times .10 (1 - (.20*+.25**+.45***)	x	1,136 sf <u>\$1.00</u> per sf \$1,136	
remainder value for land within proposed easement			
Value of Remainder	\$	1,879	\$ 1,879
Subtract Value of Remainder from Parent Parcel Value			\$ 73,101
Total Compensation Due the Property Owner rounded too .....			<u>\$ 73,100</u>

*Parent Tract Value*

\*slope impact, \*\* locational obsolescence, \*\*\* buildability

**Analysis Confirmation**

Part Taken In Fee	x	5,619 sf <u>\$10.00</u> per sf \$56,190	
Add-Part Taken- Remainder w/o Slope	x	743 sf <u>\$ 9.00</u> per sf \$ 6,687	
Add-Part Taken-Slope Easement	x	1,136 <u>\$ 9.00</u> per sf \$ 10,224	
Total Market Value of Part Taken or Total Compensation Due the Property Owner rounded to .....			<u>\$73,101</u> <u>\$73,100</u>

05-39-107sum

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 ..... (\$73,100.00)**

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

*J. Lee Norris*

*TOTAL*

**SUMMARY OF ANALYSIS**

Project 4043-Three Oaks Parkway Extension  
Parcel 109

Market Value of Fee Simple Interest in Parent Parcel	x	7,498 sf <u>\$10.00</u> per sf \$74,980	\$ 74,980
less: remainder area \$10.00 per sf times .10 (1 - .25** + .65***)	x	2,913 sf <u>\$1.00</u> per sf \$2,913	
less: remainder in slope easement \$10.00 per sf times .10 (1 - (.20* + .25** + .45***) remainder value for land within proposed easement	x	1,163 sf <u>\$1.00</u> per sf \$1,163	
Value of Remainder	\$	4,076 ✓	\$ 4,076
Subtract Value of Remainder from Parent Parcel Value Total Compensation Due the Property Owner rounded to .....			<u>\$ 70,904</u> <u>\$ 71,000</u>

PARENT TRACT VALUE

\*slope impact, \*\* locational obsolescence, \*\*\* buildability

**Analysis Confirmation**

Part Taken in Fee	x	3,422 sf ✓ <u>\$10.00</u> per sf \$34,220	
Add-Part Taken- Remainder w/o Slope	x	2913 sf <u>\$ 9.00</u> per sf \$ 26,217 ✓	
Add-Part Taken-Slope Easement	x	1,163 <u>\$ 9.00</u> per sf \$ 10,467 ✓	
Total Market Value of Part Taken or Total Compensation Due the Property Owner rounded to .....			<u>\$70,904</u> <u>\$71,000</u>

05-39-109sum

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 ..... (\$71,000.00)

PARTIAL

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

*J. Lee Norris*

**SUMMARY OF ANALYSIS**  
**Project 4043-Three Oaks Parkway Extension**  
**Parcel 110**

Market Value of Fee Simple Interest in Parent Parcel	x	7,498 sf \$10.00 per sf \$74,980	\$ 74,980
less: remainder area w/o slope \$10.00 per sf times .55 (1 - (.25** + .20**))	x	4,600 sf \$5.50 per sf \$25,300	
less: remainder in slope easement \$10.00 per sf times .35 (1 - (.20* + .25** + .20**)) remainder value for land within proposed easement	x	1,189 sf \$3.50 per sf \$4,162	
<b>Value of Remainder</b>		\$ 29,462	\$ 29,462
<b>Subtract Value of Remainder from Parent Parcel Value</b>			\$ 45,519
<b>Total Compensation Due the Property Owner rounded too .....</b>			<u>\$ 45,500</u>

PARENT TRACT VALUE

\* slope impact, \*\*locational obsolescence, \*\*\* buildability

**Analysis Confirmation**

Part Taken in Fee	x	1,709 sf \$10.00 per sf \$17,090	
Add-Part Taken- Remainder w/o Slope \$10.00 times .45	x	4600 sf \$ 4.50 per sf \$ 20,700	
Add-Part Taken-Slope Easement \$10.00 times .65	x	1,189 \$ 6.50 per sf \$ 7,729	
<b>Total Market Value of Part Taken or Total Compensation Due the Property Owner rounded to .....</b>			<u>\$45,519</u> <u>\$45,500</u>

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 ..... (\$45,500.00)**

PARTIAL

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

*J. Lee Norris*

**SUMMARY OF ANALYSIS**  
**Project 4043-Three Oaks Parkway Extension**  
**Parcel 111**

Market Value of Fee Simple Interest in Parent Parcel	x	7,498 sf \$10.00 per sf	\$ 74,980
less: remainder area w/o slope \$10.00 per sf times .75 (1-.25-damages**)	x	6,694 sf \$7.50 per sf	\$50,205
less: remainder in slope easement \$10.00 per sf times .55 (1 - (.20* + .25**))	x	692 sf \$5.50 per sf	\$3,806
remainder value for land within proposed easement			\$ 54,011
<b>Value of Remainder</b>			<b>\$ 54,011</b>
<b>Subtract Value of Remainder from Parent Parcel Value</b>			<b>\$ 20,969</b>
<b>Total Compensation Due the Property Owner rounded too .....</b>			<b>\$ 21,000</b>

PARENT TRACT VALUE

\* slope impact, \*\*locational obsolescence

**Analysis Confirmation**

Part Taken in Fee	x	112 sf \$10.00 per sf	\$1,120
Add-Part Taken- Remainder w/o Slope \$10.00 times .25	x	6694 sf \$ 2.50 per sf	\$ 16,735
Add-Part Taken-Slope Easement \$10.00 times .45	x	692 \$ 4.50 per sf	\$ 3,114
<b>Total Market Value of Part Taken or Total Compensation Due the Property Owner rounded to .....</b>			<b>\$20,969</b> <b>\$21,000</b>

05-39-111sum

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.

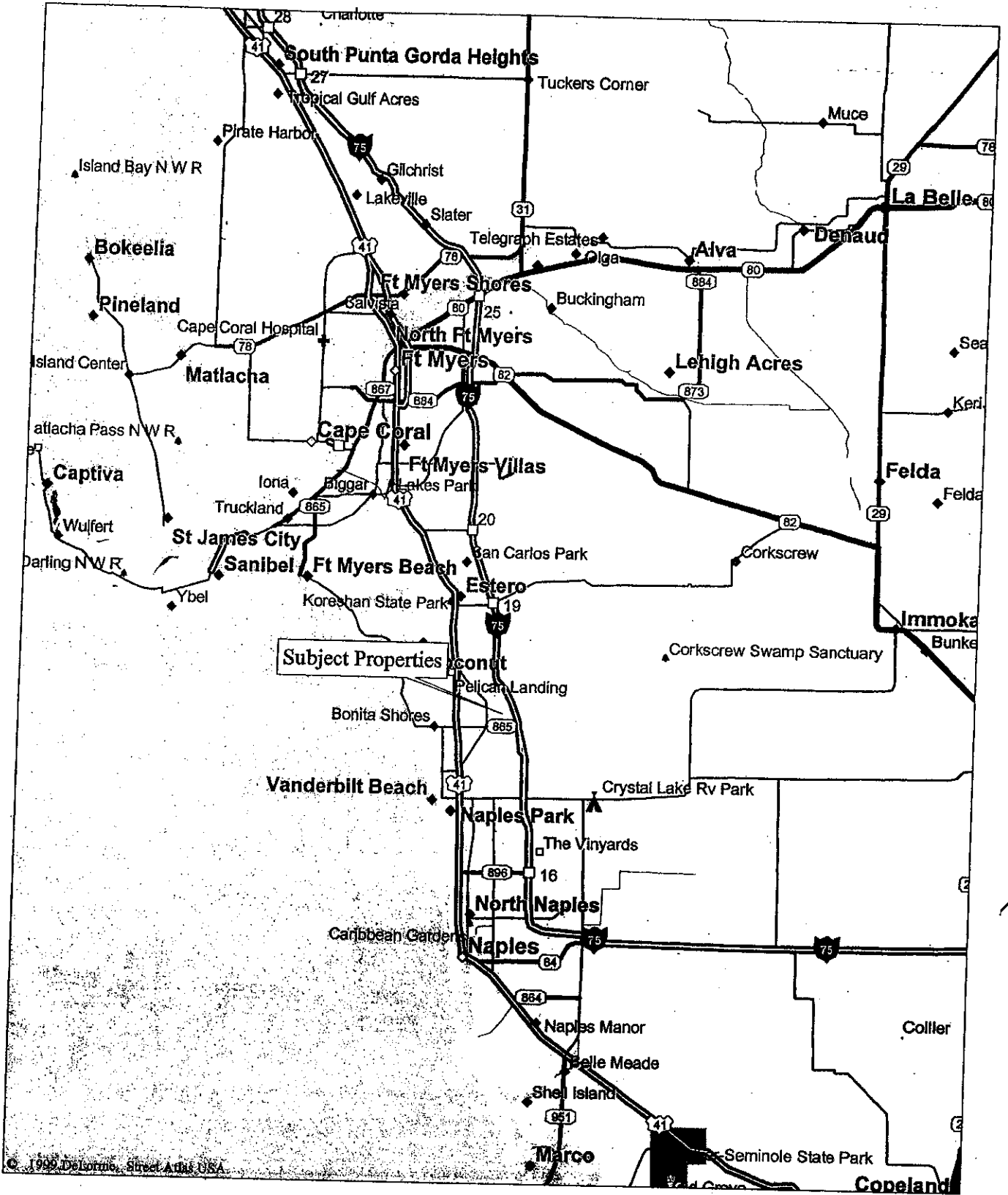
**TOTAL COMPENSATION DUE THE PROPERTY OWNER ..... (\$21,000.00)**

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

*J. Lee Norris*

PARTIAL





**LOCATION MAP**



City of  
Bonita Springs

9101 BONITA BEACH ROAD  
BONITA SPRINGS, FL 34135  
TEL: (239) 949-6262  
FAX: (239) 949-6239  
www.cityofbonitasprings.org

**Jay Arend**  
Mayor

**Wayne P. Edsall**  
Councilman  
District One

**Alex Grantt**  
Councilman  
District Two

**R. Robert Wagner**  
Councilman  
District Three

**John Joyce**  
Councilman  
District Four

**David T. Piper, Jr.**  
Councilman  
District Five

**Ben L. Nelson, Jr.**  
Councilman  
District Six

**Gary A. Price**  
City Manager  
Tel. (239) 949-6238

**Audrey E. Vance**  
City Attorney  
Tel. (239) 949-6254

**City Clerk/Treasurer**  
Tel: (239) 949-6250

**Public Works**  
Tel: (239) 949-6246

**Code Enforcement**  
Tel: (239) 949-6257

**Parks & Recreation**  
Tel: (239) 992-2556

VIA FACSIMILE (239) 479-8391

July 21, 2005

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


RE: Appraisal and Binding Offer – Three Oaks Parkway Extension  
Project No. 4043  
Parcels 103-107 and 109-111

Dear Mr. Gomez:

The agreed upon purchase conditions for the aforementioned parcels 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/kd

cc: Ken Hoffman, Community Project Coordinator

**RECEIVED**  
JUL 22 2005  
**COUNTY LANDS**

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

Search No. 25-47-25-B3-01001.0420

Date: January 11, 2005

Parcel: 103 &amp; 103SE

Project: Three Oaks Parkway South Extension  
Project #4043 (E. Terry St. to N. Leitner Creek)To: J. Keith Gomez  
Property Acquisition AgentFrom: Kenneth Pitt   
Real Estate Title Examiner

STRAP: 25-47-25-B3-01001.0420

Effective Date: November 29, 2004, at 5:00 p.m.

**Subject Property:** Lot 42, Block 1, Spring Lakes, Phase Three, a subdivision, according to the plat thereof recorded in Plat Book 50, Page 36, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

***J. Stephen Crawford, Trustee, as Trustee of the Bonita Preserve Land Trust, created by a Declaration of Trust and Land Trust Agreement, dated 5-15-01.***

By that certain instrument dated January 28, 2002, recorded March 14, 2002, in Official Record Book 3597, Page 4728, Public Records of Lee County, Florida.

**Easements:**

1. Declaration of Covenants, Restrictions, Easements, Changes and Liens for Forest Mere, recorded in Official Record Book 1716, Page 3219 and corrected by Official Record Book 1784, Page 4258, Public Records of Lee County, Florida.
2. All lots are subject to a 10 foot wide utility easement on all right of way lines, all lots are subject to a 6 foot wide utility easement on side lot lines. The 6 foot wide utility lot line easements are for underground utilities but are limited if used to one side of any lot. Drainage and Maintenance Access Easements and roads are dedicated to all lot owners. Utility easements are dedicated to the perpetual use of the public. All roads are public utility easements. All as recited on the plat "Spring Lakes Phase Three" Plat Book 50, Page 36, Public Records of Lee County, Florida.
3. Subject to a Bonita Springs Utilities, Inc, Pipeline Easement 7.5 feet in width along the Southeasterly line of the subject property as shown on the plat "Spring Lakes Phase Three" Plat Book 50, Page 36, Public Records of Lee County, Florida.
4. Subject to restrictions in deed recorded in Official Record Book 3597, Page 4728, Public Records of Lee County, Florida.

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

Search No. 25-47-25-B3-01001.0420

Date: January 11, 2005

Parcel: 103 &amp; 103SE

Project: Three Oaks Parkway South Extension  
Project #4043 (E. Terry St. to N. Leitner Creek)

NOTE 1) Subject to a mortgage between Forest Mere Joint Venture (mortgagor) and Ernest Schmidt (mortgagee) in the original sum of \$75,000.00, recorded in Official Record Book 2772 Page 2657, Public Records of Lee County, Florida. Forest Mere Joint Venture later conveyed the subject property to Ernest Schmidt by deed recorded in Official Record Book 2831 Page 2628, Public Records of Lee County, Florida, however there was no reference made that said mortgage was to merge in fee and no satisfaction is found of record, a partial release recorded in Official Record Book 2974 Page 2169, Public Records of Lee County, Florida, did not affect the subject property.

NOTE 2) Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

NOTE 3) Subject to a Memorandum of Agreement relating to the sale of the subject property recorded in Official Record Book 3659, Page 1327, Public Records of Lee County, Florida.

NOTE 4) Subject to a Notice to Purchaser, recorded in Official Record Book 3946, Page 1700, Public Records of Lee County, Florida, and corrected by Official Record Book 4047, Page 1188, Public Records of Lee County, Florida.

NOTE (5) Subject to a Judgment vs. Gulf Construction Partnership in the sum of \$72,719.65 representing court costs and attorneys fees (relating to a judgment recorded in Official Record Book 1971 Page 766 and amended by Official Record Book 1981 Page 61-which was satisfied by Official Record Book 1988 Page 2452, however said Satisfaction did not address the sum awarded herein), recorded in Official Record Book 1987 Page 3814, Public Records of Lee County, Florida.

NOTE (6) Subject property had no reservations or leases of Oil, Gas and Mineral Rights found of record

**Tax Status: \$544.01 paid on 11-22-04 for tax year 2004.**

*(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.**

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

Search No. 25-47-25-B3-01001.0410

Date: January 11, 2005

Parcel: 104 &amp; 104SE

Project: Three Oaks Parkway South Extension  
Project #4043 (E. Terry St. to N. Leitner Creek)To: J. Keith Gomez  
Property Acquisition AgentFrom: Kenneth Pitt   
Real Estate Title Examiner

STRAP: 25-47-25-B3-01001.0410

Effective Date: November 29, 2004, at 5:00 p.m.

**Subject Property:** Lot 41, Block 1, Spring Lakes, Phase Three, a subdivision, according to the plat thereof recorded in Plat Book 50, Page 36, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

***J. Stephen Crawford, Trustee, as Trustee of the Bonita Preserve Land Trust, created by a Declaration of Trust and Land Trust Agreement, dated 5-15-01.***

By that certain instrument dated January 28, 2002, recorded March 14, 2002, in Official Record Book 3597, Page 4728, Public Records of Lee County, Florida.

**Easements:**

1. Declaration of Covenants, Restrictions, Easements, Changes and Liens for Forest Mere, recorded in Official Record Book 1716, Page 3219 and corrected by Official Record Book 1784, Page 4258, Public Records of Lee County, Florida.
2. All lots are subject to a 10 foot wide utility easement on all right of way lines, all lots are subject to a 6 foot wide utility easement on side lot lines. The 6 foot wide utility lot line easements are for underground utilities but are limited if used to one side of any lot. Drainage and Maintenance Access Easements and roads are dedicated to all lot owners. Utility easements are dedicated to the perpetual use of the public. All roads are public utility easements. All as recited on the plat "Spring Lakes Phase Three" Plat Book 50, Page 36, Public Records of Lee County, Florida.
3. Subject to a Bonita Springs Utilities, Inc, Pipeline Easement 7.5 feet in width along the Southeasterly line of the subject property as shown on the plat "Spring Lakes Phase Three" Plat Book 50, Page 36, Public Records of Lee County, Florida.
4. Subject to restrictions in deed recorded in Official Record Book 3597, Page 4728, Public Records of Lee County, Florida.

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

Search No. 25-47-25-B3-01001.0410

Date: January 11, 2005

Parcel: 104 &amp; 104SE

Project: Three Oaks Parkway South Extension  
Project #4043 (E. Terry St. to N. Leitner Creek)

NOTE 1) Subject to a mortgage between Forest Mere Joint Venture (mortgagor) and Ernest Schmidt (mortgagee) in the original sum of \$75,000.00, recorded in Official Record Book 2772 Page 2657, Public Records of Lee County, Florida. Forest Mere Joint Venture later conveyed the subject property to Ernest Schmidt by deed recorded in Official Record Book 2831 Page 2628, Public Records of Lee County, Florida, however there was no reference made that said mortgage was to merge in fee and no satisfaction is found of record, a partial release recorded in Official Record Book 2974 Page 2169, Public Records of Lee County, Florida, did not affect the subject property.

NOTE 2) Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

NOTE 3) Subject to a Memorandum of Agreement relating to the sale of the subject property recorded in Official Record Book 3659, Page 1327, Public Records of Lee County, Florida.

NOTE 4) Subject to a Notice to Purchaser, recorded in Official Record Book 3946, Page 1700, Public Records of Lee County, Florida, and corrected by Official Record Book 4047, Page 1188, Public Records of Lee County, Florida.

NOTE (5) Subject to a Judgment vs. Gulf Construction Partnership in the sum of \$72,719.65 representing court costs and attorneys fees (relating to a judgment recorded in Official Record Book 1971 Page 766 and amended by Official Record Book 1981 Page 61-which was satisfied by Official Record Book 1988 Page 2452, however said Satisfaction did not address the sum awarded herein), recorded in Official Record Book 1987 Page 3814, Public Records of Lee County, Florida.

NOTE (6) Subject property had no reservations or leases of Oil, Gas and Mineral Rights found of record

**Tax Status: \$544.01 paid on 11-22-04 for tax year 2004.**

*(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.**

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

Search No. 25-47-25-B3-01001.0400

Date: January 11, 2005

Parcel: 105 &amp; 105SE

Project: Three Oaks Parkway South Extension  
Project #4043 (E. Terry St. to N. Leitner Creek)To: J. Keith Gomez  
Property Acquisition AgentFrom: Kenneth Pitt   
Real Estate Title Examiner

STRAP: 25-47-25-B3-01001.0400

Effective Date: November 29, 2004, at 5:00 p.m.

**Subject Property:** Lot 40, Block 1, Spring Lakes, Phase Three, a subdivision, according to the plat thereof recorded in Plat Book 50, Page 36, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

***J. Stephen Crawford, Trustee, as Trustee of the Bonita Preserve Land Trust, created by a Declaration of Trust and Land Trust Agreement, dated 5-15-01.***

By that certain instrument dated January 28, 2002, recorded March 14, 2002, in Official Record Book 3597, Page 4728, Public Records of Lee County, Florida.

**Easements:**

1. Declaration of Covenants, Restrictions, Easements, Changes and Liens for Forest Mere, recorded in Official Record Book 1716, Page 3219 and corrected by Official Record Book 1784, Page 4258, Public Records of Lee County, Florida.
2. All lots are subject to a 10 foot wide utility easement on all right of way lines, all lots are subject to a 6 foot wide utility easement on side lot lines. The 6 foot wide utility lot line easements are for underground utilities but are limited if used to one side of any lot. Drainage and Maintenance Access Easements and roads are dedicated to all lot owners. Utility easements are dedicated to the perpetual use of the public. All roads are public utility easements. All as recited on the plat "Spring Lakes Phase Three" Plat Book 50, Page 36, Public Records of Lee County, Florida.
3. Subject to restrictions in deed recorded in Official Record Book 3597, Page 4728, Public Records of Lee County, Florida.

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

Search No. 25-47-25-B3-01001.0400

Date: January 11, 2005

Parcel: 105 &amp; 105SE

Project: Three Oaks Parkway South Extension  
Project #4043 (E. Terry St. to N. Leitner Creek)

NOTE 1) Subject to a mortgage between Forest Mere Joint Venture (mortgagor) and Ernest Schmidt (mortgagee) in the original sum of \$75,000.00, recorded in Official Record Book 2772 Page 2657, Public Records of Lee County, Florida. Forest Mere Joint Venture later conveyed the subject property to Ernest Schmidt by deed recorded in Official Record Book 2831 Page 2628, Public Records of Lee County, Florida, however there was no reference made that said mortgage was to merge in fee and no satisfaction is found of record, a partial release recorded in Official Record Book 2974 Page 2169, Public Records of Lee County, Florida, did not affect the subject property.

NOTE 2) Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

NOTE 3) Subject to a Memorandum of Agreement relating to the sale of the subject property recorded in Official Record Book 3659, Page 1327, Public Records of Lee County, Florida.

NOTE 4) Subject to a Notice to Purchaser, recorded in Official Record Book 3946, Page 1700, Public Records of Lee County, Florida, and corrected by Official Record Book 4047, Page 1188, Public Records of Lee County, Florida.

NOTE (5) Subject to a Judgment vs. Gulf Construction Partnership in the sum of \$72,719.65 representing court costs and attorneys fees (relating to a judgment recorded in Official Record Book 1971 Page 766 and amended by Official Record Book 1981 Page 61-which was satisfied by Official Record Book 1988 Page 2452, however said Satisfaction did not address the sum awarded herein), recorded in Official Record Book 1987 Page 3814, Public Records of Lee County, Florida.

NOTE (6) Subject property had no reservations or leases of Oil, Gas and Mineral Rights found of record.

**Tax Status: \$544.01 paid on 11-22-04 for tax year 2004.**

*(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.**



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

Search No. 25-47-25-B3-01001.0390

Date: January 11, 2005

Parcel: 106 &amp; 106SE

Project: Three Oaks Parkway South Extension  
Project #4043 (E. Terry St. to N. Leitner Creek)To: J. Keith Gomez  
Property Acquisition AgentFrom: Kenneth Pitt   
Real Estate Title Examiner

STRAP: 25-47-25-B3-01001.0390

Effective Date: November 29, 2004, at 5:00 p.m.

**Subject Property:** Lot 39, Block 1, Spring Lakes, Phase Three, a subdivision, according to the plat thereof recorded in Plat Book 50, Page 36, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

***J. Stephen Crawford, Trustee, as Trustee of the Bonita Preserve Land Trust, created by a Declaration of Trust and Land Trust Agreement, dated 5-15-01.***

By that certain instrument dated January 28, 2002, recorded March 14, 2002, in Official Record Book 3597, Page 4728, Public Records of Lee County, Florida.

**Easements:**

1. Declaration of Covenants, Restrictions, Easements, Changes and Liens for Forest Mere, recorded in Official Record Book 1716, Page 3219 and corrected by Official Record Book 1784, Page 4258, Public Records of Lee County, Florida.
2. All lots are subject to a 10 foot wide utility easement on all right of way lines, all lots are subject to a 6 foot wide utility easement on side lot lines. The 6 foot wide utility lot line easements are for underground utilities but are limited if used to one side of any lot. Drainage and Maintenance Access Easements and roads are dedicated to all lot owners. Utility easements are dedicated to the perpetual use of the public. All roads are public utility easements. All as recited on the plat "Spring Lakes Phase Three" Plat Book 50, Page 36, Public Records of Lee County, Florida.
3. Subject to restrictions in deed recorded in Official Record Book 3597, Page 4728, Public Records of Lee County, Florida.

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

Search No. 25-47-25-B3-01001.0390

Date: January 11, 2005

Parcel: 106 &amp; 106SE

Project: Three Oaks Parkway South Extension  
Project #4043 (E. Terry St. to N. Leitner Creek)

NOTE 1) Subject to a mortgage between Forest Mere Joint Venture (mortgagor) and Ernest Schmidt (mortgagee) in the original sum of \$75,000.00, recorded in Official Record Book 2772 Page 2657, Public Records of Lee County, Florida. Forest Mere Joint Venture later conveyed the subject property to Ernest Schmidt by deed recorded in Official Record Book 2831 Page 2628, Public Records of Lee County, Florida, however there was no reference made that said mortgage was to merge in fee and no satisfaction is found of record, a partial release recorded in Official Record Book 2974 Page 2169, Public Records of Lee County, Florida, did not affect the subject property.

NOTE 2) Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

NOTE 3) Subject to a Memorandum of Agreement relating to the sale of the subject property recorded in Official Record Book 3659, Page 1327, Public Records of Lee County, Florida.

NOTE 4) Subject to a Notice to Purchaser, recorded in Official Record Book 3946, Page 1700, Public Records of Lee County, Florida, and corrected by Official Record Book 4047, Page 1188, Public Records of Lee County, Florida.

NOTE (5) Subject to a Judgment vs. Gulf Construction Partnership in the sum of \$72,719.65 representing court costs and attorneys fees (relating to a judgment recorded in Official Record Book 1971 Page 766 and amended by Official Record Book 1981 Page 61-which was satisfied by Official Record Book 1988 Page 2452, however said Satisfaction did not address the sum awarded herein), recorded in Official Record Book 1987 Page 3814, Public Records of Lee County, Florida.

NOTE (6) Subject property had no reservations or leases of Oil, Gas and Mineral Rights found of record.

**Tax Status: \$544.01 paid on 11-22-04 for tax year 2004.**

*(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.**

**Division of County Lands**

**Ownership and Easement Search**

Search No. 25-47-25-B3-01001.0380

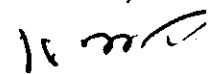
Date: January 10, 2005

Parcel: 107 & 107SE

Project: Three Oaks Parkway South Extension  
Project #4043 (E. Terry St. to N. Leitner Creek)

To: J. Keith Gomez  
Property Acquisition Agent

From: Kenneth Pitt  
Real Estate Title Examiner



STRAP: 25-47-25-B3-01001.0380

Effective Date: November 29, 2004, at 5:00 p.m.

**Subject Property:** Lot 38, Block 1, Spring Lakes, Phase Three, a subdivision, according to the plat thereof recorded in Plat Book 50, Page 36, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

***J. Stephen Crawford, Trustee, as Trustee of the Bonita Preserve Land Trust, created by a Declaration of Trust and Land Trust Agreement, dated 5-15-01.***

By that certain instrument dated May 7, 2002, recorded May 9, 2002, in Official Record Book 3641, Page 4072, Public Records of Lee County, Florida.

**Easements:**

1. Declaration of Covenants, Restrictions, Easements, Changes and Liens for Forest Mere, recorded in Official Record Book 1716, Page 3219 and corrected by Official Record Book 1784, Page 4258, Public Records of Lee County, Florida.
2. All lots are subject to a 10 foot wide utility easement on all right of way lines, all lots are subject to a 6 foot wide utility easement on side lot lines. The 6 foot wide utility lot line easements are for underground utilities but are limited if used to one side of any lot. Drainage and Maintenance Access Easements and roads are dedicated to all lot owners. Utility easements are dedicated to the perpetual use of the public. All roads are public utility easements. All as recited on the plat "Spring Lakes Phase Three" Plat Book 50, Page 36, Public Records of Lee County, Florida.
3. Subject to restrictions in Deed recorded in Official Record Book 3641, Page 4072, Public Records of Lee County, Florida.

NOTE 1) Subject property is not encumbered by a mortgage.

NOTE 2) Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

## Division of County Lands

## Ownership and Easement Search

Search No. 25-47-25-B3-01001.0380

Date: January 10, 2005

Parcel: 107 & 107SE

Project: Three Oaks Parkway South Extension  
Project #4043 (E. Terry St. to N. Leitner Creek)

NOTE 3) Subject to a Memorandum of Agreement relating to the sale of the subject property recorded in Official Record Book 3659, Page 1327, Public Records of Lee County, Florida.

NOTE 4) Subject to a Notice To Purchaser, recorded in Official Record Book 3946, Page 1700 and corrected by Official Record Book 4047, Page 1188, Public Records of Lee County, Florida.

*No further sewer hook-ups in area*

NOTE (5) Subject to a Judgment vs. Gulf Construction Partnership in the sum of \$72,719.65 representing court costs and attorneys fees (relating to a judgment recorded in Official Record Book 1971 Page 766 and amended by Official Record Book 1981 Page 61-which was satisfied by Official Record Book 1988 Page 2452, however said Satisfaction did not address the sum awarded herein), recorded in Official Record Book 1987 Page 3814, Public Records of Lee County, Florida.

NOTE (6) Subject property had no reservations or leases of Oil, Gas and Mineral Rights found of record.

**Tax Status: \$544.01 paid on 11-29-04 for tax year 2004.**

*(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.**

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

Search No. 25-47-25-B3-01001.0360

Date: January 10, 2005

Parcel: 109 &amp; 109SE

Project: Three Oaks Parkway South Extension  
Project #4043 (E. Terry St. to N. Leitner Creek)To: J. Keith Gomez  
Property Acquisition AgentFrom: Kenneth Pitt   
Real Estate Title Examiner

STRAP: 25-47-25-B3-01001.0360

Effective Date: November 29, 2004, at 5:00 p.m.

**Subject Property:** Lot 36, Block 1, Spring Lakes, Phase Three, a subdivision, according to the plat thereof recorded in Plat Book 50, Page 36, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

***J. Stephen Crawford, Trustee***

By that certain instrument dated May 7, 2002, recorded May 9, 2002, in Official Record Book 3641, Page 4072, Public Records of Lee County, Florida.

**Easements:**

1. Declaration of Covenants, Restrictions, Easements, Changes and Liens for Forest Mere, recorded in Official Record Book 1716, Page 3219 and corrected by Official Record Book 1784, Page 4258, Public Records of Lee County, Florida.
2. All lots are subject to a 10 foot wide utility easement on all right of way lines, all lots are subject to a 6 foot wide utility easement on side lot lines. The 6 foot wide utility lot line easements are for underground utilities but are limited if used to one side of any lot. Drainage and Maintenance Access Easements and roads are dedicated to all lot owners. Utility easements are dedicated to the perpetual use of the public. All roads are public utility easements. All as recited on the plat "Spring Lakes Phase Three" Plat Book 50, Page 36, Public Records of Lee County, Florida.
3. Subject to restrictions in Deed recorded in Official Record Book 3641, Page 4072, Public Records of Lee County, Florida.

NOTE 1) Subject property is not encumbered by a mortgage.

NOTE 2) Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

## Division of County Lands

## Ownership and Easement Search

Search No. 25-47-25-B3-01001.0360

Date: January 10, 2005

Parcel: 109 & 109SE

Project: Three Oaks Parkway South Extension  
Project #4043 (E. Terry St. to N. Leitner Creek)

NOTE 3) Subject to a Memorandum of Agreement relating to the sale of the subject property recorded in Official Record Book 3659, Page 1327, Public Records of Lee County, Florida.

NOTE 4) Subject to a Notice To Purchaser, recorded in Official Record Book 3946, Page 1700 and corrected by Official Record Book 4047, Page 1188, Public Records of Lee County, Florida.

NOTE 5) Subject to a Judgment vs. Gulf Construction Partnership in the sum of \$72,719.65 representing court costs and attorneys fees (relating to a judgment recorded in Official Record Book 1971 Page 766 and amended by Official Record Book 1981 Page 61-which was satisfied by Official Record Book 1988 Page 2452, however said Satisfaction did not address the sum awarded herein), recorded in Official Record Book 1987 Page 3814, Public Records of Lee County, Florida.

**Tax Status: \$544.01 paid on 11-22-04 for tax year 2004.**

*(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.**

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

Search No. 25-47-25-B3-01001.0350

Date: January 10, 2005

Parcel: 110 &amp; 110SE

Project: Three Oaks Parkway South Extension  
Project #4043 (E. Terry St. to N. Leitner Creek)To: J. Keith Gomez  
Property Acquisition AgentFrom: Kenneth Pitt  
Real Estate Title Examiner

STRAP: 25-47-25-B3-01001.0350

Effective Date: November 29, 2004, at 5:00 p.m.

**Subject Property:** Lot 35, Block 1, Spring Lakes, Phase Three, a subdivision, according to the plat thereof recorded in Plat Book 50, Page 36, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

***J. Stephen Crawford, Trustee, as trustee of the Bonita Preserve Land Trust, created by Declaration of Trust and Land Trust Agreement, dated 5-12-03.***

By that certain instrument dated October 30, 2003, recorded November 3, 2003, in Official Record Book 4218, Page 4218, Public Records of Lee County, Florida.

**Easements:**

1. Declaration of Covenants, Restrictions, Easements, Changes and Liens for Forest Mere, recorded in Official Record Book 1716, Page 3219 and corrected by Official Record Book 1784, Page 4258, Public Records of Lee County, Florida.
2. All lots are subject to a 10 foot wide utility easement on all right of way lines, all lots are subject to a 6 foot wide utility easement on side lot lines. The 6 foot wide utility lot line easements are for underground utilities but are limited if used to one side of any lot. Drainage and Maintenance Access Easements and roads are dedicated to all lot owners. Utility easements are dedicated to the perpetual use of the public. All roads are public utility easements. All as recited on the plat "Spring Lakes Phase Three" Plat Book 50, Page 36, Public Records of Lee County, Florida.

NOTE 1) Subject property is not encumbered by a mortgage.

NOTE 2) Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

NOTE 3) Subject to a Notice To Purchaser, recorded in Official Record Book 3946, Page 1700 and corrected by Official Record Book 4047, Page 1188, Public Records of Lee County, Florida.

## Division of County Lands

## Ownership and Easement Search

Search No. 25-47-25-B3-01001.0350

Date: January 10, 2005

Parcel: 110 & 110SE

Project: Three Oaks Parkway South Extension  
Project #4043 (E. Terry St. to N. Leitner Creek)

NOTE 4) Subject to a gap in chain. No deed of record conveying the subject property from Euro-American Financial Services, Inc. who acquired title via deed recorded in Official Record Book 3435, Page 2604, Public Records of Lee County, Florida, and J. Stephen Crawford who conveyed title to Mills Venture Group, Inc. by deed recorded in Official Record Book 3528, Page 14, Public Records of Lee County, Florida.

NOTE 5) Subject to a Judgment vs. Gulf Construction Partnership in the sum of \$72,719.65 representing court costs and attorneys fees (relating to a judgment recorded in Official Record Book 1971 Page 766 and amended by Official Record Book 1981 Page 61-which was satisfied by Official Record Book 1988 Page 2452, however said Satisfaction did not address the sum awarded herein), recorded in Official Record Book 1987 Page 3814, Public Records of Lee County, Florida.

**Tax Status: \$544.01 paid on November 22, 2004 for tax year 2004.**

*(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.**



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

Search No. 25-47-25-B3-01001.0340

Date: January 10, 2005

Parcel: 111 &amp; 111SE

Project: Three Oaks Parkway South Extension,  
Project 4043 (E Terry St. to N Leitner Creek)To: J. Keith Gomez  
Property Acquisition AgentFrom: Kenneth Pitt   
Real Estate Title Examiner

STRAP: 25-47-25-B3-01001.0340

Effective Date: November 29, 2004 at 5:00 p.m.

**Subject Property:** Lot 34, Block 1, Spring Lakes, Phase Three, a subdivision, according to the plat thereof recorded in Plat Book 50, Page 36, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

**J. Stephen Crawford, Trustee, as Trustee of the Bonita Preserve Land Trust, created by a Declaration of Trust and Land Trust Agreement, dated 5-15-01.**

by that certain instrument dated May 7, 2002, recorded May 9, 2002, in Official Record Book 3641, Page 4072, Public Records of Lee County, Florida.

**Easements:**

1. Declaration of Covenants, Restrictions, Easements, Changes and Liens for Forest Mere, recorded in Official Record Book 1716, Page 3219 and corrected by Official Record Book 1784, Page 4258, Public Records of Lee County, Florida.
2. All lots are subject to a 10 foot wide utility easement on all right of way lines, all lots are subject to a 6 foot wide utility easement on side lot lines. The 6 foot wide utility lot line easements are for underground utilities but are limited if used to one side of any lot. Drainage and Maintenance Access Easements and roads are dedicated to all lot owners. Utility easements are dedicated to the perpetual use of the public. All roads are public utility easements. All as recited on the plat "Spring Lakes Phase Three" Plat Book 50, Page 36, Public Records of Lee County, Florida.
3. Subject to restrictions in Deed recorded in Official Record Book 3641, Page 4072, Public Records of Lee County, Florida.

NOTE 1) Subject property is not encumbered by a mortgage.

NOTE 2) Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

## Division of County Lands

## Ownership and Easement Search

Search No. 25-47-25-B3-01001.0340

Date: January 10, 2005

Parcel: 111 & 111SE

Project: Three Oaks Parkway South Extension,  
Project 4043 (E Terry St. to N Leitner Creek)

NOTE 3) Subject to a Memorandum of Agreement relating to the sale of the subject property recorded in Official Record Book 3659, Page 1327, Public Records of Lee County, Florida.

NOTE 4) Subject to a Notice To Purchasor, recorded in Official Record Book 3946, Page 1700 and corrected by Official Record Book 4047, Page 1188, Public Records of Lee County, Florida.

NOTE 5) Subject property has no active leases for Oil, Gas and Minerals of record, nor are there any reservations of Oil, Gas or Mineral rights found of record.

NOTE 6) Subject to a Judgment vs. Gulf Construction Partnership in the sum of \$72,719.65 representing court costs and attorneys fees (relating to a judgment recorded in Official Record Book 1971 Page 766 and amended by Official Record Book 1981 Page 61-which was satisfied by Official Record Book 1988 Page 2452, however said Satisfaction did not address the sum awarded herein), recorded in Official Record Book 1987 Page 3814, Public Records of Lee County, Florida.

**Tax Status:** \$544.01 paid on November 22, 2004 for Tax Year 2004.

*(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.**

**5-Year Sales History**  
 Three Oaks Parkway South Extension  
 Project No. 4043

Parcel Nos. 103, 104, 105 & 106

Grantor	Grantee	Price	Date	Arms Length Y/N
Ernest Schmidt	J. Stephen Crawford, Trustee	\$275,000	3/14/02	Y*

\*Multiple parcels included in this transaction.

Parcel Nos. 107, 109 & 111

Grantor	Grantee	Price	Date	Arms Length Y/N
Euro-American Financial Services, Inc.	J. Stephen Crawford, Trustee	\$100	5/09/02	N
Barry Fruchtman	Euro-American Financial Services, Inc.	\$82,500	6/20/01	Y* **

\* Multiple parcels included in this transaction.

\*\*Research indicates this transaction may have been a distressed sale.

Parcel No. 110

Grantor	Grantee	Price	Date	Arms Length Y/N
Mills Venture Grp, Inc.	Stephen Crawford, Trustee	\$26,000	11/03/03	N
Stephen Crawford, Trustee	Mills Venture Grp, Inc.	\$52,000	11/28/01	Y*
Barry Fruchtman	Euro-American Financial Services, Inc.	\$82,500	6/20/01	Y* **

\*Multiple parcels included in this transaction.

\*\*Research indicates this transaction may have been a distressed sale.