# Lee County Board Of County Commissioners Agenda Item Summary

Blue Sheet No. 20051177

- 1. ACTION REQUESTED/PURPOSE: Approve Purchase Agreement for the acquisition of the property at 8152 Hart Drive and 8153 Suncoast Drive, North Fort Myers for the Suncoast Neighborhood Task Force Site Acquisition Project in the amount of \$125,000, pursuant to terms and conditions set forth in the Purchase Agreement; authorize payment of costs to close and the Division of County Lands to handle and accept all documentation necessary to complete this transaction.
- **2. WHAT ACTION ACCOMPLISHES:** The purchase of land for the Suncoast Neighborhood Task Force Site Acquisition Project.

3. MANAGEMENT RECOMMENDATION: Management recommends Board approve the Action Requested.

6	C6C	5. Meeting Date: 09-13-2005
6. Agenda:	7. Requirement/Purpose: (specify)	8. Request Initiated:
X Consent	X Statute 125	Commissioner
Administrative	Ordinance	Department Independent
Appeals	Admin. Code	Division County Lands 2 6.55
Public	Other	By: Karen L.W. Forsyth, Director
Walk-On		Thuy

### 9. Background:

<u>Negotiated for:</u> Human Services has requested the Division of County lands pursue the acquisition of land for a neighborhood improvement project. The purpose of this project is to use U.S. Department of Housing and Urban Development, Community Development Block Grant (CDBG) funds to acquire the property. The site will be developed as a community center.

**Interest to Acquire:** Fee-simple interest in  $\pm 3.9$  acres and a  $\pm 450$  sq. ft. mobile home.

#### **Property Details:**

Owner: Muriel Mattox and Walter Mattox

Address: 8152 Hart Drive and 8153 Suncoast Drive, North Fort Myers

STRAP No.: 24-43-24-03-00038.1010 and .1020

#### **Purchase Details:**

Purchase Price: \$125,000 The purchase price is at the appraised value. (Federal funding is involved)

**Costs to Close:** \$2,000 (The Buyer is responsible for title insurance fees)

#### **Appraisal Information:**

Company: Carlson, Norris and Associates, Inc.

Value: \$125,000

**Staff Recommendation:** Staff recommends the Board approve the action requested.

Account: Funds will be available in account 11077513920.508309.1225

Attachments: Purchase Agreement, Appraisal Data, Location Map, Title Data, 5 Year Sales History

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This document prepared by: Lee County

**Division of County Lands** 

Project: Suncoast Estates - Human Services

STRAP No.: 24-43-24-03-00038.1010; 24-43-24-03-00038.1020

### BOARD OF COUNTY COMMISSIONERS

#### LEE COUNTY

# AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

THIS AGREEMENT for purchase and sale of real property is made this \_\_\_\_ day of \_\_\_\_\_\_, 20\_\_ by and between **Muriel Mattox and Walter Mattox**, hereinafter referred to as SELLER, whose address is P. O. Box 15, Linton, IN 47441, 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 3.9 acres more or less, and located at 8152 Hart Drive and 8153 Suncoast Drive, North Ft. Myers, FL and more particularly described in "Exhibit A" attached hereto and made a part hereof, hereinafter called "the Property" This property will be acquired for the Suncoast Estates Human Services Project, hereinafter called "the Project."
- 2. **PURCHASE PRICE AND TIME OF PAYMENT:** The total purchase price ("Purchase Price") will be One hundred twenty-five thousand and 00/00 dollars (\$125,000.00), payable at closing by County Warrant.
- 3. **EVIDENCE OF TITLE:** BUYER will obtain at BUYER'S expense an American Land Title Association Form B Title Commitment and provide title insurance Owner's Policy in the amount of the purchase price, from a title company acceptable to BUYER. The commitment will be accompanied by one copy of all documents that constitute exceptions to the title commitment. The commitment will also show title to be good and marketable with legal access, subject only to real estate taxes for the current year, zoning and use restrictions imposed by governmental authority, and restrictions and easements common to the area.

- 4. **CONDITION OF PROPERTY; RISK OF LOSS:** BUYER has inspected the Property and, except as is otherwise provided herein, accepts the Property in the condition inspected. Any loss and/or damage to the Property occurring between the date of this offer and the date of closing or date of possession by BUYER, whichever occurs first, will be at SELLER's sole risk and expense. However, BUYER may accept the damaged property and deduct from the purchase price any expenses required to repair the damage, or BUYER may cancel this Agreement without obligation.
- 5. SELLER'S INSTRUMENTS AND EXPENSES: SELLER will pay for and provide:
  - (a) A statutory warranty deed, and an affidavit regarding liens, possession, and withholding under FIRPTA in a form sufficient to allow "gap" coverage by title insurance;
  - (b) documentary stamps on deed;
  - (c) utility services up to, but not including the date of closing;
  - (d) taxes or assessments for which a bill has been rendered on or before the date of closing;
  - (e) payment of partial release of mortgage fees, if any;
  - (f) SELLER's attorney fees, if any.
- 6. BUYER'S INSTRUMENTS AND EXPENSES: BUYER will pay for:
  - (a) Recording fee for deed;

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- (b) survey, (if desired by BUYER).
- (c) Title search fee, document preparation fee and closing fee.
- 7. **TAXES**: SELLER will be charged for Real Estate taxes and personal property taxes (if applicable) up to, but not including the date of closing.
- 8. **DEFECTS IN TITLE AND LEGAL ACCESS:** Prior to closing, BUYER will have a reasonable time to examine the title and documents establishing legal access to the property. If title or legal access is found to be defective, BUYER will notify SELLER in writing of the defects and SELLER will make a prompt and diligent effort to correct such defects. If SELLER fails to make corrections within 60 days after notice, BUYER may elect to accept the Property in its existing condition with an appropriate reduction to the purchase price, or may terminate this Agreement without obligation.

- 9. **SURVEY:** BUYER may order the Property surveyed at BUYER's expense. SELLER agrees to provide access to the Property for the survey to be performed. If the survey shows a discrepancy in the size or dimensions of the Property, or shows encroachments onto the Property or that improvements located on the Property encroach onto adjacent lands, or if the survey identifies violations of recorded covenants or covenants of this Agreement, upon notice to the SELLER, the BUYER may elect to treat those discrepancies, violations or encroachments as a title defect.
- 10. **ENVIRONMENTAL AUDIT:** BUYER may perform or have performed, at BUYER's expense, an environmental audit of the Property. If the audit identifies environmental problems unacceptable to the BUYER, BUYER may elect to accept the Property in its existing condition with an appropriate abatement to the purchase price or BUYER may terminate this Agreement without obligation.
- 11. **ABSENCE OF ENVIRONMENTAL LIABILITIES:** The SELLER hereby warrants and represents that the Property is free from hazardous materials and does not constitute an environmental hazard under any federal, state or local law or regulation. No hazardous, toxic or polluting substances have been released or disposed of on the Property in violation of any applicable law or regulation. The SELLER further warrants that there is no evidence that hazardous, toxic or polluting substances are contained on or emitting from the property in violation of applicable law or regulation. There are no surface impoundments, waste piles, land fills, injection wells, underground storage areas, or other man-made facilities that have or may have accommodated hazardous materials. There is no proceeding or inquiry by any governmental agency with respect to production, disposal or storage on the property of any hazardous materials, or of any activity that could have produced hazardous materials or toxic effects on humans, flora or fauna. There are no buried, partially buried, or above-ground tanks, storage vessels, drums or containers located on the Property. There is no evidence of release of hazardous materials onto or into the Property.

The SELLER also warrants that there have been no requests from any governmental authority or other party for information, notices of claim, demand letters or other notification that there is any potential for responsibility with respect to any investigation or clean-up of hazardous substance releases on the property. All warranties described herein will survive the closing of this transaction.

In the event the SELLER breaches the warranties as to environmental liability, SELLER agrees to indemnify and hold the BUYER harmless from all fines, penalties, assessments, costs and reasonable attorneys' fees resulting from contamination and remediation of the property.

- 12. **TIME AND BINDING AGREEMENT:** Time is of the essence for closing this transaction. The BUYER's written acceptance of this offer will constitute an Agreement for the purchase and sale of the Property and will bind the parties, their successors and assigns. In the event the BUYER abandons this project after execution of this Agreement, but before closing, BUYER may terminate this Agreement without obligation.
- 13. **DATE AND LOCATION OF CLOSING:** The closing of this transaction will be held at the office of the insuring title company on or before <u>120</u> 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.

# AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE Page 5 of 6

### 18. SPECIAL CONDITIONS:

- A. Closing will not occur until after all tenants have vacated the property.
- B. Clearing any and all title matters, pursuant to Paragraph 3 of the Agreement, are the expense of the Seller.
- C. Buyer and Seller hereby covenant that the purchase price recited herein, except as noted below, includes payment for all fixtures, including but not limited to, built-in appliances, air conditioning units, hot water heaters, ceiling fans, screen enclosures, windows, doors, floor covering and landscaping, as of the date of the Buyer's appraisal (March 17, 2005).
- D. Buyer's authorized agent will inspect the house and all other real property and improvements prior to closing. Removal of any fixtures(s) by Seller, except as noted below, may cause a delay in closing and a reduction in the purchase price. All additional costs associated with any breach of this covenant will be paid by the Seller. This covenant shall survive closing.
- E. This purchase is inclusive of a mobile home. If the mobile home is not part of the purchase, then the purchase price will be reduced by \$6,617.

WITNESSES:	SELLER:
Todd R. Corn	Muriel Mattox (DATE)
Michelle L. Keene	Walter Mattox (DATE)
CHARLIE GREEN, CLERK	BUYER: LEE COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS
BY:	BY:CHAIRMAN OR VICE CHAIRMAN
	APPROVED AS TO LEGAL FORM AND SUFFICIENCY
	COUNTY ATTORNEY (DATE)

# **EXHIBIT "A"**

Lot 1, Block 38 as per plat of Sun Coast Estates, O.R. Book 32, Page 524, Lee County Public Records;

**AND** 

Lot 2, Block 38, Suncoast Estates S/D, unrecorded, as per plat on file in O.R. Book 32, Page 526, Lee County Public Records.

### Ownership and Easement Search

Search No. 24-43-24-03-00038.1010

Date: July 22, 2005

Parcel:

Project: Suncoast Estates- Human Services

Project

To: Robert G. Clemens

**Property Acquisition Agent** 

From: Kenneth Pitt

Real Estate Title Examiner

STRAP: 24-43-24-03-00038.1010

Effective Date: June 17, 2005, at 5:00 p.m.

Subject Property: Lot 1, Block 38, Suncoast Estates, unrecorded, as per the plat on file in Official Record Book 32 Page 526, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Muriel Mattox and Walter M. Mattox, as surviving joint tenants of Clarence Mattox, deceased, who died on 3-16-1995.

By that certain instrument dated <u>January 8, 1971</u>, recorded January 11, 1971, in <u>Official Record</u> Book 652 Page 591, Public Records of Lee County, Florida.

Easements: 1) Subject to an Easement 6 feet in width on each boundary for drainage or utilities, as recited in a deed recorded in Official Record Book 652 Page 591, Public Records of Lee County, Florida.

- 2): Subject to Restrictions recorded in Official Record Book 294 Page 77, Public Records of Lee County, Florida.
- 1.3): Subject to Restrictions contained in a Agreement for Deed, recorded in Official Record Book 393 Page 137, Public Records of Lee County, Florida.
- Note 1): The Subject property is not encumbered by a mortgage found of record.
  - Note 2): Subject to Resolution No. 85-9-127, relating to the Powell Creek MSBU, recorded in Official Record Book 1812 Page 3492, Public Records of Lee County, Florida. Is the paid to
- ✓Note 3): Subject to Resolution Number ZAB-84-275, relating to zoning, recorded in Official Record Book 1850 Page 3226, Public Records of Lee County, Florida.
- Note 4): 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.

### **Ownership and Easement Search**

Search No. 24-43-24-03-00038.1010

Date: July 22, 2005

Parcel:

Project: Suncoast Estates- Human Services

Project

Tax Status: \$ 865.07 Paid on 11/12/04 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.

### Ownership and Easement Search

Search No. 24-43-24-03-00038.1020

Date: July 25, 2005

Parcel:

Project: Suncoast Estates- Human Services

Project

To: Robert G. Clemens

**Property Acquisition Agent** 

From: Kenneth Pitt

Real Estate Title Examiner

STRAP: 24-43-24-03-00038.1020

Effective Date: June 17, 2005, at 5:00 p.m.

**Subject Property:** Lot 2, Block 38, Suncoast Estates, unrecorded, as per the plat on file in Official Record Book 32 Page 526, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Muriel Mattox and Walter M. Mattox, as surviving joint tenants of Clarence Mattox, deceased, who died on 3-16-1995.

By that certain instrument dated <u>January 8, 1971</u>, recorded <u>January 11, 1971</u>, in <u>Official Record Book 1080 Page 1281</u>, which was corrected by Official Record Book 1082 Page 310, Public Records of Lee County, Florida.

Easements: 1) Subject to an Easement 6 feet in width on each boundary for drainage or utilities, as recited in a deed recorded in Official Record Book 1082 Page 310, Public Records of Lee County, Florida.

- 2): Subject to Restrictions recorded in Official Record Book 294 Page 77, Public Records of Lee County, Florida.
- 3): Subject to Restrictions contained in a Agreement for Deed, recorded in Official Record Book 394 Page 797, Public Records of Lee County, Florida.
- Note 1): The Subject property is not encumbered by a mortgage found of record.
- Note 2): Subject to Resolution No. 85-9-127, relating to the Powell Creek MSBU, recorded in Official Record Book 1812 Page 3492, Public Records of Lee County, Florida.
- Note 3): Subject to Resolution Number ZAB-84-275, relating to zoning, recorded in Official Record Book 1850 Page 3226, Public Records of Lee County, Florida.
- Note 4): 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.

### Ownership and Easement Search

Search No. 24-43-24-03-00038.1020

Date: July 25, 2005

Parcel:

Project: Suncoast Estates- Human Services

Project

Note 5): There is an error in the description of the subject property in both the original deed to the current owners and the correction deed recorded in Official Record Book 1080 Page 1281, which was corrected by Official Record Book 1082 Page 310, Public Records of Lee County, Florida, respectively. Said deeds identify the subject property as Lot 2A, Block 38, Suncoast Estates, unrecorded, as per plat recorded in Official Record Book 32 Page 526, Public Records of Lee County, Florida. There was no Lot designated as 2A in Block 38 on said map, there was however a Lot designated as Lot-2A on a re-subdivision of portions of Suncoast Estates recorded in Official Record Book 566 Page 8, however that would not encompass only a portion of the subject property. A proper description of the subject property based on said resubdivision would be described as Lots-2A, 2B and 2C on the plat a Re-subdivision of Blocks 17, 18, 19, 28 & 38 and the W ½ of Block 20, Suncoast Estates, being part of Section 24, Township 43 South, Range 24 East, Lee County, Florida, as recorded in Official Record Book 566 Page 8, Public Records of Lee County, Florida.

Tax Status: \$ 500.50 Paid on 11/12/04 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.

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Gas Water Sanitary sewer Soom sewer Comments (ap) conditions w GENERAL DESCI No. of Units No. of Stories Type (Det/Not.) Design (Style) Effective Age (1) ROOMS Basement Level 1 Level 2 Level 2 TrimyFinish Bath Floor Bath Wainscot Doors  Additional featur range/Joven of the or external of smatterial. The	according to the second	Well Septia Sept	ad ed	extension of the color of the c	croachring  Condition  Type  Fuel  Condition   Street Curf / Sidewristes / Street St	sutter alk substitution of the control of the contr	Asphali None None None None None None Sidng Siding Siding Roof Den Siding Siding I Roof Wash Mico Wash Mand deter Opical deter	1 Bee England Washe Market Mar	Silde area Scaping 1 FOUNDATH FOUNDATH Crawl Spi Basement Sump Pur Dampness Settlement Infestation Family Rm.  droom(s): OUP or Tyr ago fition), m repairs are eciation, m	s, llegat or le iz, 000, we le iz, 0	oted oted oted oted oted oted oted oted	recoms  1 Auto- Poor A	Driveway St Apparent ea Apparent ea FEMA Speci FEMA Speci FEMA Speci FEMA Map I ming zoning 000.  BASEMENT Area Sq. Pt. 34 Finished Ceiling Walks Floor Outside Entitle Fema Map I ming zoning walks Floor Outside Entitle Fema Map I minished Ceiling Walks Floor Outside Entitle Fema Map I minished Entitle Fema Map I minished Fem	None Closet  A55 :  None Closet	Oli Carri Ares  Garare  AND  Barri Ares  Carri  Drive  Carri  Drive  Carri  Drive  Carri  Drive  Carri  Drive	INSULAL Roof Roof Roof Roof Roof Roof Roof Roof	*Adeq. *Adeq. *Adeq. Area Sc.  Tions Living E.	onal sing	
Gas Water Santary sewer Shorm sewer Comments (ap) conditions we GENERAL DESCI No. of Units No. of Stories Type (but/Not.) Design (Style) Design (Style) Design (Style) Edisting/Propos Age (Yrs.) Effective Age (1 ROCAUS Basement Level 1 Level 1 Level 2 Finished area al RITERIOR Fhors Walls TrimyFinish Bath Fhoor Bath Wainscot Doors Additional fests range/over, Condition of the year ago. If a	accent ere of the same of the	Well Seption Seption Adverse on the discount of the discount o	assemble in the limited in the limit	EXTERIFOUND FOUND IN THE PROPERTY OF THE PROPE	croaching condition of Walks Surface s & Dwn w Type Screen actured from the Condition of Walks Surface s & Dwn w Type Fuel Condition Control Condition of Condition Condition of Condition Condition of	Street Curf / Sidewin Street S	utter ak special speci	Asphalt None None None None None None Siding Siding Roof Pering Rang None None Assessr Parint Rang None None None None None None None None	1 Be Eporato	FOLANDATI Scraping 1 Crawl Spir Basement Sump Pur Dampness Settlement Infestation Family Rm.  droom(s): OIP  yer  Tyr ago fition), m repairs nee cciation v ble evidence	s, llegat or le ic 2,000, we l	gal not detected to ted	rooms  1  AME Patiens Pen Portruction Except	Driveway Si Apparent ea Apparent ea FEMA Speci FEMA Speci FEMA Speci FEMA Map Inding zoning 000.  BASEMENT Area Sq. Pt. % Finished Ceiling Walls Floor Outside Entire Baths 1  NITIES blace(s) #	None Closet  A55 .  None Condition, and 8 conditions, and 8 condit	ity/Driving Aris Aris Aris Aris Aris Aris Aris Aris	INSULAT Roof Roof Roof Wajls Hor None Unknow *Assu Unknow *Assu inter  feet of E stached uit-in way m, upd	*Adeq. *A	onal sing
Gas Water Sanitary sewer Soom sewer Comments (ap) conditions w GENERAL DESCI No. of Units No. of Stories Type (Det/Not.) Design (Style) Effective Age (1) ROOMS Basement Level 1 Level 2 Level 2 TrimyFinish Bath Floor Bath Wainscot Doors  Additional featur range/Joven of the or external of smatterial. The	Area	Well Seption Seption Adverse on the discount of the discount o	assemble in the limited and li	EXTERIFOUND FOUND IN THE PROPERTY OF THE PROPE	croaching conditions of the condition of Walls Surface s & Dwn w Type factured from the condition of the con	Street Curfy Sidewin Street St	utter ak special speci	Asphalt None None None None None None Sidne Siding Roof Pering Farit Rang None Wash Assesser Roof Roof Pering Rang None Rang Rang None Rang Rang Rang Rang Rang Rang Rang Rang	1 Be Elegando	Silde area scaping ! FOUNDATI Crawl Spi Basemen Sump Pur Dampness Settlemen Infestation Family Rm.  droom(s): OUP.  yer   -1 yr ago cition), m repairs nee cition v ble evidete , tools sub-	s, llegat or le ic 2,000, we l	gal not detected to ted	rooms  1  AME Patiens Pen Portruction Except	Driveway Si Apparent ea Apparent ea FEMA Speci FEMA Speci FEMA Speci FEMA Map Inding zoning 000.  BASEMENT Area Sq. Pt. % Finished Ceiling Walls Floor Outside Entire Baths 1  NITIES blace(s) #	None Closet  A55 .  None Condition, and 8 conditions, and 8 condit	ity/Driving Aris Aris Aris Aris Aris Aris Aris Aris	INSULAT Roof Roof Roof Wajls Roor None Unknow *Assu Unkno	*Adeq. *A	g. q. ft. 455

Vel	ation Section	U	NIFURM RES					File No. 222590				
	ESTIMATED SITE VALUE		= (	55,0	000	Comments on Cost	Approach (such a	s, source of cost estimate	e, site value,			
	Dwelling 45	TION COST-NEW-OF IMP	THOVEMENTS:	475		square foot calcula	tion and for HUD,	/A and FmHA, the estimat	ed remaining			
<b>-</b>	23	455 Sq. Pt. @\$ 45.00 = \$ 20,475 231 Sq. Pt. @\$ 15.00 = 3,465 V				economic life of the property): SEE ATTACHED SKETCH. Cost is  Noricishop based on local known manufactured home costs, as well as						
H.)::]	Cov. Wood deck 5	06sf @ \$5/sf		530	based on local known manufactured home costs, as well as Marshall & Swift Cost Guide.							
1	Garage/Carport	Sq. Pt. @\$					t Out Outub.					
- 1 - 1		w	= \$ 26,	470		Depreciation - I						
3	•	sical Functional	External			Estimated total	economic life:	× 10 years				
۱		9,853	= <u>\$</u> _			Land value is b	ased on known	land sales. See att	ached.			
	May are a state of the succession of the success	roverneris	-\$_	6,6		73-2 Cont A		Daniel				
	INDICATED VALUE BY C	OST APPROACH	_¢	68.6	17	Reproduction	Cost new	Replacement Cost	new not			
	ITEM	SUBJECT	COMPARABL		Ï	COMPARABL		COMPARABLE	NO 3			
	8152 Hart		17851 Shelby Lan	•	81	106 Ebson Drive		8374 Bogart Drive				
	Address North Fort	Myers	North Fort Myers		-	orth Fort Myers		North Fort Myers				
	Prodmity to Subject Sales Price	\$ N/A	0.74 miles			50 miles		0.84 miles				
	Price/Gross Living Area		\$ 129.03 <b>⊅</b>	92,900	Š	\$ 43.98 ⊄	19,000		47,50			
	Data and/or	Inspection	ORB 4570 PG 346			RB 4657 PG 29		\$ 70.68 \(\psi\) ORB 4581 PG 370				
	Verification Source	Pub.Records	FARES/Lee Count			RES/Lee Count		MLS/FARES/Lee				
	VALUE ADRISTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.		DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.			
	Sales or Financing	ten di te mang	None Stated		N	one Stated		Cash				
	Concessions Date of Sale/Time		01/05/2005	144 FAA	١.	1447005	<u> </u>	0444				
	ocation	Suncoast/Paved	Suncoast/Unpaved	+11,500 +3,000	_	3/11/2005 uncoast/Paved		01/14/2005 Supposet/Payed	+6,000			
	easehold/Fee Simple	Fee	Fee	- 0,000	F			Suncoast/Paved				
-	ille .	85,400 Sq Ft	85,400 Sq Ft		_	1,000 Sq Ft	+53,550	50,325 Sq Ft	+26,500			
-	New Annual	Wooded/Vacant	Residential		_	esidential	-	Residential				
	Design and Appeal Design of Construction	Manufact/Single Average	Manufact/Single Average	<del></del>		anufact/Single		Manufact/Double				
	vge	A-38 E-30	Eff=24, A=24		_	/erage =33 E==30		Average				
9	Condition	Average	Average		_	erage	<del></del>	Eff=29 A=25 Average	· · · · · · · · · · · · · · · · · · ·			
	bove Grade	Total Borms Baths	Total Bdrms Baths	-1,000	_	tal Borms Baths	-1,000		-1,000			
•	Room Count	3 1 1	4 2 1		4	1 2 1	·	4 2 1	.,			
	iross Living Area lasement & Finished	455 Sq. Ft.	720 Sq. Pt.	_4,000	Ĺ	432 Sq. Ft.		672 Sq. Pt.	-3,300			
	come Below Grade	11016	Cottage 1014sf Mobile Home 268sf	-20,300 -4,000	No	one		None				
	anctional Utility	Average	Average	-4,000	Av	erage		Average				
_	eating/Cooling	Unit AC/Centr Ht	Central	-500		rced Air Heat	+1,000					
	nergy Efficient items	Standard	Standard		St	andard		Standard				
	arage/Carport orch, Patio, Deck,	Open Parking	1 Carport	-1,500	_	en Parking		Open Parking				
	replace(s), etc.	Cov. Deck 506sf Workshop 231sf	Greenhae 1107ef Encl Porch 268sf	-1,700		ed 130Sf		Sheds70st/Decks55	-500			
_	ence, Pool, etc.	None	None	-1,500		cl Porch 360sf	-3,000	Encl Porch 408sf None	-3,000			
_	ther Features	No utility room	Utility 630sf	-3,000		lity 144sf	+500					
	et Adi. (total)		+ >-\$	23,000			51,050		24,700			
	djusted Sales Price Comparable											
		parison (including the sub	ject property's compatib	69,900		\$	70,050		72,200			
c	omparable sales uti	lized.	you proporty a company	my to me insignor	HIJOQI	u, etc.): <u>Se</u> e	ne anached	addenda for comme	nts on the			
								· · · · · · · · · · · · · · · · · · ·				
┝		<del></del>		· - · · · · · · · · · · · · · · · · · ·								
r		····	· · · · · · · · · · · · · · · · · · ·									
	ITEM	SUBJECT	COMPARABLE	NO. 1	-	COMPARABLE	NO 2	COMPARABLE	un a			
			No prior sale noted		No	prior sale noted		No prior sale noted	10.0			
			other than above wit			er than above wi	thin	other than above with	thin			
		was noted	past twelve months	44 4	pas	t twelve months		past twelve months				
s	ubject is not fisted in	the regional MI.S. a	r asting of subject proper and has not sold with	ny and analysis of in the next th	any	prior sales of subjec	and comparable	past tweive months s within one year of the d	ate of appraisat			
				ar are hast all 6	e y	C-CII 3.		<del> </del>				
	XCATED VALUE BY SAL	ES COMPARISON APPRO						\$	70,000			
Th	R appraisal to made	ME APPROACH (If Appl	cable) Estimated Mari	cet Rent \$	_N	/A /Mo, x Gro	oss Rent Multiplier					
Co	Millions of Appraisal: Th	isisa SummarvAn	to the repairs, alterations praisal Report. See	s, inspections or co	ondî	tions listed below	subject to c	ompletion per plans & spe	cifications.			
_												
An	Reconciliation: The S	Sales Comparison A	nalysis typically refle	cts the ections	an	d attitudes of par	ticipants in the	marketplace. The (	`oet			
~	iproach is supportiv cupied.	<ul> <li>The income approximation</li> </ul>	roach was considere	d, but not appl	ical	ole, as manufact	ured homes wi	marketplace. The thin the area are gen	erativ owner			
								itions and the certification	, contingent			
					UEIGE UR. N	-savenima torm 100 FCT of this depose	MB (Kevised					
			ETIVE DATE OF THIS RE	PORT) TO BE		\$	79/800	March 17				
N.	RAISER: Jenn B. 69	Stiggerin, Jr.		SUPER	VISC	RY APPRAISER (ON	LY FAROURED:	Julee Nortis, MAI, S	<sub>SRA</sub> İ			
	ne John B. Jamison	Jr Associate		Signatu	TB_		Jan		Did Not			
	Report Signed May	12, 2005				ee Norris, MAI, S		Inspect I	Property			
34	e Certification # 0001:	254 St.Cert.Res. R	EA State i			Signed May 12/ cation # 000,6643		DEA -				
r S	tate License #		State	Or State			OL OBIL GE		tate FL.			
e l	Mac Form 70 6/93	P		PAGE 2 OF 2			7.1		orm 1004 6-93			
		Earn HAD	"TITAL for Windows" a			_		· walls 1700 (1				

UNIPORM RESIDENTIAL APPRAISAL REPORT

#### UNIFORM RESIDENTIAL APPRAISAL REPORT MARKET DATA ANALYSIS

### SURFOY CRAPHABLE NO. 5 CORPANABLE NO. 5 ### STOT GRAPH OF THE NOTE THAT THE NOTE THAT THE NOTE THAT THE NOTE THAT THE NOTE THAT THE NOTE THAT THAT THE NOTE THAT THAT THAT THAT THAT THAT THAT TH	
Address North Fort Myers   North Fort Myers   North Fort Myers	
Sales Price   \$ NA   \$ 64,000   \$ 26,000   \$ 64.10   \$ Data and/or   Data and/or   Inspection	
Price/Gross Living Area   \$   \$   \$   \$   \$   \$   \$   \$   \$	
Data and/or   Verification Sources   Inspection   Pub. Records   MLSFARES/Clerk of Court   FARES/Lee County/Clerk of Ct   MLSFARES/Clerk of Court   DESCRIPTION   +(-)\$ Adjust   DESCRIPTION   DESCRIPTION   +(-)\$ Adjust   DESCRIPTION   DESCRIPTION   DESCRIPTION   +(-)\$ Adjust   DESCRIPTION   DESCRIPTION   DESCRIPTION   DESCRIPTION   DESCRIPTION   DESCRIPTION   DESCRIPTION   +(-)\$ Adjust   D	40,00
Verification Sources   Pub. Records   MLS/FARES/Cierk of Count   FARES/Lee County/Cierk of Ct   MLS/FARES/Lee County/Cierk of County-Cierk of County-Cie	100000
MALE ADJUSTMENTS   DESCRIPTION   +(-)\$ Adjust.   DESCRIPTION	
Sales or Financing Concessiones Date of Sale/Time Location Location Location Location Location Suncoast/Paved Suncoast/Impered	
Date of Sale/Time   Pend 4/20/2005   D3/02/2005   Pending   Suncoast/Paved   Suncoast/Pav	i y wijusi.
Lessinot/Fee Simple   Fee   Total part   Fee	
Lessenotiffee Simple   Fee   Fee   Fee   Fee   Fee   Fee   Site   85,400 Sq.Pt.   50,325 Sq.Pt.   +26,500 30,500 Sq.Pt.   +41,000 50,490 Sq.Pt.	
Site   85,400 Sq Ft   50,325 Sq Ft   +26,500   30,500 Sq Ft   +41,000   50,490 Sq Ft   Wisw   Woodcad/Vacant   Residential   Res	+3,00
View   Wooded/Vacant   Residential   Resi	
Design and Appeal   Merufact/Single   Manufact/Double   Merufact/Single   Merufact/Single   Average   Av	+26,00
Average   Aver	
Age A-38 E-30 Eff=32, A=18 -4,000 A=35 E=30 A=25, E=18  Condition Average Above Average -4,000 Average Average Average Above Average Above Average Above Average Avera	
Average	
Above Grade Rooms Coset  3 1 1 5 3 2 -2,500 4 2 2 2 -2,500 4 3 1  Gross Living Area  455 Sq. R. 960 Sq. R7,600 623 Sq. R2,500 624 Sq. R.  None  Hadd, (total)  Adjusted Sales Price and Data Source for prior sales  other than above within past twelve months  No prior sale noted other than above within past twelve months  None  None  1-1,000  None	+5,00
Stoos   Living Area   455 Sq. R.   960 Sq. R.   -7,600   623 Sq. R.   -2,500   624 Sq. R.	
Basement & Finished Roome Below Grade  Finished Roome Below Grade  Finished Roome Below Grade  Finished Roome Below Grade  Finished Roome Below Grade  Finished Roome Below Grade  Finished Roome Below Grade  Finished Roome Roome  Finished Roome Roome  Finished Roome Roome  Finished Room	
Ricons Below Grade Functional Utility Average Average Average Average Average Heating/Cooling Unit AC/Centr Ht Central -500 None +1,000 None Energy Efficient items Standard Standard Standard Standard Standard GarageCarport Open Parking Open Parking Open Parking Open Parking Open Parking Open Parking None +500 None +500 None Fireplace(s), etc. Workshop 231sf None +1,000 None +1,000 None Fireplace(s), etc. None None None None None None Standard Standa	-2,50
Final Dility Average A	
Intering Cooling	
Energy Efficient items Standard Open Parking Open Parki	.4.00
Sarage/Carport Open Parking Ope	+1,00
Parch, Patio, Deck.   Free Paties   Cov. Deck 506sf   Workshop 231sf   None	· · · · · · ·
Fence, Pool, etc.  None  State Adi, (total)  Adjusted Sales Price of Comparable  Source for prior sales  No prior sale in last 12 months within year of appraisal  was noted  other than above within past twelve months  past twelve months	+50
Other Features No utility room None :	+1,00
No prior sale in last 12 months was noted  No prior sale in past twelve months  No prior sale in past twelve months  No prior sale noted other than above within past twelve months  No prior sale noted other than above within past twelve months  No prior sale noted other than above within past twelve months	
Adjusted Sales Price of Comparable \$ 74,400 \$ \$ 65,000 \$ \$  Date, Price and Data Source for prior sales in last 12 months was noted other than above within past twelve months past twelve months of the	
of Comparable  \$ 74,400 \$ 65,000 \$ \$  Date, Price and Data Source for prior sales within year of appraisal  Comments:  \$ 74,400 \$ 65,000 \$ \$  No prior sale in last 12 months other than above within past twelve months  \$ 74,400 \$ 65,000 \$ \$  No prior sale noted other than above within past twelve months  \$ 74,400 \$ 74	34,00
Date, Price and Data Source for prior sales within year of appraisal Comments:  No prior sale in last 12 months was noted Date Price and Data Source for prior sales was noted Date Price and Data Source for prior sales was noted Date Price and Data Source for prior sales Date Price and Data Source for prior sales Date Price and Data Source for prior sales Date Price and Data Source for prior sale noted Other than above within Date Price and Data Date Price and Data Source for prior sales Date Price and Data Date Price and	~
Source for prior sales last 12 months other than above within other than above within past twelve months other than above within past twelve months other than above within past twelve months.	74,00
within year of appraisal was noted past twelve months past twelve months past twelve months  Comments:	

#### LAND APPRAISAL REPORT

Borrower _1												
							Cer	sus Tract	0701.00	Map Reference	24-43-2	4
Property Ad	idness 81	53 Suncoas	st Drive					_				
City North					County 1	.ae		State FL		Zip Code 3	3917	
I and Descr	dollare i c	ot 2, Suncoa	st Estates I	Incec Bik								
Sale Price \$			Date of Sale		Loan Ten			Dieta te		<u> </u>	L-12 [***]	D. 10-5-1- 005
-									praised 🔯 i	100 [] L6256	hold 🔝	De Minimis PUE
ACREAL 1988	ESTADO 180	ms \$ 219.99	( <del>(14)</del> (yr)	Loan ch	arges to be p	aid by seller			ssions <u>N/A</u>			
Lender/Cler	nt Lee	County Dep	artment of	Human Se	TVIC06		Address <u>83 Ponde</u>	la Road,	Suite 1, For	t Myers, FL 3	3903	
Occupant M	<del>Įattox, V</del>	<u> Valter &amp; Mu</u>	riel Apprais	er John B.	Jamison, .	Ir, Associa	instructions to Appr	iser Estim	ate market v	/elue		
<b></b>												
Location		{	Urban	×	Suburban		Rural				Good A	vg. Fair Poor
Built Up		{	🗆 Over 75%		25% to 759	í Ē	Under 25%	Employs	ment Stability			
Scowth Rate	. F	Fully Dev.	Rapid			Ī	Slow		ience to Employ	ment		<b>1</b>
Property Val		:	Increasing	<del></del>	Stable	F	Declining		ience to Shoppi		ΙĎ	3 11 11
Decreend/Sup		ř	Shortage	'   X		<u></u>				•	$H \times$	
Marketing Ti		þ	Under 3 N			<u> </u>	Oversupply		ence to School			3 11 11
-		<b>25</b> € 4 5%.			4-6 Mos.	~ ~	Over 6 Mos.	1 ,	cy of Public Tra	nsportation		걸片님
Present Land	GUSC _	25% 1 Family			% ADIS	_% Condo_		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	ional Facilities			질닏닏
		<u>5</u> % industrial			_	ctured Ho	<del></del>	Adequa	cy of Utilities			
Change in Pr	resent Lai	nd Use į	⊠ Not Likely	' L.,	Likely (*)		Taking Place (*)	Property	y Compatibility			$4 \sqcup \sqcup$
		ť	*) From		1	0		Protection	on from Detrim	ental Conditions		
Predominant	t Occupan	xcy [	○ Owner     ○ Owner		Tenant		% Vacant	Police a	and Filme Protection	on		7 M M
Single Family	y Price Ra	ange \$_	50	to \$ 350+	Pre	ciominant Va	tue \$ 150-200	General	Appearance of	Properties .		すっこ
Single Family	v Age		New yrs.	to 60	vrs. Predor	ninant Ane	25-30 vis.	Appeal f	to Market	-		えっこ
		_	,		,		<u> </u>	14000			لبنا لا	N L., L.,
Commente i	nchdina t	hyse farture fo	avorable or un	famurahle	farting marks	tahilih: /e.c.:	public parks, schools	Mary males	a).The subject	t market ar-		inan
pradomin	anth m	anocialis, ic	avoidantial	have an ext	INTERNITORIA	remark (e.d. )	punic paris, scriptis	, varw, noss	s, me subjec	a market area	COMP	ises
produitar	MINUY IIX	M NUMBER OF THE	( earner lust	TROTTES WIL	II a siliano	percenta	ge of single famil	y resident	zainomes, c	ommercial, ig	lut tudine	rual and
MIRE (68)		LUING PROP	ernes, Con	umercial a	na sant ind	nerial bio	perties are locate	d bilmari	y along mair	artenal road	s and do	not .
		marketabilit			avellable to	x devejobi				<u> </u>		
		305' (Pubik				=		Sq. Ft. or			Corner L	
		MH-3, Man						provements	⊠ oko ⊡	do not conform	to zoning	regulations
Highest and		Prese	ntuse <u>⊠</u> (	Other (specify	/) Resident	ai/Two far	nily dwelling					
)	Public	Other (Desc	ribe)	OFF SIT	e improvem	ENTS	Topo Level					
Elec.	$\boxtimes$		Stree	et Access	N Public	☐ Private		Area	•			
625				ace Asphe	_		Shape Rectangul					
Water	ñ.	Well		rtenance	N Public	Private	View Residentia					
San, Sewer	Ħ.	Septic		Storm Sew		ath/Gutter	Drainage Appear		te	·		
	H	nderground Elec	e Tai			reet Lights	-			1 1 004 1 14		No Yes
~							in the property local	IGG IN & HUU				
CONTRACTS (4)	ALTERNACIONE OF	UNISVUISING MICH	owne any appar	ICH MYSSE	बंडकाश्चर, काटा •	DECRIMENTS, OF	other adverse conditio	NS): <u>IN</u>	o survey wa	s provided to	acequa	tely address
PARTS COLICII	DORS, NO	owever, none	e adverse v	vere noted	3.							
												<u>.</u>
		5124 Panel										
The undersity	ned has n	ecited three reco	ent sales of o		her relievin t						,	
-				KANTI CONTONU			subject and has consi	Idered these	in the market a	nalysis. The desc	atotlon incl	odes a dollar
and the contract of	effecting m	narket reaction to	o those items	of significant	variation betw	veen the subi	subject and has consi act and comparable p	roperties. If	a significant iter	n in the compara	ble proper	tv is superior
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CARLSON, NORRIS AND ASSOCIATES, INC. (239) 936-1991

#### LAND APPRAISAL REPORT MARKET DATA ANALYSIS

File No. 222590A COMPARABLE NO. 5 SUBJECT PROPERTY COMPARABLE NO. 6 TEM COMPARABLE NO. 4 Address 8153 Suncoast Drive 8241 Scarecrow Road North Fort Myers North Fort Myers Proximity to Subject 0.59 miles N/A 22,000 Sales Price Price Per Square Fool .62 N/A Fares ORB 4589 Pg 185 Data Source Inspection Date of sale and DESCRIPTION +(-)\$ Adjust DESCRIPTION +(-)\$ Adjust. DESCRIPTION +(-)\$ Adjust DESCRIPTION N/A Time Adjustment 02/07/2005 +1,500 Suncoast Estates Suncoast Estates Location Site/View 85,400/Residential 43,124/Residential +25,500 Partially Cleared Vegetation Partially Cleared Road Surface Paved Paved Well/Septic Julies Well/Septic NA Sales or Floateing Private party Mtg 0 N/A Concresions X+ -:\$ | + | - | \$ Mark Adia, (Total) Indicated Value of Subject 49,000 Comments:

# **5 Year Sales History**

Parcel STRAP No. 24-43-24-03-00038.1010 & .1020

# **Suncoast Neighborhood Task Force Site Acquisition Project**

# NO SALES IN THE LAST 5 YEARS

	Lee County Map									
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