

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

Blue Sheet No. 20030768

1. REQUESTED MOTION:

ACTION REQUESTED: Authorize the Division of County Lands to make a binding offer to property owner in the amount of \$26,500.00, for Parcels 149, 149A, 154, 154A, 165 and 166, Veronica S. Shoemaker Blvd. (formerly Palmetto Avenue) Extension, Project No. 4073, pursuant to the Purchase Agreement; authorize the Division of County Lands to handle all documentation necessary to complete transaction.

WHY ACTION IS NECESSARY: The Board must formally authorize the making of a binding offer to a property owner prior to initiation of condemnation proceedings.

WHAT ACTION ACCOMPLISHES: Makes required binding offer to property owner.

2. DEPARTMENTAL CATEGORY: 06

COMMISSION DISTRICT #: 2 AND 5

CLB

3. MEETING DATE:

08-05-2003

4. AGENDA:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON

TIME REQUIRED:

5. REQUIREMENT/PURPOSE:

(Specify)

- STATUTE 73 and 125
- ORDINANCE _____
- ADMIN. _____
- OTHER Resolution of Necessity
Blue Sheet No. 20030281 and Interlocal Agreement Blue Sheet No. 20020586

6. REQUESTOR OF INFORMATION

- A. _____
- B. DEPARTMENT Independent Division
- C. DIVISION County Lands
- BY *Karen L.W. Forsyth, Director*

7. BACKGROUND:

The Division of County Lands has been requested by the Department of Transportation and the City of Fort Myers to acquire property that is necessary for the Veronica S. Shoemaker Blvd. (formerly Palmetto Avenue) Extension, Project No. 4073.

This acquisition consists of 7295 square feet of vacant property, further identified as part of STRAP Numbers 19-44-25-P2-00801.0080; .0090; .0070; and .0050.

F.S. §73.015, as amended, requires the County to submit a binding offer to the property owner prior to the initiation of condemnation proceedings. The County obtained an appraisal dated March 4, 2003, performed by J. Lee Norris, MAI, SRA, indicating a value of \$25,500.00. The binding offer to the property owners, John W. Hayes and June K. Hayes, joint tenants with rights of survivorship is for \$26,500.00. Should the property owners agree to accept this offer, condemnation proceedings will not be required. If the property owners elect not to accept this offer, then condemnation proceedings may be commenced.

Staff is of the opinion that the purchase price increase of \$1,000.00 above the appraised value can be justified considering the costs associated with condemnation proceedings, estimated between \$3,000.00 - \$5,000.00 excluding land value increases and attorney fees.

Staff recommends the Board approve the Requested Motion.
Funds are available in City of Fort Myers Acct # 310-4315-541-6100

- ATTACHMENTS:**
- Purchase and Sale Agreement
 - In-House Title Search
 - Appraisal Letter
 - Sales History
 - City Engineer Approval

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
<i>K. Forsyth</i>		N/A	N/A	<i>John W. Hayes 7-7-03</i>	OA <i>7-8-03</i>	COM <i>7-8-03</i>	RISK <i>7-8-03</i>	GC <i>7-8-03</i>	<i>HS 7.9.03</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

RECS.
By CO. ATTY.
11:30 P.M.
7/7/03
CO. ATTY.
FORWARDED TO:
CO. ADM.
7/10/03

RECEIVED BY
COUNTY ADM.
7/10/03
4:30 P.M.
COUNTY ADM.
FORWARDED TO:
7-10-03
4-25 M

This document prepared by
Lee County Division of County Lands
Project: Veronica S. Shoemaker Blvd. Extension Project #4073
Parcel: 149, 149A, 154, 154A, 165 & 166
STRAP No.: 19-44-25-P2-00801.0080; .0090; .0070; .0050

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 _____, 2003 by and between **John W. Hayes and June K. Hayes, joint tenants with right of survivorship**; hereinafter referred to as SELLER, whose address is 18211 Old Pelican Bay Drive, Fort Myers Beach, Florida 33931, 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 **7,295 square feet** more or less, and located on Dr. Martin Luther King Jr. Blvd., Fort Myers, Florida, and more particularly described in "Exhibit A" attached hereto and made a part hereof, hereinafter called "the Property." This property is being acquired for the Veronica S. Shoemaker Blvd. Extension, 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 **Twenty Six Thousand Five Hundred and no/100 dollars (\$26,500.00)**, 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 **\$26,500.00**, from a title company acceptable to BUYER. The commitment will be accompanied by one copy of all documents that constitute exceptions to the title commitment. The commitment will also show title to be good and marketable with legal access, subject only to real estate taxes for the current year, zoning and use restrictions imposed by governmental authority, and restrictions and easements common to the area.

4. **CONDITION OF PROPERTY; RISK OF LOSS:** BUYER has inspected the Property and, except as is otherwise provided herein, accepts the Property in the condition inspected. Any loss and/or damage to the Property occurring between the date of this offer and the date of closing or date of possession by BUYER, whichever occurs first, will be at SELLER'S sole risk and expense. However, BUYER may accept the damaged property and deduct from the purchase price any expenses required to repair the damage, or BUYER may cancel this Agreement without obligation.

5. **SELLER'S INSTRUMENTS AND EXPENSES:** SELLER will pay for and provide:

- (a) A statutory warranty deed, and an affidavit regarding liens, possession, and withholding under FIRPTA in a form sufficient to allow "gap" coverage by title insurance;
- (b) utility services up to, but not including the date of closing;
- (c) taxes or assessments for which a bill has been rendered on or before the date of closing;
- (d) payment of partial release of mortgage fees, if any;
- (e) SELLER'S attorney fees, if any.

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

- (a) Recording fee for deed;
- (b) 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 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 clean-up of hazardous substance releases on the property. All warranties described herein will survive the closing of this transaction.

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

12. TIME AND BINDING AGREEMENT: Time is of the essence for closing this transaction. The BUYER's written acceptance of this offer will constitute an Agreement for the purchase and sale of the Property and will bind the parties, their successors and assigns. In the event the BUYER abandons this project after execution of this Agreement, but before closing, BUYER may terminate this Agreement without obligation.

13. DATE AND LOCATION OF CLOSING: The closing of this transaction will be held at the office of the insuring title company on or before 60 days from the date this Agreement is made. The time and location of closing may be changed by mutual agreement of the parties.

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

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

16. POSSESSION: SELLER warrants that there are no parties in possession other than SELLER unless otherwise stated herein. SELLER agrees to deliver possession of Property to BUYER at time of closing unless otherwise stated herein.

17. **TYPEWRITTEN/HANDWRITTEN PROVISIONS:** Typewritten and handwritten provisions inserted herein or attached hereto as addenda, and initialed by all parties, will control all printed provisions in conflict therewith.

18. **SPECIAL CONDITIONS:** Any and all special conditions will be attached to this Agreement and signed by all parties to this Agreement.

WITNESSES:

SELLER:

John W. Hayes (DATE)

June K. Hayes (DATE)

CHARLIE GREEN, CLERK

BUYER:
LEE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

BY: _____
DEPUTY CLERK (DATE)

BY: _____
CHAIRMAN OR VICE CHAIRMAN

APPROVED AS TO LEGAL FORM
AND SUFFICIENCY

COUNTY ATTORNEY (DATE)



August 19, 2002

DESCRIPTION

**PARCEL IN
SECTION 19, TOWNSHIP 44 SOUTH, RANGE 25 EAST
CITY OF FORT MYERS
LEE COUNTY, FLORIDA**

PARCEL NO. 149

PARENT STRAP NO. 19-44-25-P2-00801.0080

A tract or parcel of land located in Lot 18, Block 1 of Kaune's Subdivision as recorded in Plat Book 1 at Page 60 of the Public Records of Lee County, Florida, lying in Section 19, Township 44 South, Range 25 East, City of Fort Myers, Lee County, Florida, which tract or parcel is described as follows:

From the northeast corner of said Lot 18 run S 00° 06' 51" E along the east line of said lot for 70.00 feet to the southeast corner of said Lot 18; thence run S 89° 14' 19" W along the south line of said lot for 32.38 feet; thence run N 07° 58' 30" W for 51.38 feet; thence run N 46° 09' 06" W for 14.80 feet to an intersection with the west line of said lot; thence run N 00° 07' 14" W along said west line for 8.63 feet to an intersection with the north line of said lot; thence run N 89° 14' 20" E along said north line for 50.06 feet to the Point of Beginning.

Parcel contains 2,726 square feet, more or less.

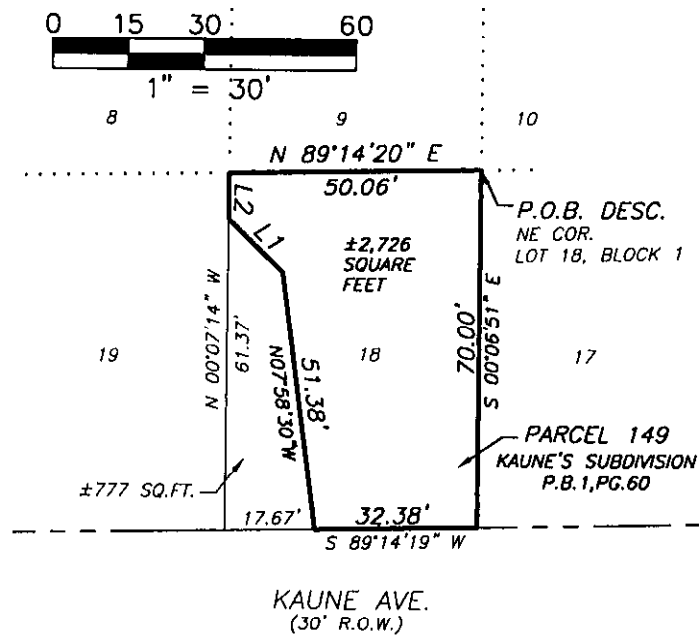
SUBJECT TO easements, reservations, restrictions and right-of-ways of record.

Bearings hereinabove mentioned are based on the north line of Lot 18, Block 1 of Kaune's Subdivision as recorded in Plat Book 1 at Page 60 of the Public Records of Lee County, Florida to bear N 84° 14' 19" E.

Mark G. Wentzel (For The Firm LB-642)
Professional Land Surveyor
Florida Certificate No. 5247

Exhibit "A"

u:\19991321\surveying\outocad\Legal Descriptions\Desc149.dwg



LINE TABLE		
LINE	LENGTH	BEARING
L1	14.80	N46°09'06"W
L2	8.63	N00°07'14"W

NOTES:

- SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.
- BEARINGS HEREIN ARE BASED ON THE NORTH LINE OF LOT 18, BLOCK 1 OF KAUNE'S SUBDIVISION, P.B.1, PG.60 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA AS BEING N89°14'19"E.
- PARCEL CONTAINS 2,726 SQUARE FEET MORE OR LESS.

LEGEND

- COR. = CORNER
- DESC. = DESCRIPTION
- FD. = FOUND
- L.B. = LAND SURVEYOR BUSINESS
- MON. = MONUMENT
- O.R. = OFFICIAL RECORD
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R. = RANGE
- T. = TOWNSHIP

THIS IS NOT A SURVEY

Page 2 of 12

Mark G. Wentzel
 MARK G. WENTZEL (FOR THE FIRM—L.B.642)
 PROFESSIONAL SURVEY AND MAPPER
 FLORIDA CERTIFICATE NO. 5247

DATE SIGNED: 8/21/02

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

PARCEL NO. 149
PARENT STRAP NO. 19-44-25-P2-00801.0080
PART OF LOT 18,
BLOCK 1 OF
KAUNE'S SUBDIVISION
 (PLAT BOOK 1, PAGE 60-LEE COUNTY PUBLIC RECORDS)
SECTION 19, T.44 S., R.25 E.
CITY OF FORT MYERS
LEE COUNTY, FLORIDA

JOHNSON
ENGINEERING

3501 DEL PRADO BOULEVARD
 SUITE 110
 CAPE CORAL, FLORIDA 33904
 PHONE (941) 334-0046
 FAX (941) 541-1383
 E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
08-08-02	19991321	19-44-25	1"=30'	1

January 15, 2003

DESCRIPTION

PARCEL IN
SECTION 19, TOWNSHIP 44 SOUTH, RANGE 25 EAST
CITY OF FORT MYERS
LEE COUNTY, FLORIDA

(REVISED) PARCEL 149A

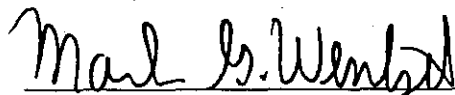
PARENT STRAP NO. 19-44-25-P2-00801.0080

A tract or parcel of land being part of Lot 8, Block 1 as shown on the Plat of Kaune's Subdivision, recorded in Plat Book 1 at Page 60 of the Public Records of Lee County, Florida and lying in Section 19, Township 44 South, Range 25 East, City of Fort Myers, Lee County, Florida, described as follows:

Beginning at the intersection of the east line of said Lot 8 with the existing south right-of-way line of Dr. Martin Luther King Jr. Boulevard; thence run South 00° 07' 14" East along the east line of said lot for 36.16 feet; thence run South 89° 14' 20" West along the south line of said lot for 8.84 feet; thence run North 46° 09' 06" West for 36.86 feet; thence run South 88° 50' 54" West for 14.69 feet to an intersection with the west line of said Lot 8; thence run North 00° 07' 37" West along said west line for 10.47 feet to an intersection with said south right-of-way line; thence run North 89° 20' 35" East along said right-of-way line for 50.06 feet to the Point of Beginning.

Parcel contains 1,090 square feet, more or less.

Bearings hereinabove mentioned are based on the south right-of-way line of Dr. Martin Luther King Jr. Boulevard to bear North 89° 20' 35" East.



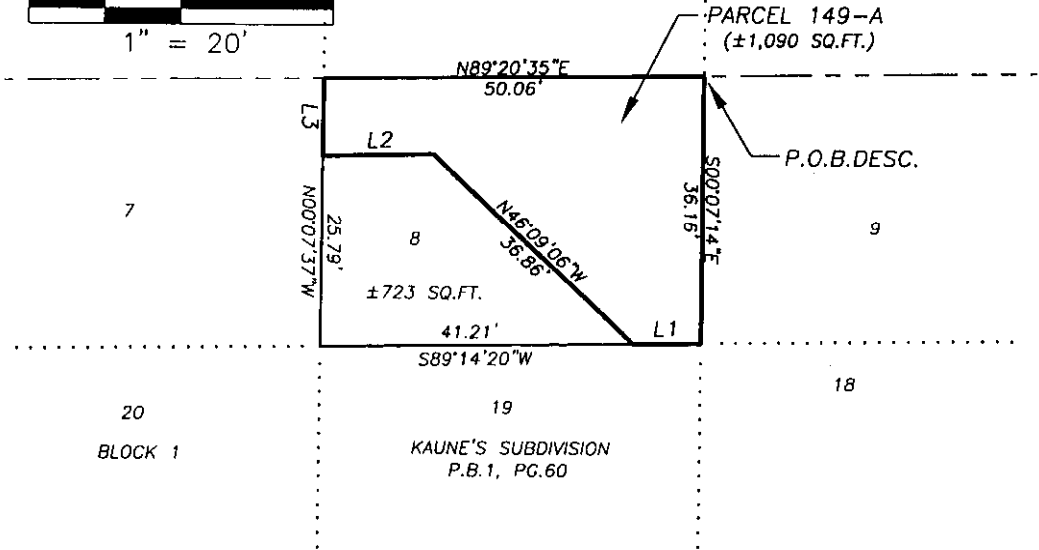
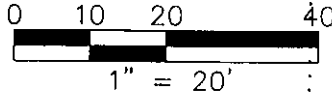
Mark G. Wentzel (For The Firm LB-642)
Professional Land Surveyor
Florida Certificate 5247

19991321/Parcel 149A 011503

Page 3 of 12

Exhibit "A"

DR. MARTIN LUTHER KING JR. BLVD.
STATE ROAD NO. 82
(R.O.W. VARIES)



LINE TABLE		
LINE	LENGTH	BEARING
L1	8.84	S89°14'20"W
L2	14.69	S88°50'54"W
L3	10.47	N00°07'37"W

NOTES:

- BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING JR., BOULEVARD TO BEAR N 89° 20' 35" E.
- PARCEL CONTAINS 1,090 SQUARE FEET MORE OR LESS.

LEGEND

- COR. = CORNER
- DESC. = DESCRIPTION
- FD. = FOUND
- L.B. = LAND SURVEYOR BUSINESS
- MON. = MONUMENT
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- R. = RANGE
- T. = TOWNSHIP

THIS IS NOT A SURVEY

Page 4 of 12

Mark G. Wentzel

MARK G. WENTZEL (FOR THE FIRM-L.B.642)
PROFESSIONAL SURVEY AND MAPPER
FLORIDA CERTIFICATE NO. 5247

DATE SIGNED: 2/4/03

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

REVISION: 1/27/03 CHANGED RIGHT OF WAY

PARCEL NO. 149-A (REVISED)
PARENT STRAP NO.19-44-25-P2-00801.0080
LOT 8, BLOCK 1
KAUNE'S SUBDIVISION
(PLAT BOOK 1, PAGE 60-LEE COUNTY PUBLIC RECORDS)
SECTION 19, T.44 S., R.25 E.
CITY OF FORT MYERS
LEE COUNTY, FLORIDA

JOHNSON
ENGINEERING

3501 DEL PRADO BOULEVARD
SUITE 110
CAPE CORAL FLORIDA 33904
PHONE (941) 334-0046
FAX (941) 541-1383
E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY
DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
08-06-02	19991321	19-44-25	1"=20'	1

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January 15, 2003

DESCRIPTION

**PARCEL IN
SECTION 19, TOWNSHIP 44 SOUTH, RANGE 25 EAST
CITY OF FORT MYERS
LEE COUNTY, FLORIDA**

(REVISED) PARCEL 154

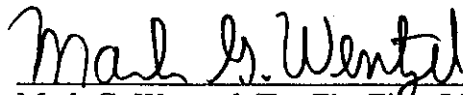
PARENT STRAP NO. 19-44-25-P2-00801.0090

A tract or parcel of land being part of Lot 9, Block 1 as shown on the Plat of Kaune's Subdivision, recorded in Plat Book 1 at Page 60 of the Public Records of Lee County, Florida and lying in Section 19, Township 44 South, Range 25 East, City of Fort Myers, Lee County, Florida described as follows:

Beginning at the intersection of the east line of said Lot 9 with the existing south right-of-way line of Dr. Martin Luther King Jr. Boulevard; thence run South 00° 06' 51" East along the east line of said lot for 36.07 feet to an intersection with the south line of said lot; thence run South 89° 14' 20" West along said south line for 50.06 feet to an intersection with the west line of said lot; thence run North 00° 07' 14" West along said west line for 36.16 feet to an intersection with said south right-of-way line; thence run North 89° 20' 35" East along said right-of-way line for 50.06 feet to the Point of Beginning.

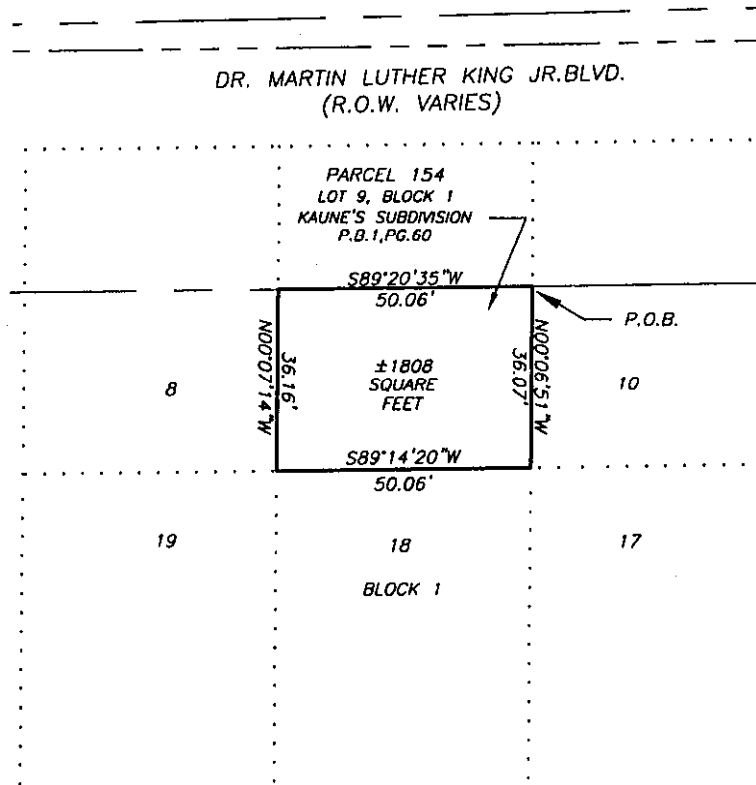
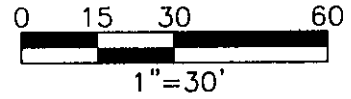
Parcel Contains 1, 808 square feet, more or less.

Bearings hereinabove mentioned are based on the south right-of-way line of Dr. Martin Luther King Jr. Boulevard to bear North 89° 20' 35" East.



Mark G. Wentzel (For The Firm LB-642)
Professional Land Surveyor
Florida Certificate 5247

Exhibit "A"



NOTES:

1. BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING JR., BOULEVARD TO BEAR N 89° 20' 35" E.
2. PARCEL CONTAINS ±1808 SQUARE FEET MORE OR LESS.

LEGEND

- | | |
|--------|--------------------------|
| COR. | = CORNER |
| DESC. | = DESCRIPTION |
| FD. | = FOUND |
| L.B. | = LAND SURVEYOR BUSINESS |
| MON. | = MONUMENT |
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| P.O.C. | = POINT OF COMMENCEMENT |
| R. | = RANGE |
| T. | = TOWNSHIP |
| R.O.W. | = RIGHT OF WAY |

THIS IS NOT A SURVEY

Page 6 of 12

Mark G. Wentzel
 MARK G. WENTZEL (FOR THE FIRM—L.B.642)
 PROFESSIONAL SURVEY AND MAPPER
 FLORIDA CERTIFICATE NO. 5247

DATE SIGNED: 2/4/03

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

REVISED: 1/27/03 CHANGED RIGHT OF WAY LINE

PARCEL NO. 154 (REVISED)
 PARENT STRAP NO.19-44-25-P2-00801.0090
 PART OF LOT 9
 BLOCK 1
 KAUNE'S SUBDIVISION
 (PLAT BOOK 1, PAGE 60,
 LEE COUNTY RECORDS)
 SECTION 19, T.44 S., R.25 E.
 CITY OF FORT MYERS
 LEE COUNTY, FLORIDA

JOHNSON ENGINEERING

3501 DEL PRADO BOULEVARD
 SUITE 110
 CAPE CORAL, FLORIDA 33904
 PHONE (841) 334-0048
 FAX (841) 841-1383
 E.B. #842 & L.B. #842

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
08-19-02	19991321	19-44-25	1"=30'	1

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August 19, 2002

DESCRIPTION

**PARCEL IN
SECTION 19, TOWNSHIP 44 SOUTH, RANGE 25 EAST
CITY OF FORT MYERS
LEE COUNTY, FLORIDA**

PARCEL NO. 154-A

PARENT STRAP NO. 19-44-25-P2-00801.0090

A tract or parcel of land located in Lot 19, Block 1 of Kaune's Subdivision as recorded in Plat Book 1 at Page 60 of the Public Records of Lee County, Florida lying in Section 19, Township 44 South, Range 25 East, City of Fort Myers, Lee County, Florida, which tract or parcel is described as follows:

Beginning at the northeast corner of said lot run S 00° 07' 14" E along the east line of said lot for 8.63 feet; thence run N 46° 09' 06" W for 12.29 feet to an intersection with the north line of said Lot 19; thence run N 89° 14' 20" E along said north line for 8.84 feet to the Point of Beginning.

Parcel contains 38 square feet more or less.

SUBJECT TO easements, reservations, restrictions and right-of-ways of record.

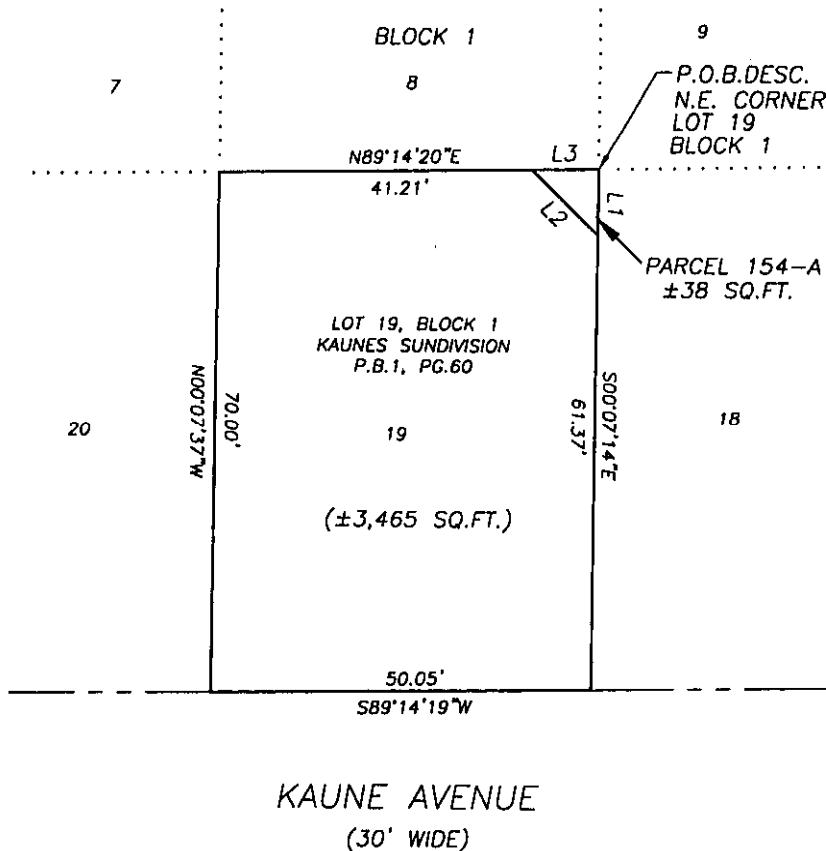
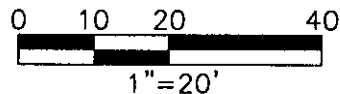
Bearings hereinabove mentioned are based on the east line of Lot 19, Block 1, Kaune's Subdivision as recorded in Plat Book 1 at Page 60 of the Public Records of Lee County to bear S 00° 07' 14" E

Mark G. Wentzel (for The Firm LB-642)
Professional Land Surveyor
Florida Certificate No. 5247

19991321\Parcel No. 154A- 081902

Exhibit "A"

u:\1999\1321\surveying\outboard\Legal Sketches\Desc154-A.dwg



LINE TABLE		
LINE	LENGTH	BEARING
L1	8.63	S00°07'14"E
L2	12.28	N46°08'06"W
L3	8.84	N89°14'20"E

LEGEND

- COR. = CORNER
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- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R. = RANGE
- T. = TOWNSHIP

NOTES:

- SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.
- BEARINGS ARE BASED ON THE EAST LINE OF LOT 19, BLOCK 1, OF KAUNE'S SUBDIVISION, P.B.1, PG.60 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA, AS BEING S 00°07'14" E.
- PARCEL CONTAINS 38 SQUARE FEET OR MORE OR LESS.

THIS IS NOT A SURVEY

Mark G. Wentzel
 MARK G. WENTZEL (FOR THE FIRM-L.B.642)
 PROFESSIONAL SURVEY AND MAPPER
 FLORIDA CERTIFICATE NO. 5247
 DATE SIGNED: 8/21/02

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

Page 8 of 12

PARCEL NO. 154-A
 PARENT STRAP NO. 19-44-25-P2-00801.0090
 LOT 19, BLOCK 1
 KAUNE'S SUBDIVISION
 (PLAT BOOK 1, PAGE 60, LEE COUNTY RECORDS)
 SECTION 19, T.44 S., R.25 E.
 CITY OF FORT MYERS
 LEE COUNTY, FLORIDA

JOHNSON ENGINEERING

3601 DEL PRADO BOULEVARD
 SUITE 110
 CAPE CORAL, FLORIDA 33904
 PHONE (841) 334-0048
 FAX (841) 841-1383
 E.B. #842 & L.B. #842

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
08-08-02	19991321	19-44-25	1"=20'	1

January 15, 2003

DESCRIPTION

**PARCEL IN
SECTION 19, TOWNSHIP 44 SOUTH, RANGE 25 EAST
CITY OF FORT MYERS
LEE COUNTY, FLORIDA**

(REVISED) PARCEL 165

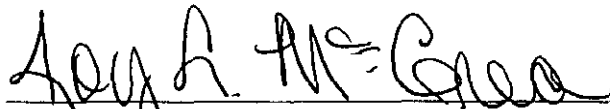
PARENT STRAP NO. 19-44-25-P2-00801.0070

A tract or parcel of land being part of Lot 7, Block 1 as shown on the Plat of Kaune's Subdivision recorded in Plat Book 1 at Page 60 of the Public Records of Lee County, Florida and lying in Section 19, Township 44 South, Range 25 East, City of Fort Myers, Lee County, Florida described as follows:

Beginning at the intersection of the east line of said Lot 7 with the existing south right-of-way line of Dr. Martin Luther King Jr. Boulevard; thence run South 00° 07' 37" East along the east line of said lot for 10.47 feet thence run South 88° 50' 54" West for 50.06 feet to an intersection with the west line of said Lot 5; thence run North 00° 08' 00" West along said west line for 10.90 feet to an intersection with said south right-of-way line; thence run North 89° 20' 35" East along said right-of-way line for 50.06 feet; to the Point of Beginning.

Parcel Contains 535 square feet, more or less.

Bearings hereinabove mentioned are based on the south right-of-way line of Dr. Martin Luther King Jr. Boulevard to bear North 89° 20' 35" East.



Roy L. McCrea (For The Firm LB-642)

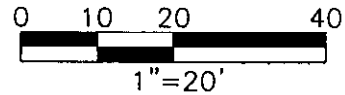
Professional Land Surveyor

Florida Certificate No. 6205

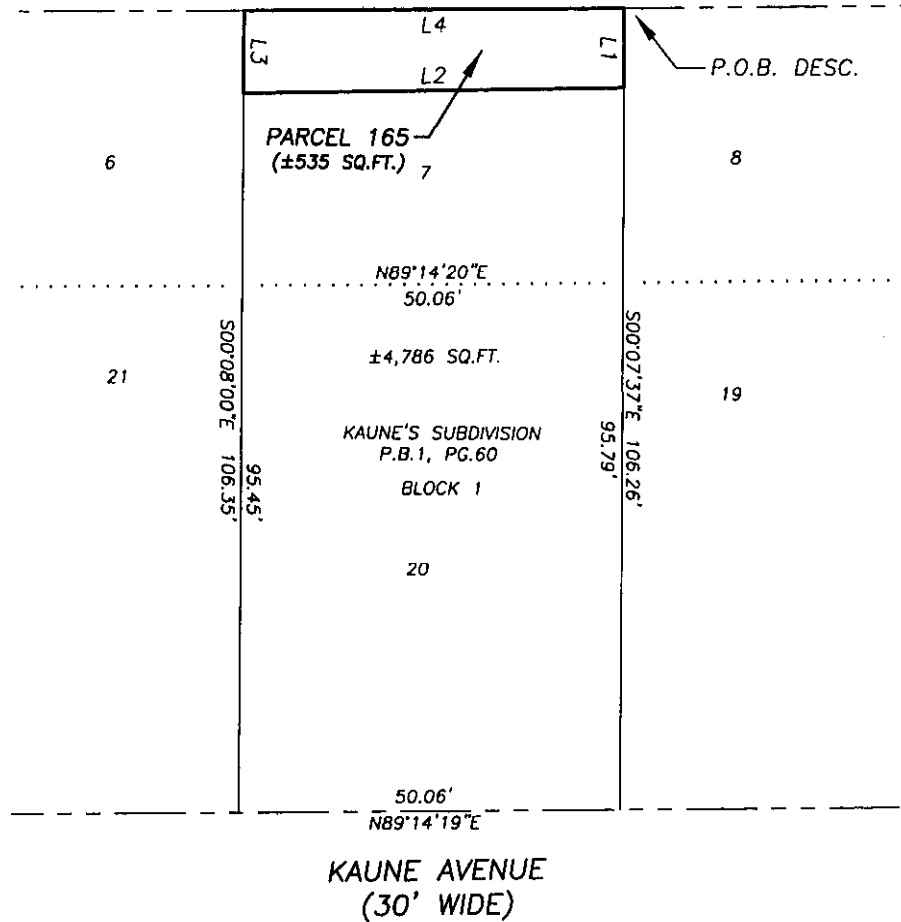
19991321/Parcel 165 011503

Page 9 of 12

Exhibit "A"



DR. MARTIN LUTHER KING JR. BLVD.
(R.O.W. VARIES)



LINE TABLE		
LINE	LENGTH	BEARING
L1	10.47	S00°07'37"E
L2	50.06	S88°50'54"W
L3	10.90	N00°08'00"W
L4	50.06	N89°20'35"E

Page 10 of 12

NOTES:

- BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING JR., BOULEVARD TO BEAR N 89° 20' 35" E.
- PARCEL CONTAINS 535 SQUARE FEET, MORE OR LESS.

LEGEND

COR.	= CORNER
DESC.	= DESCRIPTION
FD.	= FOUND
L.B.	= LAND SURVEYOR BUSINESS
MON.	= MONUMENT
O.R.	= OFFICIAL RECORD
P.B.	= PLAT BOOK
PG.	= PAGE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
R.	= RANGE
T.	= TOWNSHIP
R.O.W.	= RIGHT OF WAY

THIS IS NOT A SURVEY

Roy L. McNea

ROY L. MCNEA (FOR THE FIRM—L.B.642)
PROFESSIONAL SURVEY AND MAPPER
FLORIDA CERTIFICATE NO. 6205

DATE SIGNED: 6/19/03

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

REVISED: 1/27/03 CHANGED RIGHT OF WAY

PARCEL NO. 165 (REVISED)
PARENT STRAP NO. 19-44-25-P2-00801.0070
PART OF LOT 7, BLOCK 1
KAUNE'S SUBDIVISION
(PLAT BOOK 1, PAGE 60)
LEE COUNTY RECORD
SECTION 19, T.44 S., R.25 E.
CITY OF FORT MYERS
LEE COUNTY, FLORIDA

JOHNSON ENGINEERING

3501 DEL PRADO BOULEVARD
SUITE 110
CAPE CORAL, FLORIDA 33904
PHONE (941) 334-0048
FAX (941) 641-1383
E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
08-15-02	19991321	19-44-25	1"=20'	1

S:\19991321\Surveying\outofocod\Legal Sketches\Desc 165(REVISED).dwg (Layout1) fig Jun 12, 2003 - 12:22pm



January 15, 2003

DESCRIPTION

PARCEL IN
SECTION 19, TOWNSHIP 44 SOUTH, RANGE 25 EAST
CITY OF FORT MYERS
LEE COUNTY, FLORIDA

(REVISED) PARCEL 166

PARENT STRAP NO. 19-44-25-P2-00801.0050

A tract or parcel of land being part of Lots 5 and 6, Block 1 as shown on the Plat of Kaune's Subdivision recorded in Plat Book 1 at Page 60 of the Public Records of Lee County, Florida and lying in Section 19, Township 44 South, Range 25 East, City of Fort Myers, Lee County, Florida described as follows:

Beginning at the intersection of the east line of said Lot 6 with the existing south right-of-way line of Dr. Martin Luther King Jr. Boulevard; thence run South 00° 08' 00" East along the east line of said lot for 10.90 feet thence run South 88° 50' 54" West for 82.68 feet; thence run North 77° 39' 17" West for 17.87 feet to an intersection with the west line of said Lot 5; thence run North 00° 08' 45" West along said west line for 7.59 feet to an intersection with said south right-of-way line; thence run North 89° 20' 35" East along said right-of-way line for 100.12 feet; to the Point of Beginning.

Parcel Contains 1,098 square feet, more or less.

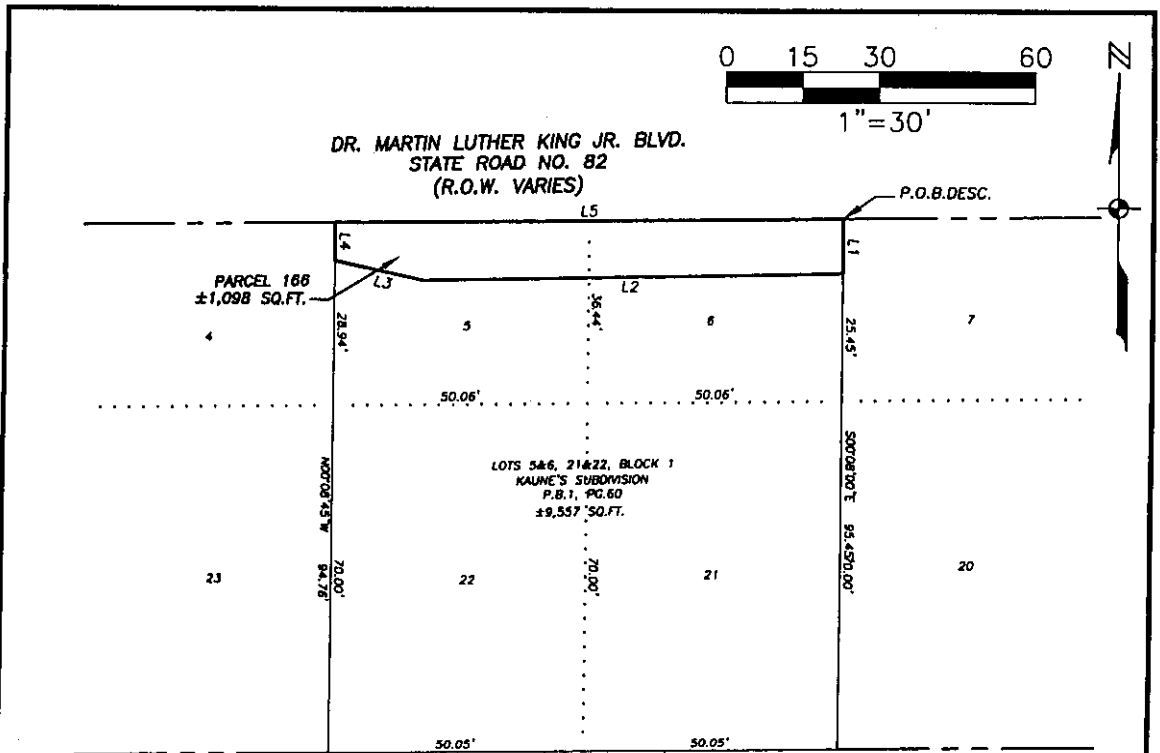
Bearings hereinabove mentioned are based on the south right-of-way line of Dr. Martin Luther King Jr. Boulevard to bear North 89° 20' 35" East.

Mark G. Wentzel (For The Firm LB-642)
Professional Land Surveyor
Florida Certificate No. 5247

19991321/Parcel 166 011503

Page 11 of 12

Exhibit "A"



LINE TABLE		
LINE	LENGTH	BEARING
L1	10.90	S00°08'00"E
L2	82.68	S88°50'54"W
L3	17.87	N77°39'17"W
L4	7.59	N00°08'45"W
L5	100.12	N89°20'35"E

Page 12 of 12

S:\19991321\Surveying\outisecord\Legal Sketches\Desc166(REVISED).dwg (Layout1) by Jun 29, 2003 9:28am

NOTES:

- BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING JR., BOULEVARD TO BEAR N 89° 20' 35" E.
- PARCEL CONTAINS ±1,098 SQUARE FEET MORE OR LESS.

THIS IS NOT A SURVEY

Mark G. Wentzel
 MARK G. WENTZEL (FOR THE FIRM-L.B.642)
 PROFESSIONAL SURVEY AND MAPPER
 FLORIDA CERTIFICATE NO. 5247

DATE SIGNED: 2/4/03

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

LEGEND

- COR. = CORNER
- DESC. = DESCRIPTION
- FD. = FOUND
- L.B. = LAND SURVEYOR BUSINESS
- MON. = MONUMENT
- O.R. = OFFICIAL RECORD
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R. = RANGE
- T. = TOWNSHIP
- R.O.W. = RIGHT OF WAY

PARCEL NO. 166 (REVISED)
 PARENT STRAP NO. 19-44-25-P2-00801.0050
 PART OF LOTS 5&6, BLOCK 1
 KAUNE'S SUBDIVISION
 SUBDIVISION
 (PLAT BOOK 1, PAGE 60)
 LEE COUNTY RECORD
 SECTION 19, T.44 S., R.25 E.
 CITY OF FORT MYERS
 LEE COUNTY, FLORIDA

REVISION: 1/27/03 CHANGED RIGHT OF WAY

JOHNSON ENGINEERING

3501 DEL PRADO BOULEVARD
 SUITE 110
 CAPE CORAL, FLORIDA 33904
 PHONE (941) 334-0048
 FAX (941) 841-1383
 E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
08-16-02	19991321	19-44-25	1"=30'	1

Division of County Land

In House Title Search

Search No. 22090


Date: June 27, 2002

Parcel: 149

Project: Palmetto Avenue Extension

Project 4072

To: Michele S. McNeill, SR/WA
Property Acquisition Agent

From: Shelia A. Bedwell, CLS 
Real Estate Title Examiner

STRAP: 19-44-25-P2-00801.0080

This search covers the period of time from January 1, 1940, at 8:00 a.m. to June 16, 2002, at 5:00 p.m.

Subject Property: The South 41.07 feet of Lot 8, and all of Lot 18, Block 1, W.R. Kaune's Subdivision, as recorded in Plat Book 1, Page 60, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

John W. Hayes and June K. Hayes, joint tenants by the entireties with right of survivorship

by that certain instrument dated August 1, 1997, recorded August 4, 1997, in Official Record Book 2852, Page 1535, Public Records of Lee County, Florida.

Subject to:

1. Title to oil, gas and mineral rights and leases on subject property is specifically omitted from this report.
2. Resolution No. 2001-25 by the City of Fort Myers, for the development of an ordinance limiting the uses permitted along the Dr. Martin Luther King, Jr. Boulevard corridor, recorded in Official Record Book 3439, Page 1180, Public Records of Lee County, Florida.
3. Billboard Site Lease to Carter-Prichett Advertising, recorded in Official Record Book 2254, Page 1291, Public Records of Lee County, Florida.
4. Mortgage executed by Deal Erection Services, Inc., a Florida corporation and Rupert B. Brown and Lettie Nell Brown, husband and wife in favor of South Florida Bank, dated August 1, 1991, recorded August 7, 1991, in Official Record Book 2239, Page 1579, Public Records of Lee County, Florida.
5. Deed recorded August 7, 1997, in Official Record Book 2852, Page 1535, Public Records of Lee County, Florida, does not contain marital status of the grantor, joinder by spouse, or statement regarding homestead status of subject property. This must be addressed and resolved by the title company or attorney that handles the transfer to the County.

No search has been made regarding the status of any assessments and/or liens levied by the City of Fort Myers.

Division of County Lands

In House Title Search

Search No. 22090

Date: June 27, 2002

Parcel: 149

Project: Palmetto Avenue Extension

Project 4072

Tax Status: 2001 taxes have been paid in full.

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

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

Division of County Lands

In House Title Search

Search No. 22091
Date: June 27, 2002
Parcel: 154
Project: Palmetto Avenue Extension
Project #4072

To: Michele S. McNeill, SRWA
Property Acquisition Agent

From: Shelia A. Bedwell, CLS 
Real Estate Title Examiner

STRAP: 19-44-25-P2-00801.0090

This search covers the period of time from January 1, 1940, at 8:00 a.m. to June 17, 2002, at 5:00 p.m.

Subject Property: Lots 9 and 19, Block 1, W.R. Kaune's Subdivision, according to the plat thereof recorded in Plat Book 1, Page 60, Public Records of Lee County, Florida, less road right-of-way.

Title to the subject property is vested in the following:

John W. Hayes and June K. Hayes, joint tenants by the entireties with right of survivorship.

by that certain instrument dated August 1, 1997, recorded August 4, 1997, in Official Record Book 2852, Page 1535, Public Records of Lee County, Florida.

Subject to:

1. Title to oil, gas and mineral rights and leases on subject property is specifically omitted from this report.
2. Mortgage executed by Deal Erection Services, Inc., a Florida corporation and Rupert B. Brown and Lettie Nell Brown, husband and wife, in favor of South Florida Bank, dated August 1, 1991, recorded August 7, 1991, in Official Record Book 2239, Page 1579, Public Records of Lee County, Florida.
3. Billboard Site Lease to Carter-Pritchett Advertising, recorded in Official Record Book 2254, Page 1291, Public Records of Lee County, Florida.
4. Resolution No. 2001-25 by the City of Fort Myers, regarding business uses along the Dr. Martin Luther King, Jr. Boulevard corridor, recorded in Official Record Book 3439, Page 1180, Public Records of Lee County, Florida.
5. Deed recorded August 4, 1997 in Official Record Book 2852, Page 1535, Public Records of Lee County, Florida, does not contain marital status of the grantor(s), joinder by spouse, or statement regarding homestead status of subject property. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.

Division of County Lands

In House Title Search

Search No. 22091

Date: June 27, 2002

Parcel: 154

Project: Palmetto Avenue Extension

Project #4072

NOTE : No search has been made regarding the status of liens and/or assessments levied by the City of Fort Myers.

Tax Status: 2001 taxes have been paid in full.

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

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

Division of County Lands

In House Title Search

Search No. 22231

Date: September 13, 2002

Parcel: 166

Project: Palmetto Avenue Extension

Project 4073

To: Michele S. McNeill, SR/WA
Property Acquisition Agent

From: Shelia A. Bedwell, CLS
Real Estate Title Examiner

STRAP: 19-44-25-P2-00801.0050

This search covers the period of time from January 1, 1940, at 8:00 a.m. to September 5, 2002, at 5:00 p.m.

Subject Property: Lots 5, 6, 21 and 22, Block 1, W.R. Kaune's Subdivision, as recorded in Plat Book 1, Page 60, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

John W. Hayes and June K. Hayes, joint tenants by the entireties with right of survivorship

by that certain instrument dated August 1, 1997, recorded August 4, 1997, in Official Record Book 2852, Page 1535, Public Records of Lee County, Florida.

Subject to:

1. Title to oil, gas and mineral rights and leases on subject property is specifically omitted from this report.
2. Deed recorded August 4, 1996, in Official Record Book 2852, Page 1535, Public Records of Lee County, Florida, does not contain marital status of the grantor(s), joinder by spouse, or statement regarding homestead status of subject property. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.
3. Mortgage executed by Deal Erection Services, Inc., a Florida corporation and Rupert B. Brown and Lettie Nell Brown, husband and wife in favor of South Florida Bank, dated August 1, 1991, recorded August 7, 1991, in Official Record Book 2239, Page 1579, Public Records of Lee County, Florida.
4. Billboard Site Lease to Carter-Pritchett Advertising, a Florida general partnership, recorded in Official Record Book 2254, Page 1291, Public Records of Lee County, Florida.
5. Resolution of the City Council of the City of Fort Myers regarding the Dr. Martin Luther King, Jr. Boulevard corridor, recorded in Official Record Book 3149, Page 1180, Public Records of Lee County, Florida.

Division of County Lands

In House Title Search

Search No. 22231

Date: September 13, 2002

Parcel: 166

Project: Palmetto Avenue Extension

Project 4073

NOTE: No search has been made regarding assessments and/or liens levied by the City of Fort Myers.

Tax Status: 2001 Ad Valorem Taxes are PAID IN FULL.

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

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

Division of County Lands

In House Title Search

Search No. 22230

Date: September 12, 2002

Parcel: 165

Project: Palmetto Avenue Extension

Project 4073

To: Michele S. McNeill, SR/WA
Property Acquisition Agent

From: Shelia A. Bedwell, CLS 
Real Estate Title Examiner

STRAP: 19-44-25-P2-00801.0070

This search covers the period of time from January 1, 1940, at 8:00 a.m. to September 5, 2002, at 5:00 p.m.

Subject Property: Lot 7, less road right-of-way, and Lot 20, Block 1, W.R. Kaune's Subdivision, recorded in Plat Book 1, Page 60, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

John W. Hayes and June K. Hayes, joint tenants by the entireties with right of survivorship

by that certain instrument dated August 1, 1997, recorded August 4, 1997, in Official Record Book 2852, Page 1535, Public Records of Lee County, Florida.

Subject to:

1. Title to oil, gas and mineral rights and leases on subject property is specifically omitted from this report.
2. Deed recorded August 4, 1997, in Official Record Book 2852, Page 1535, Public Records of Lee County, Florida, does not contain marital status of the grantor(s), joinder by spouse, or statement regarding homestead status of subject property. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.
3. Easement to Florida Power & Light Company, recorded in Deed Book 233, Page 58, Public Records of Lee County, Florida.
4. Reservation for State Road right-of-way, recorded in Official Record Book 396, Page 42, Public Records of Lee County, Florida.
5. Billboard Site Lease to Carter-Pritchett Advertising, a Florida general partnership, recorded in Official Record Book 2254, Page 1291, Public Records of Lee County, Florida.

Division of County Lands

In House Title Search

Search No. 22230

Date: September 12, 2002

Parcel: 165

Project: Palmetto Avenue Extension

Project 4073

6. Resolution of the City Council of the City of Fort Myers regarding the Dr. Martin Luther King, Jr. Boulevard Corridor, recorded in Official Record Book 3439, Page 1180, Public Records of Lee County, Florida.

NOTE: No search has been made regarding the status of any liens and/or assessments levied by the City of Fort Myers.

Tax Status: 2001 Ad Valorem Taxes are PAID IN FULL.

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

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

Carlson, Norris and Associates, Inc.

APPRAISAL • CONSULTATION • REALTORS

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

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

March 4, 2003

Lee County/City of Fort Myers
P.O. Box 398
Fort Myers, Florida 33902
Attention: Robert Clemens, Project Acquisition Manager

Re: Vacant Land - Partial Take
Parcels 149, 149A, 154, 154A, 165, 166
Veronica S. Shoemaker Boulevard
Fort Myers, Florida

Dear Mr. Clemens:

In accordance with your request, we have inspected the above referenced property for the purpose of estimating the market value of the parent tract, the remainder parcel thereby yielding a value for the part taken. This parcel is within the alignment of Veronica S. Shoemaker Boulevard.

The parent tract contains road frontage along the south side of Dr. Martin Luther King Jr. Boulevard. The parent tract contains 26,603 square feet. The remainder parcel is estimated to contain 19,308 square feet. Based upon documentation provided to the appraiser the part taken contains 7,295 square feet. **An outdoor advertising sign exists on the subject property, no consideration of this improvement has been made in this analysis. It is assumed this sign could be moved to a location on the remainder parcel where impact on the remainder would be no different than the current impact on the parent parcel.**

This analysis has utilized the most current market value definition which is contained within the attached appraisal report. The site is being valued under market conditions existing as of the last date of physical inspection of the property. As per your request this is a **Complete-Summary Appraisal Report** which presents summary data and analysis that was used in the appraisal process to develop the appraiser's opinion of value. As this is a complete appraisal, the departure provision of the Uniform Standards of Professional Appraisal Practice was not invoked.

Based on market conditions existing as of the date of appraisal and in consideration of the property as it existed on this date, it is our opinion the subject property (a partial take parcel) warranted a market value in fee simple ownership on March 4, 2003 of:

TWENTY FIVE THOUSAND FIVE HUNDRED DOLLARS (\$25,500.00).

This value represents all property rights to be acquired including all legally compensable diminution in value to the remaining land.


Mr. Robert Clemens
March 4, 2003
Page 2

This report is made subject to certain assumptions and limiting conditions as set forth in the body of the appraisal. The analyst was engaged by the Lee County Government in association with the City of Fort Myers to prepare the appraisal of the subject property.

If you should have any questions relating to this or any other matter, please do not hesitate to call upon us.

Respectfully submitted,

CARLSON, NORRIS AND ASSOCIATES, INC.



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

5-Year Sales History

Parcel No. 149, 149A, 154, 154A, 165, and 166

Veronica S. Shoemaker Blvd. Extension Project,
No. 4073

NO SALES in PAST 5 YEARS

NOTE: Sale(s) relate to "parent tract" of the subject parcel.



LEE COUNTY

SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

239.479.8606
239.478.6391 FAX

Writer's Direct Dial Number: _____

Bob James
District One

VIA FAX TO 332-8604

Douglas R. St. Garry
District Two

June 30, 2003

Ray Judah
District Three

Saeed Kazemi, P.E. City Engineer

Andrew W. Oay
District Four

City of Fort Myers

John E. Alblen
District Five

P.O. Box 2217

Fort Myers, FL 33902-2217

Donald D. Stillwell
County Manager

RE: **PARCEL 149, 149A, 154, 154A, 165, AND 168, PALMETTO EXTENSION PROJECT**
Request for review and sign-off on acquisition proposal

James G. Yeager
County Attorney

Dear Saeed:

Cherie M. Parker
County Meeting
Examiner

The appraisal for parcel 142 has been reviewed and approved by County Staff and we are preparing to request Board approval to make a binding offer. Below is the relevant data for this parcel. Please review and approve on behalf of the City as well as confirm that funds are available. Thank you.

Sincerely,

Michele S. McNeill, SR/WA
Property Acquisition Agent

Parcel 149, 149A, 154, 154A, 165, AND 168
Property Owner: John W. Hayes and June K. Hayes
Appraiser: Carlson Norris and Associates, Inc.
Appraisal Date: 3/4/03
Appraised Amount: \$25,500
Binding Offer Amount: \$26,500

Binding Offer Approved:

Funds are available in account:

Saeed Kazemi, P.E.
City Engineer, City of Fort Myers

310-4315-541-6100

S:\POOL\FulmettoExt\Correspondence\149 City Engineer Approval.wpd