	Loo County Board		1					
.	Lee County Board o	or County Commiss em Summary	Blue Sheet No	~ 20020802				
1. REQUESTED MOTION:	Agenda it	Citi Calliniary	Dide Sileet No	<u> </u>				
ACTION REQUESTED: Approve Purchase Agreement for acquisition of Parcel 239, Three Oaks Parkway South Extension								
Project No. 4043, in the amount	of \$83,000.00; authorize pay	ment of costs to close	and the Division of County L	ands to handle				
all documentation necessary to complete transaction.								
WHY ACTION IS NECESSARY: The Board must accept all real estate conveyances to Lee County.								
WHAT ACTION ACCOMPLISHES: The Board avoids Eminent Domain.								
2 DEDADIMENTAL CATE	200BV: 00			<u> </u>				
2. DEPARTMENTAL CATE		C6K	3. MEETING DAT					
COMMISSION DISTRICT :			<u> </u>	<u>-2003</u>				
·	5. REQUIREMENT/PURPOSE	₿ 6. <u>R</u>	EQUESTOR OF INFORMATION					
X CONSENT ADMINISTRATIVE	(Specify) STATUTE125	A CC	OMMISSIONER					
APPEALS	ORDINANCE	B. DE	PARTMENT Independent					
PUBLIC WALK ON	ADMIN		VISION County Lands Karen L. W. Forsvth, Director	St Hours				
TIME REQUIRED:		Pi	Karen L. W. Forsyth, Director -	- 1914 -				
7. BACKGROUND:				, <u> </u>				
Negotiated for: Department of Tr	ansportation							
Interest to Acquire: Fee simple, i	mproved with a single-family	/ mobile home.						
Dunamanta Datalia								
Property Details Owner: Felipe Mendoza	and Cecilia Mendoza							
	rail, Bonita Springs							
STRAP No.: 25-47-25-B4-00	208 0020							
01104111011 20 11 20 21 00	200.0020							
Purchase Details								
Purchase Price: \$83,000 (Pric								
Costs to Close: Approximately	y \$1,250 (The seller is respo	nsible for attorney fee:	s and real estate broker fees	s, if any.)				
Appraigal Information								
Appraisal Information Company: Carlson, Norris & A	Associates Inc							
Appraised Value: \$81,000	associates, inc.							
, , , , , , , , , , , , , , , , , , , ,								
Staff Recommendation: County s	staff recommends that the Bo	pard approve the Requ	uested Motion.					
Account: 20404318808.506110	Daka Barlayay Cayth Fytana	: 40000 D	B 500440					
20 - CIP; 4043 - Three C	Jaks Parkway South Extens	ion; 18808 - Road Imp	pact Fees, Bonita; 506110 - I	Land				
Attachments: Purchase Agreeme	ent: Appraisal (Location Man	Included): Letter from	City of Bonita Springe: Title	Data:				
5-Year Sales Histo	ory	moladed), Letter non	Tony of Bornta Springs, Title	Data,				
8. MANAGEMENT RECOMM								
		·						
		NDED APPROVAL:						
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Department Purchasing or Director Contracts	l i		Iget Services Co	ounty Manager				
Director Contracts	Resources Atto		May 7) 77 67 DM RISK GC.	- ~\				
K. Foreight	720	July 35 (0)	127 Theres 152 9	1-22-0				
10. COMMISSION ACTION:	IAV U		I RECEIVED BY	- 1				
APPROVED		Pac hy Colety	COUNTY ADMIN: TD					
DENIED		Rec. by CoAtty	7/2: 549	:				
DEFERRED OTHER		Date: 121 03	COUNTY ADMIN					
OTHER .		Time: 1000	FORWARDED TO:]				
CAPOCINO CALLACTORIO								
S:\POOL\3-Oaks 4043\225 239 Mendoza\	239 BLUE SHEET07 09 03.wpd-jkg		182 500					
		7/21/03 420A1						

This document prepared by:

Lee County

County Lands Division

Project: Three Oaks Parkway South Extension, No. 4043

Parcel: 239/Mendoza

STRAP No.: 25-47-25-B4-00208.0020

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 Felipe
Mendoza and Cecilia Mendoza, husband and wife, Owners, hereinafter
referred to as SELLER, whose address is, 11195 Wagon Trail, Bonita
Springs, Florida 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 .135 acres more or less, and located at 11195 Wagon Trail, Bonita Springs, Florida 34135 and more particularly described as Lot 2, Block 8, LEITNER CREEK MANOR, Unit 2, a subdivision according to the plat or map thereof, recorded in Plat Book 30, Pages 79 and 80, of the Public Records of Lee County, Florida, hereinafter called "the Property." This property will be acquired for the Three Oaks Parkway South Extension Project, hereinafter called "the Project."
- 2. PURCHASE PRICE AND TIME OF PAYMENT: The total purchase price ("Purchase Price") will be Eighty-Three Thousand and No/100 (\$83,000.00), 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;
 - (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.
- 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. 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 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 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.

TWO WITNESSES:	SELLER:
Josa Rodrigo Bolazar	Felipe Mendoza (DATE)
TWO WITNESSES:	SELLER:
Joney January	Cecilia Mendoza (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)

SPECIAL CONDITIONS

BUYER: Lee County SELLER: Mendoza PARCEL NO.: 239

BUYER and SELLER hereby covenant that the Purchase Price recited herein, except as noted below, includes payment for attorney fees, moving expenses, the manufactured home (Model 1980 Schu HS, Identification Number S176148A & S176148B), additions, improvements, detached shed(s), carports, fencing, landscaping and for all fixtures, including but not limited to, built-in-appliances, air conditioning units, hot water heaters, ceiling fans, screen enclosures, windows, awnings, doors and floor covering, as of the date of the BUYER'S appraisal.

BUYER'S authorized agent will inspect the house and all other real property and improvements prior to closing. Removal of any fixture(s) by SELLER 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.

SELLER hereby agrees to deliver possession of the Property, absent of any resident(s) or tenant(s), to BUYER at the time of closing and further agrees that the purchase of the Property is NOT subject to any written or verbal lease agreement(s) of the SELLER.

Upon the BUYER'S written acceptance of this Agreement, SELLER hereby gives permission allowing entry to the premises by County Representatives, upon first receiving 48 hours prior notice, in order for the premises to be inspected to determine if asbestos is present in the improvements or if relocating any or all real estate improvements is feasible subsequent to closing and the County taking possession of the Property.

TWO WITHESSES:	SELLER:
des d'Adrige Sularox	Felipe Mendoza (DATE)
Manus Marsler Two witnesses: Joseph Sularay Money Amales	SELLER: Cecilia Mendoza (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)

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	TION COST-NEW-OF IMPI		\$ <u>V 16,</u>	DOO Comments on Cost				
	110N COST-NEW-OF IMP 03_Sq. Ft. @\$49.00		017			A and FmHA, the estimated		
	31 Sq. Ft. @\$ 49.00) = \$ <u>58</u>	1947 /			attached for floor pla		
Total Options - See			732 720	calculations.	subject site is d	eveloped to its highe	est and best	
Garage/Carport 391			Cas attached for	use. No apparent functional or locational obsolescence noted.				
Total Estimated Cost Nev	54.11. @# <u>12.0</u>					mments on land value. Costs are supported ler's costs & completed appraisals		
	sical Functional	Externa)	1091	retained in the		·····	sais	
,	6.030	=\$	/ 26,0	ารถ	appraisers onlic	3 0 11169.		
Depreciated Value of Imp		=\$	54,0		Economic Age/l	ifo Method		
"As-is" Value of Site Impr		=\$		200 Estimated rema			<u></u>	
INDICATED VALUE BY C		. <u></u> =\$	/ 81,2	261	aring economic	Allie - Zi years. F		
ITEM	SUBJECT	COMPARABL		COMPARABL	E NO. 2	COMPARABLI	NO. 3	
11195 Wa	gon Trail	26788 Stardust Dr		26745 Token Cour		11207 Torchfire Tra		
Address 25-47-25-E	34-00208.0020	25-47-25-84-0021		25-47-25-B4-0020	,	25-47-25-B4-00209		
Proximity to Subject		0.17 mlle south		0.19 mile southwe		0.05 mile southeas		
Sales Price	\$ Not a Sale		70,000	\$	✓ 69,500	\$	80.000	
Price/Gross Living Area	\$ #	\$ 60.76 ⊄	No. of the New Year	\$ 87.09 ⊄	R. Balling	\$ 73.26 ⁽¹⁾	ur ear Mar Carlo de Anton E	
Data and/or	Inspection	ORB 3768 PG 145	53 <	ORB 3672 PG 266		ORB 3595 PG 364		
Verification Source	Pub.Records	MLS/FARES/Lee	County	MLS/FARES/Lee (County	MLS/FARES/Lee C	ounty	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	
Sales or Financing		Conventional	, ,	FHA		FHA		
Concessions		\$69,000	 	\$68,9 <u>5</u> 5	-	\$79,000		
Date of Sale/Time	Latina in 124	11/05/02		06/21/02	-	03/12/02		
Location	LeitnerCrkManor	LeitnerCrkManor	-	LeitnerCrkManor		LeitnerCrkManor	·	
Leasehold/Fee Simple Site	Fee 5,900sf	Fee /	<u> </u>	Fee		Fee		
View	Residential	5,700sf		7,410sf	-1,000			
Design and Appeal	Doublewide	Residential Doublewide	!	Residential		Residential		
Quality of Construction	MH/Good		10.000	Singlewide	<u> </u>	Doublewide		
Age	Eff=13, A=23	MH/Superior Eff=11, A=27	+3,600		-3,000	MH/Good		
Condition	Above Avg.	Superior	-2,000				-4,000	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths	-3,000	Superior	-4,000	
Room Count	5 2 2	6 4 2	1	4 2 2		Total Bdrms Baths 4 2 2		
Gross Living Area	1,203 Sq. Ft.	1,152 Sq. Ft.	+1,600	798 Sq. Ft.	+13,000	1,092 Sq. Ft.	+3,600	
Basement & Finished	None	None	11000	None	10,000	None	10,000	
Rooms Below Grade	Att.Kitchen/Bath	None	+3,600	None	+3,600	None	+3,600	
Functional Utility	Adequate	Adequate		Adequate		Adequate	- 10,000	
Heating/Cooling	Central/Central	Central/Central		Central/Central		Central/Central		
Energy Efficient Items	Typical	Typical		Typical		Typical		
Garage/Carport	1 Carport	Driveway	+2,000	2 Carport	-2,000	2 Carport	-2,000	
Porch, Patio, Deck,	146sf Encl.Porch	None	+1,500			132sf Scr. Porch	+400	
Fireplace(s), etc.	130sf Sheds	None	+1,000	80sf Shed	+400	None	+1,000	
Fence, Pool, etc.	Fenced	Fenced		231sf Slab	+2,000	None Indicated	+2,000	
Other Features	220sf Att. Utility	None	/ +1,800°	108sf Att. Utility	+900	156sf Att. Utility	+500	
Net Adj. (total)			<u>/ 11,100</u>		/ 9,400	⋈ +	J 1,100	
Adjusted Sales Price		Mar 1,254	/	Was to see	/	The The way		
of Comparable Comments on Sales Comp	adoon (Including the out)	S S S S S S S S S S S S S S S S S S S	81,100	324 3 S	<u>78,900 </u>		81,100	
months prior to the a	nocejeal date are ar	ect property's compatibilit	ry to the neighborn	rod, etc.): Se	e attached com	ments. Sales record	led over 6	
Adjustments exceed	ed normal paramete	rs in some instance	e due ormaniv	to the subject's attac	actured nomes	in Leitner Creek Ma	nor.	
appear to be market	supported and do n	ot adversely affect ti	he final value e	stimata	Alea Kircilettina	ui. nowever, me au	<u>lastments</u>	
	<u></u>	or war or body direct a	no (() lar vaiga c	Julilaid,				
				· · · · · · · · · · · · · · · · · · ·				
ITEM	SUBJECT	COMPARABLE	NO. 1	COMPARABLE	NO. 2	COMPARABLE	NO. 3	
Date, Price and Data	No sale in the	No prior sale noted		No prior sale noted		No prior sale noted		
Source, for prior sales	last 12 mos.	other than above in		other than above in		other than above in	ĺ	
within year of appraisal	per Lee Co.	past twelve months		past twelve months		past twelve months		
Analysis of any current agn	eement of sale, option, or	listing of subject property	and analysis of an	y prior sales of subject an	d comparables with	in one year of the date of	appraisal:	
The subject property	is not listed in the r	egional MLS.						
HIMA SEED VALUE DV A			·					
INDICATED VALUE BY SAI							81,000	
INDICATED VALUE BY INC					oss Rent Multiplier	<u> </u>		
This appraisal is made [Conditions of Appraisal; N	subject	t to the repairs, afteration	s, inspections of co	nations listed delow	Subject to co	ompletion per plans & spe	cifications.	
Special Limiting Cond	ditions	or conditions anect	uns appraisai.	THIS IS A SUMMAN	RT APPRAISAL	. REPORT. See atta	ched	
Final Reconcillation: The		Anavsis typically has	et roflecte the a	otions and ottitudes	of portion - sto	a the mandestature :	The Cost	
Approach is support					or participants	п ин півгкегріасе.	1118 COST	
7 pp. 10 dopport	VO. INICALINOIDIA MAIN	tot cata is available	TOI A TOIIADIO O	I MYI.				
The purpose of this apprais	al is to estimate the marks	at value of the real propert	v that is the cubic	of this report, based on t	ta aboue conditions	and the pertification can	tingent	
and limiting conditions, and	market value definition th	at are stated in the attach	ed Freddie Mac For	m 439/FNMA torm 10040	, o abora curiumuri: t (Revised	6/93).	nu.Apin	
I (WE) ESTIMATE THE MAR	KET VALUE, AS DEFINE	D. OF THE REAL PROPER	TY THAT IS THE C	JBJECT OF THIS REDOR	AS OF		2002	
(WHICH IS THE DATE OF IN	SPECTION AND THE EFF	ECTIVE DATE OF THIS RE	EPORT) TO BE	ار مار در اور اور اور اور اور اور اور اور اور او	81,000 هـر	ividi CIT U	2000	
APPRAISER: Phil Benti	log, Associate	,		RVISORY APPRAISER (OF		J. Lee Norris, MAI,	SRA I	
Signature	11-10		Signat	W/A _	7		Did Not	
Name Phil Benning, A	ssociate			J. Lee Maris, MAI,	SRA		Property	
Date Report Signed Man	ch 28, 2003			77	28, 2003			
State Certification # 000	1220 St.Cert.Res. F	REA State			3 St. Cert. Ger	ı. REA	State FL_	
				e I Icence #				

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 02-78-27

Valuation Section

Suppl Intal Addendum	File No.	02-7
MENDOZA, Felipe +Cecilia		

Borrower/Client MENDOZA, Feli	pe +Cecilia		
Property Address 11195 Wagon 7	rail		
City Bonita Springs	County Lee	State FL	Zip Code 34135-5300
Lender Lee County - County La	ands	•	

PURPOSE, FUNCTION AND SCOPE OF THE APPRAISAL

The purpose of the appraisal is to estimate market value of the subject as of the effective date of the appraisal. The function (use) of the appraisal is for providing the Lee County Commissioners with sufficient data to make an informed decision regarding the possible purchase of the property.

The scope of this appraisal encompasses the necessary research and analysis to prepare a report in accordance with the USPAP of the Appraisal Foundation. Data sources typically include observation, public records, First American Real Estate Services, RE/Xplorer Internet System, MLS, Realtors, other professionals, appraiser's files, builder's contracts, and cost estimating services (Marshall and Swift).

A thorough search is conducted for comparable properties within an appropriate market area and time frames. The most comparable properties are compared to the subject with appropriate adjustments made for significant differences. The data provided in the report is representative of the market and is presented in a manner that will bring the reader to a similar conclusion of the value estimate. Limiting conditions are described in the attached addenda.

USPAP CERTIFICATION

The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

SUMMARY APPRAISAL REPORT

This is a Summary Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and analyses is retained in the appraiser's files. The depth of the discussion contained in this report is specific to the needs of the client and for intended use stated in the report. The appraiser is not responsible for unauthorized use of this report.

COMMENTS ON THE MARKET AREA

The subject is located in Leitner Creek Manor, a development of manufactured homes in Bonita Springs. Leitner Creek Manor has good proximity to area facilities in Bonita Springs. Improvements in the subject development exhibit a wide range of manufactured home size, style, age and quality.

COMMENTS ON THE LAND VALUE ESTIMATE

Since Leitner Creek Manor is maturely developed, there are limited land sales in support of the site value estimate. Included for reference are the following:

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Parcel# 25-47-25-B4-00211.0180, 60x95, sold in 02/00 for $15,500 per OR 3224/2042
Parcel# 25-47-25-B4-00211.0170, 60x95, sold in 06/00 for $15,500 per OR 3282/1421
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COMMENTS ON THE COST APPROACH AND OPTIONS INCLUDED

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MH enclosed porch, wall unit A/C, 146sf @ $20.00/sf = $ 2,920
        MH attached utility/laundry, 220sf @ $16.00.sf = $ 3,520 MH attached kitchen/bath, 240sf @ $30.00/sf = $ 7,200
                      Storage sheds, 130sf @ $16.00/sf = $ 2.080
                                                Total Options = $15,720
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COMMENTS ON THE SALES

Age/condition and quality adjustments are based on observable data, and on comments provided by Realtors familiar with the sales utilized. The adjustments are believed to reflect market reaction to the differences

All sales lacked the subject's attached kitchen/bath; all were superior in condition and smaller in livable area. Sales #2 and #3 lacked fencing

Sale #1 lacked covered parking, an enclosed porch, sheds and an attached utility/laundry.

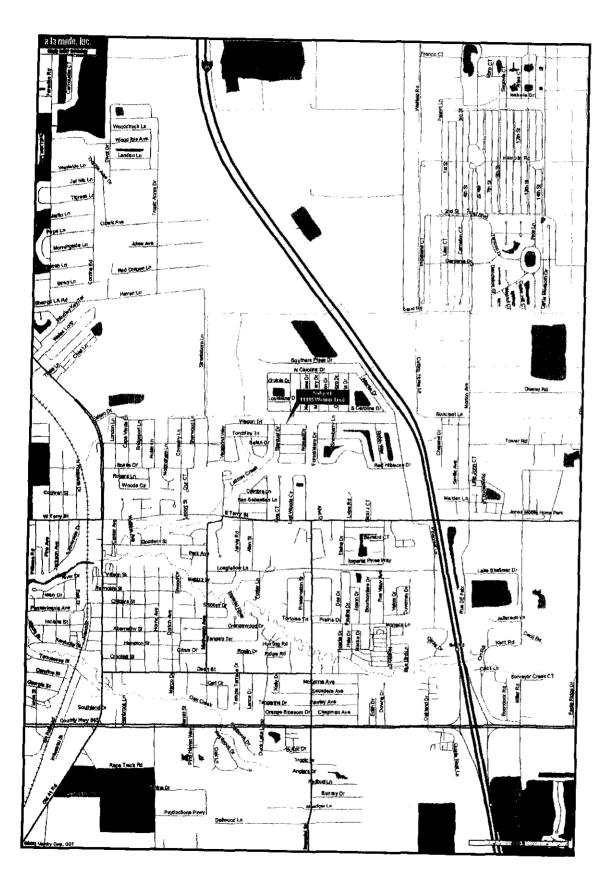
Sale #2 was on a larger lot with a 2 car carport, a larger enclosed porch, a smaller shed and a smaller attached MH utility room.

Sale #3 had a more appealing 2 car carport, a smaller screened porch, and a smaller MH attached utility room. This sale did not include a shed.

After adjustments, sales indicate a range of value for the subject of \$78,900 to \$81,100. Most emphasis is placed on Sales #1 and #2, the most recent. Sale #3 is supportive.

Location Map

Berrower/C#ent MENDOZA, Felipe +Cecilia	7
Property Address 11195 Wagon Trail	1
City Bonita Springs County Lee State FL 7/in Code 3/135-53/00	ł
Lender Lee County - County Lands State FL Zip Code 34135-5300	ł





JU 24 2003

City of Bonita Springs

9220 BONITA BEACH ROAD

SUITE 111

Bonita Springs, FL 34135 Tel.: (239) 390-1000

Fax: (239) 390-1004 www.cityofbonitasprings.org

Paul D. Pass Mayor

Wayne P. Edsall

Councilman District One

Jay Arend

Councilman District Two

R. Robert Wagner

Councilman District Three

John C. Warfield

Councilman District Four

David T. Piper, Jr.

Councilman District Five

Ben L. Nelson, Jr.

Councilman District Six

Gary A. Price City Manager

Audrey E. Vance City Attorney June 23, 2003

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

RE: Purchase Agreement - Three Oaks Parkway Extension

Project No. 4043 Parcel 239, Mendoza

Dear Mr. Gomez:

The agreed upon purchase conditions for the aforementioned parcel 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/kw

FUND COMMITMENT

Schedule A

Commitment No.:

CF-1114764

Effective Date:

June 13, 2003 at 5:00 p.m.

Fund File Number 18-2003-3068

Agent's File Reference: 03-1185

1. Policy or Policies to be issued:

Proposed Amount of Insurance

OWNER'S:

ALTA Owner's Policy (10/17/92).

\$83,000,00 🗸

Proposed Insured:

Lee County, a political subdivision of the State of Florida

MORTGAGEE:

Proposed Insured:

2. The estate or interest in the land described or referred to in this commitment is a fee simple and title thereto is at the effective date hereof vested in:

Felipe Mendoza and Cecilia Mendoza, H + W

3. The land referred to in this commitment is described as follows:

Lot 2, Block 8, LEITNER CREEK MANOR SUBDIVISION, Unit 2, according to the map or plat thereof as recorded in Plat Book 30, Page(s) 79 and 80, Public Records of Lee County, Florida.

AGENT NO.: 13710

ISSUED BY: LAW OFFICES OF JOHN D. SPEAR, P.A.

MAILING ADDRESS:

9200 Bonita Beach Road, Suite

#204

Bonita Springs, Florida 34135

AGENT'S SIGNATURE

LAW OFFICES OF JOHN D. SPEAR, P.A.

Rev.1.2

FUND COMMITMENT Schedule B

Commitment No.: CF-1114764

Fund File Number 18-2003-3068

- I. The following are the requirements to be complied with:
 - 1. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
 - 2. Instruments creating the estate or interest to be insured which must be executed, delivered and filed for record:
 - a) Warranty Deed from Felipe Mendoza and Cecilia Mendoza, husband and wife, to the proposed insured purchaser(s).
 - b) Motor vehicle title certificate in favor of Felipe Mendoza and Cecilia Mendoza to be transferred to the proposed insured purchaser(s) and a new certificate to be obtained in favor of the proposed insured purchaser(s).
 - c) Issuance of "RP" series sticker and affixing to the lower left corner of the window closest to the street providing access to the residence as required by Sec. 320.0815(2), F.S. TYP MOT DONE
 - 3. A determination must be made that there are no unrecorded special assessment liens or unrecorded liens arising by virtue of ordinances, unrecorded agreements as to impact or other development fees, unpaid waste fees payable to the county or municipality, or unpaid service charges under Ch. 159, F. S., or county ordinance.
 - 4. Satisfaction of the mortgage from Felipe Mendoza and Cecilia Mendoza, husband and wife to "MERS" dated February 25, 2002 and recorded in O.R. Book 3597, Page 1745, Public Records of Lee County, Florida.
- II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of The Fund:
 - Defects, liens, encumbrances, adverse claims or other matters, if any, created, first
 appearing in the public records or attaching subsequent to the effective date hereof but
 prior to the date the proposed insured acquires for value of record the estate or interest or
 mortgage thereon covered by this commitment.
 - 2. Any owner and mortgagee policies issued pursuant hereto will contain under Schedule B the standard exceptions set forth at the inside cover hereof unless an affidavit of possession and a satisfactory current survey are submitted, an inspection of the premises is made, it is determined the current year's taxes or special assessments have been paid, and it is determined there is nothing of record which would give rise to construction liens which could take priority over the interest(s) insured hereunder (where the liens would otherwise take priority, submission of waivers is necessary).

FUND COMMITMENT

Schedule B

Commitment No.: CF-1114764

Fund File Number 18-2003-3068

- 3. Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:
 - (a) Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and
 - (b) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)
 - Restrictions, conditions, reservations, casements, and other matters contained on the Plat of Leitner Creek Manor, Unit 2, as recorded in Plat Book 30, Page(s) 79, Public Records of Lee County, Florida. — ON
- 5. Covenants, conditions and restrictions recorded in O.R. Book 575, Page 828 as assigned to Leitner Creek Manor Property Owners Association, Inc., recorded May 6, 1995 in O.R. Book 2603, Page 3024, Public Records of Lee County, Florida.
- Easement in favor of Bonita Springs Water System, contained in instrument recorded in O.R. Book 826, Page 697, Public Records of Lee County, Florida. UTILITY EPST MENT, ALL STREETS
- Lee County Ordinance No. 86-14 recorded November 30, 1990, in O.R. Book 2189, Page 3281; and amended by Ordinance No. 86-38 in O.R. Book 2189, Page 3334, Public Records of Lee County, Florida. (2) 2007 10 2007 1
- 8. Taxes for the year 2003, which are not yet due and payable. . 79P 011

5-Year Sales History

Parcel No. 239

Three Oaks Parkway South Extension Project No. 4043

Grantor	Grantee	Price	Date	Arms Length Y/N
Clair A. Joslyn, Trustee	Felipe & Cecilia Mendoza	\$72,100.00	2/25/02	Y