		Lee Cou		ard of Coun ta Item Sun		missio	ners	Blue Shee	t No. 200310	01
1. REQUESTED MOTION: <u>ACTION REQUESTED</u> : Approve Purchase Agreement for acquisition of Parcels 327 and 328, Imperial Street Widening Project No. 4060, in the amount of \$200,000; authorize payment of costs to close and the Division of County Lands 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 avoi	ds Eminei	nt Domain.						
2. <u>DEPARTM</u> COMMISSION I	IENTAL CATEGOR	<u>:Y</u> : 06 3		010	,D		3.	MEETING DA	TE: 7-2003	
4. AGENDA:		5. <u>REQUIRE</u>				6. <u>REQ</u>	UESTOR	OF INFORMATIO		
	т	(Specify)								
ADMINIS				<u> </u>				Independent		
PUBLIC	a		NGE			C. DIVIS		County Lands	TLM 8-21-03	,
WALK ON	N					BY Ka	ren L. W. I	Forsyth, Director	Klip P	
TIME REQUIRED:									- fall	
7.BACKGROUN Negotiated for:	<u>D</u> : Department of Tran	sportation								
Property Details					-					
Owner: Address: STRAP No.:	Richard Wukovits 27359 and 27351 36-47-25-B2-0104	Imperial Street,	Bonita Sp	rings	Vite, and H	Herbert F	losskothe	n		
	<u>s</u> ce: \$200,000 (Price e: Approximately \$3				ey fees ar	nd real e	state brok	ker fees, if any)		
Appraisal Inforn Company: Ca Appraised Va	<u>nation</u> rlson, Norris & Asse lue: Combined valu	ociates, Inc. e is \$193,000 (r	esidence (\$153,000; adja	cent vaca	nt lot \$40	0,000)			
on the real estate costs associated	ndation: County sta market activity in t with condemnation the Requested Motio	his geographic a proceedings est	area, and t	the fact that an	y moving a	allowanc	e is inclue	ded in said price	. Also, considerin	ng the
<u>Account</u> : 204060 20 - CIF	063000.506110 ⁻ ; 4060 – Imperial S	Street; 63000 – 0	City of Bor	nita Springs Im	pact Fees	; 506110	- Land			
	urchase Agreemen -Year Sales History		ney; Title	Data; Appraisa	al (Locatio	n Map In	cluded); I	Letter from City	of Bonita Springs	;
	MENT RECOM		<u>S:</u>							
9. RECOMMENDED APPROVAL:										
A	В	C	D	E			F		G	
Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney			jet Servi <i>la l <u>M</u>_X</i>		County Mana	ager
K. forsetts			AN SIG	John J. Russon 8-25-67	0A		R R	ÍSK GC	HS 1/8/2	1103
	ISSION ACTION:		-11		TER TO STORE STORE	7	_	RECEIVED BY		
APPR				Rec	by CoAtty			COUNTY ADMIN		, [
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This document prepared by Division of County Lands Project: Imperial Street Widening, No. 4060 Parcel: 327 and 328 STRAP No.: 36-47-25-B2-01043.0000 and 01044.0000

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 ______, 2003, by and between Richard Wukovits and Sieglinde Wukovits, husband and wife, and Herbert Rosskothen, joint tenants with full rights of survivorship, hereinafter referred to as SELLER, whose address is 4255 Mariner Lane, Bonita Springs, Florida 34134, 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 34,880 square feet, more or less, and located at 27359 and 27351 Imperial Street, Bonita Springs, Florida 34135, 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 Imperial Street Widening Project, hereinafter called "the Project."

2. **PURCHASE PRICE AND TIME OF PAYMENT:** The total purchase price ("Purchase Price") will be Two Hundred Thousand and 00/100 (\$200,000.00), 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 Purchase Price, from a title company acceptable to BUYER. The commitment will be accompanied by one copy of all documents that constitute exceptions to the title commitment. The commitment will also show title to be good and marketable with legal access, subject only to real estate taxes for the current year, zoning and use restrictions imposed by governmental authority, and restrictions and easements common to the area.

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

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

- (a) A statutory warranty deed, and an affidavit regarding liens, possession, and withholding under FIRPTA in a form sufficient to allow "gap" coverage by title insurance;
- (b) utility services up to, but not including the date of closing;
- (c) taxes or assessments for which a bill has been 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) documentary stamps on deed;
- (c) 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. 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: Michound Winkowith

Richard Wukovits

(DATE)

WITNESSES

SELLER:

Sugande Wukovits (DATE)

WITNESS

SELLER:

Herbert Rombothin Herbert Rosskothen, (DATE)

by Sieglinde Wukovits, his attorney-in-fact by Suyund Wukowiks

CHARLIE GREEN, CLERK

BY:

DEPUTY CLERK

(DATE)

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

BY:

CHAIRMAN OR VICE CHAIRMAN

APPROVED AS TO LEGAL FORM AND SUFFICIENCY

COUNTY ATTORNEY

(DATE)

BUYER: Lee County SELLER: Wukovits & Rosskothen PARCEL NOS. 327 and 328

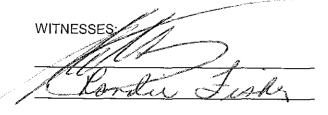
Buyer and Seller hereby covenant that the purchase price recited herein, includes payment for moving expenses, improvements, detached shed, all fixtures, including but not limited to, built-in appliances, air conditioning units, hot water heaters, ceiling fans, screen enclosures, windows, doors, floor covering and landscaping, as of the date of the Buyer's appraisals (June 4, 2003).

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 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.

Upon the Buyer's written acceptance of this Agreement, Seller hereby give 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 relocating any or all real estate improvements is feasible subsequent to closing and the County taking possession of the property.

WITNESSES:

WITNESSE



Michond Mm. kovito

Richard Wukovits

SELLER: <u>Luclmde Wukowit</u>

(DATE)

SELLER:

BUYER:

Herleert Rosakothen Herbert Rosskothen, by (DATE) Sieglinde Wukovits, his attorney-in-fact by Sugar de Weekornts

CHARLIE GREEN, CLERK

DEPUTY CLERK

BY:

LEE COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS

BY:

CHAIRMAN OR VICE CHAIRMAN

APPROVED AS TO LEGAL FORM AND SUFFICIENCY

COUNTY ATTORNEY

S:\POOL\Imperial Street 4060\327 & 328\Special Conditions-Rev.wpd- TLM 6-16-03

(DATE)

EXHIBIT "A"

Project: Imperial Street Widening, No. 4060

Parcel: 327 STRAP No.: 36-47-25-B2-01044.0000

Lot 44, Imperial Oaks Subdivision, according to the map or plat thereof filed and recorded in the Office of the Clerk of the Circuit Court, in Plat Book 36, Pages 72 and 73, Public Records of Lee County, Florida.

- -

AND

1 2 3 4

Parcel: 328

STRAP No.: 36-47-25-B2-01043.0000

Lot 43, Imperial Oaks Subdivision, according to the map or plat thereof filed and recorded in the Office of the Clerk of the Circuit Court, in Plat Book 36, Pages 72 and 73, Public Records of Lee County, Florida.

S:\POOL\Imperial Street 4060\327 & 328\Exhibit A.wpd TLM 6-16-03

GENERAL POWER OF ATTORNEY

(With Durable Provision)

NOTICE: THIS IS AN IMPORTANT DOCUMENT. BEFORE SIGNING THIS DOCUMENT, YOU SHOULD KNOW THESE IMPORTANT FACTS. THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON WHOM YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO PLEDGE, SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROP-ERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU. YOU MAY SPECIFY THAT THESE POWERS WILL EXIST EVEN AFTER YOU BECOME DIS-ABLED, INCAPACITATED OR INCOMPETENT. THIS DOCUMENT DOES NOT AUTHO-RIZE ANYONE TO MAKE MEDICAL OR OTHER HEALTH CARE DECISIONS FOR YOU. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDER-STAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

TO ALL PERSONS, be it known that I, Herbert Robko then

of (Mulheim Ruho Germany Deutsch)

the undersigned Grantor, do hereby make and grant a general power of attorney to Sie glinds Wiekowits, of 27357 Imprial St. Houita Springer, Fl. 34135, and do thereupon constitute and appoint said individual as my attorney-in-fact/agent.

My attorney-in-fact/agent shall act in my name, place and stead in any way which I myself could do, if I were personally present, with respect to the following matters, to the extent that I am permitted by law to act through an agent:

(NOTICE: The grantor must write his or her initials in the corresponding blank space of a box below with respect to each of the subdivisions (A) through (O) below for which the Grantor wants to give the agent authority. If the blank space within a box for any particular subdivision is NOT initialed, NO AUTHORITY WILL BE GRANTED for matters that are included in that subdivision. Cross out each power withheld.)

[r [`]	X_1	 (A) Real estate transactions, POA specerfully Days that Sieglinds has the power of the Content of the Power to sell, convey of (B) Tangible personal property transactions of the dispose of the real Estate. (C) Read above and account in transactions.
ł	J	(B) Tangine personal property transactions other dispose of the real Entate.
ſ	1	(C) Bond, share and commodity transactions
[]	(D) Banking transactions
[1	(E) Business operating transactions
[1	(F) Insurance transactions
ľ]	 (G) Gifts to charities and individuals other than Attorney-in-Fact/Agent (If trust distributions are involved or tax consequences are anticipated, consult an attorney.)
[]	(H) Claims and litigation

© 1992-2000 E-Z Legal Forms, Inc. Rev. 6/00 This product does not constitute the rendering of legal advice or services. This product is intended for informational use only and is not a substitute for legal advice. State laws vary, so consult an attorney on all legal matters. This product was not necessarily prepared by a person licensed to practice law in this state.

If your state requires 8 $\frac{1}{2}$ x 11" forms, cut off the bottom of this page at the dotted line.

- (\mathbf{I}) Personal relationships and affairs
- (J) Benefits from military service
- (K) Records, reports and statements
- (L) Full and unqualified authority to my attorney-in-fact/agent to delegate any or all of the foregoing powers to any person or persons whom my attorney-in-fact/agent shall select
- (M) Access to safe deposit box(es)
- (N) To authorize medical and surgical procedures (Pennsylvania only)
- (O) All other matters
- **Durable Provision:**

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(P) If the blank space in the block to the left is initialed by the Grantor, this power of attorney shall not be affected by the subsequent disability or incompetence of the Grantor.

Other Terms: This is for servicing AS POA for Property located Lot 43 = 44 of that artain Subdivision known as Imperial oaks, according to the map of plot filedy recorded in the Spice of Clerk of Ciccuit Court of Lee Coraty, FL. Pat Book 36, 19: 12 + 73. My attorney-in-fact/agent hereby accepts this appointment subject to its terms and agrees to act

and perform in said fiduciary capacity consistent with my best interests as he/she in his/her best discretion deems advisable, and I affirm and ratify all acts so undertaken.

TO INDUCE ANY THIRD PARTY TO ACT HEREUNDER, I HEREBY AGREE THAT ANY THIRD PARTY RECEIVING A DULY EXECUTED COPY OR FACSIMILE OF THIS INSTRUMENT MAY ACT HEREUNDER, AND THAT REVOCATION OR TERMINATION HEREOF SHALL BE INEFFECTIVE AS TO SUCH THIRD PARTY UNLESS AND UNTIL ACTUAL NOTICE OR KNOWLEDGE OF SUCH REVOCATION OR TERMINATION SHALL HAVE BEEN RECEIVED BY SUCH THIRD PARTY, AND I FOR MYSELF AND FOR MY HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS ANY SUCH THIRD PARTY FROM AND AGAINST ANY AND ALL CLAIMS THAT MAY ARISE AGAINST SUCH THIRD PARTY BY REASON OF SUCH THIRD PARTY HAVING RELIED ON THE PROVISIONS OF THIS INSTRUMENT.

Signed under seal this	day of	,	(year).
Signed in the presence of:			
K Comple Las	Grantor Pyz		
Queto han Hoday	Grantory		
Witness	Attorney-in-Fact/Age	ent	
State of Florida County of Lee }			
County or View	Pil. da		
On May 26, 2001 before	me, Kobkothen		, appeared
On May 26, 2001 before here here here here here here here here	<i>Castler</i> sfactory evidence) to be the per-	son(s) whose n	, personally known ame(s) is/are subscribed to
the within instrument and acknowledged to	me that he/she/they executed the	he same in his/	her/their authorized capac-
ity(ies), and that by his/her/their signature(person(s) acted, executed the instrument.	s) on the instrument the person((s), or the entity	y upon behalf of which the
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EXPIRES: JUNO 11, 2002-----

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----- EXPIRES: June 11: 2002-----

Department of Public Works Division of County Lands

Updated Ownership and Easement Search

Search No. 21580/B Date: August 11, 2003 Parcel: 327 Project: Imperial Street Widening, No. 4060

zmp Kenneth Pitt

To: Teresa L. Mann SR/WA From:

Property Acquisition Agent

Real Estate Title Examiner

36-47-25-B2-01044.0000 STRAP:

Effective Date: June 23,2003, at 5:00 p.m.

Subject Property: Lot 44, Imperial Oaks Subdivision according to the map or plat thereof filed and recorded in the Office of the Clerk of the Circuit Court, in Plat Book 36, Pages 72 and 73, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Richard Wukovits and Sieglinde Wukovits, husband and wife and Herbert Rosskothen, a single person, as joint tenants with full rights of survivorship

By that certain instrument dated July 21, 1994, recorded July 26, 1994, in Official Record Book 2522, Page 950, Public Records of Lee County, Florida.

Easements:

- Ten foot (10') Utility Easement along the west lot line, as shown on Plat in Plat Book 36, Page 1. 73, Public Records of Lee County, Florida. (affects project area)
- Easement Dedication recited on Plat: All lots are subject to a ten foot (10') Utility Easement on 2. all street lines. All lots are subject to a six foot (6') Utility Easement on side lot lines. (affects project area)

NOTE (1): For Information: There is a Right-Of-Way Agreement by and between Robert A. Lawhon, Jr. (the developer of the subdivision) and Bonita Springs Water System, Inc. granting an easement over and across the east side of Imperial Street for utility purposes, as recorded in Official Record Book 828, Page 34.

NOTE (2): For information: The subdivision plat shows a five foot (5') strip of land lying between the existing road right-of-way for Imperial Street (being 25 feet in width from the centerline) and the boundary lines of the lots adjacent to the east of the street. According to the legal description for the subdivision, this strip is included in the platted land and is dedicated to Lee County, as set forth on the recorded plat in Plat Book 36, Pages 72 and 73.

Department of Public Works Division of County Lands

Updated Ownership and Easement Search

Search No. 21580/B Date: August 11, 2003 Parcel: 327 Project: Imperial Street Widening, No. 4060

NOTE (3): There is a drainage easement across the Easterly portion of Lot 44, as shown on plat (does <u>not</u> affect project area).

See File No. 21578/C for underlying/base copies.

Tax Status: \$427.55 paid on 11/18/02 for Tax Year 2002. (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.

Department of Public Works Division of County Lands

Updated Ownership and Easement Search

Search No. 21580/A Date: August 11, 2003 Parcel: 328 Project: Imperial Street Widening, No. 4060

To: Teresa L. Mann SR/WA

From: K

Km Kenneth Pitt

Page 1 of 2

Property Acquisition Agent

Real Estate Title Examiner

STRAP: 36-47-25-B2-01043.0000

Effective Date: June 23, 2003, at 5:00 p.m.

Subject Property: Lot 43, Imperial Oaks Subdivision according to the map or plat thereof filed and recorded in the Office of the Clerk of the Circuit Court, in Plat Book 36, Pages 72 and 73, Public Records of Lee County, Florida.

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By that certain instrument dated July 21, 1994, recorded July 26, 1994, in Official Record Book 2522, Page 950, Public Records of Lee County, Florida.

Easements:

- 1. Ten foot (10') Utility Easement along the west lot line, as shown on Plat in Plat Book 36, Page 73, Public Records of Lee County, Florida. (affects project area)
- Easement Dedication recited on Plat: All lots are subject to a ten foot (10') Utility Easement on all street lines. All lots are subject to a six foot (6') Utility Easement on side lot lines. (affects project area)

NOTE (1): For Information: There is a Right-Of-Way Agreement by and between Robert A. Lawhon, Jr. (the developer of the subdivision) and Bonita Springs Water System, Inc. granting an easement over and across the east side of Imperial Street for utility purposes, as recorded in Official Record Book 828, Page 34.

NOTE (2): For information: The subdivision plat shows a five foot (5') strip of land lying between the existing road right-of-way for Imperial Street (being 25 feet in width from the centerline) and the boundary lines of the lots adjacent to the east of the street. According to the legal description for the subdivision, this strip is included in the platted land and is dedicated to Lee County, as set forth on the recorded plat in Plat Book 36, Pages 72 and 73.

Department of Public Works **Division of County Lands**

Updated Ownership and Easement Search

Page 2 of 2

Search No. 21580/A Date: August 11, 2003 Parcel: 328 Project: Imperial Street Widening, No. 4060

NOTE (3): There is a drainage easement running across the Easterly portion of Lot 43, as shown on plat (does <u>not</u> affect project area).

See File No. 21578/C for underlying/base copies.

Tax Status: \$1,292.82 paid on 11/18/02 for Tax Tear 2002. (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.

luation Section		IIFORM RESI		APPRAIDAL I		File No. 212210	
	Unimproved sit	9 \$				source of cost estimate, a	ite value,
	TION COST-NEW-OF IMPR			square foot calculati	on and for HUD, VA	and FmHA, the estimated	remaining
Dwelling 1,39	3 Sq. Ft. @\$60.00	= \$83,	580			Cost Approach consi	
Cov.Entry, 1	<u>3</u> Sq. Ft. @\$ <u>18,00</u>	= 2	<u>234</u>			rom completed appra	
Total Options - See	Right	7,				ported by several lar	i <u>d sales in</u>
Garage/Carport <u>433</u>	Sq. Ft. @\$ 30.0	<u>0 </u>				hed addendum.	
	Υ		340	Depreciation - E			
	sidal Functional	External				life is 56 years.	
	6,959	=\$_				0.00/sf = \$6,000	
Depreciated Value of Imp	rovements	=\$_		81 Utility shed/sho			
"As-is" value of Site Impr	ovements	=\$			Totai (<u> 2ptions = \$7,536</u>	
INDICATED VALUE BY CI	OST APPROACH		153,0	·····			
	SUBJECT erial Street	COMPARABLE		COMPARABL		COMPARABLE	
Address 25-47-25-E		26877 Lost Woods 25-47-25-B4-0040/		11710 Imperial Pin		10287 Sandy Hollo	
Proximity to Subject	2-01043.0000		A.U100	36-47-25-B2-00700	0.0120	26-47-25-B1-00800	0100
Sales Price	\$ Not a Sale	5.08 miles	162,600	0.22 miles \$	440.000	1.92 miles	
Price/Gross Living Area		\$ 104.36 🕁	162,600		140,000	\$ <u>112.92</u> ⊄	146,
Data and/or	Inspection	ORB 3807 PG 136		ORB 3866 PG 472			
Verification Source	Lee County	MLS/FARES/Lee C				ORB 3798 PG 0497	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	MLS/FARES/Lee C DESCRIPTION	-ourity +(-)\$ Adjust,	MLS/FARES/Lee C	
Sales or Financing	DEDUNFTION		+ (**)φ Aujusi.	f	+(-)\$ Adjust,	DESCRIPTION	+(-)\$ Ad)
Concessions		Conventional		Conventional		Conventional	
Date of Sale/Time	1.1	\$105,500 12/26/02		\$140,000		\$138,700	
Location	Imperial Oaks	Winter Haven E.		03/10/03		12/14/02	
Leasehold/Fee Simple	Fee	Fee	1	Imperial Pines	•	Sandy Hollow	·
Site	9,200sf Eff.	13.800sf	-3.000	10,300sf		Fee 7.650pf	
View	Residential	Residential		Lake	-500	7,650sf	+1,
Design and Appeal	Ranch	Residential	·		-6,000	Residential	
Quality of Construction	Frame/Good			Ranch		Ranch	
Age	Eff=4, A=10	Frame/Good Eff=6, A=13	1.4 700	Frame/Inferior	+2,800		
Condition	Good	Inferior	+1,700		+1,700		<u>+1,</u>
Above Grade	Total Bdrms: Baths		+1,700		+1,700	Inferior	+1,
Adove Grade Room Count		Total Bdrms Baths		Total Bdrms Baths	5	<u>Total Bdrms Baths</u>	
	5 <u>3</u> 2 1,393 Sg. Ft.	5 3 2	E 000	5 3 2	14000	5 3 2	
Gross Living Area		1,558 Sq. Ft.	5,900	1,265_Sq. Ft.	+4,600	1,293 Sq. Ft.	+3,6
Basement & Finished Boome Below Grade	None	None		None		None	
Rooms Below Grade	None	None		None	۱ ۲	None	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Central	Central		Central		Central	
Energy Efficient Items	Adequate	Adequate		Adequate		Adequate	
Garage/Carport	2 Garage	2 Garage		1 Garage	+3,000	2 Garage	
		200s Encl.Porch		160sf Scr.Porch	+1,600	136sf Scr.Porch	+1,
Porch, Patio, Deck,	200sf Encl.Porch	Nana				None	
Porch, Patio, Deck, Fireplace(s), etc.	None	None		None			
Porch, Patio, Deck, Fireplace(s), etc. Fence, Pool, etc.	None None	Fenced	-1,500	None		None	
Porch, Patio, Deck, Fireplace(s), etc. Fence, Pool, etc. Other Features	None None Shed	Fenced	+1,000	None Metal Shed		None None	
Porch, Patio, Deck, Fireplace(s), etc. Fence, Pool, etc. Other Features Net Adi, (total)	None None Shed	Fenced None	+1,000 6,000	None Metal Shed	8,900	None None	
Porch, Patio, Deck, Fireplace(s), etc. Fence, Pool, etc. Other Features Net Adi, (total)	None None Shed	Fenced None	+1,000 6,000	None Metal Shed	8,900	None None	10,
Porch, Patio, Deck, Fireplace(s), etc. Fence, Pool, etc. Other Features Net Adj, (total) Adjusted Sales Price of Comparable	None None Shed	Fenced Image: Second sec	+1,000 6,000 156,600	None Metal Shed X + - Net \$\$ Net \$\$ Gross \$\$	8,900 148,900	None None - \$	<u>10,</u> 158,
Porch, Patio, Deck, Fireplace(s), etc. Fence, Pool, etc. Other Features Net Adj. (total) Adjusted Sales Price of Comparable Comments on Sales Comp	None None Shed watison (including the subj	Fenced None + - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - </td <td>+1,000 6,000 156,600 y to the neighborho</td> <td>None Metal Shed X + - Net 554 - Gröss: 5.54 sod, etc.): Se</td> <td>e the attached :</td> <td>None None Net 4 4 4 Gross 4 4 5 addendum for addition</td> <td><u>10,</u> 156,</td>	+1,000 6,000 156,600 y to the neighborho	None Metal Shed X + - Net 554 - Gröss: 5.54 sod, etc.): Se	e the attached :	None None Net 4 4 4 Gross 4 4 5 addendum for addition	<u>10,</u> 156,
Porch, Patio, Deck, Fireplace(s), etc. Fence, Pool, etc. Other Features Net Adj. (total) Adjusted Sales Price of Comparable Comments on Sales Comp comments. Sales re homes noted in the r	None None Shed Shed Shed Sacorded over 6 mont market area and are	Fenced None None Not 17.8 Gross 91.4 Gross 91.4 set property's compatibility hs prior to the appra- valid indications of v	+1,000 6,000 156,600 y to the neighborh is al date and o value for the st	None Metal Shed Metal Shed Fross 15 0 \$ Gross 15 0 \$ Gross 15 0 \$ Sod, etc.): Se ver 1 mile distant are ubject.	e the attached e among the mo	None None Net 7,4 % Gross 7,4 % Gross 7,4 % addendum for additto ost recent of adequal	10, l 156, t onal tely priced
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PAGE 2 OF 2 Form UA2 — "TOTAL for Windows" appraisal software by a la mode, inc. — 1-800-ALAMODE

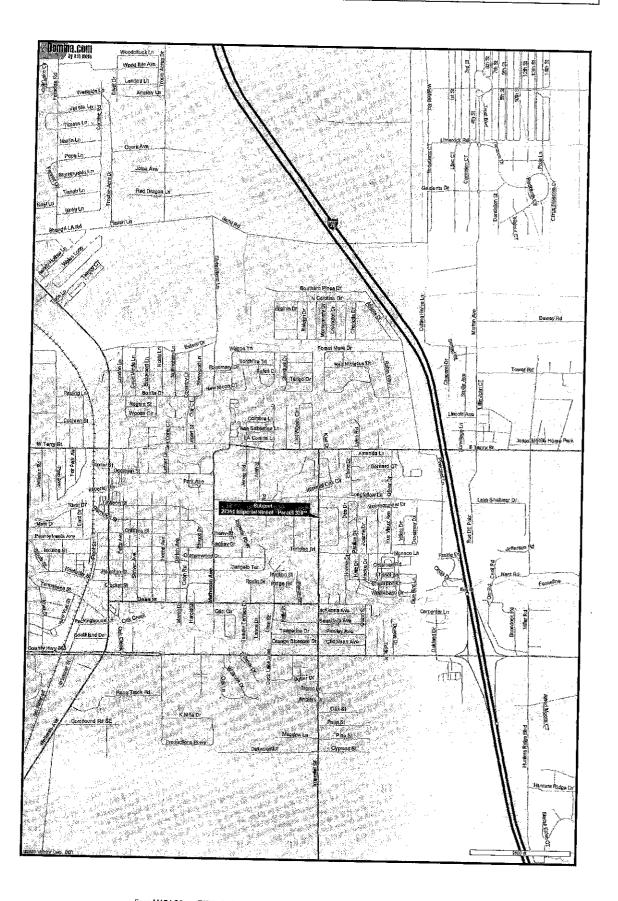
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D. 140.0	No. 36-47-2		· · · · · · · · · · · · · · · · · · ·			Year 2002		ixes \$ 1,306		Special Assessm	
Botrower WUK Property rights and Neighborhood or						eglinde Wu		Occupa			
Property rights a	opraised IX	Fee Simple	Leasehold	Pro	olect Type			ndominium (H		HOA \$ N	
_noighbonnood of		Bonita Spri				Map Referen				erisus Tract_05	05.00
	Not a Sale	Date of Sa				d \$ amount of lo				ller_N/A	
	Lee County - (Phil Benning,		s			x 398, Fort				004	
Location	Urban	Associate Suburba	n [] Rural		dominant	ourtney Driv	e, Suite	14, Fort My			d 11 a a - 1
Bullt up	V Over 75%	25-75%	Under 25		Cupancy	PRICE	amily hous A	ing Prese	nt land use 9		d use change
Growth rate	Rapid	Stable	Slow	····	Dwner	\$(000) 95	(yi Low Ne				
	Increasing	Stable	Declining		Fenant	200	Low <u>Ne</u> High 2:		·	····· ···· ··· ··· ··· ··· ··· ··· ···	rocəss
Demand/supply	Shortage	In balanc			/acant (0-5%		iominant 🛛	5 Multi-fa		To;	al Street
Marketing time		s. 🖂 3-6 mos			ac. (over 5%)		25		101ai5		g Project
Note: Race an					t appraisa	i factors.		a advance		Landenn	<u>g rigest</u>
Nelghbarhood bo	undaries and char	acteristics:	Bounded by I	E.Terry Str	eet to the	north 1.75	east Bu	IS US 41 W	est & Bon	ita Beach Bo	ad equita
Predominatel				<u> </u>		- nor in, 1 / 0	0001, 00	<u></u>	COL OL DOI	a Deuon i k	au avaus.
Factors that affec			s in the neighborh	lood (proximit	tv to employ	ment and ame	nities, emp	lovment stabil	v appeal to	market, etc.):	
The market ar	ea is a mature	ely develope	d residential a	rea in east	t Bonita S	Springs with	typically	' average g	ality sino	le family hon	nas
manufactured	homes & dup	lexes, Shop	ping, area bea	aches & en	nploymer	nt centers a	re locate	d nearby. 3	Stable to s	lightly increa	isina
employment a	ind property v	alues are pre	evalent. There	is conveni	ient acce	ss to Bonita	Beach	& the Gulf b	y way of F	Bonita Beach	Road.
Market conditions	in the subject nei	ighborhood (Inci	uding support for	the above cor	nclusions re	lated to the tre	nd of prope	erty values, der	nand/supply.	and marketing t	ime
such as data or	n competitive prop	perties for sale ir	i the neighborhood	d, description	of the prev	alence of sales	and financi	ina concessior	is. etc.):		
No unusual m	arketing conce	essions are i	lecessary for	this marke	tarea. F	lesales are	sold with	convention	nal financli	ng and cash.	Fixed.
adjustable, &	ourchase mon	ney mortgage	es are availabl	e with rate	s are cur	rently in the	5% to 7	.5% range.	Supply &	demand is i	n balance.
typical market	ing time betwe	een 3 & 6 mo	onths.								
					,						
Project Information	en for PUDs (if app	plicable) Is th	e developer/builde	er in control o	if the Home	Owners' Assoc	iation (HO/	A)?		Yes 🗌	No
Approximate total	number of units h	n the subject pro	ject	<u>N/A</u>	A	pproximate tota	al number o	of units for sale	in the subje	ct project	_N/A
Describe common	elements and rec	reational facilitie	35:								
Dimensions 80		tive) addition	al 102.5 S.F I	s drainage	easeme			Topography	Le	vəl	
Site area 9,20					Corner L	øt 🗋 Yes	No No	Size		pical	
Specific zoning cla			RS-1, Resider	ntial Single	Family			Shape		ctangular	
Zoning compliance					🗌 lliegai	🗌 No zon	ing	Drainage	Ар	pears Adequ	ate
Highest & best use	as Improved:_ 🔀	Present use	Other use	(explain)				View		sidential/Ret	
		Other	Off-site Improve	ments	Туре	Public	Private	Landscaping		erage	
Electricity	⊠			aved Asph	alt	\square		Driveway Su		ncrete	
	17		Curb/guitter <u>N</u>	one	_		\Box			ainage east	
Gas	i						r-1				
Water			Sidewalk N	one			L	FEMA Specia	i Flood Haza	rd Area 🛛 🗘	Yes 🗌
Water Sanitary sewer	Septic_		Street lights Po					FEMA Speck		2	Yes te
Water Sanitary sewer Storm sewer	Septic		Street lights Po Alley No	ole one				FEMA Zone FEMA Map N	AE	Map Dat	
Water Sanitary sewer <u>Storm sewer</u> Comments (appara	Septic	nents, encroachi	Street lights Po Alley No nents, special ass	ole one essments, sli	ide areas, ill	edal or ledal no	nconformin	FEMA Zone FEMA Map N to zoping use.	AE 0. 12068 etc.):	Map Dat 00510D No	e 07/20/11
Water Sanitary sewer <u>Storm sewer</u> Comments (appara	Septic	nents, encroachi improvemen	Street lights Po Alley No nents, special ass	ole one essments, sli	ide areas, ill \$6,000; w	edal or ledal no	nconformii \$4,500: (FEMA Zone FEMA Map N to zoping use.	AE 0. 12068 etc.):	Map Dat 00510D No	e 07/20/11
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Water Sanitary sewer <u>Storm sewer</u> Comments (appara	Septic Int adverse easem e noted. Site	nents, encroachi improvemen EXTERIOR DE	Street lights <u>Pr</u> Alley <u>N</u> ents, special ass ts: Fill/landsca	ole one essments, sli aping/sod t	ide areas, ill \$6,000; w	egal or legal no /ater/septic	nconformli \$4,500; (FEMA Zone FEMA Map N to zoping use.	AE 0. 12068 etc.):	Map Dat 00510D <u>No</u> 00, impact fe	adverse sl adverse sl ees \$3,200
Water Sanitary sewer Storm sewer Comments (appare conditions wer	Septic Int adverse easem e noted. Site	improvemen	Street lights <u>Pr</u> Alley <u>N</u> ents, special ass ts: Fill/landsca	ole one essments, sli aping/sod \$	\$6,000; w	egal or legal no /ater/septic	inconformli \$4,500; c	FEMA Zone FEMA Map N ng zoning use, driveway/cu BASEMENT	AE 012068 etc.): ilvert \$2,0	Map Dai 000510D No 00, impact fe	adverse sl adverse sl ees \$3,200
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Water Sanitary sewer Storm sewer Comments (appare conditions wer GENERAL DESCRIPT No. of Units	Septic Int adverse easem e noted. Site	EXTERIOR DE	Street lights <u>Pri</u> Alley <u>Nr</u> nents, special ass ts: Fill/landsca SCRIPTION <u>Conc.S</u> s <u>Frame/</u>	ole one essments, sli aping/sod s slab T1-11	\$6,000; w FOUNDATIO Siab Crawi Spac	egal or legal no rater/septic N <u>None</u> 10 <u>None</u>	nconformiu \$4,500; 4	FEMA Zone FEMA Map N ng zoning use, driveway/cu BASEMENT Area Sq. Ft. % Finished	AE <u>0. 12068</u> etc.): <u>Ilvert \$2,0</u> <u>None</u> <u>N/A</u>	Map Dai 00510D 00, impact fe INSULA Rooi Ceiling	te <u>07/20/11</u> adverse si ses \$3,200 TION *Adeq.
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Area Sg area Sg 2 Cars # of 2 Cars # of 2 Cars

Freddle Mac Form 70 6/93

Location Map							
Borrower/Client WUKOVITS, Richard & Sieglinde Property Address 27351 Imperial Street Parcel 328**							
City Bonita Springs County Lee	State FL Zip Code 34135-5834						



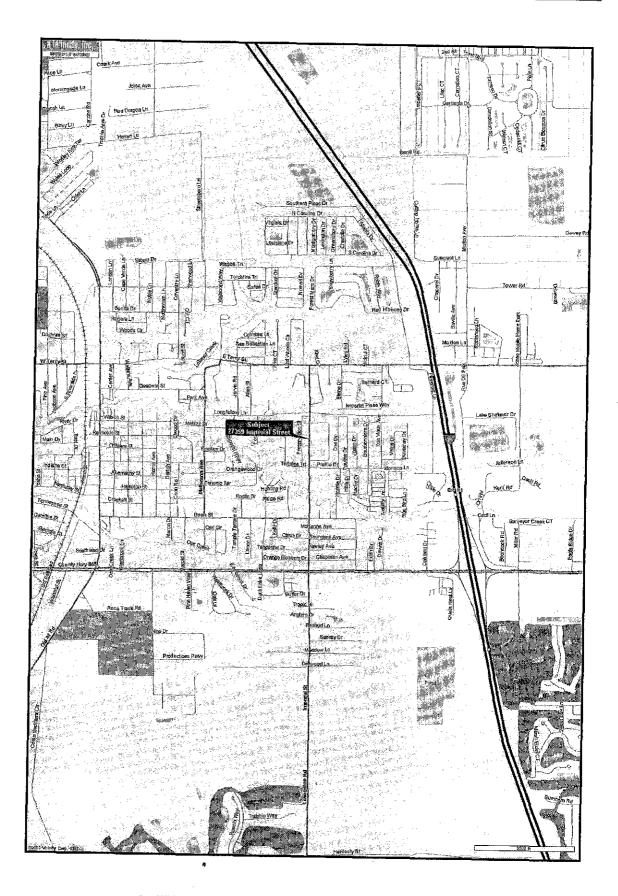
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Form MAP.LOC — "TOTAL for Windows" appraisal software by a la mode, inc. — 1-800-ALAMODE

Borrower WUKOV Property Address 27	al Report					File No. 2122	
PENDARY ANDRESS 27.	ITS, Richard & Sleglind	8			~ <u>~~</u> ~~~	Aap Reference <u>36-47-2</u>	
City Bonita Spring		County Lo				t Widening Project I Zip Code 34135-58	
	t 44, Imperial Oaks Sub	County Le		518(6	<u>_FL</u>	Zip Coue _ <u></u>	534
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	38 \$ 432.00/02 (yr)	Loan charges to be paid			concessions) Do Milliono
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Occupant Vacant La		r Phil Benning, Associ			Estimate Market V		
Location	🛛 Urban	Suburban	Rur			Gred A	vg. Fair Po
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Present Land Use	80% 1 Family % 2-4 Fa	mily 5% Apts	% Condo 5%	Commercial	Recreational Facilities		300
_	% Industrial 10% Vacan	%			Adequacy of Utilities		z [] [
Change in Present Land	d Use 🛛 🔀 Not Likely	🗌 Likely (*)	[] Tak	ing Place (*)	Property Compatibility		
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Predominant Occupand		🚺 Tenant	% Vai		Police and Fire Protectio	n 🗌 🖾	최 门 [
Single Family Price Rar	• • • • • • • • • • • • • • • • • • • •		orninant Value \$ _		General Appearance of F	roperties 🔄 🗋	
Single Family Age	New yrs. t	o <u>47</u> yrs. Predomin	iant Age	<u>22</u> yrs,	Appeal to Market		
41 (W), Bonita Be	ose factors, favorable or unfa each Road (S). Predom closeby and 1-75 is .5 r	inately average to goo					
Distanologo 001	4 CI / 17 CE			0.000 -			
Dimensions <u>80' x 1</u> Zoning classification	15' (Effective) RS-1, Residential Sing	le Family			q. Pl. or Acres ments do do	do not conform to zoning	
Highest and best use		ther (specify)		, soone (http://w		to control to control	
Public	Other (Describe)	OFF SITE IMPROVEMEN	TS Topo	Level			
Elec.	, , ,] Private Size				
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	Septic		/Gutter Drain	age Apprears a	dequate	·····	
Un Un	derground Elect, & Tel. [🛄	<u>Sidewalk 🛛 🖾 Stree</u>	et Lights is the	property located in	a HUD Identified Speci		[] No 🔀
Comments (favorable or i	unfavorable including any appare	nt adverse easements, encroad	chments, or other a	idverse conditions):	No adverse ea	sements or encroact	<u>hm</u> ents w
adjustment reflecting ma	ocited three recent sales of pra arket reaction to those items an the subject property, a min	of significant variation betwee	en the subject an	d comparable proper	tles. If a significant iten	n in the comparable prope	rty is superio
	ect property, a plus (+) adjust						
ITEM	SUBJECT PROPERTY	COMPARABLE N	10.1	<u>COMPA</u>	RABLE NO. 2	COMPARABL	
Address 27359 Imp		26870 Nicki-J Court		27392 Imperia		27288 Imperial Oak	
	B2-01044.0000	25-47-25-B3-00700.0	0090	36-47-25-B2-0	1030.0000	36-47-25-B2-01039	.0000
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Price Ber Square Foot	Inspection	OR 3891 PG 4878		OR 3837 PG 4		OR 3784 PG 1045	*
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Data Source Date of Sale and Time Adjustment	DESCRIPTION N/A Imperial Oaks	04/04/03 Irish Pines		01/31/03 Imperial Oaks		11/23/02 Imperial Oaks	+(<u>-)</u> \$ Ac
Data Source Date of Sale and Time Adjustment Location Site/View	DESCRIPTION N/A Imperial Qaks 9,200st+/-Effective	04/04/03 Irish Pin <u>es</u> 11,548sf		01/31/03 Imperial Oaks 9,200sf+/-Effect		11/23/02 Imperial Oaks 9,200sf+/-Effective	<u>+(-)</u> \$ A(
Data Source Date of Sale and Time Adjustment Location Site/View	DESCRIPTION N/A Imperial Oaks	04/04/03 Irish Pines		01/31/03 Imperial Oaks		11/23/02 Imperial Oaks	<u>+(-)\$ A</u>
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Data Source Date of Sale and Time Adjustment Location Site/View View Sales or Financing Concessions	DESCRIPTION N/A Imperial Qaks 9.200sf+/-Effective Residential	04/04/03 Irish Pines 11,548sf Residential Cash Indicated	-2,300	01/31/03 Imperial Oaks 9,200sf+/-Effer Residential Seller PMM \$11,000	otive	11/23/02 Imperial Oaks 9,200sf+/-Effective Residential Cash Indicated	
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Form LND - TOTAL for Windows" appraisal software by a la mode, inc. ---- 1-800-ALAMODE

Location Map	
Burruwer/Client WUKOVITS, Richard & Sieglinde	
Property Address 27359 Imperial Street	
City Bonita Springs	
Lender Lee County - County Lands State FL Zip Code 34135-	5834





City of Boníta Spríngs

9220 BONITA BEACH ROAD SUTTE 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

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Gary A. Price City Manager

Audrey E. Vance City Attorney August 18, 2003

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

RE: Purchase Agreement – Imperial Street Widening Project No. 4060 Parcel 327 and 328, Owners – Wukovits and Rosskothen

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

aug 19 **2003**

5-Year Sales History Parcels No. 327 and 328

Imperial Street Widening Project No. 4060

Grantor	Grantee	Price	Date	Arms Length Y/N

NO SALES in PAST 5 YEARS

S:\POOL\Imperial Street 4060\327 & 328\Sale History.doc/sab8/20/03
