Lee County Board Of County Commissioners Agenda Item Summary

Blue Sheet No. 20061355

- 1. ACTION REQUESTED/PURPOSE: Approve Purchase Agreement for acquisition of Parcel 102, Ortiz Avenue Project 4072, in the amount of \$115,000, pursuant to the terms and conditions set forth in the Agreement. Authorize payment of costs to close and the Division of County Lands to handle and accept all documentation necessary to complete this transaction.
- 2. WHAT ACTION ACCOMPLISHES: The Board must accept all real estate conveyances to Lee County.

3. MANAGEMENT RECOMMENDATION: Approve. OCT 3 1 2006 4. Departmental Category: 6 5. Meeting Date: 6. Agenda: 7. Requirement/Purpose: (specify) 8. Request Initiated: X Consent Statute Commissioner Administrative Ordinance Department Independent Appeals Admin. Code Division County Lands Public Other By: Karen L.W. Forsyth, Director Walk-On

9. Background:

Negotiated for: Department of Transportation

Interest to Acquire: Fee simple, including a single-family residential home.

Property Details:

Owner: Santos L. Rivas and Ermelinda G. Rivas, h/w, and Bernie L. Rivas

Location: 184 Ortiz Avenue

STRAP No.: 04-44-25-16-00002.0060

Purchase Details:

Purchase Price: \$115,000

Costs to Close: Estimated to be \$2,500

Appraisal Information:

Company: Carlson, Norris & Associates, Inc.

Appraised Value: \$113,000

<u>Staff Recommendation</u>: Staff is of the opinion that the purchase price increase of approximately 2% is acceptable, and recommends the Board approve the action requested.

Account: 20407218823.506110

Attachments: Purchase Agreement; Appraisal (Location Map Included); Title Data; 5-Year Sales History

COUNTY ADMIN

10/19/06

10. Review t	or Scheduling	; :							
Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	I	Budget Services			County Manager/P.W. Director
Klosyd	7		10/19/06	South	Analyst R	lisk 1700	Grants	Mgr.	HS 10/18/04
11. Comm	nission Action: _Approved _Deferred _Denied _Other		1 001	EIVED BY	7WP.	80.A	13/06 130 am WRDED TO:		
						ICH		:30 am	,

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This document prepared by Division of County Lands

Project: Ortiz Avenue Widening, No. 4072

Parcel: Rivas/102

STRAP No.: 04-44-25-16-00002.0060

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 thisday of
, 200, by and between SANTOS L. RIVAS AND ERMELINDA G. RIVAS,
husband and wife and BERNIE L. RIVAS, as tenants in common, hereinafter referred to
as SELLER, whose address is 184 Ortiz Avenue, Fort Myers, Florida, 33905, 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 10,125 square feet, more or less, and located at 184 Ortiz Avenue, Fort Myers, Florida 33905, 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 Ortiz Avenue widening project, hereinafter called "the Project."
- 2. **PURCHASE PRICE AND TIME OF PAYMENT:** The total purchase price ("Purchase Price") will be One Hundred Fifteen Thousand and No/100 (\$115,000), 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:

- (a) provide 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) pay utility services up to, but not including the date of closing, unless otherwise stated herein;
- (c) pay taxes or assessments for which a bill has been rendered on
 or before the date of closing, and if closing occurs between October
 31 and January 1, then the SELLER is responsible for the full year's
 ad valorem real estate taxes for the year;
- (d) pay 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 date of closing. BUYER is exempt from ad valorem taxation. SELLER will pay all taxes, as determined to be legally due and payable by the Lee County Tax Collector.
- 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 conditions 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 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. SEE ATTACHED SPECIAL CONDITIONS.

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WITNESSES:	SELLER:
Luis Aldons	Santos L. Rivas (DATE)
WITNESSES:	SELLER: /ERMEUNDA RIVAS
Claudia Lopez Rivera	Ermelinda G. Rivas (DATE)
Arlen Cruz Flores.	SELLER: Bernie L. Rivas (DATE)
CHARLIE GREEN, CLERK	BUYER: LEE COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS
BY:	BY:CHAIRMAN OR VICE CHAIRMAN
	APPROVED AS TO LEGAL FORM AND SUFFICIENCY
	COUNTY ATTORNEY (DATE)

SPECIAL CONDITIONS Page 1 of 2

BUYER: Lee County **SELLER**: Rivas, et al **PARCEL NO.** 102

- 1. Buyer and Seller hereby covenant that the purchase price recited herein, except as noted below, includes payment for improvements and all fixtures, including but not limited to, shed(s), air conditioning unit, ceiling fans, hot water heater, built-in appliances, windows, doors, floor covering and landscaping, as of the date of the Buyer's appraisal.
- 2. The purchase price of \$115,000 is inclusive of any moving allowance.
- 3. The Seller will be allowed to remain on the premises subsequent to closing up to May 31, 2007, subject to Special Conditions Item Nos. 1 through 14. On or before May 31, 2007, Seller will vacate the premises and remove all personal property.
- **4.** At closing, a security deposit of \$20,000 shall be held in an interest bearing escrow account until such time as the Seller removes all personal property and properly vacates the premises. Buyer's authorized agent will inspect the house and all other real property and improvements subsequent to Seller vacating premises. Removal of any fixtures(s) by Seller may cause a reduction in the security deposit.
- **5.** The premises will be used and occupied by Seller exclusively as a private single-family residence. The premises may not be used for the purpose of carrying on any business, profession, or trade of any kind, or for purposes other than as a private single-family residence.
- 6. Seller will bear the full cost of water service used by the Seller and will also bear the cost for trash pick-up, use of electricity, telephone services, and any other services to the space occupied up until the date the premises is properly vacated by Seller.
- 7. The Seller will provide for interior maintenance and repairs, including repairs or replacement of interior equipment as may be necessary due to normal usage. The Seller will keep the interior of the premises in as good a state of repair as it is at the time of the closing, reasonable wear and tear and unavoidable casualties excepted.
- 8. The Seller will maintain and keep in good repair the exterior of the premises and will be responsible for the replacement or repair of windows or other exterior elements needing replacement or repair.
- **9**. Seller will pay the insurance premiums on the premises. Buyer is not liable to carry fire insurance on the premises or property of the Seller. The Buyer is not liable for injury, loss, damages or theft to the person or property or fixtures belonging to the Seller located on the property. All property that may be on the premises will be at the sole risk of the Seller.
- 10. If the premises, or the major part thereof, is destroyed by fire, lightning, storm or other casualty, the Buyer may repair the damage at its own cost and expense but nothing contained herein requires Buyer to do so.
- 11. Seller will indemnify and save the Buyer harmless from all claims or demands, including an allowance for reasonable attorney's fee incurred by Buyer in the defense thereof, for injuries to person or damage to property arising out of Seller's negligent use of the premises asserted by or on behalf of the Seller, Seller's employees, agent, invitee, or any other person and from any and all injury or damage done by any of them to the premises. The Buyer will be liable for claims or

SPECIAL CONDITIONS Page 2 of 2

demands arising out of the Buyer's negligent acts or those of its employees or agents, but only to the extent allowed by Florida Statutes '768.28.

12. Prior to closing, Seller must purchase and maintain Premises Liability Insurance protecting his interest as tenant of the premises with insurers approved by the Lee County Risk Management Department. This policy must provide minimum limits of \$300,000 Combined Single Limit of Bodily Injury and Property Damage. The Seller will provide evidence to the County Risk Management Department in the form of a properly executed certificate of insurance, demonstrating a minimum of thirty (30) days advance written notice of cancellation or adverse material change.

The Seller agrees that this insurance requirement does not limit liability. Buyer does not represent that the insurance required is sufficient or adequate to protect the Seller's interests or liabilities, but are merely minimums.

The Seller must furnish an appropriate certificate of insurance naming Lee County Board of County Commissioners as Certificate Holder and Additional Insured. The Seller agrees that the coverage granted to the Additional Insured applies on a primary basis, with the Additional Insured's coverage as excess.

- 13. Seller may not keep or have on the premises articles of dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire or that might be considered hazardous or extra hazardous by any responsible insurance company.
- 14. All terms set forth in the Special Conditions will survive the closing of this transaction.

WITNESSES:	SELLER:	
	Santos L. Rivas	(DATE)
Luis Aldana	Samos L. Mivas	(DATE)
WITNESSES:	SELLER:	
	ERMECINDA PIUNS	
	Ermelinda G. Rivas	(DATE)
Chedier Cope Kivera		
WITNESSES	SELLER:	
	Bernie L. Rivas	(DATE)
Holen bruz Flores.		

CHARLIE GREEN, CLERK

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

BY:
DEPUTY CLERK (DATE)

BY:
CHAIRWOMAN OR VICE CHAIRMAN

APPROVED AS TO LEGAL FORM
AND SUFFICIENCY

COUNTY ATTORNEY (DATE)

· AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

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Exhibit "A"

All of Lot 6, Block 2, PARQUE DE LEON, according to the plat thereof as recorded in Plat Book 6, Page 72, Public Records of Lee County, Florida.

Together with that portion of Lot 7 in said Block 2 of said PARQUE DE LEON as described as follows:

Beginning at the point of common to Lots 6 and 7 on the Southwesterly side of Ortiz Avenue, thence run Southerly along the Southwesterly side of said Ortiz Avenue a distance of 25 feet; thence run Westerly and parallel to the Southerly line of Lot 6 for 135 feet to the Westerly line of Lot 7; thence Northwesterly on a line between Lots 7 and 16, Block 2, PARQUE DE LEON Subdivision for 25 feet to the Southwesterly corner of said Lot 6; thence Easterly on a line between Lots 6 and 7 for 135 feet, more or less, to the Point of Beginning. The above described portion of Lot 7 hereby conveyed is also described as the Northwesterly one-half of said Lot 7, abutting the said Lot 6 of Block 2, PARQUE DE LEON Subdivision.

Eummary Appraisal-Report

Uniform Residential Appraisal Report

STA# 31, Project 4072 File# 230000

The purpose of this summary	appraisai report is	to provide the lend			зарренов, орилен с			DOOR CO.
Property Address 184 Ortiz	z Avenue			City Fort Myers		State FL	_ Zip Code 3	3905-3663
Borrower RIVAS, Santos	L., et al			Santos L. Rivas e	t al	County L	.ee	
Legal Description Lot 6+W	LY 1/2 Lot 7, Pa	arque De Leon Bl	lk 5, PB 6, PG 72			O C Tarret		
Assessor's Parcel # 04-44		060, County Lan	ds Parcel 102	Tax Year 2005			s \$ 1,338.95	
Neighborhood Name Parqu				Map Reference 04-4			ract 0004.01	per month
Occupant 🔀 Owner 🔲 Te				None	PUD I	10A\$ N/A	l per year	(i bei monai
Property Rights Appraised 👂		,	Other (describe)	-4-1		Aloitio		
Assignment Type [] Purch		Refinance Transa		cribe) Lee County		ry Acquisitic		
Lender/Client Lee Count	y - County Lands	S	Address P.O. Box	398, Fort Myers,	date of this annraisa	2	1 Yes ⊠ N	
Is the subject property current	y offered for sale or h	has it been offered for	sale in the twelve mont toni MLS# 8002751	IIS prior to the enective	DO ON DE/11/200	t listing w		
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performed. Not a sale.								
Contract Price \$ Not a Sale	n Date of Contract	t N/A	Is the property seller the	awner of public record	? Yes 1	lo Data Sourc	e(s) N/A	
Is there any financial assistanc	e (loan charges, sale	concessions, gift or	downpayment assistance	e, etc.) to be paid by ar	y party on behalf of	the borrower?		Yes No
If Yes, report the total dollar an	nount and describe th	he items to be paid.	N/A	· · · · · · · · · · · · · · · · · · ·				
Note: Race and the racial co	omposition of the n	eighborhood are no	ot appraisal factors.					
Neighborhood	Characteriatics 💝		One-Unit H	ousing Trends	227 P. P. P. C. 11 1 2 1 1 1		ng : Present	
Location 🗌 Urban 🛛	Suburban 🔲 Rui	ral Property V	alues 🔀 Increasing	🔀 Stable 🗌	Declining Pf		GE One-Unit	90 %
Built-Up 🛛 Over 75% 🗍		der 25% Demand/S	upply Shortage	🔀 In Balance 🗌			rs) 2-4 Unit	5 %
Growth Rapid X	Stable Sto	ow Marketing	Time 🔲 Under 3 mth	ns 🔀 3-6 mths 🗌	Over 6 mths 8		25 Multi-Fami	J
Neighborhood Boundaries	Thearea is bour	nded by Palm Be	ach Bivd north, ML	K Jr Blvd. south, F	Palmetto 1r		90+ Commerci	ial 3 % 0 %
Ave. west & I-75 to the	east. Mature de	velopment with c	ommerical along P	aim Beach Blvd.	13		5-130 Other	
Nelghborhood Description	The area surrou	unding the subjec	ct is developed with	n predominately av	erage to good q	uality single	family nomes	, townnomes
and condominiums of v	arious siz <u>es, ag</u> e	es, a <u>nd features.</u>	The subject prope	rty has immediate	access to suppo	orting facilitie	es nearby, incl	uging and market
schools, recreation, sho	opping and empl	loyment in nearby	y downtown Fort M General marketing	yers. Escalating pi	nces and steady	increases c	emonstrate gu	onerty
Market Conditions (including s	support for the above	conclusions)	General marketing	conditions are act	ive with slightly i	ncreasing u	o stabilizing pro	ket
values. Mortgage fundi conditions overall are e	ing is available a	at competitive rat	es writen buyers til	re with continuing	etabilization of r	vices and n	ronerty values	
		un relatively activ	Area 10,125 Sq.F	+ Shane	Rectangular	Vi Vi	ew Residentia	<u> </u>
Dimensions 75' x 135' (1				wo Family Conser				
Specific Zoning Classification Zoning Compliance 🔀 Lega	1FC-2	nforming (Grandfather	red Lise) No Zonio	n Ilienal (describe))			
Is the highest and best use of	cubiect aranerty as i	improved (or so prope	and nor alone and sage	9	5-7.1.			
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Uniform Residential Appraisal Report

STA# 31, Project 4072 File# 230000

		e properties currently						to \$ 150	
						price from \$ 70,000		to \$ 1.	40.000
P	FEATURE					BLE SALE # 2		COMPARABL	
		SUBJECT	COMPARABI						
	Address 184 Ortiz Avenue		4529 Tice Street		3875 Arnold Dr	ve	4039 W	/ashington	n Avenue
	04-44-25-16-000		04-44-25-14-000		08-44-25-P4-04	500 0070		25-P3-030	
8									
	Proximity to Subject		0.43 mile southw	est	1.80 mile south		1.41 mi	ile southw	est
	Sale Price	\$ Not a Sale	100	\$ 100,000		\$ 116.300	100		\$ 105,00
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	Sate Price/Gross Liv. Area	\$ sq.ft.	\$ 107.64 sq.π.		\$ 156.32 sq.1	L Back Contract	3 11	4.88 sq.ft.	
	Data Source(s)		OR 20060000918	359	OR 200600010	8483	OR 200	060000947	748
		AMERICA CONTRACTOR				Public Records			ublic Records
-	Verification Source(s)		Win2Data/Public						
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	Desci	RIPTION	+(-) \$ Adjustment
-	Sales or Financing	ACCUSATION OF THE STREET	Conventional		Conventional	· · · · · · · · · · · · · · · · · · ·	Conver		·····
	•						1		
	Concessions		\$50,000		\$98,900		\$78,800	0	
	Date of Sale/Time	122402020	03/03/06		03/15/06		03/06/0	าค	
		200							
	Location	Parque De Leon	Avalon		Avoca Park		Ridgew	ood Park	
	Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Sir	mole	
						14.000	,	- 1	
	Site	10,125 Sq.Ft.	7,200 Sg.Ft.	+4,000	7,020 Sq.Ft.	+4,000	7,000 5		+4,00
	View	Residential	Residential		Residential	1	Resider	ntial	
	Design (Style)				Ranch		Ranch	,	
	······································	Ranch	Ranch						
	Quality of Construction	CBS/Average	Frame/Average		CBS/Average		CB\$/A	verage	
	Actual Age	Ef=15, A=43	Eff=24, A=53	7E 800	Eff=15, A=36		Eff=25,	A=46	+6,40
				T3,000	EII- 10, A-00				
ı	Condition	Above Average	Inferior	+5,800	Above Average		Inferior		+6,40
f	Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Bath	s	Total Bd	irms. Baths	
ı				*********	 	-			
ı	Room Count	4 2 1	4 2 1		4 2 1	+		2 1	
ı	Gross Living Area	832 sq.ft.	929 sq.ft.	-4,700	744 sq.	t. +4,200	i	914 sq.ft.	-3,90
ı	······			.,		,	None		
	Basement & Finished	None	None		None		1		
ı	Rooms Below Grade	Loc.Obsol.	Sim.Loc.Obsol.		None	-5,800	None		-5,30
	Functional Utility	Adequate	Adequate		Adequate		Adequa	ate	
ę	Heating/Cooling	Central	Window Unit	+2,000	Central		Windov	w Unit	+2,00
	Energy Efficient items	Typical	Typical		Typical		Typical		
							·		
÷	Garage/Carport	Parking Pad	Driveway		Driveway		Drivew	ay	
3	Porch/Patio/Deck	152sf Cov.Patio	None	+1 100	187sf Scr.Porc	-600	1200sf S	Scr.Porch	-90
7				1,,,,,,,,			40sf Ut		
н	Other features	None	None		77sf Utility	-1,500			-80
囨	Other Items	None	Fenced	-1,000	None		132sfE	ncl.Porch	-2,30
⋦				· · · · · · · · · · · · · · · · · · ·					
Ħ		Karananan mananan kanta	5				N72		<u> </u>
ቪ	Net Adjustment (Total)		X + D -	\$ 13,000	<u> </u>	\$ 300	<u> </u>		\$ 5,60
열	Adjusted Sale Price	Address of the day	Net 13.0 %		Net 0.3 9	4	Net	5,3 %	
쒸	•						1		
ы	of Comparables		Gross 24.4 %	\$ 113,000		6 \$ 116,600	Gross	30.5 %	\$ 110,60
	I 💢 did 📄 did not research	the sale or transfer his	tory of the subject pro	perty and comparable :	sales. If not, explain				
ωÍ									
SALES COMPA	· Marian in an								
ŝ	- N 244 - 345 H21 135334								
Ś	. 20 014								
S						the effective date of this	annraisal		
Ś	My research ⊠ did ☐ did	not reveal any prior sal				the effective date of this	appraisal.		
S	My research ⊠ did ☐ did Data Source(s) Lee Count	not reveal any prior sai	es or transfers of the s	subject property for the	three years prior to				
S	My research ⊠ did ☐ did Data Source(s) Lee Count	not reveal any prior sai	es or transfers of the s	subject property for the	three years prior to				
S	My research did did Data Source(s) Lee Count My research did did did	not reveal any prior sal y Public Records not reveal any prior sal	les or transfers of the s	subject property for the	three years prior to	the effective date of this ate of sale of the compa			
S	My research	not reveal any prior sal y Public Records not reveal any prior sal County Public Rec	les or transfers of the selection of the coords	subject property for the	three years prior to the year prior to the d	ate of sale of the compa	rable sale.		
SA	My research	not reveal any prior sal y Public Records not reveal any prior sal County Public Rec	les or transfers of the selection of the coords	subject property for the	three years prior to the year prior to the d	ate of sale of the compa	rable sale.		
SA	My research did did Data Source(s) Lee Count My research did did did Data Source(s) MLS and C Report the results of the research	not reveal any prior sal y Public Records not reveal any prior sal County Public Rec I and analysis of the pr	les or transfers of the sees or transfers of the coords	subject property for the comparable sales for the cory of the subject prop	three years prior to the year prior to the d perty and comparable	ate of sale of the compa	rable sale. prìor sales	s on page 3).	DARI C CAI E #2
S	My research did did did did Lee Count My research did did did Data Source(s) MLS and C Report the results of the research	not reveal any prior sal y Public Records not reveal any prior sal County Public Rec and analysis of the pr	les or transfers of the sees or transfers of the coords lor sale or transfer hist	subject property for the comparable sales for the cory of the subject prop COMPARABLE S	three years prior to the year prior to the d perty and comparable ALE #1	ate of sale of the compar sales (report additional COMPARABLE SALE #	rable sale. prior sales 2	s on page 3). COMPAF	RABLE SALE #3
S	My research did did did did Lee Count My research did did did Data Source(s) MLS and C Report the results of the research	not reveal any prior sal y Public Records not reveal any prior sal County Public Rec I and analysis of the pr	les or transfers of the sees or transfers of the coords lor sale or transfer hist	subject property for the comparable sales for the cory of the subject prop	three years prior to the year prior to the d perty and comparable	ate of sale of the compar sales (report additional COMPARABLE SALE #	prior sales	s on page 3). COMPAF	
S	My research did did Data Source(s) Lee Count My research did did did Data Source(s) MLS and C Report the results of the research ITEM Date of Prior Sale/Transfer	not reveal any prior sai y Public Records not reveal any prior sai County Public Rec a and analysis of the pr St 12/15/04	es or transfers of the sees or transfers of the seconds for sale or transfer his JBJECT	subject property for the comparable sales for th cory of the subject prop COMPARABLE S 06/91	three years prior to the year prior to the diserty and comparable ALE #1 09/8	ate of sale of the compar sales (report additional COMPARABLE SALE #	prior sales	s on page 3). COMPAF	
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Uniform Residential Appraisal Report

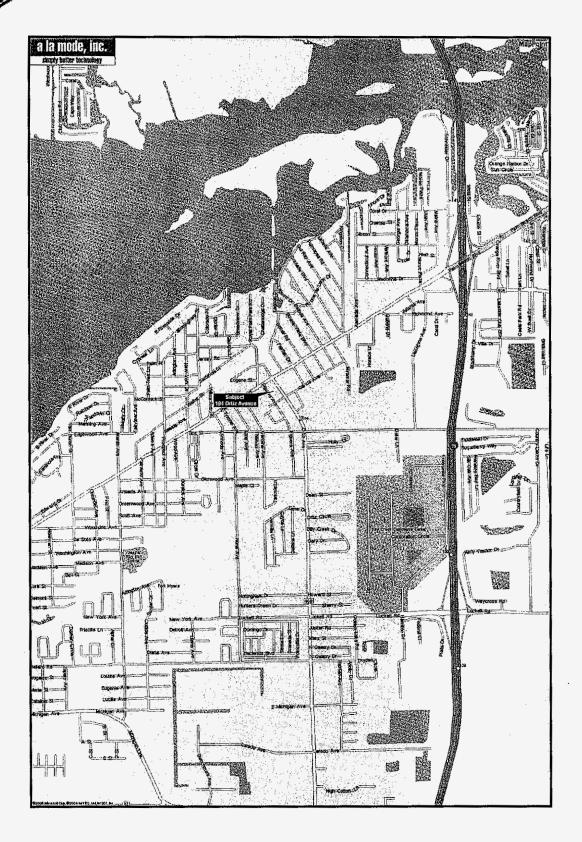
STA# 31, Project 4072 File# 230000

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.							
COMMENTS ON THE SITE VALUE ESTIMATE							
There are limited land sales in the subject market area which is maturely o	eveloped. Among the mos	st recent are	below listed in th	ie Cost Aj	oproach.		
COMMENTS ON THE SALES							
Due to the limited number of recent sales of adequately similar 2 bedroom were necessarily utilized.	/1 bath houses in the imm	ediate area,	Sales #2 and #3	over 1 m	le distant		
The subject is compared to three recent sales of 2/1 houses in the east Ft road. Sales #2 and #3 required downward adjustments for their more appearance.	Myers market area. Sale saling locations on interior,	#1 fronted o	on Tice Street, a ed streets.	busy high	traffic		
Estimation of effective ages and resulting conditions of the sales are base sales utilized.	d on observation and on co	omments pro	ovided by Realton	s familiar	with the		
All sales were on smaller lots. Sales #1 and #3 lacked a central HVAC sy	stem.				•		
Sale #1was a larger house lacking a covered patio. Sale #2 was a smalle house which included an enclosed porch in addition to a more appealing s		peating scre	ened porch. Sale	#3 was a	larger		
Sales #1 and #2 are the most similar and receive the greatest emphasis in	support of the final value	estimate. S	ale #3 is support	ive.			
COMMENTS ON THE LOCATION				. -			
The subject is located on a heavily traveled arterial. This road produces a greater than normal amount of traffic and therefore noise. No recent comparable sales directly along Ortiz Avenue were available. The subject is compared to one sale on a busy street and two sales not on busy streets. The subject is adjusted downward 5% for its less appealing location.							
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Freddie Mac Form 70 March 2005

Location Map

AS, Santos L., et al						
oss 184 Ortiz Avenue						
ort Myers	County_Lee	State	FL	Zip Code	33905-3663	
der Lee County - County Lands						



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

Division of County Lands

Ownership and Easement Search

Search No. 04-44-25-16-00002.0060

Date: March 29, 2006

Parcel: 102

Project: Ortiz Avenue Widening, Project 4072

To: J. Keith Gomez

Property Acquisition Agent

rom: Shelia A. Bedwell, CLS

Property Acquisition Assistar

STRAP: 04-44-25-16-00002.0060

Effective Date: March 25, 2006, at 5:00 p.m.

Subject Property: All of Lot 6, Block 2, PARQUE DE LEON, according to the plat thereof as recorded in Plat Book 6, Page 72, Public Records of Lee County, Florida.

Together with that portion of Lot 7 in said Block 2 of said PARQUE DE LEON as described as follows:

Beginning at the point common to Lots 6 and 7 on the Southwesterly side of Ortiz Avenue, thence run Southerly along the Southwesterly side of said Ortiz Avenue a distance of 25 feet; thence run Westerly and parallel to the Southerly line of Lot 6 for 135 feet to the Westerly line of Lot 7; thence Northwesterly on a line between Lots 7 and 16, Block 2, Parque De Leon Subdivision for 25 feet to the Southwesterly corner of said Lot 6; thence Easterly on a line between Lots 6 and 7 for 135 feet, more or less, to the Point of Beginning. The above described portion of Lot 7 hereby conveyed is also described as the Northwesterly one-half of said Lot 7, abutting the said Lot 6 of Block 2, Parque De Leon Subdivision.

Title to the subject property is vested in the following:

Santos L. Rivas and Ermelinda G. Rivas, Husband and Wife and Bernie L. Rivas, as tenants in common

By that certain instrument dated November 12, 2004, recorded December 15, 2004, in Official Record Book 4526, Page 2179, Public Records of Lee County, Florida.

Easements:

None found of record.

NOTE (1): Resolution pertaining to East Lee County Sewer System, recorded in Official Record Book 1669, Page 3414, Public Records of Lee County, Florida.

NOTE (2): Lee County Ordinances relating to garbage and solid waste collection, recorded in Official Record Book 2189, Pages 3281 and 3334, Public Records of Lee County, Florida.

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NOTE (3): Mortgage executed by Santos L. Rivas, joined by his wife Ermelinda G. Rivas and Bernie L. Rivas in favor of Bank of America, N.A., dated November 18, 2004, recorded December 15, 2004, in Official Record Book 4526, Page 2181, Public Records of Lee County, Florida.

Note & mortgage in foror of Bonk of Concreia

Reverded Anstr. # 2006 000 154670 April 14, 2006 Manding

Tax Status: 2005 taxes paid November 29, 2005 in the amount of \$1,285.39. (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 or warranty as to its accuracy.

5-Year Sales History

Parcel No. 102/Rivas & Rivas

Ortiz Avenue Widening Project No. 4072

Grantor	Grantee	Price	Date	Arms Length Y/N
Brian D. Fulton	G. L. Pagan Cruz	\$67,000	2/23/04	Υ
Giseyna L. Pagan Cruz	Santos L. Rivas, Ermelinda G. Rivas, Bernie L. Rivas	\$77,000	11/12/04	Υ

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