

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

Blue Sheet No. 20041562

1. REQUESTED MOTION.

ACTION REQUESTED: Authorize: (1) approval of Easement Purchase Agreement for acquisition of Parcel 116 and 210, Gunnery Road Widening. Project 4055, in the amount of \$1,000.00; (2) Chairman, on behalf of the Board, to sign the Purchase Agreement; (3) payment of costs and fees to close; (4) Division of County Lands to handle and accept all documentation necessary to complete this transaction and grant time extension to close, if necessary.

WHY ACTION IS NECESSARY: The Board must accept all real estate conveyances to Lee County.

WHAT ACTION ACCOMPLISHES: Allows the County to proceed with the project without resorting to Eminent Domain proceedings.

2. DEPARTMENTAL CATEGORY: 6
COMMISSION DISTRICT: #5 *C6A*

3. MEETING DATE: *01-04-2005*

4. AGENDA:
 CONSENT
 ADMINISTRATIVE
 APPEALS
 PUBLIC
 WALK ON
TIME REQUIRED:

5. REQUIREMENT/PURPOSE:
(Specify)
 STATUTE 125
 ORDINANCE
 ADMIN. CODE
 OTHER

6. REQUESTOR OF INFORMATION:
A. COMMISSIONER
B. DEPARTMENT *Independent*
C. DIVISION *County Lands*
BY: *Krawf*
Karen L. W. Forsyth, Director

7. BACKGROUND:

Negotiated for: Department of Transportation

Interest to Acquire: Easement

Property Details:

Owner: Inland Properties, LLC, a Florida limited liability company
Address: 1557 and 1559 Gretchen Ave S
STRAP No.: 04-45-26-05-00010.0280, 0290 and 0300

Purchase Details:

Purchase Price: \$1,000.00
Costs to Close: Approximately \$500.00

Appraisal Information: The easement interest has not been appraised. The cost of an appraisal is estimated to be \$400.00.

Staff Recommendation: Considering the costs associated with condemnation proceedings estimated to be between \$3,000 and \$5,000, excluding land value, Staff recommends the Board approve the Requested Motion.

Account: 20405518803.506110

20 - CIP; 4055 - Gunnery Road; 18803 - Impact Fees - Road - E Lee County; 506110 - Land

Attachments: Easement Purchase Agreement; Slope/Restoration and Temporary Construction Easement; Affidavit of Interest; Title Search

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services	G County Manager								
<i>K. Forsyth</i>			<i>SAO 12/14/04</i>	<i>Attorney</i>	<table border="1"> <tr> <td>OA</td> <td>OM</td> <td>Risk</td> <td>GC</td> </tr> <tr> <td><i>12/14/04</i></td> <td><i>12/15/04</i></td> <td><i>12/16/04</i></td> <td><i>12/16/04</i></td> </tr> </table>	OA	OM	Risk	GC	<i>12/14/04</i>	<i>12/15/04</i>	<i>12/16/04</i>	<i>12/16/04</i>	<i>Stander 12.16.04</i>
OA	OM	Risk	GC											
<i>12/14/04</i>	<i>12/15/04</i>	<i>12/16/04</i>	<i>12/16/04</i>											

10. COMMISSION ACTION:

APPROVED
 DENIED
 DEFERRED
 OTHER

Rec. by CoAtty
Date: *12/13/04*
Time: *1:25*
Forwarded To: *12/14/04 11:42 am*

RECEIVED BY
COUNTY ADMIN:
12-14-04
1:00
COUNTY ADMIN
FORWARDED TO: *PP*
12/16/04
NO 314

Parcel: 116 and 210
Project: Gunnery Road 4 Lane (SR 82 – Lee Blvd.), Project No. 4055
STRAP No.: 04-45-26-05-00010.0280, .0290 and .0300

EASEMENT PURCHASE AGREEMENT

This Agreement made and entered into this 17th day of November, 20 04, by and between **Inland Properties, LLC, a Florida limited liability company**, whose address is 8985 Star Tulip Court, Naples, FL 34113, hereinafter referred to as Owner, and **LEE COUNTY**, a political subdivision of the State of Florida, for the use and benefit of said County, hereinafter referred to as Purchaser.

Whereas, Purchaser requires a perpetual, nonexclusive Slope/Restoration Easement and a Temporary Construction Easement located and described as set forth in Exhibit "C" and "D" attached to Exhibit "A". All Exhibits are attached hereto and made a part hereof by reference, in conjunction with the Gunnery Road Widening Project #4055.

- a) Owner will grant said easements to Purchaser for the sum of \$1,000.00; Purchaser to pay recording costs, documentary stamps and title insurance.
- b) Owner agrees that said easements will be granted to Purchaser by execution of the Non-exclusive Slope/Restoration Easement and Temporary Construction Easement in form and substance set forth in Exhibit "A".
- c) Purchaser will pay Owner the amount agreed upon in item (a) of this agreement by County Warrant within 60 days of the execution and acceptance of this Easement Purchase Agreement and the Perpetual and Temporary Easement instruments by Purchaser.
- d) Owner agrees that Purchaser, his successors and assigns will be allowed to use said easement areas as specified in the Easement document attached to Exhibit "A".
- e) Purchaser agrees to complete construction within the easement area in a timely manner.
- f) The land in Exhibit "C" and "D" is not and has never been the homestead of the Owner, nor is it contiguous to the homestead of the Owner.

IN WITNESS WHEREOF, the parties have caused these presents to be executed in their respective names on the date first above written.

SIGNED, SEALED AND DELIVERED

Inland Properties, LLC, a Florida limited liability company

IN THE PRESENCE OF:

Patricia R. Gallagher
1st Witness Signature

By: Michael R. Hoggatt

Bill Fitzgerald
2nd Witness Signature

Michael R. Hoggatt, Manager



ATTEST:

LEE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

CHARLIE GREEN, CLERK

By: _____
Deputy Clerk

By: _____
Chairman or Vice-Chairman

APPROVED AS TO LEGAL FORM

Office of County Attorney

This instrument prepared by:
Lee County
Division of County Lands
Post Office Box 398
Fort Myers, Florida 33902-0398

EXHIBIT "A"

Parcel: 116 and 210
Project: Gunnery Road 4 Lane (SR 82 – Lee Blvd.), Project Non-4965
STRAP No.: 04-45-26-05-00010.0280, .0290 and 0300

ORIGINAL DOCUMENTS RETAINED IN
COUNTY LANDS FILES FOR HANDLING
BOARD ACCEPTANCE

SLOPE/RESTORATION EASEMENT and
TEMPORARY CONSTRUCTION EASEMENT

This INDENTURE, made and entered into this 17th day of November 2004,
between Inland Properties, LLC, a Florida limited liability company, whose address is 8985 Star Tulip
Court, Naples, FL 34113, (Grantor), and LEE COUNTY, a political subdivision of the State of Florida,
whose address is PO Box 398, Fort Myers, Florida 33902-0398, (Grantee):

WITNESSETH:

1. For good and valuable consideration, receipt of which is hereby acknowledged, Grantor grants to the Grantee, its successors and assigns, a perpetual non-exclusive slope/restoration easement situated in Lee County, Florida, and located and described as set forth in attached Exhibit "C" (Easement Parcel).
2. Grantee, its successors and assigns, are granted the right, privilege, and authority to construct, replace, repair, remove, extend, and maintain a slope/restoration easement on the Easement Parcel to support, reinforce, and stabilize the adjacent public roadway.
3. The improvements that may be placed within the Easement Parcel for roadway slope/restoration purposes are not limited to a particular type, style, material or design. These improvements may include the use of foliage.
4. Grantor may not construct or place any structures within the Easement Parcel; however, Grantor may authorize the installation of utilities or may plant foliage within the easement area conveyed herein, provided such use does not interfere with or prevent the Grantee's use of the easement.
5. Title to the improvements constructed by the Grantee within the Easement Parcel will remain in the Grantee, it's successors or assigns.
6. Subject to any existing easements for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and telephone and cable television lines covering the land herein described, Grantors covenant they are lawfully seized and possessed of the real property described in Exhibit "C" and "D", have good and lawful right and power to convey it, and that the property is free and clear of all liens and encumbrances, except as herein stated, and accordingly, Grantor will forever warrant and defend the title and terms to this said easement and the quiet possession thereof against all claims and demands of all other entities.

Slope/Restoration Easement

Project: Gunnery Road 4 Lane, Project No. 4055

Page 2 of 2

7. Grantee has a reasonable right of access across Grantor's property for the purposes of reaching the Easement Parcel on either paved or unpaved surfaces. Any damage to Grantor's property or permitted improvements thereon resulting from Grantee's use of this access right will be restored by the Grantee, to the condition in which it existed prior to the damage.

8. During the period of 7/1/05 through 12/31/06, the County will have permission to enter the following described lands in Exhibit "D" for purpose of ingress and egress to the Gunnery Road Widening Project where it abuts the above described property, by workmen, machinery and vehicles, the storing and/or stockpiling materials as needed for said construction; and then restoring the said property and thereby connecting all new construction resulting from the project to that existing prior to construction. The County will restore, as reasonably possible, the temporary construction area to a safe and aesthetic condition, as such existed prior to construction. The County will grade the lands to match the new construction at no cost to the Grantor.

9. This easement runs with the land and is binding upon the parties, their successors and assigns.

IN WITNESS WHEREOF, the Grantor, has caused this document to be signed on the date first above written.

TWO SEPARATE WITNESSES:

Inland Properties, LLC a Florida limited Liability company

Patricia R. Gallagher
1st Witness Signature

Michael R. Hoggatt
Michael R. Hoggatt, Manager

PATRICIA R. GALLAGHER
Printed name of 1st Witness

Bill Fitzgerald
2nd Witness Signature

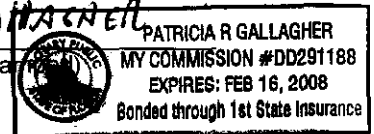
BILL FITZGERALD
Printed name of 2nd Witness

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 17th day of November 2008, by Michael R. Hoggatt as Manager of Inland Properties, LLC, a Florida limited liability company. He/she is personally known to me, ~~or who has produced~~ as identification.

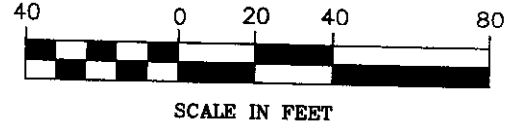
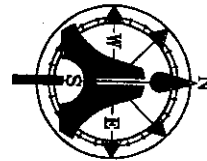
Patricia R. Gallagher
(Signature of Notary Public)

PATRICIA R. GALLAGHER
(Name typed, printed or stamped)
(Title or Rank)
(Serial Number, if any)



- LEGEND
 (C) = CALCULATED
 (F) = FIELD
 (P) = PLAT
 C.B. = CHORD BEARING
 CH = CHORD
 ESMT. = EASEMENT
 L = LENGTH
 M.O.L. = MORE OR LESS
 P.B. = PLAT BOOK
 PG. = PAGE
 PL = PARENT TRACT
 PROPERTY LINE
 R = RADIUS
 RT. = RIGHT
 R/W = RIGHT OF WAY
 S.F. = SQUARE FEET
 STA. = STATION
 T.C.E. = TEMPORARY
 CONSTRUCTION
 EASEMENT
 P.E. = PERPETUAL
 EASEMENT

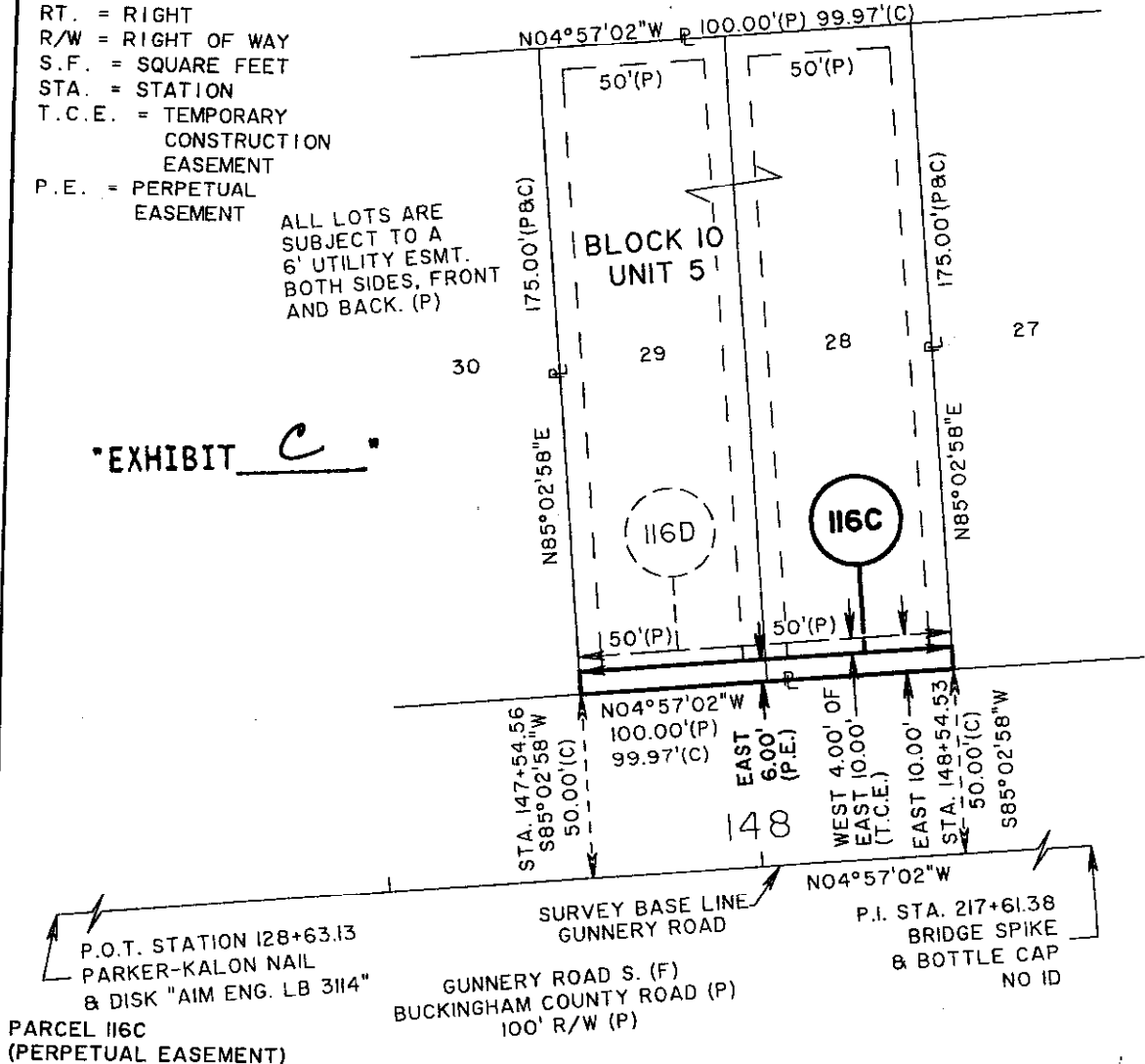
PARCEL NO. 116C (PERPETUAL EASEMENT)
 PROPERTY OWNER: JOSEPH DEMARCO
 STRAP NO. 04-45-26-05-00010.0280
 STRAP NO. 04-45-26-05-00010.0290
 AREA OF PARENT TRACT: 17,495 S.F., M.O.L.
 AREA OF TAKE: 600 S.F., M.O.L.



GRETCHEN AVENUE (F)
 GERALD AVENUE (P)
 80' R/W (P)

EXHIBIT C

ALL LOTS ARE
 SUBJECT TO A
 6' UTILITY ESMT.
 BOTH SIDES, FRONT
 AND BACK. (P)



PARCEL 116C
 (PERPETUAL EASEMENT)
 A 6.00 FOOT WIDE PERPETUAL EASEMENT BEING
 THE EAST 6.00 FEET OF LOTS 28 AND 29, BLOCK
 10, UNIT 5, LEHIGH ESTATES, A SUBDIVISION OF
 LEHIGH ACRES, SECTION 4, TOWNSHIP 45 SOUTH,
 RANGE 26 EAST, AS RECORDED IN PLAT BOOK 15
 PAGE 85, OF THE PUBLIC RECORDS, LEE COUNTY,
 FLORIDA.

NOTE:
 BEARINGS SHOWN HEREON ARE BASED UPON THE
 SURVEY BASE LINE OF GUNNERY ROAD HAVING A
 BEARING OF N 04°57'02" W FROM P.O.T. STATION
 128+63.13 BEING A PARKER-KALON NAIL AND DISK
 "AIM ENG. LB 3114" TO P.I. STATION 217+61.38 BEING
 A BRIDGE SPIKE AND BOTTLE CAP NO ID.

SAID LANDS CONTAIN 600 SQUARE FEET, MORE
 OR LESS.

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

PREPARED BY
 AIM ENGINEERING & SURVEYING, INC.

Bob L. Potter 6/3/04
 BOB L. POTTER, P.S.M. DATE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5688

AIM Engineering & Surveying, Inc.



5300 LEE BLVD.
 P.O. BOX 1235
 LEHIGH ACRES
 FLORIDA 33970
 239/332-4569
 FX:239/332-8734

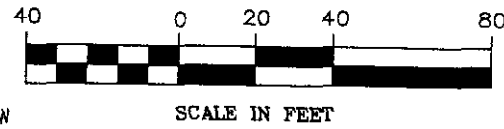
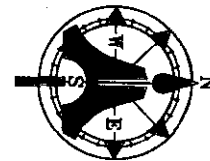
Licensed Business Number 3114

THIS IS NOT A SURVEY SHEET 1 OF 1

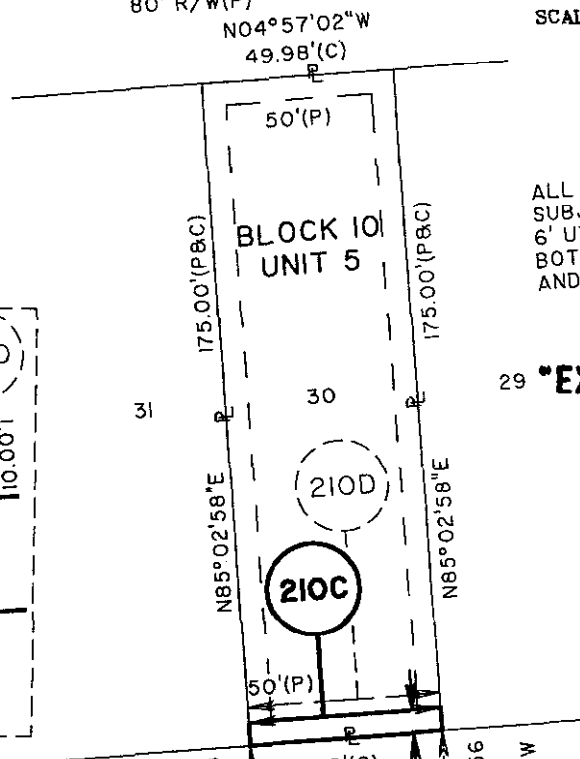
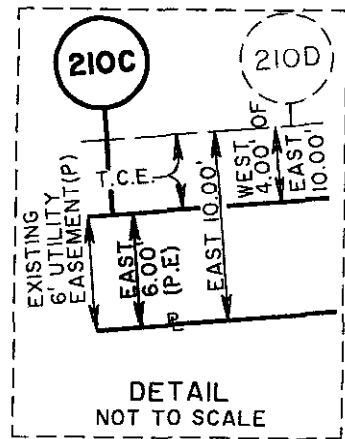
PROJECT NUMBER: 99-7504	DESCRIPTION: LEGAL AND SKETCH PARCEL 116C GUNNERY ROAD FROM S.R. 82 TO LEE BOULEVARD
DRAWN BY: LWC	CLIENT: LEE COUNTY
DATE: 6/3/04	SEC-TWP-RGE 4-45S-26E
	FILE: 7504-116C
	COUNTY: LEE COUNTY

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 CONSTRUCTION
 EASEMENT
 P.E. = PERPETUAL
 EASEMENT

PARCEL NO. 210C (PERPETUAL EASEMENT)
 PROPERTY OWNER: LUCY DEMARCO
 STRAP NO. 04-45-26-05-00010.0300
 AREA OF PARENT TRACT: 8,747 S.F., M.O.L.
 AREA OF TAKE: 300 S.F., M.O.L.

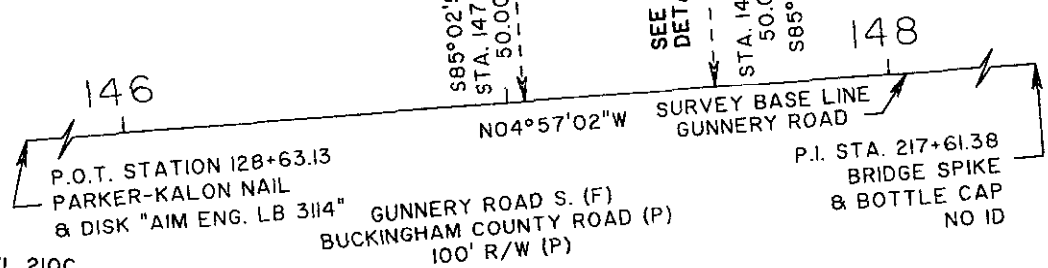


GRETCHEN AVENUE (F)
 GERALD AVENUE (P)
 80' R/W(P)



ALL LOTS ARE
 SUBJECT TO A
 6' UTILITY ESMT.
 BOTH SIDES, FRONT
 AND BACK. (P)

29 "EXHIBIT C"



PARCEL 210C
 (PERPETUAL EASEMENT)

A 6.00 FOOT WIDE PERPETUAL EASEMENT BEING THE EAST 6.00 FEET OF LOT 30, BLOCK 10, UNIT 5, LEHIGH ESTATES, A SUBDIVISION OF LEHIGH ACRES, SECTION 4, TOWNSHIP 45 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 15 PAGE 85, OF THE PUBLIC RECORDS, LEE COUNTY, FLORIDA.


NOTE:
 BEARINGS SHOWN HEREON ARE BASED UPON THE SURVEY BASE LINE OF GUNNERY ROAD HAVING A BEARING OF N 04°57'02" W FROM P.O.T. STATION 128+63.13 BEING A PARKER-KALON NAIL AND DISK "AIM ENG. LB 3114" TO P.I. STATION 217+61.38 BEING A BRIDGE SPIKE AND BOTTLE CAP NO ID.

SAID LANDS CONTAIN 300 SQUARE FEET, MORE OR LESS.

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

PREPARED BY:
 AIM ENGINEERING & SURVEYING, INC.

[Signature] 6/3/04
 BOB L. POTTER, P.S.M. DATE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5688

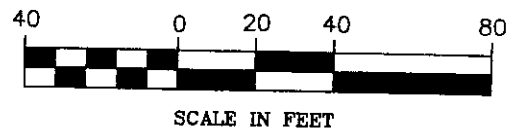
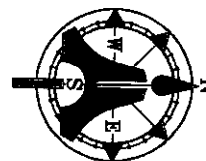
AIM Engineering & Surveying, Inc.

 5300 LEE BLVD.
 P.O. BOX 1235
 LEHIGH ACRES
 FLORIDA 33970
 239/332-4569
 FX:239/332-8734
 Licensed Business Number 3114

THIS IS NOT A SURVEY SHEET 1 OF 1

PROJECT NUMBER: 99-7504	DESCRIPTION: LEGAL AND SKETCH PARCEL 210C GUNNERY ROAD FROM S.R. 82 TO LEE BOULEVARD
DRAWN BY: LWC	CLIENT: LEE COUNTY
DATE: 6/3/04	SEC-TWP-RGE 4-45S-26E
FILE: 7504-210C	COUNTY: LEE COUNTY

LEGEND
 (C) = CALCULATED
 (F) = FIELD
 (P) = PLAT
 C.B. = CHORD BEARING
 CH = CHORD
 ESMT. = EASEMENT
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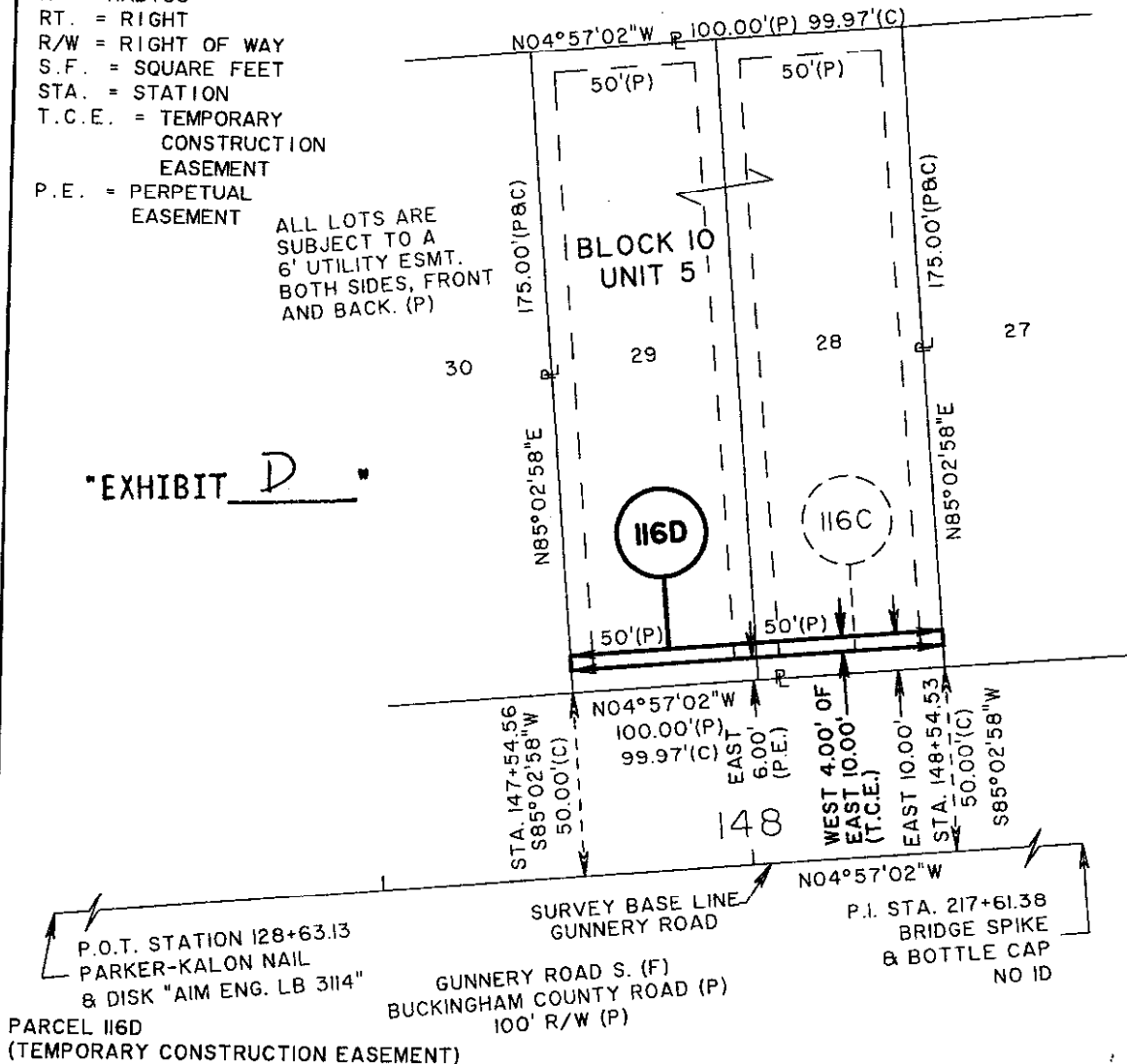
PARCEL NO. 116D (TEMPORARY CONSTRUCTION EASEMENT)
 PROPERTY OWNER: JOSEPH DEMARCO
 STRAP NO. 04-45-26-05-00010.0280
 STRAP NO. 04-45-26-05-00010.0290
 AREA OF PARENT TRACT: 17,495 S.F., M.O.L.
 AREA OF TAKE: 400 S.F., M.O.L.



GRETCHEN AVENUE (F)
 GERALD AVENUE (P)
 80' R/W (P)

"EXHIBIT D"

ALL LOTS ARE
 SUBJECT TO A
 6' UTILITY ESMT.
 BOTH SIDES, FRONT
 AND BACK. (P)



A 4.00 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT BEING THE WEST 4.00 FEET OF THE EAST 10.00 FEET OF LOTS 28 AND 29, BLOCK 10, UNIT 5, LEHIGH ESTATES, A SUBDIVISION OF LEHIGH ACRES, SECTION 4, TOWNSHIP 45 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 15 PAGE 85, OF THE PUBLIC RECORDS, LEE COUNTY, FLORIDA.

NOTE:
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SAID LANDS CONTAIN 400 SQUARE FEET, MORE OR LESS.

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

PREPARED BY:
 AIM ENGINEERING & SURVEYING, INC.

BOB L. POTTER, P.S.M. DATE 6/3/04
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5688

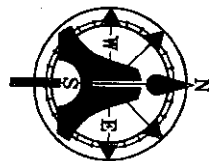
AIM Engineering & Surveying, Inc.
 5300 LEE BLVD.
 P.O. BOX 1235
 LEHIGH ACRES
 FLORIDA 33970
 239/332-4569
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 Licensed Business Number 3114

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PROJECT NUMBER: 99-7504	DESCRIPTION: LEGAL AND SKETCH PARCEL 116D GUNNERY ROAD FROM S.R. 82 TO LEE BOULEVARD
DRAWN BY: LWC	CLIENT: LEE COUNTY
DATE: 6/3/04	SEC-TWP-RGE 4-45S-26E
FILE: 7504-116D	COUNTY: LEE COUNTY

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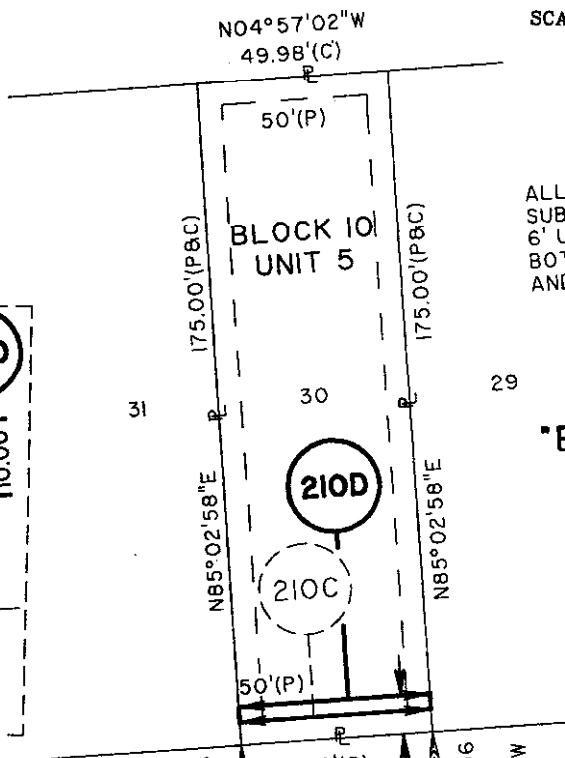
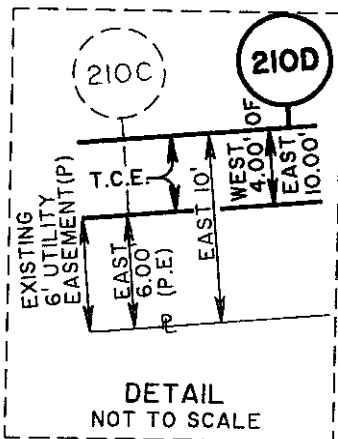
PARCEL NO. 210D (TEMPORARY CONSTRUCTION EASEMENT)
 PROPERTY OWNER: LUCY DEMARCO
 STRAP NO. 04-45-26-05-00010.0300
 AREA OF PARENT TRACT: 8,747 S.F., M.O.L.
 AREA OF TAKE: 200 S.F., M.O.L.



GRETCHEN AVENUE (F)
 GERALD AVENUE (P)
 80' R/W (P)

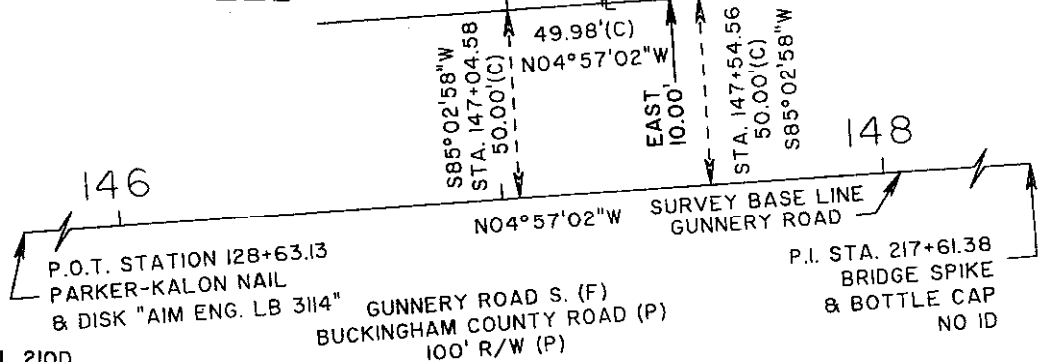


SCALE IN FEET



ALL LOTS ARE
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 BOTH SIDES, FRONT
 AND BACK. (P)

"EXHIBIT D"



PARCEL 210D
 (TEMPORARY CONSTRUCTION EASEMENT)

A 4.00 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT BEING THE WEST 4.00 FEET OF THE EAST 10.00 FEET OF LOT 30, BLOCK 10, UNIT 5, LEHIGH ESTATES, A SUBDIVISION OF LEHIGH ACRES, SECTION 4, TOWNSHIP 45 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 15 PAGE 85, OF THE PUBLIC RECORDS, LEE COUNTY, FLORIDA.

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SAID LANDS CONTAIN 200 SQUARE FEET, MORE OR LESS.

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

PREPARED BY:
 AIM ENGINEERING & SURVEYING, INC.

BOB L. POTTER, P.S.M. DATE 6/3/04
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5686

AIM Engineering & Surveying, Inc.



5300 LEE BLVD.
 P.O. BOX 1235
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 239/332-4569
 FX:239/332-8734

Licensed Business Number 3114

THIS IS NOT A SURVEY SHEET 1 OF 1

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DRAWN BY: LWC	CLIENT: LEE COUNTY
DATE: 6/3/04	SEC-TWP-RGE 4-45S-26E
	FILE: 7504-210D
	COUNTY: LEE COUNTY

STRAP: 04-45-26-05-00010.0280, .0290 and .0300
Project: Gunnery Road 4 Lane (SR 82 - Lee Blvd.), Project No. 4055

AFFIDAVIT OF INTEREST IN REAL PROPERTY

THIS AFFIDAVIT OF INTEREST IN REAL PROPERTY is made and entered this 29th day of ~~NOVEMBER~~ 20⁰⁴ for the sole purpose of compliance with Section 286.23 of the Florida Statutes.

The undersigned hereby swears and affirms under oath, subject to the penalties prescribed for perjury, that the following is true:

The Name and Address of the Grantor is:

Inland Properties, LLC, a Florida limited liability company

8985 Star Tullo Court, Naples, FL 34113

The name(s) and address(es) of every person having a beneficial interest in real property that will be conveyed to Lee County are:

1. MICHAEL R. HOGGATT

2. _____

3. _____

4. _____

5. _____

6. _____

The real property to be conveyed to Lee County is known as: 04-45-26-05-00010.0280, 04-45-26-05-00010.0290 and 04-45-26-05-00010.0300

FURTHER AFFIANT SAYETH NAUGHT.

Signed, sealed and delivered
in our presences:

[Signature]
Witness Signature

Enrique Gonzalez
Printed Name

[Signature]
Signature of Affiant

Michael R. Hoggatt
Printed Name

[Signature]
Witness Signature

MARY T. KNAPP
Printed Name

Affidavit of Interest in Real Property

Parcel: 116 & 210

STRAP: 04-45-26-05-00010.0280, .0290 and .0300

Project: Gunnery Road 4 Lane (SR 82 - Lee Blvd.), Project No. 4055

STATE OF FLORIDA

COUNTY OF COWLEY

SWORN TO AND SUBSCRIBED, before me this 29th day of NOVEMBER 2004 by MICHAEL R. HERRICK
(name of officer or agent, title of officer or agent)

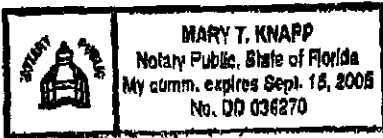
of INDIANO PROPERTIES LLC, a Florida LLC
(name of corporation acknowledged)

corporation, on behalf of the corporation.

Mary T. Knapp
(Notary Signature)

(SEAL)

MARY T. KNAPP
(Print, type or stamp name)



Personally known _____
OR Produced Identification X
Type of Identification FEDERAL AIRWAYS
LIBERTY

Division of County Lands

Updated Ownership and Easement Search

Search No. 04-45-26-05-00010.0280 & .0290

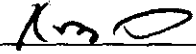
Date: December 2, 2004

Parcel: 116

Project: Gunnery Road Widening, Project 4055

To: Michael J. O'Hare, SR/WA
Property Acquisition Agent

From: Kenneth Pitt
Title Examiner



STRAP: 04-45-26-05-00010.0280 and .0290

Effective Date: October 18, 2004, at 5:00 p.m.

Subject Property: Lots 28 and 29, Block 10, Unit 5, Leigh Estates, Lehigh Acres, Florida, according to the map or plat thereof on file in the office of the Clerk of the Circuit Court, recorded in Plat Book 15, Page 85, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Inland Properties, LLC, (a Florida limited liability company)

By those certain instruments dated July 25, 2004, recorded September 23, 2004, in Official Record Book 4441, Pages 4123, Public Records of Lee County, Florida.

Easements:

1. Six foot utility easement along both sides, front and back of subject property, as recited on recorded plat of the subdivision.

NOTE(1): Declarations of Restrictions recorded in Official Record Book 84, Page 310 and Official Record Book 527, Page 29, Public Records of Lee County, Florida.

Tax Status: \$334.63 paid on 11/30/04 for Tax Year 2004.

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

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

Division of County Lands**Updated Ownership and Easement Search**

Search No. 04-45-26-05-00010.0300

Date: December 2, 2004

Parcel: 210

Project: Gunner Road Widening, Project 4055

To: Michael J. O'Hare SR/WA
Property Acquisition AgentFrom: Kenneth Pitt 
Title Examiner

STRAP: 04-45-26-05-00010.0300

Effective Date: January 20, 2004, at 5:00 p.m.

Subject Property: Lot 30, Block 10, Unit 5, Lehigh Estates, Lehigh Acres, according to the map or plat thereof on file in the office of the Clerk of the Circuit Court, recorded in Plat Book 15, page 85, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Inland Properties, LLC,(a Florida limited liability company).

By that certain instrument dated July 25, 2004, recorded September 23, 2004, in Official Record Book 4441, Page 4124, Public Records of Lee County, Florida.

Easements:

1. Six foot utility easement along both sides, front and back of subject property, as recited on recorded plat of the subdivision.

NOTE (1): Declarations of Restrictions recorded in Official Record Book 84, Page 310 and Official Record Book 527, Page 29, Public Records of Lee County, Florida.

Tax Status: \$334.63 paid on 11/30/04 for Tax Year 2004.

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

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