Lee County Board of County Commissioners Agenda Item Summary

Blue Sheet No. 20030135

1. REQUESTED MOTION:

ACTION REQUESTED: Approve the acquisition of Parcel 201, for the Three Oaks Parkway South Extension Project No. 4043, in the amount of \$42,000, pursuant to the terms and conditions set forth in the Agreement for Purchase and Sale of Real Estate; authorize the Chairman on behalf of the Board of County Commissioners to sign the Purchase Agreement; authorize payment of necessary costs to close; authorize the Division of County Lands to handle and accept all documentation necessary to complete this transaction.

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

WHAT ACTION ACCOMPLISHES: The acquisition of property during the voluntary phase of the project, thus avoiding the Board's need to exercise its power of Eminent Domain.

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COMMISSION	ON DISTRICT	#: 3	3	C61	J	03	1-//-c	2 <i>00</i> 3
4. AGENDA:		5. REQUIRE	MENT/PUI	RPOSE:	6. <u>REC</u>	UESTOR OF INF	ORMATION	•
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	consists of the fe					y mobile nomi	e, located a	at 26730 Nomad
Drive, being tui	rther identified as	STRAP No.:	25-47-25 _°	-84-00201.04	90			
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The owners of	Parcel 201, Alpho	onse J. & Grad	e C. Spa	rks, have agre	eed to sell the pro	operty to the C	ounty for \$	342,000.00, which
			s to pay o	costs to close	of approximately	y \$1,500. The	seller is re	sponsible for real
estate broker a	nd attorney fees,	if any.						
The property w	as appraised by t	he firm of Car	Ison, Nor	ris and Assoc	ciates, Incorporat	ted. The salier	nt appraisa	Il data is attached
for reference.								
Staff recomme	nds that the Boar	d approve the	Request	ed Motion.				
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This document prepared by:

Lee County

County Lands Division

Project: Three Oaks Parkway Extension, No. 4043

Parcel: 201/Sparks

STRAP No.: 25-47-25-B4-00201.0490

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 27 day of 202 by and between Alphonse J. Sparks and Grace C. Sparks, husband and wife, hereinafter referred to as SELLER, whose address is, 11111 Wagon Trail, Bonita Springs, Florida 34135, and Lee County, a political subdivision of the State of Florida, hereinafter referred to as BUYER.

WITNESSETH:

- 1. AGREEMENT TO PURCHASE AND TO SELL: SELLER agrees to sell and BUYER agrees to purchase, subject to the terms and conditions set forth below, a parcel of land consisting of .194 acres more or less, and located at 26730 Nomad Drive, Bonita Springs, Florida 34135 and more particularly described as Lot 49, Block 1, LEITNER CREEK MANOR, Unit #2, according to the plat thereof as recorded in Plat Book 30, Pages 79 and 80, in the Public Records of Lee County, Florida, hereinafter called "the Property." This property will be acquired for the Three Oaks Parkway Extension Project, hereinafter called "the Project."
- 2. **PURCHASE PRICE AND TIME OF PAYMENT:** The total purchase price ("Purchase Price") will be Forty-Two Thousand and No/100 (\$42,000.00), payable at closing by County Warrant.

- 3. EVIDENCE OF TITLE: BUYER will obtain at BUYER'S expense an American Land Title Association Form B Title Commitment and provide title insurance Owner's Policy in the amount of the Purchase Price, from a title company acceptable to BUYER. The commitment will be accompanied by one copy of all documents that constitute exceptions to the title commitment. The commitment will also show title to be good and marketable with legal access, subject only to real estate taxes for the current year, zoning and use restrictions imposed by governmental authority, and restrictions and easements common to the area.
- 4. CONDITION OF PROPERTY; RISK OF LOSS: BUYER has inspected the Property and, except as is otherwise provided herein, accepts the Property in the condition inspected. Any loss and/or damage to the Property occurring between the date of this offer and the date of closing or date of possession by BUYER, whichever occurs first, will be at SELLER's sole risk and expense. However, BUYER may accept the damaged property and deduct from the purchase price any expenses required to repair the damage, or BUYER may cancel this Agreement without obligation.
- 5. **SELLER'S INSTRUMENTS AND EXPENSES:** SELLER will pay for and provide:
 - (a) A statutory warranty deed, and an affidavit regarding liens, possession, and withholding under FIRPTA in a form sufficient to allow "gap" coverage by title insurance;
 - (b) documentary stamps on deed;
 - (c) utility services up to, but not including the date of closing;
 - (d) taxes or assessments for which a bill has been rendered on or before the date of closing;
 - (e) payment of partial release of mortgage fees,
 if any;
 - (f) SELLER's attorney fees, if any.
 - 6. BUYER'S INSTRUMENTS AND EXPENSES: BUYER will pay for:
 - (a) Recording fee for deed;
 - (b) survey, (if desired by BUYER).

- 7. TAXES: SELLER will be charged for Real Estate taxes and personal property taxes (if applicable) up to, but not including the date of closing.
- 8. DEFECTS IN TITLE AND LEGAL ACCESS: Prior to closing, BUYER will have a reasonable time to examine the title and documents establishing legal access to the property. If title or legal access is found to be defective, BUYER will notify SELLER in writing of the defects and SELLER will make a prompt and diligent effort to correct such defects. If SELLER fails to make corrections within 60 days after notice, BUYER may elect to accept the Property in its existing condition with an appropriate reduction to the purchase price, or may terminate this Agreement without obligation.
- 9. SURVEY: BUYER may order the Property surveyed at BUYER's expense. SELLER agrees to provide access to the Property for the survey to be performed. If the survey shows a discrepancy in the size or dimensions of the Property, or shows encroachments onto the Property or that improvements located on the Property encroach onto adjacent lands, or if the survey identifies violations of recorded covenants or covenants of this Agreement, upon notice to the SELLER, the BUYER may elect to treat those discrepancies, violations or encroachments as a title defect.
- 10. ENVIRONMENTAL AUDIT: BUYER may perform or have performed, at BUYER's expense, an environmental audit of the Property. If the audit identifies environmental problems unacceptable to the BUYER, BUYER may elect to accept the Property in its existing condition with an appropriate abatement to the purchase price or BUYER may terminate this Agreement without obligation.

11. ABSENCE OF ENVIRONMENTAL LIABILITIES: The SELLER hereby warrants and represents that the Property is free from hazardous materials and does not constitute an environmental hazard under any federal, state or local law or regulation. No hazardous, toxic or polluting substances have been released or disposed of on the Property in violation of any applicable law or regulation. SELLER further warrants that there is no evidence that hazardous, toxic or polluting substances are contained on or emitting from the property in violation of applicable law or regulation. There are no surface impoundments, waste piles, land fills, injection wells, underground storage areas, or other man-made facilities that have or may have accommodated hazardous materials. There is no proceeding or inquiry by any governmental agency with respect to production, disposal or storage on the property of any hazardous materials, or of any activity that could have produced hazardous materials or toxic effects on humans, flora or fauna. There are no buried. partially buried, or above-ground tanks, storage vessels, drums or containers located on the Property. There is no evidence of release of hazardous materials onto or into the Property.

The SELLER also warrants that there have been no requests from any governmental authority or other party for information, notices of claim, demand letters or other notification that there is any potential for responsibility with respect to any investigation or clean-up of hazardous substance releases on the property. All warranties described herein will survive the closing of this transaction.

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

12. TIME AND BINDING AGREEMENT: Time is of the essence for closing this transaction. The BUYER's written acceptance of this offer will constitute an Agreement for the purchase and sale of the Property and will bind the parties, their successors and assigns. In the

event the BUYER abandons this project after execution of this Agreement, but before closing, BUYER may terminate this Agreement without obligation.

- 13. DATE AND LOCATION OF CLOSING: The closing of this transaction will be held at the office of the insuring title company on or before ninety (90) days from the date this Agreement is made. The time and location of closing may be changed by mutual agreement of the parties.
- 14. ATTORNEYS' FEES: The prevailing party in any litigation concerning this Agreement will be entitled to recover reasonable attorneys' fees and costs.
- 15. **REAL ESTATE BROKERS:** SELLER hereby agrees to indemnify and hold the BUYER harmless from and against any claims by a real estate broker claiming by or through SELLER.
- 16. **POSSESSION:** SELLER warrants that there are no parties in possession other than SELLER unless otherwise stated herein. SELLER agrees to deliver possession of Property to BUYER at time of closing unless otherwise stated herein.
- 17. **TYPEWRITTEN/HANDWRITTEN PROVISIONS:** Typewritten and handwritten provisions inserted herein or attached hereto as addenda, and initialed by all parties, will control all printed provisions in conflict therewith.
- 18. SPECIAL CONDITIONS: Any and all special conditions will be attached to this Agreement and signed by all parties to this Agreement.

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE Page 6 of 7

WITNESSES:	SELLER:
Ronald Edevards	Uphon J. Sparks 12-27-0. Alphonse J. Sparks (DATE)
WITNESSES:	SELLER:
Honold Edienals	Grace C. Sparks, (DATE) 12-27-02
CHARLIE GREEN, CLERK	BUYER: LEE COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS
BY: DEPUTY CLERK (DATE)	BY:CHAIRMAN OR VICE CHAIRMAN
	APPROVED AS TO LEGAL FORM AND SUFFICIENCY
	COUNTY ATTORNEY (DATE)

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE Page 7 of 7

SPECIAL CONDITIONS

BUYER: Lee County

SELLER: Alphonse J. and Grace C. Sparks

PARCEL NO.: 201

DECEMBER OF C

BUYER and SELLER hereby covenant that the Purchase Price recited herein, except as noted below, includes payment for relocation expenses, the manufactured home (Model \mathcal{U}), \mathcal{C}), and for all fixtures, including but not limited to, built-in-appliances, air conditioning units, hot water heaters, ceiling fans, screen enclosures, windows, awnings, doors, floor covering, and landscaping, as of the date of the BUYER'S appraisal.

BUYER'S authorized agent will inspect the house and all other real property and improvements prior to closing. Removal of any fixture(s) by SELLER may cause a delay in closing and a reduction in the Purchase Price. All additional costs associated with any breach of this covenant will be paid by the SELLER. This covenant shall survive closing.

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

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

Lonald Edwards	Alphonse J. Sparks (DATE) 12-27-02
WITNESSES: Sonald Edeverds South Sunda	SELLER: Spanks Grace C. Sparks (DATE) 12-27-02
CHARLIE GREEN, CLERK	BUYER: LEE COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS
BY: DEPUTY CLERK (DATE)	BY: CHAIRMAN OR VICE CHAIRMAN
	APPROVED AS TO LEGAL FORM AND SUFFICIENCY
	COUNTY ATTORNEY (DATE)

Summary Appraisal Report Project No. 4043

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	ESTIMATED SITE VALUE			10,00	square foot catculation		and FmHA, the estimated	
	Dwelling82			550	1 '		ittached for floor plar	•
I	Enclosed Porch, 23	2 Sq. Ft. @\$ 25.00	= 5,8	300			evelope8to its highes	
070	Det.Utility Shed, 48s	sf @ \$16.00/sf	= 7	768	absalescence n	oted. See attac	hed for comments o	n land value.
8	Garage/Carport	_ Sq. Ft. @\$	=				nown builder's costs	& completed
COSTAP	Total Estimated Cost New		= \$41,2	<u>218</u>	appraisals retain	ned in the appr	niser's office files	
Įğ	Less Physics		External	22.0			27 33 4)	- ·
ı	Depreciation22 Depreciated Value of Impre	.377]	=\$		7 Depreciation - E			
	"As-is" Value of Site Impro		=\$_ =\$			itting economic	life = 16 years,	
	INDICATED VALUE BY CO		=5 =\$	44,54				
	ITEM	SUBJECT	COMPARABLE		COMPARABLE	NO. 2	COMPARABLE	NO. 3
	26730 Nom	ad Drive	11212 Wagon Trail		11207 Wagon Trail		11141 Wagon Trail	
	Address 25-47-25-B	Transport of the second of the	25-47-25-B4-00201	.0260	25-47-25-B4-00208	3.0040	25-47-25-B4-00203	1.0150
		S. CHICKEN STATES			0.21 mlles		0.17 miles	
	Sales Price	\$ Not a Sale			张小文集教 \$	55,000	e e e e e e e e e e e e e e e e e e e	40,000
	Price/Gross Living Area Data and/or		\$ 73.50 ⊈ ORB 3731 PG 4400		\$ 81.85 \(\psi\) ORB 3638 PG 007;			-
	Verification Source	Inspection Pub.Records	MLS/FARES/Lee C		FARES/County Pul		ORB 3763 PG 1148 MLS/FARES/Lee C	
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.		+(-)\$ Adjust.		+(-)\$ Adjust.
	Sales or Financing	Y-16-Turn Yhad.	Convent.+PMM	<u> </u>	Conventional	1 7 1 1 1 1 1	Conventional	74
	Concessions		\$44,250		\$51,200	<u></u>	\$32,000	
	Date of Sale/Time		09/19/02		05/06/02		10/30/02	
	Location	LeitnerCrkManor	LeitnerCrkManor		LeitnerCrkManor	Y	LeitnerCrkManor	
	Leasehold/Fee Simple	Fee	Fee		Fee		Fee	
	Site View	8,460sf Residential	8,100sf		5,900sf	+2,000		
	View Design and Appeal	Singlewide	Residential Singlewide		Residential Singlewide	1	Residential Singlewide	
	Quality of Construction	MH/Average	MH/Superior	-2,400	MH/Superior	-2,400		
	Age	Eff=19, A=22	Eff=14, A=26		Eff≈16, A=28	-1,800		
	Condition	Average	Superior		Aboye Avg.	T	Average	
	Above Grade	Total Borms Baths	Total Bdrms Baths		Total Bdrms Baths) 	Total Bdrms Baths	
SIS	Room Count	4 2 1	4 2 1	ļ	4 2 1		4 2 1	
MAL	Gross Living Area	825 Sq. Ft.	702 Sq. Ft.	+3,900	672 Sq. Ft.	+4,900	672 Sq. Ft.	+4,900
NA	Basement & Finished	None	None		None	1 1 0	None	
Bisc	Rooms Below Grade Functional Utility	None Adequate	None Indicated Adequate		None Indicated Adequate	-	None Indicated Adequate	
4PA	Heating/Cooling	None/Window	Central/Central		Central/Central	-2 000	Central/Window	-1,000
Ö	Energy Efficient Items	Typical	Typical		Typical	2,000	Typical	1,000
ES	Garage/Carport	Driveway	1 Carport	-2,500	1 Carport	-2,500	1 Carport	-2,500
SA	Porch, Patio, Deck,	232sfEncl.Porch	None	+2,900	240sfVinylPorch	-700	270sfEncl.Porch	-500
	Fireplace(s), etc.	48sf Det.Shed	None Indicated		144sf Shed		80sf Shed	-300
	Fence, Pool, etc.	None	None		Fenced	-2,000		
	Other Feratures	None	50sf Att.Utility		322sfEnclPorch		120sf Att.Utility	
	Net Adj. (total) Adjusted Sales Price	3.34.	ALP NEW 1.8 X	0,100	+ > - \$	1_1,100	<u> </u>	400
	of Comparable	e i de la companya d	Gross 39.7 % \$	45.500	Net 2024 Gross 45.3 % \$	43.900	Gross 25.5 % \$	39,600
	Comments on Sales Comp	arison (including the subj	ect property's compatibilit	y to the neighborho	od, etc.): Se	e attached com	ments. Sales recor	ded over 6
	months prior to the a							
	Manor. Adjustments							
	lack of covered park	ing. However, the a	djustments appear t	o be market su	ported and do not	adversely affect	t the final value estin	mate.
	ITEM	SUBJECT	COMPARABLE	NO. 1	COMPARABLE	NO. 2	COMPARABLE	NO. 3
	Date, Price and Data	No sale in the	No prior sale noted		No prior sale noted		No prior sale noted	
	Source, for prior sales	last 12 mos.	other than above in		other than above in		other than above in	
	within year of appraisal	per Lee Co.	past twelve months		past twelve months		past twelve months	
	Analysis of any current agr							appraisal:
	The subject property	was last listed for \$	41,900 per MLS# 80	056 <u>433 B. Lis</u> t	ting expired 11/02/0	2 and was not	relisted.	
	INDICATED VALUE BY CA	ES COMPADISON ADOD	OVCA					44.000
	INDICATED VALUE BY SAI INDICATED VALUE BY INC			t trad to	NIA Macon	roce Bant Multinline	- - 4 2	44,000
F			ct to the repairs, alteration:			ross Rent Multiplier	completion per plans & spe	ecifications
	Conditions of Appraisal: N							
	Special Limiting Con							
	Final Reconciliation: The	Sales Comparison	Anaysis typically bes	t reflects the a	ctions and attitudes	of participants	in the marketplace.	The Cost
	Approach is supporti	ve. Insufficient mar	ket data is available	fo <u>r a reliable</u> G	RM.			
S	Th	15.4 9 2 9					. 14	
ΑT	The purpose of this apprais					,		ntingent
ΝĊ	and limiting conditions, and I (WE) ESTIMATE THE MAR						6/93). November	21 2002
ĺ	•		ECTIVE DATE OF THIS RE		\$/	44,000	ianvetine	£1, ZUUZ
400	IMPROPED THE DELICION OF THE PROPERTY.				NICODY ADDRIGED IN	NLY)E REQUIRED)		SRA
뿓	APPRAISER: Phil Berry	ning, Associate		JUFER	INDOMENT OF PERSONS			
꾶		ning, Associate		Signati	1 126	R	Did	🔀 Did Not
뿚	APPRAISER: Phil Beny Signature Name Phil Benning, A	ssociate	7 =	Signati	1 126	R	(Did	∑ Did Not it Property
RE	APPRAISER: Phil Benn Signature Name Phil Benning, A Date Report Signed Dec	ssociate ember 17, 2002	7 =	Signat Name Date R	ure J Lee Norris, MAI, eport Signed Decem	SRA nber 17, 2002	() Did	t Property
35	APPRAISER: Phil Berning, A Name Phil Berning, A Date Report Signed Dec State Certification # 000	ssociate ember 17, 2002	7	Signate Name Date R	J Lee Norris, MAI, eport Signed Decem certification # 000064	SRA	() Did	t Property State FL
31	APPRAISER: Phil Benn Signature Name Phil Benning, A Date Report Signed Dec	ssociate ember 17, 2002	RUEA State	Signate Name Date R	ure J Lee Norris, MAI, eport Signed Decem	SRA nber 17, 2002	i Did Inspec	t Property





City of Bonita Springs

9220 Bonita Beach Road Suite 111

BONITA SPRINGS, FL 34135 Tel: (941) 390-1000 FAX: (941) 390-1004

Paul D. Pass Mayor

Wayne P. Edsall Councilman

Councilman
District One

Jay Arend Councilman District Two

R. Robert Wagner Councilman District Three

John C. Warfield Councilman District Four

David T. Piper, Jr. Councilman District Five

Ben L. Nelson, Jr. Councilman District Six

Gary A. Price City Manager

Audrey E. Vance City Attorney January 14, 2003

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

RE: Purchase Agreement – Three Oaks Parkway Extension Project No. 4043 Parcel 201, Sparks

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 K. Price City Manager

GAP/kw



Commitment No. CF-0964866 Fund File Number 18-2003-207 Effective Date: December 11, 2002 at 11:00 p.m. Agent's File Reference: Three Oaks Pkwy S Extension

1. Policy or Policies to be issued: Proposed Amount of Insurance

OWNER'S:

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

\$42,000.00

Proposed Insured:

Lee County, a Political Subdivision of the State of Florida

MORTGAGEE:

Proposed Insured:

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

Alphonse J. Sparks and Grace C. Sparks

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

Lot 49, Block 1, LEITNER CREEK MANOR UNIT 2, according to the map or plat thereof as recorded in Plat Book 30, Page(s) 79, Public Records of Lee County, Florida.

AGENT NO.: 1371000

ISSUED BY: Law Offices of John D. Spear, PA

MAILING ADDRESS:

9200 Bonita Beach Rd Suite 204 Bonita Springs, Fl 34135-0000

Rev.1.2

Schedule B

Commitment No. CF-0964866

Fund File Number 18-2003-207

- I. The following are the requirements to be complied with:
 - Payment of the full consideration to, or for the account of, the grantors or mortgagors.
 - 2. Instruments creating the estate or interest to be insured which must be executed, delivered and filed for record:
 - a. Warranty Deed from Alphonse J. Sparks and Grace C. Sparks to the proposed insured purchaser(s).
 - 3. A determination must be made that there are no unrecorded special assessment liens or unrecorded liens arising by virtue of ordinances, unrecorded agreements as to impact or other development fees, unpaid waste fees payable to the county or municipality, or unpaid service charges under Ch. 159, F. S., or county ordinance.
- Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of The Fund:
 - 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
 - 2. Any owner and mortgagee policies issued pursuant hereto will contain under Schedule B the standard exceptions set forth at the inside cover hereof unless an affidavit of possession and a satisfactory current survey are submitted, an inspection of the premises is made, it is determined the current year's taxes or special assessments have been paid, and it is determined there is nothing of record which would give rise to construction liens which could take priority over the interest(s) insured hereunder (where the liens would otherwise take priority, submission of waivers is necessary).
 - 3. Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:
 - (a) Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and

Schedule B

Commitment No. CF-0964866

Fund File Number 18-2003-207

- (b) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55,201, et sea.. F.S.
- 4. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of Leitner Creek Manor Unit 2, as recorded in Plat Book 30, Page(s) 79, Public Records of Lee County, Florida.
- 5. Covenants, conditions and restrictions recorded in O.R. Book 575, Page 808, assigned to Leitner Creek Manor Property Owners Association Inc., May 6, 1995 in OR. Book 2603 Page 3024, Public Records of Lee County, Florida.
- 6. Easement in favor of Bonita Springs Water System, contained in instrument recorded in O.R. Book 826, Page 697, Public Records of Lee County, Florida.
- 7. Lee County Ordinance No. 86-14 recorded November 30, 1990, in O.R. Book 2189 Page 3281; and amended by Ordinance No. 86-38 in O.R. Book 2189 Page 3334, public records of Lee County, Florida.

5-Year Sales History

Parcel No. 201

Three Oaks Parkway South Extension Project No. 4043

NO SALES in PAST 5 YEARS