Lee County Board of County Commissioners Agenda Item Summary

Blue Sheet No. 20031433

	DECLIERTED	R 3	\sim	30 M
١.	REQUESTED	IV	IU I	IUN:

ACTION REQUESTED: Approve Purchase Agreement for acquisition of Parcel 207, Three Oaks Parkway South Extension Project No. 4043, in the amount of \$89,500.00; 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 ACT	ON ACCOMPLI	SHES: The B	Board avo	ids Eminent I	Domain.					
2. DEPAR	IMENTAL CATI	GORY: 0	6	MIC	,	3.	ME	EŢING D		
	ON DISTRICT		3	COI	-··		12-	16 0	2003	
4. AGENDA:	J.T.	5. REQUIRI		RPOSE:		6. REQUES	TOR OF IN	FORMATION	<u>N</u>	
, Ja	STRATIVE	(Specify)		25		Α.				
APPEAL PUBLIC			ANCE			B. DEPARTM		lependent	1.0	
WALK O		OTHER	-			C. DIVISION BY <u>Karen L</u>		untv Lands . Director 4		KUP
TIME REQUIRED										1
7.BACKGRO Negotiated for:	UND : Department of T	ransportation								
Interest to Acq	<u>uire</u> : Fee simple, i	mproved with	a single-	family mobile	home.					
Property Detail	<u>s</u>									
Owner:	Paulino Nieto ai									
Address: STRAP No.	26682 Nomad : 25-47-25-B4-00	201.0410	springs							
Purchase Deta	ils									
Purchase P	rice: \$89,500.00 (Price is inclus	ive of mo	ving expense	es.)					
Costs to Clo	ose: Approximatel	y \$1,500 (The	seller is	responsible fo	or attorney	fees and re	al estate	broker fee	es, if any.)	
Appraisal Inform	mation									
Company: C	Carlson, Norris & A	Associates, Ind	Ο,							
Appraised V	/alue: \$87,000.00									
Staff Recomme	endation: County s	staff recomme	nds that	the Board app	prove the I	Requested N	/iotion.			
Account: 20404	1318808.506110									
20 - C	IP; 4043 - Three	Oaks Parkway	South E	xtension; 188	308 - Road	d Impact Fee	s, Bonita	; 506110 -	- Land	
Attachments: F	Purchase Agreem 5-Year Sales Hist	ent; Appraisal	(Location	n Map Include	ed); Letter	from City of	Bonita S	orings; Tit	le Data;	
	MENT RECOM		S:							
				<u> </u>	<u> </u>					
	I ———			MMENDED	APPRO					. ,
A Department	B Purchasing or	C Human	D Other	E County	Í	F Budget S	omeiooo		County	
Director	Contracts	Resources	Other	Attorney		Mayer 3	u/03	/	County	yanager
110			BAO	Sohwi	OA	J,OM	RISK	1007	1 1 1/4	M
KAVISYTA			19/193	nedom2 12-4-03	12.4.0	门的	19/4/03	RECEIVED COUNTY A	DMIN: UP	wit!
	ISSION ACTION:			· · · · · · · · · · · · · · · · · · ·	17	- T - T			RN SLT	
APPR DENIE						and the property of the same o		COUNTY A	DMIN A	
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					T	1000 20M		<u> </u>		•
L:\3-OAKS 4043\20	7 NIETO P & F\207 B	LUESHEET.DOC	-pre (11/26	/03)	Section 5			·		
					M (C)	munardad Tro	⊁¶			

Forwarded To: 12/4/03 9A4

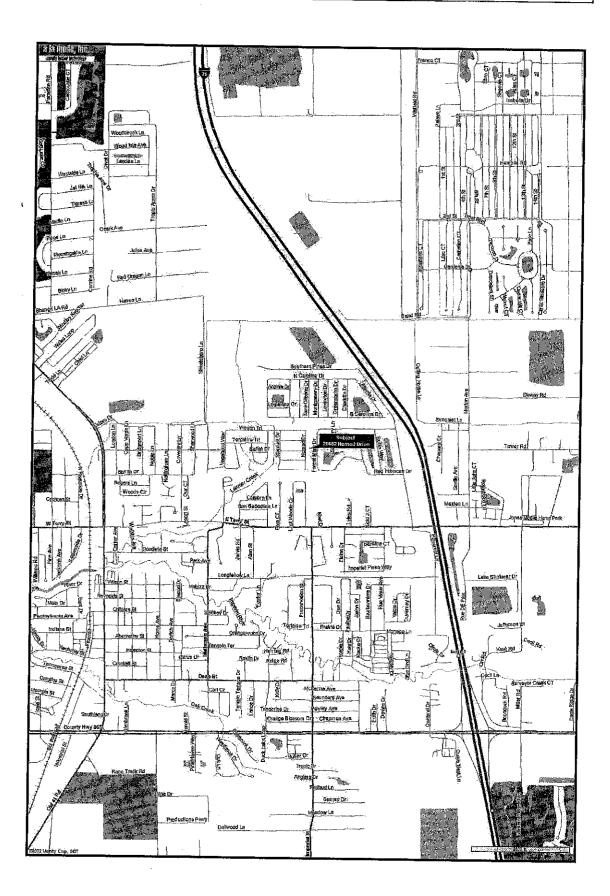
	i mmary A p porty Description	praisa	n kehou	IIM	JFORM	RESIDE	ENTIAL	ADDDA	ILADI	DEDAD.	F	-	t No. 4043
	Property Add		6682 Noma		A CHIM	Parcel 20		Bonita Spr			tate FL		55 1135-5345
4	Lenal Descrip	otion I	ot 41, Leitne		noor kinit 9.			DOLING ON	iriya			ZID C008 34	1135-5345
			25-47-25-1			טוא ז, רט כ		Veer 2002	D F Tau		ounty Lee		. A \$4070V
١-			aulino + Fra		7	ent Owner Pa		Year 2002		xes \$ 1,142.			nts \$ \$197/Yr
SUBJECT	Property right		100	e Simple	Leasehold		roiect Type	PUD			Owner Owner	Tenani	
13	Neighborhood			eitner Cree		<u></u>	tolect type			dominium (HU		HOA \$ N	
	Sale Price \$		s Sale	Date of Sal				Man Referen				sus Tract 050	14.00
	Lender/Client		County - Co				rescription and	S amount of lo	an charges/c	concessions to !	<u>pe paid by selle</u>	r N/A	
	Appraiser		Benning, As							33902-039			
-					T 1					4, Fort Mye			
	Location			Suburban Suburban	=	1 -	edominant ccupancy	PRICE	amily housi AGI	£- 11000.	t land use %		use change
	Bulit up	==	Over 75% (25-75%	Under			\$(000)	(yrs	s) Une tami	-	_	. – .
	Growth rate			Stable :	Slow		Owner	35	Low Nev			ln pr	OCASS
	Property value	===	Increasing	Stable	Decilini Decilini		Tenant		High 28			To:	
	Demand/supp	-	٠ .	≱ lo balance	=			Prec					aks Parkway
	<u>Marketing tim</u>		<u>Under 3 mos, [</u>		Over 6	mos	<u> Vac.(over 5%)</u>	40-80+	15-2	O Vacant	0	Extension	n Project
			e racial com	position of	the neighbo	rhood are no	ot appraisai	factors.					
			ies and charact	eristics:	The market	area is bor	dered by S	South Carol	ina Drive	(N), I-75 (E), US Busi	ness 41 (W)	, E.Terry Street
Q	(S). Matur	ely dev	eloped with	<u>predomina</u>	tel <u>y</u> single f	family and n	nanufactur	ed homes.					
HOC	Factors that a	effect the a	marketability of	the properties	In the neighbo	orhood (proxim	ity to employr	ment and ame	nitles, emplo	oyment stabilit	/, appeal to m	arket, etc.):	
OP	There were	<u>9 no uni</u>	avorable ma	arketing co	nditions obs	served in th	is single fa	mlly reside	ntial neig	hborhood.	The area c	onsists of a	verage-good
噐	quality hon	nes that	t are adequa	<u>itely mainta</u>	ained and th	nat have av	erge-good	appeal in the	he market	t. Service	facilities (s	chools, park	ks, shopping,
ğ	and employ	yment c	enters) are	located ne	arby. Stabl	e to increas	sing employ	yment and	property v	values are i	revalent.		
													
	<u> </u>												
	Market condit	tions in th	e subject neigh	borhood (inclu	ding support f	or the above co	onclusions rel	ated to the tre	nd of proper	rty values, dem	and/supply, a	nd marketing ti	me
	such as dat	ta on com	ipetitive propert	ies for sale in	the neighborho	ood, description	л of the preva	lence of sales	and financin	no concessions	s. etc.):		1
	No unusua	<u>I marke</u>	ting conces	sions are n	ecessary fo	or this mark	et area. R	esales are	sold with	convention	al financino	and cash.	Fixed.
	adjustable	<u>rate an</u>	d purchase i	money mor	tgages are	avaliable.	Rates are	currently in	the 5% to	o 7.5% rand	ie. Supply	& demand :	are in halance
	with typical	marke	ting time 4-6	months, v	ith some s	ales takino i	more or les	s time den	endina or	n seller mol	ivation (pri	cing) Sales	concessions
	are not pre	valent.			<u></u>				<u></u>		··	s/, Valot	25110000010110
										- ·			
	Project Inform	nation for	PUDs (if applic	able) Is the	developer/hui	lder in control	of the Home (Jumpre' Assoc	istian (HOA	12		Yes 🗆	No N/A
Œ١	Approximate t	total namb	er of units in th	ne subject pro	ert	N/A				y: f units for sale	in the aubinet		N/A
ш.	Describe com	mon elem	ents and recrea	ational facilitie	s: _A/A	11/71	^h	ihi ayililare tar	ai timaninali di	i unas ioi saib	ni me subject	hiolect	JN/A
			39' per Cour							- · · · ·			
	Site area 8			ity Recuru	<u> </u>				<u> </u>	Topography	Leve		
					44 4 14 1				⊠ No	Size	_	er than Typ	ical
			ation and desc		VIH-1, MODI	<u>le Home Co</u>	onservation	<u> </u>		Shape		angular	
			Legal	Legai nonco			⊢ ∐ jillegai	No zon	ning	Drainage		ears Adequa	ate
	Highest & best			Present use		se (explain)				View		dential	
	Utilities	Publi NGZ	c Ot	1er	Off-site Impro		Type	Public	Private	Landscaping		/e Average	
SITE	Electricity				-	Asphalt pay	ved			Driveway Sur	face <u>Con</u> e	crete	
	Gas					None						dard Utility	· l
	Water	Ø			_	None				FEMA Specia	Flood Hazard	Area	Yes 🔀 No
	Sanitary sewer	r 🔯			Street lights _			⊠		FEMA Zone	Χ	Map Date	7/20/1998
	Storm sewer				Alley	None		[]	$\Box\Box$	FEMA Map N	2. 120680	0510D	
	Comments (ap					ecocomante e	alli seere ahlis						
		haisiit ac	lverse easemen	ts, encroachn	ients, special a	zoooociriojija, a	mus urons, me	egai or legal no	KCOULOUUR	ig zoning use, :	etc.):	<u>No a</u>	dverse site
	conditions of	observe	<u>id; no site s</u> u	ırvey provi	ded. The s	ite is a large	er than typi	egai or legal no ical building	ncomornin 1 lot. Site	ig zoning use, Improveme	etc.): <u>nts: Fill/</u> pre	<u>No a</u> p/landscapi	ing/sod \$2,500,
	impact fee :	observe \$3,200,	id; no site su water/sewe	ırvey provi r \$4,000, c	ded. The si oncrete driv	ite is a large	er than typi 00.	ical building	lot. Site	ig zoning use, Improveme	etc.): nts: Fill/pre	No a p/landscap	adverse site ing/sod \$2,500,
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	impact fee S GENERAL DESC No. of Units No. of Stories Type (Det./Att.	Stanton Sta	d; no site su water/sewe ine ine etached	r \$4,000, c FXTERIOR DE Foundation Exterior Walls Roof Surface	ded. The siconcrete driverse d	Ite is a large veway \$1,50 rete Piers Metal I	or than typi 00. FOUNDATION Slab Crawl Space Basement Sump Pump	None None None None None None	i lot. Site	BASEMENT Area Sq. Ft. % Finished Celling Walls	None N/A N/A N/A	INSULATI Roof Ceiling Walls Floor	ing/sod \$2,500, ION *Adeq.
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	impact fee : GENERAL DESC No. of Units No. of Stories Type (Det/Att, Design (Style) Existing/Propor Age (Yrs.) Effective Age (F ROOMS Basement Level 1 Level 2 Finished area a INTERIOR Floors	State of the state	id; no site st water/sewe ine etached oubtewide xisting 2/1981 years Living 1 de contains: terials/Condition	ryey provider \$4,000, c EXTERIOR DEI FOUNDATION FOUNDAT	ded. The sich ordered driving and sich ordered	te is a large veway \$1,50 refe Piers Metal I inum . SH es 3 Dep 4 KITCHEN E	er than typi OO. FOUNDATION Slab Crawl Space Basement Sump Pump Dampness Settlement Intestation Family Rm. adroom(s): QUIP. A	None None None None None None N/A N/A N/A Rec. Rm.	Bedrooms 2 2 Bath(s); AME	BASEMENT Area Sq. Ft. % Finished Celling Walls Ficor Outside Entry # Baths 2 ENITIES place(s) # 0	None N/A N/A N/A N/A N/A N/A 1	INSULAT Roof Ceiling Walls Floor Nome Unknown *Assur Cither Uare Feet of Gr CAR STORAGE None	*Adeq. Alea Sq. Ft. None 1,152 uss Living Area : Carport
	impact fee : GENERAL DESC No. of Units No. of Stories Type (Det/Att, Design (Style) Existing/Propor Age (Yrs.) Effective Age (ROOMS Basement Level 1 Level 2 Finished area a INTERIOR Floors Walls	Salves Salves Salves Salves Salves Salves Salves Salves Salves Area Mat Carpe Panel	id; no site su water/sewe ine ine etached oubtewide xisting 2/1981 years Living 1 de contains: etals/Canditor t/Tille/Viny/sing	rvey provider \$4,000, c EXTERIOR DEI Foundation Foundat	ded. The sign of t	te is a large veway \$1,50 refe Piers Metal I inum . SH es S Den 2 Be KITCHEN EI Refrigerato Range/Ove	er than typi OO. FOUNDATION Slab Crawl Space Basement Sump Pumpi Dampness Settlement Infestation Family Rm. adroom(s): GOUIN. An S	None None None None None None N/A N/A N/A Rec. Rm.	Bedrooms 2 Bath(s): AME Pati	Improveme BASEMENT Area Sq. Ft. % Finished Celling Walls Floor Outside Entry # Baths 2 ENITIES place(s) # 0	None N/A N/A N/A N/A N/A N/A 1	INSULAT Roof Ceiling Walls Floor None Unknown *Assur Other uare Feet of Gr GAR STORAGE None Garage	*Adeq. Area Sq. Ft. None 1,152.
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DESCRIPTION OF IMPROVEM	impact fee : GENERAL DESC GENERAL DESC No. of Units No. of Stories Type (Det./Att. Design (Style) Existing/Propor Age (Yrs.) Effective Age (ROOMS Basement Level 1 Level 2 Finished area a INTERIOR Floors Walls Trim/Finish Bath Floor	Specification of the control of the	id; no site st water/sewe ine ine etached oublewide xisting 2/1981 years Living 1 de contains: terlals/Candiltor th/Tile/Vinyl ing shell	Invey provider \$4,000, co EXTERIOR DEI Foundation Exterior Walls Roof Surface Gutters & Dw Window Type Storm/Screen Manufactured Dining Area HEATIN Type Fuel Condition Could be conditioned to the Condition Could be conditi	ded. The sign concrete driving concrete	te is a large veway \$1,50 rete Piers Metal I inum . SH es S Dep 2 Be KITCHEN E Refrigerate Range/Ove Disposal Dishwashe	er than typi OO. FOUNDATION Slab Crawl Space Basement Sump Pump Dampness Settlement Intestation Family Rm. edroom(s): QUIP. A DE ST	None None None None None None None N/A N/A N/A Rec. Rm.	Bedrooms 2 Bath(s); AME Path Dac Por	BASEMENT Area Sq. Ft. % Finished Celling Walls Ficor Outside Entry # Baths 2 ENITIES place(s) # 0 o o ck ch Scr/249	None N/A N/A N/A N/A N/A N/A 1 1,152 Sg	INSULAT Roof Roof Walls Hoor None Unknown *Assur Other CAR STORAGE None Garage Attached Detached	*Adeq. Alea Sq. Ft. None 1,152 uss Living Area : Carport
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	impact fee : GENERAL DESC No. of Units No. of Stories Type (Det./Att, Design (Style) Existing/Propor Age (Yrs.) Effective Age f ROOMS Basement Level 1 Level 2 INTERIOR Floors Walls Trim/Flnish Bath Floor Bath Wainscot Doors All in good of	Seed E Se	id; no site su water/sewe ine ine etached oublewide xisting 2/1981 years Living 1 de contains: erials/Condition tt/Tile/Viny/ ing shell Tile dd Fiberglass food	Invey provint \$4,000, c EXTERIOR DEI Foundation Exterior Walls Roof Surface Gutters & Dw Window Type Storm/Screer Manufactured Diging Area HEATIN Type Fuel Conditions Conditions Central Colors Conditions Cond	ded. The sicnerete driving and scription and scription and scription and scription are scription and scription and scription and scription are	te is a large veway \$1,5/ rete Piers Metal ! inum . SH es S Den kitchen e Refrigerate Range/Ove Disposal Dishwashe Fan/Hood Microwave Washer/Dr	er than typi OO. FOUNDATION Slab Crawl Space Basement Sump Pump Dampness Settlement Infestation Family Rm. adroom(s): QUIP. AD ST.	None None None None None None None None	Bedrooms 2 Bath(s); AME Pati Dec Proc	BASEMENT Area Sq. Ft. % Finished Celling Walls Ficor Outside Entry # Baths 2 ENITIES place(s) # 0 0 0 0 0 k ch Scr/249 ce	None N/A N/A N/A N/A N/A N/A 1 1,152 Sg	INSULAT Roof Ceiling Walls Floor Nome Unknown *Assur Cither Uare Feet of Gr CAR STORAGE None Garage Attached Detached Built-In Carport Oriveway	*Adeq. Alea Sq. Ft. None 1,152 "Carport 1 Car 1 Car 1 Car 1 Car
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N.S.	impact fee: GENERAL DESC GENERAL DESC No. of Units No. of Stories Type (Det./Att, Design (Style) Existing/Propor Age (Yrs.) Effective Age (ROOMS Basement Level 1 Level 1 Level 2 Inished area a INTERIOR Floors Walls Trim/Flnish Bath Floor Bath Wainscot Doors All in good c Additional featur wood cabine Condition of the	Specific Spe	id; no site st water/sewe ine ine etached oublewide xisting 2/1981 years Living de contains: etals/Gandittor t/Tille/Vinyl ing shell Tille de Fiberglass food n lial energy efflic counters, co	Invey proving 194,000, control of the condition of the co	ded. The sicnerete driving and a content of the scription	te is a large veway \$1,50 rete Piers Metal Inum . SH es S Den KITCHEN E Refrigerate Range/Ove Disposal Dishwashe Fan/Hood Microwave Washer/Dr I siding & co	er than typi OO. FOUNDATION Slab Crawl Space Basement Sump Pump Dampness Settlement Infestation Family Rm. edroom(s): OUIP. A OF N OF S O	None None None None None None None None	Bedrooms 2 Bath(s): AME Pati Pati Poo Ufil floor, tile sartuction, and	Improveme BASEMENT Area Sq. Ft. % Finished Celling Walls Ficor Outside Entry # Baths 2 MITTES place(s) # 0 o c fity Shed/75 in kitchen sef utility shed www.and have	None N/A N/A N/A N/A N/A N/A 1,152 Sq sf V sf V sisf st d. tions, etc.: been main	INSULAT Roof Ceiling Walls Floor Nome Unknown *Assur Other CAR STORAGE None Garage Attached Bullt-In Carport Driveway h, carpeted	*Adeq. *Adeq. *Adeq. *Adeq. *Adeq. *Adeq. *Adeq. *Alea Sq. Ft. None 1,152.* **Carport # of cars 1 Car 1 Car bedrooms, No physical, all above
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COMMENTS	impact fee : GENERAL DESC No. of Units No. of Stories Type (Det./Att, Design (Style) Existing/Propor Age (Yrs.) Effective Age (ROOMS Basement Level 1 Level 1 Level 2 Finished area a INTERIOR Floors Walls Trim/Finish Bath Wainscot Doors All in good c Additional featur wood cabines Conditional or the functional or average con on a total e	Seed E Se	id; no site st water/sewe ine ine etached oublewide xisting 2/1981 years Living 1 de contains: terlals/Condition t/Tille/Viny! ing ishell Tille d Fiberglass /ood n tial energy effic counters, ce al obsolesce elative to ac lo life of 40	Invey provint \$4,000, c EXTERIOR DEI Foundation Exterior Walls Roof Surface Gutters & Dw Window Type Storm/Screer Manufactured Digiting Area HEATIN Type Fuel Condition Cooling Control Conditions Control Conditions Control Conditions ation (physical and property and province was in tual age. I years.	ded. The sicnerete driving and scription and scription and scription are scription. Alumn and scription and scription are scription and script	te is a large veway \$1,50 rete Piers Metal I Inum . SH es S Ben KITCHEN E Refrigerate Range/ove Dishwashe Fan/Hood Microwave Washer/Dr I siding & reatments, 24 nd external), rem proveet's a	er than typi OO. FOUNDATION Slab Crawl Space Basement Sump Pump Dampness Settlement Infestation Family Rm. adroom(s): QUIP. A B B B B B B B B B B B B B B B B B B	None None None None None None None None	Bedrooms 2 Bath(s); AME Pati Dec Prent Poo Ufil floor, tile and a 75s struction, re gge quality factured	Improveme BASEMENT Area Sq. Ft. % Finished Celling Walls Floor Outside Entry # Baths 2 ENITIES place(s) # 0 o o i ity Shed/75 in kitchen a f utility she imodeling/addi y, and have home qual	None N/A N/A N/A N/A N/A N/A 1,152 Sq sf sf sf stoons, etc.: been main lty, physic	INSULAT Roof Ceiling Walls Floor None Unknown *Assur Cither CAR STORAGE None Garage Attached Detached Built-In Carport Driveway th, carpeted	*Adeq. *Adeq. *Adeq. *Adeq. *Alea Sq. Ft. None 1,152 *Carport # of cars 1 Car tear bedrooms, No physical.
CUMMENIS	impact fee : GENERAL DESC No. of Units No. of Stories Type (Det./Att, Design (Style) Existing/Propor Age (Yrs.) Effective Age (ROOMS Basement Level 1 Level 1 Level 2 Finished area a INTERIOR Floors Walls Trim/Finish Bath Wainscot Doors All in good c Additional featur wood cabines Conditional or the functional or average con on a total e	Seed E Se	id; no site st water/sewe ine ine etached oublewide xisting 2/1981 years Living 1 de contains: terlals/Condition t/Tille/Viny! ing ishell Tille d Fiberglass /ood n tial energy effic counters, ce al obsolesce elative to ac lo life of 40	ryey proving a control of the contro	ded. The sicnerete driving and scription and	te is a large veway \$1,5/ rete Piers Metal I Inum . SH es S Den KITCHEN E Refrigeratc Range/Ove Disposal Dishwashe Fan/Hood Microwave Washer/Dr I siding & rc atments, 24 nd external), re mpublect's a dous wastes, t	er than typi OO. FOUNDATION Slab Crawl Space Basement Sump Pump Dampness Settlement Infestation Family Rm. adroom(s): QUIP. A OF N O	None None None None None None None None	Bedrooms 2 Bath(s): AME Pati Dec Pent Fine Fort Fort Fort Gloor, tile and a 75s struction, re ge qualify factured	Improveme BASEMENT Area Sq. Ft. % Finished Celling Walls Floor Outside Entry # Baths 2 ENITIES place(s) # 0 0 ch k k in kitchen a f utility sheamodeling/addi y, and have home qual	None N/A N/A N/A N/A N/A N/A 1,152 So sf and hall bat f. tions, etc.: been main nthe site, or in the site, o	INSULAT Roof Ceiling Walls Floor Nome Unknown *Assur Other CAR STORAGE None Garage Attached Detached Bullt-In Carport Oriveway th, carpeted	*Adeq. *Adeq. *Adeq. *Adeq. *Alea Sq. Pt. None 1,152 *Carport Car 1 Car 1 Car 1 Car bedrooms, No physical, ell above atton is based
COMMENIS	impact fee: GENERAL DESC GENERAL DESC No. of Units No. of Stories Type (Det./Att, Design (Style) Existing/Propor Age (Yrs.) Effective Age (ROOMS Basement Level 1 Level 1 Level 2 Finished area a INTERIOR Floors Walls Trim/Finish Bath Wainscot Doors All in good c Additional featur wood cabines Condition of the functional or average con	Sector Se	id; no site st water/sewe ine ine etached oublewide xisting 2/1981 years Living 1 de contains: terlals/Condition t/Tile/viny! ing ishell Tile d Fiberglass /ood n tial energy effic counters, ce al obsolesce elative to ac lo life of 40 onditions (such	ryey proving a control of the contro	ded. The sicnerete driving and scription and	te is a large veway \$1,5/ rete Piers Metal I Inum . SH es S Den KITCHEN E Refrigeratc Range/Ove Disposal Dishwashe Fan/Hood Microwave Washer/Dr I siding & rc atments, 24 nd external), re mpublect's a dous wastes, t	er than typi OO. FOUNDATION Slab Crawl Space Basement Sump Pump Dampness Settlement Infestation Family Rm. adroom(s): QUIP. A OF N O	None None None None None None None None	Bedrooms 2 Bath(s): AME Pati Dec Pent Fine Fort Fort Fort Gloor, tile and a 75s struction, re ge qualify factured	Improveme BASEMENT Area Sq. Ft. % Finished Celling Walls Floor Outside Entry # Baths 2 ENITIES place(s) # 0 0 ch k k in kitchen a f utility sheamodeling/addi y, and have home qual	None N/A N/A N/A N/A N/A N/A 1,152 So sf and hall bat f. tions, etc.: been main nthe site, or in the site, o	INSULAT Roof Ceiling Walls Floor None Unknown *Assur Cither CAR STORAGE None Garage Attached Detached Built-In Carport Driveway th, carpeted	*Adeq. *Adeq. *Adeq. *Adeq. *Alea Sq. Pt. None 1,152 *Carport Car 1 Car 1 Car 1 Car bedrooms, No physical, ell above atton is based

Project No. 4043

Valu	ration Section	<u>U</u> N	 IIFORM RESI	DENTIAL	APPRAISAL I	REPORT	Project : Flie No. 02-78-5	No. 4043 5
	ESTIMATED SITE VALUE	Unimproved site	9	18,0	OO Comments on Cost	Approach (such as	, source of cost estimate,	site value,
	ESTIMATED REPRODUCT				square foot calculation	on and for HUD, VA	A and FmHA, the estimated	d remaining
		2 Sq. Ft. @\$ 53.00 9 Sq. Ft. @\$ 16.00		058			attached for floor pla	
동	Utility shed, 75sf @			984 200	calculations. S	ubject site is d	eveloped to its high	est and best
PRO	Garage/Carport 738	Sg. Ft. @\$ 12.00		856 V	See etteched for	r commente or	r locational obsoleso i land value. Costs	ence noted,
₹AP	Total Estimated Cost New			096 🗸	by local known	builder's costs	& completed apprais	sals
SOS	Less Phys	ical Functional	External	_ ·	retained in the a	ppraiser's offic	e files.	-
		3,897	=\$_	16,8				
	Depreciated Value of Impr		=\$_		99 Depreciation - B	conomic Age/l	Life Method	/
	"As-is" Value of Site Impro		=\$_	7 11,2 87,3		ining economic	life = 31 years. V	
	TEM	SUBJECT	=\$ COMPARABLI		COMPARABLE	- MO. 3	COMPARABL	CANO 9
	26682 Non		26676 Calypso Wa		11106 Torchfire Tra		26788 Stardust Dr	
	Address 25-47-25-B		25-47-25-B4-0010		25-47-25-B4-00103		25 47-25-B4-0021	
		The second second	0.33 mile west		0.28 mile west		0.12 mile southwes	st
	Sales Price	\$ Not a Sale	\$	95,000		89,900		70,000
	Price/Gross Living Area Data and/or	Inspection ϕ	\$ 74.22 D ORB 3979 PG 397					
	Verification Source	Pub.Records	MLS/FARES/Lee C		ORB 3943 PG 260 MLS/FARES/Lee C		ORB 3768 PG 145	
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust,	DESCRIPTION	+(-)\$ Adjust.	MLS/FARES/Lee C	+(-)\$ Adjust.
	Sales or Financing		Conventional	1,71111	FHA	1 () ¥ 714) 404	Conventional	1 () \$ Adjust:
	Concessions		\$93,600		\$89,200		\$69,000	
	Date of Sale/Time Location		07/02/03 🗸		05/27/03		11/05/02	
	Localion Leasehold/Fee Simple	LeitnerCrkManor Fee	LeitnerCrkManor Fee		LeitnerCrkManor		LeitnerCrkManor	-
	Site	8,340sf	7,930sf V		Fee 8,100sf		Fee	10.000
	View	Residential	Residential		Residential		5,700sf /	+2,000
	Design and Appeat	Doublewide	Doublewide		Singlewide +		Doublewide	
	Quality of Construction	MH/Above Avg./	MH/Superior	-4,400	MH/Above Avg.	?	MH/Inferior /	+3,300
-	Age	Eff=9, A=22 1/	Eff=12, A=26	+2,800	Eff=9, A=10		Eff=11, A=27	+1,800
r	Condition Above Grade	Good Total Bdrms Baths	Inferior Total Balms Baths	+2,800	Good		Inferior	+1,800
	Room Count	5 2 2	7 5 2	<u> </u>	Total Bdrms Baths 5 2 2		Total Bdrms Baths	1
	Gross Living Area	1,152 Sq. Ft.	1,280 Sq. Ft. Y	-4,100	1,1 <u>9</u> 0 Sq. Ft.	1,200	6 4 2 1,152 Sq. Ft,	
	Basement & Finished	None	None		None	- 1,200	None	
	Rooms Below Grade	None	None		<u>No</u> ne		None	} •
	Functional Utility	Average	Average		Average		Average	
	leating/Cooling Energy Efficient Items	Central/Central Typical	Central/Central		Central/Central		Central/Central	
	Garage/Carport	1 Carport	Typical 1 Carport 1		Typical 1 Carport	 -	Typical	
	Porch, Patio, Deck,	249sf Scr.Porch	240sf Encl.Porch √	-400	None	+2,000	Driveway None	+2,000 +2,000
	ireplace(s), etc.	None	124sf Sheds 🗸	-1,000	192sf Shed	-1,500	None	12,000
	ence, Pool, etc.	None	Fenced	, -1,500	None		Fenced	-1,500
	Other Feratures Vet Adj. (total)	75sf Shed	289sf Sun Deck ✓		196sf MH Utility	-1,000	None	+600
_	Adjusted Sales Price		+ X - \$	5,800	☐ +	1,700	+ 7-\$	12,000
	of Comparable		Gross 17.9 % s	89.200	Gross 6:3 % \$	V 88 200	Tilef 171 %	√ <u>82,000</u>
(Comments on Sales Comp	atison (including the subje	ect property's compatibilit	y to the nelabborho	od, etc.): See	attached com	ments. Sale #3 red	corded over 6
•	nonths prior to the a	ppraisal date is amo	ing the most recent	of an adequate	lv sized doublewide	manufactured	home in Leitner Cre	ek Manor
H	Net adjustments for S	Sale #3 slightly exce	eded recommended	parameters di	ue to the lack of cov	ered parking a	nd screened parch,	and the
1	smaller lot. However	, trie adjustments at	e believed to be ma	rket supported	and do not adverse	y affect the fin	ai value estimate.	
	ITEM	SUBJECT	COMPARABLE	NO, 1	COMPARABLE	NO. 2	COMPARABLE	NO. 3
		No prior sale	No prior sale noted		No prior sale noted		No prior sale noted	
			other than above in	ì	other than above in)	other than above in	l
			past twelve months		past twelve months		past twelve months	
7	nalysis of any current agre The subject property	ternent of sale, option, or Is not listed in the re	IISTUNG OF SUDJECT PROPERTY	and analysis of any	y prior sales of subject an	d comparables with	hin one year of the date of	appraisal:
	-	TO THOU HOLD TO THE TE	gioriai ivico.					
	IDICATED VALUE BY SAL							87,000
	IDICATED VALUE BY INC		cable) Estimated Mark	et Rent \$	N/A /Mo. x Gr	oss Rent Multipller	=\$	21,100
		🗹 "as is" 🔲 subjec	t to the repairs, alterations	, inspections or co	nditions listed below	subject to c	ompletion per plans & spe	ecifications.
C	onditions of Appraisal: No	o special comments	or conditions affect	this appraisal.	THIS IS A SUMMAR	RY APPRAISAI	L REPORT. See atta	ached
	Special Limiting Condition The		Anavele funically has	t rollagte tha a	offices and attitudes	of postiols ento	in the moutest to a	The Court
Ä	pproach is supportiv	e. Insufficient mark	et data is available	for a reliable G	RM	o baincibaira	п пре плагкетріасе.	The Cost
a	- 							
The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 6/93).								
a a	nd limiting conditions, and	market value definition th	at are stated in the attache	ed Freddie Mac For	m 439/FNMA form 1004B	(Revised	6/93).	
3 11	WE) ESTIMATE THE MAR	KET VALUE, AS DEFINED), of the real proper	TY THAT IS THE SU			Septembe	r 6, 2003
") ∆	VHICH IS THE DATE OF IN PPRAISER: Plail-Ejerm	orection and THE EFFI	ECTIVE DATE OF THIS RE	PURI) TO BE	SINSORY ADDRAIGHD WAS	87,000	J. Lee Norris, MAI,	CD A
	gnature	· / \		SUPER Signati		ILT IF MEDUIRED):		SRA Did Not
	ame Phil Benning, As				J. Lee Norris, MAI,	SRA		Property
	ate Report Signed Octo		_/			r 2, 2003		
	tate Certification # 000	1220 St.Cert.Res. F	/			3 St. Cert. Ge	n. REA	State FL
	r State License # n Mac Form 70 6/93		/ State		e License #			State
, acuult	numeranity also			PAGE 2 OF 2			Fannie Mae	Form 1004 6-93

Location Map

Borrower/Client NIETO, Paulino + Francisca			
Property Address 26682 Nomad Drive			
City Bonita Springs	County Lee	State FL	Zip Code 34135-5345
Lender Lee County - County Lands			Elp 0000 04100-3045





City of Bonita Springs

9220 BONITA BEACH ROAD SUITE 111 BONITA SPRINGS, FL 34135 TEL: (239) 390-1000 FAX: (239) 390-1004 www.cityofbonitasprings.org

Paul D. Pass Mayor

Wayne P. Edsall Councilman District One

Jay Arend Councilman District Two

R. Robert Wagner Councilman District Three

John C. Warfield Councilman District Four

David T. Piper, Jr. Councilman District Five

Ben L. Nelson, Jr. Councilman District Six

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Gary A. Price City Manager

Audrey E. Vance City Attorney November 24, 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 207, Nieto

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.

Gary A. Price

Respectfully

City Manager

GAP/kw

Division of County Lands

Ownership and Easement Search

Search No. 25-47-25-B4-00201.0410

Date: November 17, 2003

Parcel: 207

Project: Three Oaks Parkway South Extension Project #4043 (E. Terry St. to N. Leitner Creek)

To: J. Keith Gomez

Property Acquisition Agent

From: Kenneth Pitt

Kmp

Real Estate Title Examiner

STRAP: 25-47-25-B4-00201.0410

Effective Date: October 16, 2003, at 5:00 p.m.

Subject Property: Lot 41, Block 1, Leitner Creek Manor, Unit 2, as recorded in Plat Book 30, Page 79, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Paulino Nieto and Francisca Nieto, husband and wife

By that certain instrument dated November 30, 1998, recorded December 4, 1998, in Official Record Book 3044, Page 3989, Public Records of Lee County, Florida.

Easements:

- Subject to Deed Restrictions recorded in Official Record Book 575, Page 808, which rights were assigned in Official Record Book 2603, Page 3024, Public Records of Lee County, Florida.
- 2. Subject to a 60 foot rear setback line established on the plat "Leitner Creek Manor, Unit 2," recorded in Plat Book 30, Page 79, Public Records of Lee County, Florida.
- 3. Subject to a six foot utilities easement dedicated on the plat "Leitner Creek Manor, Unit 2" and recorded in Plat Book 30, Page 79, Public Records of Lee County, Florida.

NOTE 1) Subject to a mortgage in the original sum of \$35,120.00 recorded in Official Record Book 3044, Page 3990, Public Records of Lee County, Florida.

NOTE 2) Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

Tax Status: \$1,154.73 paid on January 3, 2003 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.

5-Year Sales History

Parcel No. 207

Three Oaks Parkway South Extension Project No. 4043

NO SALES in PAST 5 YEARS

This document prepared by:

Lee County

County Lands Division

Project: Three Oaks Parkway South Extension, No. 4043

Parcel: 207/Nieto

STRAP No.: 25-47-25-B4-00201.0410

BOARD OF COUNTY COMMISSIONERS

LEE COUNTY

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

THIS AGREEMENT for purchase and sale of real property is made
this day of, 20 by and between PAULINO NIETO
and FRANCISCA NIETO, husband and wife, whose address is 26682 Nomac
Drive, Bonita Springs, Florida 34135, Owner, hereinafter referred to
as SELLER, and LEE COUNTY, a political subdivision of the State o
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 .191 acres more or less, and located at 26682 Nomad Drive, Bonita Springs, Florida 34135 and more particularly described as Lot 41, Block 1, LEITNER CREEK MANOR, Unit 2, a subdivision according to the plat or map thereof, recorded in Plat Book 30, Pages 79 and 80, of the Public Records of Lee County, Florida, hereinafter called "the Property." This property will be acquired for the Three Oaks Parkway South Extension Project, hereinafter called "the Project."
- 2. PURCHASE PRICE AND TIME OF PAYMENT: The total purchase price ("Purchase Price") will be Eighty-Nine Thousand Five Hundred and No/100 (\$89,500.00), 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

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE Page 5 of 8

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 8 $\,$

WITNESSES:	SELLER:
Signature of Witness HORTENCIA AGUICAR Print Name of Witness	Paulino Mielo 11.19.03 PAULINO NIETO (DATE)
Dionicio Aguilan Signature of Witness Dionicio Aguilan Print Name of Witness	
WITNESSES:	SELLER:
Signature of Witness HORTENIA AGUILAR Print Name of Witness DIONICIO AGUILAR Signature of Witness DIONICIO AGUILAR Print Name of Witness	Housesamets 11-1903 FRANCISCA NIETO (DATE)
	•
	BUYER:
CHARLIE GREEN, CLERK	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)

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE Page 7 of 8 $\,$

SPECIAL CONDITIONS

BUYER: Lee County SELLER: Nieto PARCEL NO.: 207

BUYER and SELLER hereby covenant that the Purchase Price recited herein, except as noted below, includes payment for attorney and appraiser fees and costs, moving expenses, the manufactured home (Referenced as 1980 mobile home with ID Numbers 03650629AN & 03650329BN), additions, improvements, carport(s), shed(s), landscaping and for all fixtures, including but not limited to, built-in-appliances, air conditioning unit(s), hot water heater(s), ceiling fans, screen enclosure(s), windows, awnings, doors and floor covering, as of the date of the BUYER'S appraisal.

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

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

all real estate improvements is feasi taking possession of the Property.	ble subsequent to closing	and the Coun
WITNESSES:	SELLER:	
Horteneca Aquilar Signature of Witness HORTENCIA AGUILAR Print Name of Witness	Paulino nieto	(DATE)
Dionicio Aguilar Signature of Witness Dionicio Aguilar Print Name of Witness		
WITNESSES:	SELLER:	
Hortenera Acquilar Signature of Witness HORTENUM AGUILAR Print Name of Witness Dionicio Aguilan Signature of Witness Dionicio Acquilan Print Name of Witness	Francisca viels Francisca nieto	//-/9-03 (DATE)

Wennem!	FOR	PURCHASE	AND	SALE	OI.	REAL	ESTATE	
Page 8 of	8					4		
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					_			
					Ŀ	BUYER:		

CHARLIE GREEN, CLERK	LEE COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS
BY:	BY: CHAIRMAN OR VICE CHAIRMAN
	APPROVED AS TO LEGAL FORM AND SUFFICIENCY
	COINTY ATTORNEY (DATE)