## Lee County Board Of County Commissioners Agenda Item Summary

Blue Sheet No. 20051843

- 1. ACTION REQUESTED/PURPOSE: Authorize the Division of County Lands to make a binding offer to property owner in the amount of \$334,000 for Parcels 533, 1011, and 1013, Imperial Street Widening, Project No. 4060, pursuant to the Purchase Agreement; and authorize the Division of County Lands to handle all documentation necessary to complete transaction.
- **2. WHAT ACTION ACCOMPLISHES**: Makes binding offer to property owner prior to initiation of condemnation proceedings as required by Florida Statutes.
- 3. MANAGEMENT RECOMMENDATION: Management recommends Board approve the Action Requested.

4. Departmental Category: 6	C6F	5. Meeting Date: 0/- 24-2006
6. Agenda:	7. Requirement/Purpose: (specify)	8. Request Initiated:
X_ Consent	X Statute 73 & 125	Commissioner
Administrative	Ordinance	Department Independent
Appeals	Admin. Code	Division County Lands 7LM 1/4/06
Public	Other	By: Karen L.W. Forsyth, Director
Walk-On		10/04

#### 9. Background:

Negotiated for: Department of Transportation

Interest to Aequire: Fee simple interest in 26,901 square feet of land. Parcel 533 is a whole acquisition of vacant land. Parcel 1011 is a partial acquisition of an improved residential property, and will require the acquisition of the home. Parcel 1013 is a partial acquisition of vacant land.

#### **Property Details:**

Owner: Thomas W. Schroer and Janice M. Schroer, husband and wife

**Address:** 27010 Imperial Street, 11490 and 11486 East Terry Street, Bonita Springs, FL 34135 **STRAP Nos.** 36-47-25-B1-00006.0100, 36-47-25-B1-00006.0120

#### **Purchase Details:**

**Binding Offer Amount:** \$334,000 (inclusive of attorney and expert fees/costs, and severance damages to the remainder)
In order to expedite acquisition efforts, staff recommends Board make a binding offer in the amount of \$334,000, and commence Eminent Domain procedures.

#### **Appraisal Information:**

Company: Maxwell & Hendry Valuation Services, Inc., by W. Michael Maxwell, MAI, SRA

Appraised Values: Combined Total is \$319,000

Parcel 533 - \$66,000

Parcel 1011 - \$145,000 (\$109,156 value of land and \$35,844 severance damages) Parcel 1013 - \$108,000 (\$75,600 value of land and \$32,400 severance damages)

Date of Appraisals: November 21, 2005

<u>Staff Recommendation:</u> Staff is of the opinion that the purchase price increase above the appraised value (4.7%) can be justified and may secure an agreement for the acquisition of the property without the full expense of an Eminent Domain action. Staff recommends the Board approve the Action Requested.

Account: 20406063000.506110

Attachments: Purchase Agreement; Title Data; Appraisal Data; Letter from City of Bonita Springs; 5-Year Sales History

10. Review	for Scheduli	ing:						
Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Ser (M)M	vices		County Manager/P.W. Director
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11. Čpina	nission Actio	n:		4	COUNTY ADMIN		Rec. by Co	Atty
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S:\POOL\Imperi	al Street 4060\533	,1011,1013\Blue	Sheet-BO-12-28-	05.dot TLM		/	Forwarded	To:

Agreement for Purchase and Sale of Real Estate Page 1 of 5

This document prepared by Lee County Division of County Lands Project: Imperial Street Widening, #4060

Parcels: 533, 1011, and 1013

STRAP Nos.: 36-47-25-B1-00006.0100, 36-47-25-B1-00006.0020,

and 36-47-25-B1-00006.0120

# BOARD OF COUNTY COMMISSIONERS LEE COUNTY AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE IN LIEU OF CONDEMNATION PROCEEDINGS

THIS AGREEMENT for purchase and sale of real property is made this day of
, 200, by and between Thomas W. Schroer and Janice M. Schroer, husband
and wife, hereinafter referred to as SELLER, whose address is Post Office Box 643, Bonita
Springs, FL 34133, 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 26,901 square feet, more or less, and located at 27010 Imperial Street, 11490 and 11486 East Terry Street, Bonita Springs, Florida 34135, and more particularly described in "Exhibit A" attached hereto and made a part hereof, hereinafter called "the Property." This property is being acquired for the Imperial Street Widening Project, hereinafter called "the Project", with the SELLER'S understanding that the property, if not voluntarily sold, would have been condemned by BUYER through the exercise of its eminent domain powers.
- 2. **PURCHASE PRICE AND TIME OF PAYMENT:** The total purchase price, inclusive of damages to the remainder, ("Purchase Price") will be Three Hundred Thirty Four Thousand Dollars (\$334,000), payable at closing by County warrant. The Purchase Price is mutually agreeable to both the SELLER and BUYER and represents the voluntary sale and purchase of the property in lieu of BUYER'S condemnation.

- 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) utility services up to, but not including the date of closing;
  - (c) taxes or assessments (other than sewer/water) for which a bill has been rendered on or before the date of closing;
  - (d) payment of partial release of mortgage fees, if any;
  - (e) Seller's attorney and expert fees/costs, if any.
- 6. **BUYER'S INSTRUMENTS AND EXPENSES:** BUYER will pay for:
  - (a) Recording fee for deed;
  - (b) payment of outstanding sewer and water assessments, if any, to Bonita Springs Utilities, Inc.;
  - (c) survey, (if desired by BUYER).
- 7. **TAXES**: SELLER will be charged for Real Estate taxes and personal property taxes (if applicable) up to, but not including the date of closing. This voluntary sale and purchase is considered by Florida law to be exempt from the payment of Documentary Stamp Taxes because this transaction was made under the threat of an eminent domain proceeding by the BUYER.

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

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

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

- 12. **TIME AND BINDING AGREEMENT:** Time is of the essence for closing this transaction. The BUYER'S written acceptance of this offer will constitute an Agreement for the purchase and sale of the Property and will bind the parties, their successors and assigns. In the event the BUYER abandons this project after execution of this Agreement, but before closing, BUYER may terminate this Agreement without obligation.
- 13. **DATE AND LOCATION OF CLOSING:** The closing of this transaction will be held at the office of the insuring title company on or before 60 days from the date this Agreement is made. The time and location of closing may be changed by mutual agreement of the parties.
- 14. **ATTORNEYS' FEES:** The prevailing party in any litigation concerning this Agreement will be entitled to recover reasonable attorneys' fees and costs.
- 15. **REAL ESTATE BROKERS:** SELLER hereby agrees to indemnify and hold the BUYER harmless from and against any claims by a real estate broker claiming by or through SELLER.
- 16. **POSSESSION:** SELLER warrants that there are no parties in possession other than SELLER unless otherwise stated herein. SELLER agrees to deliver possession of Property to BUYER at time of closing unless otherwise stated herein.
- 17. **TYPEWRITTEN/HANDWRITTEN PROVISIONS:** Typewritten and handwritten provisions inserted herein or attached hereto as addenda, and initialed by all parties, will control all printed provisions in conflict therewith.

18.	SPECIAL CONDITIONS:	Any and all special conditions will be attached to this Agreement
and	signed by all parties to this	Agreement.

WITNESSES:	SELLER:
	Thomas W. Schroer (DATE
WITNESSES:	SELLER:
	Janice M. Schroer (DATE)
CHARLIE GREEN, CLERK	<b>BUYER:</b> LEE COUNTY, FLORIDA, BY ITS
BY:	BOARD OF COUNTY COMMISSIONERS  BY:
DEPUTY CLERK (DATE)	CHAIRMAN OR VICE CHAIRMAN
	APPROVED AS TO LEGAL FORM AND SUFFICIENCY
	COUNTY ATTORNEY (DATE)

## SPECIAL CONDITIONS Page 1 of 2

**BUYER**: Lee County

SELLER: Thomas W. Schroer and Janice M. Schroer, husband and wife

PARCEL NOS. 533, 1011, and 1013

- 1. BUYER and SELLER hereby covenant that the Purchase Price recited herein, includes payment for severance damages, attorney and expert fees and costs, moving expenses, all structures located on property, landscaping, and for all fixtures, including but not limited to, built-in-appliances, air conditioning unit, hot water heater, ceiling fans, screen enclosure(s), windows, awnings, doors and floor covering, as of the date of the BUYER's appraisal (November 21, 2005).
- 2. BUYER's authorized agent will inspect the house and all other real property and improvements prior to closing. Removal of any fixtures(s) by SELLER, may cause a delay in closing and a reduction in the purchase price. All additional costs associated with any breach of this covenant will be paid by the SELLER.
- 3. Upon the BUYER's written acceptance of this Agreement, SELLER's hereby give permission allowing entry to the premises by County Representatives, upon first receiving 48 hours prior notice, in order for the premises to be inspected to determine if relocating any or all real estate improvements is feasible subsequent to closing and the County taking possession of the property.
- 4. SELLER understands the structure is being severed by the road project and that the entire structure must be demolished. The purchase price set forth in Item 1 above specifically includes payment for severance damages attributable to the loss of the portion of the structure on SELLER's remaining property.
- 5. SELLER grants permission to the BUYER, its employees, consulting engineers, contractors, agents, and other representatives the right to enter upon and to have exclusive possession of the property described in attached Exhibit "B", in order to demolish the structure located on the subject property. This right of entry will commence upon written notice from the BUYER to the SELLER prior to the start of demolition and will expire upon the completion of said demolition.
- 6. BUYER, its successors, and assigns shall require all contractors acting pursuant to Item 5 above to provide insurance or other monetary assurance to indemnify and hold the SELLER harmless for any consequential damages incurred by SELLER in connection with damage caused by BUYER, its employees, consulting engineers, contractors, agents, and other representatives as a result of the aforesaid access and demolition.
- 7. BUYER, at its expense, will pay all costs and fees associated with demolition of the structure, and removal of the debris from the property.

#### **SPECIAL CONDITIONS**

Page 2 of 2

8. All terms set forth in Items 2, 4, 5, 6, and 7 of the Special Conditions will survive the closing of this transaction.

WITNESSES:	SELLER:
	Thomas W. Schroer (DATE)
WITNESSES:	SELLER:
	Janice M. Schroer (DATE)
CHARLIE GREEN, CLERK	<b>BUYER:</b> LEE COUNTY, FLORIDA, BY ITS
BY: DEPUTY CLERK (DATE)	BOARD OF COUNTY COMMISSIONERS  BY:CHAIRMAN OR VICE CHAIRMAN
	APPROVED AS TO LEGAL FORM AND SUFFICIENCY
	COUNTY ATTORNEY (DATE)

#### **EXHIBIT "A"**

Page \_ l\_of \_ 6

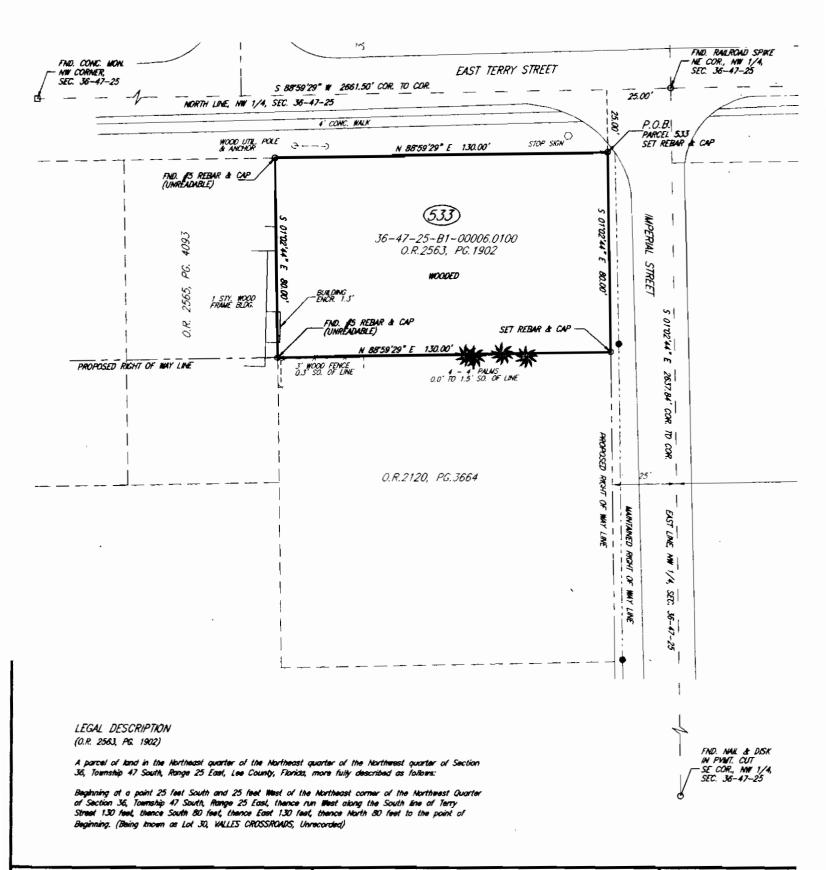
Project: Imperial Street Widening, No. 4060

Parcel: 533

STRAP No.: 36-47-25-B1-00006.0100

A parcel of land in the Northeast quarter of the Northeast quarter of the Northwest quarter of Section 36, Township 47 South, Range 25 East, Lee County, Florida, more fully described as follows:

Beginning at a point 25 feet South and 25 feet West of the Northeast corner of the Northwest quarter of Section 36, Township 47 South, Range 25 East, thence run West along the South line of Terry Street 130 feet, thence South 80 feet, thence East 130 feet, thence North 80 feet to the Point of Beginning. (Being known as Lot 30 VALLES CROSSROADS, Unrecorded).





### Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard Fort Myers, Florida 33919-5910 email – fmoffice@bwlk.net (Ph) 239-481-1331 (Fax) 239-481-1073

Exhibit "A"
Page 3 of 6

LEGAL DESCRIPTION
Parcel 1011 (Revised 06-03-05)

A parcel of land in Section 36, Township 47 South, Range 25 East, Bonita Springs, Lee County, Florida, more particularly described as follows:

Commence at the northeast corner of the northwest quarter of Section 36, Township 47 South, Range 25 East, thence S.01°02'44"E. along the east line of said northwest quarter for 25.00 feet to an intersection with a line parallel with and 25.00 feet south of as measured at right angles to the north line of said northwest quarter; thence S.88°59'29"W. along said parallel line for 155.00 feet to the point of beginning of the herein described parcel of land; thence continue S.88°59'29"W. along said line for 60.01 feet; thence S.01°02'44"E. for 75.00 feet to an intersection with a line parallel with and 100.00 feet south of as measured at right angles to the north line of said northwest quarter; thence N.88°59'29"E. along said parallel line for 60.01 feet; thence N.01°02'44"W. for 75.00 feet to the point of beginning.

Date: 03/1000

Bean, Whitaker, Lutz & Kareh, Inc.

Certificate of Authorization Number LB0004919

James R. Coleman

Registered Land Surveyor

Florida Certificate Number LS3205

Pcl1011.doc

No.3205

CONSULTING ENGINEERS

TRACY N. BEAN, AICP
CHARLES D. KNIGHT, PSM
W. BRITT POMEROY, JR., PSM
STEPHEN H. SKORUPSKI, PSM
ELWOOD FINEFIELD. PSM
JAMES A. HESSLER, PSM

ASSOCIATES:

VEYORS AND MAPPERS > PLANNERS

JAMES A. HESSLER, PSM
JAMES R. COLEMAN, PSM
RUDOLF A. NORMAN, PE

Exhibit "A"
Page 4 of 6

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION A PARCEL OF LAND IN SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA P.O.C. NE CORNER, NW 1/4, SEC. 36-47-25 EAST TERRY STREET NORTH LINE, NW 1/4, SEC 36-47-25-N 88'59'29" E 2661.50' COR. TO COR. DB 285, PG. 304 S 8859'29" W 60' DEED 155.00 60.01' CALC. P.O.B. ENST LINE MY 1/4, SEC. 36-47-25 ġ Ø Š 60.01' CALC N 88'59'29" E Ν 60' DEED SURVEYORS NOTES THE ATTACHED SKETCH IS INTENDED TO BE A GRAPHIC REPRESENTATION OF THE LANDS DESCRIBED HEREWITH AND IS NOT TO BE CONSIDERED A SURVEY. 2. THE BENGINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, MADES DATUM, 1990 3. REPRODUCTIONS OF THE ATTACHED SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL. BEAN, WHITAKER, LUTZ & KAREH, INC. CERTIFICATE OF AUTHORIZATION NUMBER 180004919 Bean, Whitaker, Lutz & Kareh, Inc. (12 411) DIE 03 June05 CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANMERS JAMES R. COLEMAN (FOR THE FIRM) REGISTERED LAND SURVEYOR FLORIDA CERTIFICATE NUMBER 3205 13041-1 MCGREGIOR BOULEVARD, FORT MYERS, FLOREIA \$1919-6910 (230) 481-1331 Pel1011.dwg J.R.C. 36-47-25



#### Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard Fort Myers, Florida 33919-5910 email – fmoffice@bwlk.net (Ph) 239-481-1331 (Fax) 239-481-1073

Exhibit "A"

Page <u>5</u> of <u>6</u>

LEGAL DESCRIPTION
Parcel 1013 (Revised 06-03-05)

A parcel of land in Section 36, Township 47 South, Range 25 East, Bonita Springs, Lee County, Florida, more particularly described as follows:

Commence at the northeast corner of the northwest quarter of Section 36, Township 47 South, Range 25 East, thence S.88°59'29"W. along the north line of said northwest quarter for 215.01 feet to the point of beginning of the herein described parcel of land; thence continue S.88°59'29"W. along said north line for 120.00 feet; thence S.01°02'44"E. for 100.00 feet to an intersection with a line parallel with and 100.00 feet south of as measured at right angles to the north line of said northwest quarter; thence N.88°59'29"E. along said parallel line for 120.00 feet; thence N.01°02'44"W. for 100.00 feet to the point of beginning.

Date: 03/1005

Bean, Whitaker, Lutz & Kareh, Inc.

Certificate of Authorization Number LB0004919

James R. Coleman

Registered Land Surveyor

Florida Certificate Number LS3205

PCL1013.DOC

CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

ASSOCIATES.
TRACY N. BEAN, AICP
CHARLES'D, KNIGHT, PSM
W. BRITT POMEROY, JR., PSM
STEPHEN H. SKORUPSKI, PSM
ELWOOD FINEFIELD, PSM
JAMES A. HESSLER, PSM
JAMES R. COLEMAN, PSM

RUDOLF A. NORMAN, PE

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION A PARCEL OF LAND IN SECTION 36, TOWNSHIP 47 SOUTH, RANGE 25 EAST, CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA P.O.C. NE CORNER, NW 1/4,-SEC, 36—47—25 EAST TERRY STREET NORTH LINE, NW 1/4, SEC 36-47-25 N 88"59"29" E 2681.50" COR. TO COR. S 88'59'29" W 215.01" 5 88'59'29" W 120.00" P.O.B. DB 285, PG 304 ENST LINE MY 1/4 SEC 36-47-25 ġ N 88'59'29" E 120.00' BEE DEED! 155.00 155.00 36-47-25-81-00006.0120 OR 2563, PG. 1904 AREA OF DAKING = 12,000 S.F. 120.00° 000 SURVEYORS NOTES THE ATTACHED SKETCH IS INTENDED TO BE A GRAPHIC REPRESENTATION OF THE LANDS DESCRIBED HEREWITH AND IS NOT TO BE CONSIDERED A SURVEY. 2. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NADRY DATUM, 1990 ADJUSTMENT. J. REPRODUCTIONS OF THE ATTACHED SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL. BEAN, WHITAKER, LUTZ & KAREH, INC. CERTIFICATE OF AUTHORIZATION MANGER LB0004919 Bean, Whitaker, Lutz & Kareh, Inc. (12 4010) CIVIL ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS JAMES R. COLEMAN (FOR THE FIRM) REGISTERED LAND SURVEYOR FLORIDA CERTIFICATE MUMBER 3205 13041-1 MEXIGREDIOR BOULEVARD, PORT MYERS, FLORIDA 33919-6910 (239) 481-1331

J.R.C.

Exhibit "A"
Page 6 of 6

#### **EXHIBIT "B"**

Project: Imperial Street Widening, No. 4060

Parcel 1011

STRAP No. 36-47-25-B1-00006.0020

A parcel of land in the Northeast quarter of the Northeast quarter of the Northwest quarter of Section 36, Township 47 South, Range 25 East, Lee County, Florida, described as follows: Beginning at a point 25 feet South and 155 feet West of the Northeast corner of the Northwest quarter of Section 36, Township 47 South, Range 25 East, run South 130 feet; thence West 60 feet; thence North 130 feet; thence East 60 feet to the Point of Beginning. (Known as Lot 29, VALLES CROSSROADS, UNRECORDED.)

#### AND

Parcel 1013

STRAP No. 36-47-25-B1-00006.0120

Lots 27 and 28, VALLES CROSSROADS, unrecorded, more fully described as follows:

A parcel of land lying in and being a part of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 36, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commencing at the North 1/4 corner of said Section 36, thence along the North line of said Northeast 1/4 of the Northeast 1/4, of the Northwest 1/4, South 89°59'07" West 215.01 feet to the POINT OF BEGINNING of the parcel herein described; thence continue along said North line, South 89°59'07" West 120.00 feet; thence South 00°02'30" East 155.00 feet; thence North 89°59'07" East 120.00 feet; thence North 00°02'30" West 155.00 feet to the POINT OF BEGINNING: (Also known as Lots 27 and 28, VALLES CROSSROADS).

#### **Division of County Lands**

#### Ownership and Easement Search

Search No. 22474 Date: April 11, 2003

Parcel: 533

**Project: Imperial Street Widening** 

#4060

To: Teresa L. Mann, SR/WA

From: Kenneth Pitt

**Property Acquisition Agent** 

Real Estate Title Examiner

STRAP:

36-47-25-B1-00006.0100

12-23-2005

Effective Date: March 8, 2003, at 5:00 p.m. TLM

**Subject Property:** A parcel of land in the Northeast quarter of the Northeast quarter of the Northwest quarter of Section 36, Township 47 South, Range 25 East, Lee County, Florida, more fully described as follows:

Beginning at a point 25 feet South and 25 feet West of the Northeast corner of the Northwest quarter of Section 36, Township 47 South, Range 25 East, thence run West along the South line of Terry Street 130 feet, thence South 80 feet, thence East 130 feet, thence North 80 feet to the Point of Beginning. (Being known as Lot 30 VALLES CROSSROADS, Unrecorded).

Title to the subject property is vested in the following:

#### Thomas W. Schroer and Janice M. Schroer, husband and wife

by that certain instrument dated December 23, 1994, recorded December 29, 1994, in Official Record Book 2563, Page 1902, Public Records of Lee County, Florida.

**Easements:** None found of record.

NOTE:

- 1. Property is not encumbered by a mortgage.
- Maintenance Affidavits attesting Lee County has maintained Imperial Street, recorded in Official Record Book3746, Page 1333, Official Record Book 3746, Page 1340 and Official Record Book 3746, Page 1347.

**Tax Status:** \$392.57 open as of March 31, 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.

#### **Division of County Lands**

#### Ownership and Easement Search

Search No. 22463 Date: April 10, 2003

Parcel: 1011

Project: Imperial Street Widening

#4060

To: Teresa L. Mann, SR/WA

From: K

Kenneth Pitt

Property Acquisition Agent

Real Estate Title Examiner

STRAP:

36-47-25-B1-00006.0020

12-23-2005

Effective Date: March 8, 2003, at 5:00 p.m. TLM

**Subject Property:** A parcel of land in the Northeast quarter of the Northeast quarter of the Northwest quarter of Section 36, Township 47 South, Range 25 East, Lee County, Florida, described as follows: Beginning at a point 25 feet South and 155 feet West of the Northeast corner of the Northwest quarter of Section 36, Township 47 South, Range 25 East, run South 130 feet; thence West 60 feet; thence North 130 feet; thence East 60 feet to the Point of Beginning. (Known as Lot 29, VALLES CROSSROADS, UNRECORDED.)

Title to the subject property is vested in the following:

#### Thomas W. Schroer and Janice M. Schroer, husband and wife

by that certain instrument dated December 21, 1994, recorded January 9, 1995, in Official Record Book 2565, Page 4093, Public Records of Lee County, Florida.

Easements: None found of record.

NOTE(1):

Subject to a mortgage in the original sum of \$52,250.00 between Thomas W. and Janice H., Schroer and Heigl Mortgage and Financial Corporation recorded in Official Record Book 2565, Page 4094. This mortgage was later assigned to Norwest Mortgage, Inc. recorded in Official Record Book 2571, Page 3716 and again assigned to G.E. Capital Mortgage Services, Inc. recorded in Official Record Book 2882, Page 3225, Public Records of Lee County, Florida.

NOTE(2):

Subject to a Declaration of Domicile recorded in Official Record Book 2577, Page 1246, Public Records of Lee County, Florida.

**Tax Status:** \$395.01 paid on November 27, 2002 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.

#### **Division of County Lands**

#### Ownership and Easement Search

Search No. 22465 Date: April 11, 2003

Parcel: 1013

Project: Imperial Street Widening

#4060

To: Teresa L. Mann, SR/WA

From: Kenneth Pitt

**Property Acquisition Agent** 

Real Estate Title Examiner

STRAP:

36-47-25-B1-00006.0120

12-23-2005

Effective Date: March 8, 2003, at 5:00 p.m. TLM

Subject Property: Lots 27 and 28, VALLES CROSSROADS, unrecorded, more fully described as

follows:

A parcel of land lying in and being a part of the Northeast 1/4 of the N

Commencing at the North 1/4 corner of said Section 36, thence along the North line of said Northeast 1/4 of the Northeast 1/4, of the Northwest 1/4, South 89°59'07" West 215.01 feet to the POINT OF BEGINNING of the parcel herein described; thence continue along said North line, South 89°59'07" West 120.00 feet; thence South 00°02'30" East 155.00 feet; thence North 89°59'07" East 120.00 feet; thence North 00°02'30" West 155.00 feet to the POINT OF BEGINNING: (Also known as Lots 27 and 28, VALLES CROSSROADS).

Title to the subject property is vested in the following:

#### Thomas W. Schroer and Janice M. Schroer, husband and wife

by that certain instrument dated December 21, 1994, recorded December 29, 1994, in Official Record Book 2563, Page 1904, Public Records of Lee County, Florida.

Easements: None found of record.

NOTE(1): Property subject to a mortgage

Property subject to a mortgage in the original sum of \$16,150.00 between Thomas W, Schroer and Janice M. Schroer, his wife and Dale Blow and Annette Blow, his wife (mortgagee) recorded in Official Record Book 2563, Page 1906, Public Records of Lee

County, Florida.

Tax Status: \$395.01 paid on November 27, 2002 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.

#### **Executive Summary**

511306 Borrower/Client Property Address 27010 Imperial Street State Florida Zip Code 34135 City Bonita Springs County Lee Lender

Property Reference: Parcel 533 / Schroer

Property Type: Vacant Residential

Address: 27010 Imperial Street, Bonita Springs, Lee County, Florida, 34135

Location: The SWIy corner of Imperial Street and East Terry Street

STRAP: 36-47-25-B1-00006.0100

Census Tract: 504

Owner of Record: Thomas W. & Janice M. Schroer

Site Area (square feet/acres): 10,400 / 0.2388

Zoning/Land Use: AG-2 / Moderate Density Single Family Residential

Highest and Best Use as Vacant: Residential Development

Highest and Best Use After Take: Residential Development

Date of Value: November 21, 2005

Sales Comparison Approach: \$66,000

Final Opinion of Value: \$66,000

Departures Invoked, Extraordinary Assumptions, & Hypothetical Conditions: The standard extraordinary assumptions are outlined in the Data Book. It is suggested that you thoroughly read and familiarize yourself with these.

Appraisers: W. Michael Maxwell, MAI, SRA; Matthew H. Caldwell

#### LAND APPRAISAL REPORT

			_						
	Borrower	040 (				Census Ti	ract <u>504</u>	Map Reference 36-47-	25
_		010 Imperial Street		·					
ΙŒ	City Bonita Spring			County Lec		State	Florida	Zip Code <u>34135</u>	
Ö		t 30, Valles Crossroa							
8	Sale Price \$ 0			Loan Term_				ee Leasehold	_ De Minimís PUD
E	Actual Real Estate Tax	(es \$ <u>533</u> .77 (yr)	L	oan charges to be paid.	by seller \$ N/A	Other sales o	oncessions None i	Known	
	Lender/Client				Addres	s			
	Occupant Schroer	Аррі	raiser_Ma	atthew H. Caldwell	Instru	ctions to Appraiser_,			
	Location	Urban		Suburban	Rura				Avg. Fair Poor
	Built Up	Over 7		≥ 25% to 75%			nployment Stability		
		Fully Dev. 💹 Rapid		Steady	Sloy	v Co	onvenience to Employ		
	Property Values	increa	sing	Stable Stable	Dec Dec	lining Co	onvenience to Shoppi	ng [i	
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	Marketing Time		3 Mos.		_ ,		lequacy of Public Tra		
ç	Present Land Use	<u>40</u> % 1 Family <u>10</u> % 2-		<u>5</u> % Apts <u>10</u> 9	6 Condo <u>5</u> %	Commercial Re	ecreational Facilities		
NEIGHBORHOOD	-	_ <u>5</u> % Industrial_ <u>25</u> % Va	acant _	%,		Ad	lequacy of Utilities		
ORI	Change in Present Lar	nd Use 🔀 Not Lil	kely	Likely (*)		ng Place (*) Pr	operty Compatibility		
		( <u>*)</u> From _		To			otection from Detrime	ental Conditions	
Ĕ	Predominant Occupan			Tenant	% Vac		kice and Fire Protection		
	Single Family Price Ra	inge \$_175,000	to \$_	1,500,000 Predo			eneral Appearance of	Properties <u></u>	
	Single Family Age	<u>_ 0</u> y	yrs.to	<u>85</u> yrs. Predomin	ant Age	<u>20</u> yrs. Ap	peal to Market		
						<u> </u>			
		hose factors, favorable or							
		quality, single family	and mu	ultiple family housin	ng Adequate	educational facili	ties, shopping, ar	nd employment can	be found
	within a one mile	radius.							
_	Dimensions 80' x 1				. <u>=</u> _	10,400 Sq.	R. or Acres 🔶	⊠ Corner	Lot
_	•	AG-2 (Zoning)/Mod			)	Present Improven	nents 🖂 do 📋	do not conform to zonin	g regulations
	Highest and best use	🔀 Present use 📗		(specify)					
	Public	Other (Describe)		OFF SITE IMPROVEMEN	_ ' '	_Level			
	Elec. 🔀		Street Acc	_	Private Size				
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	Water 🔀		Maintenaл		- ,	Residential			
	San, Sewer 🔀 🗼		F .			age Adequate			( ) N D ( )
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		-				property located in a			☐ No ⊠ Yes
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**Executive Summary** 

Borrower/Client
Properly Address 11490 East Terry Street
City Bonita Springs County Lee State Florida Zip Code 34135-5827
Lender

Property Reference: Parcel 1011 / Schroer

Property Type: Improved Residential

Address: 11490 East Terry Street, Bonita Springs, Lee County, Florida, 34135

Location: The south side of East Terry Street, just west of Imperial Street

STRAP: 36-47-25-B1-00006.0020

Census Tract: 504

Owner of Record: Thomas W. & Janice M. Schroer

Site Area (square feet/acres): 7,800 / 0.18

Zoning/Land Use: AG-2 / Moderate Density Single Family Residential

Highest and Best Use as Vacant: Residential Development

Highest and Best Use After Take: Residential Development

Date of Value: November 21, 2005

Value Before the Take: \$150,000

Value of the Part Taken: \$109,156

Remainder Value as Part of Whole: \$40,844

Remainder Value after Take: \$5,000

Severance Damages: \$35,844

Amount Due Owner: \$145,000

**Departures Invoked, Extraordinary Assumptions, & Hypothetical Conditions:** The standard extraordinary assumptions are outlined in the Data Book. It is suggested that you thoroughly

read and familiarize yourself with these.

Appraisers: W. Michael Maxwell, MAI, SRA; Matthew H. Caldwell

Danner and Children	11			<u>unit</u>	<u>·UKM</u>	WE2	IUE	<u>niial</u>	<u>APPRA</u>	<u>ISAL</u>	<u>RE</u>	PORT	File N	lo. 511	308	
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Lender/Client							Address									
Appraiser	Matti	<u>iew H. Caldy</u>	_				<u>Address</u>	12600-1				. #63, Fort M	gers, F	L 33907		
Location	(I	=	⊴ Subi		Rural			dominant	Single fa PRICE	mily hou	ising NGE	Present land	use %		nd use ch	ange
Bulit up		_	25-7		Unde	r 25%	00	cupancy	\$(000)		yrs)	One family	40	. ⊠ N	ot likely	Likely
Growth rate		·	Stab		Slow		$\boxtimes$	)wner			0	2-4 family	20_	In	process	
Property values	s 🔲 I	ncreasing 🛭	⊴ Stab	ele	Decli	ning	🗌 T	enant			85	Multi-family	10	To:		
Demand/supply	y 🔲 8	ihortage 🛭	🕽 In ba	alance	Over	supply	🗌 v	/acant (0-5%)	Pred	ominant	4 / Y	Commercial	5	ļ		
Marketing time	<u>. [] (</u>	Inder 3 mos. 🔈	3-6	mos	Over	6 mos.	[ ] y	ac.(over 5%)	250	2	:0	Vacant	25			
Note: Race	and th	e racial con	positi	ion of t	he neigh	hborhoo	d are i	not appra	isal factors.							
Neighborhood	boundai	ies and charact	eristics	: <u>Th</u>	e neighl	borhao	uod t	daries ar	e Rosemary	Drive	to the	north, Inters	tate 75	to the e	ast, Boi	nita Beach
Road to the	south,	and Tamian	ni Tra	il (US 4	41) to th	e west.										
Factors that aff	fect the	marketability of	the pro	perties i	n the neig	hborhood	l (proxir	nity to empl	oyment and an	nenities,	employ	yment stability, a	ppeal to	market, e	tc.):	
The subject	is loca	ted in the cit	y of E	Boni <u>ta S</u>	Springs.	The im	media	te neighb	orhood con:	si <u>sts</u> pr	rim <u>aril</u>	y of single fa	mily ho	omes an	d vacan	t
residential p	arcels	. The subjec	<u>t</u> is in	close	proximit	y to the	amen	ities of Bo	onita Spring	s such	as so	hools, banks	, shop	ping, and	dining	facilities.
					_							in this area a				id
adequate. P	ropert	values in the	ne sub	oject's i	neighbo	rhood a	re inc	reasing w	ith an avera	ge mai	rke <u>tin</u>	g time of less	than 3	3 months	<b>3</b> .	
Market condition	ons in th	e subject neigh	borhoo	d (includ	ding suppo	ort for the	above	conclusions	related to the	trend of	propert	y values, deman	d/supply	y, and mar	keting tim	e
such as data	а ол сол	npetitive proper	ies for	sale in t	he neighb	orhood, a	lescripti	ion of the pr	evalence of sal	les and f	inancin	g concessions,	etc.):			
The local rea	al esta	te market is	growi	ing with	no maj	or cond	essio	ns noted.	Financing to	ends a	re tov	vard convent	ional n	nortgage	s and ca	ash sales.
There is F.H	I. <u>A.,</u> V	A., and selle	r fina	ncing t	aking pl	ace in t	his ma	arket. Ten	ms and rate	s are c	ompe	titive with nat	ional a	averages	. Discol	unt points
vary accordi	ing to t	he loan prog	ram (	(if any)	selected	d by the	purcl	haser.								
			_;											٦.		
Project Informa	ation for	PUDs (If applic	able) -	- Is the	developer/	/builder in	ontro						L	Yes	No	
Approximate to	rta) num	ber of units in t	ne sµb)	ect proje	ect _			A	pproximate tota	a! numbe	er of un	its for sale in the	e subjec	t project_		
Describe comn			<u>ttlorial</u> f	f <u>aciliti</u> es:												
Dimensions 6										C		pography	Leve			
Site area <u>7,</u>									.ot 🔀 Yes	No	Siz		Typic			
Specific zoning	-	_	• 1		3-2 <u>(Z</u> оп		od. De	n. SF Res	s. (Land Use	e)	Sh	ane	Rect	angular		
Zoning complia	ance	1 1 1										•				
	_		•					e) 🔲 illega	l 🔲 No zor	ning		inage	Adea			
Highest & best u	use as im	proved: X F	resent	use	Other	use (exp	lain)				Vie	inage w	Adea	dential		
Highest & best of	se as im Publ	proved: X F	resent	use Of	Other	ruse (exp Provemen	lain) ts	t) Illega	Public		Vie te La	ainage ew ndscaping	Adeq Resid	dential age		
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Highest & best u Utilities Electricity Gas	use as im Publ	proved: X F	resent ier	USE OF	Other  ff-alte Imp  treet  urb/gutter	ruse (exp provemen Pave None	lain) ts d		Public		Vie te Lar Dri Ap	ainage ew ndscaping veway Surtace parent easement	Adeq Resid Aver Sand s None	dential age i/Gravel Appare		
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Justion Section	UN	IFORM RESI	DENTIAL	APPRAISAL	REPORT	File No. 511308	
ESTIMATED SITE VALUE		= \$				source of cost estimate	, site value,
ESTIMATED REPRODUCT				square foot calc	ulation and for HUD, V	A and FmHA, the estimate	ed remaining
Dwelling 912	2 Sq. Ft. @\$100.00		200			ubject's remaining e	
Appliances and Por	_ Sq. Ft. @\$ ches	_ =	200			e cost approach has all & Swift Cost Tab	
Garage/Carport 600						contractors. The sub	
Total Estimated Cost New		= \$129,2	200			igh land sales, land	
Less Phys		External			action methods.		
	3,838	=\$_	53,8				
Depreciated Value of Impr "As-is" Value of Site Impr	ruvernents	=\$_ =\$	75,30 15,00				
INDICATED VALUE BY CO			139,30				
ITEM	SUBJECT	COMPARABLE			ABLE NO. 2	COMPARABLE	NO. 3
	Terry Street	10911 Rosemary D	rive	26590 Cape Ve	de Lane	27861 Lime Street	
Address Bonita Sprii	With a fable of Books and the second of the	Bonita Springs		Bonita Springs		Bonita Springs	
Proximity to Subject Sales Price		0.68 miles	224 000	0.90 miles	055.000	0.82 miles	070 000
Price/Gross Living Area	\$ \$		234,000	\$ 160.98	\$ 255,000	\$ 265.90 (1)	276,000
Data and/or	Current Inspection	-		Lee County Pro		Lee County Proper	
Verification Source		INSTR#200500006		INSTR#2005000		INSTR#200500002	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Sales or Financing	- 12	Cash		Cash		Cash	
Concessions Date of Sale/Time	busines the say	None Known		None Known	<del>-                                    </del>	None Known	
Location	Suburban	07/15/2005 Suburban		08/31/2005 Suburban	-	07/29/2005 Suburban	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	-	Fee Simple	
Site	7,800 sq. ft. +/-	7,000 sq. ft. +/-		7,000 sq. ft. +/-	( >	11,250 sq. ft. +/-	-20,000
Vlew	Residential	Residential		Residential		Residential	
Design and Appeal	Frame	Frame		Frame		Frame	,
Quality of Construction	Average	Average		Above Average	-10,000	Above Average	-10,000
Age Condition	1975 Fair Eff:25	1971	20.000	1981 Cood 5#:10	30,000	1981 Cood 5#45	20,000
Above Grade	Total Bdrms Baths	Average Eff: 15 Total Bdrms Baths	-20,000	Good Eff: 10 Total Bdrms Batt	-30,000	Good Eff: 15 Total Bdrms Baths	-30,000
Room Count	2 1	7 5 3.5	-10,000	5 3 2		5 3 2	-4,000
Gross Living Area	912 Sq. Ft.	1,692 Sq. Ft.	-39,000	1,584 Sq.		1,038 Sq. Ft.	-6,300
Basement & Finished	N/A	N/A		N/A	:	N/A	
Rooms Below Grade							
Functional Utility	Average	Average		Average		Average	
Heating/Cooling Energy Efficient Items	Unknown Unknown	Central/Central		Central/Central Typical		Central/Central	·
Garage/Carport	2 Car Carport	Typical None	+5,000	None	+5,000	Typical 1 Car Garage	Equal
Porch, Patio, Deck,	Porch & Deck	Porch & Patio	Equal	Patio	Equal	Porch	Equal
Fireplace(s), etc.							
Fence, Pool, etc.							
Busy Road	East Terry Street	Res. Street	-23,400	Res. Street	-25,500	Res. Street	-27,60 <u>0</u>
Net Adj. (total)		+ > - \$	87,400	+ > - :	\$ 98,100	+ > - \$	97,900
Adjusted Sales Price of Comparable		s	146 600		\$ 156,900	i de la companya de l	178,100
Comments on Sales Com	parison (including the sul	- H () (4.9 C 8.4 (4.1 (4.1 (4.1 (4.1 (4.1 (4.1 (4.1 (4				ales listed above ha	
provided as the best							
neighborhood. After	proper adjustments,	in accordance with	generally acce	pted appraisal pr	inciples (paired sa	les analysis, etc.), a	Il provided
sales are an indicato							
road. This adjustmen					comparables. Sal	es data indicate a va	alue range of
\$146,600 to \$178,10 ITEM	SUBJECT C	COMPARABLE			BLE NO. 2	COMPARABLE	NO 3
Date, Price and Data	0000001	OOM MINUEE	10. 1	OOM NI	DEL NO. E	03/08/2004	10.5
Source, for prior sales						\$149,500	
within year of appraisal						OR#4251/4773	
Analysis of any current ag					bject and comparables	within one year of the d	ate of appraisal:
The appraiser's rese	arch revealed that t	ne subject property i	s not currently	listed for sale.			
INDICATED VALUE BY SAL	EC COMPARISON ARRE	DACU					450,000
INDICATED VALUE BY INC			ket Rent \$	/Mn	x Gross Rent Multiplie		150,000
This appraisal is made		ct to the repairs, alteration			-	completion per plans & s	pecifications.
Conditions of Appraisal: T			, ,				
description.							
Final Reconciliation: The		Approach has been	given primary	emphasis in the f	inal opinion of val	ue, as it is the most	reliable
indicator of market vi DATE OF REPORT:				<del></del>			
The purpose of this apprai		rivet value of the real prop	arty that is the sul	niect of this report by	sed on the above con	ditions and the certification	n continuent
and limiting conditions, an						).	ni, conungent
(WE) ESTIMATE THE MAP	RKET VALUE, AS DEFINE	D, OF THE REAL PROPER	ITY THAT IS THE S				/2005
(WHICH IS THE DATE OF IN			EPORT) TO BE	\$ 5	150,000		
APPRAISER:				//////	ONLY FREQUIRED		<b>t</b> =
Signature H Co	Idual		Signa		/ VOION /	🔀 Did	
Name Matthew H. Cal Date Report Signed	iuwen			: W. Michael Ma Report Signed	xwell, MAI, SRA	Inspec	ct Property
State Certification #		State			te Certified Gener	al Appraiser, RZ 55	State FI
Or State License # Sta	te Registered Trains			ate License #	ooner		State

#### **Executive Summary**

File No. Borrower/Client Property Address 11486 East Terry Street City Bonita Springs County Lee State Florida Zip Code 34135 Lender

Property Reference: Parcel 1013 / Schroer

Property Type: Vacant Residential /

Address: 11486 East Terry Street, Bonita Springs, Lee County, Florida, 34135

Location: The south side of East Terry Street, 1/16 mile west of Imperial Street

STRAP: 36-47-25-B1-00006.0120 <

Census Tract: 504 /

Owner of Record: Thomas W. & Janice M. Schroer

Lot 27 Site Area (square feet/acres): 9,300 / 0.2135

Lot 28 Site Area (square feet/acres): 9,300 / 0.2135

Zoning/Land Use: AG-2 / Moderate Density Single Family Residential

Highest and Best Use as Vacant: Residential Development

Highest and Best Use After Take: Residential Development

Date of Value: November 21, 2005

Sales Comparison Approach:

Lot 27: \$59,000 Lot 28: \$59,000

#### Amount Due Owner:

Lot 27: \$54,000 (Value of the Part Taken - \$37,800; Severance Damages - \$16,200) Lot 28: \$54,000 (Value of the Part Taken - \$37,800; Severance Damages - \$16,200)

Departures Invoked, Extraordinary Assumptions, & Hypothetical Conditions: The standard extraordinary assumptions are outlined in the Data Book. It is suggested that you thoroughly read and familiarize yourself with these.

Appraisers: W. Michael Maxwell, MAI, SRA; Matthew H. Caldwell

#### **LAND APPRAISAL REPORT**

511309

Property Address 11								
	496 Foot Torn, Street			Censu	us Tract <u>5</u>	04N	lap Reference 36-47-2	25
City Bonita Spring	486 East Terry Street	County Lee			tate Florid	10	Zip Code 34135	
	t 27 & 28, Valles Crossr				MIN FIORIL	<u> </u>	20 Code 34135	
Sale Price \$ 0	Date of Sale	Loan Term I		Property I	Rights App	raised 🔀 F	ee Leasehold	De Minimis PUD
	(yr) ses \$ 800.65 (yr)	Loan charges to be paid	by seller \$ N//	AOther sai	ies conces	sions None k		
Lender/Client	<del>.</del>		Addres					
Occupant Schroer	Appraise	Matthew H. Caldwell	Instru	ictions to Apprais	er			
Location	Urban	Suburban	Rura	al .		_	Good	Avg. Fair Poor
Built Up	Dver 75%	25% to 75%	E :3	der 25%	Employe	nent Stability		
Growth Rate	Fully Dev. Rapid	Steady	Slov			ence to Employ	nent 🗀 l	$ar{\mathbb{X}} oxdot oxdot oxdot$
Property Values	Increasing	Stable	Dec	lining		ence to Shoppir	g 🛄 [	
Demand/Supply	Shortage		=	rsupply		ence to Schools		
Marketing Time Present Land Use	Under 3 Me 40% 1 Family 10% 2-4 Fai	_	_	r 6 Mos.		y of Public Trar onal Facilities	sportation	
Fresent Land OSE	5% Industrial 25% Vacant		6 CONOU 376	Commercial		y of Utilities		싫납년 ]
Change in Present Lar		Likely (*)		ing Place (*)	, ,	Compatibility		
	(*) From	To			Protectio	n from Detrime	ntal Conditions	
Predominant Docupan		Tenant	% Vac			nd Fire Protectio		
Single Family Price Ra		to \$ 1,500,000 Predo				Appearance of f	Properties	줬 님 님 ㅣ
Single Family Age	<u>0</u> yrs. t	o <u>85</u> yrs. Predomin	ant Age	<u>20</u> yrs.	Appeal to	Market		
				educational fa	Sq. Ft. or	shopping, ar	d employment can	be found
	AG-2 (Zoning)/Mod. De		) /	Present Impro	ovements	⊠ do □	do not conform to zonia	g regulations
Highest and best use Public	Other (Describe)	ther (specify) OFF SITE IMPROVEMEN	Te T	l avel	-			
Elec, 🖂	, , ,		Private Size	Level				
Gas		ce Paved	_ , .	e Rectangular				
Water 🖾				Residential				
San, Sewer 🔀				nage Adequate				
	-						i Flood Hazard Area?	. No Yes
	untavorable including any apparel or any other adverse cor						apparent adverse e	
encroacinients, c	or any other adverse con	iditions which could he	ve occir ieve	aled by the a	ppraiser	a rought ins	pection of the stiple	ct property.
to or more favorable th	arket reaction to those items of an the subject property, a minuject property, a plus (+) adjus   SUBJECT PROPERTY st Terry Street	is (-) adjustment is made the	us reducing the in ing the indicated 10.1	ndicated value of s I value of the subj	subject; if a ject. PARABLE I	a significant iten		LE NO. 3
Bonita Sp	rings	Bonita Springs		Bonita Spring	-		Bonita Springs	
	ons being the	1.65 miles		1.73 miles	2.47784431		2.49 miles	
			159,000	\$ 2 7 4 \$ 12 2 THE COLOR	15000	156,000	61. 1. 25.14 65	
Sales Price	\$ N/A	\$					出一切 化二二分类	\$ 64,000
Price per square foot	\$	REPRESENTATION &	6.34		\$	6.22		\$ 7.10
Price per square foot Data Source	\$ Current Inspection	Book/Page OR# 483	6.34 0/4421	Book/Page C	\$ OR# 475	6.22 2/2796	Book/Page OR# 45	\$ 7.10 64/1798
Price per square foot	\$	REPRESENTATION &	6.34		\$ OR# 475	6.22	M. C.	\$ 7.10
Price per square foot Data Source Date of Sale and	\$ Current Inspection DESCRIPTION N/A Suburban	Book/Page OR# 4830 DESCRIPTION 06/15/2005 Suburban	6.34 0/4421	Book/Page C DESCRIPT 05/20/2005 Suburban	\$ DR# 4752 ION	6.22 2/2796	Book/Page OR# 45 DESCRIPTION 12/28/2004 Suburban	\$ 7.10 64/1798
Price per square foot Data Source Date of Sale and Time Adjustment Location Site/View	\$ Current Inspection DESCRIPTION N/A Suburban 9,300 square ft. each	Book/Page OR# 483i DESCRIPTION 06/15/2005 Suburban 25,100 square feet	6.34 0/4421	Book/Page C DESCRIPTI 05/20/2005 Suburban 25,070 squar	\$ DR# 4752 ION	6.22 2/2796	Book/Page OR# 45 DESCRIPTION 12/28/2004 Suburban 9,017 square feet	\$ 7.10 64/1798
Price per square foot Data Source Date of Sale and Time Adjustment Location Site/View View	\$ Current Inspection DESCRIPTION N/A Suburban 9,300 square ft. each Residential	Book/Page OR# 483/ DESCRIPTION 06/15/2005 Suburban 25,100 square feet Residential	6.34 0/4421 +(-)\$ Adjust. -85,000	Book/Page C DESCRIPTI 05/20/2005 Suburban 25,070 squar Residential	\$ DR# 4752 ION	6.22 2/2796 +(-)\$ Adjust. -85,000	Book/Page OR# 45 DESCRIPTION 12/28/2004 Suburban 9,017 square feet Residential	\$ 7.10 64/1798
Price per square foot Data Source Date of Sale and Time Adjustment Location Site/View View Zoning	\$ Current Inspection DESCRIPTION N/A Suburban 9,300 square ft. each Residential AG-2	Book/Page OR# 4830 DESCRIPTION O6/15/2005 Suburban 25,100 square feet Residential RS-1	6.34 0/4421 +(-)\$ Adjust. -85,000	Book/Page C DESCRIPTI 05/20/2005 Suburban 25,070 squar Residential RS-1	\$ DR# 475.	6.22 2/2796 +(-)\$ Adjust. -85,000	Book/Page OR# 45 DESCRIPTION 12/28/2004 Suburban 9,017 square feet Residential AG-2	\$ 7.10 64/1798 +(-)\$ Adjust.
Price per square foot Data Source Date of Sale and Time Adjustment Location Site/View View	\$ Current Inspection DESCRIPTION N/A Suburban 9,300 square ft. each Residential	Book/Page OR# 483/ DESCRIPTION 06/15/2005 Suburban 25,100 square feet Residential	6.34 0/4421 +(-)\$ Adjust. -85,000	Book/Page C DESCRIPTI 05/20/2005 Suburban 25,070 squar Residential	\$ DR# 475.	6.22 2/2796 +(-)\$ Adjust. -85,000	Book/Page OR# 45 DESCRIPTION 12/28/2004 Suburban 9,017 square feet Residential	\$ 7.10 64/1798
Price per square foot Data Source Date of Sale and Time Adjustment Location Site/View View Zoning	\$ Current Inspection DESCRIPTION N/A Suburban 9,300 square ft. each Residential AG-2	Book/Page OR# 4830 DESCRIPTION O6/15/2005 Suburban 25,100 square feet Residential RS-1	6.34 0/4421 +(-)\$ Adjust. -85,000	Book/Page C DESCRIPTI 05/20/2005 Suburban 25,070 squar Residential RS-1	\$ DR# 475.	6.22 2/2796 +(-)\$ Adjust. -85,000	Book/Page OR# 45 DESCRIPTION 12/28/2004 Suburban 9,017 square feet Residential AG-2	\$ 7.10 64/1798 +(-)\$ Adjust.
Price per square foot Data Source Date of Sale and Time Adjustment Location Site/View View Zoning Busy Road  Sales or Financing Concessions Net Adj. (Total)	\$ Current Inspection DESCRIPTION N/A Suburban 9,300 square ft. each Residential AG-2	Book/Page OR# 4830 DESCRIPTION O6/15/2005 Suburban 25,100 square feet Residential RS-1	6.34 0/4421 +(-)\$ Adjust. -85,000	Book/Page C DESCRIPTI 05/20/2005 Suburban 25,070 squar Residential RS-1	\$ DR# 475.	6.22 2/2796 +(-)\$ Adjust. -85,000	Book/Page OR# 45 DESCRIPTION 12/28/2004 Suburban 9,017 square feet Residential AG-2	\$ 7.10 64/1798 +(-)\$ Adjust.
Price per square foot Data Source Date of Sale and Time Adjustment Location Site/View View Zoning Busy Road  Sales or Financing Concessions Net Adj. (Total) Indicated Value	\$ Current Inspection DESCRIPTION N/A Suburban 9,300 square ft. each Residential AG-2	Book/Page OR# 483 DESCRIPTION 06/15/2005 Suburban 25,100 square feet Residential RS-1 Residential Street	6.34 0/4421  +(-)\$ Adjust  -85,000   Equal  -15,000	Book/Page C DESCRIPTI 05/20/2005 Suburban 25,070 squar Residential RS-1	\$ DR# 475.	6.22 2/2796 +(-)\$ Adjust -85,000 Equal -15,000	Book/Page OR# 45 DESCRIPTION 12/28/2004 Suburban 9,017 square feet Residential AG-2 Residential Street	\$ 7.10 64/1798 +(-)\$ Adjust. -5,000
Price per square foot Data Source Date of Sale and Time Adjustment Location Site/View Zoning Busy Road  Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject	\$ Current Inspection DESCRIPTION N/A Suburban 9,300 square ft. each Residential AG-2 East Terry Street	Book/Page OR# 483 DESCRIPTION 06/15/2005 Suburban 25,100 square feet Residential RS-1 Residential Street	6.34 0/4421  +(-)\$ Adjust  -85,000   Equal  -15,000   100,000	Book/Page C DESCRIPTI 05/20/2005 Suburban 25,070 squar Residential RS-1 Residential S	\$ PR# 4752	6.22 2/2796 +(-)\$ Adjust -85,000 Equal -15,000	Book/Page OR# 45 DESCRIPTION 12/28/2004 Suburban 9,017 square feet Residential AG-2 Residential Street	\$ 7.10 64/1798 +(-)\$ Adjust. -5,000 \$ 59,000
Price per square foot Data Source Date of Sale and Time Adjustment Location Site/View View Zoning Busy Road  Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject  Comments on Market	\$ Current Inspection DESCRIPTION N/A Suburban 9,300 square ft. each Residential AG-2 East Terry Street	Book/Page OR# 483  DESCRIPTION 06/15/2005 Suburban 25,100 square feet Residential RS-1 Residential Street	6.34 0/4421  +(-)\$ Adjust  -85,000   Equal  -15,000   100,000	Book/Page C DESCRIPTI 05/20/2005 Suburban 25,070 squar Residential RS-1 Residential S	\$ PR# 4752	6.22 2/2796 +(-)\$ Adjust -85,000 Equal -15,000	Book/Page OR# 45 DESCRIPTION 12/28/2004 Suburban 9,017 square feet Residential AG-2 Residential Street	\$ 7.10 64/1798 +(-)\$ Adjust. -5,000 \$ 59,000
Price per square foot Data Source Date of Sale and Time Adjustment Location Site/View View Zoning Busy Road  Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market ***Please see Sa	\$ Current Inspection DESCRIPTION N/A Suburban 9,300 square ft. each Residential AG-2 East Terry Street	Book/Page OR# 483 DESCRIPTION 06/15/2005 Suburban 25,100 square feet Residential RS-1 Residential Street	6.34 0/4421 +(-)\$ Adjust -85,000 Equal -15,000 100,000 59,000 nilar land sale	Book/Page C DESCRIPTI 05/20/2005 Suburban 25,070 squar Residential RS-1 Residential S	\$ DR# 475.	6.22 2/2796 +(-)\$ Adjust -85,000 Equal -15,000 100,000 56,000	Book/Page OR# 45  DESCRIPTION 12/28/2004 Suburban 9,017 square feet Residential AG-2 Residential Street	\$ 7.10 64/1798 +(-)\$ Adjust. -5,000 \$ 59,000 od.
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## City of Bonita Springs

9101 BONITA BEACH ROAD BONITA SPRINGS, FL 34135 Tel: (239) 949-6262 FAX: (239) 949-6239 www.cityofbonitasprings.org

Jay Arend Mayor

Wayne P. Edsall Councilman District One

Alex Grantt Councilman District Two

R. Robert Wagner Councilman District Three

John Joyce Councilman District Four

David T. Piper, Jr. Councilman District Five

Ben L. Nelson, Jr. Councilman District Six

Gary A. Price City Manager Tel. (239) 949-6238

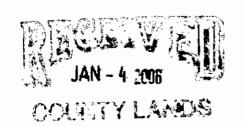
Audrey E. Vance City Attorney Tel. (239) 949-6254

City Clerk/Treasurer Tel: (239) 949-6250

**Public Works** Tel: (239) 949-6246

Code Enforcement Tel: (239) 949-6257

**Parks & Recreation** Tel: (239) 992-2556



January 3, 2006

Ms. Teresa L. Mann Property Acquisition Agent Lee County PO Box 398 Fort Myers, FL 33902

RE: Acquisition – Imperial Street Widening Project
Project No. 4060
Parcels 317-E, 317-W, 318, 533, 1011, 1013, 1002, 1004, 1017, 1019, and 1021

Dear Ms. Mann:

The binding offer amounts for the aforementioned parcels are reasonable and acquisition is recommended by my office.

If you need further authorization, feel free to contact me. Please send me copies of the appraisals for the aforementioned appraisals.

Respectfully

Gary A. Price City Marrager

GAP/kd

cc: Ken Hoffman, Community Project Coordinator

## 5-Year Sales History

Parcel Nos. 533, 1011, and 1013

# Imperial Street Widening Project No. 4060

Grantor	Grantee	Price	Date	Arms Length Y/N

#### **NO SALES in PAST 5 YEARS**