

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

Blue Sheet No. 20060882

1. ACTION REQUESTED/PURPOSE: Accept the donation of 354 square feet of land necessary for the Three Oaks Widening Project No. 4081 from Paul H. Freeman, Trustee; authorize payment of costs to close and the Division of County Lands to handle all documentation necessary to complete transaction.

2. WHAT ACTION ACCOMPLISHES: Board's acceptance of land for Three Oaks Parkway.

3. MANAGEMENT RECOMMENDATION: Approve

4. Departmental Category: 6 **C6D** **5. Meeting Date:** **08-01-2006**

6. Agenda:		7. Requirement/Purpose: (specify)		8. Request Initiated:	
<input checked="" type="checkbox"/> Consent		<input checked="" type="checkbox"/> Statute	125	Commissioner	
<input type="checkbox"/> Administrative		<input type="checkbox"/> Ordinance		Department	Independent
<input type="checkbox"/> Appeals		<input type="checkbox"/> Admin. Code		Division	County Lands <i>7-7-06</i>
<input type="checkbox"/> Public		<input type="checkbox"/> Other		By:	Karen L.W. Forsyth, Director <i>KLF</i>
<input type="checkbox"/> Walk-On					

9. Background:
Negotiated for: Department of Transportation

Interest to Acquire: Fee Simple, vacant property within The Villages of San Carlos DRI

Property Details:

Owner: Paul H. Freeman, Trustee
Address: Three Oaks Parkway, north of Corkscrew Road
STRAP Nos.: Within Sections 15 & 23, Township 46, Range 25

Purchase Details:

Purchase Price: Donation
Costs to Close: Approximately \$100

Account: 20408118824.506110

Attachments: Copy of Quit Claim Deed, Title Data, Location Map

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
<i>KLF</i>			<i>DAO 710</i>	<i>7/19/06</i>	Analyst	Risk	Grants	Mer	<i>7/19/06</i>
					<i>7/19/06</i>	<i>7/19/06</i>	<i>7/17/06</i>	<i>7/18/06</i>	<i>7/19/06</i>

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

ks. by COAtty
Date: *7/19/06*
Time: *2:30 PM*
Forwarded To: *Co. Admin.*
7/19/06 11:04

RECEIVED BY
COUNTY ADMIN: *aw*
COUNTY ADMIN
FORWARDED TO: *PL*
7/19/06
4PM

This Instrument Prepared by:
County Lands
Post Office Box 398
Fort Myers, Florida 33902-0398
Project: Three Oaks Parkway Widening, No. 4081

STRAP No.: Part of 15-46-25-00-00005.1070
Parcel:

**THIS SPACE FOR RECORDING
QUIT-CLAIM DEED**

THIS Quit-Claim Deed, executed this 12th day of June, 2006, by Paul H. Freeman, Trustee, whose address is 19091 Tamiami Trail, SE, Fort Myers, FL 33912 Grantor, to **LEE COUNTY**, a political subdivision of the State of Florida, whose post office address is Post Office Box 398, Fort Myers, FL 33902-0398, Grantee:

(The terms "Grantor" and "Grantee" include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, The Grantor, for and in consideration of the sum of \$1.00 in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim to the Grantee, all the right, title interest, claim and demand that the Grantor has in the following described parcel of land located in Lee County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE and to HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

IN WITNESS WHEREOF, The Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in
Alan C. Freeman
1st Witness Signature

Paul H. Freeman
Paul H. Freeman, Individually and as Trustee

Alan C. Freeman
Printed Name of 1st Witness

2nd Witness Signature

Mark Andrew V
Printed Name of 2nd Witness

STATE OF Florida

COUNTY OF Lee

The foregoing instrument was acknowledged before me this 12 day of June, 2006, by Paul H. Freeman who is personally known to me or who has (name of person acknowledged)

produced _____ as identification.



(type of identification)
Brooke S. Allen
(Signature of Notary Public)

Brooke S. Allen
(Name typed, printed or stamped)
(Title or Rank)
(Serial Number, if any)



RIGHT OF WAY CLIP

A PARCEL OF THE LAND LYING ADJACENT TO OFFICIAL RECORD BOOK 4168, PAGE 3093 AND OFFICIAL RECORD BOOK 4537, PAGE 954, SECTION 15, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 15, TOWNSHIP 46 SOUTH, RANGE 25 EAST, SAID POINT BEING A 6 INCH DIAMETER BY 3 FEET LONG CONCRETE MONUMENT WITH 1/2 INCH RE-BAR AND ALUMINUM DISK; THENCE N 88°25'33" E ALONG THE SOUTH LINE OF SAID SECTION 15, 54.01 FEET TO THE SURVEY BASE LINE THREE OAKS PARKWAY PER L.C.D.O.T. PROJECT CN-02-06; THENCE CONTINUE N 88°25'33" E ALONG THE SOUTH LINE OF SAID SECTION 15, 5124 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THREE OAKS PARKWAY PER LEE COUNTY DEPARTMENT OF TRANSPORTATION PROJECT NO. CN-02-06; THENCE N 14°13'19" W ALONG SAID WESTERLY RIGHT OF WAY LINE OF THREE OAKS PARKWAY PER LEE COUNTY DEPARTMENT OF TRANSPORTATION PROJECT NO. CN-02-06, 226.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1200.00 FEET, A DELTA ANGLE OF 44°35'13", THE CHORD FOR WHICH BEARS N 36°30'56" W, A CHORD DISTANCE OF 910.44 FEET, AN ARC DISTANCE OF 933.83 FEET TO THE END OF SAID CURVE; THENCE N 58°48'32" W ALONG SAID WESTERLY RIGHT OF WAY LINE, 200.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1350.00 FEET, A DELTA ANGLE OF 24°52'19", THE CHORD FOR WHICH BEARS N 46°22'22" W, THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CHORD DISTANCE OF 581.44 FEET, AN ARC DISTANCE OF 586.03 FEET TO THE END OF SAID CURVE AND THE INTERSECTION POINT OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4537, PAGE 954 BEING A REVERSE CURVE CONCAVE SOUTHWESTERLY AND THE POINT OF BEGINNING:

THENCE ALONG SAID OFFICIAL RECORD BOOK 4537, PAGE 954 AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 67°30'29", THE CHORD FOR WHICH BEARS N 77°41'27" W, A CHORD DISTANCE OF 41.49 FEET, AN ARC DISTANCE OF 45.82 FEET TO THE INTERSECTION POINT OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4168, PAGE 3093; THENCE ALONG SAID OFFICIAL RECORD BOOK 4168, PAGE 3093, N 58°33'18" E, A DISTANCE OF 29.03 FEET TO A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE ALONG SAID OFFICIAL RECORD BOOK 4168, PAGE 3093 AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1350.00 FEET, A DELTA ANGLE OF 0°13'07", THE CHORD FOR WHICH BEARS S 33°19'39" E, A CHORD DISTANCE OF 28.71 FEET, AN ARC DISTANCE OF 28.71 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 177 SQUARE FEET, MORE OR LESS.

NOTE:

BEARINGS SHOWN HEREON ARE BASED UPON THE SURVEY BASE LINE THREE OAKS PARKWAY FROM P.I. STATION 198+84.35 BEING A 5/8" IRON ROD AND CAP STAMPED "AM ENG. LB 314" TO P.I. STATION 226+41.55 BEING A 5/8" IRON ROD AND CAP STAMPED "AM ENG. LB 314" HAVING A BEARING OF N 14°39'19" W

THIS DESCRIPTION AND SKETCH IS BASED UPON A RIGHT OF WAY MAP FOR L.C.D.O.T. PROJECT CN-02-06 PREPARED BY AM ENGINEERING AND SURVEYING INC.

PREPARED BY:
AIM ENGINEERING & SURVEYING, INC.

[Signature] 12/13/05
DATE
BOB L. POTTER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5888

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

AIM Engineering & Surveying, Inc.

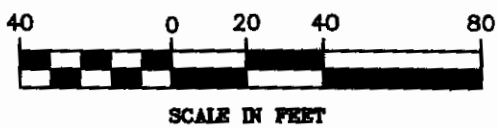


5300 LEE BLVD.
P.O. BOX 1235
LEHIGH ACRES
FLORIDA 33970
239/332-4569
FX:239/332-8734

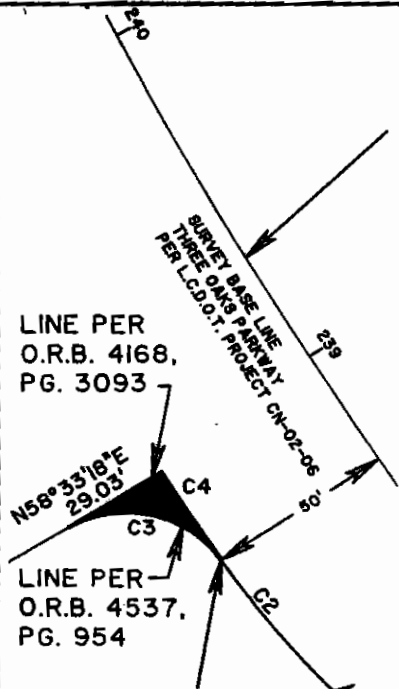
Licensed Business Number 3114

THIS IS NOT A SURVEY SHEET 1 OF 2

PROJECT NUMBER: 02-8240	DESCRIPTION: LEGAL AND SKETCH RIGHT OF WAY CLIP	FILE:	COUNTY: LEE COUNTY
DRAWN BY: LWC	CLIENT: LEE COUNTY	DATE: 12/13/05	FILE: CLIPS
DATE: 12/13/05	SEC-TWP-RSE: 15-46S-25E	FILE: CLIPS	COUNTY: LEE COUNTY

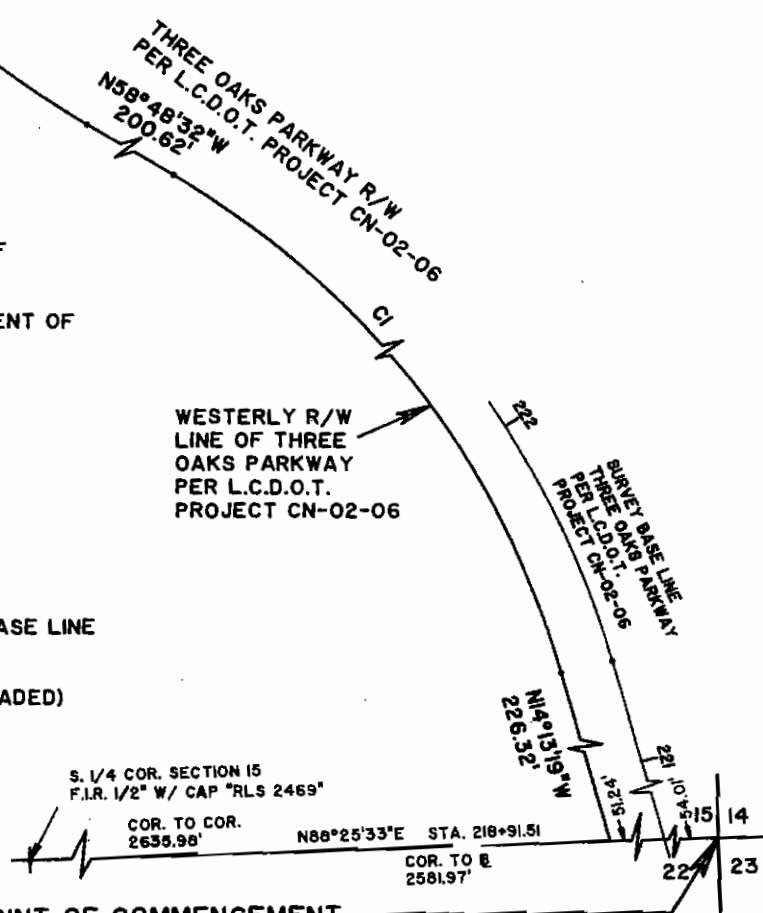


CURVE DATA
 SURVEY BASE LINE
 P.I. STA. 238+76.49
 S.I.R.C. 6/8"
 DELTA = 47°49'0" RT.
 D = 04°24'27"
 T = 576.08'
 L = 1084.55'
 R = 1300.00'
 P.C. STA. 233+02.41
 P.T. STA. 243+86.96



CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	BEARING
C1	44°35'13" (LT.)	933.83'	1200.00'	910.44'	N36°30'56"W
C2	24°52'19" (RT.)	586.03'	1350.00'	581.44'	N46°22'22"W
C3	87°30'29" (LT.)	45.82'	30.00'	41.49'	N77°41'27"W
C4	01°13'07" (LT.)	28.71'	1350.00'	28.71'	S33°19'39"E

- LEGEND**
- CI = CURVE NUMBER I
 - CB = CHORD BEARING
 - CD = CHORD DISTANCE
 - COR. = CORNER
 - D = DEGREE OF CURVATURE
 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - L = LENGTH
 - L.C.D.O.T. = LEE COUNTY DEPARTMENT OF TRANSPORTATION
 - LT. = LEFT
 - O/A = OVERALL
 - O.R.B. = OFFICIAL RECORD BOOK
 - P.C. = POINT OF CURVATURE
 - P.I. = POINT OF INTERSECTION
 - P.O.T. = POINT ON TANGENT
 - P.T. = POINT OF TANGENCY
 - R = RADIUS
 - RT. = RIGHT
 - R/W = RIGHT OF WAY
 - S.R. = STATE ROAD
 - STA. = STATION ALONG SURVEY BASE LINE
 - T = TANGENT
 - = LIMITS OF DESCRIPTION (SHADED)



POINT OF COMMENCEMENT SOUTHEAST CORNER SECTION 15
 CONCRETE MONUMENT 8" DIA. x 3' LONG W/
 1/2" RE-BAR AND 3" ALUMINUM
 DISK 10' BELOW GROUND
 S.E. COR. SECTION 15

ASSOCIATES
 T465
 18 14
 22 23
 R25E
 L8 39 50

AIM Engineering & Surveying, Inc.
 5300 LEE BLVD.
 P.O. BOX 1235
 LEHIGH ACRES
 FLORIDA 33970
 239/332-4869
 FX:239/332-8734
 Licensed Business Number 3114

THIS IS NOT A SURVEY SHEET 2 OF 2

PROJECT NUMBER: 02-8240	DESCRIPTION: LEGAL AND SKETCH OF RIGHT OF WAY CORNER CLIP
DRAWN BY: LWC	CLIENT: LEE COUNTY
DATE: 12/13/05	REC-TWP-RDE 15-46S-25E
FILE: CLIPS	COUNTY: LEE COUNTY

RIGHT OF WAY CLIP

A PARCEL OF THE LAND LYING ADJACENT TO OFFICIAL RECORD BOOK 4168, PAGE 3093 AND OFFICIAL RECORD BOOK 4537, PAGE 954, SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, SAID POINT BEING A 1/2 INCH IRON ROD (NO IDENTIFICATION); THENCE N 89°15'45" E ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 SECTION 23, 95.91 FEET TO THE EXISTING EASTERLY RIGHT OF WAY LINE OF THREE OAKS PARKWAY PER LEE COUNTY DEPARTMENT OF TRANSPORTATION PROJECT 84-026, SAID POINT LYING 15.89 FEET LEFT OF SURVEY BASE LINE STATION 191+99.31 OF THREE OAKS PARKWAY PER LEE COUNTY PROJECT NO. CN-02-06 (THREE OAKS PARKWAY PROJECT RIGHT OF WAY MAPS) BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1025.00 FEET, A DELTA ANGLE OF 19°20'33", THE CHORD FOR WHICH BEARS N 13°56'20" W, A CHORD DISTANCE OF 344.39 FEET, AN ARC DISTANCE OF 346.03 FEET TO A POINT ON SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 468, PAGE 3093 AND A POINT OF CURVE BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE DEPARTING SAID EXISTING EASTERLY RIGHT OF WAY AND ALONG SAID OFFICIAL RECORD BOOK 4168, PAGE 3093 AND ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 18°37'56", THE CHORD FOR WHICH BEARS S 83°09'01" E, A CHORD DISTANCE OF 192.17 FEET, AN ARC DISTANCE OF 152.84 FEET TO THE END OF SAID CURVE AND THE INTERSECTION POINT OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4537, PAGE 954 BEING A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND THE POINT OF BEGINNING:

THENCE ALONG SAID OFFICIAL RECORD BOOK 4537, PAGE 954, AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 75°30'32", THE CHORD FOR WHICH BEARS N 58°55'56" E, A CHORD DISTANCE OF 36.74 FEET, AN ARC DISTANCE OF 39.54 FEET TO AN INTERSECTION POINT ON THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4168, PAGE 3093; THENCE ALONG SAID OFFICIAL RECORD BOOK 4168, PAGE 3093, S 23°10'43" W, A DISTANCE OF 30.95 FEET TO A POINT ON A NON-TANGENT SAID CURVE; THENCE ALONG SAID OFFICIAL RECORD BOOK 4168, PAGE 3093, AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 470 FEET, A DELTA ANGLE OF 02°37'14", THE CHORD FOR WHICH BEARS N 63°46'36" W, A CHORD DISTANCE OF 21.50 FEET, AN ARC DISTANCE OF 21.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 177 SQUARE FEET, MORE OR LESS.

NOTE:

BEARINGS SHOWN HEREON ARE BASED UPON THE SURVEY BASE LINE THREE OAKS PARKWAY FROM P.I. STATION 198+84.35 BEING A 5/8" IRON ROD AND CAP STAMPED "AIM ENG. LB 3114" TO P.I. STATION 226+4.85 BEING A 5/8" IRON ROD AND CAP STAMPED "AIM ENG. LB 3114" HAVING A BEARING OF N 14°39'19" W

THIS DESCRIPTION AND SKETCH IS BASED UPON A RIGHT OF WAY MAP FOR L.C.D.O.T. PROJECT CN-02-06 PREPARED BY AIM ENGINEERING AND SURVEYING INC.

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

AIM Engineering & Surveying, Inc.



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Licensed Business Number 3114

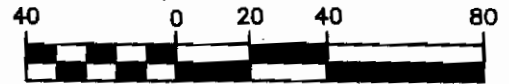
PREPARED BY:
AIM ENGINEERING & SURVEYING, INC.

[Signature] 12/13/05
BOB L. POTTER, P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 8888

THIS IS NOT A SURVEY SHEET 1 OF 2

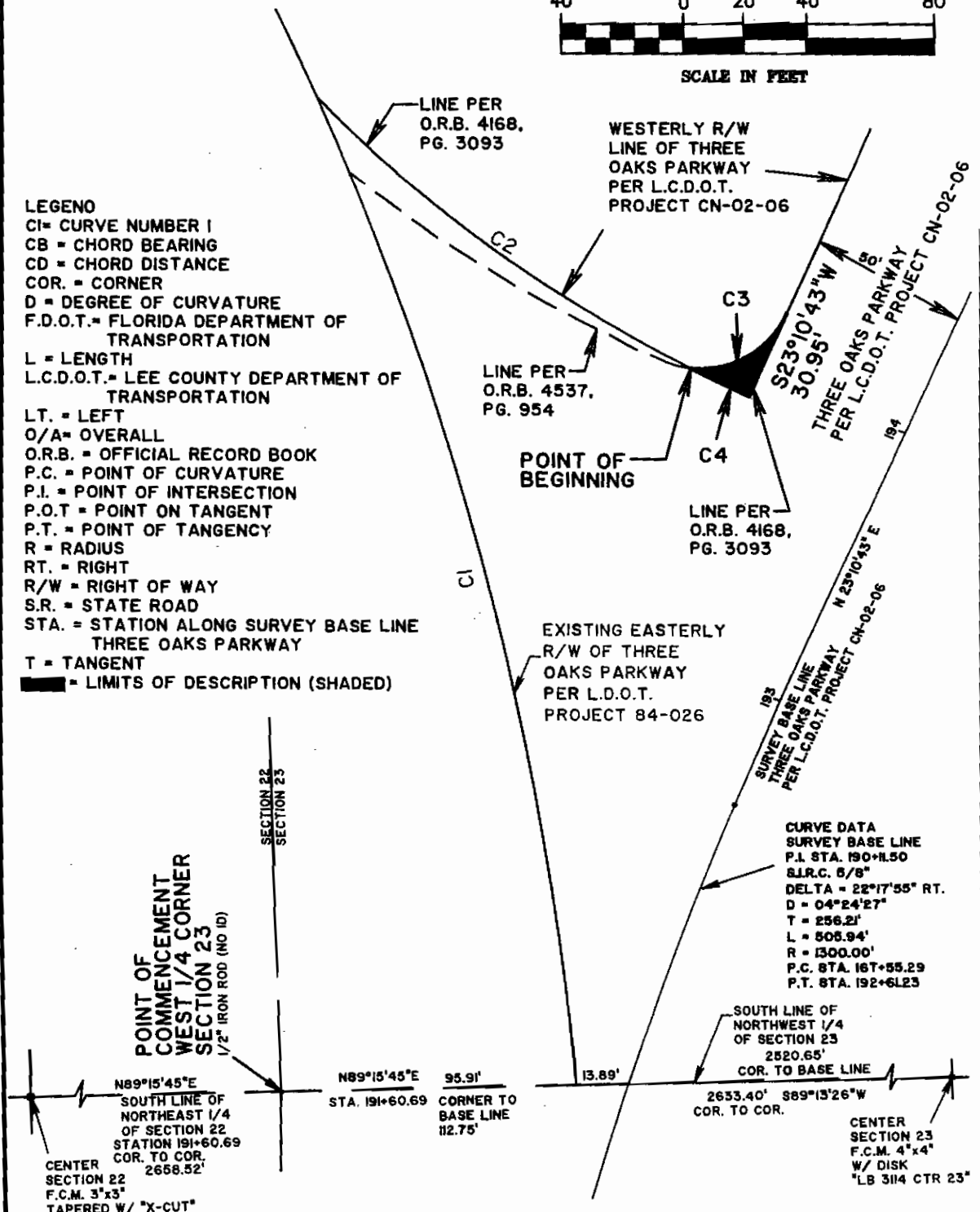
PROJECT NUMBER: 02-8240	DESCRIPTION: LEGAL AND SKETCH RIGHT OF WAY CLIP	FILE:	COUNTY: LEE COUNTY
DRAWN BY: LWC	CLIENT: LEE COUNTY	FILE:	COUNTY: LEE COUNTY
DATE: 12/13/05	SEC-TWP-RSE: 23-46S-25E	FILE:	COUNTY: LEE COUNTY

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	BEARING
C1	19°20'33" (LT.)	346.03'	1025.00'	344.39'	N13°56'20"W
C2	18°37'56" (LT.)	152.84'	470.00'	152.17'	S53°09'01"E
C3	75°30'32" (LT.)	39.54'	30.00'	36.74'	N58°55'56"E
C4	02°37'14" (LT.)	21.50'	470.00'	21.50'	N63°46'36"W



SCALE IN FEET

- LEGENO**
- CI = CURVE NUMBER 1
 - CB = CHORD BEARING
 - CD = CHORD DISTANCE
 - COR. = CORNER
 - D = DEGREE OF CURVATURE
 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - L = LENGTH
 - L.C.D.O.T. = LEE COUNTY DEPARTMENT OF TRANSPORTATION
 - LT. = LEFT
 - O/A = OVERALL
 - O.R.B. = OFFICIAL RECORD BOOK
 - P.C. = POINT OF CURVATURE
 - P.I. = POINT OF INTERSECTION
 - P.O.T. = POINT ON TANGENT
 - P.T. = POINT OF TANGENCY
 - R = RADIUS
 - RT. = RIGHT
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 - S.R. = STATE ROAD
 - STA. = STATION ALONG SURVEY BASE LINE
 - T = TANGENT
 - = LIMITS OF DESCRIPTION (SHADED)



AIM Engineering & Surveying, Inc.



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LEHIGH ACRES
FLORIDA 33970
239/332-4369
FX:239/332-8734

Licensed Business Number 3114

THIS IS NOT A SURVEY

SHEET 2 OF 2

PROJECT NUMBER		DESCRIPTION	
02-8240		LEGAL AND SKETCH OF RIGHT OF WAY CORNER CLIP	
DRAWN BY:	LWC	CLIENT:	LEE COUNTY
DATE:	12/13/05	SEC-TYP-RSE	23-46S-25E
FILE:	CLIPS	COUNTY:	LEE COUNTY

Division of County Lands

Updated In House Title Search
Search No. 22062
Date: October 23, 2003
Parcel:
Project: Three Oaks Parkway Widening
Project 4081 *JSB*

To: Robert G. Clemens, SR/WA
Acquisition Program Manager

From: Kenneth Pitt
Real Estate Title Examiner

STRAP: 15-46-25-00-00005.1000

This search covers the period of time from January 1, 1940, at 8:00 a.m. to September 25, 2003 at 5:00 p.m.

Subject Property: That portion of Section 15, Township 46 South, Range 25 East, Lee County, Florida, lying between State Road 93 (I-75) and Three Oaks Parkway, less parcels 5.1020, 5.102A, 5.1030, 5.104A and 5.1050. *Title updated 7-6-06. PC*

Title to the subject property is vested in the following:

Paul H. Freeman, as Trustee

by that certain instrument dated January 18, 1978, recorded January 25, 1978, in Official Record Book 1248, Page 809, Public Records of Lee County, Florida.

Subject to:

1. Title to oil, gas and mineral rights and leases on subject property is specifically omitted from this report.
2. Resolution of the Board of County Commissioners, regarding Corlico Parkway M.S.B.U., recorded in Official Record Book 1812, Page 3507, Public Records of Lee County, Florida.
3. Resolution of the Board of County Commissioners, regarding Corlico Parkway M.S.B.U., recorded in Official Record Book 1865, Page 2016, Public Records of Lee County, Florida.
4. Notice of Development Order, regarding The Oaks Town Center, Recorded in Official Record Book 2212, Page 4803, Public Records of Lee County, Florida.
5. Notice of Adoption of First Development Order Amendment, regarding Villages of San Carlos, recorded in Official Record Book 2292, Page 4594, Public Records of Lee County, Florida.
6. Easement to United Telephone Company of Florida, recorded in Official Record Book 2635, Page 3570, Public Records of Lee County, Florida.

Division of County Lands

Updated In House Title Search

Search No. 22062

Date: October 23, 2003

Parcel:

Project: Three Oaks Parkway Widening
Project 4081

Tax Status: \$644.69 due and owing for Tax Year 2003!

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

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

Division of County Lands

Updated In House Title Search

Search No. 21960/D

Date: October 23, 2003

Parcel:

Project: Three Oaks Widening between
Alico & Corkscrew #4081

To: Robert G. Clemens
Acquisition Program Manager

From: Kenneth Pitt *KAP*
Real Estate Title Examiner

STRAP: 15-46-25-00-00005.1050

This search covers the period of time from January 1, 1940, at 8:00 a.m. to September 25, 2003, at 5:00 p.m.

Subject Property: A portion of the Southeast quarter of Section 15, Township 46 South, Range 25 East, Lee County, Florida.

Title to the subject property is vested in the following:

Paul H. Freeman, Alan C. Freeman and Neil D. Freeman, as tenants in common

by that certain instrument dated September 17, 1992, recorded September 23, 1992, in Official Record Book 2328, Page 4634, Public Records of Lee County, Florida.

Subject to:

1. Title to oil, gas and mineral rights and leases on subject property is specifically omitted from this report.
2. Agreements to Game and Fresh Water Commission of the State of Florida, recorded in Miscellaneous Book 47, Page 89; Miscellaneous Book 58, Page 53; Official Record Book 270, Page 381, Public Records of Lee County, Florida.
3. Conveyance of East Mulloch Drainage District of all canals, lakes and water control installations, and easements for the purpose of widening, deepening, altering or cleaning said facilities, recorded in Official Record Book 203, Page 175, Public Records of Lee County, Florida.
4. Easement to Lee County, contiguous to the westerly right of way of I-75, recorded in Official Record Book 1517, Page 392, Public Records of Lee County, Florida.
5. Easement to Gulf Utilities Company for water line over and across subject property, recorded in Official Record Book 1751, Page 1763, Public Records of Lee County, Florida. (Easement appears to run parallel with Three Oaks Parkway.)

Division of County Lands

Updated In House Title Search

Search No. 21960/D

Date: October 23, 2003

Parcel:

Project: Three Oaks Widening between
Alico & Corkscrew #4081

6. Notices of Development Order recorded in Official Record Book 1849, Page 4408 and Official Record Book 2212, Page 4603, Public Records of Lee County, Florida.
7. Notice of Adoption of First Development Order Amendment, recorded in Official Record Book 2292, Page 4594, Public Records of Lee County, Florida.
8. Drainage Easement Agreement to Three Oaks I Master Association, Inc., a Florida corporation, running along the right of way of I-75, recorded in Official Record Book 2026, Page 2380, Public Records of Lee County, Florida.
9. Grant of Utility Easement to Gulf Utility Company, recorded in Official Record Book 2389, Page 1682, Public Records of Lee County, Florida.
10. Final Default Judgment in favor of John Wagner Associates, Inc., d/b/a Grabber Fort Myers, recorded in Official Record Book 2476, Page 1600, as re-recorded in Official Record Book 2485, Page 2521, Public Records of Lee County, Florida.
11. Final Judgment in favor of International Collection Service, Inc., recorded in Official Record Book 2800, Page 57, as re-recorded in Official Record Book 2851, Page 3651, Public Records of Lee County, Florida.

Tax Status: \$22,681.52 due and owing for Tax Year 2003.

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

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

Division of County Lands

Updated In House Title Search

Search No. 22065

Date: October 23, 2003

Parcel:

Project: Three Oaks Parkway Widening
Project #4081

To: Robert G. Clemens, SR/WA
Acquisition Program Manager

From: Kenneth Pitt *KMP*
Real Estate Title Examiner

STRAP: 23-46-25-00-00001.2000

This search covers the period of time from January 1, 1940, at 8:00 a.m. to September 25, 2003, at 5:00 p.m.

Subject Property: That portion of the Northwest quarter of Section 23, Township 46 South, Range 25 East, Lee County, Florida, lying westerly of State Road 93 (I-75), less right of way for Three Oaks Parkway.

Title to the subject property is vested in the following:

Paul H. Freeman, as Trustee

by that certain instrument dated January 18, 1978, recorded January 25, 1978, in Official Record Book 1248, Page 809, Public Records of Lee County, Florida.

Subject to:

1. Title to oil, gas and mineral rights and leases on subject property is specifically omitted from this report.
2. Resolution of the Board of County Commissioners, regarding the Corlico Parkway MSBU, recorded in Official Record Book 1812, Page 3507, Public Records of Lee County, Florida.
3. Resolution of the Board of County Commissioners, regarding the Corlico Parkway MSBU, recorded in Official Record Book 1865, Page 2016, Public Records of Lee County, Florida.
4. Drainage Easement Agreement to Three Oaks I Master Association, recorded in Official Record Book 2026, Page 2380, Public Records of Lee County, Florida.
5. Notice of Development Order, regarding The Oaks Town Center, recorded in Official Record Book 2212, Page 4603, Public Records of Lee County, Florida.
6. Notice of Adoption of First Development Order Amendment, regarding Villages of San Carlos, recorded in Official Record Book 2292, Page 4594, Public Records of Lee County, Florida.

Division of County Lands

Updated In House Title Search

Search No. 22065

Date: October 23, 2003

Parcel:

Project: Three Oaks Parkway Widening

Project #4081

Tax Status: \$9,662.46 due and owing for Tax Year 2003.

(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

