

Parcel ID # 4877400004
 Project # 6028801
 Parcel # E-105A.1/105A.2

CONTRACT FOR SALE AND PURCHASE
FOR A WARRANTY DEED AND ACCESS AND MAINTENANCE EASEMENT

THIS CONTRACT FOR SALE AND PURCHASE FOR A WARRANTY DEED AND ACCESS AND MAINTENANCE EASEMENT ("Contract") is made and entered into this _____ day of _____, 2011, by and between Christopher E. Costantino, Ralph F. Costantino and Donnatta Costantino-Lowenhaupt, whose address is 3148 9th Street West, Bradenton, Florida, 34205, hereinafter referred to as "Seller," and COUNTY OF MANATEE, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, with a street address of 1112 Manatee Avenue West, Bradenton, Florida 34205, hereinafter referred to as "Purchaser."

W I T N E S S E T H:

In consideration of the mutual covenants herein contained and other good and valuable consideration, the Parties hereto agree as follows:

1. DESCRIPTION OF REAL PROPERTY:

The Seller shall sell and the Purchaser shall purchase, upon the following terms and conditions contained herein, improved real property situated, lying, and being in the County of Manatee, State of Florida, described in Exhibit "A" attached (hereinafter referred to as "Property"). The parcel sketches and legal descriptions of the Property are incorporated into this Contract and made a part hereof as Exhibit "A."

2. PURCHASE PRICE; WARRANTY DEED AND ACCESS AND MAINTENANCE EASEMENT:

The full purchase price of the Property is **\$105,500.00** ("Purchase Price"), subject to adjustment upon closing as hereinafter provided, and is to be paid at the time of Closing this transaction, at which time Seller shall deliver to Purchaser a good, sufficient, and properly recordable Warranty Deed and Access and Maintenance Easement conveying to Purchaser fee simple acquisition and a permanent easement to the property, free and clear of all liens and encumbrances, subject to any restrictive covenants, reservations, building lines, and easements of record, and County zoning restrictions or regulations in effect, if any, except as hereinafter provided.

3. **EFFECTIVE DATE:**

For purposes of this Contract, the effective date shall be the date upon which this Contract is approved by the Manatee County Board of County Commissioners (the "Effective Date").

4. **CLOSING:**

This transaction shall be closed sixty (60) days from the Effective Date, subject to the curative periods provided in paragraphs 9, 10, and 11 below, as well as other conditions of this Contract. The date and time of Closing shall be mutually agreed upon between the Parties and shall occur at 1112 Manatee Avenue West, Bradenton, Florida, 34205, or at any other location agreeable to both parties. The Closing may be extended by the Parties for a mutually agreeable period of time in order to complete any conditions of closing or other requirements of this Contract.

A. **Documents for Closing:**

Seller shall deliver, in addition to the documents referred to in paragraph 6 below, a Warranty Deed and Access and Maintenance Easement and any corrective instruments that may be required in connection with perfecting Seller's title to the Property and such other documents as may reasonably be required pursuant to any state or federal law.

5. **COSTS:**

Documentary stamps and the cost of recording the Warranty Deed and Access and Maintenance Easement described in paragraph 2 above shall be paid by the Purchaser at the time of Closing.

If applicable, Seller shall, in accordance with the statutory requirements set forth in Section 196.295, Florida Statutes, deposit in escrow with the Manatee County Tax Collector an amount equal to the current year's taxes prorated to the date of Closing, same being the date upon which transfer of title shall occur. This amount shall be based upon the current assessment and millage rates on the Property owned by Seller.

Seller and Purchaser each represent that they shall indemnify each other against any claims for commissions due any real estate broker in their employ in connection with this Property.

6. **LIENS:**

Seller shall furnish to Purchaser at the time of Closing an affidavit attesting to the absence, unless otherwise provided for herein, of any financing statements, claims of lien, or potential lienors known to Seller and further attesting that there have been no improvements to the Property for ninety (90) days immediately preceding the date of Closing. If the Property has been improved within said time, Seller shall deliver releases or

waivers of all mechanic's liens executed by general contractors, subcontractors, suppliers, and material men, in addition to Seller's lien affidavit setting forth the names of all such general contractors, subcontractors, suppliers, and material men, and further reciting that, in fact, all bills for work to the subject Property which could serve as a basis for a mechanic's lien have been paid or will be paid at Closing.

7. **REPRESENTATIONS AND WARRANTIES OF SELLER:**

Seller hereby covenants, represents, and warrants now and through the date of Closing that:

A. Seller is or will be the fee simple owner of the Property as of the date of Closing and has not conveyed, transferred, or further encumbered its interest in the Property, and at Closing, shall hold good and marketable title thereto free and clear of all liens and encumbrances other than the Permitted Exceptions.

B. Seller has made no commitments (either oral or written) to any organization, governmental body, or other entity to dedicate any portion of the Property for public or private use, nor have any requirements for such dedication been imposed upon any portion of the Property.

C. Seller has not received notice of any pending condemnation or similar proceeding affecting the Property or any portion thereof.

D. Seller has no knowledge of any actions, suits, or proceedings, pending or threatened, against or affecting the Property or any portion thereof, or relating to or arising out of the ownership of the Property or any portion thereof, in any court or before or by any governmental entity.

E. There are no leasehold interests in the Property, or if there are, that they shall be terminated prior to or at the time of Closing.

F. Seller shall not enter into any new lease agreements, occupancy agreements, parking agreements, or any brokerage, service, management, maintenance, or similar contracts, or modify, amend, or renew any such existing agreements or contracts which will extend beyond the Closing Date without the prior written consent of Purchaser.

G. Seller shall keep all existing fire and extended coverage and other insurance policies insuring the Property against property damage in full force and effect pending the Closing.

H. There are no recorded or unrecorded covenants, conditions, or restrictions affecting the title to the Property which would hinder, impair, restrict, or preclude the use of the Property for public transit purposes.

I. During the time of Seller's ownership of the Property, Seller warrants that, to the best of Seller's knowledge and belief, no hazardous wastes, hazardous substances, pollutants, and/or contaminants were placed, released, stored, buried, disposed, or dumped onto the Property.

J. Seller has no knowledge of any buried, partially buried, or aboveground tanks, storage vessels, drums, or containers located on, in, or under the Property.

K. Seller has no knowledge of any material defects relating to the Property or improvements located thereon, if any, including, but not limited to, termite infestation, structural defects, archaeological sites, unstable soil conditions, or sinkholes.

L. The Property is not the homestead of Seller and that Seller will execute the necessary affidavit as required by the title insurance company to affirm this fact.

8. **INSPECTION PERIOD:**

The time period commencing on the Effective Date and continuing for a period of thirty (30) days shall be referred to as the "Inspection Period." If at any time during the Inspection Period Purchaser determines, in its sole and absolute discretion, that the Property is not suitable for Purchaser's purpose for any reason, Purchaser may terminate this Contract by written notice given to Seller on or before the last day of the Inspection Period. Upon termination by Purchaser under this paragraph 8, this Contract shall be null and void, and neither party shall have any rights, liabilities, or obligations hereunder, except with respect to those provisions hereof which expressly survive termination. Upon written notice to Seller prior to the end of the Inspection Period, the Inspection Period may be extended by Purchaser for up to sixty (60) additional days if necessary to complete Purchaser's inspections under paragraphs 9, 10, or 11 below.

9. **TITLE COMPANY AND TITLE INSURANCE:**

Purchaser, at its sole cost and expense, may cause to be delivered at Closing an owner's title insurance policy on the Property for the full amount of the Purchase Price issued by a title insurance company and underwriter selected by Purchaser containing the following exceptions ("Permitted Exceptions"):

A. Restrictions and easements of record accepted or waived by Purchaser in accordance with this paragraph 9.

B. Taxes for the year of closing and subsequent years.

Any additional exceptions must be waived and acknowledged by Purchaser as specified in this paragraph 9.

During the Inspection Period, Purchaser shall purchase an owner's title insurance commitment (the "Commitment"). In the event that the Commitment indicates that title to

the Property is not marketable for any reason, or contains title defects, covenants, restrictions, or encumbrances which are not acceptable to Purchaser (regardless of whether such defect(s) were known to Purchaser prior to the Effective Date of this Contract), and provided that Purchaser has not previously terminated this Contract during the Inspection Period pursuant to paragraph 8 above, then Purchaser shall notify Seller no later than ten (10) days following the end of the Inspection Period, and Seller shall have the right but not the obligation to cure defects in the title to the reasonable satisfaction of Purchaser (or the title insurance company) within one hundred twenty (120) days after receipt of notice. Upon Seller's failure to cure any such defects in title, or the election not to do so, within the time period set forth above, Purchaser shall have the option to either: (a) terminate this Contract and all rights and liabilities hereunder or (b) accept such title as Seller can convey and proceed with the Closing as if no defect had been found. Notice of Purchaser's election shall be provided to Seller within thirty (30) days from receipt by Purchaser of Seller's notice of curing (or election not to cure), or from the end of the one hundred twenty (120) day cure period, whichever occurs earlier. If Purchaser elects to close this transaction, then the Closing shall occur within fifteen (15) days from the date that said notice is given. If Purchaser elects to terminate this Contract, all rights and liabilities under this Contract shall terminate.

10. **SURVEY:**

During the Inspection Period, Purchaser may obtain a survey of the Property by a professional surveyor registered as such with the State of Florida. If the survey shows any gaps, overlaps, encroachments, or other survey-related defects relating to the Property (regardless of whether such defect(s) were known to Purchaser prior to the Effective Date of this Contract), and provided that Purchaser has not previously terminated this Contract during the Inspection Period pursuant to paragraph 8 above, then Purchaser shall notify Seller no later than ten (10) days following the end of the Inspection Period, and the same shall be treated as a title defect and handled in accordance with paragraph 9 above.

11. **DEVELOPMENT ANALYSIS; ENVIRONMENTAL AND SUBSURFACE TESTING:**

During the Inspection Period, Purchaser and its agents shall have the right to enter the Property, upon reasonable notice to Seller, from time to time, and to perform any and all inspections, investigations, tests, analyses, surveys and audits as Purchaser desires to determine the environmental condition of the Property and its engineering/site development issues and limitations (collectively the "Tests"). In the event the Tests indicate that the Property contains hazardous materials or waste, other pollutants or contaminants, unstable subsurface conditions, significant engineering and/or site development problems or requirements, or similar conditions which are unacceptable to Purchaser (regardless of whether such condition(s) were known to Purchaser prior to the Effective Date of this Contract), and provided that Purchaser has not previously terminated this Contract during the Inspection Period pursuant to paragraph 8 above, then Purchaser shall notify Seller no later than ten (10) days following the end of the Inspection Period, and the same shall be treated as a title defect and handled in accordance with paragraph 9 above. Purchaser agrees not to hinder or disturb the ongoing operations being conducted by Seller on the

Property, and further agrees to repair and restore any physical damage caused by such Tests. Purchaser shall, to the extent allowed by law and subject to Section 768.28, Florida Statutes, indemnify, defend, and hold Seller harmless from and against any claim, cost, charge, or expense arising from or resulting from such Tests.

12. REPORTS AND DOCUMENTS:

Within ten (10) days after the Effective Date of this Contract, Seller will provide to Purchaser copies of all written reports in Seller's possession relating to the environmental condition of the Property; past and current notices of property tax bills; all plans, permits, maps, and approvals; any and all boundary surveys; and any existing title policy or commitment together with hard copies of any and all exceptions. Seller hereby acknowledges that the reports may have been prepared by third parties and are provided to Purchaser without representation or warranty of any kind, it being understood that Purchaser shall be solely responsible for conducting such inspections as it deems reasonably appropriate regarding the Property.

13. CONDITIONS TO CLOSING:

Unless waived by Purchaser in writing, the obligation of Purchaser to close this transaction is expressly conditioned upon satisfaction of all of the following conditions by the date of Closing. If such conditions are not so met, Purchaser may elect either to terminate this Contract by written notice to Seller or close the transaction contemplated in this Contract and thereby waive Seller's performance of those conditions which have not been satisfied. If Purchaser elects to terminate this Contract, all rights and liabilities under this Contract shall terminate except with respect to any intentionally false representation or intentional breach of warranty by Seller.

A. All representations and warranties of Seller as of the Effective Date, as contained in paragraph 7 above of this Contract, shall be and remain true and correct at Closing in all material respects.

B. There shall have been no loss or destruction of or damage to the Property which shall not have been repaired or restored by Seller prior to the date of Closing, and there shall have been no adverse change in the condition of the Property from the Effective Date to the date of Closing, reasonable wear and tear excepted.

C. At Closing, Seller shall transfer good and marketable title to the Property free and clear of all liens and encumbrances of every kind, nature, and description, except for the Permitted Exceptions.

D. Purchaser obtaining, at Purchaser's sole cost and expense, all necessary approvals and permits from applicable governing bodies and regulatory agencies to utilize the Property for Purchaser's intended purpose, including, but not limited to, a rezoning of the Property for Purchaser's intended use, and the final disposition of any and all appeal(s) that may be filed in connection with such approvals and permits by the applicable judicial or

administrative body. Following the execution of this Contract, Purchaser shall file application(s) with the appropriate governmental agencies to approve the intended use of the Property. Seller agrees to cooperate with and assist Purchaser in filing and processing said application(s), including, but not limited to, the execution of the application form(s) and other required documents. Seller shall not be responsible for any monetary payments for fees associated with any rezoning or permitting process.

14. **DEFAULT:**

Except as otherwise provided herein, if Seller is not in default pursuant to any of the terms of this Contract and Purchaser fails to purchase the Property or to perform any of the covenants, conditions, or warranties of this Contract, Seller, at Seller's option, may proceed at law or in equity to enforce Seller's legal rights under this Contract. If Seller for any reason fails to perform any of the covenants, conditions, or warranties of this Contract, Purchaser shall at its option (a) waive the nonperformance and proceed with Closing or (b) have the remedy of specific performance of this Contract.

15. **AVAILABILITY OF FUNDING:**

The obligations of Purchaser under this Contract are subject to the availability of funds lawfully appropriated annually for its purposes for public transit by the Board of County Commissioners and/or the availability of funds through contract or grant programs. In the event that such funds are not appropriated or are terminated during the term of this Contract, Purchaser shall have the option of terminating this Contract and all covenants and obligations hereunder by providing thirty (30) days written notice to Seller. If Purchaser elects to terminate this Contract, all rights and liabilities of the Parties arising under this Contract shall terminate.

16. **MISCELLANEOUS:**

A. **Governing Law:**

This Contract shall be governed by and construed in accordance with the laws of the State of Florida.

B. **Binding Effect:**

This Contract shall be binding upon and inure to the benefit of the Parties hereto, and their respective heirs, personal representatives, successors, and assigns. The covenants, warranties, representations, indemnities, and undertakings of Seller as set forth in this Contract will survive delivery and recording of the warranty deed and easement and possession.

C. Entire Contract:

This Contract and the Exhibits hereto contain the final and entire agreement between the Parties with respect to the sale and purchase of the Property and is intended to be an integration of all prior negotiations and understandings. This Contract supersedes all prior negotiations, understandings, representations, or agreements, both written and oral. Purchaser and Seller shall not be bound by any terms, conditions, statements, warranties, or representations, oral or written, not contained herein. No change or modification of this Contract shall be valid unless the same is in writing and signed by the Parties hereto. No waiver of any provision of this Contract shall be valid unless in writing and signed by the party who possesses the right to waive enforcement of same.

D. Multiple Counterparts:

This Contract may be executed in more than one counterpart, all of which taken together shall constitute one and the same original, and the execution of separate counterparts by Seller and Purchaser shall bind Seller and Purchaser as if they had each executed the same counterpart.

E. Severability:

If any one or more of the provisions of this Contract should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Contract, which remaining provisions shall continue in full force and effect, provided that the rights and obligations of the Parties contained herein are not materially prejudiced and the intentions of the Parties continue to be effective.

F. Survivability:

Any term, condition, covenant, or obligation which requires performance by either party subsequent to termination of this Contract shall remain enforceable against such party subsequent to termination.

G. Headings:

The headings used in this Contract are for convenience only and are not intended to imply or restrict application.

H. Authorization:

Each party represents to the other that such party has authority under all applicable laws to enter into a contract containing such covenants and provisions, that all of the procedural requirements imposed by law upon each party for the approval and authorization of this Contract have been properly completed, and that the persons who

have executed the Contract on behalf of each party are authorized and empowered to execute said Contract.

I. No Waiver:

No action taken pursuant to this Contract, including any investigation by or on behalf of any party, shall be deemed to constitute a waiver by the party taking such action of compliance with any representation, warranty, covenant, or agreement contained herein.

J. Notice:

Any and all notices, demands, consents, approvals, or other communication which is required or may be given under this Contract shall be in writing and shall be deemed to have been duly given if transmitted by hand delivery with receipt thereof, by a nationally recognized overnight delivery service, or by certified mail posted prior to the expiration date for such notice, return receipt requested, and first class postage prepaid, to the following addresses:

If to Purchaser: Manatee County, Florida
Property Management Department
Attention: Director
Post Office Box 1000
Bradenton, FL 34206

Copy to: Manatee County Attorney's Office
Attention: County Attorney
Post Office Box 1000
Bradenton, FL 34206

If to Seller: Christopher E. Costantino
Ralph F. Costantino
Donnatta Costantino-Lowenhaupt
3148 9th Street West
Bradenton, Florida 34205

or to such other address as a party may have specified in writing to the other party using the procedures contained in this paragraph 16(J). Notices sent (a) via hand delivery shall be deemed delivered when received; (b) via overnight delivery by a nationally recognized overnight delivery service shall be deemed delivered on the next business day after deposit with such service; and (c) via certified mail shall be deemed delivered on the date of receipt.

K. Radon Gas:

Pursuant to the requirements of Section 404.056(5), Florida Statutes, the following statement shall appear within the provisions of this Contract:

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

L. Assignment:

This Contract and the rights and obligations granted herein may not be assigned by either party without the prior written consent of the other party.

M. Time of the Essence:

Time is of the essence with regard to all dates and times set forth in this Contract. If the final date of any period set forth herein (including, but not limited to, the Closing Date) falls on a Saturday, Sunday, or legal holiday under the laws of the State of Florida or the United States of America, the final date of such period shall be extended to the next day that is not a Saturday, Sunday, or legal holiday. The term "days" as used herein shall in all cases mean calendar days.

N. Addendum:

Any addendum attached hereto that is signed by the Parties shall be deemed a part of this Contract.

17. SPECIAL PROVISIONS:

A. The Property shall be vacant, and all personal items including, but not limited to, all tires, oil and paint cans, equipment, petroleum products, automotive parts and accessories, batteries, chemicals, pesticides, fluorescent lighting, and other personal property and/or hazardous waste materials including any and all aboveground and underground storage tanks must be removed and properly disposed of by the Seller prior to Closing.

B. A walk-through of the Property will be scheduled prior to Closing to assure contract compliance.

C. A check in the amount of \$35,166.67 is to be made payable to Christopher E. Costantino, a check in the amount of \$35,166.67 is to be made payable to Ralph F. Costantino and a check in the amount of \$35,166.66 is to be made payable to Donnatta Costantino-Lowenhaupt for proper disbursement.

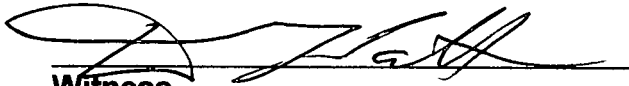
D. This Contract serves as authorization for the Manatee County Clerk of the Circuit Court Finance Department to issue the checks made payable to Christopher E. Costantino, Ralph F. Costantino and Donnatta Costantino-Lowenhaupt for the disbursement of checks at the time of Closing.

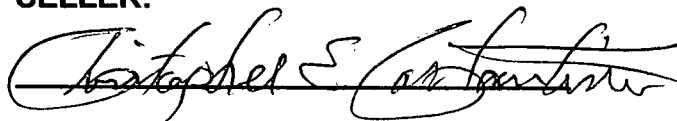
E. This Contract is subject to acceptance and approval by the Manatee County Board of County Commissioners.

IN WITNESS WHEREOF, the Parties hereto duly executed this Contract for Sale and Purchase for a Warranty Deed and Access and Maintenance Easement as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

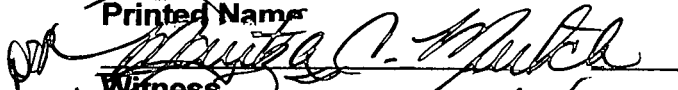
SELLER:





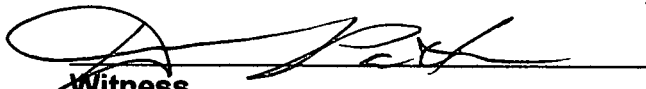
Witness
Donna L. Patton
Printed Name

Christopher E. Costantino
Printed Name


Witness
MARITZA C. MUTCH
Printed Name

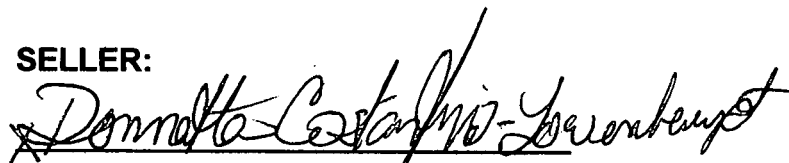
SELLER:


Ralph F. Costantino
Printed Name



SELLER:

Witness
Donna L. Patton
Printed Name



Witness
Maritza C. Mutch
Printed Name

Donnatta Costantino-Lowenhaupt
Printed Name

Witness
MARITZA C. MUTCH
Printed Name



Witness
Donna L. Patton
Printed Name

Witness
Maritza C. Mutch
Printed Name

Witness
MARITZA C. MUTCH
Printed Name

APPROVED on behalf of Manatee County, Florida, this 26th day of July, 2011.

PURCHASER:

**BY: BOARD OF COUNTY
COMMISSIONERS
MANATEE COUNTY, FLORIDA**

By: _____

Chairman

**ATTEST: R. B. SHORE
Clerk of the Circuit Court**

By: _____

Deputy Clerk

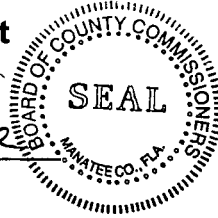
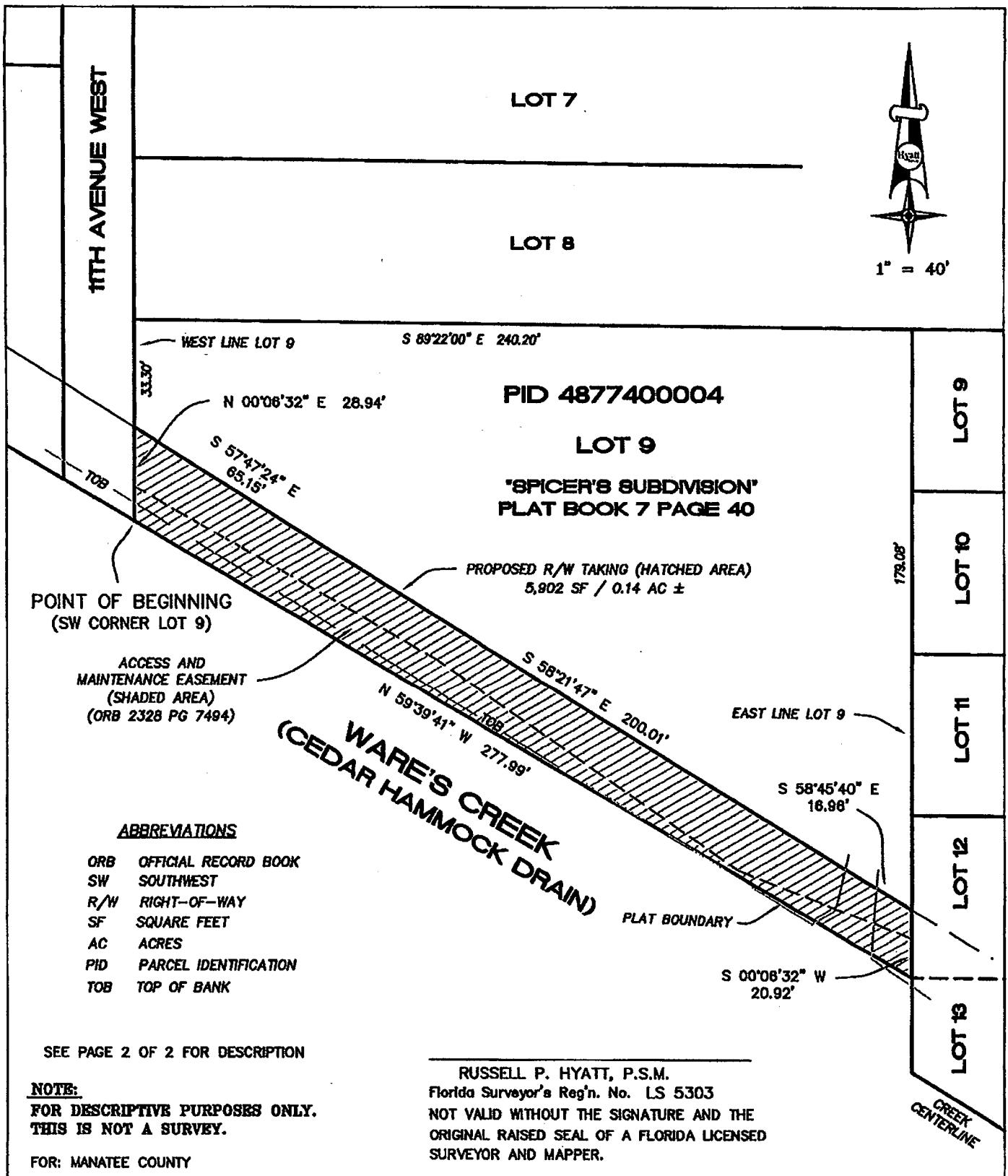


EXHIBIT A



RIGHT-OF-WAY TAKING
E-105A.1 PARCEL 48774.00004
STATION 136+50 TO 139+28

Hyatt Survey Services, Inc.

LB No.: 7203 Geographic Data Specialists
11007 8th Avenue East Bradenton, Florida 34212
Phone (941) 748-4693 Fax (941) 744-1643

JOB NUMBER 03-1073	SECTION 2	TOWNSHIP 35 SOUTH	RANGE 17 EAST	SCALE 1" = 40'	DATE 4/27/11	DRAWN BY JM	FILE NAME E-105A.1	PAGE 1 OF 2
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EXHIBIT A

PARCEL E-105A.1-PROPOSED RIGHT-OF-WAY TAKING

THAT PART OF LOT 9, SPICERS SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 40 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 9 OF AFORESAID PLAT FOR A POINT OF BEGINNING;

THENCE N 00°06'32" E, ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 28.94 FEET; THENCE S 57°47'24" E, A DISTANCE OF 65.15 FEET; THENCE S 58°21'47" E, A DISTANCE OF 200.01 FEET; THENCE S 58°45'40" E, A DISTANCE OF 16.96 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID LOT 9; THENCE ALONG SAID EAST LINE, S 00°06'32" W, A DISTANCE OF 20.92 FEET; THENCE N 59°39'41" W, A DISTANCE OF 277.99 FEET TO THE POINT OF BEGINNING.

CONTAINING A DESCRIBED AREA OF 5,902 SQUARE FEET OR 0.14 ACRES.

FOR: MANATEE COUNTY

SEE PAGE 1 OF 2 FOR SKETCH

RIGHT-OF-WAY TAKING
E-105A.1 PARCEL 48774.00004
STATION 136+50 TO 139+28

Hyatt Survey Services, Inc.

LB No.: 7203

Geographic Data Specialists

11007 8th Avenue East Bradenton, Florida 34212

Phone (941) 748-4693 Fax (941) 744-1643

JOB NUMBER	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	PAGE
03-1073	2	35 SOUTH	17 EAST	----	4/27/11	JM	E-105A.1	2 OF 2

EXHIBIT A

PARCEL E-105A.2-PROPOSED ACCESS AND MAINTENANCE EASEMENT

THAT PART OF LOT 9, SPICERS SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 40 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 9 OF AFORESAID PLAT; THENCE ALONG THE WEST LINE OF SAID LOT 9, N 00°06'32" E, A DISTANCE OF 28.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, N 00°06'32" E, A DISTANCE OF 23.61 FEET; THENCE S 57°47'24" E, A DISTANCE OF 77.60 FEET; THENCE S 58°21'47" E, A DISTANCE OF 199.84 FEET; THENCE S 58°45'40" E, A DISTANCE OF 4.81 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID LOT 9; THENCE ALONG SAID EAST LINE, S 00°06'32" W, A DISTANCE OF 23.36 FEET; THENCE N 58°45'40" W, A DISTANCE OF 16.96 FEET; THENCE N 58°21'47" W, A DISTANCE OF 200.01 FEET; THENCE N 57°47'24" W, A DISTANCE OF 65.15 FEET TO THE POINT OF BEGINNING.

CONTAINING A DESCRIBED AREA OF 5,644 SQUARE FEET OR 0.13 ACRES.

FOR: MANATEE COUNTY

SEE PAGE 1 OF 2 FOR SKETCH

**ACCESS AND MAINTENANCE EASEMENT
E-105A.2 PARCEL 48774.00004
STATION 136+50 TO 139+28**

Hyatt Survey Services, Inc.

LB No.: 7203 Geographic Data Specialists

11007 8th Avenue East Bradenton, Florida 34212

Phone (941) 748-4693 Fax (941) 744-1643

JOB NUMBER 03-1073		SECTION 2	TOWNSHIP 35 SOUTH	RANGE 17 EAST	SCALE ----	DATE 4/27/11	DRAWN BY JM	FILE NAME E-105A.2	PAGE 2 OF 2
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MANATEE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT	Wares Creek Stormwater Improvement Project – Parcel E105A	TYPE AGENDA ITEM	Consent
DATE REQUESTED	July 26, 2011	DATE SUBMITTED/REVISED	July 11, 2011
BRIEFINGS? Who?	N/A	CONSEQUENCES IF DEFERRED	N/A
DEPARTMENT/DIVISION	Property Management/ Property Acquisition	AUTHORIZED BY TITLE	Charlie Bishop, Director Property Management Department <i>CB</i>
CONTACT PERSON TELEPHONE/EXTENSION	Barbara Carter/Extension 3009	PRESENTER/TITLE TELEPHONE/EXTENSION	Joaquin Servia, Manager, Property Acquisition Division/3021 <i>J.S.</i>
ADMINISTRATIVE APPROVAL		<i>H. Winder</i>	

ACTION DESIRED

INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED

Authorization for Chairman to execute a Contract for Sale and Purchase for a Warranty Deed and Access and Maintenance Easement from Christopher E. Costantino, Ralph F. Costantino and Donnatta Costantino-Lewenhaupt, in the amount of \$105,500.

Authorization for Chairman to issue three checks; one to Christopher E. Costantino in the amount of \$35,166.67; Ralph F. Costantino in the amount of \$35,166.67 and Donnatta Costantino-Lewenhaupt for \$35,166.66.

ENABLING/REGULATING AUTHORITY

Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy

APPROVED IN OPEN SESSION

Comp Plan - Goal 11.3 - Reduces flooding and improves surface water quality.

JUL 26 2011

BACKGROUND/DISCUSSION

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

- The original Wares Creek project was approved in the FY 1990-FY 1995 CIP, with funding scheduled to begin in FY 1995. The first costs associated with the project were for cost sharing with the Army Corp of Engineers for a study of the Wares Creek project. In later CIPs, funding was scheduled for design costs and limited land acquisition costs.
- The subject property is located at 3148 9th Street West and is improved with the Costantino Body Shop.
- On January 12, 2010, the BCC executed a contract for the purchase of Parcel E105, a 2,073 square foot strip of land along the north side of the creek which was required for a permanent Access and Maintenance Easement for the maintenance of the Wares Creek drainage in the amount of \$38,600.
- It was since determined that Parcel E105A.1 was necessitated for channel widening, regrading channel slopes, installing stone rip rap, and modifying existing pipes within the creek. A 5,902 square foot fee acquisition is valued at \$21,805 for land and \$51,500 for improvements. The area previously acquired for the access and maintenance easement was valued at a reduction of 30%. Improvements included a concrete block tenant-occupied residence, portion of cistern, natural vegetation, paving, fencing and portions of piping.
- In addition, Parcel E105A.2 is a 5,644 square foot access and maintenance easement, required to remove nuisance and exotic species, clearing and snagging and sodding the slope as necessary. The easement has a land value of \$19,754. A cure plan to re-establish the buffer, shell and fencing was figured at \$12,000.
- Total appraised value for parcel E105A.1 and E105A.2 is \$105,500 (rounded). Because a residence will be demolished as a result of the acquisition, relocation costs may be associated with this parcel.
- The owners have executed the contract for the appraised amount of \$105,500. It is hereby requested the BCC execute the contract for the purchase of the required fee and easement areas presented.

COUNTY ATTORNEY REVIEW	
Check appropriate box	
<input type="checkbox"/>	REVIEWED Written Comments: <input type="checkbox"/> Attached <input type="checkbox"/> Available from Attorney (Attorney's initials: _____)
<input type="checkbox"/>	NOT REVIEWED (No apparent legal issues.)
<input checked="" type="checkbox"/>	NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)
<input type="checkbox"/>	OTHER

ATTACHMENTS: (List in order as attached)	INSTRUCTIONS TO BOARD RECORDS:		
1) Contract 2) Location Map	Please return copy of executed contract to Property Acquisition, Property Management Department, with a copy to Christy Cultrera in Finance and Sandra Murphy, CAO. CCC Charge Account # AR 300026 Public Works, Project Management		
COST:	\$105,500 (Contract)	SOURCE (ACCT # & NAME):	465-6028801-561000-6028801-0003 Wares Creek Stormwater Improvement Project-Stormwater Capital Improvement Funding Source
COMMENTS:	N/A	AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)	N/A

Cc: Rodney Wade, Deputy County Attorney



WARES CREEK STORMWATER IMPROVEMENT PROJECT

**COSTANTINO BODY SHOP
3148 9TH STREET WEST**

**DISTRICT #2
COMMISSIONER MICHAEL GALLEN**