



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.16.

8/24/2021

Subject:

Request Approval to Accept the High Bid for Public Sale of Surplus Property 2021-2415409 and Authorization for Chair to Execute All Necessary Documents. (District 2)

Fiscal Impact:

\$20,100.00 -- Fiscal Impact FY 21/22 Revenue from the sale of the property less advertising and administration fees will be returned to Fund 0001/R30086 and the parcel will be re-inserted on the tax rolls.

Dept/Office:

Central Services / Asset Management

Requested Action:

It is requested that the Board of County Commissioners:

- Approve the sale of a surplus parcel of property pursuant to Florida Statute 125.35 (1)(a) by accepting the high bid received in the amount of \$20,100.00 received from LeAnn Ricke-Vergara
- Authorize the BoCC Chair to execute all contracts and contract related documents upon review and approval by the County Attorney's Office.

Summary Explanation and Background:

On May 16, 2019, the parcel was escheated to the County by way of taxes not being paid. On Tuesday February 23, 2021, the Board authorized Staff to advertise for sale the surplus parcel IG 24-36-19-75-17-11, Tax ID 2415409 and address of 1415 Walter Street, Cocoa. A complaint about the vegetation overgrowth on the parcel was received and was addressed by clearing and grubbing the overgrowth. The Brevard County Property Appraiser Value of subject parcel is \$22,580.00. An separate independent appraisal valued the parcel at \$20,000 and approval was received to effect a public sale.

A public auction was conducted and sealed bids were opened on July 14, 2021. The County received two bids. Bid #1 was received by SIRI SAI Estates, LLC in the amount of \$10,000.00. Bid #2 was received from LeAnn Ricke-Vegara in the amount of \$20,100.00.

It is requested that the Board accept the high bid received, authorizing the sale of this property and authorize the Chair to execute all contracts and contract related documents upon review and approval from the County Attorney's Office.

Clerk to the Board Instructions:

Asset Management

Finance

Budget



August 25, 2021

MEMORANDUM

TO: Steve Darling, Central Services Director

RE: Item F.16., Accept the High Bid for Public Sale of Surplus Property 2021-2415409 and Authorization for Chair to Execute All Necessary Documents

The Board of County Commissioners, in regular session on August 24, 2021, approved the sale of a surplus parcel of property pursuant to Florida Statute 125.35(1)(a) by accepting the high bid received in the amount of \$20,100 received from LeAnn Ricke-Vergara; and authorized the Chair to execute all contracts and contract related documents upon review and approval by the County Attorney's Office.

Your continued cooperation is greatly appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

/ds

Encls. (2)

cc: Asset Management
Finance
Budget



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001

Fax: (321) 264-6972

Kimberly.Powell@brevardclerk.us

February 24, 2021

MEMORANDUM

TO: Steven Darling, Central Services Director

RE: Item F.21., Sale of Surplus Property Located at 1415 Walter Street, Cocoa Via Bidding Process

The Board of County Commissioners, in regular session on February 23, 2021, authorized Asset Management to advertise for sale one (1) parcel of real property located at 1415 Walter Street, Cocoa via bidding process pursuant to Florida Statute 125.35 (1)(a); and authorized the Chair to execute all resulting contracts and contract-related documents upon review and approval of the County Attorney's Office, Risk Management, and Purchasing Services.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SAQOFF, CLERK

Kimberly Powell, Clerk to the Board

cc: Asset Management
Finance
Budget

Received

MAR 12 2021

Asset Management

APPRAISAL OF



Residential Vacant Lot

LOCATED AT:

1415 Walter St
Cocoa, FL 32926

CLIENT:

Brevard County
345 Wenner Way
Cocoa, FL, 32926

AS OF:

November 25, 2020

BY:

Dennis D Prues
Cert Res RD7983

CALLAWAY AND PRICE, INC. Land Appraisal Report

2017-3988-A-007
File No. 20-81382

PURPOSE	The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.																																																																																																																																																			
	Client Name/Intended User Brevard County		E-mail debbie.cruz@brevardfl.gov																																																																																																																																																	
	Client Address 345 Wenner Way		City Cocoa State FL Zip 32926																																																																																																																																																	
Additional Intended User(s) None																																																																																																																																																				
Intended Use The intended use is for internal decisions regarding decisions on surplus property.																																																																																																																																																				
SUBJECT	Property Address 1415 Walter St		City Cocoa State FL Zip 32926																																																																																																																																																	
	Owner of Public Record Brevard County		County Brevard																																																																																																																																																	
	Legal Description See Attached Addendum																																																																																																																																																			
Assessor's Parcel # 24-36-19-75-17-11		Tax Year 2020		R.E. Taxes \$ 165.00																																																																																																																																																
Neighborhood Name Cocoa West		Map Reference 24-36-19		Census Tract 0624.00																																																																																																																																																
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)																																																																																																																																																				
SALES HISTORY	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.																																																																																																																																																			
	Prior Sale/Transfer: Date 05/16/2019 Price \$0		Source(s) Public Records																																																																																																																																																	
	Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) The Subjects prior transfer was a tax deed. * No taxes as county owned, however, solid waste fees are payable.																																																																																																																																																			
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Summary of Sales Comparison Approach See Attached Addendum																																																																																																																																																				
Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 11/25/2020 , which is the effective date of this appraisal, is:																																																																																																																																																				
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This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to the following: See Attached Addendum																																																																																																																																																				

**CALLAWAY AND PRICE, INC.
Land Appraisal Report**

2017-3988-A-007
File No. 20-81382

MARKET DATA ANALYSIS

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	1415 Walter St Cocoa, FL 32926	3705 W Malory Cocoa, FL 32926					
Proximity to subject		1.37 miles NW					
Sales Price	\$		\$ 37,000		\$		\$
Price \$ /	0		\$5.31		0		0
Data Source		SC MLS#889470 DOM 7					
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Location	Suburban	Pending 11/20	-1,900				
Site/View	10019 SF/Res	Suburban					
Water/Sewer	Water/Septic	6970 SF/Res	0				
Buildings	Old House	Water/Sewer	0				
Parcel ID	24-36-19-75-17-11	None					
Extras	None	24-35-13-77-*3					
Sales or Financing Concessions	None	Cleared/Fenced	-2,500				
	None	closed 12/20-\$34K					
	None	None					
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 4,400	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0
Indicated Value of Subject		Net Adj. -11.9%		Net Adj. 0.0%		Net Adj. 0.0%	
		Gross Adj. 11.9%	\$ 32,600	Gross Adj. 0.0%	\$ 0	Gross Adj. 0.0%	\$ 0

Summary of Sales Comparison Approach

ITEM	SUBJECT	COMPARABLE NO. 7		COMPARABLE NO. 8		COMPARABLE NO. 9	
Address	1415 Walter St Cocoa, FL 32926						
Proximity to subject							
Sales Price	\$		\$		\$		\$
Price \$ /	0		0		0		0
Data Source							
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Location	Suburban						
Site/View	10019 SF/Res						
Water/Sewer	Water/Septic						
Buildings	Old House						
Parcel ID	24-36-19-75-17-11						
Extras	None						
Sales or Financing Concessions	None						
	None						
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0
Indicated Value of Subject		Net Adj. 0.0%		Net Adj. 0.0%		Net Adj. 0.0%	
		Gross Adj. 0.0%	\$ 0	Gross Adj. 0.0%	\$ 0	Gross Adj. 0.0%	\$ 0

Summary of Sales Comparison Approach

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as "the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.
9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: ☒ Market Value ☐ Other Value: _____

Source of Definition: The Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 10, 2010, Pgs. 61-62.

See Attached Addendum

ADDRESS OF THE PROPERTY APPRAISED:

1415 Walter St

Cocoa, FL 32926

EFFECTIVE DATE OF THE APPRAISAL: 11/25/2020

APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 20,000

APPRAISER

Signature: 

Name: Dennis D Prues

Company Name: Callaway & Price, Inc.

Company Address: 1120 Palmetto Ave

Melbourne, FL 32901

Telephone Number: (321) 726-0970

Email Address: d.prues@callawayandprice.com

State Certification # Cert Res RD7983

or License # _____

or Other (describe): _____ State #: _____

State: FL

Expiration Date of Certification or License: 11/30/2022

Date of Signature and Report: 12/08/2020

Date of Property Viewing: 11/25/2020

Degree of property viewing:

☒ Did personally view

☐ Did not personally view

SUPERVISORY APPRAISER

Signature: 

Name: Curtis L. Phillips, MAI

Company Name: Callaway & Price, Inc.

Company Address: 1120 Palmetto Ave

Melbourne, FL 32901

Telephone Number: (321) 726-0970

Email Address: c.phillips@callawayandprice.com

State Certification # Cert Gen RZ2085

or License # _____

State: FL

Expiration Date of Certification or License: 11/30/2022

Date of Signature: 12/08/2020

Date of Property Viewing: NA

Degree of property viewing:

☐ Did personally view

☒ Did not personally view

ADDENDUM

Client: Brevard County

File No.: 20-81382

Property Address: 1415 Walter St

Case No.: 2017-3988-A-007

City: Cocoa

State: FL

Zip: 32926

Purpose of Appraisal

The purpose of this appraisal is to determine the Market Value of the Fee Simple Interest in the Subject Property, as defined in the Uniform Standards of Professional Appraisal Practice USPAP, as of the effective date of this appraisal. The effective date of this appraisal is the date of the report.

Scope of the Appraisal

To develop an opinion of value of land only per lender request. The appraiser has performed a complete appraisal process as defined in USPAP. The development of this appraisal has included an inspection of the Subject site, improvements, comparables, neighborhood, market area and analysis of highest and best use. Then the appropriate approaches to value were considered and applied.

The only applicable approach is the Sales Comparison Approach for vacant land.

According to the 14th Edition of The Appraisal of Real Estate on page 44, the valuation of land begins by identifying the real estate and property rights valued, any encumbrances, use restrictions, and the land's physical characteristics. An appraiser can use several techniques to obtain an indication of land value:

- Sales Comparison
- Extraction
- Allocation
- Subdivision Development
- Land Residual
- Ground Rent Capitalization

Intended User/Use

The intended use is to evaluate the property that is the Subject of this appraisal for internal decisions regarding a surplus property, subject to the stated Scope of Work, purpose of the appraisal and reporting requirements of this report. No additional intended users other than those listed herein may rely upon this report.

Exposure Time

In arriving at the opinion of the market value it includes a reasonable exposure time. It is our opinion that this exposure time would be 1 to 3 months within the current market. Further, it is pointed out that the opinion of value is based on a specific date, wherein a theoretical market exposure has already occurred. To estimate a future value at the end of a marketing time starting at the appraisal date would be a prospective value as opposed to the current value opinion.

Legal Description

Clear Lake Village Unrec Part Of NW 1/4 Of SE 1/4 As Des IN Orb 837 Pg 292 Known As Clear Lake Village Unrecd Subd Lots 11,12 Blk 17

Neighborhood Description

The Subject is located in Cocoa and west of US 1 and south of Hwy 528 which consist of mostly low to average quality homes. The neighborhood is mix of mostly single family with some multi family and condominiums with most commercial property in the surrounding area located along Clearlake Rd Hwy 524 & 520, and US1. Employment in the area is average. Some major employers are Cape Canaveral and Port Canaveral to the north. It is also close to Cocoa Beach and the tourist industry.

ADDENDUM

Client: Brevard County

File No.: 20-81382

Property Address: 1415 Walter St

Case No.: 2017-3988-A-007

City: Cocoa

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The area is mostly adequately maintained and market appeal is average. The area has reasonable access to shopping, schools and employment. It has reasonable access to Hwy 528 for access to the beaches. Hwy 528 and 520 also are in reasonable proximity for access to Interstate 95 which connects the northern and southern parts of Brevard county and the Florida east coast. Schools, local shopping, police & fire stations, and all support facilities are located within a one-three mile radius of the Subject.

Neighborhood Market Conditions

MLS Area 212 - Cocoa - West of US 1 Residential. Market listing averages according to Space Coast Area Association of REALTORS for this section shows in YTD 2020 there were 454 new listings with 369 sold listings compared to YTD 2019 which had 403 new listings and 294 sold listing. The number of sold listings is up from YTD last year. According to MLS Area 212-The median sales price for existing residential homes has increased to \$170,000 YTD 2020 increasing 33.66%;However the average price is \$180,629, increasing 23.45% from YTD 2019. Median listing price is \$174,950 up 25.05% over YTD the prior year. Mortgage funds are available at rates considered typical to the market. The median sales to listing price ratio are approximately 95%-100% with 44 DOM. This section includes all types, size, condition residential properties.

There are fewer vacant land sales since this area is a mostly built up area. Typically buyers will purchase a site with an old house that needs to be demolished then build new.

Highest and Best Use

The Subject is an unimproved vacant lot located in a residential subdivision. The legally allowable uses only include residential. The subdivision zoned for RU 1-7. It is physically possible to build a single family residence as evidenced by the existing homes in the surrounding area. The current use is financially feasible based upon recent sales and listing in the subdivision. No alternative uses compete. The current use of the property is maximumly productive. The current use is therefore the Highest and Best Use. The most probable buyer is a homeowner or investor.

Site Comments

No adverse environmental conditions observed at the site, nor within the general vicinity of the Subject Property. No unfavorable conditions of any kind were noted. There is no adverse impact on marketability. The Subject does sit on a corner lot across the street from a public recreation park/baseball fields. This should have no adverse affect on marketability. There is an old house on site which would be demolished as it is uninhabitable. This is not adverse and there would not be any different for clearing the Subject versus a raw site in our opinion.

Other, Vacant Land Comparables Not Used

1-MLS#826945 -702 Lunar Lake Cir -sold 10/18 -\$23,900 - 14375sf PPSF \$1.66 pond
2-MLS#783680 - 1627 Rosetine St- sold 6/18- \$13,500- 8712sf PPSF \$1.55-Located close by
3-MLS#692126 -1301 S Lakemont Dr - sold 5/18 \$18,000 -17770sf PPSF \$1.01
4-MLS#837398 -0 Tate St- sold 3/19 \$5,000 - 5,663sf PPSF \$.88 Located close by east of Clearlake
5-MLS#816646 -725 Monday Ct- sold 7/18 \$20,000 -12197sf PPSF \$1.64
Comparable 2 is located in the immediate area.

ADDENDUM

Client: Brevard County

File No.: 20-81382

Property Address: 1415 Walter St

Case No.: 2017-3988-A-007

City: Cocoa

State: FL

Zip: 32926

Comments on Sales Comparison

The Subject market area is a mostly built out subdivision know as Cocoa west of US 1. There are few sales or listings located within the Subject neighborhood. This area is an older established neighborhood and most vacant lots are developed. Typically in built out areas properties can be purchased with older improvements then redeveloped. A thorough search of the County's Public Records and MLS was made to find comparable sales that are close to and similar to he Subject in site size. There were few sales in this area similar to the Subject in aspects. The comparables chosen are the best available in our opinion. The sales are adjusted for market conditions, size, location and other differences.

Sale 1 is the only sale within 90 days. Sale 1 is a smaller site located just west of US 1 and north of Dixon Blvd. This location is a similar market are as the Subject. Sale 2 is recent sale located in another similar area. It is similar in site size. Sale 3 is a sale over one year old. It is a much larger site. Typically larger sites will sell and a lower cost per unit, thus a \$1/SF adjustment is warranted for size. This comparable has an old house which will need to be demolished. Comparable 4 is an active/pending listings. Comparable 4 is a smaller site. The listing is adjusted 5% for sales to list price ratios. Comparable 5 also closed on 12/04/2020, after our effective date for \$34,000.

The unadjusted lot sales range from \$18,000 to \$35,000. The adjusted range was from \$18,000 to \$25,900. The listing which sold after the date of value adjusted to \$32,600. Most weight is place below the mean. There were no sales in the Subject immediate area and not one sale is similar in all aspects. There were also no sales with similar utilities such as septic. This should have no adverse affect the value or marketability. No market evidence of adjustment for sewer versus septic was indicated by the data. The sales bracket the adjusted and unadjusted value of the Subject

Conditions of Appraisal

This appraisal is made "As Vacant" subject to the assumptions and limiting conditions explained within the assignment. It is also in accordance with Standards of Ethics and Conduct of the Appraisal Institute and the Uniform Standards of Professional Practice. This form appraisal only presents summary discussions of the Subject and sales.

Definition of Value

Market Value

"As defined in the Agencies' appraisal regulations, the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. Buyer and seller are typically motivated;
- b. Both parties are well informed or well advised, and acting in what they consider their own best interests;
- c. A reasonable time is allowed for exposure in the open market;

ADDENDUM

Client: Brevard County

File No.: 20-81382

Property Address: 1415 Walter St

Case No.: 2017-3988-A-007

City: Cocoa

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d. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

e. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Extra Comments

Competency

Dennis Prues is a state certified residential appraiser with 21 years' experience appraising residential properties. Mr. Prues has appraised numerous properties in Central Florida over the past 4 years.

Multiple Listing service, Map Wise, and County Property Appraiser web sites were used in the valuation of the Subject Property.

Curtis L. Phillips, MAI, Cert Gen RZ2085 has been appraising properties throughout Florida for 25 years.

Both have geographic competency.

Additional Certifications:

We certify that, to the best of our knowledge and belief:

- 1) The statements of fact contained in this report are true and correct.
- 2) We have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- 3) The analyses, opinions, and conclusion were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and The Interagency Appraisal and Evaluation Guidelines, December 10, 2010.
- 4) The use of this report is subject to the requirements of the State of Florida relating to review by the Florida Real Estate Appraisal Board.
- 5) The reported analyses, opinions and conclusion were developed, and this report was prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- 6) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- 7) As of the date of this report, Curtis L Philips, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.

ADDENDUM

Client: Brevard County

File No.: 20-81382

Property Address: 1415 Walter St

Case No.: 2017-3988-A-007

City: Cocoa

State: FL

Zip: 32926

Curtis L. Phillips, MAI
Cert Gen RZ2085

PLAT MAP

Client: Brevard County

File No.: 20-81382

Property Address: 1415 Walter St

Case No.: 2017-3988-A-007

City: Cocoa

State: FL

Zip: 32926

Account (1234567)

508 24-36-19



FLOOD MAP

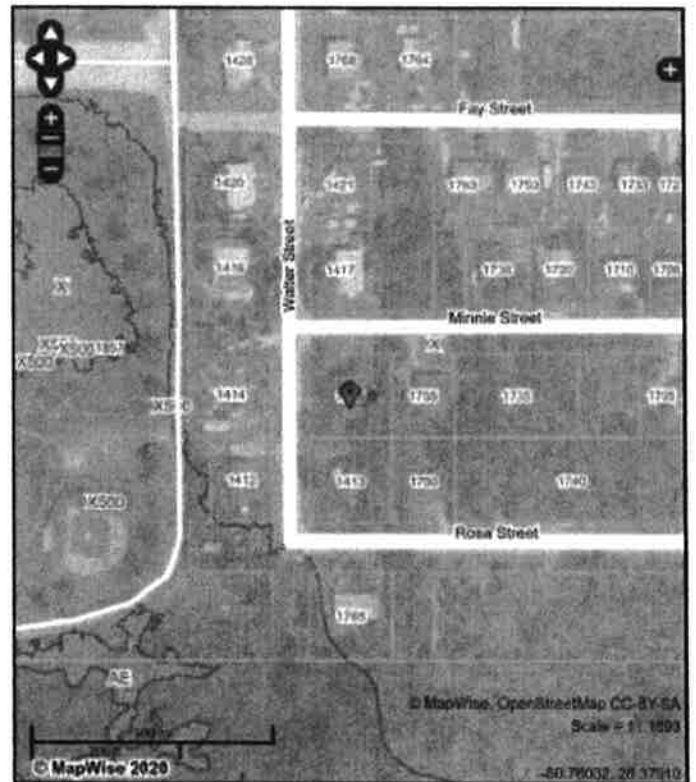
Client: Brevard County
Property Address: 1415 Walter St
City: Cocoa

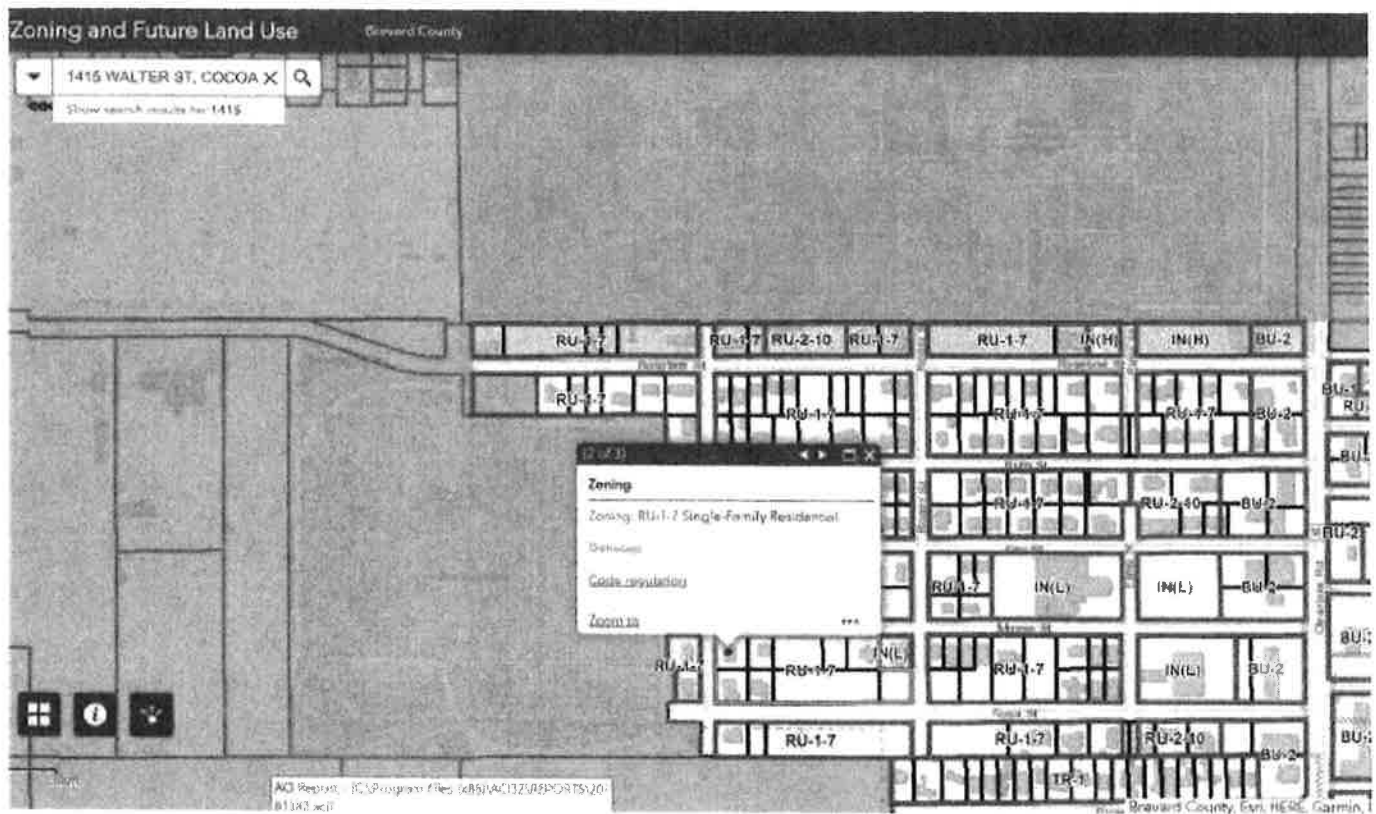
File No.: 20-81382
Case No.: 2017-3988-A-007
Zip: 32926

State: FL

Flood Report

Address (from parcels)	1415 WALTER ST
FEMA Data Source	DFIRM - Digital Flood Information Rate Map
Inside Special Flood Hazard Area?	OUTSIDE SPECIAL FLOOD HAZARD AREA
Risk Level	MODERATE TO LOW RISK AREAS
Flood Zone(s)	X
Description(s)	X = OUTSIDE FLOODPLAIN
Base Flood Elevation	-9999.000000000
NFIP Community Name	BREVARD COUNTY
County	BREVARD
State	Florida
NFIP Community Number	125092
NFIP Map Number or Community Panel Number	12009C0320G
Inside CBRA?	FALSE
CBRA Type	N/A
Map Panel Effective Date	3/17/2014
LOMA/LOMR (yes/no)	UNKNOWN - check map
LOMA/LOMR Date	UNKNOWN - check map





SUBJECT PROPERTY PHOTO ADDENDUM

Client: Brevard County
Property Address: 1415 Walter St
City: Cocoa

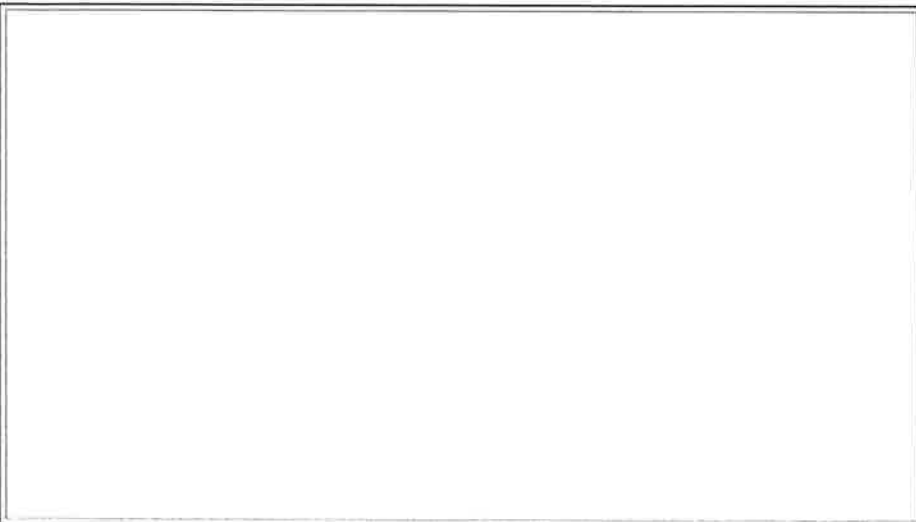
File No.: 20-81382
Case No.: 2017-3988-A-007
Zip: 32926

State: FL



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: November 25, 2020
Appraised Value: \$ 20,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

Client: Brevard County
Property Address: 1415 Walter St
City: Cocoa

File No.: 20-81382
Case No.: 2017-3988-A-007
State: FL Zip: 32926



Front



Street other side



Old House



View from corner

Client: Brevard County
Property Address: 1415 Walter St
City: Cocoa

File No.: 20-81382
Case No.: 2017-3988-A-007
State: FL Zip: 32926



View from corner



Side/Old House



Side/Old House



Side/Old House

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Brevard County	File No.: 20-81382
Property Address: 1415 Walter St	Case No.: 2017-3988-A-007
City: Cocoa	State: FL Zip: 32926

COMPARABLE SALE #1

901 Carson St
Cocoa, FL 32926
Sale Date: 11/12/2020
Sale Price: \$ 18,000



COMPARABLE SALE #2

338 Woods Lake Dr
Cocoa, FL 32926
Sale Date: 08/12/2020
Sale Price: \$ 20,000



COMPARABLE SALE #3

1400 Wilson Rd
Cocoa, FL 32926
Sale Date: 11/29/2019
Sale Price: \$ 35,000



COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Brevard County
Property Address: 1415 Walter St
City: Cocoa

File No.: 20-81382
Case No.: 2017-3988-A-007
Zip: 32926

State: FL



COMPARABLE SALE #4

3705 W Malory
Cocoa, FL 32926
Sale Date: Pending 11/20
Sale Price: \$ 37,000

COMPARABLE SALE #5

Sale Date:
Sale Price: \$

COMPARABLE SALE #6

Sale Date:
Sale Price: \$

AERIAL MAP

Client: Brevard County

File No.: 20-81382

Property Address: 1415 Walter St

Case No.: 2017-3988-A-007

City: Cocoa

State: FL

Zip: 32926

Account (1234567)

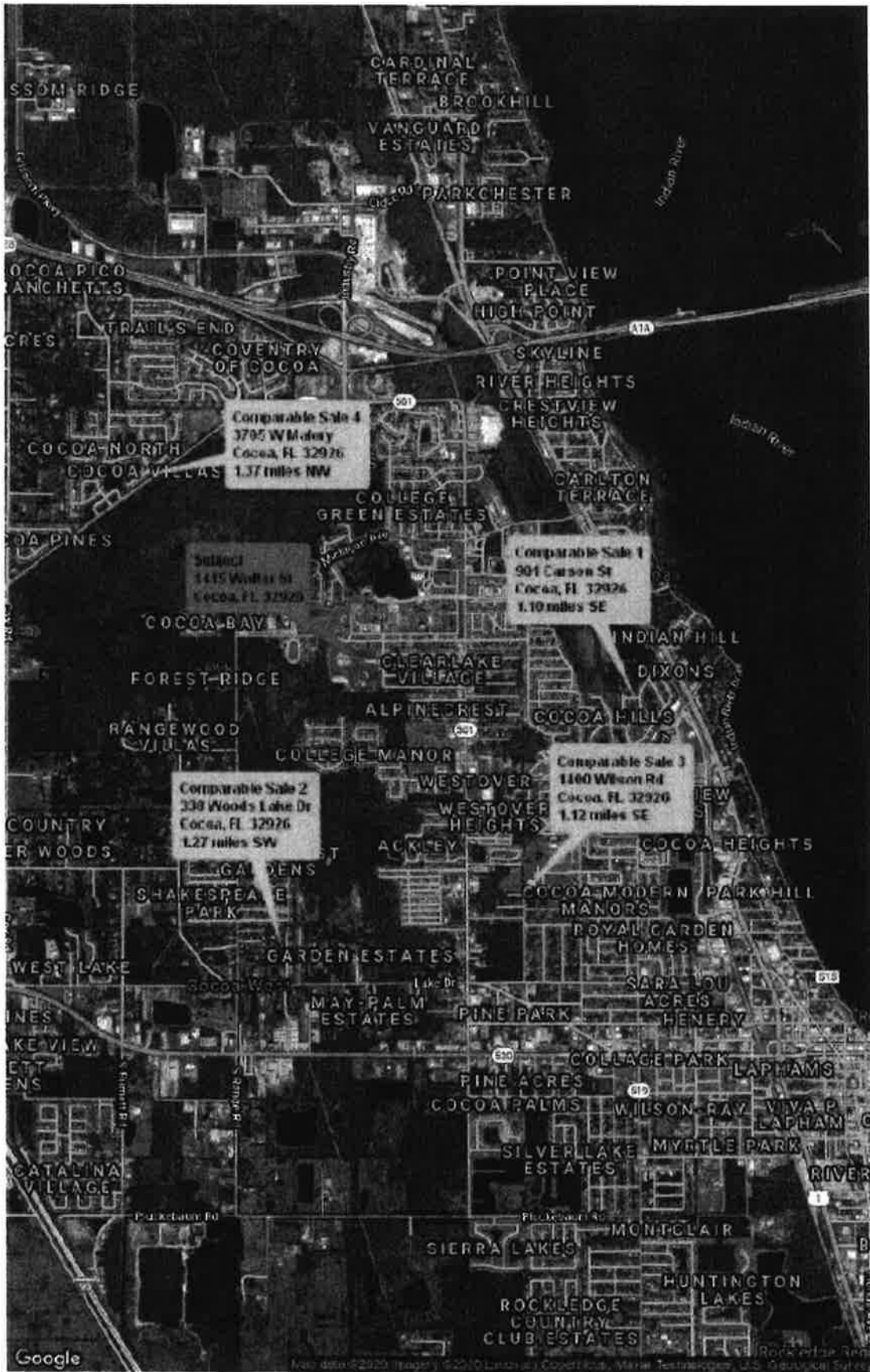
Go



LOCATION MAP

Client: Brevard County
Property Address: 1415 Walter St
City: Cocoa

File No.: 20-81382
Case No.: 2017-3988-A-007
Zip: 32926



Client: Brevard County
Property Address: 1415 Walter St
City: Cocoa

File No.: 20-81382
Case No.: 2017-3988-A-007
State: FL Zip: 32926



Ron DeSantis, Governor

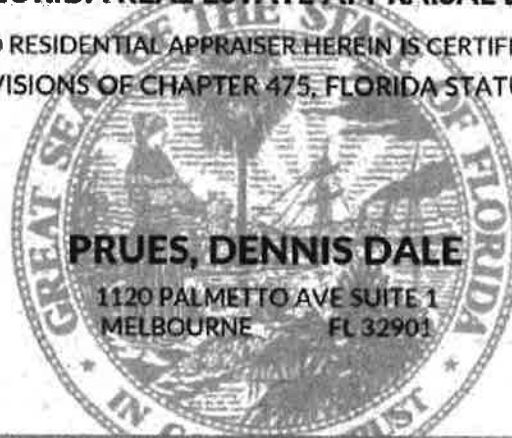
Halsey Beshears, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES



PRUES, DENNIS DALE

1120 PALMETTO AVE SUITE 1
MELBOURNE FL 32901

LICENSE NUMBER: RD7983

EXPIRATION DATE: NOVEMBER 30, 2022

Always verify licenses online at MyFloridaLicense.com



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Client: Brevard County
Property Address: 1415 Walter St
City: Cocoa

File No.: 20-81382
Case No.: 2017-3988-A-007
State: FL Zip: 32926



Ron DeSantis, Governor

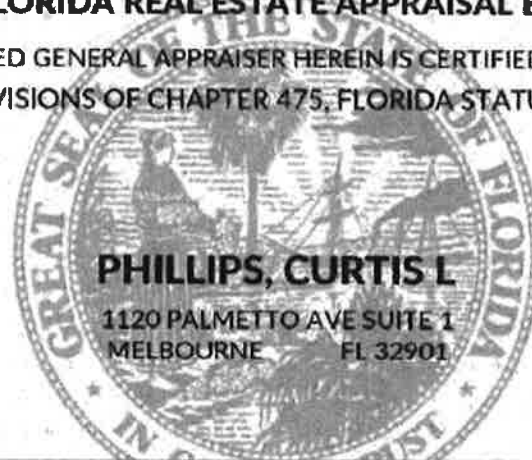
Halsey Beshars, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES



PHILLIPS, CURTIS L

1120 PALMETTO AVE SUITE 1
MELBOURNE FL 32901

LICENSE NUMBER: RZ2085

EXPIRATION DATE: NOVEMBER 30, 2022

Always verify licenses online at MyFloridaLicense.com



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CERTIFICATE OF LIABILITY INSURANCE

CALLA-1 OP ID: ML

DATE (MM/DD/YYYY)

08/27/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Lott Insurance Services, LLC
4808 South US1
Fort Pierce, FL 34982
Joe C Lott

CONTACT NAME: Joe Lott
PHONE (A/C, No, Ext): 772-468-1009 FAX (A/C, No): 772-468-1837
E-MAIL ADDRESS: jl@lottins.com

INSURED
CALLAWAY AND PRICE, INC
1410 PARK LANE SOUTH, SUITE #1
JUPITER, FL 33458

INSURER(S) AFFORDING COVERAGE NAIC #
INSURER A: Lloyd of London Underwriters 11220
INSURER B:
INSURER C:
INSURER D:
INSURER E: Lloyd of London Underwriters 11220
INSURER F:

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD. WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER		MPL1373575.20	09/20/2020	09/20/2021	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COM/OP AGG \$ 0
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A				PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Prof Liability Retention \$5,000		MPL1373575.20 RETRO DATE: 7/1/1991	09/20/2020	09/20/2021	PL Each Aggregate 2,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Proof Of Insurance

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Joe C Lott

Appraiser Independence Certification2017-3988-A-007
File No.: 20-81382

Borrower: Brevard County
 Property Address: 1415 Walter St
 City: Cocoa County: Brevard State: FL Zip Code: 32926
 Lender/Client: Brevard County

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.


I assert that no employee, director, officer, or agent of the Lender/Client, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Lender/Client, influenced or attempted to influence the development, reporting, result, or review of the appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that the Lender/Client has never participated in any of the following prohibited behavior in our business relationship:


1. Withholding or threatening to withhold timely payment or partial payment for the appraisal report;
2. Withholding or threatening to withhold future business, or demoting or terminating, or threatening to demote or terminate my services;
3. Expressly or implicitly promising future business, promotions, or increased compensation for my services;
4. Conditioning the ordering of the appraisal report or the payment of the appraisal fee or salary or bonus on my opinion, conclusion or valuation reached, or on a preliminary value estimate requested;
5. Requesting an estimated, predetermined, or desired valuation in the appraisal report, prior to the completion of the appraisal report, or requesting estimated values or comparable sales at any time prior to the completion of the appraisal report;
6. Providing an anticipated, estimated, encouraged or desired value for the subject property, or a proposed or target amount to be loaned to the Borrower, except that a copy of the sales contract may have been provided if the assignment was for a purchase transaction;
7. Providing stock or other financial or non-financial benefits to me or any entity or person related to me, my appraisal or appraisal management company, if applicable;
8. Any other act or practice that impairs or attempts to impair my independence, objectivity or impartiality, or violates law or regulation, including but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the Uniform Standards of Professional Appraisal Practice (USPAP).

Additional Comments:

APPRAISER:

Signature: 
 Name: Dennis D. Prues
 Date Signed: 12/08/2020
 State Certification #: Cert Res RD7983
 or State License #: _____
 or Other (describe): _____ State #: _____
 State: FL
 Expiration Date of Certification or License: 11/30/2022

SUPERVISORY APPRAISER (only if required):

Signature: 
 Name: Curtis L. Phillips, MAI
 Date Signed: 12/08/2020
 State Certification #: Cert Gen RZ2085
 or State License #: _____
 State: FL
 Expiration Date of Certification or License: 11/30/2022

USPAP ADDENDUM

Borrower: Brevard County
 Property Address: 1415 Walter St
 City: Cocoa County: Brevard State: FL Zip Code: 32926
 Lender: Brevard County

Reasonable Exposure Time

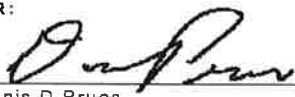
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 1-3 Months

In determining the market value it includes a reasonable exposure time. It is the appraiser's opinion that this exposure time would be 1 to 3 months within the current market. Further, it is pointed out that the opinion value is based on a specific date, wherein a theoretical market exposure has already occurred. To determine a future value at the end of a marketing time starting at the appraisal date would be a prospective value as opposed to the current value opinion.


Additional Certifications

- ☒ I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- ☐ I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments**APPRAISER:**

Signature: 
 Name: Dennis D. Prues
 Date Signed: 12/08/2020
 State Certification #: Cert Res RD7983
 or State License #: _____
 or Other (describe): _____ State #: _____
 State: FL
 Expiration Date of Certification or License: 11/30/2022
 Effective Date of Appraisal: 11/25/2020

SUPERVISORY APPRAISER (only if required):

Signature: 
 Name: Curtis L. Phillips, MAI
 Date Signed: 12/08/2020
 State Certification #: Cert Gen RZ2085
 or State License #: _____
 State: FL
 Expiration Date of Certification or License: 11/30/2022
 Supervisory Appraiser inspection of Subject Property:
☒ Did Not ☐ Exterior-only from street ☐ Interior and Exterior

PAO detail sheet Parcel 25-36-15-00-794



Account: 2415409 Parcel ID: 24-36-19-75-17-11
Sale: 6/1/1991 \$18,600
BCPAO Market Value: \$22,580
Owners: BREVARD COUNTY
Address: 1415 WALTER ST COCOA FL 32926

BID SHEET
COUNTY LAND SALE 2021-2415409

TAX ID: 2415409
1415 WALTER STREET PARCEL

BID AMOUNT \$ 20,100
(Suggested Minimum Bid \$17,500)

NAME LeAnn Picke-Vergara
Print Name and Title

SIGNATURE LeAnn Picke-Vergara

ADDRESS 60 Parnell Street Suite A.

CITY Merritt Island

STATE FL ZIP CODE 32953

STATE OF INCORPORATION (LLC) _____

PHONE _ _ _ _ _ 2 _

AS-IS CONTRACT FOR SALE AND PURCHASE

Attachment A

Seller: Board of County Commissioners, Brevard County, Florida
2725 Judge Fran Jamieson Way, Viera, Florida, 32940

Buyer: LeAnn Bicke - Kergara

Legal description of property being transferred: See Exhibit A

Tax Parcel ID: 24-36-19-75-17-11

The transfer shall be made pursuant to the following terms and conditions and the Standards for Real Estate Transactions, attached to this contract.

Purchase price: \$20,100

Deposit: \$ 2,010 (ten percent of the Buyer's bid) shall be paid to an escrow account established and held by the Brevard County Clerk, such deposit to be applied to the purchase price.

Time for acceptance of offer; effective date; facsimile: If this offer is not executed by and delivered to all parties OR FACT OF EXECUTION communicated in writing between the parties on or before November 30, 2021, the deposit(s) will, at Seller's option, be returned and this offer withdrawn. The date of Contract ("Effective Date") will be the date when the last one of the Buyer and Seller has signed this offer. A facsimile copy of this Contract and any signatures hereon shall be considered for all purposes as originals.

Title evidence: At least 15 days before closing date Buyer may, at Buyer's option and sole expense, obtain a title search and/or title insurance commitment (with legible copies of instruments listed as exceptions attached thereto) and, after closing, an owner's policy of title insurance.

Closing Date: This transaction shall be closed and the deed and other closing papers delivered **within 90 days** of the effective date of this contract, unless modified by other provisions of this Contract. [If applicable, FDEP will have to approve the survey due to the mean high-water lines. This will take additional time.]

Warranties: The following warranties are made and shall survive closing. SELLER hereby represents and warrants to the BUYER that SELLER has not engaged or dealt with any agent, broker or finder, in regard to this Agreement or to the sale and purchase of the property contemplated hereby.

Buyer Initials LBK

Inspections: (a) BUYER shall have 30 days from Effective Date ("Inspection Period") within which to have such inspections of the Property performed as Buyer shall desire; (b) Buyer shall be responsible for prompt payment for such inspections and repair damage to and restoration of the Property resulting from such inspections and this provision; (c) shall survive termination of this Contract; and (d) if Buyer determines, in Buyer's sole discretion, that the Property is not acceptable to Buyer, Buyer may cancel this Contract by delivering facsimile or written notice of such election to Seller prior to the expiration of the Inspection Period. If Buyer timely cancels this Contract, the deposit(s) paid shall be immediately returned to Buyer; thereupon, Buyer and Seller shall be released of all further obligations under this Contract, except as provided in this Paragraph. Unless Buyer exercises the right to cancel granted herein, Buyer accepts the Property in its present physical condition, subject to any violation of governmental, building, environmental, and safety codes, restrictions of requirements and shall be responsible for any and all repairs and improvements required by Buyer's lender.

Special Clauses: BUYER shall purchase the property in AS-IS condition. No utilities are available during BUYER'S 30- day inspection period.

BOARD OF COUNTY COMMISSIONERS

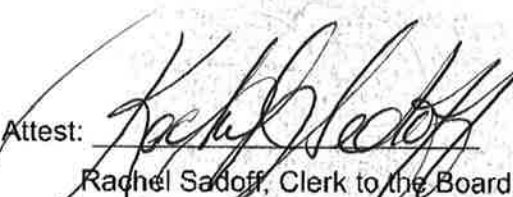
BREVARD COUNTY, FLORIDA

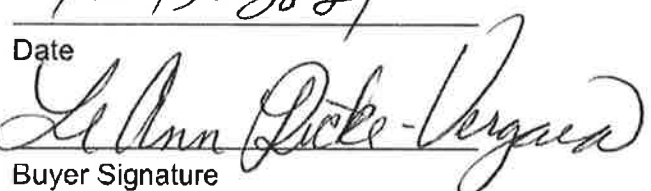
As approved by the Board



Rita Pritchett, Chair

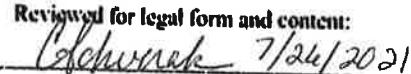
8-24-2021
Date

Attest: 
Rachel Sadoff, Clerk to the Board

7-13-2021
Date

Buyer Signature

Driver's License # (Buyer)

Buyer Initials 

Reviewed for legal form and content:
 7/24/2021
(Assistant) County Attorney

ATTACHMENT - STANDARDS FOR REAL ESTATE TRANSACTIONS

- A. EVIDENCE OF TITLE:** (Applicable in the event Buyer opts to obtain a title commitment at Buyer expense) At Buyer's sole expense, Buyer may obtain a title insurance commitment issued by a Florida licensed title insurer agreeing to issue to Buyer, upon recording of the deed to Buyer, an owner's policy of title insurance in the amount of the purchase price insuring Buyer's title to the Real Property, subject only to liens, encumbrances, exceptions or qualifications set forth in this Contract and those which shall be discharged by Seller at or before closing. Seller shall convey marketable title subject only to liens, encumbrances, exceptions or qualifications specified in this Contract. Marketable title shall be determined according to applicable Title Standards adopted by authority of The Florida Bar and in accordance with law. Buyer shall have 5 days from date of receiving evidence of title to examine it. If title is found defective, Buyer shall within 3 days thereafter, notify Seller in writing specifying defect(s). If the defect(s) render title unmarketable, Seller will have 30 days from receipt of notice to remove the defects, failing which Buyer shall, within five (5) days after expiration of the thirty (30) day period, deliver written notice to Seller either: (1) extending the time for a reasonable period not to exceed 120 days within which Seller shall use diligent effort to remove the defects; or (2) requesting a refund of deposit(s) paid which shall immediately be returned to Buyer. If Buyer fails to so notify Seller, Buyer shall be deemed to have accepted the title as it then is, Seller shall, if title is found unmarketable, use diligent effort to correct defect(s) in the title within the time provided therefore. If Seller is unable to remove the defects within the times allowed therefore, Buyer shall either waive the defects or receive a refund of deposit(s), thereby releasing Buyer and Seller from all further obligations under this Contract.
- B. SURVEY:** Buyer, at Buyer's expense, within time allowed to deliver evidence of title and to examine same, may have the Real Property surveyed and certified by a registered Florida surveyor. If survey shows encroachment on Real Property or that improvements located on Real Property encroach on setback lines, easements, lands of others or violate any restrictions, Contract covenants or applicable governmental regulation, the same shall constitute a title defect.
- C. TIME PERIOD:** Time is of the essence in this Contract.
- D. DOCUMENTS FOR CLOSING:** Seller shall furnish the deed. Buyer shall furnish closing statement.
- E. EXPENSES:** Documentary stamps on the deed, if required and recording of corrective instruments shall be paid by Buyer. Buyer will pay for the cost of recording the deed.

Buyer Initials



F. PRORATIONS; CREDITS: THERE IS NO TAX PRORATION FOR THIS PROPERTY.

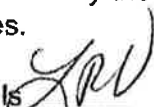
G. SPECIAL ASSESSMENT LIENS: Certified, confirmed and ratified special assessment liens as of date of closing (not as of Effective Date) are to be paid by Buyer.

H. PROCEEDS OF SALE; CLOSING PROCEDURE: The deed shall be recorded upon clearance of funds. If abstract of title has been furnished, evidence of title shall be continued at Buyer's expense to show title in Buyer, without any encumbrances or change which would render Seller's title unmarketable from the date of the last evidence. Proceeds of the sale shall be held in escrow a mutually acceptable escrow agent for a period of not more than 5 days after closing date. If Seller's title is rendered unmarketable, through no fault of Buyer, Buyer shall, within the 5-day period, notify Seller in writing of the defect and Seller shall have 30 days from date of receipt of such notification to cure the defect. If Seller fails to timely cure the defect, all deposit(s) and closing funds shall, upon written demand by Buyer and within 5 days after demand, be returned to Buyer and, simultaneously with such repayment, Buyer shall return the Personal Property, vacate the Real Property and re-convey the Property to Seller by special warranty deed and bill of sale. If Buyer fails to make timely demand for refund, Buyer shall take title as is, waiving all rights against Seller as to any intervening defect except as may be available to Buyer by virtue of warranties contained in the deed or bill of sale. The escrow and closing procedure required by this Standard shall be waived if title agent insures adverse matters pursuant to Section 627.7841, F.S. (2015), as amended.

I. FAILURE OF PERFORMANCE: If Buyer fails to perform this Contract within the time specified, including payment of all deposit(s), the deposit(s) paid by Buyer and deposit(s) agreed to be paid, may be retained by or for the account of Seller as agreed upon liquidated damages, consideration for the execution of this Contract and in full settlement of any claims; whereupon, Buyer and Seller shall be relieved of all obligations under this Contract; or Seller, at Seller's option, may proceed in equity to enforce Seller's rights under this Contract. If for any reason other than failure of Seller to make Seller's title marketable after diligent effort, Seller fails, neglects or refuses to perform this Contract, the Buyer may seek specific performance or elect to receive the return of Buyer's deposit(s) without thereby waiving any action for damages resulting from Seller's breach. In the event of any litigation arising out of this contract, each party shall bear its own attorney's fees and costs. **THE PARTIES HEREBY AGREE TO WAIVE TRIAL BY JURY.**

J. CONVEYANCE: Seller shall convey title to the Real Property by County deed in substantially the same form as set forth in Section 125.411, Florida Statutes.

Buyer Initials



- K. OTHER AGREEMENTS:** No prior or present agreements or representations shall be binding upon Buyer or Seller unless included in this Contract. No modification to or change in this Contract shall be valid or binding upon the parties unless in writing and executed by the party or parties intended to be bound by it.
- L. DISCLOSURES:** (a) There are no facts known to Seller materially affecting the value of the Property which are not readily observable by Buyer or which have not been disclosed to Buyer; (b) Seller extends and intends no warranty and makes no representation of any type, either express or implied, as to the physical condition or history of the Property; (c) Seller has received no written or verbal notice from any governmental entity or agency as to a currently uncorrected building, environmental or safety code violation; (d) Seller has no knowledge of any repairs or improvements made of the Property without compliance with governmental regulation which have not been disclosed to Buyer (Property is vacant).
- M. PROPERTY TAX DISCLOSURE SUMMARY:** BUYER SHOULD NOT RELY ON SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.
- N. RADON.** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to person 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 public health unit.

Buyer Initials



Exhibit A

Begin at the East Quarter Section corner of Section 19 Township 24 South Range 36 East, being the Northeast corner of the Southeast 1/4 of said Section, Township and Range; Brevard County, Florida, thence proceed West on the East and West center line of said section a distance of 1860 feet to a point; thence proceed South and along the East line of Walter Street and parallel to the East line of said section a distance of 967.5 feet to point of beginning of the property to be included in this description; thence for a first course of the property to be included in this description go East and parallel to the East and West center line of said Section and along the South line of Minnie Street a distance of 100 feet to a point; thence for a second course of the property to be included in this description go South and parallel to the East line of said section a distance of 102 feet to a point; thence for a third course of the property to be included in this description go West and parallel to the East and West center line of said section a distance of 100 feet to a point on the East line of Walter Street; thence for a fourth course of the property to be included in this description go North and along the East line of Walter Street and parallel to the East line of said section a distance of 102 feet to the point of beginning of the property to be included in this description.

The above described property may be otherwise described as Lot 11 and Lot 12 in Block 17, of Shepard's Clear Lake Village, an unrecorded subdivision of the North 1/2 of the Southeast 1/4 of Section 19 Township 24 South Range 36 East, Brevard County, Florida, as described in the Official Records of Brevard County at Official Records Book (ORB) 837, Page 292.

Buyer Initials

