



BOARD OF COUNTY COMMISSIONERS
DESOTO COUNTY

Suite 201
201 East Oak Street
Arcadia, Florida 34266
Telephone (863) 993-4800
Drug-Free Work Place

STATEMENT OF OFFER

Dear Mr. Sheran,

As you are aware, DeSoto County is in the process of acquiring the needed properties for the County Road 769 Expansion Project. A determination has been made that the properties with the following DeSoto County parcel IDs will be needed. A search of DeSoto County Public Records has been made and it was determined that these needed properties are owned by you.

32-39-23-0207-0040-0010
32-39-23-0222-0840-0360
32-39-23-0207-0040-0020
32-39-23-0207-0040-0030
32-39-23-0207-0040-0040
32-39-23-0207-0040-0050
32-39-23-0222-0670-0010
32-39-23-0207-0040-0060
32-39-23-0222-0670-0170
32-39-23-0207-0040-0070

The interest being acquired in your properties is: Fee Simple.

In addition, the following list will identify the buildings, structures, fixtures and other improvements which are considered to be part of the real property acquired, or personal property being acquired, if any: N/A – there are no existing improvements present.

The following items were excluded: N/A – there are no existing improvements present.

You are further advised that the County's offer of just compensation for the property required for the construction of this facility is based on the Fair Market Value of the property and the County's offer to you is not less than the approved appraised value of the property.

The following represents a summary of the County's offer to you and the basis therefore:

Statement of Offer – Michael Sheran

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Land	\$ <u>760,000.00</u>
Improvements	\$ <u>0.00</u>
Real Estate Damages	\$ <u>0.00</u>
Total	\$ <u>760,000.00</u>

This Statement of Offer is not a contract; if you agree to accept this offer, you will be required to sign a purchase agreement. The offer is contingent upon having a clean title (title search is in process) and having utility clearance. The seller is responsible for paying outstanding mortgage (if any) and the prorated property taxes.

Any information you may require can be obtained through Michael Giardullo, P.E., DeSoto County Engineer at 863-491-7543 or m.giardullo@desotobocc.com. If Mr. Giardullo is not readily available, please contact Mandy Hines, County Administrator at 863-993-4800 or m.hines@desotobocc.com.

Sincerely,

J.C. Deriso
Chairman
DeSoto County Board of County Commissioners

August 12, 2025

Delivered By

Printed Name

Date

Receipt Acknowledged By

Printed Name

Date