

June 22, 2026

VIA FED-EX AND EMAIL: (Trk. # 873386407165)

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Angela Salmon, MPA
Program Manager
Real Estate - City Manager's Office
City of Fort Lauderdale
101 NE 3 Avenue, Suite 2100
Fort Lauderdale, Florida 33301

Re: Offer to Purchase City-Owned Surplus Property Pursuant to Notice of Intent
for Property Located At South Rio Vista Boulevard, Fort Lauderdale, FL
33316 (Folio # 504211182991) ("Surplus Property")

Dear Angela,

I am writing on behalf of Raymond B. Ray and Terry Ray, the owners of the real property located at 1004 S Rio Vista Blvd., Fort Lauderdale, FL 33316 (Folio # 504211182990) (respectively, "Adjacent Property Owners," and "Adjacent Property"), to formally submit an offer to purchase the City-owned Surplus Property pursuant to the Notice of Intent to dispose of surplus property under Section 8.04 of the Charter of the City of Fort Lauderdale. As the owner of the Adjacent Property, the Adjacent Property Owners have a long-standing relationship with this parcel and a unique interest in its acquisition.

The City originally acquired the Surplus Property on April 19, 1977, to accommodate an underground sewer line crossing. However, that sewer infrastructure has since been abandoned, removing the original basis for the City's continued ownership. As reflected by the City Commission's approval at its June 16, 2026, meeting, the Property has been determined not to be needed for public or governmental purposes and that it is in the City's best interest to sell the Surplus Property.

As background, in 1983, the City formalized the Adjacent Property Owners' use of the parcel through an Encroachment Agreement. For over forty years, the Adjacent Property Owners have continuously maintained the Surplus Parcel at their own expense. This sustained stewardship reflects the practical reality that the parcel functions as an extension of the Adjacent Property.

This conclusion is further supported by the independent appraisal commissioned by the City and conducted by the Ernest Jones Company, which assigned a disposition value of \$75,000 as of May 11, 2026. Notably, the appraisal determined that the highest and best use of the parcel is

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assemblage with the Adjacent Property. This finding reinforces that the parcel holds its greatest value, both financially and practically, as part of their adjoining lot, and that their offer represents the most natural and beneficial disposition of this surplus land.

Offer Details:

Proposed Purchase Price: \$56,250

Earnest Money Deposit: \$5,625 (cashier's check enclosed, equal to 10% of proposed purchase price) submitted with this proposal.

The above proposed purchase price of \$56,250 equals the minimum acceptable purchase price established by the City Commission, representing 75% of the appraised disposition value. As part of this bid, the Adjacent Property Owners acknowledge that any executed purchase and sale agreement will include a covenant requiring buyer to repair and maintain the seawall in accordance with City code and all applicable regulations.

Given the four-decade maintenance history, the existing Encroachment Agreement, the abandoned sewer infrastructure, and the appraiser's own conclusion that assemblage with their property represents the highest and best use of this parcel, on behalf of the Adjacent Property Owners I respectfully submit that their offer represents the most logical and community-appropriate resolution to the disposition of this Surplus Property. I am available to provide any additional documentation should it be required.

Thank you for your time and consideration.

Very truly yours,

GREENSPOON MARDER LLP

A handwritten signature in blue ink, appearing to be 'Elizabeth Somerstein', written over a light blue rectangular background.

Elizabeth Somerstein, Esq.
For the Firm

Enclosure

cc: Rickelle Williams (via email: city.manager@fortlauderdale.gov)