

## Melissa Coyne

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**From:** Vinny Davis <bobdavisauto@gmail.com>  
**Sent:** Wednesday, June 21, 2023 8:18 PM  
**To:** William Waters; Christy Goddeau  
**Cc:** Sarah Malega  
**Subject:** 1112 18th Ave. N.  
**Attachments:** 1112 N Dixie Apraisal.pdf; 1112 Survey of 1801.pdf; 1112 Survey of 25' Alley.pdf; 1112 18th Ave Title Search.pdf

To Whom It May Concern,

I own Bob Davis Auto Repair located at 1801 N Dixie Hwy in Lake Worth Beach, Florida. I have been in discussions with William Waters regarding purchasing the 25-foot alley that runs north and south on the western edge of my property from the City of Lake Worth Beach (LWB), Palm Beach County property control number 38-43-44-16-06-013-0014. The City has paid for an appraisal showing the value of this property to be \$35,000 (attachment #1), and I have verbally represented that I am willing to proceed with a sale at that price. At Mr. Waters' direction I have paid for a survey (attachment #2), and it is attached for your reference. Mr. Waters has approved the sale with several stipulations, including that all relevant City departments sign off on the sale and that the sale price would be no less than \$35,000.

After a thorough study by the affected City departments, Julie Parham reported back from the LWB Water Department that they have a four-inch and eight-inch gravity sewer main that runs north and south in that alley and would require a 15-foot easement from the west property line for the length of the parcel. All other affected City departments found no conflicts within the property. I would have no problem granting an easement as described at closing and have recorded in the public records.

I was also informed by Mr. Waters that I need to furnish a title search showing no encumbrances or liens. Please see the clear title search (attachment #3) .

My offer is a cash offer, so there will be no mortgage contingencies. I would like to close ASAP and would propose closing within 30 days of receiving commission approval for the sale. I also understand and agree to pay closing costs, including but not limited to state documentary stamps and the owner's title insurance premium and fees.

Respectfully submitted,

Vinnie Davis, Managing Partner, Davis Auto Repair Inc.