PAVESE LAW FIRM
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April 25, 2022

Ms. Amanda Rivera
Deputy Hearing Examiner
1500 Monroe Street
Fort Myers, FL 33905

Via Email: hex@leegov.com

RE: Brightwater RPD f/k/a Stoneybrook North; Case Number: DCI2021-00012
48-Hour Letter - Hearing Examiner Hearing Date: April 28, 2022
(Our Client File #82102.005)

Dear Ms. Rivera:

Please be advised that Pavese Law Firm along with the Experts listed below represent North Brook Holdings, LLC, in their application to amend the existing 741.22-acre Brightwater Residential Planned Development (RPD) f/k/a Stoneybrook North to 1) reconfigure tracts; 2) relocate dwelling units to the interior; 3) add "Dwelling Unit, Townhouse" to the approved schedule of uses; 4) add Brightwater Country Club and allow limited non-resident access to the Crystal Lagoon amenity; 5) add 225 dwelling units [increase maximum dwelling units from 1,275 to 1,500]; 6) convert ±590 single-family dwelling units to senior adult housing; 7) incorporate voluntary enhancements; and 8) allow fill material to be moved within the site across Pritchett Parkway. This amendment also includes three new deviation requests.

A. Expert Witnesses:

Stacy Hewitt, AICP *Project Planner, Banks Engineering, 10511 Six Mile Cypress Parkway, Suite 101, Fort Myers, FL 33966*

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, Zoning, Site Planning, and land use planning, and as they relate to Lee County zoning and planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Sam Marshall, P.E., *Project Engineer, Banks Engineering, 10511 Six Mile Cypress Parkway, Suite 101, Fort Myers, FL 33966*

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.

- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, Civil Engineering and Drainage, and Site Planning, as they relate to Lee County zoning and planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Ted Treesh, PTP, *Project Traffic Planner, TR Transportation Consultants, Inc., 2726 Oak Ridge Court, Suite 503, Fort Myers, FL 33901*

- To be qualified as an expert witness by the Lee County Hearing Examiner. Current resume is submitted to be placed on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, and Traffic and Transportation Planning as they relate to Lee County zoning and planning.
- The Zoning Traffic Study Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Yury Bykau *Project Traffic Planner, TR Transportation Consultants, Inc., 2726 Oak Ridge Court, Suite 503, Fort Myers, FL 33901*

- To be qualified as an expert witness by the Lee County Hearing Examiner. Current resume is submitted to be placed on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, and Traffic and Transportation Planning as they relate to Lee County zoning and planning.
- The Zoning Traffic Study Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Tyler King, *W. Dex Bender and Associates, 4470 Camino Real Way, Suite 101, Fort Myers, FL 33966*

- To be qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in Environmental Science, Ecology and Buffering with regard to the Lee Plan, Lee County Land Development Code and State of Florida wildlife and protected species regulations as they relate to Lee County zoning and planning.

Betsey Jolley, AICP, *Senior Entitlements Manager, Metro Development Group, 2502 N. Rocky Point Drive, Suite 1050, Tampa, FL 33607*

- Current resume will be filed with the Hearing Examiner.

- Seeking to be qualified as an expert witness in Zoning, Planning, and land use entitlements.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Kartik Goyani, *V.P. Operations, Metro Development Group, 2502 N. Rocky Point Drive, Suite 1050, Tampa, FL 33607*

- Current resume will be filed with the Hearing Examiner.
- Seeking to be qualified as an expert witness in land development operations and planning, and as they relate to Lee County development.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

The Applicant also reserves the right to rely upon and call any of the Expert Witnesses listed by the Staff Expert Witness List submitted with the Staff Report, as that may be added to or supplemented.

B. NOTICE OF OUTSTANDING ISSUES

In regards to the Staff Report and attachments issued on April 14, 2022, the Applicant submits the following clarifications/corrections:

- Staff Report, Page 1, Line 2: Overall RPD zoning is 741.22± acres but application is for 638.17± acres (excludes existing development and Lee County well parcel).
    - Staff Report Attachment E. Legal Description is for the 638.17± acres subject to the application and the Overall RPD legal description & sketch (attached) should also be included.

- Staff Report, Page 4, 3rd bullet: after comma – clarify that Tract M provides Seminole Campground easement for water looping and potential to connect to sewer or take WWTP off-line. Additionally, Tract A provides additional open space separation to Colonial Acres on Leetana.

- Staff Report, Page 10, 6th and 10th line typo: 10-41~~5~~6(d)(2)(d)

- Staff Report, Page 11, Bicycle and Pedestrian Facilities: Condition 21 requires a sidewalk along Pritchett Pkwy

- Staff Report Attachment Z. Revised Master Concept Plan attached:
    - Removed Townhome use adjacent to existing single-family lots (North Brook Phase One, Block J, Lots 11 through 18) and create new Tract J1 for this area limited to single-story two-family attached or single family. (See attached revised Property Development Regulations, showing Tract J1 – Staff Attachment C-3).
    - Added Page 2 to include Open Space Exhibit

- Applicant has requested a Director Opinion be provided for Brightwater Country Club use determination as was provided for the Hybrid Warehouse use in a previous case DCI2017-00007, Island Storage Suites IPD.

- **Applicant's Proposed Revisions to Staff Report Attachment C.2 – Conditions & Deviations are attached and described below:**
  - Page 1, Condition 1, Update date of Master Concept Plan: **[Revised 4-22-22 to show single-story two-family attached or single-family in new Tract J1]**
  - Page 1, Condition 1, 2nd paragraph: This condition was intended to limit the trips generated by the intensities utilized in the submitted TIS, but to also allow the same intensity in case the ITE manual changes prior to development order. Recommend following language for clarification:
    - The development is allowed a maximum calculated development density/intensity with respect to new trip generation utilizing the following development scenario **based on the Institute of Transportation Engineer's (ITE) report in effect at time of development order:**
      a. 910 detached single-family dwelling units, **or a combination of detached single family, townhouse, or two-family attached, with the trip generation equivalent to 910 single-family units; and**
      b. 590 detached **or two-family attached** senior adult dwelling units, and
      c. Brightwater Country Club (See Condition 34)

  - Condition 2.a Schedule of Uses:
    - Add the following language for clarification:
      [NOTE: Dwelling Units are limited to a maximum of 1,500 units (including existing 258 units within North Brook Phase One).
      - **R-1 = Single-family Residence;**
      - **R-1A = Single-family Residence or Two-family Attached; and**
      - **TH = Townhouse, Single-family Residence or Two-family Attached]**
    - Tract K:
      - **Brightwater** Country Club (See condition 34)
      - Recreation Facilities, Personal~~,~~
        Recreational Facilities, Private on-site
    - Tracts E1, N and O:
      - Park, Group I, limited to nature preserve or passive or active recreation (**No active recreation on** Tract N ~~**only**~~)
      - Recreation Facilities, Personal, ~~**Private on-site,**~~ limited to nature preserve or passive recreation
        Recreation Facilities, Private on-site, limited to nature preserve or passive recreation

  - Condition 14: This condition was required due to prior wetland impacts and is no longer applicable. Littoral planting must be in compliance with the LDC. Last sentence should remain to document plantings that were required for north ditch.

- 14. Prior to local development order approval, the development order plans must include littoral planting areas in substantial compliance with the LDC~~. with the littoral planting exhibit entitled Northbrook Littoral Planting Exhibit, attached hereto as Attachment X.~~
- ~~All lake littoral zones must be constructed as depicted in Cross Section B-B. Littoral planting quantities must be consistent with the exhibit entitled Littoral Planting Exhibit, North Brook, attached hereto as Attachment X.~~ **The planting area along the northern ditch expansion must also provide native wetland plants installed three feet on-center.**

- Condition 19: Delete since Transportation Concurrency no longer exists.

- Condition 20: Clarify that the developer has been coordinating with LDOT and FDOT and will continue that coordination.

- Condition 26.a.5, 15th line: A word was removed from original condition:
  - …The relocation of onsite Sabal palms from other parts of the property onto the easement area is permissible, but must **not** be collocated closer than a ten (10) foot spacing…

- Condition 34.d. – Request following clarification since the Lagoon is part of and not separate from the Brightwater Country Club.
  - The Brightwater Country Club parking lot is required to provide a minimum of 180 parking spaces**, including a minimum of seventy-five (75) resident only parking spaces**. ~~**All parking spaces for users of the Crystal Lagoon amenity will be clearly delineated. Parking outside of the delineated spaces is not permitted.** A maximum parking rate of 0.07 non-golf cart parking spaces per permitted unit is allowed for non-Brightwater RPD residents.~~ Parking limited to Brightwater RPD residents only will be clearly marked and signed; and...

- Condition 38, delete since the Phase One DO (approved 7/21/16 – DOS2015-00083) approved the 10' wide, at grade pedestrian path.

- Deviation 19 – Applicant agrees to withdraw deviation.

Attached please find a redlined and clean version of the Applicant's proposed revisions to the Conditions and Deviations.

C. CONDITIONS [*Deletions are ~~cross-hatched and highlighted~~*; Additions are **bold/underlined in green**] See attached Applicant's version of Staff's Revisions to the Existing Conditions.

D. EXHIBIT LIST

Exhibit	Applicant's PowerPoint Presentation
Exhibit	Applicant's Proposed Conditions (Strikethrough/Underline format)
Exhibit	Applicant's Master Concept Plan – revised to reflect Conditions

Exhibit	Legal Description for Entire Brightwater RPD
Exhibit	Applicant's Property Development Regulations

Very truly yours,

Steven C. Hartsell,
Florida Bar #0305030

SCH:llp
Encl.: Exhibits, as noted

cc: Client
Dirk Danley, AICP, Lee County Senior Planner, Zoning
Marcus Evans, P.E. Lee County Senior Engineer, Development Services
Brandon Dunn, Lee County Principal Planner, Planning
Rebecca Sweigert, Lee County Principal Environmental Planner, Planning
Elizabeth Workman, Lee County Senior Environmental Planner, Zoning
Lee Werst, Lee County Natural Resources Supervisor, Natural Resources
Joe Adams, Lee County Attorney's Office

Attachment C – Conditions [Dirk's Staff Ver. 4-21-22] [**4-25-2022SCH** ~~**deletes cross-hatched yellow highlighted**~~**; additions in bold underlined green**]

Section A. - Conditions

1. The development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "~~Stoneybrook North Master Concept Plan~~Master Concept Plan Brightwater RPD F/K/A, Stoneybrook North," prepared by ~~Wilson Miller~~Banks Engineering, Inc., dated ~~March 10, 2004, printed March 17, 2004, an stamped "Received March 17 2004 Permit Counter,"~~ August 26, 2021, **[Revised 4-22-22 to show single-story two-family attached or single-family in new Tract J1]** except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at the time of local development order, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

   The development is allowed a maximum calculated development density/intensity with respect to new trip generation utilizing the following development scenario **based on the Institute of Transportation Engineer's (ITE) report in effect at time of development order**:

   a. 910 detached single-family dwelling units**, or a combination of detached single family, townhouse, or two-family attached, with the trip generation equivalent to 910 single-family dwelling units; and**
   b. 590 detached **or two-family attached** senior adult dwelling units, and
   c. Brightwater Country Club (See Condition 34)

2. The following limits apply to the project and uses:

[NOTE: Dwelling Units are limited to a maximum of 1,500 units (including existing 258 units within North Brook Phase One).

- **R-1= Single-family Residence;**
- **R-1A= Single-family Residence or Two-family Attached; and**
- **TH= Townhouse, Single-family Residence or Two-family Attached]**

   a. Schedule of Uses

~~Administrative Offices~~
~~Agriculture – SUBJECT TO Condition 24 of Resolution Z-02-070~~
~~Accessory uses and structures~~
~~Club, Private (Limited to Track K)~~
~~Consumption on premises (LDC Section 34-1261 et seq.) Indoor and Outdoor~~
~~Food and beverage service, limited~~

~~Health Club and Spa~~
~~Parking lot, accessory~~
~~Rental or leasing establishment, Group I – limited to bicycles, tennis rackets and other small equipment for use by members of the private club~~
~~Specialty Retail Shop, Group I~~
~~Communication Tower – limited to one on the north side of Tract K and limited to a maximum of 35 feet in height~~
~~Dwelling Unit – limited to a maximum of 1,275 units consisting of:~~
~~Conventional Single-family Residence~~
~~(May be constructed on all R-1 residential tracts, see Note 1)~~
~~Two-family attached~~
~~(Limited to Tracts A, B, J and M, see Note 1)~~
~~Conventional Single-family Detached Residential lots located on the northern boundary of the project in Tracts F and G must be no less than 7,500 square feet in area within 500 feet of the northern boundary.~~
~~Entrance Gate and Gatehouse, in compliance with §34-1748~~
~~Essential Services~~
~~Essential Services Facilities, Group I~~
~~Excavation, water retention~~
~~Fences, walls~~
~~Home occupation~~
~~Model Home, Model Unit and Model Display Group~~
~~Real Estate Sales Office (Temporary sales office limited to Tract K and limited to the sale of lots or units within the development only)~~
~~Recreation Facilities, Personal~~
~~Recreation Facilities, Private on-site~~
~~Parking lot, accessory~~
~~Residential Accessory Uses~~
~~Signs, including one existing billboard located on the southwest side of Lake L1, all in compliance with LDC Chapter 30 except as approved by deviation~~
~~Temporary uses (§34-3041)~~

~~Note 1: Single-family dwelling units may be constructed on all R-1 and R-1A residential~~
~~tracts. Two-family attached dwelling units may be constructed only on R-1A residential~~
~~tracts (Tracts A, B, J and M).~~

TRACTS A, B, F1**, J1** & M

Administrative Offices
Agriculture – SUBJECT TO Condition 24
Accessory uses and structures
Dwelling Unit
Single-family Residence
Two-family attached

[NOTE: Tracts A & B (along with B-1, C & D) are limited to adult senior housing (±590 units - See Condition 33)

Entrance Gate and Gatehouse
Essential Services
Essential Services Facilities, Group I
Excavation, water retention
Fences, walls
Home occupation
Model Home, Model Unit and Model Display Group
Recreation Facilities, Personal
Recreation Facilities, Private on-site
Parking lot, accessory
Residential Accessory Uses
Signs
Temporary uses

TRACT B-1

Administrative Offices
Agriculture – SUBJECT TO Condition 24
Accessory uses and structures
Club, Private
- Consumption on premises (LDC Section 34-1261 et seq.) Indoor and Outdoor (See Deviation 21)
- Food and beverage service, limited
- Health Club and Spa
- Parking lot, accessory
- Rental or leasing establishment, Group I – limited to bicycles, tennis rackets and other small equipment for use by members of the private club
- Specialty Retail Shop, Group I

Dwelling Unit
- [NOTE: Tract B-1 (along with Tracts A, B, C & D) is limited to adult senior housing (±590 units - See Condition 33)]
- Single-family Residence
- Two-family attached

Entrance Gate and Gatehouse
Essential Services
Essential Services Facilities, Group I
Excavation, water retention
Fences, walls
Home occupation
Model Home, Model Unit and Model Display Group
Recreation Facilities, Personal
Recreation Facilities, Private on-site

Parking lot, accessory
Residential Accessory Uses
Signs
Temporary uses

TRACTS C, D, E, F, F1, G, H & I

Administrative Offices
Agriculture – SUBJECT TO Condition 24
Accessory uses and structures
Dwelling Unit
    Single-family Residence
        [NOTE 1: Tracts C & D (along with A, B & B1) are limited to adult senior housing (±590 units - See Condition 33)]
Entrance Gate and Gatehouse
Essential Services
Essential Services Facilities, Group I
Excavation, water retention
Fences, walls
Home occupation
Model Home, Model Unit and Model Display Group
Recreation Facilities, Personal, Private on-site
Parking lot, accessory
Residential Accessory Uses
Signs
Temporary uses

Tract J
Administrative Offices
Agriculture – SUBJECT TO Condition 24
Accessory uses and structures
Dwelling Unit Conventional
    Single-family Residence
    Two-family attached
    Townhouse (Maximum 150)
Entrance Gate and Gatehouse, in compliance with §34-1748
Essential Services
Essential Services Facilities, Group I
Excavation, water retention
Fences, walls
Home occupation
Model Home, Model Unit and Model Display Group
Recreation Facilities, Personal
Recreation Facilities, Private on-site
Parking lot, accessory
Residential Accessory Uses
Signs in compliance with LDC Chapter 30 except as approved by deviation

Temporary uses (§34-3041)

Tract K
Administrative Offices
Agriculture – SUBJECT TO Condition 24
Accessory uses and structures
Brightwater Country Club (See condition 34)
- Consumption on premises (LDC Section 34-1261 et seq.) Indoor and Outdoor (See Deviation 21)
- Food and beverage service, limited
- Health Club and Spa
- Parking lot, accessory
- Rental or leasing establishment, Group I – limited to bicycles, tennis rackets and other small equipment for use at the Brightwater Country Club

Specialty Retail Shop, Group I
Communication Tower – limited to one on the north side of Tract K and limited to a maximum of 35 feet in height
Entrance Gate and Gatehouse
Essential Services
Essential Services Facilities, Group I
Excavation, water retention
Fences, walls
Real Estate Sales Office (Temporary sales office limited to Tract K and limited to the sale of lots or units within the development only)
Recreation Facilities, Personal
Recreation Facilities, Private on-site
Parking lot, accessory
Residential Accessory Uses
Signs
Temporary uses

Tracts E1, N and O

Drainage Excavation, water retention
Fences/Walls
Park, Group I, limited to nature preserve or passive or active recreation (**No active recreation on** Tract N)
Signs (limited to existing billboard located on the southwest side of Tract O, Lake L1)
Recreation Facilities, Personal, limited to nature preserve or passive recreation
Recreation Facilities, Private on-site, limited to nature preserve or passive recreation

Parcels L-1 through L-34 (Lake Parcels)

Excavation, water retention

b. Site Development Regulations

See attachment C-3

3. DELETED

4. The Tract K recreational area must include at a minimum, one multi-purpose field, a playground, and picnic area, or recreational water feature. Facilities for the safe passage of pedestrians and cyclists from one side of Pritchett Parkway to the other as determined by the Director of Development Services at the time of local development order submittal must be provided.

5. No residential lots may be located within 250 feet of the existing High Point sewage treatment plant property lines until the sewage treatment plant is no longer in operation. If the High Point sewage treatment plant is still in operation when the plat is approved for any lots located on ~~Tract F-1 and~~ Tract G and H, the Applicant must include a 30-foot-wide Type F buffer around the perimeter of the High Point sewage treatment plan property lines, excluding the easement that provides access to the plant.

6. Common area open space must be designed to incorporate as many of the native heritage trees and Sabal palms as possible. Prior to local development order approval, the preserved trees and any relocated palms must be delineated on the plans. Preserved trees and relocated Sabal palms will receive protected tree credits per §10-420(j).

7. A detailed protected species management plan for gopher tortoises, Big Cypress fox squirrels, and wading birds must be submitted with the initial development order for any portion of this project. The gopher tortoise management plan must include either a permanent fence or a continuous hedge of native shrubs where the gopher tortoise preserve abuts the road and park to protect the tortoises from the vehicular traffic and active recreation area.

   A pedestrian/bicycle trail, with a maximum four-foot width, is permissible within the gopher tortoise preserve located east of Tract M and south of the LCEC easement. The trail must be designed to avoid impacting gopher tortoise burrows and large native trees. Two (2) access points to the trail may be incorporated into the fence, provided the openings are designed to minimize the potential for tortoises to disperse from the preserve. Details of the trail and fence must be included in the development order plans.

8. Prior to any local development order approval, an open space table must be included that details the residential unit type with lot size per tract, required open space, provided open space, required indigenous preservation and provided indigenous preservation. The project must preserve at a minimum the approximately 100.1 acres of conservation area. If more than 500 acres of the project is developed with residential tracts (including roads and lakes) requiring open space, then the development order must delineate the additional required indigenous preservation for Lee County Development Services Section staff review and approval.

9. The use of cypress mulch is prohibited in the preserve areas

10. The maximum width of all boardwalks within the preserve areas may not exceed the minimum lot width requirements set forth by the Americans with Disabilities Act.

11. All boardwalks within the preserve areas must be designed to avoid mature native trees and protected species burrows, nests, or dens. The final layout of the boardwalks must be field verified by the Lee County Development Services Section staff prior to construction. Minor adjustments to minimized impacts to native vegetation may be required.

12. The construction of gazebos or viewing platforms within conservation areas is limited to no more than two (2) structures, each having a footprint not larger than 200 square feet.

13. Prior to site work for any recreational use that requires the removal of vegetation within a conservation area, a development order showing impacts to the conservation area must be submitted for review and approval of Development Services and other applicable County staff.

14. Prior to local development order approval, the development order plans must include littoral planting areas in substantial compliance with the LDC. ~~with the littoral planting exhibit entitled Northbrook Littoral Planting Exhibit, attached hereto as Exhibit "D."~~

    ~~All lake littoral zones must be constructed as depicted in Cross Section B-B. Littoral planting quantities must be consistent with the exhibit entitled Littoral Planting Exhibit "F", North Brook, attached hereto as Exhibit "D."~~ **The planting area along the northern ditch expansion must also provide native wetland plants installed three feet on-center.**

15. The Communication Tower as denoted on the Master Concept Plan must be of a monopole design and limited to 35 feet in height. The tower and its associated maintenance buildings must be designed to minimize impacts to birds.

16. Lake 1 is existing and does not require additional plantings. Any changes to Lake 1 in Tract O will require the following within the limits of the shoreline proposed to be revised: Lake littoral plantings within Tract ~~M~~O must be calculated at one littoral plant per linear foot of lake shoreline. One 10-foot-tall tree or two (2) three-gallon shrubs may be substituted for 10 herbaceous plants. Trees and shrubs may be used to count toward up to 50 percent of the required lake littoral planting requirements. A minimum of two (2) native wetland tree species and four (4) native herbaceous plant species must be installed in the Lake 1 (contained within Tract ~~M~~O).

17. The placement of any required vegetation within a utility, power, or drainage easement must be clearly delineated on an Alternate Landscape Betterment Plan as per §10-419 and submitted with the local development order. The placement of vegetation within any easement must be approved by Lee County Development Services staff and any other affected Division (Utilities, Zoning, etc.). If the easement is to an entity other than Lee

County, then written approval of the location of vegetation from any affected easement holder must be submitted to Lee County Development Services staff as part of the development order. Approval from all affected parties must be obtained prior to approval of the local development order.

18. Lake Bulkheads are limited to roads and the clubhouse area. Bulkheads are not permitted along residential boundaries and are subject to the following conditions

    a. Prior to a local development order approval, the plans must show the location of the bulkheads to confirm that no more than 20 percent of each lake shoreline consists of bulkhead or rip-rap. Lakes where bulkheads are proposed must be designed to provide one linear foot of compensatory littoral zone with an 8:1 slope for each linear feet of bulkhead. For lakes that utilize bulkheads, littoral plants must be calculated at two (2) plants per linear foot of shoreline clustered within the 8:1 slope portion of the lake.

    b. The development order must include a typical cross-section detail of a bulkhead and rip-rap areas on the paving, grading and landscape plan.

19. ~~Transportation Concurrency for this project will be measured pursuant to the Lee Plan and the LDC standards in place at the time of the development order. This must include evaluating Bayshore Road from Nalle Road to I-75 for transportation concurrency. Prior to development order approval, the developer must demonstrate that the Level of Service (LOS) will not fall below the adopted level of service on the identified links. In Determining that level of Service, only road improvements with committed funding, as provided in FAC 9J-2.045, may be considered.~~

20. The developer must provide intersection improvements to the intersection of Bayshore Road and Pritchett Parkway. ~~At a minimum, the developer will construct a southbound turn lane as a site related improvement, and not eligible for road impact fee credits. In cooperation with the Florida Department of Transportation and the County, the developer may realign Pritchett Parkway to address future operational problems caused by project traffic.~~ The developer ~~must~~ **will continue to** coordinate with Lee County Department of Transportation and Florida Department of Transportation in order to find an acceptable improvements to the intersection that meet the standards of the Florida Administrative Code (FAC) 14-97.

21. The developer must construct an eight-foot-wide bicycle path or two (2) five-foot-wide sidewalks along Pritchett Parkway from Bayshore Road to Rich Road. Whether the portions of the bicycle/pedestrian improvements constructed 1) between Bayshore Road and the southernmost site entrance, and 2) between Rich Road and the northernmost site entrance, will be eligible for road impact fee credits will be determined through negotiations between the Staff and the Applicant when there is sufficient information to make such a determination.

22. ~~Blasting is prohibited on this project site.~~ Deleted.

23. ~~The excavation of material from the lake areas does not constitute construction materials mining as defined under Section 552.30, Florida Statutes.~~ Deleted.

24. Agricultural Uses:

    Agriculture is not approved as a permanent use in the Schedule of Uses for this property. All agricultural uses must cease upon approval of the requested rezoning, EXCEPT as follows:

    a) Existing bona fide agricultural uses, as shown in attached Attachment Y, may continue until approval of a local development order for the area of the project containing those uses.
    b) Additional clearing of trees or other vegetation in agricultural areas is prohibited. Existing areas of bona fide agricultural use may be maintained, i.e. mowed, but not cleared or expanded. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.
    c) The property owner must terminate the agricultural tax exemption for any portion of the property that receives a local development order. The agricultural use must cease by December 31st of the calendar year in which the local development order is issued. The exemption termination must be filed with the Property Appraiser's Office by December 31st of the calendar year in which the local development order is issued. A copy of the exemption termination must be provided title of the Office of the County Attorney.

25. Deleted.

26. Development along Popash and Bayshore Creeks:

    General Conditions:

    a) Prior to issuance of a Development Order (or any early work, clearing, filling permits), the applicant must submit the following information for review and approval by the Division of Lee County Natural Resources:
        1) The HEC-RAS model was based upon the absence of development within 50 feet from the top of creek bank. No development is proposed within 50 feet from top of creek bank with the exception of an at-grade walking path. If any development is later proposed within 50 feet of the top of creek bank,~~If the development parameters change from those modeled and approved during the rezoning,~~ then the developer must provide an updated HEX-RAS model pursuant to the same modeling parameters established during the rezoning process for Popash and Bayshore Creeks demonstrating that the development will not induce any rise to the existing flood elevations, nor any increases in velocities, nor any transfer in overbank flows for the 10-, 25-, and 100-year storms
        2) The location and extent of the existing and proposed cross sections from the HEC-RAS model on the Development Order Plans, as well as the defined existing top of bank/elevation, overbank elevations, roadway elevations, and bridge dimensions and elevations. Sufficient details or sections showing continuity and capacity of flows in the overbank must be clearly demonstrated.

3) All plans and documents related to the above must include the statement: “This is to certify that I am a duly qualified engineer licensed to practice in the State of Florida. It is to further Certify that these design plans, drawings, and associated technical calculations and/or data demonstrate that no adverse effects to the existing flood elevations will occur as a result of this development.”
4) The above information must be submitted to the South Florida Water Management District (SFWMD) for review, consideration, and inclusion in their permit files.
5) The developer or its assigns must dedicate a drainage/maintenance easement to Lee County for Popash and Bayshore Creeks for all portion(s) of the channel and its overbanks included in the HEC-RAS modeling and that lie within the property limits. The easement may be part of any conservation easement dedicated to Lee County and the South Florida Water Management District (SFWMD), but must be consistent with the maintenance activities anticipated and outlined herein. The easement must also give the county the right, but not the obligation for maintenance and provide for maintenance access along the creeks. As a part of the easement, the developer agrees to a monthly to include initial and ongoing maintenance for these creeks that must include removal of all exotics including, but not limited to, grape vines (above three feet in height above ground) and rosary pea, any deposited debris, fencing, fallen trees, or eroded vegetation. The basic ground cover within the easement areas is to remain in its current grassed condition. The relocation of onsite Sabal palms from other parts of the property onto the easement area is permissible, but must **not** be collocated closer than a ten (10) foot spacing. No saw palmetto or shrubbery of any type is to be planted within the easement area. The easement must be reviewed and approved by the County Attorney and Division of Natural Resources during the platting process. The same drainage/maintenance easement language must be contained within the Community Development District (CDD) or Homeowners Association (HOA) documents.
6) All modifications and exotic vegetation removal outlined herein for Popash and Bayshore Creeks must be completed before the issuance of the first Development Order.
7) The east-west ditch proposed along the northerly boundary of the development must have no interconnection between Popash and Bayshore Creeks.

Popash Creek:

b) Prior to the issuance of the Development Order (or any early work, clearing, filling permits) containing the bridge crossing, the developer must provide complete construction plans for the bridge for review and approval by the Division of Lee County Natural Resources in accordance with the following:
   1) The bridge crossing of Popash Creek must be a pole-supported structure.
   2) No more than two (2) rows of pilings (or supports) are permitted in the overbank and none may be closer than 10 feet to the existing top of bank. Each row must be perpendicular to the direction of the flood flows and each must have a maximum dimension of twenty-four (24) inches.
   3) The low chord of the bridge must be at or above the 100-year floodwater surface elevation and the abutments for the bridge may not be closer than 50 feet to the

existing top of bank. Additionally, the low chord must be at least two (2) feet above the highest overbank elevation within the 50-foot offset areas (total of 100 feet ±).

4) No berming, filling, planting, or other above ground construction/amenities are permitted within 50 feet of the existing top of banks for Popash creek, unless permitted elsewhere in these conditions by the Lee County Division of Natural Resources.

Bayshore Creek:

c) All modifications and exotic vegetation removal outlined below for Bayshore Creek must be completed before the issuance of the first Certification of Completion for the first Development Order.
   1) The spoil is to be removed down to an elevation of 18.0 feet NGVD and then sloped in conjunction with the perimeter berm along Bayshore Creek for that portion upstream of Pritchett Parkway and within the 50-foot offset from the existing top of bank.
   2) No berming, filling, planting, or other above ground construction/amenities are permitted within 50 feet of the existing top of bank for Bayshore Creek, unless permitted elsewhere in these conditions by Lee County Natural Resources.

27. In light of the potential for the existing High Point Wastewater Treatment Plant (WWTP) to continue operation, the developer must disclose the existence, location and operation of the sewage treatment plant to any purchasers of property immediately adjacent to a line 250 feet from the perimeter boundary of the WWTP site (excluding that portion of the site containing the access road into the WWTP site). Any and all agreements for the sale of property immediately adjacent to the 250-foot dimension must include the following disclosure statement. This disclosure statement must appear in bold face and conspicuous type that is larger than the type in the remaining text of the contract:

    "Lot owners immediately adjacent to the line, 250 feet from the perimeter boundary of the WWTP site within the Brightwater RPD F/K/A Stoneybrook North (f/k/a Heritage Creek) Planned Development, must acknowledge the presence of the High Point Wastewater Treatment Plant."

28. The maintenance of Popash and Bayshore Creeks within the property limits, which is required in Condition 26, will be assured by the provision of a surety for the annual cost of maintenance. Evidence of the surety must be provided to the County prior to the issuance of a Certificate of Compliance for the first development order for the drainage infrastructure for the project.

29. In an effort to cooperate in achieving the reduction of the regional flooding problem, the applicant must provide a drainage easement to Lee County for the drainage ditch along the north boundary of the property. This easement is for the purpose of allowing the existing ditch to accept the quantity of stormwater that is approved pursuant to a South Florida Water Management District permit addressing the regional flooding problem.

30. Except as otherwise noted on the MCP, perimeter buffers around the outside perimeter of the property will require 10 trees per 100 linear feet and a double staggered hedge. The

hedge will be installed at 36 inches high and maintained at 60 inches high for areas annotated with Buffer Note 1 or installed at 48 inches high and a minimum of 20 feet from the property line for areas annotated with Buffer Note 2 except as modified by Deviation 18.

31. Lighting
    a. Outdoor ballfield lights for any baseball field located on Tract K are prohibited.
    b. Outdoor recreational lighting for any ~~multi-purpose courts or fields~~ amenities located on Tract K or B-1 (with the exception of ballfields where lighting is prohibited) and Tract B-1 must be on timers. Lighting impacts will be measured at the boundary of Tracts K and B-1, and not at the boundary of any adjacent lakes or preserve areas.

32. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b).

33. Declaration of covenants and restrictions must be provided as an amendment to the Phase 2 development order to reflect 590 dwelling units limited to adult senior housing within Tracts A, B, B1, C & D. Any amendment to this condition or relevant documentation must be considered through additional zoning approvals.

34. Brightwater Country Club consists of the building(s) and associated recreational facilities constructed in conjunction with the Brightwater Crystal Lagoon, open to members and their guests for a membership fee, and also includes daily non-resident reservation based system. Resident memberships in the Brightwater Country Club will be included in every purchase of a Brightwater home.

    a. Access to Brightwater Crystal Lagoon must be fully gated;
    b. Non-resident access to the Brightwater Country Club amenities and recreational facilities requires a reservation on a reservation portal website. Daily reservations to non-residents will be limited based upon parking availability in the parking lot adjacent to the Brightwater Country Club which will be monitored and controlled by Staff of the Brightwater Country Club;
    c. Signage is required on Pritchett Parkway to notify the public that no parking is permitted on Pritchett Parkway;
    d. The Brightwater Country Club parking lot is required to provide a minimum of 180 parking spaces**, including a minimum of seventy-five (75) resident only parking spaces.** ~~All parking spaces for users of the Crystal Lagoon amenity will be clearly delineated. Parking outside of the delineated spaces is not permitted. A maximum parking rate of 0.07 non-golf cart parking spaces per permitted unit is allowed for non-Brightwater RPD residents.~~ Parking limited to Brightwater RPD residents only will be clearly marked and signed; and
    e. Golf cart parking areas shall be available for exclusive use of Brightwater homeowners.

35. At the time of Development Order Approval, the applicant must comply with the requirements of LDC Section 10-329. In addition, access points for fill to be transported across Pritchett Parkway will be limited to a single location on both sides of Pritchett Parkway at any given time. Erosion control measures for Pritchett Parkway and the crossing area will be detailed in the Development Order process for staff review and approval.

36. Voluntary enhancements
    a. Residential uses are removed from and transferred internal to site Tract E1 (±9.73 acres)
    b. Residential uses are removed from and transferred internal to site Tract N (±10.37 acres).
    c. No residential uses and density transferred internal to site Tract O (±14.43)
    d. Tract D- Prior to construction certification of the westernmost lots abutting the Hunter's Glen subdivision property line, developer will provide:
        i. An easement to allow potential for Hunter's Glen's construction (at their option) of a turnaround for emergency, solid waste, and resident vehicles for Hunter's Glen subdivision. Developer has the right (but not the obligation) to construct this improvement.
        ii. An easement and stubbed water mains to allow potential for Hunter's Glen's construction (at their option) of fire hydrants as enhancement to Hunter's Glen subdivision fire protection. Developer has the right (but not the obligation) to construct this improvement.
    e. Development Order application and approval for Tract A must demonstrate increased open space separation to lots (varying ±35' – ±82' setback between lot lines and perimeter) along western perimeter boundary as shown on the Master Concept Plan.
    f. Tract M – Prior to construction certification of easternmost lots in Tract M , developer will provide a utility easement for Seminole Campground to allow (at their option):
        i. Connection to central sewer to take the Seminole Campground WWTP off-line; and
        ii. Opportunity for water main looping for increased fire protection. Developer has the right (but not the obligation) to construct this improvement.

37. Each development order must reference the "Brightwater Site-Wide Construction Water Quality Monitoring Program" on file with case number DOS2018-00034-A01 which may be amended from time to time as needed to address current circumstances without requiring a zoning amendment.

38. ~~The developer must amend previous relevant development order approvals to demonstrate on the development order plans that the constructed sidewalk within the natural waterway buffer and indigenous open space abutting Popash Creek. Development order plans must demonstrate compliance with LDC Sections 10-416(d)(2)(d) and 10-416(d)(11)(b).~~

Section B. – Deviations

1. Deviation (1) – Withdrawn

2. Deviation (2) – Withdrawn

3. Deviation (3) seeks relief from §10-418(2)d, which requires the installation of native wetland herbaceous plants at a calculation of 25 percent of the total linear feet of shoreline multiplied by the 20-foot-wide planted littoral shelf and divided by four to obtain two-foot-on-center spacing, and where trees and shrubs can be substituted for up to 25 percent of the total number of herbaceous plants required; to allow the required plantings to include up to 50 percent trees in the Tract ~~M~~O lake (Lake L1). This deviation is APPROVED, SUBJECT TO Condition 16~~, as amended by ADD2015-00134 and restated herein~~.

4. Deviation (4) – Withdrawn

5. Deviation (5) – Withdrawn

6. Deviation (6) – Withdrawn

7. Deviation (7) seeks relief from §10-329(d)(4), which requires excavations to be sloped at a ratio not greater than six (6) horizontal to one (1) vertical from the top of bank to a water depth of two feet below the dry season water table and a ratio of two (2) horizontal to one (1) vertical thereafter; to allow 40 percent of the lake bank slopes within the development to utilize vertical bulkheads or rip rap. This deviation is APPROVED, SUBJECT TO Condition 18

8. Deviation (8) – Withdrawn

9. Deviation (9) – Withdrawn

10. Deviation (10) – Withdrawn

11. Deviation (11) – Withdrawn

12. Deviation (12) seeks relief from §34-1954(a)(1) which requires administrative approval of locations for model homes in new developments; to allow model homes by right in the locations within the development as shown on the MCP. This deviation is APPROVED.

13. Deviation (13) seeks relief from §34-1954(f) which requires parking for model homes or model units to be located on the same premises and in compliance with the type of dwelling unit being displayed; to permit the development of accessory parking for model homes as low turnover and therefore permit development of these lots with alternative surfaces. This deviation is APPROVED, SUBJECT TO the following conditions:

    a. The entrance apron into each parking lot would be paved.
    b. The handicapped parking space(s) in each lot would be paved

c. The Applicant will keep the portion or the street in front of each model free from gravel or shell that may be tracked out of the model home parking area(s) by departing vehicles.

14. Deviation (14) seeks relief from §30-153(2)(a)(iv) which limits the text of additional subdivision or residential development identification signs to the subdivision or project name; to allow the additional signs for this project to include the notation "A ~~US Home~~ [Developer's Name] Community," in addition to the name of the development. This deviation is APPROVED, SUBJECT TO the following condition:

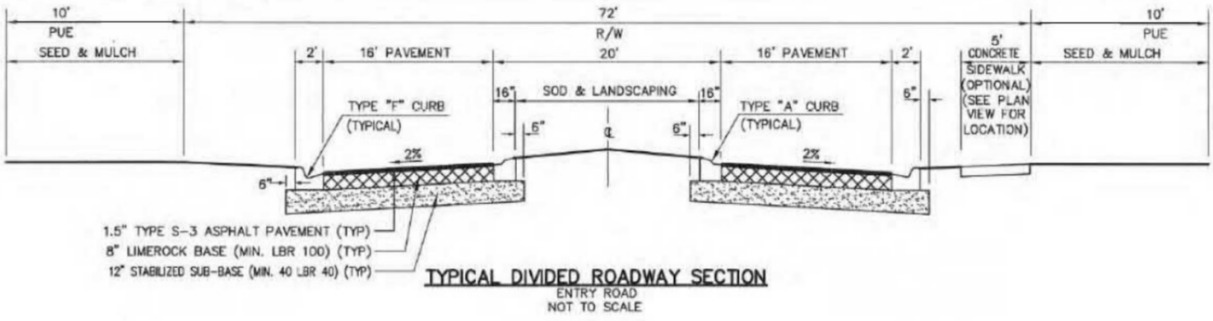
    a. The proposed project sign must be in substantial compliance with the rendering submitted in conjunction with the justification for Deviations 14 and 15, which was stamped "Received Apr 07 2003 Community Development" and attached as Attachment X.

15. Deviation (15) seeks relief from §30-152(2)(d) which limits the size of project entrance signs and which limits the size and number of additional project signs to allow all of the permitted square footage for the number of permitted signs to be combined into the main project entrance sign and a deviation from §30- 94(h) which restricts double faced signs with opposing faces to an interior angle of less than 30 degrees; to allow the ~~Heritage Creek~~ [Community Name] project sign to have two sign faces of approximately 130 square feet in size and be located on a curvilinear wall. This deviation is APPROVED, SUBJECT TO the following condition:

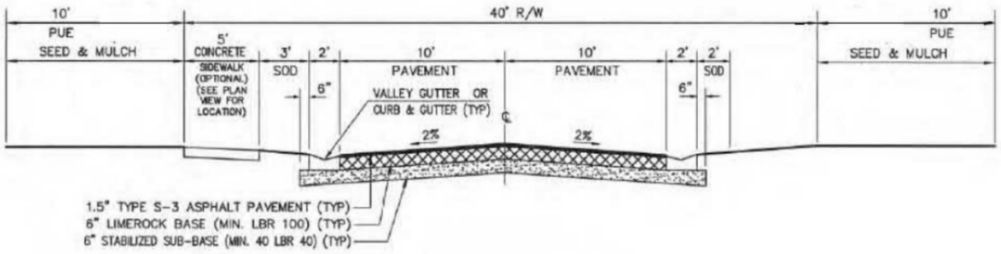
    a. The proposed project sign must be in substantial compliance with the rendering submitted in conjunction with the justification for Deviations 14 and 15 which was stamped "Received Apr 07 2003 Community Development" and attached as Attachment X.

16. Deviation (16) – Withdrawn

17. Deviation 17 seeks relief from LDC Section 10-296(e)(2)h.5.ii. and iii., which require Residential Suburban Local Streets to have a 5-foot planting strip and 5-foot pedestrian facility on both sides of the road, to allow internal roadways to be designed and constructed in accordance with the following cross sections approved by DOS2015-00083, as amended:



TYPICAL DIVIDED ROADWAY SECTION
ENTRY ROAD
NOT TO SCALE



TYPICAL ROADWAY SECTION
40' R/W LOCAL ROAD-20' PAVEMENT
NOT TO SCALE

This deviation is APPROVED, SUBJECT TO the following condition:

a. The developer must provide a pedestrian way along one side of all streets internal to the development and must extend each pedestrian way from intersection to intersection.

18. Deviation 18 seeks relief from LDC Section 10-416(d)(9), which requires a 50-foot-wide vegetated natural waterway buffer containing six native canopy trees and 50 native shrubs per 100 linear feet, which may be met through credits from the existing native vegetation within the waterway buffer area at a 1:1 credit ratio, to allow existing vegetation to remain to meet the buffer requirements and to allow areas to remain in their natural state if no vegetation exists with no planting plan required. This deviation is APPROVED, SUBJECT TO the following condition:

    a. The areas at the northwestern corner of the property within the required natural waterway buffer depicted on the Master Concept Plan with annotations referencing Buffer Note 1 and Buffer Note 2 may not be planted.

19. Deviation 19 seeks relief from LDC Section 10-418(1), which requires shorelines to be sinuous rather than straight, to allow existing or permitted lakes to remain as designed.

    Staff recommends WITHDRAWAL of this deviation, based on the fact that the lakes noted in the deviation request were previously found to be sinuous in nature during previous Development Order Approval. **[APPLICANT WITHDRAWN]**

20. Deviation 20 seeks relief from LDC Section 10-296(k)(1), which requires deadend streets to provide a circular turnaround, to allow a dead-end street in Tract E as shown on MCP.

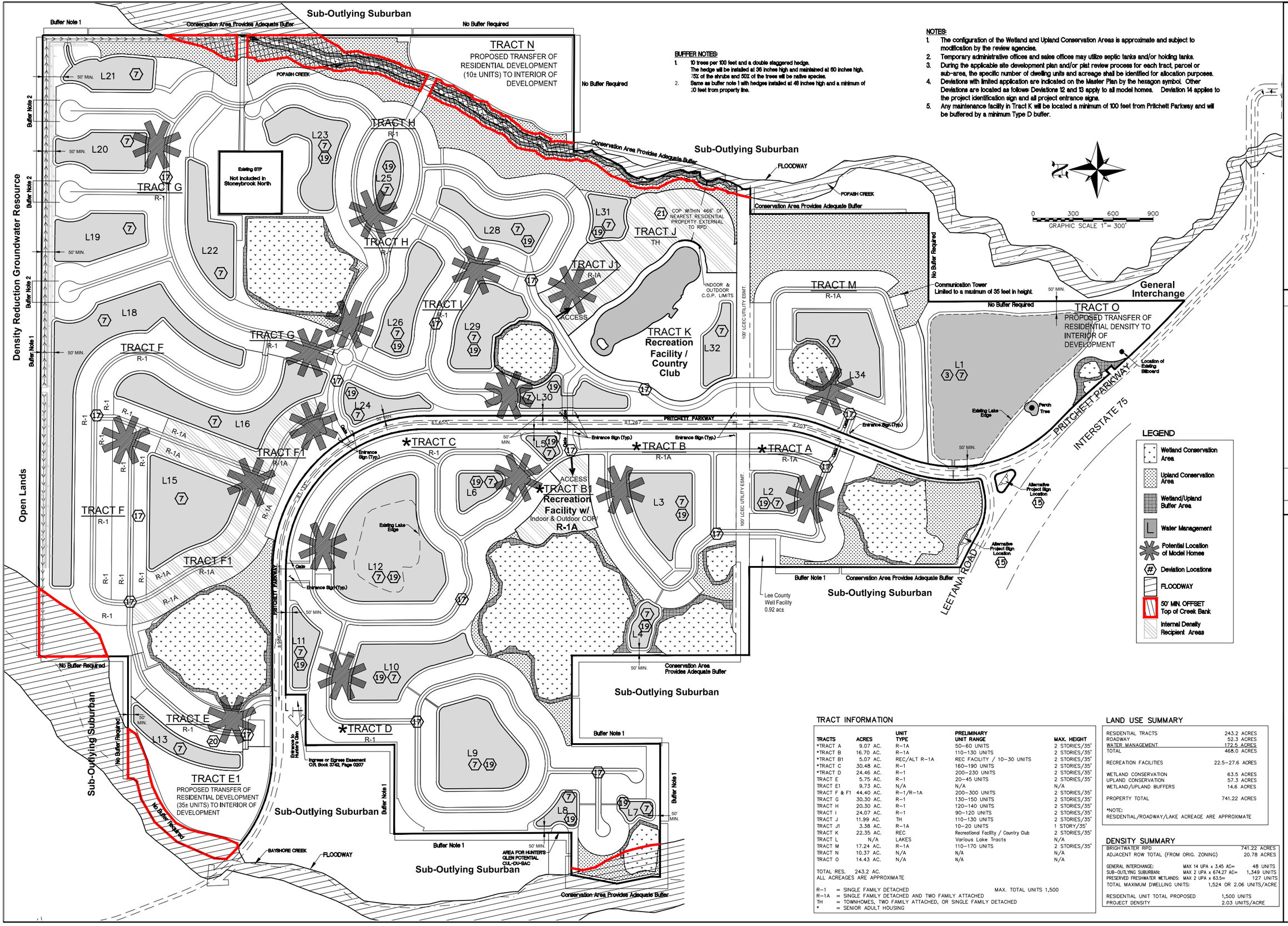
Staff recommends **approval** of this deviation with the following conditions:

a. At the time of development order submittal, the applicant must provide a letter of no objection to the dead-end roadway in Tract E from the fire department having jurisdiction.

21. Deviation 21 seeks relief from LDC Section 34-1264 to allow outdoor consumption on premises to be located ±466' feet from a dwelling unit under separate ownership.

Staff recommends **approval** of this deviation, subject to the following conditions:

a. Consumption on premises is only permitted in conjunction with the Brightwater Country Club use in the COP area delineated on the Master Concept Plan.
b. Live music or amplified sound is prohibited in the exterior portions of Consumption on Premises area after 10PM.



TRACT INFORMATION

TRACTS	ACRES	UNIT TYPE	PRELIMINARY UNIT RANGE	MAX. HEIGHT
*TRACT A	9.07 AC.	R-1A	50–60 UNITS	2 STORIES/35'
*TRACT B	16.70 AC.	R-1A	110–130 UNITS	2 STORIES/35'
*TRACT B1	5.07 AC.	REC/ALT R-1A	REC FACILITY / 10–30 UNITS	2 STORIES/35'
*TRACT C	30.48 AC.	R-1	160–190 UNITS	2 STORIES/35'
*TRACT D	24.46 AC.	R-1	200–230 UNITS	2 STORIES/35'
TRACT E	5.75 AC.	R-1	20–45 UNITS	2 STORIES/35'
TRACT E1	9.73 AC.	N/A	N/A	N/A
TRACT F & F1	44.40 AC.	R-1/R-1A	200–300 UNITS	2 STORIES/35'
TRACT G	30.30 AC.	R-1	130–150 UNITS	2 STORIES/35'
TRACT H	20.30 AC.	R-1	120–140 UNITS	2 STORIES/35'
TRACT I	24.07 AC.	R-1	90–120 UNITS	2 STORIES/35'
TRACT J	11.99 AC.	TH	110–130 UNITS	2 STORIES/35'
TRACT J1	3.38 AC.	R-1A	10–20 UNITS	1 STORY/35'
TRACT K	22.35 AC.	REC	Recreational Facility / Country Club	2 STORIES/35'
TRACT L	N/A	LAKES	Various Lake Tracts	N/A
TRACT M	17.24 AC.	R-1A	110–170 UNITS	2 STORIES/35'
TRACT N	10.37 AC.	N/A	N/A	N/A
TRACT O	14.43 AC.	N/A	N/A	N/A

TOTAL RES. 243.2 AC.
ALL ACREAGES ARE APPROXIMATE

R-1 = SINGLE FAMILY DETACHED
R-1A = SINGLE FAMILY DETACHED AND TWO FAMILY ATTACHED
TH = TOWNHOMES, TWO FAMILY ATTACHED, OR SINGLE FAMILY DETACHED
* = SENIOR ADULT HOUSING
MAX. TOTAL UNITS 1,500

LAND USE SUMMARY

RESIDENTIAL TRACTS	243.2 ACRES
ROADWAY	52.3 ACRES
WATER MANAGEMENT	172.5 ACRES
TOTAL	468.0 ACRES
RECREATION FACILITIES	22.5–27.6 ACRES
WETLAND CONSERVATION	63.5 ACRES
UPLAND CONSERVATION	57.3 ACRES
WETLAND/UPLAND BUFFERS	14.6 ACRES
PROPERTY TOTAL	741.22 ACRES

*NOTE:
RESIDENTIAL/ROADWAY/LAKE ACREAGE ARE APPROXIMATE

DENSITY SUMMARY

BRIGHTWATER RPD		741.22 ACRES
ADJACENT ROW TOTAL (FROM ORIG. ZONING)		20.78 ACRES
GENERAL INTERCHANGE:	MAX 14 UPA x 3.45 AC=	48 UNITS
SUB-OUTLYING SUBURBAN:	MAX 2 UPA x 674.27 AC=	1,349 UNITS
PRESERVED FRESHWATER WETLANDS:	MAX 2 UPA x 63.5=	127 UNITS
TOTAL MAXIMUM DWELLING UNITS:		1,524 OR 2.06 UNITS/ACRE
RESIDENTIAL UNIT TOTAL PROPOSED		1,500 UNITS
PROJECT DENSITY		2.03 UNITS/ACRE

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SURVEY LICENSE # LB 6690
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NO.	DATE	REVISION DESCRIPTION	BY
5	4/22/2022	REVISED TRACT J & J1	EMH
4	6/14/2021	DCI2021-00012 1ST SUFFICIENCY RESPONSE	EMH
3	3/19/2020	MODIFIED SITE LAYOUT	EMH
2	7/27/2015	MODIFIED SITE LAYOUT	EMH
1	9/10/2014	REVISED SITE LAYOUT	EMH

MASTER CONCEPT PLAN
BRIGHTWATER RPD F/K/A STONEYBROOK NORTH
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8/16/2021	1447	_MCP	EMH	EMH	SWM	1"=300'	1 OF 2

Sub-Outlying Suburban

Buffer Note 1

Conservation Area Provides Adequate Buffer

No Buffer Required

FW

TRACT N

No Buffer Required

BUFFER NOTES:

1. 10 trees per 100 feet and a double staggered hedge. The hedge will be installed at 36 inches high and maintained at 60 inches high. 75% of the shrubs and 50% of the trees will be native species.
2. Same as buffer note 1 with hedges installed at 48 inches high and a minimum of 20 feet from property line.

Buffer Note 2

Density Reduction Groundwater Resource

Buffer Note 2

Buffer Note 2

Buffer Note 1

L21

L20

L19

L18

L23

L25

L22

L28

L26

L29

L24

L30

L16

L31

L32

TRACT H
R-1

TRACT G
R-1

TRACT H
R-1

TRACT I
R-1

TRACT G
R-1

TRACT F
R-1

TRACT J
TH

TRACT J1
R-IA

TRACT K
Recreation Facility / Country Club

Conservation Area Provides Adequate Buffer

Sub-Outlying Suburban

FLOODWAY

Conservation Area Provides Adequate Buffer

No Buffer Required

Communication Tower
Limited to a maximum of 35 feet in height.

TRACT M
R-1A

No Buffer Required

General Interchange

TRACT O

L1

L34

PRITCHETT PARKWAY

±1,655'

±1,267'

±703'

INTERSTATE 75

TRACT C
R-1

TRACT B
R-1A

TRACT A
R-1A

TRACT F1
R-1A

TRACT B1
Recreation Facility / R-1A

L5

L6

L3

L2

L15

L12

L4

L11

L10

L9

L8

L7

TRACT F
R-1

TRACT E
R-1

TRACT D
R-1

TRACT E1

PRITCHETT PARKWAY

±1,936'

Open Lands

Buffer Note 1

Conservation Area Provides Adequate Buffer

Sub-Outlying Suburban

Lee County Well Facility 0.92 ac±

LEETANA ROAD

No Buffer Required

Sub-Outlying Suburban

No Buffer Required

Conservation Area Provides Adequate Buffer

Sub-Outlying Suburban

Buffer Note 1

Buffer Note 1

Buffer Note 1

FLOODWAY

Sub-Outlying Suburban

Conservation Area Provides Adequate Buffer

0 300 600 900

GRAPHIC SCALE 1" = 300'

LEGEND

- Indigenous Open Space
- Other Open Space
- FW Floodway Limits

RESIDENTIAL AREA PER ZONING CONDITION 8

RESIDENTIAL TRACTS	243.2 AC
ROADWAY	52.3 AC
WATER MANAGEMENT	172.5 AC
TOTAL RESIDENTIAL	468.0 AC

OPEN SPACE SUMMARY TABLE PER ZONING CONDITION 8

	REQUIRED	PROVIDED
INDIGENOUS OPEN SPACE	100.1 AC	123.0 AC
OVERALL (INCLUDING INDIGENOUS)	187.2 AC	200.0 AC

RESIDENTIAL TRACTS: (CURRENTLY 468 ACRES) UP TO 500.0 ACRES
(INCLUDING ROADS AND LAKES)
OPEN SPACE REQUIRED = 468.0 x 40% = 187.2 ACRES
INDIGENOUS OPEN SPACE REQUIRED PER CONDITION 8: 100.1 ACRES

OPEN SPACE PROVIDED: INDIGENOUS OPEN SPACE 123.0 ACRES
+ LAKES (25% MAX) 50.0 ACRES
+ OTHER OPEN SPACE 27.0 ACRES
200.0 ACRES

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NO.	DATE	BY
1	4/22/2022	ADD. AS PAGE 2 TO MCP

CONCEPTUAL OPEN SPACE EXHIBIT

BRIGHTWATER RPD F/K/A STONEYBROOK NORTH

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8/16/2021	1447	_MCP	EMH	EMH	SWM	1"=300'	2 OF 2

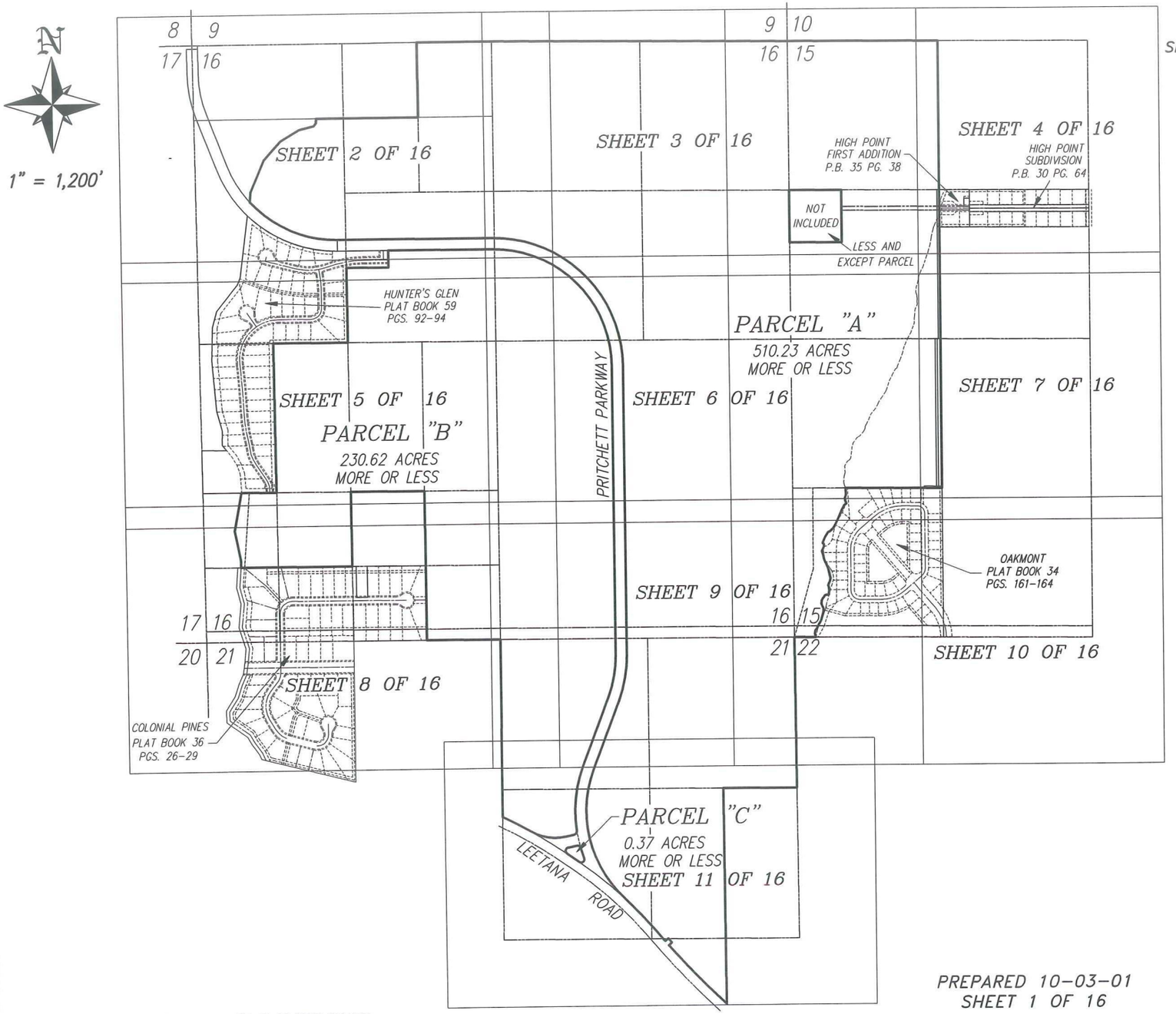
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SKETCH OF DESCRIPTIONS

OF

PARCELS OF LAND LYING IN
SECTIONS 15, 16 AND 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

(STONEYBROOK NORTH)



LEGEND:

O.R.	INDICATES OFFICIAL RECORDS BOOK
PG.	INDICATES PAGE.
P.O.B	INDICATES POINT OF BEGINNING
P.O.C.	INDICATES POINT OF COMMENCEMENT
R/W	INDICATES RIGHT-OF-WAY
(1)	INDICATES CURVE NUMBER 1 FROM THE CURVE TABLE
L1	INDICATES LINE NUMBER 1 FROM THE LINE TABLE
SUBDIV.	INDICATES SUBDIVISION

NOTES:

1.) PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

2.) BEARINGS ARE BASID ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S.89°29'37"E.

3.) PARCELS CONTAIN 741.22 ACRES MORE OR LESS.

SEE SHEETS 13 THROUGH 16 FOR DESCRIPTIONS.

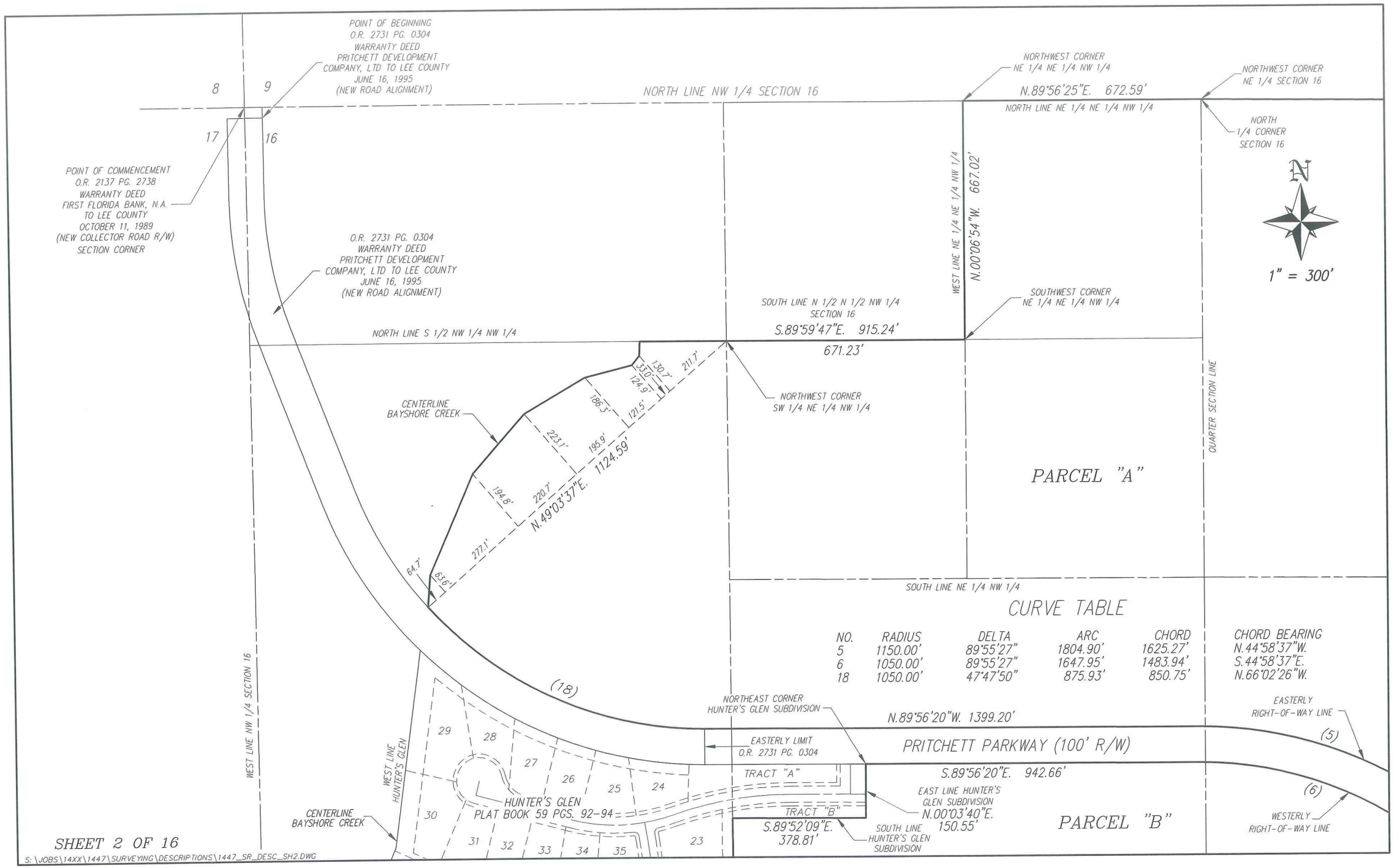
THIS SKETCH OF DESCRIPTIONS IS NOT A BOUNDARY SURVEY

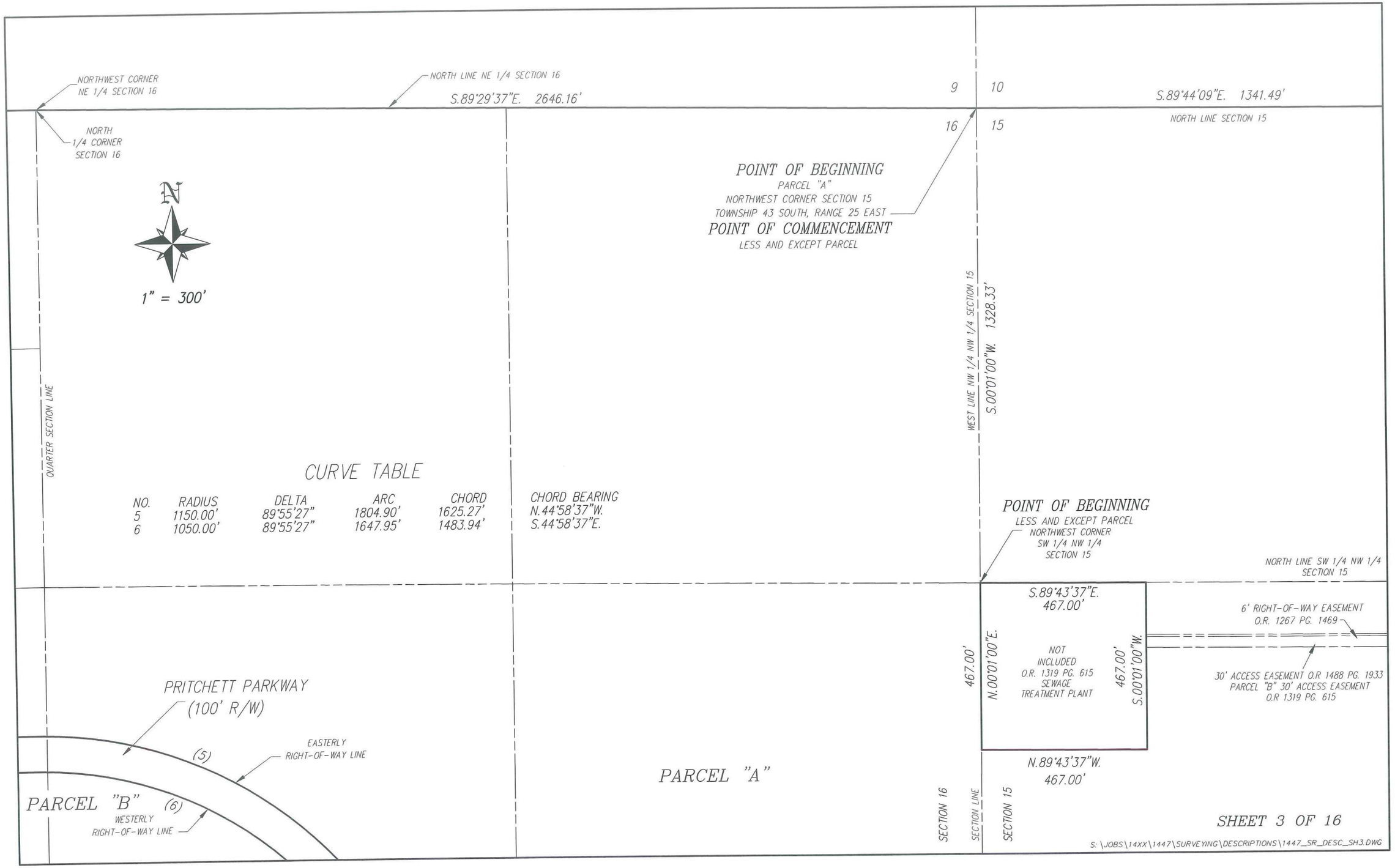
RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4909

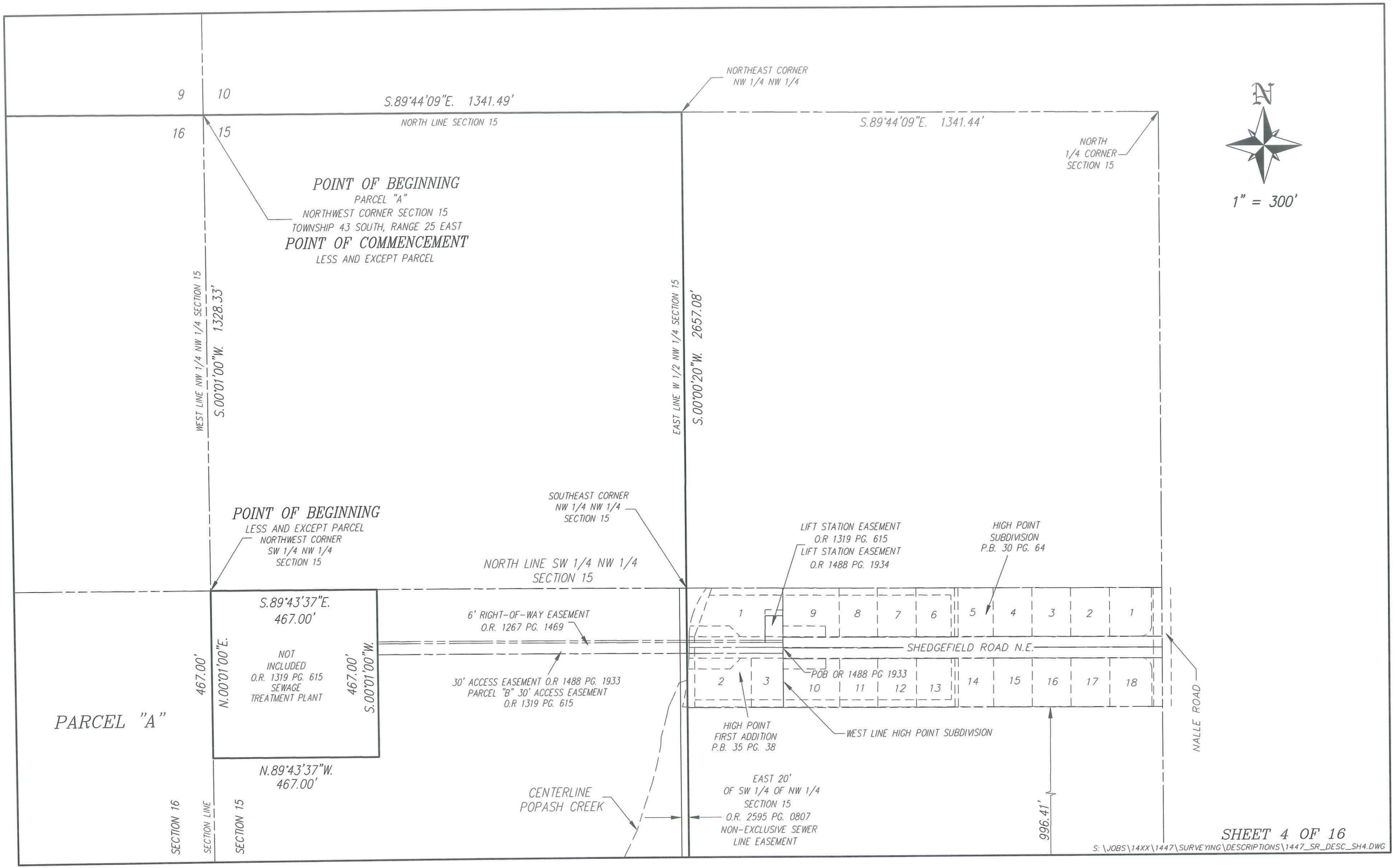
- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

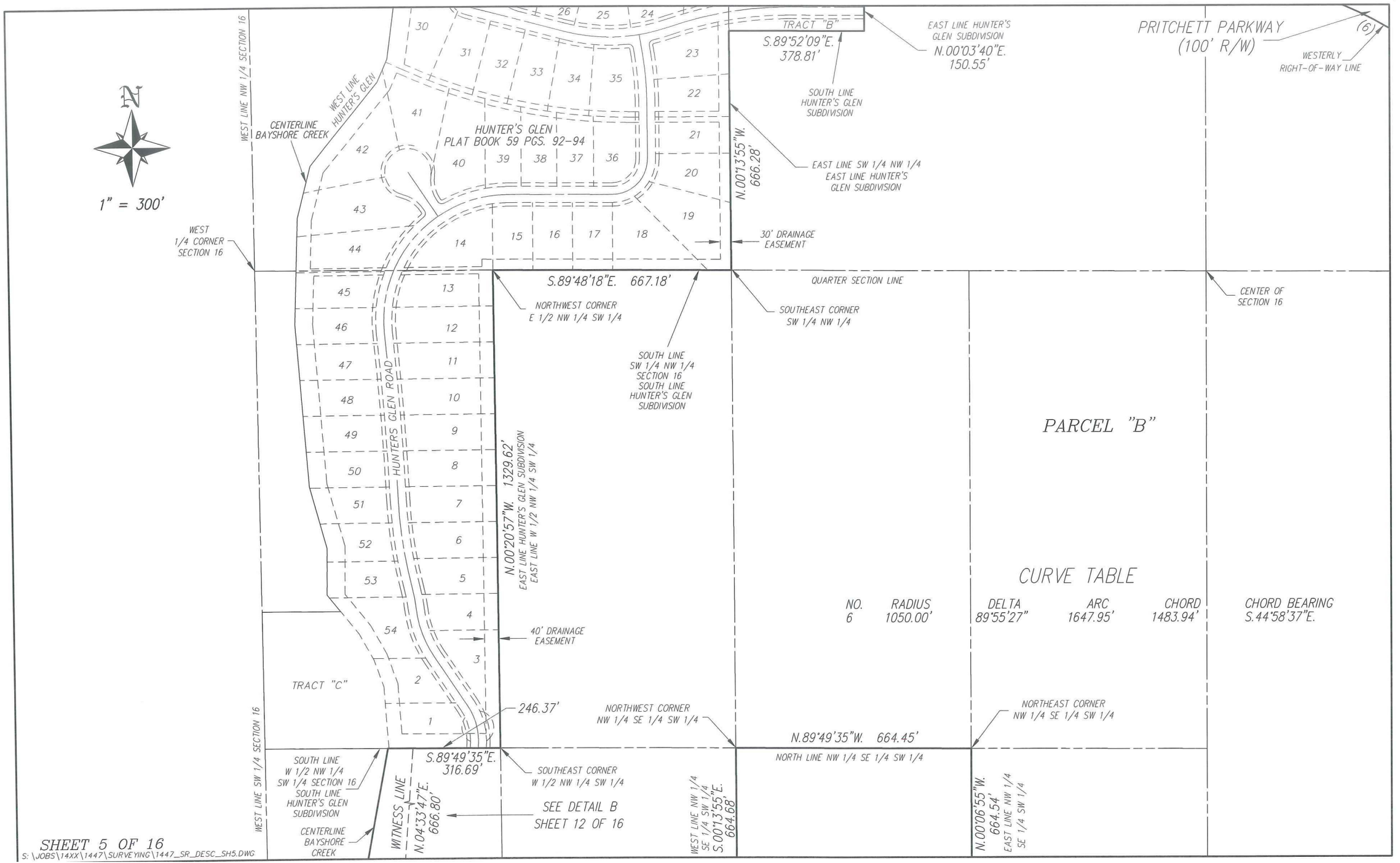
PREPARED 10-03-01
SHEET 1 OF 16

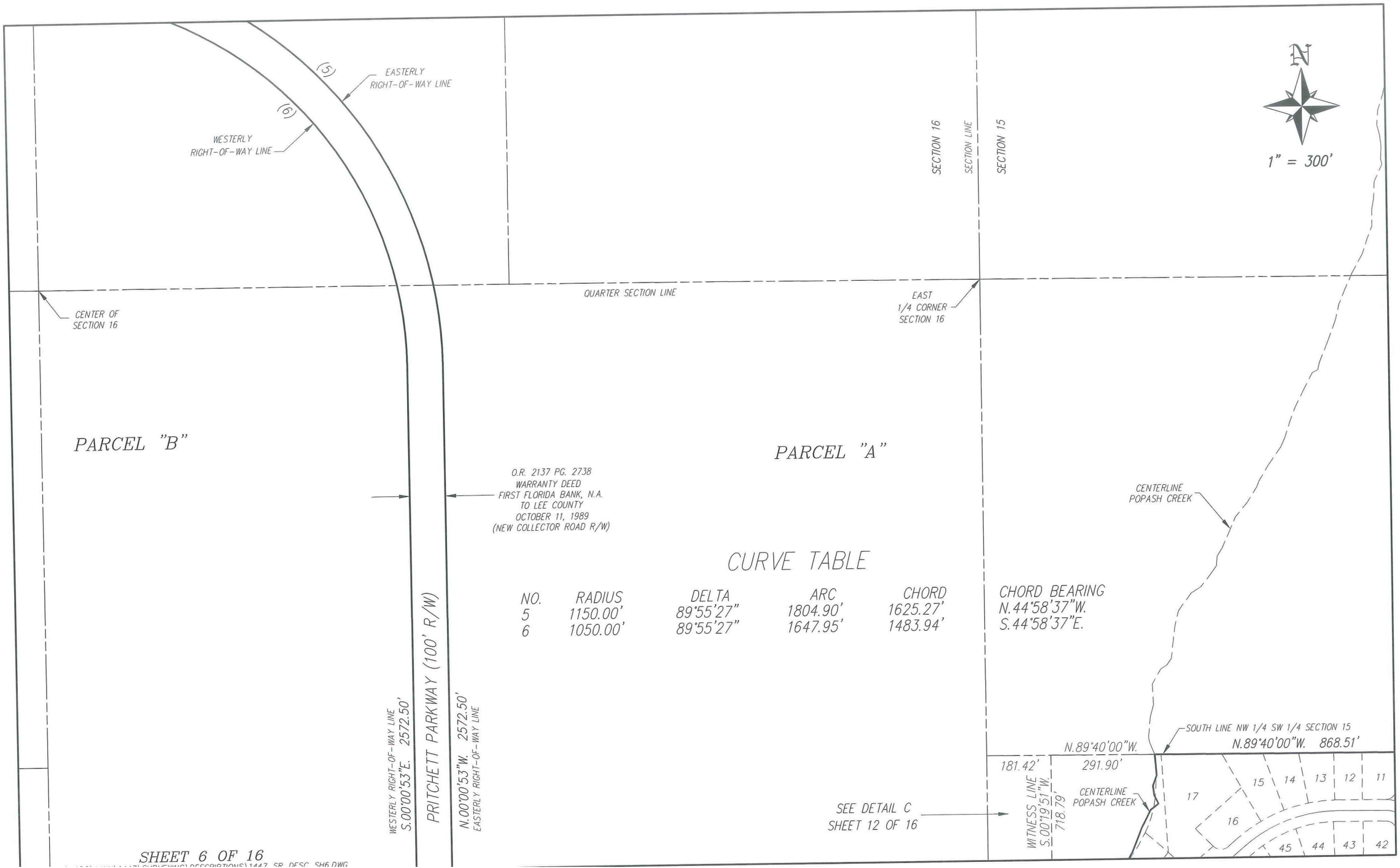
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POINT OF BEGINNING
O.R. 2731 PG. 0304
WARRANTY DEED
PRITCHETT DEVELOPMENT
COMPANY, LTD TO LEE COUNTY
JUNE 16, 1995
(NEW ROAD ALIGNMENT)
NORTH LINE NW 1/4 SECTION 16
NORTHWEST CORNER
NE 1/4 NE 1/4 NW 1/4
N.89°56'25"E. 672.59'
NORTH LINE NE 1/4 NE 1/4 NW 1/4
NORTHWEST CORNER
NE 1/4 SECTION 16
NORTH
1/4 CORNER
SECTION 16
POINT OF COMMENCEMENT
O.R. 2137 PG. 2738
WARRANTY DEED
FIRST FLORIDA BANK, N.A.
TO LEE COUNTY
OCTOBER 11, 1989
(NEW COLLECTOR ROAD R/W)
SECTION CORNER
O.R. 2731 PG. 0304
WARRANTY DEED
PRITCHETT DEVELOPMENT
COMPANY, LTD TO LEE COUNTY
JUNE 16, 1995
(NEW ROAD ALIGNMENT)
WEST LINE NE 1/4 NW 1/4
N.00°06'54"W. 667.02'
SOUTHWEST CORNER
NE 1/4 NE 1/4 NW 1/4
SOUTH LINE N 1/2 N 1/2 NW 1/4
SECTION 16
S.89°59'47"E. 915.24'
NORTH LINE S 1/2 NW 1/4 NW 1/4
671.23'
NORTHWEST CORNER
SW 1/4 NE 1/4 NW 1/4
CENTERLINE
BAYSHORE CREEK
QUARTER SECTION LINE
PARCEL "A"
SOUTH LINE NE 1/4 NW 1/4
CURVE TABLE
NO. RADIUS DELTA ARC CHORD CHORD BEARING
5 1150.00' 89°55'27" 1804.90' 1625.27' N.44°58'37"W.
6 1050.00' 89°55'27" 1647.95' 1483.94' S.44°58'37"E.
18 1050.00' 47°47'50" 875.93' 850.75' N.66°02'26"W.
(18)
NORTHEAST CORNER
HUNTER'S GLEN SUBDIVISION
N.89°56'20"W. 1399.20'
EASTERLY
RIGHT-OF-WAY LINE
(5)
EASTERLY LIMIT
O.R. 2731 PG. 0304
PRITCHETT PARKWAY (100' R/W)
TRACT "A"
S.89°56'20"E. 942.66'
EAST LINE HUNTER'S
GLEN SUBDIVISION
N.00°03'40"E.
150.55'
(6)
TRACT "B"
S.89°52'09"E.
378.81'
SOUTH LINE
HUNTER'S GLEN
SUBDIVISION
PARCEL "B"
WESTERLY
RIGHT-OF-WAY LINE
WEST LINE
HUNTER'S GLEN
HUNTER'S GLEN
PLAT BOOK 59 PGS. 92-94
CENTERLINE
BAYSHORE CREEK
WEST LINE NW 1/4 SECTION 16
1" = 300'
SHEET 2 OF 16
S:\JOBS\14XX\1447\SURVEYING\DESCRIPTIONS\1447_SR_DESC_SH2.DWG

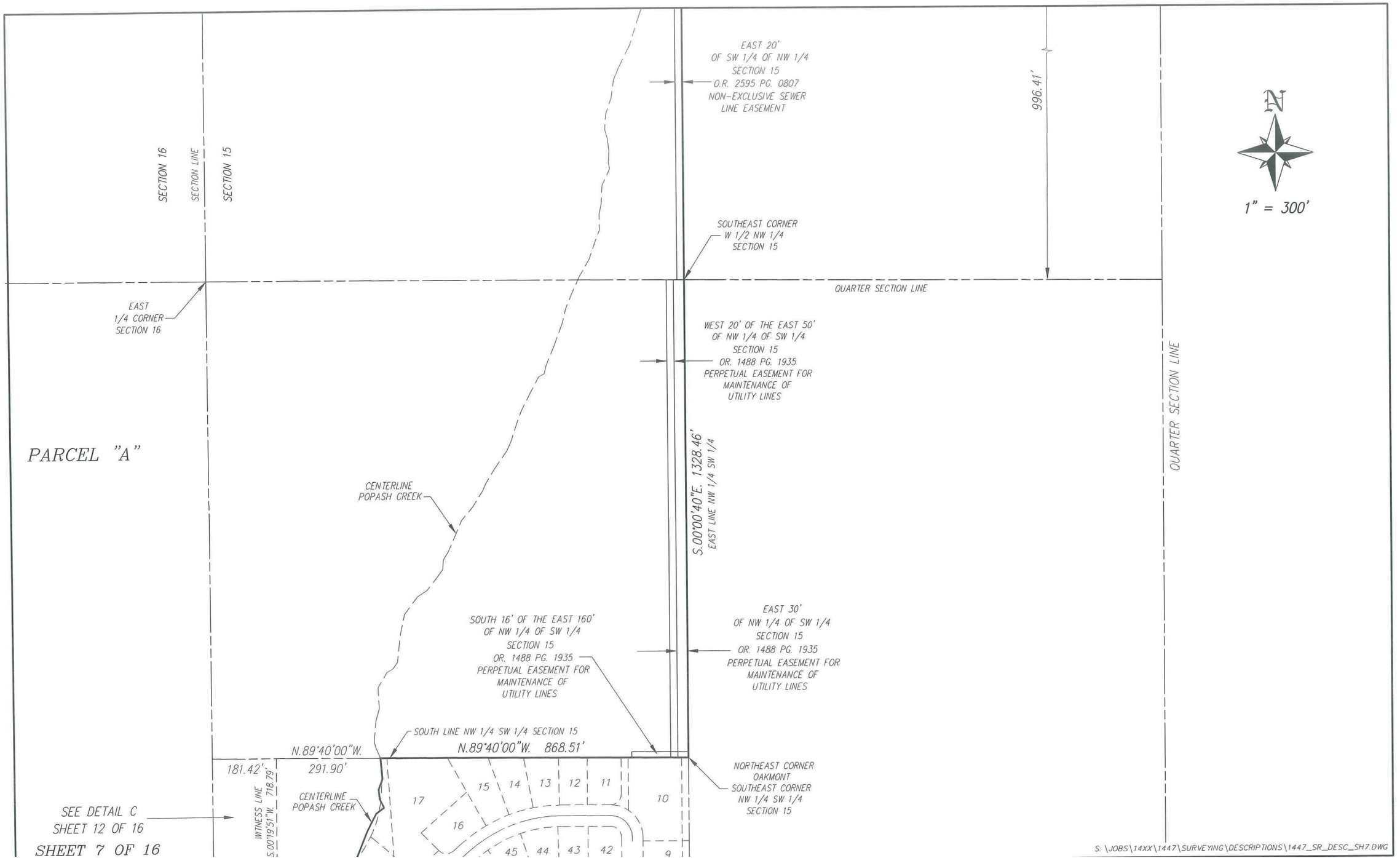

NORTHWEST CORNER
NE 1/4 SECTION 16
NORTH LINE NE 1/4 SECTION 16
S.89°29'37"E. 2646.16'
9
10
S.89°44'09"E. 1341.49'
NORTH LINE SECTION 15
NORTH
1/4 CORNER
SECTION 16
16
15
N
1" = 300'
POINT OF BEGINNING
PARCEL "A"
NORTHWEST CORNER SECTION 15
TOWNSHIP 43 SOUTH, RANGE 25 EAST
POINT OF COMMENCEMENT
LESS AND EXCEPT PARCEL
WEST LINE NW 1/4 NW 1/4 SECTION 15
S.00°01'00"W. 1328.33'
QUARTER SECTION LINE
CURVE TABLE
NO. RADIUS DELTA ARC CHORD CHORD BEARING
5 1150.00' 89°55'27" 1804.90' 1625.27' N.44°58'37"W.
6 1050.00' 89°55'27" 1647.95' 1483.94' S.44°58'37"E.
POINT OF BEGINNING
LESS AND EXCEPT PARCEL
NORTHWEST CORNER
SW 1/4 NW 1/4
SECTION 15
NORTH LINE SW 1/4 NW 1/4
SECTION 15
S.89°43'37"E.
467.00'
6' RIGHT-OF-WAY EASEMENT
O.R. 1267 PG. 1469
467.00'
N.00°01'00"E.
NOT
INCLUDED
O.R. 1319 PG. 615
SEWAGE
TREATMENT PLANT
467.00'
S.00°01'00"W.
30' ACCESS EASEMENT O.R 1488 PG. 1933
PARCEL "B" 30' ACCESS EASEMENT
O.R 1319 PG. 615
PRITCHETT PARKWAY
(100' R/W)
EASTERLY
RIGHT-OF-WAY LINE
(5)
PARCEL "B"
(6)
WESTERLY
RIGHT-OF-WAY LINE
PARCEL "A"
N.89°43'37"W.
467.00'
SECTION 16
SECTION LINE
SECTION 15
SHEET 3 OF 16
S:\JOBS\14XX\1447\SURVEYING\DESCRIPTIONS\1447_SR_DESC_SH3.DWG

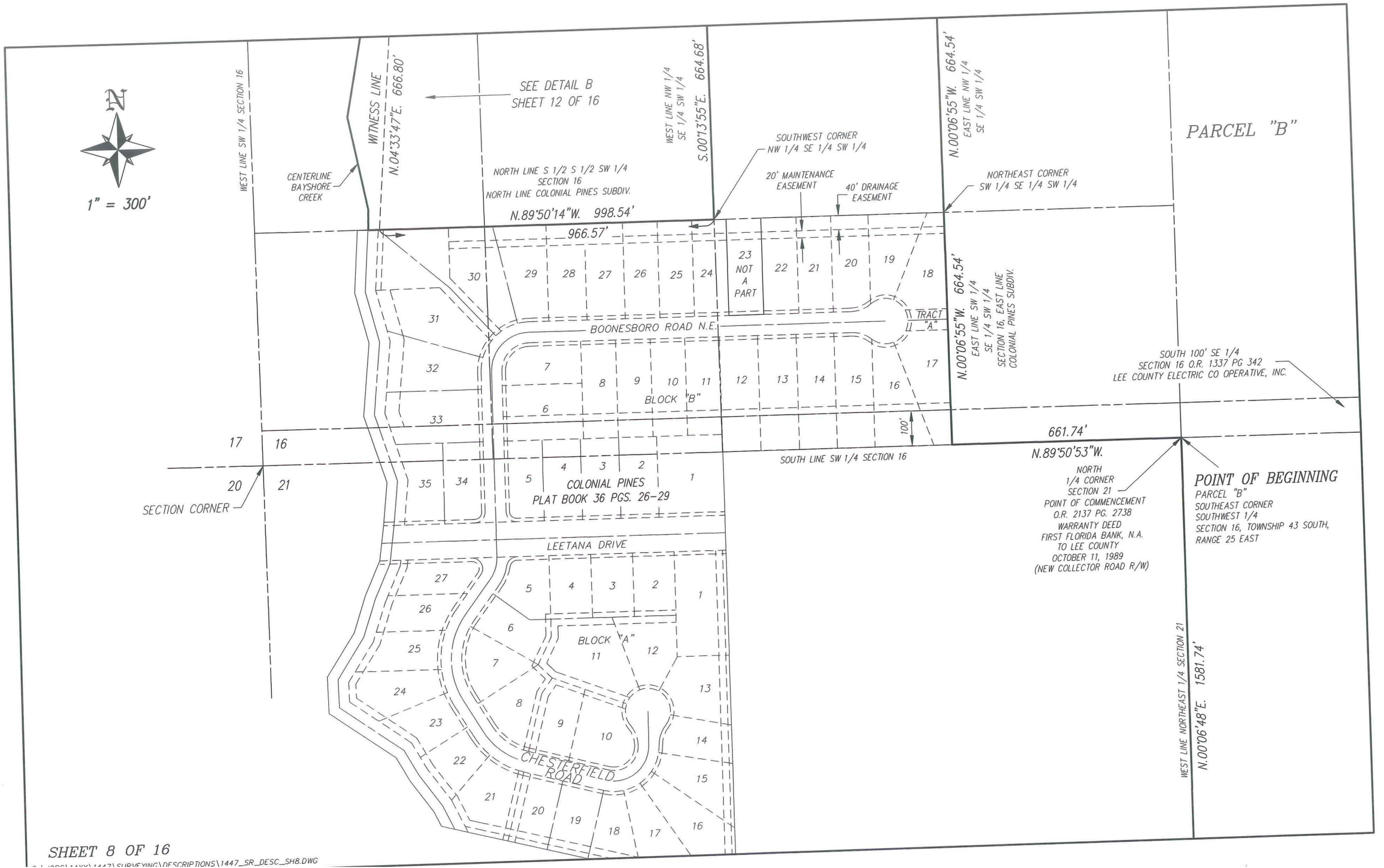

9
10
16
15
S.89°44'09"E. 1341.49'
NORTH LINE SECTION 15
NORTHEAST CORNER
NW 1/4 NW 1/4
S.89°44'09"E. 1341.44'
NORTH
1/4 CORNER
SECTION 15
N
1" = 300'
POINT OF BEGINNING
PARCEL "A"
NORTHWEST CORNER SECTION 15
TOWNSHIP 43 SOUTH, RANGE 25 EAST
POINT OF COMMENCEMENT
LESS AND EXCEPT PARCEL
WEST LINE NW 1/4 NW 1/4 SECTION 15
S.00°01'00"W. 1328.33'
EAST LINE W 1/2 NW 1/4 SECTION 15
S.00°00'20"W. 2657.08'
POINT OF BEGINNING
LESS AND EXCEPT PARCEL
NORTHWEST CORNER
SW 1/4 NW 1/4
SECTION 15
SOUTHEAST CORNER
NW 1/4 NW 1/4
SECTION 15
NORTH LINE SW 1/4 NW 1/4
SECTION 15
LIFT STATION EASEMENT
O.R 1319 PG. 615
LIFT STATION EASEMENT
O.R 1488 PG. 1934
HIGH POINT
SUBDIVISION
P.B. 30 PG. 64
S.89°43'37"E.
467.00'
NOT
INCLUDED
O.R. 1319 PG. 615
SEWAGE
TREATMENT PLANT
467.00'
N.00°01'00"E.
467.00'
S.00°01'00"W.
6' RIGHT-OF-WAY EASEMENT
O.R. 1267 PG. 1469
30' ACCESS EASEMENT O.R 1488 PG. 1933
PARCEL "B" 30' ACCESS EASEMENT
O.R 1319 PG. 615
SHEDGEFIELD ROAD N.E.
POB OR 1488 PG 1933
HIGH POINT
FIRST ADDITION
P.B. 35 PG. 38
WEST LINE HIGH POINT SUBDIVISION
NALLE ROAD
PARCEL "A"
N.89°43'37"W.
467.00'
CENTERLINE
POPASH CREEK
EAST 20'
OF SW 1/4 OF NW 1/4
SECTION 15
O.R. 2595 PG. 0807
NON-EXCLUSIVE SEWER
LINE EASEMENT
996.41'
SECTION 16
SECTION LINE
SECTION 15
SHEET 4 OF 16
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N
1" = 300'
WEST LINE NW 1/4 SECTION 16
WEST LINE HUNTER'S GLEN
CENTERLINE BAYSHORE CREEK
HUNTER'S GLEN PLAT BOOK 59 PGS. 92-94
TRACT "B"
S.89°52'09"E. 378.81'
EAST LINE HUNTER'S GLEN SUBDIVISION
N.00°03'40"E. 150.55'
SOUTH LINE HUNTER'S GLEN SUBDIVISION
PRITCHETT PARKWAY (100' R/W)
(6)
WESTERLY RIGHT-OF-WAY LINE
N.00°13'55"W. 666.28'
EAST LINE SW 1/4 NW 1/4 EAST LINE HUNTER'S GLEN SUBDIVISION
30' DRAINAGE EASEMENT
WEST 1/4 CORNER SECTION 16
S.89°48'18"E. 667.18'
NORTHWEST CORNER E 1/2 NW 1/4 SW 1/4
SOUTH LINE SW 1/4 NW 1/4 SECTION 16 SOUTH LINE HUNTER'S GLEN SUBDIVISION
QUARTER SECTION LINE
SOUTHEAST CORNER SW 1/4 NW 1/4
CENTER OF SECTION 16
HUNTERS GLEN ROAD
N.00°20'57"W. 1329.62'
EAST LINE HUNTER'S GLEN SUBDIVISION EAST LINE W 1/2 NW 1/4 SW 1/4
PARCEL "B"
40' DRAINAGE EASEMENT
TRACT "C"
246.37'
NORTHWEST CORNER NW 1/4 SE 1/4 SW 1/4
N.89°49'35"W. 664.45'
NORTHEAST CORNER NW 1/4 SE 1/4 SW 1/4
NORTH LINE NW 1/4 SE 1/4 SW 1/4
WEST LINE SW 1/4 SECTION 16
SOUTH LINE W 1/2 NW 1/4 SW 1/4 SECTION 16
SOUTH LINE HUNTER'S GLEN SUBDIVISION
S.89°49'35"E. 316.69'
SOUTHEAST CORNER W 1/2 NW 1/4 SW 1/4
WITNESS LINE
N.04°33'47"E. 666.80'
SEE DETAIL B SHEET 12 OF 16
CENTERLINE BAYSHORE CREEK
WEST LINE NW 1/4 SE 1/4 SW 1/4 S.00°13'55"E. 664.68'
N.00°06'55"W. 664.54'
EAST LINE NW 1/4 SE 1/4 SW 1/4
CURVE TABLE
NO. RADIUS DELTA ARC CHORD CHORD BEARING
6 1050.00' 89°55'27" 1647.95' 1483.94' S.44°58'37"E.

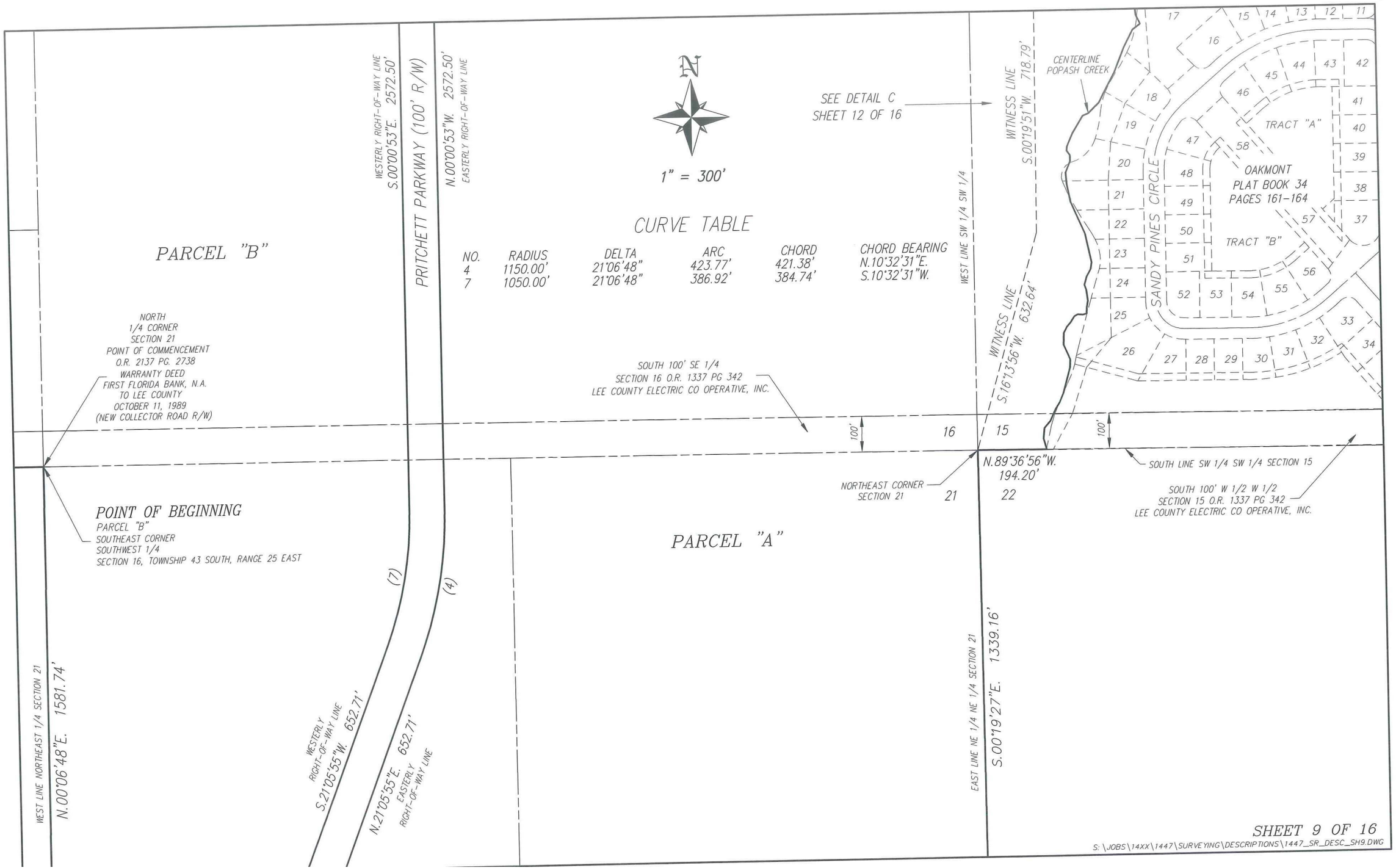

(5)
EASTERLY RIGHT-OF-WAY LINE
(6)
WESTERLY RIGHT-OF-WAY LINE
SECTION 16
SECTION LINE
SECTION 15
N
1" = 300'
QUARTER SECTION LINE
CENTER OF SECTION 16
EAST 1/4 CORNER SECTION 16
PARCEL "B"
PARCEL "A"
O.R. 2137 PG. 2738
WARRANTY DEED
FIRST FLORIDA BANK, N.A.
TO LEE COUNTY
OCTOBER 11, 1989
(NEW COLLECTOR ROAD R/W)
CENTERLINE POPASH CREEK
CURVE TABLE
NO. RADIUS DELTA ARC CHORD CHORD BEARING
5 1150.00' 89°55'27" 1804.90' 1625.27' N.44°58'37"W.
6 1050.00' 89°55'27" 1647.95' 1483.94' S.44°58'37"E.
WESTERLY RIGHT-OF-WAY LINE
S.00°00'53"E. 2572.50'
PRITCHETT PARKWAY (100' R/W)
N.00°00'53"W. 2572.50'
EASTERLY RIGHT-OF-WAY LINE
SOUTH LINE NW 1/4 SW 1/4 SECTION 15
N.89°40'00"W. 868.51'
N.89°40'00"W.
181.42'
291.90'
WITNESS LINE
S.00°19'51"W.
718.79'
CENTERLINE POPASH CREEK
SEE DETAIL C
SHEET 12 OF 16
17
16
15
14
13
12
11
45
44
43
42

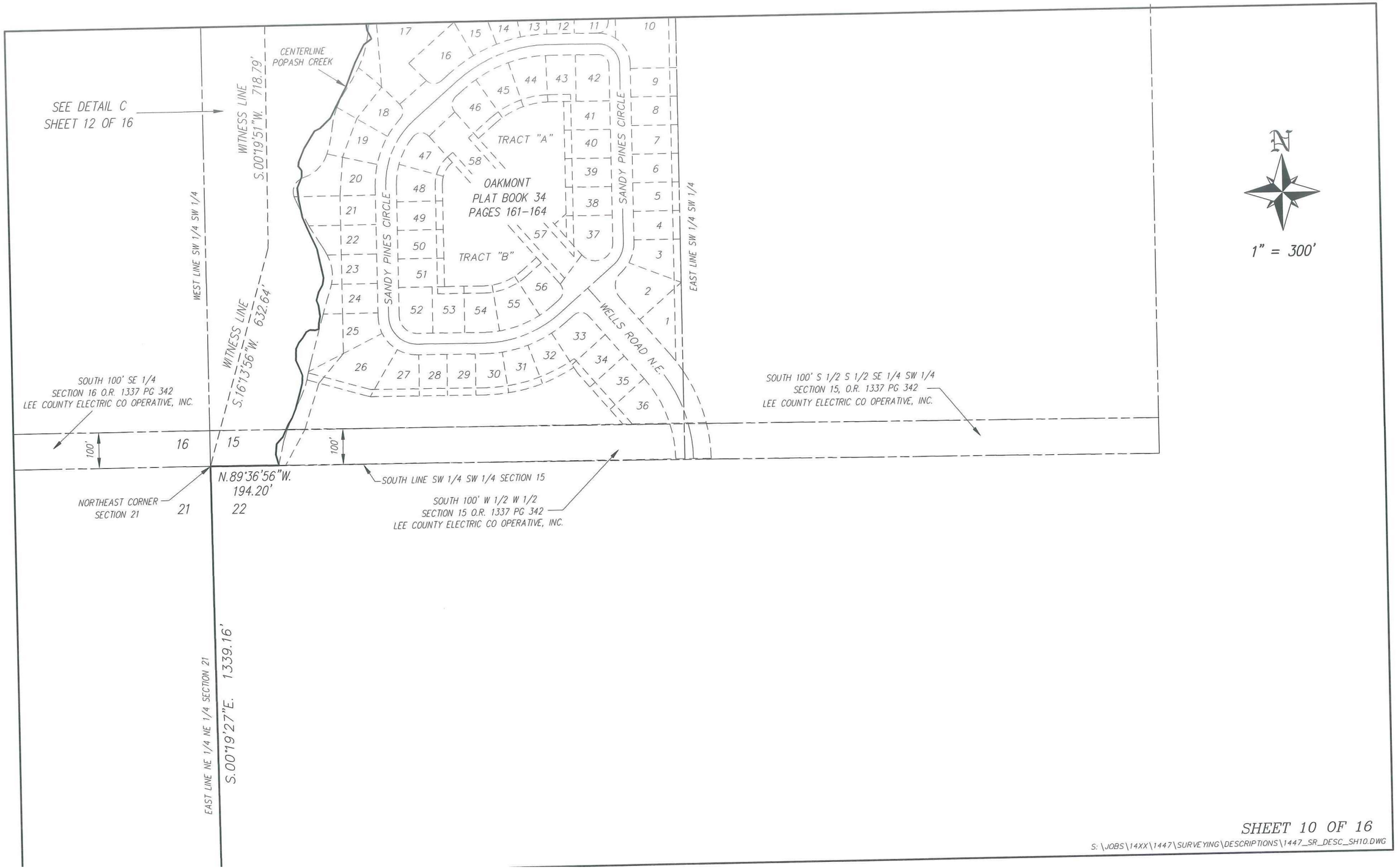
SHEET 6 OF 16

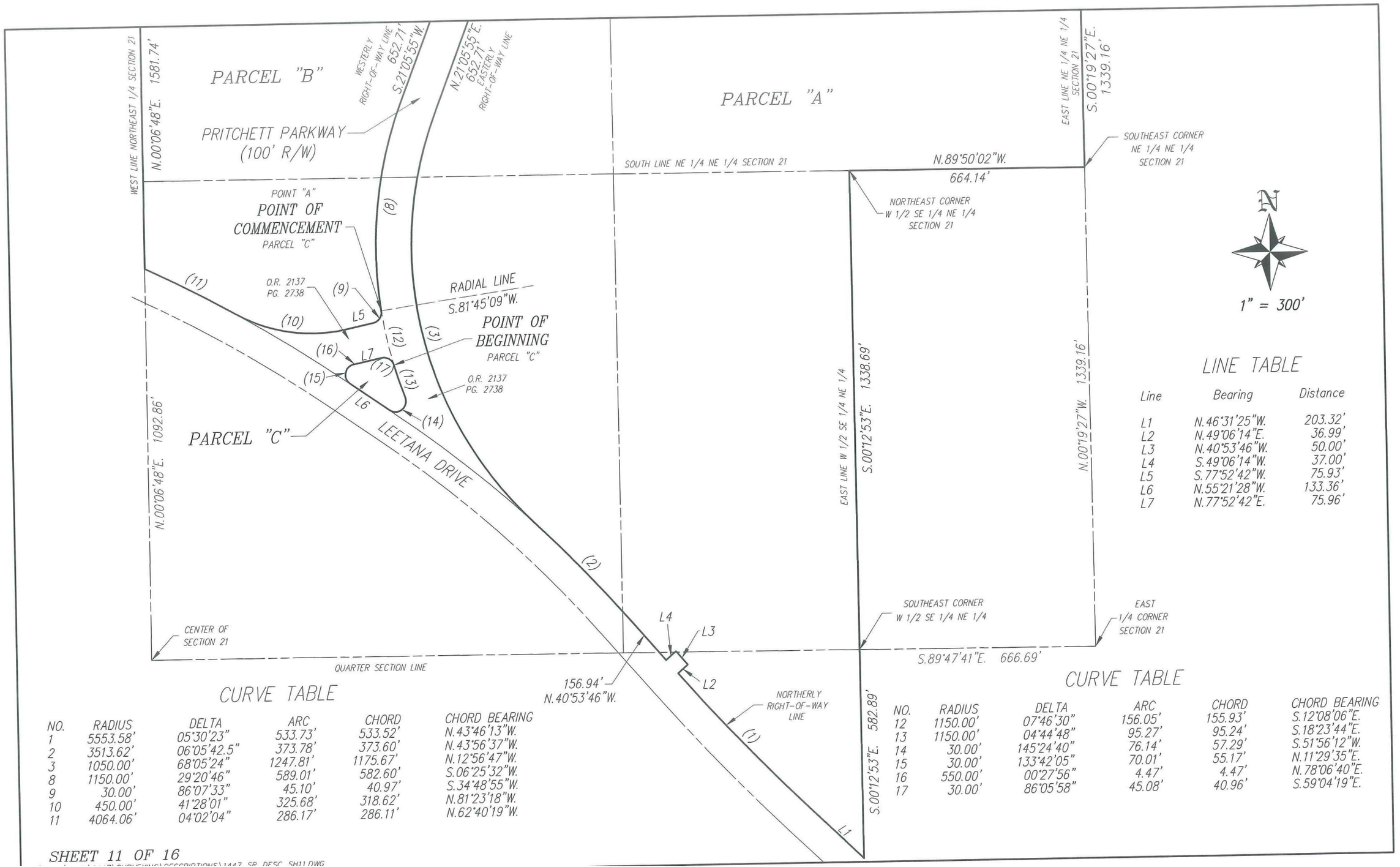

EAST 20' OF SW 1/4 OF NW 1/4 SECTION 15 O.R. 2595 PG. 0807 NON-EXCLUSIVE SEWER LINE EASEMENT
996.41'
N
1" = 300'
SECTION 16
SECTION LINE
SECTION 15
SOUTHEAST CORNER W 1/2 NW 1/4 SECTION 15
QUARTER SECTION LINE
EAST 1/4 CORNER SECTION 16
WEST 20' OF THE EAST 50' OF NW 1/4 OF SW 1/4 SECTION 15 OR. 1488 PG. 1935 PERPETUAL EASEMENT FOR MAINTENANCE OF UTILITY LINES
QUARTER SECTION LINE
PARCEL "A"
CENTERLINE POPASH CREEK
S.00°00'40"E. 1328.46'
EAST LINE NW 1/4 SW 1/4
SOUTH 16' OF THE EAST 160' OF NW 1/4 OF SW 1/4 SECTION 15 OR. 1488 PG. 1935 PERPETUAL EASEMENT FOR MAINTENANCE OF UTILITY LINES
EAST 30' OF NW 1/4 OF SW 1/4 SECTION 15 OR. 1488 PG. 1935 PERPETUAL EASEMENT FOR MAINTENANCE OF UTILITY LINES
SOUTH LINE NW 1/4 SW 1/4 SECTION 15
N.89°40'00"W. 868.51'
N.89°40'00"W. 291.90'
181.42'
WITNESS LINE S.00°19'51"W. 718.79'
NORTHEAST CORNER OAKMONT SOUTHEAST CORNER NW 1/4 SW 1/4 SECTION 15
CENTERLINE POPASH CREEK
SEE DETAIL C SHEET 12 OF 16
SHEET 7 OF 16
17
16
15
14
13
12
11
10
9
45
44
43
42
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N
1" = 300'
WEST LINE SW 1/4 SECTION 16
WITNESS LINE
N.04°33'47"E. 666.80'
SEE DETAIL B
SHEET 12 OF 16
WEST LINE NW 1/4
SE 1/4 SW 1/4
S.00°13'55"E. 664.68'
N.00°06'55"W. 664.54'
EAST LINE NW 1/4
SE 1/4 SW 1/4
PARCEL "B"
CENTERLINE
BAYSHORE
CREEK
NORTH LINE S 1/2 S 1/2 SW 1/4
SECTION 16
NORTH LINE COLONIAL PINES SUBDIV.
N.89°50'14"W. 998.54'
SOUTHWEST CORNER
NW 1/4 SE 1/4 SW 1/4
20' MAINTENANCE
EASEMENT
40' DRAINAGE
EASEMENT
NORTHEAST CORNER
SW 1/4 SE 1/4 SW 1/4
966.57'
23
NOT
A
PART
BOONESBORO ROAD N.E.
TRACT
"A"
N.00°06'55"W. 664.54'
EAST LINE SW 1/4
SE 1/4 SW 1/4
SECTION 16, EAST LINE
COLONIAL PINES SUBDIV.
SOUTH 100' SE 1/4
SECTION 16 O.R. 1337 PG 342
LEE COUNTY ELECTRIC CO OPERATIVE, INC.
BLOCK "B"
100'
661.74'
N.89°50'53"W.
17
16
20
21
SECTION CORNER
SOUTH LINE SW 1/4 SECTION 16
COLONIAL PINES
PLAT BOOK 36 PGS. 26-29
NORTH
1/4 CORNER
SECTION 21
POINT OF COMMENCEMENT
O.R. 2137 PG. 2738
WARRANTY DEED
FIRST FLORIDA BANK, N.A.
TO LEE COUNTY
OCTOBER 11, 1989
(NEW COLLECTOR ROAD R/W)
POINT OF BEGINNING
PARCEL "B"
SOUTHEAST CORNER
SOUTHWEST 1/4
SECTION 16, TOWNSHIP 43 SOUTH,
RANGE 25 EAST
LEETANA DRIVE
BLOCK "A"
CHESTERFIELD
ROAD
WEST LINE NORTHEAST 1/4 SECTION 21
N.00°06'48"E. 1581.74'

SHEET 8 OF 16


N
1" = 300'
SEE DETAIL C
SHEET 12 OF 16
WESTERLY RIGHT-OF-WAY LINE
S.00°00'53"E. 2572.50'
PRITCHETT PARKWAY (100' R/W)
N.00°00'53"W. 2572.50'
EASTERLY RIGHT-OF-WAY LINE
WEST LINE SW 1/4 SW 1/4
WITNESS LINE
S.00°19'51"W. 718.79'
CENTERLINE POPASH CREEK
SANDY PINES CIRCLE
TRACT "A"
TRACT "B"
OAKMONT
PLAT BOOK 34
PAGES 161-164
PARCEL "B"
CURVE TABLE
NO. RADIUS DELTA ARC CHORD CHORD BEARING
4 1150.00' 21°06'48" 423.77' 421.38' N.10°32'31"E.
7 1050.00' 21°06'48" 386.92' 384.74' S.10°32'31"W.
NORTH 1/4 CORNER SECTION 21 POINT OF COMMENCEMENT O.R. 2137 PG. 2738
WARRANTY DEED FIRST FLORIDA BANK, N.A. TO LEE COUNTY OCTOBER 11, 1989 (NEW COLLECTOR ROAD R/W)
SOUTH 100' SE 1/4 SECTION 16 O.R. 1337 PG 342 LEE COUNTY ELECTRIC CO OPERATIVE, INC.
WITNESS LINE
S.16°13'56"W. 632.64'
100'
16
15
100'
N.89°36'56"W. 194.20'
SOUTH LINE SW 1/4 SW 1/4 SECTION 15
NORTHEAST CORNER SECTION 21
21
22
SOUTH 100' W 1/2 W 1/2 SECTION 15 O.R. 1337 PG 342 LEE COUNTY ELECTRIC CO OPERATIVE, INC.
POINT OF BEGINNING
PARCEL "B"
SOUTHEAST CORNER
SOUTHWEST 1/4
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
PARCEL "A"
(7)
(4)
WEST LINE NORTHEAST 1/4 SECTION 21
N.00°06'48"E. 1581.74'
WESTERLY RIGHT-OF-WAY LINE
S.21°05'55"W. 652.71'
N.21°05'55"E. 652.71'
EASTERLY RIGHT-OF-WAY LINE
EAST LINE NE 1/4 NE 1/4 SECTION 21
S.00°19'27"E. 1339.16'
SHEET 9 OF 16
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SEE DETAIL C
SHEET 12 OF 16
CENTERLINE
POPASH CREEK
WITNESS LINE
S.00°19'51"W. 718.79'
WEST LINE SW 1/4 SW 1/4
WITNESS LINE
S.16°13'56"W. 632.64'
SANDY PINES CIRCLE
OAKMONT
PLAT BOOK 34
PAGES 161-164
TRACT "A"
TRACT "B"
SANDY PINES CIRCLE
EAST LINE SW 1/4 SW 1/4
WELLS ROAD N.E.
N
1" = 300'
SOUTH 100' SE 1/4
SECTION 16 O.R. 1337 PG 342
LEE COUNTY ELECTRIC CO OPERATIVE, INC.
SOUTH 100' S 1/2 S 1/2 SE 1/4 SW 1/4
SECTION 15, O.R. 1337 PG 342
LEE COUNTY ELECTRIC CO OPERATIVE, INC.
100'
16
15
100'
N.89°36'56"W.
194.20'
SOUTH LINE SW 1/4 SW 1/4 SECTION 15
NORTHEAST CORNER
SECTION 21
21
22
SOUTH 100' W 1/2 W 1/2
SECTION 15 O.R. 1337 PG 342
LEE COUNTY ELECTRIC CO OPERATIVE, INC.
EAST LINE NE 1/4 NE 1/4 SECTION 21
S.00°19'27"E. 1339.16'



LINE TABLE

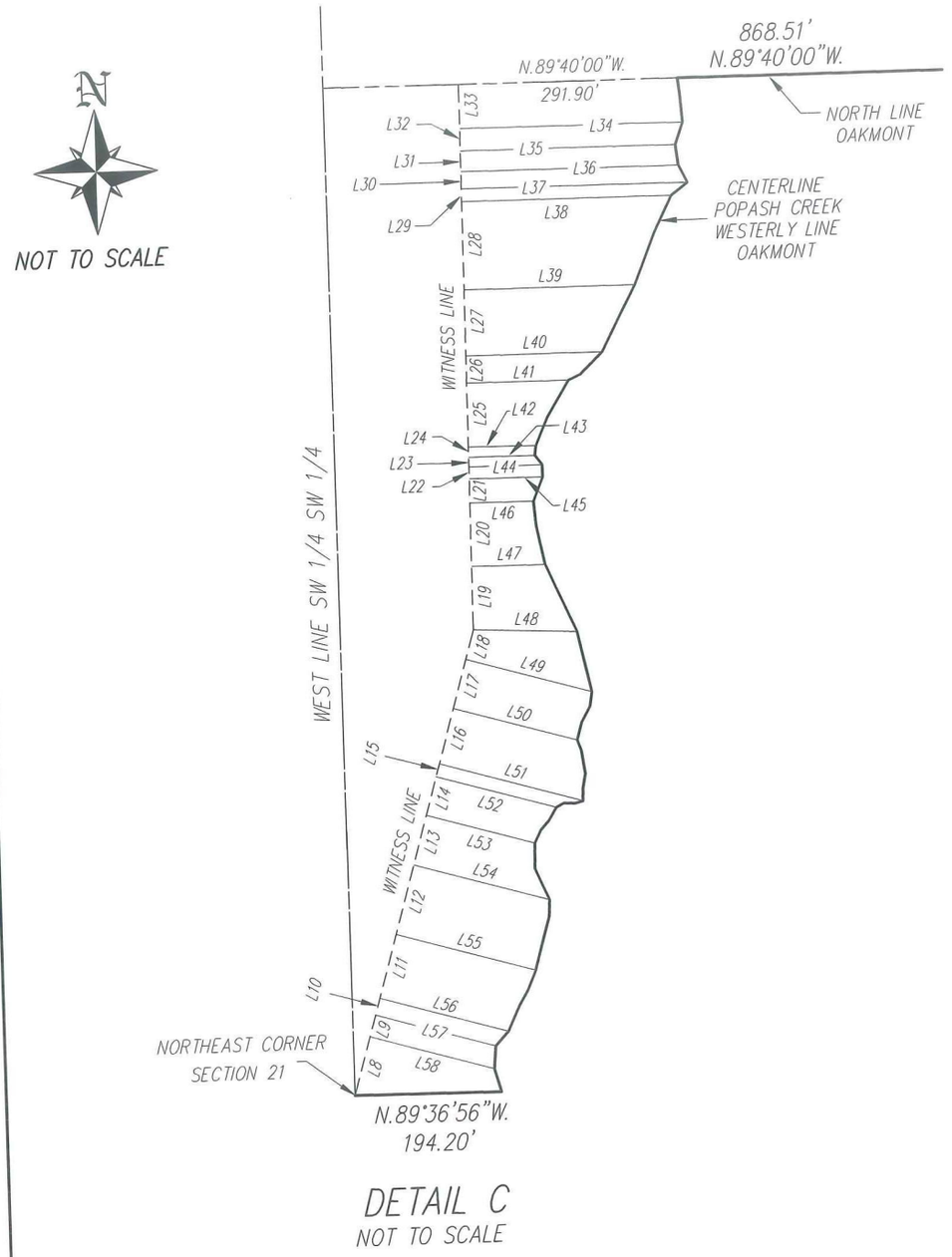
Line	Bearing	Distance
L1	N.46°31'25"W.	203.32'
L2	N.49°06'14"E.	36.99'
L3	N.40°53'46"W.	50.00'
L4	S.49°06'14"W.	37.00'
L5	S.77°52'42"W.	75.93'
L6	N.55°21'28"W.	133.36'
L7	N.77°52'42"E.	75.96'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	5553.58'	05°30'23"	533.73'	533.52'	N.43°46'13"W.
2	3513.62'	06°05'42.5"	373.78'	373.60'	N.43°56'37"W.
3	1050.00'	68°05'24"	1247.81'	1175.67'	N.12°56'47"W.
8	1150.00'	29°20'46"	589.01'	582.60'	S.06°25'32"W.
9	30.00'	86°07'33"	45.10'	40.97'	S.34°48'55"W.
10	450.00'	41°28'01"	325.68'	318.62'	N.81°23'18"W.
11	4064.06'	04°02'04"	286.17'	286.11'	N.62°40'19"W.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
12	1150.00'	07°46'30"	156.05'	155.93'	S.12°08'06"E.
13	1150.00'	04°44'48"	95.27'	95.24'	S.18°23'44"E.
14	30.00'	145°24'40"	76.14'	57.29'	S.51°56'12"W.
15	30.00'	133°42'05"	70.01'	55.17'	N.11°29'35"E.
16	550.00'	00°27'56"	4.47'	4.47'	N.78°06'40"E.
17	30.00'	86°05'58"	45.08'	40.96'	S.59°04'19"E.



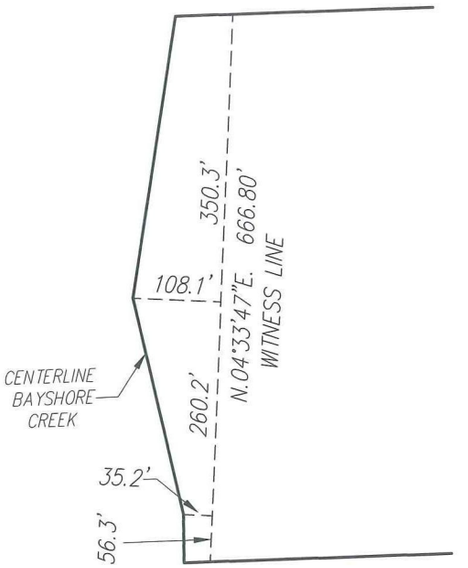
DETAIL C
NOT TO SCALE

LINE TABLE

Line	Bearing	Distance
L8	N.16°13'56"E.	79.4'
L9	N.16°13'56"E.	29.6'
L10	N.16°13'56"E.	23.1'
L11	N.16°13'56"E.	86.7'
L12	N.16°13'56"E.	94.4'
L13	N.16°13'56"E.	67.3'
L14	N.16°13'56"E.	52.6'
L15	N.16°13'56"E.	17.2'
L16	N.16°13'56"E.	75.4'
L17	N.16°13'56"E.	66.6'
L18	N.16°13'56"E.	40.3'
L19	N.00°19'51"E.	83.1'
L20	N.00°19'51"E.	83.7'
L21	N.00°19'51"E.	31.8'
L22	N.00°19'51"E.	16.0'
L23	N.00°19'51"E.	12.6'
L24	N.00°19'51"E.	13.2'
L25	N.00°19'51"E.	84.6'
L26	N.00°19'51"E.	35.8'
L27	N.00°19'51"E.	87.0'
L28	N.00°19'51"E.	116.4'
L29	N.00°19'51"E.	16.7'
L30	N.00°19'51"E.	22.7'
L31	N.00°19'51"E.	27.4'
L32	N.00°19'51"E.	29.4'
L33	N.00°19'51"E.	58.4'
L34	S.89°40'09"E.	297.3'
L35	S.89°40'09"E.	286.4'
L36	S.89°40'09"E.	289.9'
L37	S.89°40'09"E.	301.4'
L38	S.89°40'09"E.	279.0'
L39	S.89°40'09"E.	227.1'
L40	S.89°40'09"E.	181.1'
L41	S.89°40'09"E.	135.2'
L42	S.89°40'09"E.	89.7'
L43	S.89°40'09"E.	88.0'
L44	S.89°40'09"E.	97.6'
L45	S.89°40'09"E.	97.8'
L46	S.89°40'09"E.	84.3'
L47	S.89°40'09"E.	97.7'
L48	S.87°00'59"E.	137.8'
L49	S.73°46'04"E.	172.6'
L50	S.73°46'04"E.	169.4'
L51	S.73°46'04"E.	196.7'
L52	S.73°46'04"E.	164.5'
L53	S.73°46'04"E.	148.4'
L54	S.73°46'04"E.	185.7'
L55	S.73°46'04"E.	191.1'
L56	S.73°46'04"E.	176.0'
L57	S.73°46'04"E.	164.7'
L58	S.73°46'04"E.	170.2'

DETAIL SHEET





DETAIL B
NOT TO SCALE

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA

DESCRIPTION
OF
PARCELS OF LAND
LYING IN
SECTIONS 15, 16 AND 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

TRACTS OR PARCELS OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 15, 16 AND 21 TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:

PARCEL "A"

BEGINNING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S.89°44'09"E. ALONG THE NORTH LINE OF SAID SECTION 15 FOR 1341.49 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE S.00°00'20"W. ALONG THE EAST LINE OF SAID FRACTION FOR 2657.08 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S.00°00'40"E. ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 FOR 1328.46 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION THE SAME BEING THE NORTHEAST CORNER OF OAKMONT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34 AT PAGES 161 THROUGH 164 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.89°40'00"W. ALONG THE SOUTH LINE OF SAID FRACTION AND THE NORTH LINE OF SAID OAKMONT FOR 868.51 FEET TO AN INTERSECTION WITH THE CENTERLINE OF POPASH CREEK AND THE WESTERLY LINE OF SAID OAKMONT; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE AND SAID WESTERLY LINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 THE SAME BEING THE SOUTHWEST CORNER OF SAID OAKMONT; THENCE N.89°36'56"W. ALONG SAID SOUTH LINE FOR 194.20 FEET TO THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S.00°19'27"E. ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 FOR 1339.16 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE N.89°50'02"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 664.14 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S.00°12'53"E. ALONG THE EAST LINE OF SAID FRACTION FOR 1338.69 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE CONTINUE S.00°12'53"E. 582.89 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LEETANA DRIVE (86 FEET WIDE); THENCE N.46°31'25"W. ALONG SAID NORTHERLY LINE FOR 203.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5553.58 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 05°30'23.2" FOR 533.73 FEET; THENCE N.49°06'14"E. ALONG SAID NORTHERLY LINE FOR 36.99 FEET; THENCE N.40°53'46"W. ALONG SAID NORTHERLY LINE FOR 50.00 FEET; THENCE S.49°06'14"W. ALONG SAID NORTHERLY LINE FOR 37.00 FEET; THENCE N.40°53'46"W. ALONG SAID NORTHERLY LINE FOR 156.94 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 3513.62 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 06°05'42.5" FOR 373.78 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) AND A POINT OF REVERSE CURVE HAVING A RADIUS OF 1050.00 FEET; THENCE

10511 Six Mile Cypress Pkwy, Suite 101, Ft Myers, Florida 333912 • (941) 939-5490 • Fax (941) 939-2923

NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°05'24" FOR 1247.81 FEET; THENCE N.21°05'55"E. ALONG SAID EASTERLY LINE FOR 652.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 21°06'48" FOR 423.77 FEET; THENCE N.00°00'53"W. ALONG SAID EASTERLY LINE FOR 2572.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 89°55'27" FOR 1804.90 FEET; THENCE N.89°56'20"W. ALONG SAID EASTERLY LINE FOR 1399.20 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°47'50" FOR 875.93 FEET; TO AN INTERSECTION WITH THE CENTERLINE OF BAYSHORE CREEK; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S.89°59'47"E. ALONG SAID SOUTH LINE FOR 915.24 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE N.00°06'54"W. ALONG THE WEST LINE OF SAID FRACTION FOR 667.02 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID FRACTION; THENCE N.89°56'25"E. ALONG SAID NORTH LINE FOR 672.59 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE S.89°29'37"E. ALONG THE NORTH LINE OF SAID SECTION FOR 2646.16 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL

COMMENCING AT NORTHWEST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S.00°01'00"W. ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 FOR 1328.33 FEET TO THE POINT OF BEGINNING THE SAME BEING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE S.89°43'37"E. ALONG THE NORTH LINE OF SAID FRACTION FOR 467.00 FEET; THENCE S.00°01'00"W. FOR 467.00 FEET; THENCE N.89°43'37"W. FOR 467.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID FRACTION; THENCE N.00°01'00"E. ALONG THE WEST LINE OF SAID FRACTION FOR 467.00 FEET TO THE POINT OF BEGINNING.

PARCEL "A" CONTAINS 510.23 ACRES MORE OR LESS.

AND: PARCEL "B"

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE N.89°50'53"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 661.74 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 THE SAME BEING A POINT ON THE EAST LINE OF COLONIAL PINES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36 AT PAGES 26 THROUGH 29 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°06'55"W. ALONG SAID EAST LINE FOR 664.54 FEET TO THE NORTHEAST CORNER OF SAID FRACTION AND SAID COLONIAL PINES; THENCE N.00°06'55"W. ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 FOR 664.54 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE N.89°49'35"W. ALONG THE NORTH LINE OF SAID FRACTION FOR 664.45 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE S.00°13'55"E. ALONG THE EAST LINE OF SAID FRACTION FOR 664.68 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION THE SAME BEING AN INTERSECTION WITH THE NORTH LINE OF SAID COLONIAL PINES; THENCE N.89°50'14"W. ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 AND THE NORTH LINE OF SAID COLONIAL PINES FOR 998.54 FEET TO AN INTERSECTION WITH THE CENTERLINE OF BAYSHORE

CREEK; THENCE NORTHERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, THE SAME BEING THE SOUTH LINE OF HUNTER'S GLEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 59 AT PAGES 92 THROUGH 94 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE S.89°49'35"E. ALONG SAID SOUTH LINE FOR 316.69 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND SAID HUNTER'S GLEN; THENCE N.00°20'57"W. ALONG THE EAST LINE OF SAID FRACTION AND SAID HUNTER'S GLEN FOR 1329.62 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16 AND SAID HUNTER'S GLEN; THENCE S.89°48'18"E. ALONG SAID SOUTH LINE FOR 667.18 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND AN INTERSECTION WITH THE EAST LINE OF SAID HUNTER'S GLEN; THENCE N.00°13'55"W. ALONG THE EAST LINE OF SAID FRACTION AND SAID HUNTER'S GLEN FOR 666.28 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID HUNTER'S GLEN; THENCE S.89°52'09"E. ALONG SAID SOUTH LINE FOR 378.81 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID HUNTER'S GLEN; THENCE N.00°03'40"E. ALONG SAID EAST LINE FOR 150.55 FEET TO THE NORTHEAST CORNER OF SAID HUNTER'S GLEN, THE SAME BEING AN INTERSECTION WITH THE WESTERLY LINE OF PRITCHETT PARKWAY (100 FEET WIDE); THENCE S.89°56'20"E. ALONG SAID WESTERLY LINE FOR 942.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 89°55'27" FOR 1647.95 FEET; THENCE S.00°00'53"E. ALONG SAID WESTERLY LINE FOR 2572.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 21°06'48" FOR 386.92 FEET; THENCE S.21°05'55"W. ALONG SAID WESTERLY LINE FOR 652.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 29°20'46" FOR 589.01 FEET TO **POINT "A"** THE SAME BEING AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PRITCHETT PARKWAY AND A POINT OF REVERSE CURVE HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 86°07'33" FOR 45.10 FEET; THENCE S.77°52'42"W. ALONG SAID NORTHERLY LINE FOR 75.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET; THENCE WESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 41°28'01" FOR 325.68 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF LEETANA DRIVE (86 FEET WIDE) AND A POINT OF REVERSE CURVE HAVING A RADIUS OF 4064.06 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 04°02'04" FOR 286.17 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE N.00°06'48"E. ALONG SAID WEST LINE FOR 1581.74 FEET TO THE **POINT OF BEGINNING**.

PARCEL "B" CONTAINS 230.62 ACRES MORE OR LESS.

AND: PARCEL "C"

COMMENCING AT THE AFOREMENTIONED **POINT "A"** THE SAME BEING A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.81°45'09"W.; THENCE; SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°46'30" FOR 156.05 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTHERLY ALONG SAID CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) THROUGH A CENTRAL ANGLE OF 04°44'48" FOR 95.27 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 145°24'40" FOR 76.14 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LEETANA DRIVE (86 FEET WIDE); THENCE N.55°21'28"W. ALONG SAID NORTHERLY LINE FOR 133.36 FEET TO AN INTERSECTION WITH THE

SOUTHERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 133°42'05" FOR 70.01 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 550.00 FEET; THENCE EASTERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 00°27'56" FOR 4.47 FEET; THENCE N.77°52'42"E. ALONG SAID SOUTHERLY LINE FOR 75.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 86°05'58" FOR 45.08 FEET TO THE **POINT OF BEGINNING**.

PARCEL "C" CONTAINS 0.37 ACRES MORE OR LESS.

PARCELS CONTAIN 741.22 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S.89°29'37"E.

DESCRIPTION PREPARED 10-03-01

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(36)

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

DEED OF CONSERVATION EASEMENT

Return recorded document to:
South Florida Water Management District
3301 Gun Club Road, MSC 4210
West Palm Beach, FL 33406

THIS DEED OF CONSERVATION EASEMENT is given this 20th day of November, 2008, by North Brook Holdings, LLC, ("Grantor") whose mailing address is 2502 North Rocky Point, Ste. 1050, Tampa, FL 33607, to the South Florida Water Management District ("Grantee"). As used herein, the term "Grantor" shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Property" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the owner of certain lands situated in Lee County, Florida, and more specifically described in Exhibit "A" attached hereto and incorporated herein ("Property"); and

WHEREAS, the Grantor desires to construct STONEYBROOK NORTH ("Project") at a site in Lee County, which is subject to the regulatory jurisdiction of South Florida Water Management District ("District"); and

WHEREAS, District Permit No. 36-06899-P ("Permit") authorizes certain activities which affect surface waters in or of the State of Florida; and

WHEREAS, this Permit requires that the Grantor preserve, enhance, restore and/or mitigate wetlands and/or uplands under the District's jurisdiction; and

WHEREAS, the Grantor has developed and proposed as part of the Permit conditions a conservation tract and maintenance buffer involving preservation of certain wetland and/or upland systems on the Property; and

WHEREAS, the Grantor, in consideration of the consent granted by the Permit, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement

as defined in Section 704.06, Florida Statutes, over the area described on Exhibit "B" ("Conservation Easement").

NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, Grantor hereby grants, creates, and establishes a perpetual Conservation Easement for and in favor of the Grantee upon the property described on Exhibit "B" which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. Recitals. The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

2. Purpose. It is the purpose of this Conservation easement to retain land or water in their natural, vegetative, hydrologic, scenic, open, agricultural or wooded condition and to retain such areas as suitable habitat for fish, plants or wildlife. Those wetland and/or upland areas included in the Conservation Easement which are to be enhanced or created pursuant to the Permit shall be retained and maintained in the enhanced or created conditions required by the Permit.

To carry out this purpose, the following rights are conveyed to Grantee by this easement:

a. To enter upon the Property at reasonable times with any necessary equipment or vehicles to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Property by Grantor at the time of such entry; and

b. To enjoin any activity on or use of the Property that is inconsistent with this Conservation Easement and to enforce the restoration of such areas or features of the Conservation Easement that may be damaged by any inconsistent activity or use.

3. Prohibited Uses. Except for restoration, creation, enhancement, maintenance and monitoring activities, or surface water management improvements, or other activities described herein that are permitted or required by the Permit, the following activities are prohibited in or on the Conservation Easement:

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removal or destruction of trees, shrubs, or other vegetation, except for the removal of exotic or nuisance vegetation in accordance with a District approved maintenance plan;

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain in its natural or enhanced condition;

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking and fencing;

g. Acts or uses detrimental to such aforementioned retention of land or water areas;

h. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

4. Passive Recreational Facilities. Grantor reserves all rights as owner of the Property, including the right to engage in uses of the Property that are not prohibited herein and that are not inconsistent with any District rule, criteria, the Permit and the intent and purposes of this Conservation Easement. Passive recreational uses that are not contrary to the purpose of this Conservation Easement may be permitted upon written approval by the District.

a. The Grantor may conduct limited land clearing for the purpose of constructing such pervious facilities as docks, boardwalks or mulched walking trails.

b. The construction and use of the approved passive recreational facilities shall be subject to the following conditions:

i. Grantor shall minimize and avoid, to the fullest extent possible, impact to any wetland or upland buffer areas within the Conservation Easement Area and shall avoid materially diverting the direction of the natural surface water flow in such area;

ii. Such facilities and improvements shall be constructed and maintained utilizing Best Management Practices;

iii. Adequate containers for litter disposal shall be situated adjacent to such facilities and improvements and periodic inspections shall be instituted by the maintenance entity, to clean any litter from the area surrounding the facilities and improvements;

iv. This Conservation Easement shall not constitute permit authorization for the construction and operation of the passive recreational facilities. Any such work shall be subject to all applicable federal, state, District or local permitting requirements.

5. No Dedication. No right of access by the general public to any portion of the Property is conveyed by this Conservation Easement.

6. Grantee's Liability. Grantee shall not be responsible for any costs or inabilities related to the operation, upkeep or maintenance of the Property.

7. Property Taxes. Grantor shall keep the payment of taxes and assessments on the Easement Parcel current and shall not allow any lien on the Easement Parcel superior to this Easement. In the event Grantor fails to extinguish or obtain a subordination of such lien, in addition to any other remedy, the Grantee may, but shall not be obligated to, elect to pay the lien on behalf of the Grantor and Grantor shall reimburse Grantee for the amount paid by Grantee, together with Grantee's reasonable attorney's fees and costs, with interest at the maximum rate allowed by law, no later than thirty days after such payment. In the event Grantor does not so reimburse the Grantee, the debt owed to Grantee shall constitute a lien against the Easement Parcel which shall automatically relate back to the recording date of this Easement. Grantee may foreclose this lien on the Easement Parcel in the manner provided for mortgages on real property.

8. Enforcement. Enforcement of the terms, provisions and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder.

9. Assignment. Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

10. Severability. If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

11. Terms, Conditions, Restrictions, Purpose. The terms, conditions, restrictions and purpose of this Conservation Easement shall be inserted by Grantor in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Conservation Easement. Any future holder of the Grantor's interest in the Property shall be notified in writing by Grantor of this Conservation Easement.

12. Written Notice. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

13. Modifications. This Conservation Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed in the public records in Lee County.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Property.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said Property in fee simple; that the Conservation Easement is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; and all mortgages and liens on the Conservation Easement area, if any, have been subordinated to this Conservation Easement; and that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends the title to the Conservation Easement hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Michael Lawson (Grantor) has hereunto set its authorized hand this 20th day of November, 2008.

North Brook Holdings, LLC
a Florida corporation

By: _____
(Signature)

Name: Michael Lawson
(Print)

Title: Director of Land Development

Signed, sealed and delivered in our presence as witnesses:

By: _____
(Signature)

Name: Kartik Goyani
(Print)

By: _____
(Signature)

Name: Lgerwer
(Print)

sfwmd.gov

STATE OF FLORIDA

) ss:

COUNTY OF Hillsborough

On this 20 day of November, 2008 before me, the undersigned notary public, personally appeared Mike Lawson, the person who subscribed to the foregoing instrument, as the Director of Land Dev (title), of NorthBrook Holdings LLC (corporation), a Florida corporation, and acknowledged that he/she executed the same on behalf of said corporation and that he/she was duly authorized to do so. He/She is personally known to me or has produced a N/A (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

Sara M. Roberts
(Signature)

Name: Sara M. Roberts
(Print)

My Commission Expires: 8/10/2010

SARA M. ROBERTS
Notary Public - State of Florida
My Commission Expires Aug 10, 2010
Commission # DD 583896
Bonded By National Notary Assn.

AFFIDAVIT OF NO MORTGAGE OR LIEN

This Affidavit of No Mortgage or Lien is made this 19th day of November, 2008, by John M. Ryan {property owner(s)} {Name(s) should be listed the same way as the deed identifying the property owner(s)} (Hereinafter referred to as "Owner" or collectively as "Owner"; and

Owner owns the property located in Lee County, Florida, which is more fully described in Exhibit "A" attached hereto and made a part hereof {attach as Exhibit "A" the legal description for the Conservation Easement}; and

Owner hereby swears and affirms that the property described in Exhibit "A" is not encumbered by a mortgage, lien, or other encumbrance which would interfere with the purposes or intent of the Conservation Easement.

IN WITNESS WHEREOF, Owner herein has caused these presents to be executed in Owner's name(s) on the day and year first above written.

(Remainder of page left intentionally blank)

Note: If a corporation, use the Corporate Notary Page. If an individual(s), use the Individual Notary Page.

CORPORATE NOTARY PAGE

IN WITNESS WHEREOF, Declarant has hereunto set its authorized hand the day and year first above written.

North Brook Holdings, LLC
(a Florida corporation)

By: _____

Print Name: John M. Ryan

Title: Managing Sole Member

(Add or modify signature lines as necessary to represent all Declarants)

Signed, sealed and delivered in our presence as witnesses:

By: _____ By: _____

Print Name: KARTIK GOYAL Print Name: LGerwer

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

On this 19 day of November, 2008, before me, the undersigned notary public, personally appeared John M Ryan, the person who subscribed to the foregoing instrument, as the Managing Sole Member (title), of North Brook Holdings LLC (corporation), a Florida corporation, and acknowledged that he/she executed the same on behalf of said corporation and that he/she was duly authorized to do so. He/She is personally known to me or has produced a N/A (state) driver's license as identification.

NOTARY PUBLIC, ~~STATE~~ OF FLORIDA

_____
Signature of Notary Public

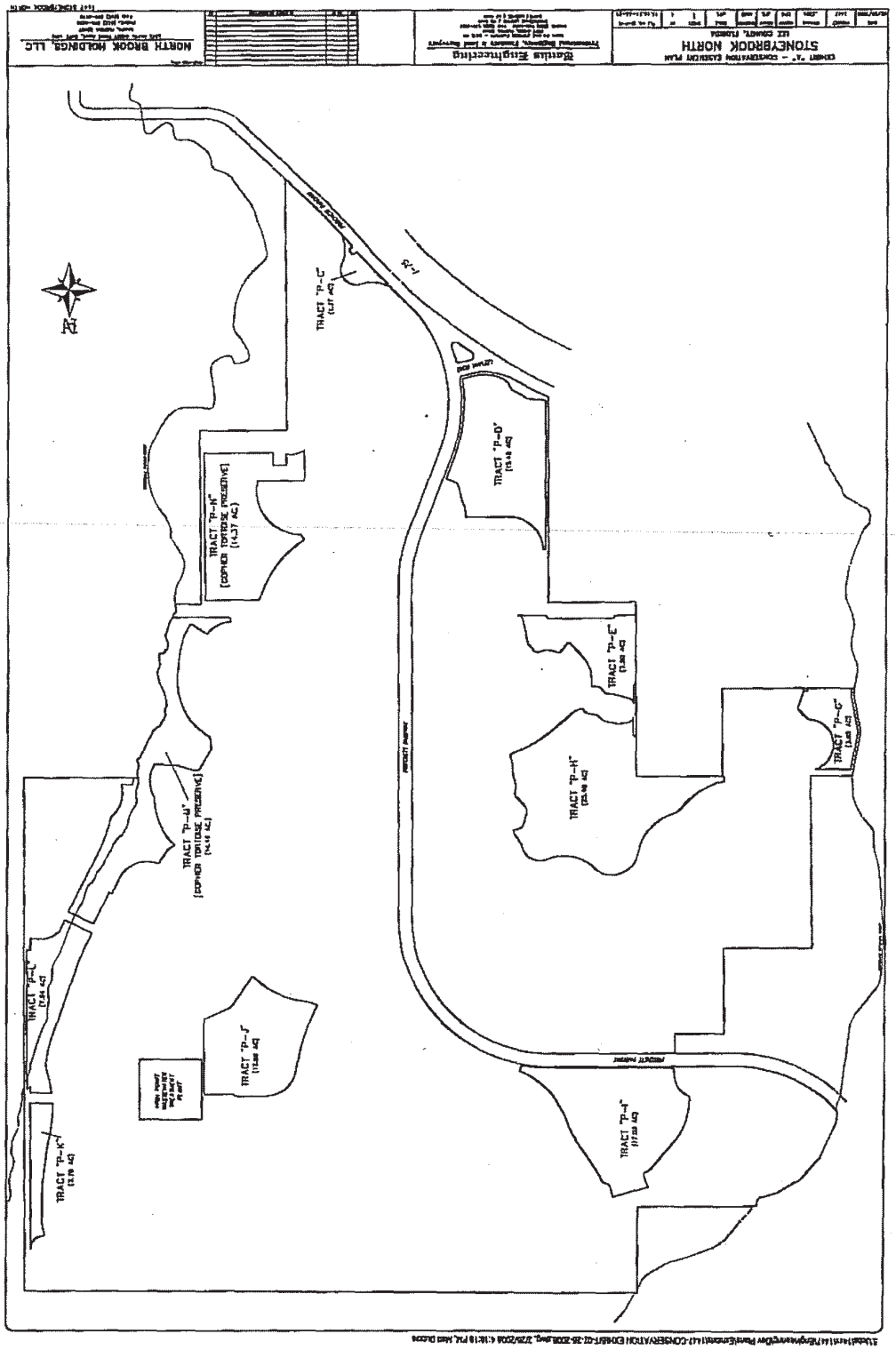
Sara M Roberts
Print Name of Notary Public

SARA M. ROBERTS
Notary Public - State of Florida
My Commission Expires Aug 10, 2010
Commission # DD 583896
Bonded By National Notary Assn.

Commission Expires:
(Modify notary block as necessary to represent all Declarants)

EXHIBIT A

[DESCRIPTION OF PROPERTY]


STONEYBROOK NORTH
LEE COUNTY, FLORIDA
NORTH BROOK HOLDINGS, LLC
TRACT "P-C"
TRACT "P-D"
TRACT "P-E"
TRACT "P-G"
TRACT "P-H"
TRACT "P-I"
TRACT "P-J"
TRACT "P-K"
TRACT "P-L"
TRACT "P-M"
(GOPHER TORTOISE PRESERVE)
TRACT "P-N"
(GOPHER TORTOISE PRESERVE)

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ PORT CHARLOTTE

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

EXHIBIT "B"

(TRACT "P-C")

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 21; THENCE S.00°12'53"E. ALONG THE EAST LINE OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 21 FOR 582.89 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF LEETANA DRIVE (WIDTH VARIES); THENCE N.46°31'25"W. ALONG SAID NORTHERLY LINE FOR 116.08 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2776.79 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 04°18'25" FOR 208.73 FEET TO THE **POINT OF BEGINNING** SAID POINT ALSO BEING A POINT OF COMPOUND CURVE HAVING A RADIUS OF 5553.58 FEET; THENCE CONTINUE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 01°11'58" FOR 116.26 FEET; THENCE N.49°06'14"E. ALONG SAID NORTHERLY LINE FOR 36.99 FEET; THENCE N.40°53'46"W. ALONG SAID NORTHERLY LINE FOR 50.00 FEET; THENCE S.49°06'14"W. ALONG SAID NORTHERLY LINE FOR 37.00 FEET; THENCE N.40°53'46"W. ALONG SAID NORTHERLY LINE FOR 156.94 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 3513.62 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 03°17'59" FOR 202.35 FEET; THENCE N.45°48'15"E. FOR 9.99 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 227.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.30°35'53"W.; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°50'00" FOR 201.84 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 122.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 136°21'41" FOR 291.54 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 227.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°52'40" FOR 213.93 FEET; THENCE S.47°47'00"W. FOR 10.01 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 1.37 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

ASSUMED NORTH BASED ON THE EAST LINE OF THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S.00°12'53"E.

DESCRIPTION PREPARED SEPTEMBER 23, 2005

Richard M. Ritz

RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 2-26-2008

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SHEET 1 OF 2

INSTR # 200800030841 9 Page Number: 12 of 36

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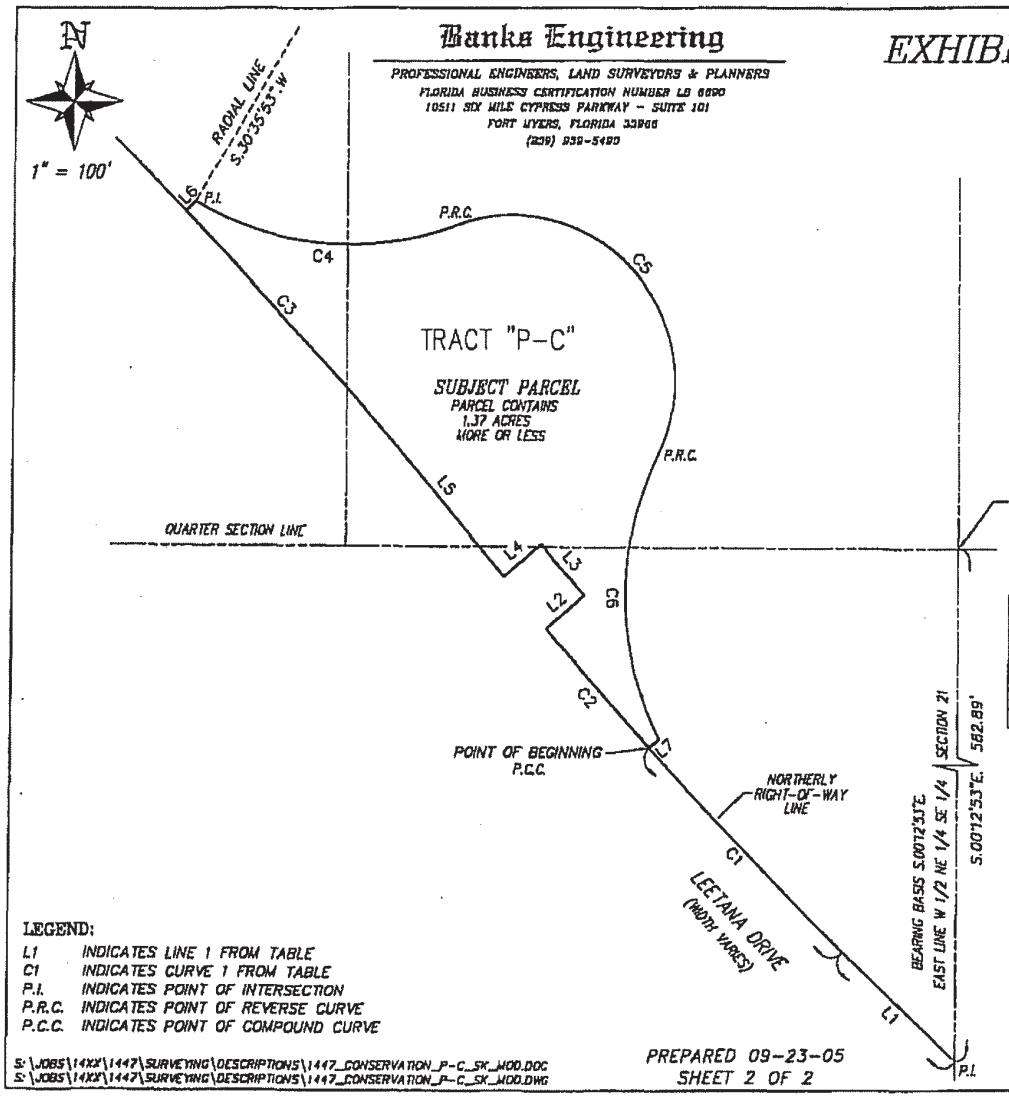
Banks Engineering
PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33966
(239) 939-5490

EXHIBIT "B"

SKETCH OF DESCRIPTION

OF

A TRACT OR PARCEL OF LAND LYING IN
SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
(TRACT "P-C")



NOTES:

1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

2.) ASSUMED NORTH BASED ON THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S.00°12'53"E.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 48°31'25" W	118.08'
L2	N 49°06'14" E	36.99'
L3	N 40°53'46" W	50.00'
L4	S 49°06'14" W	37.00'
L5	N 40°53'46" W	156.94'
L6	N 45°48'15" E	9.99'
L7	S 47°47'00" W	10.01'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2776.79'	04°18'25"	208.73'	208.69'	N 44°22'12" W
C2	5553.58'	01°11'58"	116.26'	116.26'	N 41°37'01" W
C3	3513.62'	03°17'59"	202.35'	202.33'	N 42°32'46" W
C4	227.50'	50°50'00"	201.84'	195.29'	S 84°49'07" E
C5	122.50'	136°21'41"	291.54'	227.45'	S 42°03'17" E
C6	227.50'	53°52'40"	213.93'	206.13'	S 00°48'47" E

SEE SHEET 1 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

Richard M. Ritz

RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 2-26-2008

- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND:

L1	INDICATES LINE 1 FROM TABLE
C1	INDICATES CURVE 1 FROM TABLE
P.I.	INDICATES POINT OF INTERSECTION
P.R.C.	INDICATES POINT OF REVERSE CURVE
P.C.C.	INDICATES POINT OF COMPOUND CURVE

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PREPARED 09-23-05
SHEET 2 OF 2

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ PORT CHARLOTTE

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

EXHIBIT "B"

(TRACT "P-D")

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST (NE1/4) OF SAID SECTION 21; THENCE S.00°06'48"W. ALONG THE WEST LINE OF SAID FRACTION FOR 413.68 FEET; THENCE S.89°53'12"E. FOR 20.00 FEET TO AN INTERSECTION WITH A LINE 20.00 FEET EAST OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE WEST LINE OF SAID FRACTION AND THE **POINT OF BEGINNING**; THENCE S.00°06'48"W. ALONG SAID PARALLEL LINE FOR 1133.30 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°54'07" FOR 22.23 FEET; THENCE S.84°47'18"E. FOR 127.84 FEET; THENCE S.59°51'15"E. FOR 129.50 FEET; THENCE S.28°44'30"E. FOR 63.96 FEET; THENCE S.50°55'31"E. FOR 43.79 FEET; THENCE S.69°40'38"E. FOR 60.17 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 430.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.10°47'36"W.; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°54'54" FOR 171.98 FEET; THENCE N.77°52'42"E. FOR 75.93 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°07'33" FOR 15.03 FEET TO AN INTERSECTION WITH A LINE 20.00 FEET WEST OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE WESTERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) SAID POINT BEING A POINT OF REVERSE CURVE HAVING A RADIUS OF 1170.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AND SAID PARALLEL LINE THROUGH A CENTRAL ANGLE OF 29°20'46" FOR 599.26 FEET; THENCE N.21°05'55"E. ALONG SAID PARALLEL LINE FOR 175.07 FEET; THENCE N.68°54'05"W. FOR 65.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°07'14" FOR 63.67 FEET; THENCE N.12°46'51"W. FOR 88.31 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°13'47" FOR 33.32 FEET; THENCE N.24°00'39"W. FOR 18.24 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°33'43" FOR 32.90 FEET; THENCE N.08°46'18"W. FOR 61.92 FEET; THENCE S.89°59'07"W. FOR 327.75 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 251.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 394.27 FEET; THENCE N.89°53'12"W. FOR 20.81 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 15.48 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

ASSUMED NORTH BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S.00°06'48"W.

DESCRIPTION PREPARED SEPTEMBER 23, 2005

Richard M. Ritz

RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 2-26-2008

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INSTR # 2008000308419 Page Number: 14 of 36

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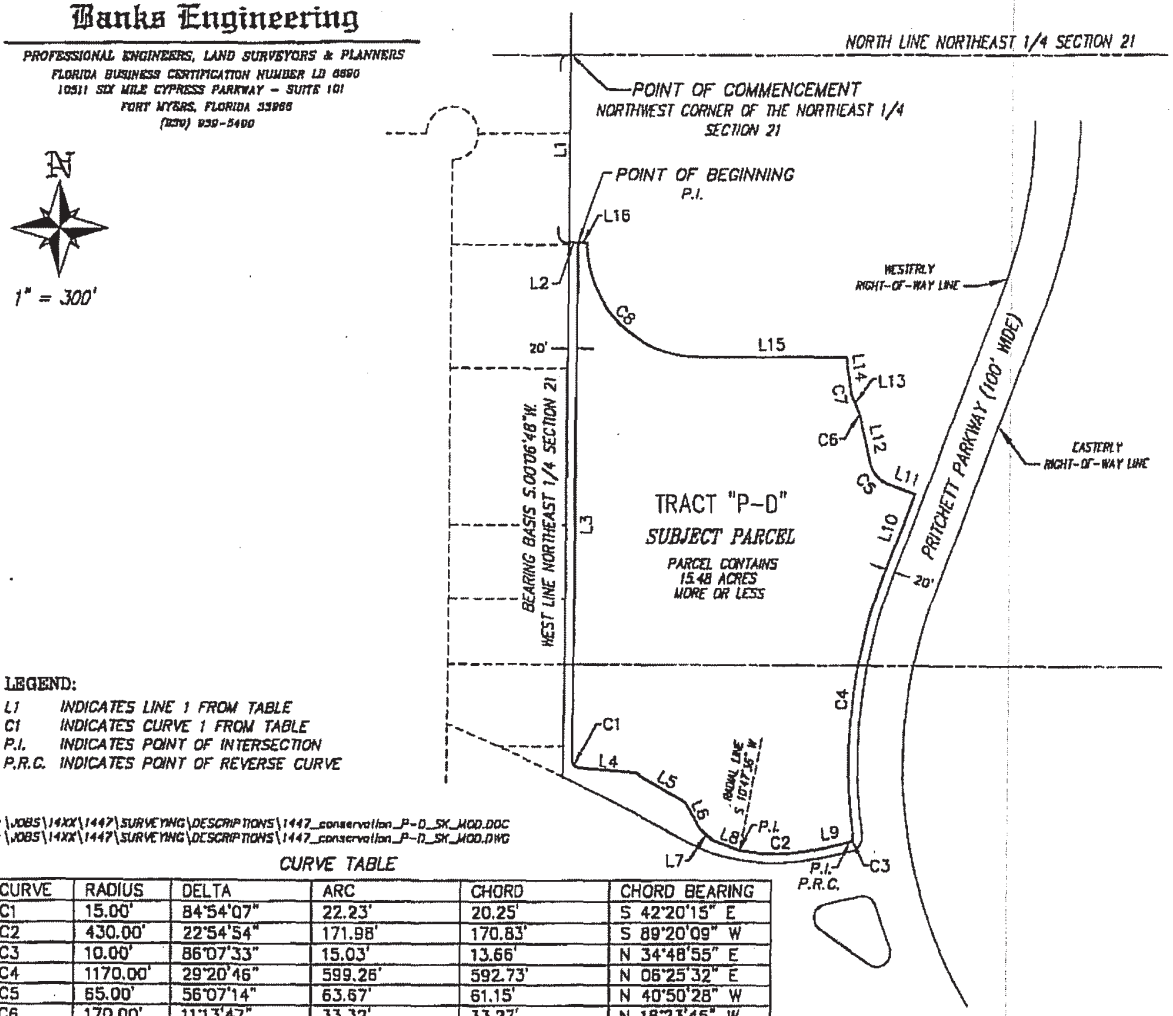
Banks Engineering

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33966
(239) 939-5490

EXHIBIT "B"
SKETCH OF DESCRIPTION

OF

A TRACT OR PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA (TRACT "P-D")



NOTES:

1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

2.) ASSUMED NORTH BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S.00°06'48"W.

LEGEND:

L1	INDICATES LINE 1 FROM TABLE
C1	INDICATES CURVE 1 FROM TABLE
P.I.	INDICATES POINT OF INTERSECTION
P.R.C.	INDICATES POINT OF REVERSE CURVE

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LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°06'48" W	413.68'
L2	S 89°53'12" E	20.00'
L3	S 00°06'48" W	1133.30'
L4	S 84°47'18" E	127.84'
L5	S 59°51'15" E	129.50'
L6	S 28°44'30" E	63.96'
L7	S 50°55'31" E	43.79'
L8	S 69°40'38" E	60.17'
L9	N 77°52'42" E	75.93'
L10	N 21°05'55" E	175.07'
L11	N 68°54'05" W	65.00'
L12	N 12°46'51" W	88.31'
L13	N 24°00'39" W	18.24'
L14	N 08°46'18" W	61.92'
L15	S 89°59'07" W	327.75'
L16	N 89°53'12" W	20.81'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	15.00'	84°54'07"	22.23'	20.25'	S 42°20'15" E
C2	430.00'	22°54'54"	171.98'	170.83'	S 89°20'09" W
C3	10.00'	86°07'33"	15.03'	13.66'	N 34°48'55" E
C4	1170.00'	29°20'46"	599.26'	592.73'	N 06°25'32" E
C5	65.00'	56°07'14"	63.67'	61.15'	N 40°50'28" W
C6	170.00'	11°13'47"	33.32'	33.27'	N 18°23'45" W
C7	80.00'	23°33'43"	32.90'	32.67'	N 12°13'47" W
C8	251.00'	90°00'00"	394.27'	354.97'	N 45°00'53" W

SEE SHEET 1 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

Richard M. Ritz

RICHARD M. RITZ, P.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 2-26-2008

– THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED 09-23-05
SHEET 2 OF 2

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ PORT CHARLOTTE

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

EXHIBIT "B"

(TRACT "P-E")

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 16; THENCE N.00°06'55"W. ALONG THE WEST LINE OF SAID FRACTION FOR 100.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF A LEE COUNTY ELECTRIC COOPERATIVE EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1337, AT PAGE 342 OF THE PUBLIC RECORDS OF SAID LEE COUNTY AND THE **POINT OF BEGINNING**; THENCE CONTINUE N.00°06'55"W. ALONG SAID WEST LINE FOR 513.87 FEET; THENCE N.34°04'58"E. FOR 37.37 FEET; THENCE N.00°06'55"W. FOR 123.69 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 57.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.69°47'27"W.; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°43'05" FOR 55.92 FEET; THENCE S.75°55'38"E. FOR 46.46 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 467.50 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°57'00" FOR 48.55 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 132.50 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'12" FOR 51.89 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 67.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°02'14" FOR 67.20 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 62.50 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°04'23" FOR 74.26 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 12.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 102°45'05" FOR 22.42 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 283.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°15'01" FOR 16.08 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 52.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°28'46" FOR 7.77 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 261.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°52'07" FOR 208.95 FEET; THENCE S.41°20'17"E. FOR 102.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 261.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°10'26" FOR 55.46 FEET; THENCE N.38°41'02"E. FOR 97.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°17'07" FOR 21.28 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 150.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°18'10" FOR 139.55 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 35.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°55'02" FOR 45.15 FEET; THENCE S.39°24'59"E. FOR 71.03 FEET; THENCE S.10°40'14"E. FOR 55.26 FEET; THENCE S.12°53'06"E. FOR 132.75 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 32.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°58'33" FOR 43.66 FEET; THENCE S.00°07'55"W. FOR 3.95 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF LEE COUNTY ELECTRIC COOPERATIVE EASEMENT; THENCE N.89°52'23"W. ALONG SAID NORTH LINE FOR 203.48 FEET; THENCE N.33°49'16"W. FOR 28.89 FEET; THENCE N.89°52'05"W. FOR 473.96 FEET; THENCE S.73°35'59"W. FOR 21.65 FEET; THENCE S.33°41'22"W. FOR 21.16 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF LEE COUNTY ELECTRIC COOPERATIVE EASEMENT; THENCE N.89°50'53"W. ALONG SAID NORTH LINE FOR 159.82 FEET TO THE **POINT OF BEGINNING.**

10511 Six Mile Cypress Parkway - Suite 101 Ft Myers, Florida 33966 • (239) 939-5490 • Fax (239) 939-2523

PARCEL CONTAINS 7.50 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

ASSUMED NORTH BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER (SE1/4), OF THE SOUTHEAST QUARTER (SE1/4), OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING N.00°06'55"W.

DESCRIPTION PREPARED SEPTEMBER 23, 2005

Richard M. Ritz

RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 2-26-2008

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INSTR # 2008000308419 Page Number: 17 of 36

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Banks Engineering

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33966
(239) 939-5490

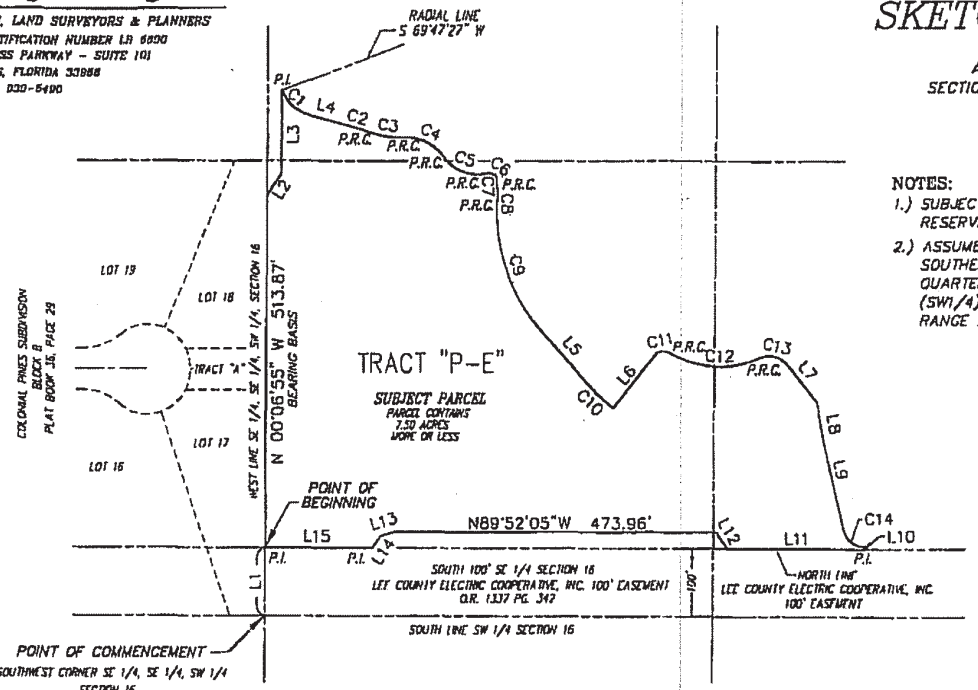
N

1" = 200'

EXHIBIT "B"
SKETCH OF DESCRIPTION

OF

A TRACT OR PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA (TRACT "P-E")



NOTES:

1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

2.) ASSUMED NORTH BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER (SE1/4), OF THE SOUTHEAST QUARTER (SE1/4), OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING N.00°06'55"W.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°06'55" W	100.00'
L2	N 34°04'58" E	37.37'
L3	N 00°06'55" W	123.69'
L4	S 75°55'38" E	46.46'
L5	S 41°20'17" E	102.00'
L6	N 38°41'02" E	97.71'
L7	S 39°24'59" E	71.03'
L8	S 10°40'14" E	55.26'
L9	S 12°53'06" E	132.75'
L10	S 00°07'55" W	3.95'
L11	N 89°52'23" W	203.48'
L12	N 33°49'16" W	27.12'
L13	S 73°35'59" W	21.65'
L14	S 33°41'22" W	19.61'
L15	N 89°50'53" W	159.82'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	57.50'	55°43'05"	55.92'	53.74'	S 48°04'06" E
C2	467.50'	05°57'00"	48.55'	48.53'	S 72°57'09" E
C3	132.50'	22°26'12"	51.89'	51.56'	S 81°11'45" E
C4	67.50'	57°02'14"	67.20'	64.45'	S 63°53'44" E
C5	62.50'	68°04'23"	74.26'	69.97'	S 69°24'49" E
C6	12.50'	102°45'05"	22.42'	19.53'	S 52°04'28" E
C7	283.50'	03°15'01"	16.08'	16.08'	S 02°19'26" E
C8	52.50'	08°28'48"	7.77'	7.76'	S 00°17'27" W
C9	261.00'	45°52'07"	208.95'	203.41'	S 18°24'13" E
C10	261.00'	12°10'26"	55.46'	55.35'	S 47°25'30" E
C11	15.00'	81°17'07"	21.28'	19.54'	N 79°19'36" E
C12	150.00'	53°18'10"	139.55'	134.57'	S 88°40'56" E
C13	33.00'	73°35'02"	45.15'	42.09'	S 76°22'30" E
C14	32.50'	76°38'33"	43.66'	40.45'	S 51°22'23" E

SEE SHEETS 1 AND 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

LEGEND:

PG.	INDICATES PAGE
O.R.	INDICATES OFFICIAL RECORDS
L1	INDICATES LINE 1 FROM TABLE
C1	INDICATES CURVE 1 FROM TABLE
P.I.	INDICATES POINT OF INTERSECTION
P.R.C.	INDICATES POINT OF REVERSE CURVE

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RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 2-26-2008

- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED 09-23-05
SHEET 3 OF 3

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ PORT CHARLOTTE

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

EXHIBIT "B"

(TRACT "P-G")

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 16 SAID POINT LYING ON THE NORTH LINE OF COLONIAL PINES SUBDIVISION AS RECORDED IN PLAT BOOK 36, AT PAGE 26 THROUGH 29, OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE N.89°50'14"W. ALONG THE SOUTH LINE OF SAID FRACTION AND THE NORTH LINE OF SAID COLONIAL PINES FOR 646.80 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE N.89°50'14"W. ALONG SAID SOUTH AND NORTH LINE FOR 331.74 FEET TO AN INTERSECTION WITH A LINE 20 FEET MORE OR LESS EAST OF AND PARALLEL WITH THE CENTERLINE OF BAYSHORE CREEK; THENCE N.01°17'16"E. ALONG SAID PARALLEL LINE FOR 60.59 FEET; THENCE N.11°04'42"W. ALONG SAID PARALLEL LINE FOR 268.51 FEET; THENCE N.10°50'46"E. ALONG SAID PARALLEL LINE FOR 296.03 FEET; THENCE S.89°49'36"E. FOR 268.54 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 197.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.18°10'53"W.; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 156°35'11" FOR 538.39 FEET; THENCE S.66°10'39"E. FOR 14.01 FEET; THENCE S.46°57'53"E. FOR 107.40 FEET; THENCE S.19°21'06"W. FOR 140.70 FEET; THENCE N.89°50'14"W. FOR 26.47 FEET; THENCE S.19°21'06"W. FOR 12.00 FEET; THENCE S.00°09'46"W. FOR 8.67 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 3.85 ACRES MORE OR LESS

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

ASSUMED NORTH BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING N.89°50'14"W.

DESCRIPTION PREPARED SEPTEMBER 23, 2005

Richard M. Ritz

RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 2-26-2008

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10511 Six Mile Cypress Parkkway - Suite 101 Ft Myers, Florida 33912 • (239) 939-5490 • Fax (239) 939-2523

INSTR # 200800030841 9 Page Number: 19 of 36

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Banks Engineering

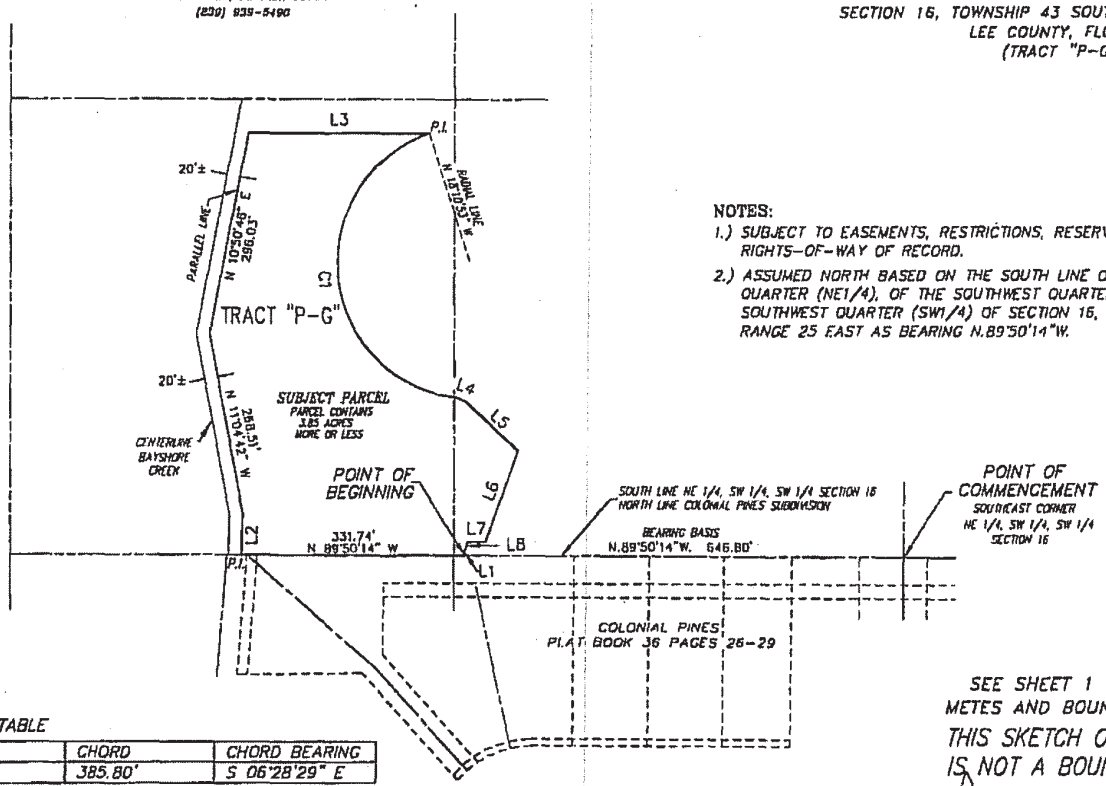
PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33966
(239) 939-5490

EXHIBIT "B"
SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
(TRACT "P-G")

N

1" = 200'



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°09'46" E	8.67'
L2	N 01°17'16" E	60.59'
L3	S 89°49'36" E	268.54'
L4	S 66°10'39" E	14.01'
L5	S 46°57'53" E	107.40'
L6	S 19°21'06" W	140.70'
L7	N 89°50'14" W	26.47'
L8	S 19°21'06" W	12.00'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	197.00'	156°35'11"	538.39'	385.80'	S 06°28'29" E

NOTES:
1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
2.) ASSUMED NORTH BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER (NE1/4), OF THE SOUTHWEST QUARTER (SW1/4), OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING N.89°50'14"W.

LEGEND:
L1 INDICATES LINE 1 FROM TABLE
C1 INDICATES CURVE 1 FROM TABLE
P.I. INDICATES POINT OF INTERSECTION

SEE SHEET 1 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

Richard M. Ritz

RICHARD M. RITZ, R.I.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 2-26-2008

- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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PREPARED 09-23-05
SHEET 2 OF 2

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ PORT CHARLOTTE

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

EXHIBIT "B"

(TRACT "P-H")

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 16; THENCE N.89°49'35"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 676.20 FEET PASSING THROUGH THE SOUTHWEST CORNER OF SAID FRACTION AT 664.45 FEET; THENCE N.00°13'55"W. FOR 30.36 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°53'40" FOR 13.25 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 610.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°17'46" FOR 386.43 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 139.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°20'53" FOR 83.33 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 377.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°35'59" FOR 418.48 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 204.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 124°37'04" FOR 443.70 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 311.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°01'19" FOR 369.22 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 139.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 102°00'56" FOR 247.49 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°43'55" FOR 22.76 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 16321.14 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°20'34.9" FOR 97.72 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 12.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 111°50'00" FOR 24.40 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 94.52 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°56'13" FOR 126.92 FEET; THENCE S.18°24'17"W. FOR 29.81 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 82.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°00'47" FOR 92.17 FEET; THENCE S.45°36'30"E. FOR 80.72 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 17.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°52'16" FOR 17.68 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 212.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°42'54" FOR 136.17 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 17.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°50'55" FOR 6.98 FEET; THENCE S.01°36'13"E. FOR 77.73 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 210.30 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°30'46" FOR 71.62 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°26'49" FOR 31.22 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 1120.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°40'07" FOR 384.48 FEET; THENCE S.48°39'43"W. FOR 194.38 FEET; THENCE S.73°13'29"W. FOR 50.07 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 102.19 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.57°47'45"E.; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°18'58" FOR 100.44 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 67.50 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°57'00" FOR 51.78 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 132.50 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°26'37" FOR 98.15 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 67.50 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°41'02" FOR 20.83 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 132.50 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°33'58" FOR 66.06 FEET; THENCE S.82°06'13"W. FOR 45.38 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 57.50 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°07'30" FOR 62.35 FEET; THENCE N.00°06'55"W. FOR 131.66 FEET; THENCE N.51°52'54"W. FOR 26.73 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 16; THENCE N.00°06'55"W. FOR 299.57 FEET TO THE **POINT OF BEGINNING.**

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PARCEL CONTAINS 25.40 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

ASSUMED NORTH BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING N.89°49'35"W.

DESCRIPTION PREPARED SEPTEMBER 23, 2005

RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 2-26-2008

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INSTR # 200800030841 9 Page Number: 22 of 36

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Banks Engineering

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 8600
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33966
(239) 939-5490

EXHIBIT "B"

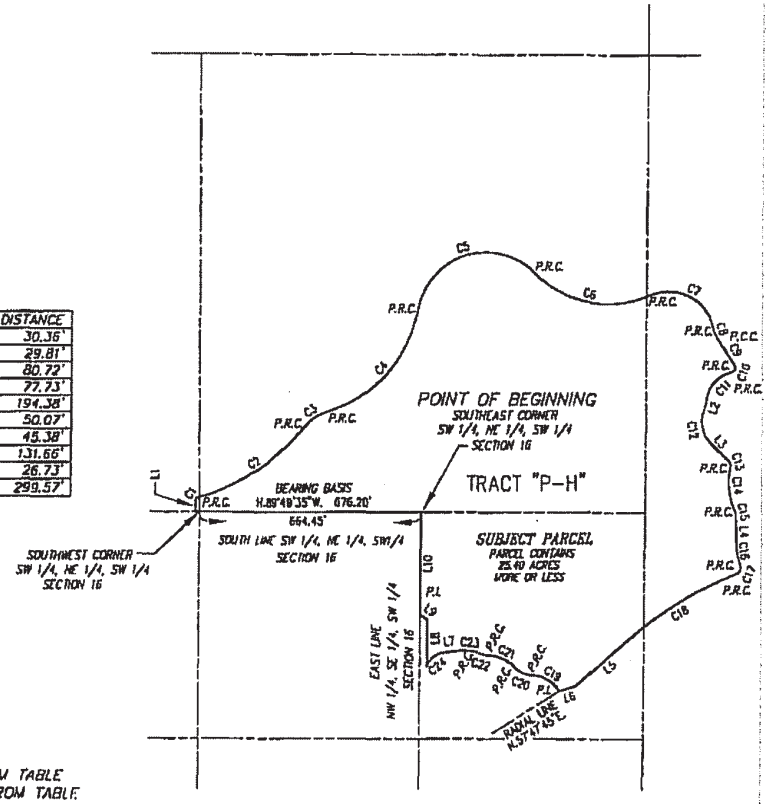
SKETCH OF DESCRIPTION

OF

A TRACT OR PARCEL OF LAND LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
(PRESERVE "P-H")

N

1" = 400'



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°13'55" W	30.36'
L2	S 18°24'17" W	29.81'
L3	S 45°36'30" E	80.72'
L4	S 01°36'13" E	77.73'
L5	S 48°39'43" W	194.38'
L6	S 73°13'29" W	50.07'
L7	S 82°06'13" W	45.38'
L8	N 00°06'55" W	131.66'
L9	N 51°52'54" W	26.73'
L10	N 00°06'55" W	299.57'

NOTES:

1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

2.) ASSUMED NORTH BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING N.89°49'35"W.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	10.00'	75°53'40"	13.25'	12.30'	N 37°42'55" E
C2	610.00'	36°17'46"	386.43'	380.00'	N 57°30'52" E
C3	130.00'	34°20'53"	83.33'	82.09'	N 56°32'25" E
C4	377.00'	63°35'59"	418.48'	397.32'	N 41°54'52" E
C5	204.00'	124°37'04"	443.70'	361.27'	N 72°25'24" E
C6	311.00'	68°01'19"	369.22'	347.92'	S 79°16'44" E
C7	139.00'	102°00'56"	247.49'	216.07'	S 62°16'55" E
C8	60.00'	21°43'55"	22.76'	22.62'	S 22°08'24" E
C9	16321.14'	00°20'35"	97.72'	97.72'	S 33°10'39" E
C10	12.50'	111°50'00"	24.40'	20.71'	S 22°34'03" W
C11	94.52'	78°56'13"	126.92'	117.60'	S 40°00'56" W
C12	82.50'	64°00'47"	92.17'	87.45'	S 13°36'06" E
C13	17.50'	57°52'16"	17.68'	16.93'	S 18°40'22" E
C14	212.50'	36°42'54"	136.17'	133.85'	S 06°05'41" E
C15	17.50'	22°50'55"	6.98'	6.93'	S 13°01'40" E
C16	210.30'	19°30'46"	71.62'	71.27'	S 11°21'36" E
C17	20.00'	89°26'49"	31.22'	28.15'	S 23°36'26" W
C18	1120.00'	10°40'07"	384.48'	382.59'	S 58°29'47" W
C19	102.19'	56°18'58"	100.44'	96.45'	N 60°21'44" W
C20	67.50'	43°37'00"	51.78'	50.52'	N 66°32'43" W
C21	132.50'	42°26'37"	98.15'	95.92'	N 65°47'32" W
C22	67.50'	17°41'02"	20.83'	20.75'	N 78°10'20" W
C23	132.50'	28°33'58"	68.06'	65.38'	N 83°16'48" W
C24	57.50'	62°07'30"	62.35'	59.34'	S 51°02'28" W

SEE SHEETS 1 AND 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

LEGEND:

L1	INDICATES LINE 1 FROM TABLE
C1	INDICATES CURVE 1 FROM TABLE
P.I.	INDICATES POINT OF INTERSECTION
P.R.C.	INDICATES POINT OF REVERSE CURVE
P.C.C.	INDICATES POINT OF COMPOUND CURVE

RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 2-26-2008

- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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S: \JOBS\14XX\1447\SURVEYING\DESCRIPTIONS\1447_CONSERVATION_P-H_SK_MOD.DWG

PREPARED 09-23-05
SHEET 3 OF 3

Banks Engineering
Professional Engineers, Planners & Land Surveyors
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DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

EXHIBIT "B"

(TRACT "P-1")

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 16; THENCE S 00°06'54" E ALONG THE EAST LINE OF SAID FRACTION FOR 124.24 FEET TO THE **POINT OF BEGINNING**; THENCE N 74°52'02" E FOR 187.75 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 7.85 FEET; THENCE S 15°07'58" E FOR 70.77 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 41.73 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°51'23" FOR 48.69 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 39.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°23'44" FOR 33.62 FEET; THENCE S 32°35'37" E FOR 380.40 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 490.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°07'35" FOR 137.91 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 663.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°54'27" FOR 565.93 FEET; THENCE S 24°06'45" W FOR 42.70 FEET TO AN INTERSECTION WITH A LINE 10.00 FEET NORTH OF AND PARALLEL WITH THE (AS MEASURED ON A PERPENDICULAR) THE EASTERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) AND AN INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1160.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N 10°48'06" E; THENCE WESTERLY ALONG SAID CURVE AND SAID PARALLEL LINE THROUGH A CENTRAL ANGLE OF 10°44'27" FOR 217.46 FEET; THENCE N 89°56'20" W FOR 921.03 FEET; THENCE N 00°03'40" E FOR 5.00 FEET; THENCE N 89°56'20" W FOR 10.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET ; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°35'26" FOR 8.48 FEET ; THENCE N 00°03'40" E FOR 32.61 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 197.50 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°06'25" FOR 220.98 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 10.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°14'06" FOR 11.04 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 564.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°24'41" FOR 407.64 FEET; THENCE N 40°36'02" E FOR 221.22 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°52'22" FOR 76.77 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 17.50 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°42'27" FOR 26.79 FEET; THENCE N 21°14'03" W FOR 88.62 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 96°06'05" FOR 8.39 FEET; THENCE N 74°52'02" E FOR 80.83 FEET TO THE **POINT OF BEGINNING.**

10511 Six Mile Cypress Parkway - Suite 101 Ft Myers, Florida 33966 • (239) 939-5490 • Fax (239) 939-2523

PARCEL CONTAINS 17.03 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

ASSUMED NORTH BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S.00°06'54"E.

DESCRIPTION PREPARED JULY 10, 2006.

Richard M. Ritz

RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 2-26-2008

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INSTR # 2008000308419 Page Number: 25 of 36

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Banks Engineering

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33966
(239) 939-5490

EXHIBIT "B"

SKETCH OF DESCRIPTION

OF

A TRACT OR PARCEL OF LAND LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
(TRACT "P-I")

N

1" = 400'

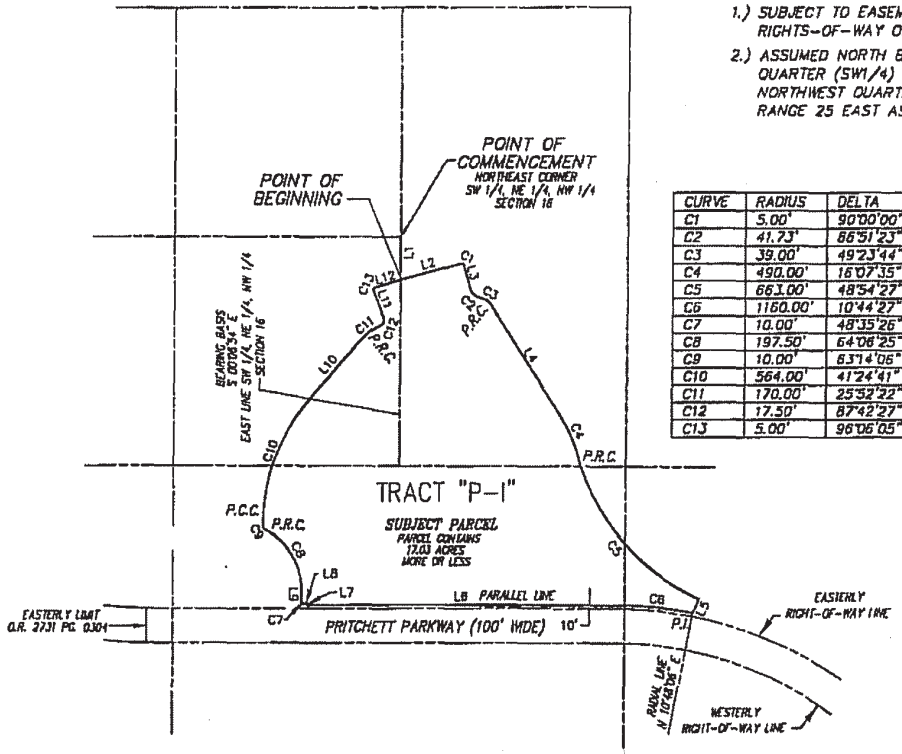
NOTES:

1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

2.) ASSUMED NORTH BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S.00°06'54"E.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°06'54" E	124.24'
L2	N 74°52'02" E	187.75'
L3	S 15°07'58" E	70.77'
L4	S 32°35'37" E	380.40'
L5	S 24°06'45" W	42.70'
L6	N 89°56'20" W	921.03'
L7	S 00°03'40" W	5.00'
L8	N 89°56'20" W	10.00'
L9	N 00°03'40" E	32.61'
L10	N 40°36'02" E	221.22'
L11	N 21°14'03" W	88.62'
L12	N 74°52'02" E	80.83'



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	5.00'	90°00'00"	7.85'	7.07'	S 60°07'58" E
C2	41.73'	66°51'23"	48.69'	45.98'	S 48°33'40" E
C3	39.00'	49°23'44"	33.62'	32.59'	S 57°17'29" E
C4	490.00'	16°07'35"	137.91'	137.46'	S 24°31'50" E
C5	663.00'	48°54'27"	565.93'	548.91'	S 40°55'16" E
C6	1160.00'	10°44'27"	217.46'	217.14'	N 84°34'07" W
C7	10.00'	48°35'26"	8.48'	8.23'	N 65°38'38" W
C8	197.50'	64°06'25"	220.98'	209.63'	N 31°39'32" W
C9	10.00'	63°14'06"	11.04'	10.48'	N 32°25'42" W
C10	564.00'	41°24'41"	407.64'	398.82'	N 19°53'42" E
C11	170.00'	25°52'22"	76.77'	76.12'	N 53°32'13" E
C12	17.50'	87°42'27"	26.79'	24.25'	N 22°37'11" E
C13	5.00'	96°06'05"	8.39'	7.44'	N 26°49'00" E

SEE SHEET 1 AND 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

LEGEND:

L1 INDICATES LINE 1 FROM TABLE
C1 INDICATES CURVE 1 FROM TABLE
P.I. INDICATES POINT OF INTERSECTION
P.R.C. INDICATES POINT OF REVERSE CURVE
P.C.C. INDICATES POINT OF COMPOUND CURVE

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PREPARED 07-10-06
SHEET 3 OF 3

Richard M. Ritz

RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 2-26-2008

- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ PORT CHARLOTTE

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

EXHIBIT "B"

(TRACT "P-J")

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION; THENCE S.00°01'00"W. ALONG THE EAST LINE OF SAID FRACTION FOR 207.62 FEET; THENCE N.89°59'00"W. FOR 17.16 FEET TO AN INTERSECTION WITH A LINE 17.16 FEET WEST OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE EAST LINE OF SAID FRACTION AND THE **POINT OF BEGINNING**; THENCE S.00°01'00"W. ALONG SAID PARALLEL LINE FOR 570.83 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.19°48'36"W.; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°03'02" FOR 4.95 FEET; THENCE S.66°08'22"W. FOR 202.64 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°27'13" FOR 39.65 FEET; THENCE S.33°41'09"W. FOR 272.24 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 681.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.45°39'24"E.; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°36'19" FOR 446.97 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 319.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°37'11" FOR 109.24 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE HAVING A RADIUS OF 1661.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.63°02'50"E.; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°10'02" FOR 526.67 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 239.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°28'43" FOR 339.87 FEET; THENCE S.89°44'09"E. FOR 231.21 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 32.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.53°56'28"W.; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°56'28" FOR 30.60 FEET; THENCE N.90°00'00"E. FOR 197.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 12.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°01'00" FOR 19.64 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 12.89 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

ASSUMED NORTH BASED ON THE EAST LINE OF THE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S.00°01'00"W.

DESCRIPTION PREPARED SEPTEMBER 23, 2005

Richard M. Ritz

RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 2-26-2008

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INSTR # 2008000308419 Page Number: 27 of 36

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EXHIBIT "B"
SKETCH OF DESCRIPTION

OF

A TRACT OR PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA (TRACT "P-J")

Banks Engineering

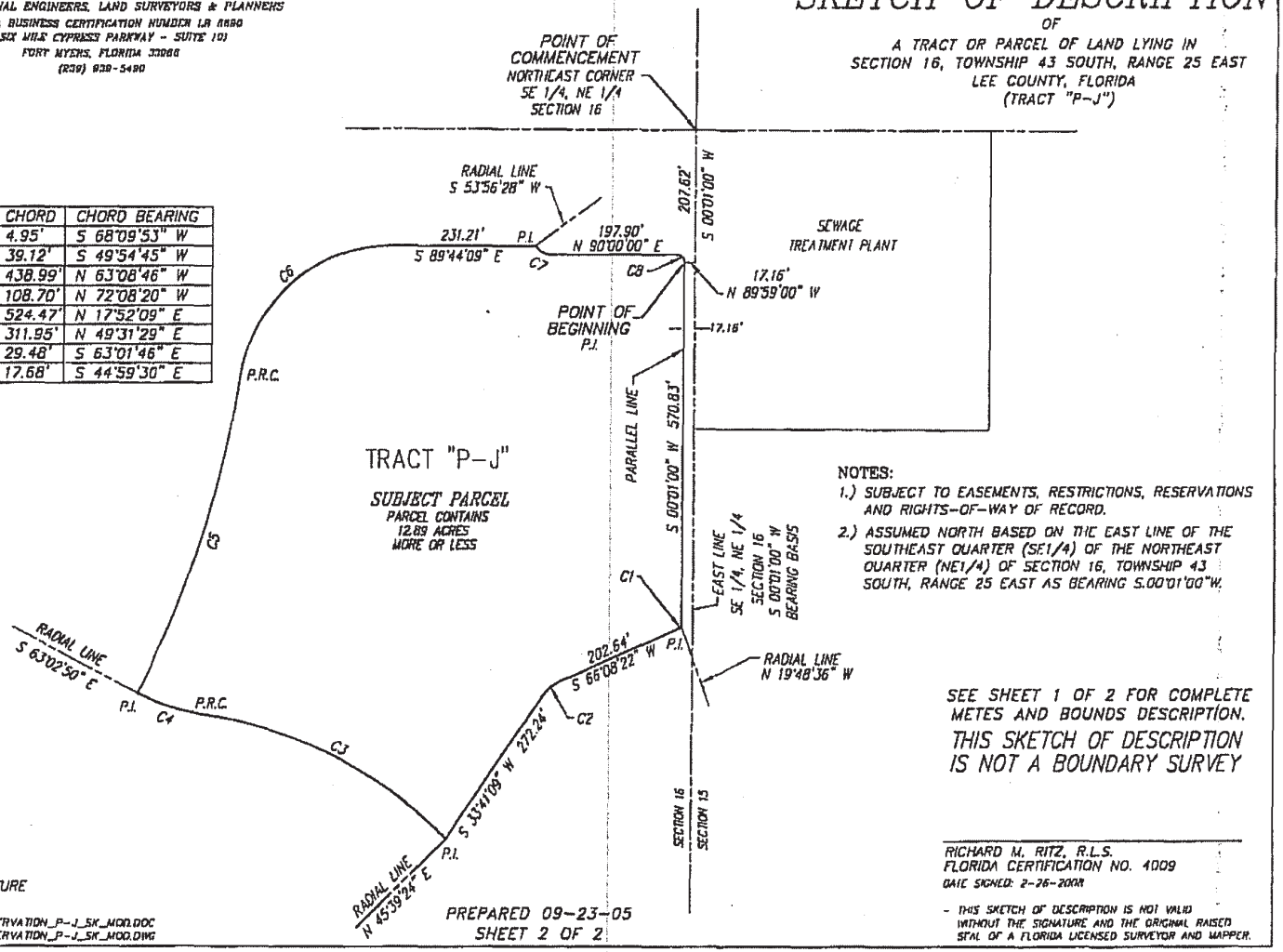
PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33966
(239) 939-5490

N

1" = 200'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	70.00'	04°03'02"	4.95'	4.95'	S 68°09'53" W
C2	70.00'	32°27'13"	39.65'	39.12'	S 49°54'45" W
C3	681.00'	37°36'19"	446.97'	438.99'	N 63°08'46" W
C4	319.00'	19°37'11"	109.24'	108.70'	N 72°08'20" W
C5	1661.00'	18°10'02"	526.67'	524.47'	N 17°52'09" E
C6	239.00'	81°28'43"	339.87'	311.95'	N 49°31'29" E
C7	32.50'	53°56'28"	30.60'	29.48'	S 63°01'46" E
C8	12.50'	90°01'00"	19.64'	17.68'	S 44°59'30" E



NOTES:

1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

2.) ASSUMED NORTH BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S.00°01'00"W.

SEE SHEET 1 OF 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

LEGEND:

C1 INDICATES CURVE 1 FROM TABLE
P.I. INDICATES POINT OF INTERSECTION
P.R.C. INDICATES POINT OF REVERSE CURVATURE

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PREPARED 09-23-05
SHEET 2 OF 2

RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 2-26-2008

- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ PORT CHARLOTTE

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

EXHIBIT "B"

(TRACT "P-K")

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION; THENCE N.89°43'37"W. FOR 47.00 FEET TO AN INTERSECTION WITH A LINE 47.00 FEET WEST OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE EAST LINE OF THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION AND THE **POINT OF BEGINNING**; THENCE S.00°00'20"W. ALONG SAID PARALLEL LINE FOR 126.05 FEET TO AN INTERSECTION WITH A LINE 20.13 FEET NORTH OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE NORTH LINE OF A 6.00 FOOT RIGHT-OF-WAY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1267, AT PAGE 1469 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE N.89°43'37"W. ALONG SAID PARALLEL LINE FOR 172.16 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.89°39'36"W.; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°36'58" FOR 167.83 FEET; THENCE N.09°16'34"E. FOR 288.83 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2161.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°00'43.3" FOR 339.90 FEET; THENCE N.00°15'51"E. FOR 83.59 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 361.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°03'21" FOR 126.37 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 14.63 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 104°11'56" FOR 26.61 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 102.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°24'05" FOR 150.99 FEET; THENCE S.89°59'40"E. FOR 0.50 FEET TO AN INTERSECTION WITH SAID PARALLEL LINE; THENCE S.00°00'20"W. ALONG SAID PARALLEL LINE FOR 994.33 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 2.78 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

ASSUMED NORTH BASED ON THE EAST LINE OF THE OF THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S.00°00'20"W.

DESCRIPTION PREPARED SEPTEMBER 23, 2005

Richard M. Ritz

RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 2-26-2008

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INSTR # 2008000308419 Page Number: 29 of 36

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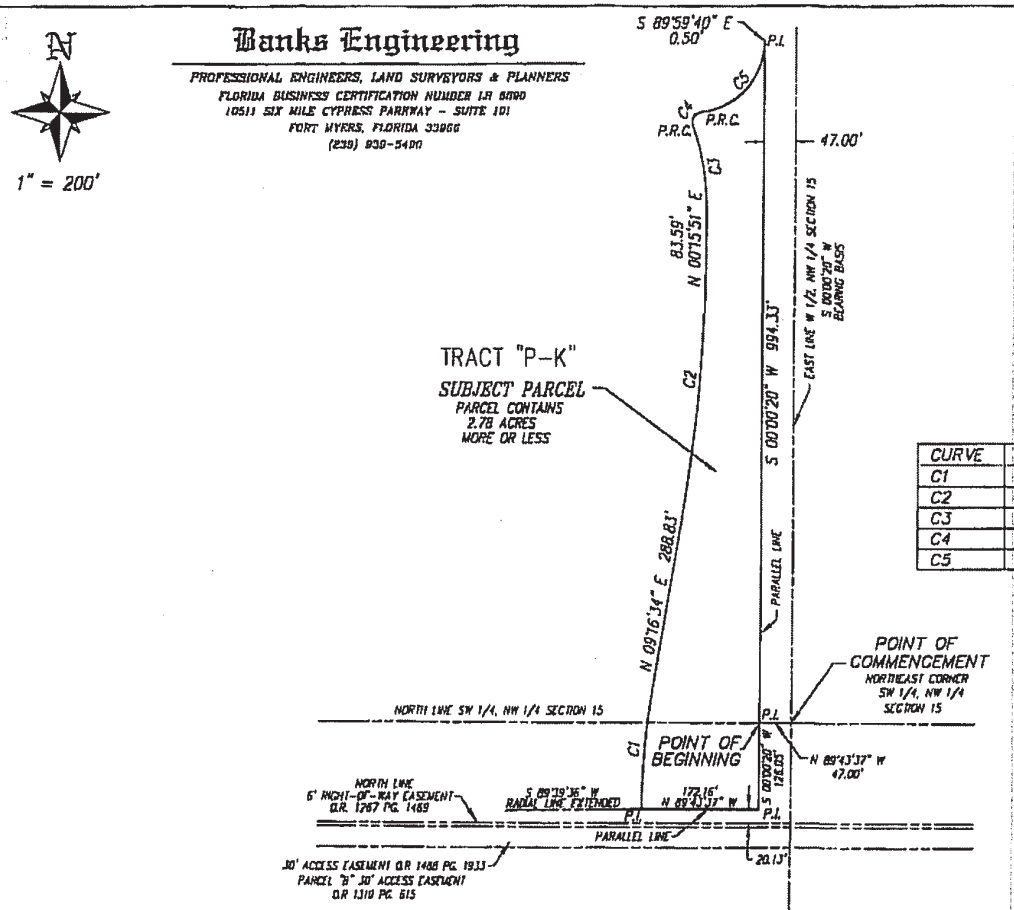
Banks Engineering

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6990
10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33966
(239) 939-5490

EXHIBIT "B"
SKETCH OF DESCRIPTION

OF

A TRACT OR PARCEL OF LAND LYING IN
SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
(TRACT "P-K")



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1000.00'	09°36'58"	167.83'	167.64'	N 04°28'05" E
C2	2161.00'	09°00'43.3"	339.90'	339.55'	N 04°46'13" E
C3	361.00'	20°03'21"	126.37'	125.72'	N 09°45'50" W
C4	14.63'	104°11'56"	26.61'	23.09'	N 32°18'28" E
C5	102.50'	84°24'05"	150.99'	137.70'	N 42°12'23" E

NOTES:

1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

2.) ASSUMED NORTH BASED ON THE EAST LINE OF THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S.00°00'20"W.

LEGEND:

PG.	INDICATES PAGE
O.R.	INDICATES OFFICIAL RECORDS
C1	INDICATES CURVE 1 FROM TABLE
P.I.	INDICATES POINT OF INTERSECTION
P.R.C.	INDICATES POINT OF REVERSE CURVE

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S:\JOBS\14XX\1447\SURVEYING\DESCRIPTIONS\1447_CONSERVATION_P-K_SK_MOD.DWG

PREPARED 09-23-05
SHEET 2 OF 2

SEE SHEET 1 OF 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 2-26-2008

- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Banks Engineering
Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ PORT CHARLOTTE

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

EXHIBIT "B"

(TRACT "P-L")

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION; THENCE N 89°43'05" W ALONG THE NORTH LINE OF SAID FRACTION FOR 20.00 FEET TO THE SOUTHWEST CORNER OF A NON-EXCLUSIVE SEWER LINE EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 2595, AT PAGE 807 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, AND THE **POINT OF BEGINNING**; THENCE CONTINUE N 89°43'05" W ALONG SAID NORTH LINE FOR 30.00 FEET TO THE NORTHWEST CORNER OF A PERPETUAL EASEMENT FOR MAINTENANCE OF UTILITY LINES AS DESCRIBED IN OFFICIAL RECORDS BOOK 1488, AT PAGE 1935 OF SAID PUBLIC RECORDS; THENCE S 00°00'40" E ALONG THE WEST LINE OF SAID EASEMENT FOR 84.60 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 236.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N 14°52'40" E; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°06'18" FOR 235.21 FEET ; THENCE S 26°07'37" W FOR 97.36 FEET; THENCE N 63°52'23" W FOR 225.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 74°19'09" W; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°48'28" FOR 10.95 FEET; THENCE N 26°07'37" E FOR 102.07 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 981.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°53'57" FOR 118.12 FEET; THENCE N 19°13'40" E FOR 642.94 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1081.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°53'11" FOR 167.66 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 216.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°46'19" FOR 100.93 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 1000.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°54'35" FOR 172.96 FEET; THENCE S 89°43'37" E FOR 161.12 FEET; THENCE S 00°00'20" W FOR 49.70 FEET; THENCE N 23°36'06" E FOR 12.67 FEET; THENCE N 72°03'32" E FOR 23.05 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID NON-EXCLUSIVE SEWER LINE EASEMENT; THENCE S 00°00'20" W ALONG SAID WEST LINE FOR 1091.63 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 7.94 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

ASSUMED NORTH BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S 00°00'20" W.

DESCRIPTION PREPARED JULY 10, 2006.

Richard M. Ritz

RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 2-26-2008

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INSTR # 200800030841 9 Page Number: 31 of 36

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Banks Engineering

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33966
(239) 939-5490

EXHIBIT "B"

SKETCH OF DESCRIPTION

OF

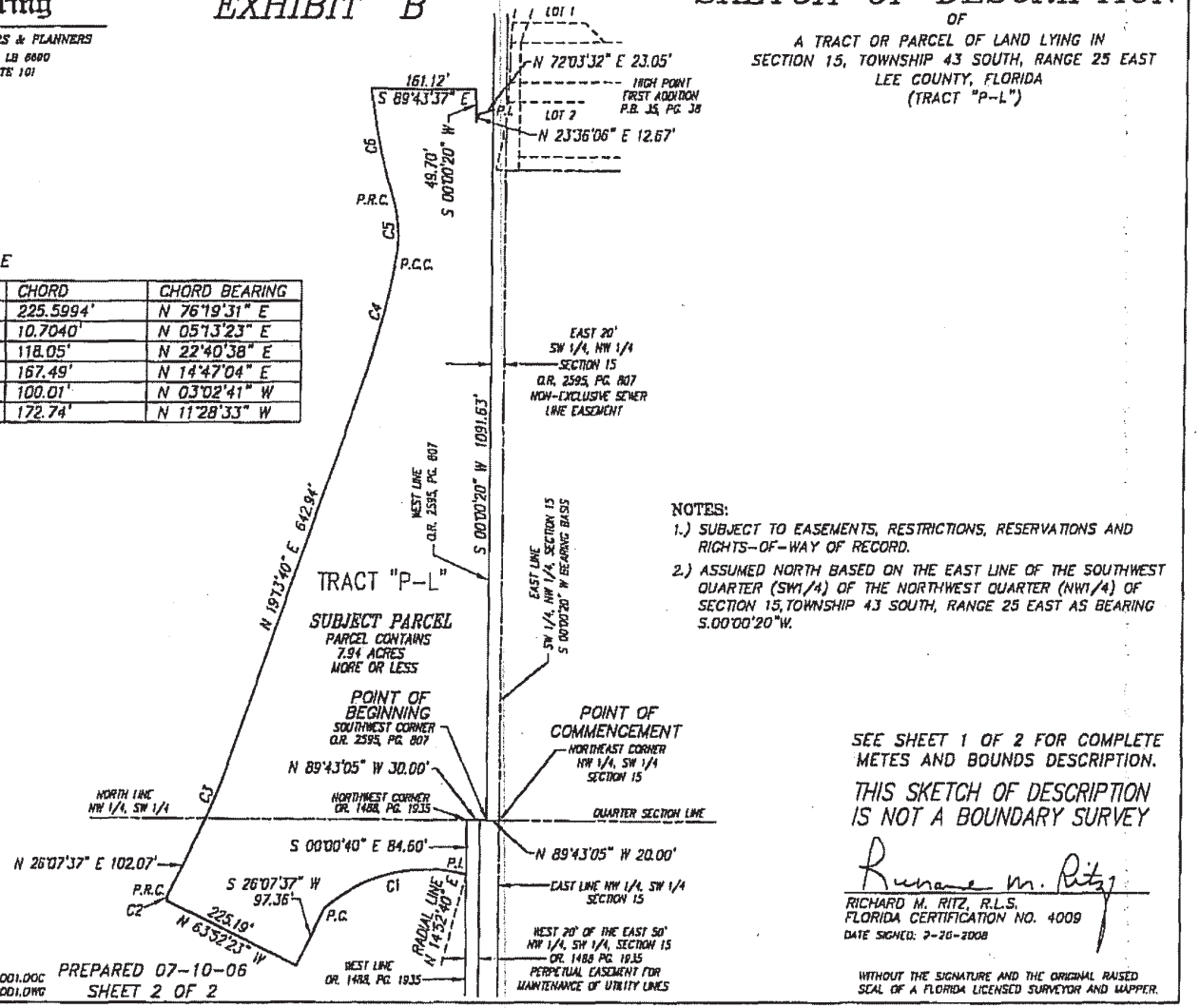
A TRACT OR PARCEL OF LAND LYING IN
SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
(TRACT "P-L")

N

1" = 200'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	236.0000'	57°06'18"	235.2147'	225.5994'	N 76°19'31" E
C2	15.0000'	41°48'28"	10.9453'	10.7040'	N 05°13'23" E
C3	981.00'	06°53'57"	118.12'	118.05'	N 22°40'38" E
C4	1081.00'	08°53'11"	167.66'	167.49'	N 14°47'04" E
C5	216.00'	26°46'19"	100.93'	100.01'	N 03°02'41" W
C6	1000.00'	09°54'35"	172.96'	172.74'	N 11°28'33" W



NOTES:

1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

2.) ASSUMED NORTH BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S.00°00'20"W.

SEE SHEET 1 OF 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

Richard M. Ritz

RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 2-26-2008

WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND:

PG.	INDICATES PAGE
P.B.	INDICATES PLAT BOOK
C1	INDICATES CURVE 1 FROM TABLE
P.I.	INDICATES POINT OF INTERSECTION
O.R.	INDICATES OFFICIAL RECORDS BOOK
P.R.C.	INDICATES POINT OF REVERSE CURVE
P.C.C.	INDICATES POINT OF COMPOUND CURVE

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S:\JOBS\14XX\1447\SURVEYING\DESCRIPTIONS\1447_CONSERVATION_P-L_SK_MOD1.DWG

PREPARED 07-10-06
SHEET 2 OF 2

Banks Engineering
Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ PORT CHARLOTTE

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

EXHIBIT "B"

(TRACT "P-M")

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE N 00°01'06" W ALONG THE WEST LINE OF SAID SECTION FOR 100.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF A 100.00 FOOT LEE COUNTY ELECTRIC COOPERATIVE EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1337, AT PAGE 342 OF THE PUBLIC RECORDS OF SAID LEE COUNTY TO THE POINT OF BEGINNING; THENCE N 89°52'23" W ALONG SAID NORTH LINE FOR 208.08 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'18" FOR 31.42 FEET; THENCE N 00°07'55" E FOR 6.72 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°37'17" FOR 10.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 235.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 00°42'30" E; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°01'32" FOR 209.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 08°44'10" W; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°02'42" FOR 15.37 FEET ; THENCE S 54°41'28" E FOR 116.36 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 12.50 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°56'31" FOR 19.84 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 377.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°28'32" FOR 115.14 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 1077.50 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°49'45" FOR 354.10 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 477.50 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°56'30" FOR 474.55 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 40.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°28'59" FOR 37.34 FEET; THENCE N 05°23'46" W FOR 59.10 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 37.50 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°00'00" FOR 22.91 FEET; THENCE N 29°36'14" E FOR 157.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°24'54" FOR 54.74 FEET; THENCE S 71°58'53" E FOR 129.25 FEET; THENCE S 86°15'31" E FOR 169.58 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 226.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S 55°02'27" E; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°24'42" FOR 254.07 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 55.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°57'40" FOR 28.76 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 481.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°59'29" FOR 386.10 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 9.81 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 116°01'46" FOR 19.88 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°32'00" FOR 63.76 FEET; THENCE N 34°00'49" E FOR 109.46 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.53 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°20'50" FOR 14.40 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 216.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°06'05" FOR 343.44 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 492.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°14'21" FOR 45.03 FEET; THENCE N 26°29'54" E FOR 82.79 FEET; THENCE S 63°52'23" E FOR 22.01 FEET; THENCE N 26°07'37" E FOR 268.23 FEET; THENCE S 63°52'23" E FOR 214.02 FEET; THENCE S 26°07'37" W FOR 180.33 FEET; THENCE CONTINUE S 26°07'37" W FOR 359.73 FEET; THENCE S 26°07'39" W FOR 32.53 FEETFEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 681.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°41'57" FOR 162.82 FEET; THENCE S 12°25'40" W FOR 40.42 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°48'24" FOR 34.37 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 236.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°15'06" FOR 239.94 FEET; THENCE S 18°58'52" E FOR 20.29 FEET; THENCE S 00°20'00" W FOR 7.27 FEET; THENCE N 89°40'43" W FOR 85.11 FEET; THENCE S 13°54'50" W FOR 39.15 FEET; THENCE S 03°17'07" E FOR 16.37 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST

QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 15 THE SAME BEING A POINT ON THE NORTH LINE OF OAKMONT, AS RECORDED IN PLAT BOOK 34 AT PAGES 161 THROUGH 164 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE N 89°40'00" W ALONG SAID SOUTH AND NORTH LINE FOR 36 FEET MORE OR LESS TO AN INTERSECTION WITH THE CENTERLINE OF POPASH CREEK AND THE WESTERLY LINE OF SAID OAKMONT; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE AND SAID WESTERLY LINE TO AN INTERSECTION WITH THE NORTH LINE OF SAID LEE COUNTY ELECTRIC COOPERATIVE EASEMENT; THENCE N 89°36'56" W ALONG SAID NORTH LINE FOR 215 FEET MORE OR LESS TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 14.48 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

ASSUMED NORTH BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING N.00°01'06"W.

DESCRIPTION PREPARED JULY 10, 2006

Richard M. Ritz

RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 2-26-2008

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INSTR # 200800030841 9 Page Number: 34 of 36

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Banks Engineering

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33966
(239) 939-5490

EXHIBIT "B"

SKETCH OF DESCRIPTION

OF

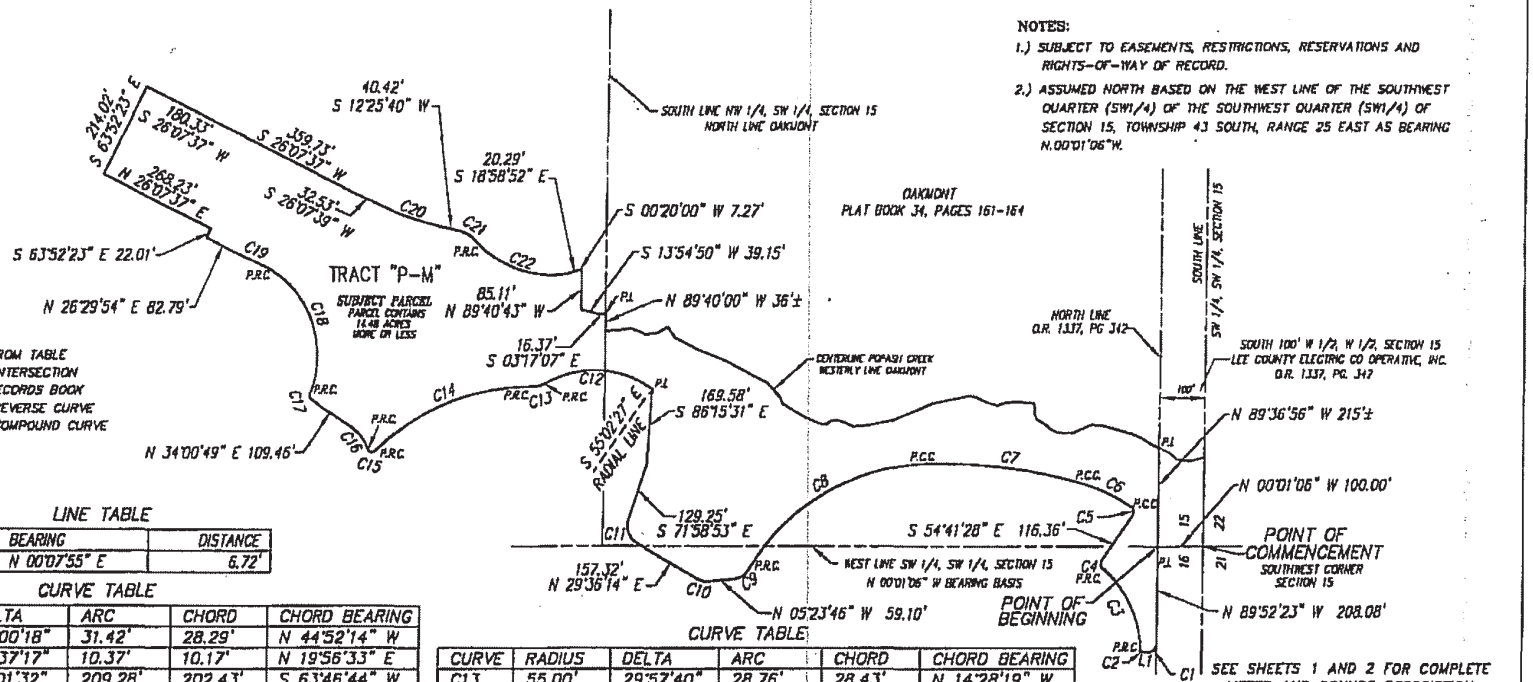
A TRACT OR PARCEL OF LAND LYING IN
SECTIONS 15 & 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
(TRACT "P-M")

1" = 300'

NOTES:

1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

2.) ASSUMED NORTH BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING N.00°01'06"W.



LEGEND:

PG.	INDICATES PAGE
C1	INDICATES CURVE 1 FROM TABLE
P.I.	INDICATES POINT OF INTERSECTION
O.R.	INDICATES OFFICIAL RECORDS BOOK
P.R.C.	INDICATES POINT OF REVERSE CURVE
P.C.C.	INDICATES POINT OF COMPOUND CURVE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°07'55" E	6.72'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	20.00'	90°00'18"	31.42'	28.29'	N 44°52'14" W
C2	15.00'	39°37'17"	10.37'	10.17'	N 19°56'33" E
C3	235.00'	51°01'32"	209.28'	202.43'	S 63°46'44" W
C4	20.00'	44°02'42"	15.37'	15.00''	S 76°42'49" E
C5	12.50'	90°56'31"	19.84'	17.82'	N 79°50'17" E
C6	377.50'	17°28'32"	115.14'	114.69'	N 25°37'46" E
C7	1077.50'	18°49'45"	354.10'	352.51'	N 07°28'38" E
C8	477.50'	56°56'30"	474.55'	455.26'	N 30°24'30" W
C9	40.00'	53°28'59"	37.34'	36.00'	N 32°08'16" W
C10	37.50'	35°00'00"	22.91'	22.55'	N 12°06'14" E
C11	40.00'	78°24'54"	54.74'	50.57'	N 68°48'41" E
C12	226.00'	64°24'42"	254.07'	240.90'	N 02°45'12" E

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C13	55.00'	29°57'40"	28.76'	28.43'	N 14°28'19" W
C14	481.00'	45°59'29"	386.10'	375.82'	N 22°29'13" W
C15	9.81'	116°01'46"	19.88'	16.65'	N 12°31'55" E
C16	100.00'	36°32'00"	63.76'	62.69'	N 52°16'49" E
C17	10.53'	78°20'50"	14.40'	13.31'	N 73°11'13" E
C18	216.00'	91°06'05"	343.44'	308.39'	N 66°48'36" E
C19	492.50'	05°14'21"	45.03'	45.02'	N 23°52'44" E
C20	681.00'	13°41'57"	162.82'	162.44'	S 19°16'38" W
C21	55.00'	35°48'24"	34.37'	33.82'	S 30°19'51" W
C22	236.00'	58°15'06"	239.94'	229.74'	S 19°06'30" W

SEE SHEETS 1 AND 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 2-26-2008

- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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PREPARED 07-10-06
SHEET 3 OF 3

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ PORT CHARLOTTE

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

EXHIBIT "B"

(TRACT "P-N")

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 21. TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION; THENCE S.00°19'27"E. ALONG THE EAST LINE OF SAID FRACTION FOR 31.01 FEET; THENCE S.89°40'33"W. FOR 32.50 FEET TO AN INTERSECTION WITH A LINE 32.50 FEET WEST OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) SAID EAST LINE AND THE **POINT OF BEGINNING**; THENCE S.00°19'27"E. ALONG SAID PARALLEL LINE FOR 1135.87 FEET TO AN INTERSECTION WITH A LINE 172.00 FEET NORTH OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE SOUTH LINE OF SAID FRACTION; THENCE N.89°50'02"W. ALONG SAID PARALLEL LINE FOR 524.85 FEET; THENCE N.00°10'07"E. FOR 97.13 FEET; THENCE N.89°49'53"W. FOR 100.00 FEET; THENCE S.00°10'07"W. FOR 84.35 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 6840.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.01°28'27"W.; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°22'31.5" FOR 44.82 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 190.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°22'25" FOR 100.72 FEET; THENCE N.00°00'00"E. FOR 232.16 FEET; THENCE N.90°00'00"E. FOR 357.50 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 336.49 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.76°54'20"E.; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 102°52'24" FOR 604.16 FEET; THENCE N.37°42'00"W. FOR 48.62 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 850.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.33°47'40"E.; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°00'31" FOR 593.54 FEET TO AN INTERSECTION WITH A LINE 31.26 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE NORTH LINE OF SAID FRACTION; THENCE S.89°52'23"E. ALONG SAID PARALLEL LINE FOR 413.57 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 14.37 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS. RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

ASSUMED NORTH BASED ON THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 21, TOWNSHIP 43 SOUTH. RANGE 25 EAST AS BEARING S.00°19'27"E.

DESCRIPTION PREPARED SEPTEMBER 23, 2005

Richard M. Ritz

RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 2-26-2008

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INSTR # 200800030841 9 Page Number: 36 of 36

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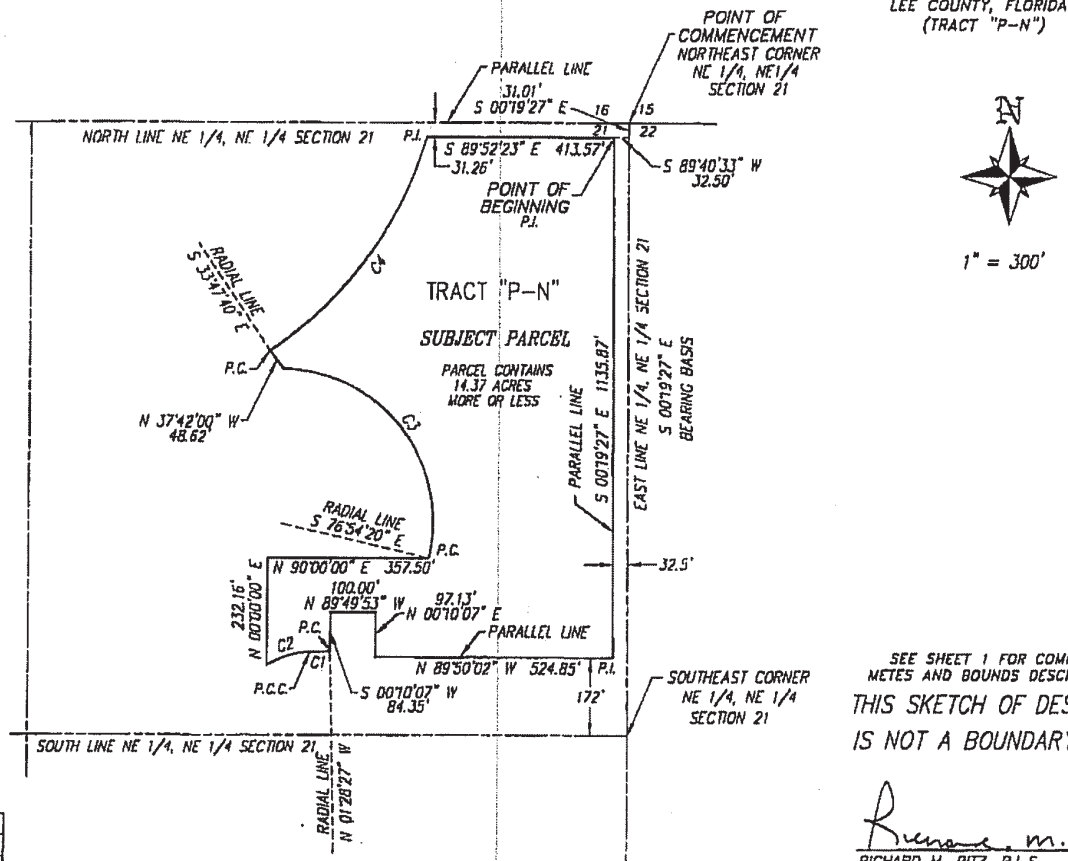
Banks Engineering

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6800
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33966
(239) 939-5490

EXHIBIT "B"

SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
(TRACT "P-N")



LEGEND:

C2	INDICATES CURVE 2 FROM TABLE
P.I.	INDICATES POINT OF INTERSECTION
P.C.	INDICATES POINT OF CURVATURE
P.C.C.	INDICATES POINT OF COMPOUND CURVATURE

NOTES:

1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

2.) ASSUMED NORTH BASED ON THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S.00°19'27"E.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	6840.00'	00°22'31.5"	44.82'	44.82'	S 88°20'18" W
C2	190.00'	30°22'25"	100.72'	99.55'	S 72°57'49" W
C3	336.49'	102°52'24"	604.16'	526.22'	N 38°20'32" W
C4	850.00'	40°00'31"	593.54'	581.55'	N 36°12'04" E

S:\JOBS\14XX\1447\SURVEYING\DESCRIPTIONS\1447_CONSERVATION_P-N_SK_MOD.DOC
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PREPARED 09-23-05
SHEET 2 OF 2

SEE SHEET 1 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 2-26-2008

- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ATTACHMENT C-3

Property Development Regulations

	Minimum Lot			Minimum Setback (ft.)							Max Building height (Ft.)	Min. Bldg Separation (Ft.)	Max Lot Coverage (%)
					Rear (ft.)			Front (ft.)					
LAND USES	Area (sq. ft.)	Min. Width (ft.)	Min. Depth (ft.)	Side Including Corner Lots (Ft.)*	Lots	Wetlands	Acc.	Front Entry Garage	Bldg. or Side Entry Garage	Water Body (ft.)			
Single-Family Detached	4,000†	40	100	5	20	20	5	20	12	25	35 or 2 stories	10	45
Two-Family Attached	3,500 per unit	35 per unit	100	0 or 10**	20	20	5	20	12	25	35 or 2 stories ***	10	45
Townhouse	2,000	22	80	0 or 10**	20	20	5	20	15	25	35	10	N/A
Clubhouse	20,000	80	100	10	20	20	5	20	20	25	35 or 2 stories	20	45
Accessory Recreation Buildings	N/A	N/A	N/A	N/A	20	20	N/A	N/A	N/A	N/A	35 or 1 story	20	N/A

* Applies to lots of all widths ad to corner lots. Each lot, including corner lots, will have only front yard.

† Lots located within 500 feet of the northern boundary of the project on ~~Tracts F-1 and F-3~~ F and G must be no less than 7,500 square feet in area.

**Townhouses and two-family attached must provide a minimum of 10 feet building separation where units are not adjoining.

*** Tract J1: 35 or 1-story