

Property Data

STRAP: 27-43-24-L1-U0987.5436 Folio ID: 10610771

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Owner Of Record - Sole Owner

[\[Change Address\]](#)



ENTRADA APARTMENT
INVESTORS LL
1100 W FRY ST
CHICAGO IL 60642

Site Address

Site Address maintained by **E911 Program Addressing**

ACCESS UNDETERMINED
NORTH FORT MYERS FL 33903

Property Description

Do not use for legal documents!



PARL IN NW 1/4 OF SEC 27 TWP 43 RNG 24
DESC IN INSTRUMENT 2021000392511

[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)



[\[Pictometry Aerial Viewer \]](#)



Current Working Values



Just

0

Attributes

Land Units Of Measure

UT

Units

1.00

Total Number of Buildings

0

Total Bedrooms / Bathrooms

0

1st Year Building on Ta Roll

N/A

Historic Designation

No

Image of Structure



Property Value History

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\)\(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Exemptions

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No existing exemptions found for this property.

Values (2021 Tax Roll)

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Property Values

Attributes

Just	0	Land Units Of Measure	UT
Assessed	0	Units	1.00
Portability Applied	0	Total Number of Buildings	0
Cap Assessed	0	Total Bedrooms / Bathrooms	0
Taxable	0	1st Year Building on Tax Roll	N/A
Cap Difference	0	Historic Designation	No

Taxing Authorities

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NORTH FORT MYERS FIRE / 039

Name / Code

Category

Mailing Address

LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF G T & BUDGET PO BOX 398 FORT YERS FL 33902-0398
LEE CO ALL HAZARDS PROTECTION DIST / 101	Dependent District	LEE COUNTY OFFICE OF G T & BUDGET PO BOX 398 FORT YERS FL 33902-0398
LEE CO UNINCORPORATED MSTU / 020	Dependent District	LEE COUNTY OFFICE OF G T & BUDGET PO BOX 398 FORT YERS FL 33902-0398
LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF G T & BUDGET PO BOX 398 FORT YERS FL 33902-0398
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HO ESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HO ESTEAD RD LEHIGH ACRES FL 33971
NORTH FORT MYERS FIRE DISTRICT / 063	Independent District	NORTH FORT YERS FIRE DISTRICT PO BOX 3507 NORTH FORT YERS FL 33918-3507
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 IA I AVE E VENICE FL 34285-2408
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPART ENT 2855 COLONIAL BLVD FORT YERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPART ENT 2855 COLONIAL BLVD FORT YERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFW D 3301 GUN CLUB RD WEST PAL BEACH FL 33406

SFW D-EVERGLADES CONSTRUCTION PROJECT / 084 Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

SFW D-OKEECHOBEE BASIN / 308

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

Sales / Transactions ⓘ

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Sale Price	Date	OR Number	Type	Notes	Vacant/Improved
4,300,000.00	11/29/2021	2021000392511	05	There are 1 additional parcel(s) with this document (may have been split after the transaction date)... 27-43-24-L1-U1023.5423	V
1.00	10/12/2021	2021000337146	11	There are 1 additional parcel(s) with this document (may have been split after the transaction date)... 27-43-24-L1-U1023.5423	V
10,000,000.00	06/01/2021	2021000182293	05	There are 2 additional parcel(s) with this document (may have been split after the transaction date)... 27-43-24-L1-U1023.5423 28-43-24-L2-U0912.5436	V

Learn how you can protect yourself against fraud with the Lee County Clerk of Court's [Property Fraud Alert](#) Service.**Parcel Numbering History** ⓘ

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Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
27-43-24-L1-U1002.5430	10604017	Split (From another parcel - Delete Occurs)	11/29/2021

Location Information

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Township	Range	Section	Block	Lot
43	24E	27		
Municipality	Latitude		Longitude	
Lee County Unincorporated - L (Newer Subdivisions)	26.70754		-81.90588	

Links

[View Parcel on Google_aps](#)[View Parcel on GeoView](#)**Solid Waste (Garbage) Roll Data**

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Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
005 - Service Area 5	-			0.00

Flood and Storm Information

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[Flood Insurance](#) [Find my flood zone](#)[Community](#)[Panel](#)[Version](#)[Date](#)[Evacuation Zone](#)

125124

0259

F

1/3/2011

C

Address History

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[Street Number](#)[Street Name](#)[Unit](#)[City](#)[Zip](#)[Maintenance Date](#)

12/6/2021 9:57:11 AM

Appraisal Details (2021 Tax Roll)

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[Land](#)[Land Tracts](#)[Use Code](#)[Use Code Description](#)[Number of Units](#)[Unit of Measure](#)

0

Vacant Residential

1.00

Units

Appraisal Details (Current Working Values)

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[Land](#)[Land Tracts](#)[Use Code](#)[Use Code Description](#)[Number of Units](#)[Unit of Measure](#)

0

Vacant Residential

1.00

Units

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This instrument prepared by and after
recording, return to:

Leo J. Salvatori, Esq.
Salvatori Law Office, PLLC
5150 Tamiami Trail North, Suite 304
Naples, FL 34103-2823

WARRANTY DEED

THIS WARRANTY DEED, made this 29th of November, 2021, between **ANGEL ARAMIS, LLC**, a Florida limited liability company, whose post office address is 3845 Beck Boulevard, Suite 807, Naples, Florida 34114 (“Grantor”), and **ENTRADA APARTMENT INVESTORS, LLC**, a Delaware limited liability company, whose post office address is 1100 W Fry Street, Chicago, Illinois 60642 (the “Grantee”).

WITNESSETH that Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs and assigns forever, the property, situate, lying and being in Lee County, Florida, to wit:

See Exhibit “A” attached hereto and incorporated herein by virtue of this reference.

Subject to restrictions, covenants, reservations, and easements set forth on Exhibit “B” attached hereto and incorporated herein by virtue of this reference; and real estate taxes for the year 2022 and all subsequent years.

Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness No. 1 Signature

Witness No. 1 Printed Name

Witness No. 2 Signature

Witness No. 2 Printed Name

ANGEL ARAMIS, LLC, a Florida
limited liability company

By:

Robert Paul Hardy, as a Manager

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me, by means of ☒ physical presence
or ☐ online notarization, this 29th day of November, 2021, by ROBERT PAUL HARDY, as a
Manager of ANGEL ARAMIS, LLC, a Florida limited liability company, who is personally
known to me.

Notary Public

PRINTED OR STAMPED NAME OF NOTARY

My Commission Expires:

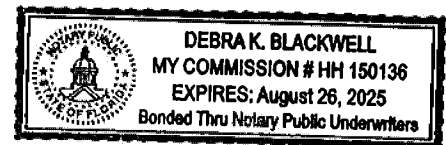


EXHIBIT "A"
LEGAL DESCRIPTION

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 27, Township 43 South, Range 24 East, being further bound and described as follows:

Beginning at the Northwest corner of said Section 27; THENCE S 00°19'44" E along the West line of the Northwest quarter of said Section for 1031.77 feet to an intersection with the Southern right-of-way line of Playa Del Sol Boulevard the point of beginning; THENCE N 88°57'09" E a distance of 26.98 feet along said right-of-way; THENCE N 42°43'54" E along said right-of-way line for 7.12 feet; THENCE N 87°48'05" E a distance of 303.19 feet along said right-of-way to a tangential curve turning to the right with an arc length of 500.12 feet, with a radius of 670.50 feet, with a delta angle of 42°44'10", with a chord bearing of S 70°49'50" E, with a chord length of 488.60 feet; THENCE S 49°27'45" E a distance of 335.08 feet along said right-of-way to a tangential curve turning to the left with an arc length of 185.79 feet, with a radius of 795.50 feet, with a delta angle of 13°22'54", with a chord bearing of S 56°09'12" E, with a chord length of 185.37 feet; THENCE leaving said right-of-way S 00°03'05" W a distance of 338.64 feet; THENCE S 89°41'12" W a distance of 599.97 feet; THENCE N 00°33'01" W a distance of 169.75 feet; THENCE S 89°33'13" W a distance of 599.34 feet; THENCE N 00°19'44" W a distance of 640.97 feet to the point of beginning.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2022 and all subsequent years, which are not yet due and payable.
2. South Florida Water Management District Environmental Resource Permit Notice as set forth in instrument recorded in Instrument No. 2007000119045, of the Public Records of Lee County, Florida.
3. Department of Army Permit as set forth in instrument recorded in Instrument No. 2007000157243, of the Public Records of Lee County, Florida.
4. South Florida Water Management District Notice of Environmental Resource or Surface Water Management Permit as set forth in instrument recorded in Instrument No. 2009000217494, of the Public Records of Lee County, Florida.
5. Assignment of Development Rights as set forth in instrument recorded in Instrument No. 2012000067130, of the Public Records of Lee County, Florida.
6. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Instrument No. 2013000243462, of the Public Records of Lee County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
7. Grant of Perpetual Public Utility Easement to Lee County as set forth in instrument recorded in Instrument No. 2013000269396, of the Public Records of Lee County, Florida.
8. Drainage and Maintenance Easement to Lee County as set forth in instrument recorded in Instrument No. 2014000147448, of the Public Records of Lee County, Florida.
9. Notice of Development Order Approval as set forth in instrument recorded in Instrument No. 2015000266477, of the Public Records of Lee County, Florida.

CORPORATE RESOLUTION OF ENTRADA APARTMENT INVESTORS, LLC

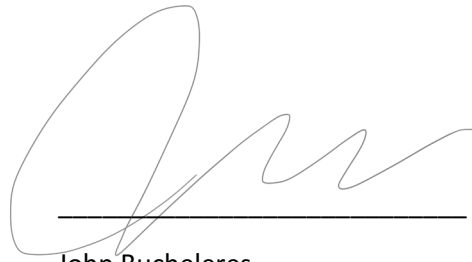
We the undersigned, managers of Entrada Apartment Investors, LLC ("LLC"), by unanimous written consent on this 24th day of January in the year 2022, in accordance with all applicable laws, **THEREFORE RESOLVE AS FOLLOWS:**

1. As outlined in the Operating Agreement of the LLC, either Michael Arnold or John Bucheleres, each a manager of the LLC, may bind the LLC by executing documents, applications, or other instructions, in furtherance of the LLC's business.
2. Specifically with respect to the LLC's application for a Site Permit and Building Permit with Lee County and other entities so that 300 apartment units can be constructed on approximately 17.5 acres west of US-41 and on the south side of Playa Del Sol Boulevard, Michael Arnold or John Bucheleres, each a manager of the LLC, may bind the LLC by executing documents, applications, or other instructions, in furtherance of the LLC's business.
3. The Secretary or other Corporate Officer shall make any updates necessary to reflect the above.

AGREED AND RESOLVED



Michael Arnold



John Bucheleres