

DESCRIPTION:
(FROM TITLE COMMITMENT)
EXHIBIT "A"

PARCEL 1:
A TRACT OR PARCEL OF LAND LYING IN SECTIONS 2 AND 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF SAID SECTION 2 RUN SOUTHWEST 01 DEGREE 06 MINUTES 33 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 2 FOR 200.01 FEET TO AN INTERSECTION WITH A LINE 200.00 FEET SOUTH OF (AS MEASURED ON A PERPENDICULAR) AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF SECTION 2 AND THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN NORTH 89 DEGREES 20 MINUTES 16 SECONDS EAST ALONG SAID PARALLEL LINE AND ALONG THE SOUTH LINE OF LANDS AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 3524 AT PAGE 4601, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, FOR 1210.39 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE RUN NORTH 44 DEGREES 23 MINUTES 16 SECONDS EAST FOR 190.58 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY (150.00 FEET WIDE) AS RECORDED IN OFFICIAL RECORDS BOOK 3207 AT PAGE 1910, OF SAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG SAID RIGHT-OF-WAY LINE: SOUTH 00 DEGREES 04 MINUTES 06 SECONDS EAST 1.729.77 FEET TO A POINT OF CURVATURE; SOUTHERLY ALONG AN ARC OF SAID CURVE TO THE LEFT OF RADIUS OF 6071.62 FEET (DELTA 17 DEGREES 29 MINUTES 22 SECONDS) (CHORD BEARING SOUTH 08 DEGREES 48 MINUTES 47 SECONDS EAST) (CHORD 1846.17 FEET) FOR 1853.35 FEET TO A POINT OF TANGENCY; SOUTH 17 DEGREES 33 MINUTES 28 SECONDS EAST FOR 215.07 FEET TO A POINT OF CURVATURE; SOUTHERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT OF RADIUS 5,924.43 FEET (DELTA 08 DEGREES 26 MINUTES 32 SECONDS) (CHORD BEARING SOUTH 13 DEGREES 20 MINUTES 12 SECONDS EAST) (CHORD 872.14 FEET) FOR 872.93 FEET TO A POINT OF COMPOUND CURVATURE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN THE FOLLOWING COURSES ALONG THE NORTHERLY LINE OF LANDS AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 3522 AT PAGE 3430, SOUTHWESTERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT OF RADIUS 30.00 FEET (DELTA 90 DEGREES 34 MINUTES 53 SECONDS) (CHORD BEARING SOUTH 36 DEGREES 10 MINUTES 31 SECONDS WEST) (CHORD 42.64 FEET) FOR 47.43 FEET TO A POINT OF TANGENCY; SOUTH 81 DEGREES 27 MINUTES 57 SECONDS WEST FOR 619.81 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE; SOUTHERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT OF RADIUS 5,274.39 FEET (DELTA 04 DEGREES 44 MINUTES 31 SECONDS) (CHORD BEARING SOUTH 08 DEGREES 29 MINUTES 13 SECONDS EAST) (CHORD 436.40 FEET) FOR 436.52 FEET; SOUTH 43 DEGREES 12 SECONDS WEST 27 SECONDS WEST FOR 410.14 FEET; SOUTH 80 DEGREES 58 MINUTES 07 SECONDS WEST FOR 283.86 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE RUN THE FOLLOWING COURSES ALONG THE WEST LINE OF SAID LANDS AND ALONG THE EAST LINE OF LANDS DESCRIBED AS EXHIBIT "D" IN INSTRUMENT NUMBER 2005000131182 OF SAID PUBLIC RECORDS; SOUTH 01 DEGREES 03 MINUTES 53 SECONDS EAST FOR 628.78 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG AN ARC OF SAID CURVE TO THE LEFT OF RADIUS 170.01 FEET (DELTA 50 DEGREES 48 MINUTES 27 SECONDS) (CHORD BEARING SOUTH 26 DEGREES 28 MINUTES 06 SECONDS EAST) (CHORD 145.87 FEET) FOR 150.76 FEET TO A POINT OF REVERSE CURVATURE; SOUTHERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT OF RADIUS 230.01 FEET (DELTA 52 DEGREES 04 MINUTES 24 SECONDS) (CHORD BEARING SOUTH 25 DEGREES 50 MINUTES 08 SECONDS EAST) (CHORD 201.92 FEET) FOR 209.04 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE; BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ALICO ROAD AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 4355 AT PAGE 2364, OF SAID PUBLIC RECORDS, ALSO BEING 90.00 FEET NORTH OF (AS MEASURED ON A PERPENDICULAR) AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 2; THENCE RUN NORTH 89 DEGREES 42 MINUTES 18 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE FOR 60.00 FEET TO THE RIGHT OF RADIUS 230.01 FEET OF SAID EXHIBIT "D" AND AN INTERSECTION WITH A NON-TANGENT CURVE; THENCE RUN THE FOLLOWING COURSES ALONG SAID WEST LINE: NORTHWESTERLY ALONG AN ARC OF SAID CURVE TO THE LEFT OF RADIUS 170.01 FEET (DELTA 52 DEGREES 02 MINUTES 25 SECONDS) (CHORD BEARING NORTH 25 DEGREES 51 MINUTES 07 SECONDS WEST) (CHORD 149.16 FEET) FOR 154.42 FEET TO A POINT OF REVERSE CURVATURE; NORTHWESTERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT OF RADIUS 230.01 FEET (DELTA 50 DEGREES 48 MINUTES 27 SECONDS) (CHORD BEARING NORTH 26 DEGREES 28 MINUTES 06 SECONDS WEST) (CHORD 197.35 FEET) FOR 203.97 FEET TO A POINT OF TANGENCY; SOUTH 01 DEGREES 03 MINUTES 53 SECONDS WEST ALONG SAID WEST LINE AND THE EAST LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2195 AT PAGE 4279, OF SAID PUBLIC RECORDS FOR 1,285.42 FEET; THENCE RUN NORTH 89 DEGREES 42 MINUTES 18 SECONDS WEST ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2195 AT PAGE 4279 FOR 107.62 FEET TO THE SOUTHEAST CORNER OF EXHIBIT "C-1" AS DESCRIBED IN SAID INSTRUMENT NO. 2005000131182; THENCE RUN THE FOLLOWING COURSES ALONG THE BOUNDARY LINE OF SAID EXHIBIT "C-1": NORTH 00 DEGREES 37 MINUTES 37 SECONDS WEST FOR 804.36 FEET; NORTH 89 DEGREES 43 MINUTES 07 SECONDS WEST FOR 480.79 FEET; SOUTH 88 DEGREES 21 MINUTES 15 SECONDS WEST FOR 1,097.84 FEET; SOUTH 00 DEGREES 37 MINUTES 37 SECONDS EAST FOR 133.51 FEET; SOUTH 04 DEGREES 31 MINUTES 33 SECONDS EAST FOR 537.30 FEET TO AN INTERSECTION WITH THE NORTH LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3677 AT PAGE 743, OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89 DEGREES 54 MINUTES 37 SECONDS WEST ALONG SAID NORTH LINE FOR 218.60 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 (S.R. NO. 93) AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 4355 AT PAGE 2364, AND A NON-TANGENT CURVE; THENCE RUN NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR THE NEXT FOUR (4) COURSES: S.01°04'08" E, A DISTANCE OF 1,729.77 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE SOUTHERLY ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 3,913.93 FEET (DELTA 01 DEGREE 40 MINUTE 50 SECONDS) (CHORD BEARING NORTH 08 DEGREES 21 MINUTES 29 SECONDS WEST) (CHORD 114.79 FEET) FOR 114.79 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE RUN NORTH 09 DEGREES 11 MINUTES 29 SECONDS WEST FOR 898.15 FEET; THENCE RUN NORTH 00 DEGREES 38 MINUTES 28 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 75 (162 FEET FROM CENTERLINE) FOR 3,546.12 FEET TO AN INTERSECTION WITH A LINE 200.00 FEET SOUTH OF (AS MEASURED ON A PERPENDICULAR) AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 3; THENCE RUN NORTH 89 DEGREES 23 MINUTES 14 SECONDS EAST ALONG SAID LINE AND ALONG THE SOUTH LINE OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3524 AT PAGE 4601, FOR 1,398.55 FEET; THENCE RUN NORTH 89 DEGREES 20 MINUTES 16 SECONDS EAST CONTINUING ALONG SAID LAND LINE ALONG A LINE 200.00 FEET SOUTH OF (AS MEASURED ON A PERPENDICULAR) AND PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 2 FOR 1.52 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF CAPTIONED PROPERTY LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 3, THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 3, SOUTH 89 DEGREES 20 MINUTES 16 SECONDS EAST ALONG THE SOUTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3524 AT PAGE 4601, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, FOR THE FOLLOWING (2) COURSES:
1. ALONG A LINE WHICH LIES 200.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 2, NORTH 89 DEGREES 20 MINUTES 16 SECONDS EAST, 1210.20 FEET;
2. NORTH 44 DEGREES 23 MINUTES 16 SECONDS EAST, 190.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3207 AT PAGE 1910, OF THE AFOREMENTIONED PUBLIC RECORDS;
THENCE ALONG SAID RIGHT-OF-WAY LINE FOR THE FOLLOWING 4 COURSES:
1. SOUTH 00 DEGREES 04 MINUTES 06 SECONDS EAST, 1729.68 FEET TO A POINT OF CURVATURE;
2. SOUTHERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE EAST, HAVING FOR ITS ELEMENTS A RADIUS OF 6071.30 FEET, A CENTRAL ANGLE OF 17 DEGREES 29 MINUTES 22 SECONDS, A CHORD OF 1846.07 FEET, A CHORD BEARING OF SOUTH 08 DEGREES 48 MINUTES 47 SECONDS EAST, AN ARC DISTANCE OF 1853.25 FEET TO A POINT OF TANGENCY;
3. SOUTH 17 DEGREES 33 MINUTES 28 SECONDS EAST, 215.06 FEET TO A POINT OF CURVATURE;
4. SOUTHERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE WEST, HAVING FOR ITS ELEMENTS A RADIUS OF 5924.11 FEET, A CENTRAL ANGLE OF 08 DEGREES 26 MINUTES 32 SECONDS, A CHORD OF 872.10 FEET, A CHORD BEARING OF SOUTH 13 DEGREES 20 MINUTES 12 SECONDS EAST, AN ARC DISTANCE OF 872.89 FEET TO A POINT OF COMPOUND CURVATURE; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE BOUNDARY OF THE LANDS RECORDED IN OFFICIAL RECORDS BOOK 3522 AT PAGE 3430 OF THE AFOREMENTIONED PUBLIC RECORDS, FOR THE FOLLOWING 5 COURSES:
1. SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING FOR ITS ELEMENTS A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 34 MINUTES 53 SECONDS, A CHORD OF 42.64 FEET, A CHORD BEARING SOUTH 36 DEGREES 10 MINUTES 30 SECONDS WEST, AN ARC DISTANCE OF 47.43 FEET TO A POINT OF TANGENCY;
2. SOUTH 81 DEGREES 27 MINUTES 57 SECONDS WEST, 619.78 FEET TO A POINT ON A CURVE;
3. SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING FOR ITS ELEMENTS A RADIUS OF 5274.11 FEET, A CENTRAL ANGLE OF 04 DEGREES 44 MINUTES 31 SECONDS, A CHORD OF 436.37 FEET; A CHORD BEARING SOUTH 08 DEGREES 29 MINUTES 13 SECONDS EAST, AN ARC DISTANCE OF 436.49 FEET;
4. SOUTH 43 DEGREES 12 MINUTES 27 SECONDS WEST, 410.12 FEET;
5. SOUTH 88 DEGREES 56 MINUTES 07 SECONDS WEST, 343.64 FEET;
THENCE ALONG THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2195 AT PAGE 4279, OF THE AFOREMENTIONED PUBLIC RECORDS, FOR THE FOLLOWING 2 COURSES:
1. NORTH 01 DEGREES 03 MINUTES 53 SECONDS WEST, 636.60 FEET;
2. NORTH 89 DEGREES 42 MINUTES 18 SECONDS WEST, 107.62 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE, NORTH 89 DEGREES 42 MINUTES 18 SECONDS WEST, 221.85 FEET; THENCE NORTH 35 DEGREES 32 MINUTES 45 SECONDS WEST, 42.43 FEET; THENCE NORTH 01 DEGREES 09 MINUTES 07 SECONDS WEST, 557.46 FEET; THENCE NORTH 03 DEGREES 08 MINUTES 34 SECONDS EAST, 76.57 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 96 DEGREES 34 MINUTES 45 SECONDS A CHORD OF 74.65 FEET, A CHORD BEARING NORTH 45 DEGREES 08 MINUTES 48 SECONDS WEST, AN ARC DISTANCE OF 84.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 86 DEGREES 33 MINUTES 49 SECONDS WEST, 442.87 FEET; THENCE NORTH 87 DEGREES 46 MINUTES 36 SECONDS WEST, 730.75 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING FOR ITS ELEMENTS A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 96 DEGREES 34 MINUTES 45 SECONDS A CHORD OF 149.50 FEET, A CHORD BEARING SOUTH 08 DEGREES 29 MINUTES 13 SECONDS EAST, 44.79 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 37 SECONDS WEST, 133.53 FEET; THENCE, ALONG THE SOUTH LINE OF A FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 876 AT PAGE 610, OF THE AFOREMENTIONED PUBLIC RECORDS FOR THE FOLLOWING 2 COURSES:
1. NORTH 89 DEGREES 21 MINUTES 21 SECONDS EAST, 1,097.74 FEET;
2. SOUTH 89 DEGREES 43 MINUTES 01 SECONDS EAST, 480.81 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 37 SECONDS EAST, 804.29 FEET TO THE POINT OF BEGINNING.

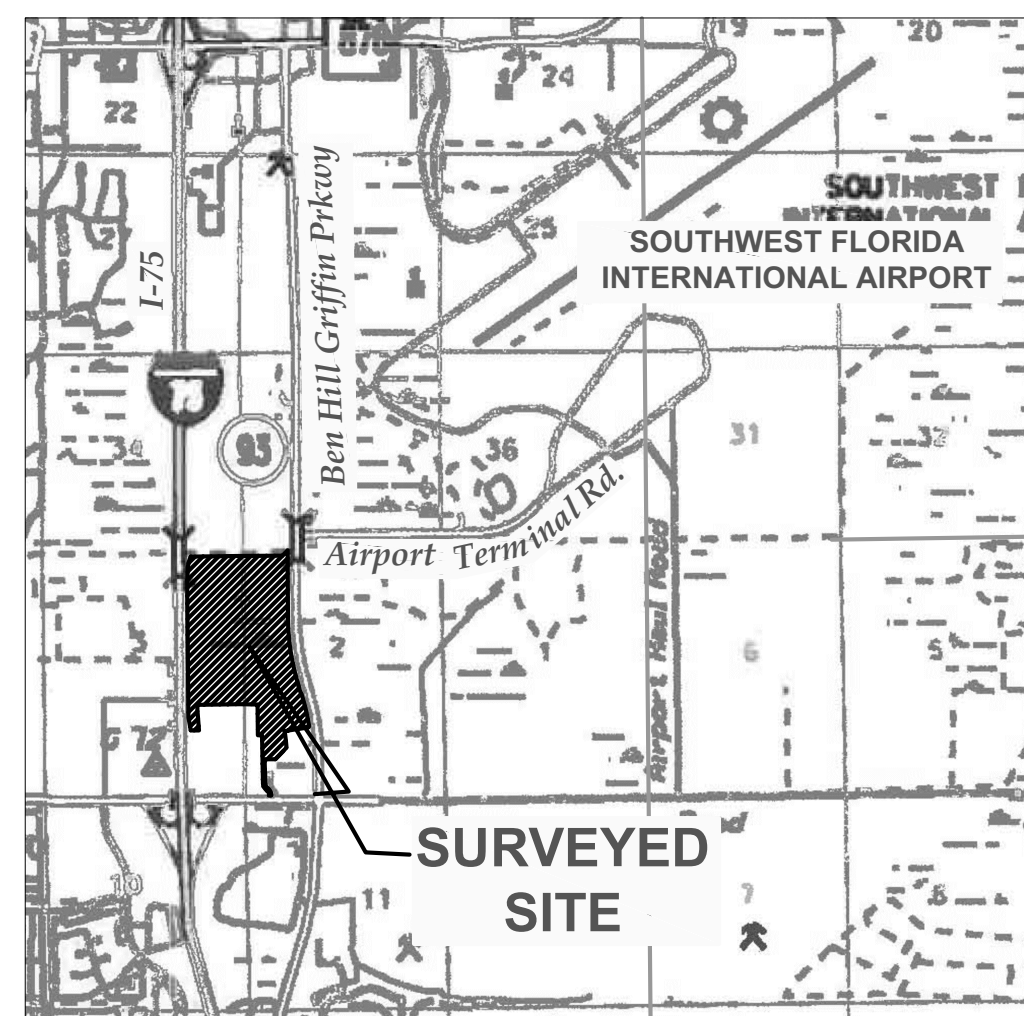
TOGETHER WITH:
BEING A PART OF SECTIONS 2 AND 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, A TRACT OR PARCEL OF LAND BEING PART OF THE SECTIONS 2 AND 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2, THENCE ALONG THE WEST LINE OF SAID SECTION 2, SOUTH 01 DEGREES 06 MINUTES 33 SECONDS EAST, 200.01 FEET; THENCE ALONG THE SOUTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3524 AT PAGE 4601, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, FOR THE FOLLOWING (2) COURSES:

1. ALONG A LINE WHICH LIES 200.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 2, NORTH 89 DEGREES 20 MINUTES 16 SECONDS EAST, 1210.20 FEET;
2. NORTH 44 DEGREES 23 MINUTES 16 SECONDS EAST, 190.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3207 AT PAGE 1910, OF THE AFOREMENTIONED PUBLIC RECORDS;
- THENCE ALONG SAID RIGHT-OF-WAY LINE FOR THE FOLLOWING 4 COURSES:
1. SOUTH 00 DEGREES 04 MINUTES 06 SECONDS EAST, 1729.68 FEET TO A POINT OF CURVATURE;
2. SOUTHERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE EAST, HAVING FOR ITS ELEMENTS A RADIUS OF 6071.30 FEET, A CENTRAL ANGLE OF 17 DEGREES 29 MINUTES 22 SECONDS, A CHORD OF 1846.07 FEET, A CHORD BEARING OF SOUTH 08 DEGREES 48 MINUTES 47 SECONDS EAST, AN ARC DISTANCE OF 1853.25 FEET TO A POINT OF TANGENCY;
3. SOUTH 17 DEGREES 33 MINUTES 28 SECONDS EAST, 215.06 FEET TO A POINT OF CURVATURE;
4. SOUTHERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE WEST, HAVING FOR ITS ELEMENTS A RADIUS OF 5924.11 FEET, A CENTRAL ANGLE OF 08 DEGREES 26 MINUTES 32 SECONDS, A CHORD OF 872.10 FEET, A CHORD BEARING OF SOUTH 13 DEGREES 20 MINUTES 12 SECONDS EAST, AN ARC DISTANCE OF 872.89 FEET TO A POINT OF COMPOUND CURVATURE; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE BOUNDARY OF THE LANDS RECORDED IN OFFICIAL RECORDS BOOK 3522 AT PAGE 3430 OF THE AFOREMENTIONED PUBLIC RECORDS, FOR THE FOLLOWING 5 COURSES:
1. SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING FOR ITS ELEMENTS A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 34 MINUTES 53 SECONDS, A CHORD OF 42.64 FEET, A CHORD BEARING SOUTH 36 DEGREES 10 MINUTES 30 SECONDS WEST, AN ARC DISTANCE OF 47.43 FEET TO A POINT OF TANGENCY;
2. SOUTH 81 DEGREES 27 MINUTES 57 SECONDS WEST, 619.78 FEET TO A POINT ON A CURVE;
3. SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING FOR ITS ELEMENTS A RADIUS OF 5274.11 FEET, A CENTRAL ANGLE OF 04 DEGREES 44 MINUTES 31 SECONDS, A CHORD OF 436.37 FEET; A CHORD BEARING SOUTH 08 DEGREES 29 MINUTES 13 SECONDS EAST, AN ARC DISTANCE OF 436.49 FEET;
4. SOUTH 43 DEGREES 12 MINUTES 27 SECONDS WEST, 410.12 FEET;
5. SOUTH 88 DEGREES 56 MINUTES 07 SECONDS WEST, 343.64 FEET;
THENCE ALONG THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2195 AT PAGE 4279, OF THE AFOREMENTIONED PUBLIC RECORDS, FOR THE FOLLOWING 2 COURSES:
1. NORTH 01 DEGREES 03 MINUTES 53 SECONDS WEST, 636.60 FEET;
2. NORTH 89 DEGREES 42 MINUTES 18 SECONDS WEST, 107.62 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE, NORTH 89 DEGREES 42 MINUTES 18 SECONDS WEST, 221.85 FEET; THENCE NORTH 35 DEGREES 32 MINUTES 45 SECONDS WEST, 42.43 FEET; THENCE NORTH 01 DEGREES 09 MINUTES 07 SECONDS WEST, 557.46 FEET; THENCE NORTH 03 DEGREES 08 MINUTES 34 SECONDS EAST, 76.57 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 96 DEGREES 34 MINUTES 45 SECONDS A CHORD OF 74.65 FEET, A CHORD BEARING NORTH 45 DEGREES 08 MINUTES 48 SECONDS WEST, AN ARC DISTANCE OF 84.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 86 DEGREES 33 MINUTES 49 SECONDS WEST, 442.87 FEET; THENCE NORTH 87 DEGREES 46 MINUTES 36 SECONDS WEST, 730.75 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING FOR ITS ELEMENTS A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 96 DEGREES 34 MINUTES 45 SECONDS A CHORD OF 149.50 FEET, A CHORD BEARING SOUTH 08 DEGREES 29 MINUTES 13 SECONDS EAST, 44.79 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 37 SECONDS WEST, 133.53 FEET; THENCE, ALONG THE SOUTH LINE OF A FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 876 AT PAGE 610, OF THE AFOREMENTIONED PUBLIC RECORDS FOR THE FOLLOWING 2 COURSES:
1. NORTH 89 DEGREES 21 MINUTES 21 SECONDS EAST, 1,097.74 FEET;
2. SOUTH 89 DEGREES 43 MINUTES 01 SECONDS EAST, 480.81 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 37 SECONDS EAST, 804.29 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE ALSO BEING DESCRIBED AS:

(DESCRIPTION CONTINUED ON RIGHT)



VICINITY MAP
1" = 1 MILE

(DESCRIPTION CONTINUED FROM LEFT)

PARCELS OF LAND LYING WITHIN SECTIONS 2 AND 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S.01° 06' 33"E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 2 FOR 200.01 FEET TO AN INTERSECTION WITH A LINE 200.00 FEET SOUTH OF (AS MEASURED ON A PERPENDICULAR) AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF SECTION 2 AND THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE N.89°20'16" E, ALONG SAID PARALLEL LINE AND ALSO ALONG THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3524, PAGE 4601, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A DISTANCE OF 1210.39 FEET; THENCE H.4° 16'31"E, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 190.96 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY (150.00' RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3207, PAGE 1910 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR THE NEXT FOUR (4) COURSES: S.01°04'08" E, A DISTANCE OF 1,729.77 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE SOUTHERLY ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 6071.62 FEET, A CENTRAL ANGLE OF 17°29'22" AND WHOSE CHORD BEARS S.08°48'47"E, FOR A DISTANCE OF 1846.17 FEET, HAVING AN ARC LENGTH OF 1853.35 FEET; THENCE S.17°33'44"E, ALONG A TANGENT LINE, A DISTANCE OF 214.76 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE SOUTHERLY, ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 5924.43 FEET, A CENTRAL ANGLE OF 08°26'32" AND WHOSE CHORD BEARS S.15°20'12"E, FOR A DISTANCE OF 872.14 FEET, HAVING AN ARC LENGTH OF 872.93 FEET, TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY, ALONG THE BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3522, PAGE 3430, OF SAID PUBLIC RECORDS, FOR THE NEXT EIGHT (8) COURSES, SOUTHWESTERLY ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°34'53" AND WHOSE CHORD BEARS S.36°10'31"W, FOR A DISTANCE OF 42.64 FEET, HAVING AN ARC LENGTH OF 47.43 FEET; THENCE S.81°28'14"W, ALONG A TANGENT LINE, A DISTANCE OF 619.82 FEET TO A NON-RADIAL INTERSECTION WITH A CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 5274.39 FEET, A CENTRAL ANGLE OF 04°44'31" AND WHOSE CHORD BEARS S.06°27'34"E, FOR A DISTANCE OF 436.37 FEET, ARC LENGTH BEING 436.52 FEET, THENCE S.43°13'21"W, ALONG A NON-TANGENT LINE, A DISTANCE OF 409.86 FEET; THENCE S.88°52'45"W, A DISTANCE OF 283.72 FEET; THENCE CONTINUING ALONG SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3522, PAGE 3430, AND ALSO ALONG THE EAST BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN CLERK'S INSTRUMENT NUMBER 2005000131182, SAID PUBLIC RECORDS, FOR THE NEXT THREE (3) COURSES: S.01°03'53"E, A DISTANCE OF 628.78 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 170.01 FEET, A CENTRAL ANGLE OF 50°48'27" AND WHOSE CHORD BEARS S.26°28'06"E, FOR A DISTANCE OF 150.76 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 230.01 FEET, A CENTRAL ANGLE OF 52°04'24" AND WHOSE CHORD BEARS S.25°50'08"E, FOR A DISTANCE OF 201.92 FEET, HAVING AN ARC LENGTH OF 209.04 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALICO ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4355, PAGE 2364, SAID PUBLIC RECORDS; THENCE N.89°42'18"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET TO AN INTERSECTION WITH THE WEST BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS EXHIBIT "D" IN CLERK'S INSTRUMENT NUMBER 2005000131182, SAID PUBLIC RECORDS, AND TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG AN ARC OF SAID CURVED WEST LINE OF SAID EXHIBIT "D", HAVING A RADIUS OF 170.01 FEET, A CENTRAL ANGLE OF 52°02'25" AND WHOSE CHORD BEARS N.25°51'07"W, FOR A DISTANCE OF 149.16 FEET, HAVING AN ARC LENGTH OF 154.42 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 230.01 FEET, A CENTRAL ANGLE OF 50°48'27" AND WHOSE CHORD BEARS N.26°28'06"W, FOR A DISTANCE 197.35 FEET, HAVING AN ARC LENGTH OF 203.97 FEET; THENCE N.01°03'53"W, ALONG SAID WEST LINE OF SAID EXHIBIT "D" AND THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2195, PAGE 4279, SAID PUBLIC RECORDS, A DISTANCE OF 1,285.42 FEET; THENCE CONTINUING ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2195, PAGE 4279, A DISTANCE OF 107.62 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN CLERK'S INSTRUMENT NUMBER 2018000217893, PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID CERTAIN PARCEL FOR THE NEXT EIGHT (8) COURSES: N.89°42'18"W, A DISTANCE OF 221.98 FEET; THENCE N.35°32'45"W, A DISTANCE OF 42.43 FEET; THENCE N.01°09'07"W, A DISTANCE OF 557.46 FEET; THENCE N.03°08'34"E, A DISTANCE OF 76.57 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 96°34'45" AND WHOSE CHORD BEARS N.45°08'48"W, A DISTANCE OF 74.65 FEET, HAVING AN ARC LENGTH OF 84.28 FEET; THENCE S.86°33'49"W, A DISTANCE OF 442.87 FEET; THENCE N.87°46'36"W, A DISTANCE OF 730.75 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 96°44'56" AND WHOSE CHORD BEARS S.43°50'56"W, A DISTANCE OF 149.50 FEET, HAVING AN ARC LENGTH OF 168.86 FEET; THENCE S.04°31'33"E, LEAVING SAID SOUTHERLY BOUNDARY OF THAT CERTAIN PARCEL DESCRIBED IN CLERK'S INSTRUMENT NUMBER 2018000217893, OF SAID PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A DISTANCE OF 492.55 FEET TO A NON-RADIAL INTERSECTION WITH THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3677, PAGE 743, SAID PUBLIC RECORDS; THENCE S.89°54'37"W, LEAVING THE WEST BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS EXHIBIT "C-1" IN CLERK'S INSTRUMENT NUMBER 2005000131182, SAID PUBLIC RECORDS, AND ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3677, PAGE 743, A DISTANCE OF 218.60 FEET TO A NON-RADIAL INTERSECTION WITH THE CURVED EASTERLY BOUNDARY OF THAT CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 4355, PAGE 2364, SAID PUBLIC RECORDS, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 (STATE ROAD NO. 93); THENCE NORTHERLY, ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE FOR THE NEXT FIVE (5) COURSES: NORTHERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 3913.93 FEET, A CENTRAL ANGLE OF 01°40'50" AND WHOSE CHORD BEARS N.08°21'29"W, FOR A DISTANCE OF 114.79 FEET, HAVING AN ARC LENGTH OF 114.79 FEET; THENCE N.09°11'29"W, A DISTANCE OF 225.55 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL 102 AS DESCRIBED IN CLERK'S INSTRUMENT NUMBER 2008000156882; THENCE NORTHERLY ALONG THE EAST BOUNDARY LINE OF SAID PARCEL 102 AND SAID EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 FOR THE NEXT THREE (3) COURSES: N.0°38'28"W, A DISTANCE OF 3556.21 FEET; THENCE N.03°21'32"E, A DISTANCE OF 392.14 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 678.20 FEET, A CENTRAL ANGLE OF 21°17'58" AND WHOSE CHORD BEARS N.15°10'34"E, A DISTANCE OF 273.79 FEET, HAVING AN ARC LENGTH OF 275.79 FEET TO A NON-TANGENT INTERSECTION THE SAID SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3524, PAGE 4601, SAID PUBLIC RECORDS; THENCE N.89°22'19"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1196.57 FEET; THENCE N.89°20'16"E, ALONG SAID SOUTH LINE A DISTANCE OF 1.52 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.

CONTAINING 283.75 ACRES, MORE OR LESS.

PARCEL EX-2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 CREATED BY THAT CERTAIN DRAINAGE AND ATTENUATION EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2007000027808, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, FOR THE PURPOSES DESCRIBED THEREIN.

ALTA/NSPS NOTES:

SUBJECT PARCEL SHOWN HEREON CONTAINS NO EXISTING STRUCTURES OR DELINEATED PARKING STALLS, AT DATE OF THIS SURVEY.

NO EVIDENCE IN EARTH MOVING OR CONSTRUCTION OBSERVED AT DATE OF THIS SURVEY.

NO CHANGES IN STREET RIGHT OF WAY IS KNOWN BY SURVEYOR. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN PROCESS WAS OBSERVED, AT DATE OF THIS SURVEY.

THE 60' INGRESS/EGRESS & UTILITY EASEMENT REFERRED TO IN ITEM 11, (OR 3990, PG 3411) (OR 4167, PG 2622) AND ITEM 12 INSTRUMENT NUMBER, 2005000131161 AND INSTRUMENT NUMBER 2005000131182 OVERLAPS AND ENCLOSES ON THE CONSERVATION EASEMENT NO.3 REFERENCED IN ITEMS 12 AND 15, INSTRUMENT NUMBERS 2005000140667, 2018000089585, AND 2018000158735

SCHEDULE "B" SECTION II: EXCEPTIONS:

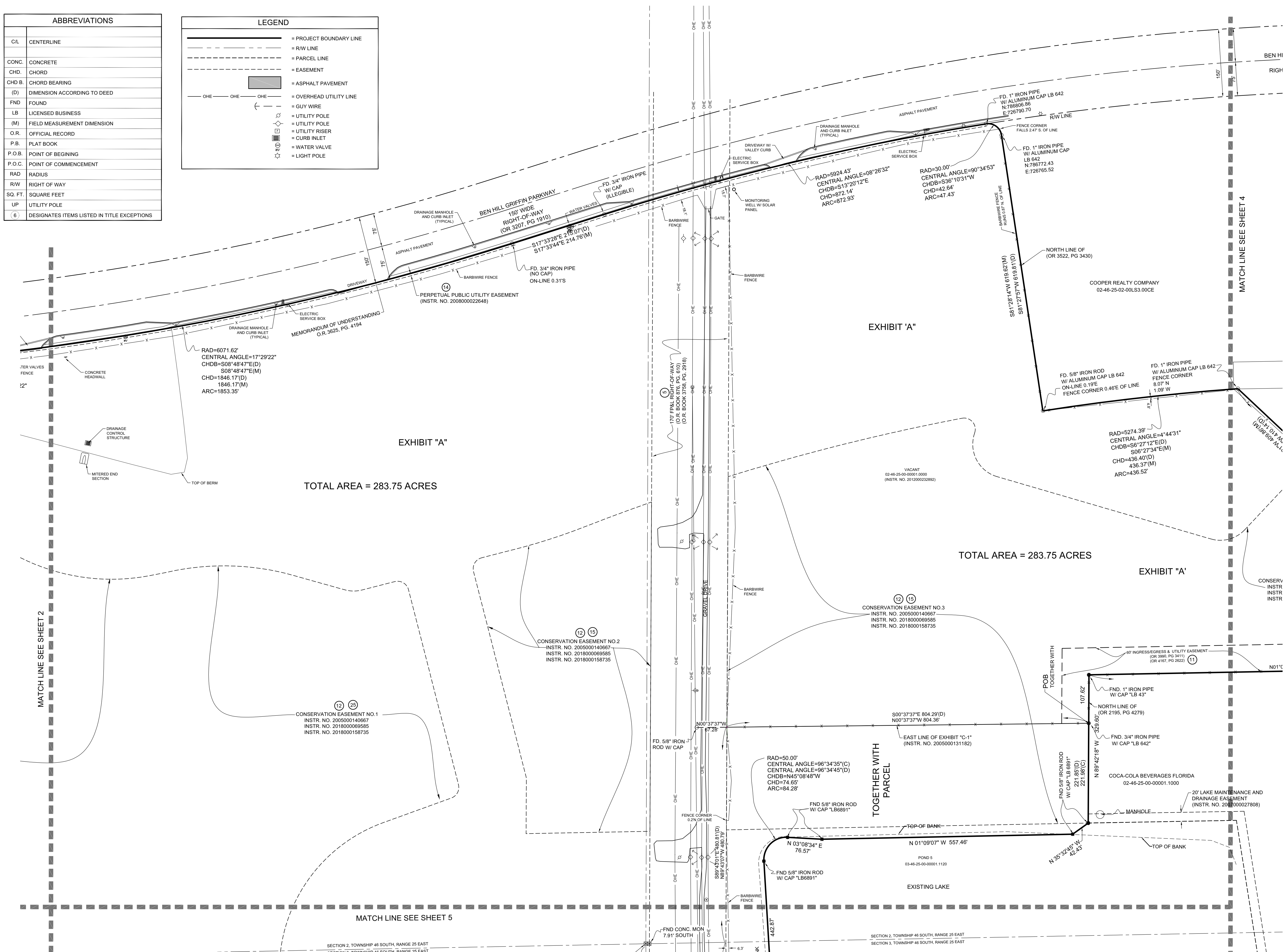
TITLE COMMITMENT PREPARED BY: CHICAGO TITLE INSURANCE COMPANY, FILE NO. 46189.001 AND ORDER NO. 10657997, DATED: 11/25/2022, AT: 11:00 PM.

SCHEDULE "B" SECTION II: EXCEPTIONS

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM. **UNKNOWN**
2. TAXES AND ASSESSMENTS FOR THE YEAR 2023 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. **NON-SURVEY ISSUE**
3. STANDARD EXCEPTIONS:
A. INTENTIONALLY DELETED.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **NON-SURVEY ISSUE**
C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. **NON-SURVEY ISSUE**
D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. **NON-SURVEY ISSUE**
4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND. **NON-SURVEY ISSUE**
5. RIGHT OF WAY AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 876, PAGE 610, AS AFFECTED BY SUBORDINATION OF UTILITY INTEREST RECORDED IN OFFICIAL RECORDS BOOK 3758, PAGE 2918, AND BY SUBORDINATION OF UTILITY INTEREST RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2011000140992, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, PLOTTED.**
6. EASEMENT IN FAVOR OF JAMES H. HARRISON DESCRIBED IN THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2117, PAGE 4742, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, PLOTTED.**
7. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 3089, PAGE 916, AS AFFECTED BY SUBORDINATION OF UTILITY INTEREST RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2011000140992, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, PLOTTED.**
8. EASEMENT IN FAVOR OF KLEMAN REAL ESTATE INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 3522, PAGE 3434, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, PLOTTED.**
9. EASEMENT IN FAVOR OF ALICO/75 PROPERTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 3547, PAGE 1987, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, PLOTTED.**
10. EASEMENT AGREEMENT FOR OUTDOOR ADVERTISING RECORDED IN OFFICIAL RECORDS BOOK 3711, PAGE 1174, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. **AFFECTS SUBJECT PARCEL, PLOTTED.**
11. RESERVATIONS OF EASEMENTS SET FORTH IN WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 3990, PAGE 3411, AND IN OFFICIAL RECORDS BOOK 4167, PAGE 2622, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. **AFFECTS SUBJECT**

LEGEND

	= PROJECT BOUNDARY LINE
	= RW LINE
	= PARCEL LINE
	= EASEMENT
	= ASPHALT PAVEMENT
	= OVERHEAD UTILITY LINE
	= GUY WIRE
	= UTILITY POLE
	= UTILITY RISER
	= CURB INLET
	= WATER VALVE
	= LIGHT POLE



PROJECT:

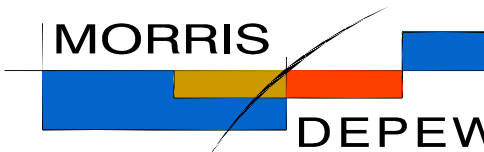
ALTA/ACSM SURVEY
16200 BEN HILL GRIFFIN
PARKWAY

LOCATION

A PARCEL OF LAND IN SEC.S 2 AND 3.
T. 46 S., R. 25 E.,
LEE COUNTY, FLORIDA

CLIENT:

CONSULTANT



ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL. CA NO. 6532 / FL. CERT NO. LB6891 / LC260003

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1st Floor

Fallahassee, Florida 32301
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE
UPDATE TITLE COMMITMENT	02-22-2022
UPDATE TITLE COMMITMENT	02-25-2022
UPDATE TITLE COMMITMENT	02-28-2022
UPDATE CERTIFICATIONS	04-27-2022
UPDATE TITLE COMMITMENT	09-09-2022
UPDATE TITLE COMMITMENT	10-12-2022
UPDATE TITLE COMMITMENT	12 -12-2022

PROJECT MANAGER: TMR

DRAWING BY: BMH/TAB

JURISDICTION: LEE COUNTY

DATE: 03.10.2022

SHEET TITLE: _____

DETAIL SHEET

SHEET NUMBER: 3 OF 6

Response	Percentage
Yes	100
No	0
Don't know	50
Other	100

SCALE 1"=100'

JOB/FILE NUMBER: 21205
