Exhibit A

PROPERTY DESCRIPTION

ALL OF TRACTS "FD", "B–5", AND A PORTION OF TRACT "A", NORTH BROOK PHASE ONE, RECORDED AT INSTRUMENT NUMBER 2019000172912, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE LANDS DESCRIBED IN INSTRUMENT NUMBERS 2020000000567, 2017000096008, AND 2008000182939, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALL LOCATED IN SECTIONS 15 AND 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 11, BLOCK J, NORTH BROOK PHASE ONE, INSTRUMENT NUMBER 2019000172912, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING THE NORTHEAST CORNER OF TRACT "FD" OF SAID PLAT; THENCE ALONG THE BOUNDARY OF SAID TRACT "FD" FOR THE FOLLOWING TWELVE (12) COURSES AND DISTANCE, 1) SOUTH 21°08'46" EAST, FOR 39.03 FEET TO A POINT OF CURVATURE; 2) THENCE SOUTHEASTERLY 241.99 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 341.75 FEET THROUGH A CENTRAL ANGLE OF 40°34'12" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 41°25'53" EAST FOR 236.96 FEET; 3) THENCE SOUTH 61°42'59" EAST, FOR 168.00 FEET; 4) THENCE SOUTH 44°15'07" EAST, FOR 84.75 FEET TO A POINT ON A CURVE; 5) THENCE SOUTHERLY 46.74 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 66°56'55" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 12°16'25" WEST FOR 44.13 FEET TO A POINT OF REVERSE CURVATURE; 6) THENCE SOUTHERLY 198.87 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 438.72 FEET THROUGH A CENTRAL ANGLE OF 25°58'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 08°12'52" EAST FOR 197.18 FEET TO A POINT OF REVERSE CURVATURE; 7) THENCE SOUTHEASTERLY 49.31 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 70°37'43" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 30°32'33" EAST FOR 46.24 FEET; 8) THENCE SOUTH 65°51'25" EAST, FOR 54.25 FEET TO A POINT OF CURVATURE; 9) THENCE EASTERLY 32.42 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 46°26'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 89°04'33" EAST FOR 31.54 FEET TO A POINT OF REVERSE CURVATURE; 10) THENCE EASTERLY 224.14 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 185.00 FEET THROUGH A CENTRAL ANGLE OF 69°25'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 77°35'10" EAST FOR 210.68 FEET TO A POINT OF REVERSE CURVATURE; 11) THENCE EASTERLY 80.16 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET THROUGH A CENTRAL ANGLE OF 131°13'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 71°30'26" EAST FOR 63.76 FEET; 12) THENCE SOUTH 05°53'31" WEST, FOR 104.63 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY OF CONSERVATION EASEMENT TRACT "P–M", INSTRUMENT NUMBER 2016000185212, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND A POINT ON A CURVE; THENCE ALONG THE BOUNDARY OF SAID TRACT "P–M" FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES, 1) SOUTHERLY 102.45 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 190.00 FEET THROUGH A CENTRAL ANGLE OF 30°53'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 02°40'01" WEST FOR 101.21 FEET TO A POINT ON A CURVE; 2) THENCE SOUTHERLY 222.93 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 707.00 FEET THROUGH A CENTRAL ANGLE OF 18°03'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 07°35'13" EAST FOR 222.01 FEET TO A POINT OF COMPOUND CURVATURE; 3) THENCE SOUTHWESTERLY 616.37 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 362.00 FEET THROUGH A CENTRAL ANGLE OF 97°33'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 50°13'26" WEST FOR 544.56 FEET TO A POINT ON A CURVE; 4) THENCE SOUTHEASTERLY 30.60 FEET ALONG THE ARC OF A NON–TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 87°40'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 46°03'24" EAST FOR 27.70 FEET TO A POINT ON THE NORTHERLY SIDE OF A 100 FOOT WIDE LEE COUNTY ELECTRIC COOPERATIVE EASEMENT, OFFICIAL RECORDS BOOK 1337, PAGE 342, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID EASEMENT; SOUTH 89°53'17" EAST, FOR 208.08 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA; THENCE ALONG SAID EAST LINE, SOUTH 00°01'15" EAST, FOR 100.00 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, NORTH 89°53'17" WEST, FOR 1,512.14 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT–OF–WAY OF PRITCHETT PARKWAY, (100 FOOT WIDE PUBLIC RIGHT–OF–WAY), OFFICIAL RECORDS BOOK 2137, PAGE 2738, PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

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CHECKED BY:	DLS
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DATE:	3/11/2024
FILE:	23-212-PH6 SL-2
SHEET:	1 of 5

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

Q. Grady Minor and Associates, LLC.
3800 Via Del Rey
Bonita Springs, Florida 34134

Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

SKETCH AND DESCRIPTION

A PARCEL OF LAND

LYING IN
SECTIONS 15 & 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE SIGNED
Digitally signed by Donald L. Saintenoy III, PSM
Date: 2024.11.27 13:05:02 -05'00'

DONALD L. SAINTENOY III, P.S.M
FL LICENSE #6761
FOR THE FIRM

G:\SURVEY\PROJECT SURVEY 2023\212 – BRIGHTWATER PLAT\SURVEY\SKETCH & LEGALS\23–212–PH6 SL–2.DWG

ADD2025-00128 Lee County ePlan

PROPERTY DESCRIPTION (CONTINUED)

THENCE ALONG SAID RIGHT-OF-WAY, NORTH 00°02'02" WEST, FOR 893.95 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF AFOREMENTIONED NORTH BROOK PHASE ONE, THENCE ALONG SAID BOUNDARY, NORTH 89°57'58" EAST, FOR 256.49 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF SUNNY PAGE LANE, TRACT "A" OF SAID NORTH BROOK PHASE ONE AND A POINT ON A CURVE; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES; 1) NORTHEASTERLY 485.24 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 508.00 FEET THROUGH A CENTRAL ANGLE OF 54°43'44" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 30°17'34" EAST FOR 467.01 FEET; 2) THENCE NORTH 57°39'29" EAST, FOR 51.64 FEET TO A POINT OF CURVATURE; 3) THENCE EASTERLY 16.41 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 62°41'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 89°00'13" EAST FOR 15.61 FEET TO A POINT OF REVERSE CURVATURE; 4) THENCE EASTERLY 79.51 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET THROUGH A CENTRAL ANGLE OF 82°49'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 78°56'14" EAST FOR 72.76 FEET; 5) THENCE NORTH 39°34'39" EAST, FOR 76.77 FEET TO A POINT OF CURVATURE; 6) THENCE NORTHEASTERLY 13.14 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 78.00 FEET THROUGH A CENTRAL ANGLE OF 09°38'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 34°45'10" EAST FOR 13.12 FEET; 7) THENCE NORTH 29°55'41" EAST, FOR 61.01 FEET TO A POINT OF CURVATURE; 8) THENCE NORTHERLY 21.44 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 49°08'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 05°21'39" EAST FOR 20.79 FEET TO A POINT OF REVERSE CURVATURE; 9) THENCE NORTHERLY 20.90 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 59°53'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 10°44'11" EAST FOR 19.97 FEET TO A POINT OF COMPOUND CURVATURE; 10) THENCE NORTHEASTERLY 27.70 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET THROUGH A CENTRAL ANGLE OF 04°10'38" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 42°46'03" EAST FOR 27.70 FEET TO A POINT OF COMPOUND CURVATURE; 11) THENCE EASTERLY 28.26 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 107°57'44" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 81°09'46" EAST FOR 24.26 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 53°52'37" EAST, FOR 40.49 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF TRELLIS DOCK COURT, AFOREMENTIONED TRACT "A", THE SAME BEING A POINT ON THE BOUNDARY OF TRACT "B-6" OF SAID NORTH BROOK PHASE ONE; THENCE ALONG SAID BOUNDARY FOR ALL OF THE REMAINING COURSES AND DISTANCES, SOUTH 27°10'54" EAST, FOR 36.95 FEET; THENCE NORTH 62°02'28" EAST, FOR 129.26 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN.

CONTAINING 44.79 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE NORTH LINE OF TRACT FD, NORTH BROOK PHASE ONE, INSTRUMENT NUMBER 201900172912, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING SOUTH 61°42'59" EAST.

2. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

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Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
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SKETCH AND DESCRIPTION

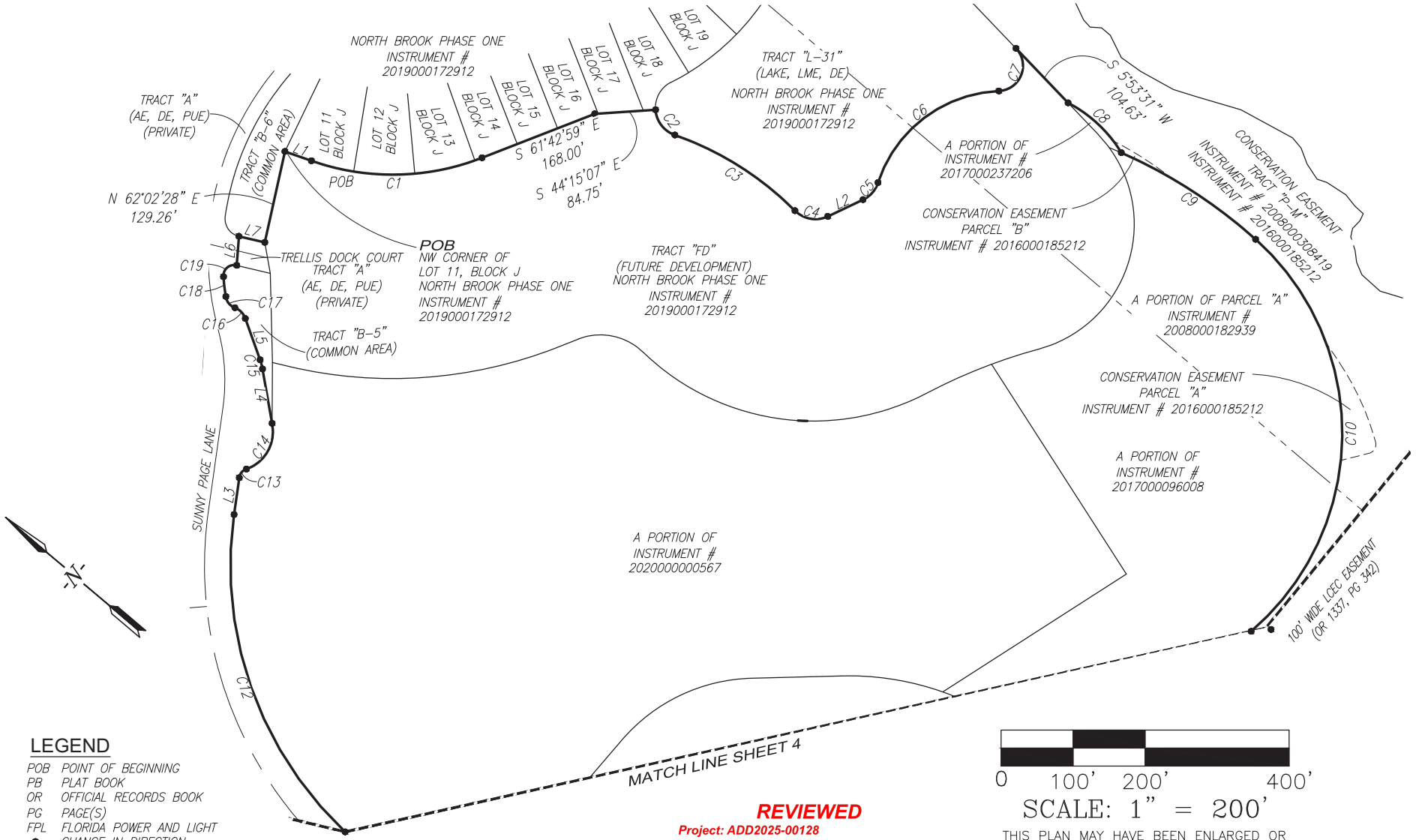
A PARCEL OF LAND

LYING IN
SECTIONS 15 & 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	DLS
JOB CODE:	BFM6
SCALE:	N/A
DATE:	3/11/2024
FILE:	23-212-PH6 SL-2
SHEET:	2 of 5

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LEGEND

POB POINT OF BEGINNING
PB PLAT BOOK
OR OFFICIAL RECORDS BOOK
PG PAGE(S)
FPL FLORIDA POWER AND LIGHT
● CHANGE IN DIRECTION

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THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

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SKETCH AND DESCRIPTION

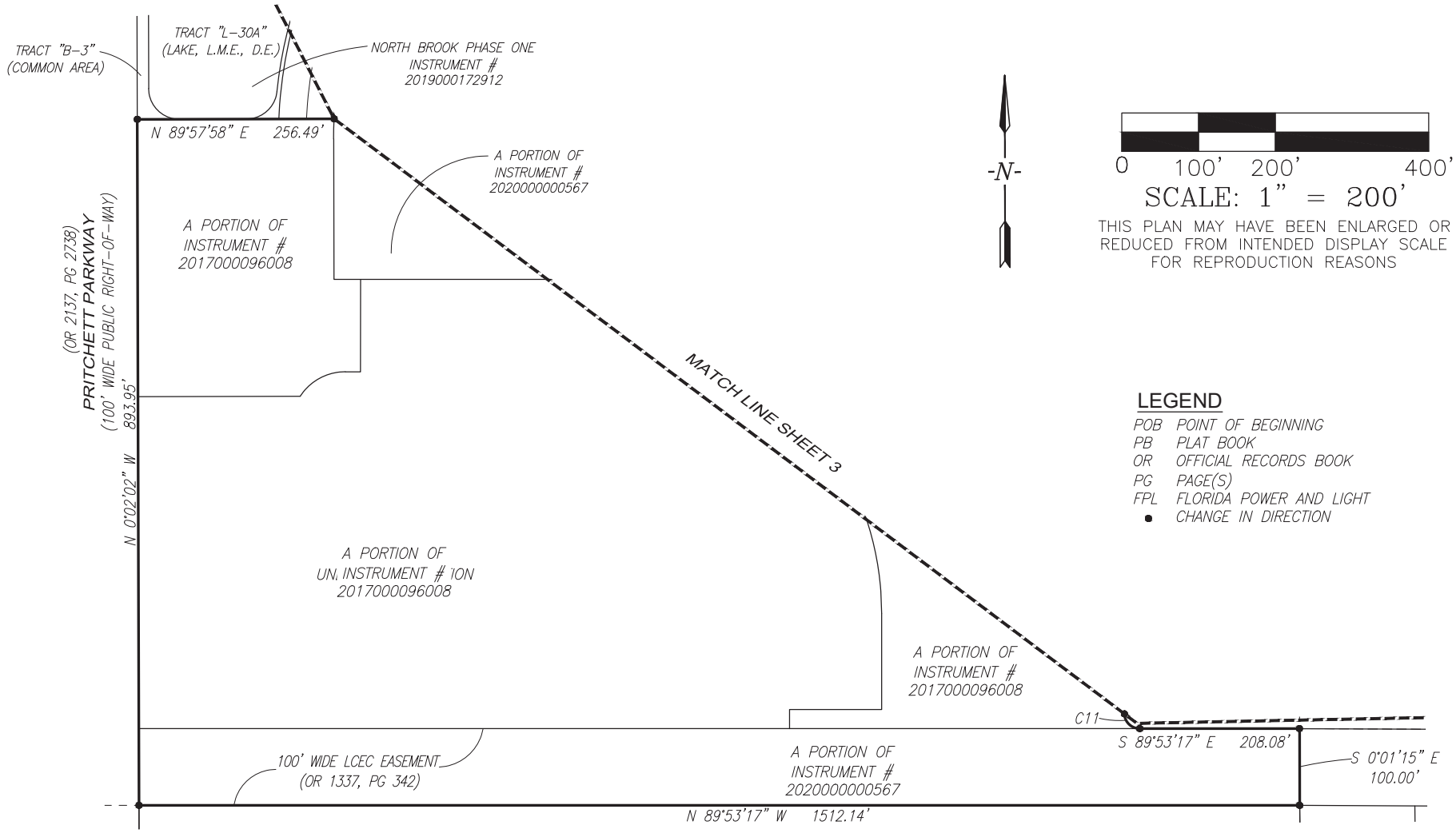
A PARCEL OF LAND

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LEGEND

POB	POINT OF BEGINNING
PB	PLAT BOOK
OR	OFFICIAL RECORDS BOOK
PG	PAGE(S)
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•	CHANGE IN DIRECTION

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SKETCH AND DESCRIPTION

A PARCEL OF LAND

LYING IN
SECTIONS 15 & 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

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CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	341.75'	241.99'	40°34'12"	S 41°25'53" E	236.96'
C2	40.00'	46.74'	66°56'55"	S 12°16'25" W	44.13'
C3	438.72'	198.87'	25°58'20"	S 8°12'52" E	197.18'
C4	40.00'	49.31'	70°37'43"	S 30°32'33" E	46.24'
C5	40.00'	32.42'	46°26'15"	S 89°04'33" E	31.54'
C6	185.00'	224.14'	69°25'01"	S 77°35'10" E	210.68'
C7	35.00'	80.16'	131°13'50"	N 71°30'26" E	63.76'
C8	190.00'	102.45'	30°53'36"	S 2°40'01" W	101.21'
C9	707.00'	222.93'	18°03'59"	S 7°35'13" E	222.01'
C10	362.00'	616.37'	97°33'20"	S 50°13'26" W	544.56'
C11	20.00'	30.60'	87°40'15"	S 46°03'24" E	27.70'
C12	508.00'	485.24'	54°43'44"	N 30°17'34" E	467.01'
C13	15.00'	16.41'	62°41'28"	N 89°00'13" E	15.61'
C14	55.00'	79.51'	82°49'25"	N 78°56'14" E	72.76'
C15	78.00'	13.14'	9°38'58"	N 34°45'10" E	13.12'
C16	25.00'	21.44'	49°08'03"	N 5°21'39" E	20.79'
C17	20.00'	20.90'	59°53'06"	N 10°44'11" E	19.97'
C18	380.00'	27.70'	4°10'38"	N 42°46'03" E	27.70'
C19	15.00'	28.26'	107°57'44"	S 81°09'46" E	24.26'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 21°08'46" E	39.03'
L2	S 65°51'25" E	54.25'
L3	N 57°39'29" E	51.64'
L4	N 39°34'39" E	76.77'
L5	N 29°55'41" E	61.01'
L6	N 53°52'37" E	40.49'
L7	S 27°10'54" E	36.95'

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