



APPLICATION FOR SPECIAL EXCEPTION PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: The Forest CC Tower

Special Exception for:

- ☐ Use (LCLDC section number and description): _____
- ☐ Solar or Wind energy modifications [34-202(b)(5)(d)1.]
- ☐ On-premise consumption of alcoholic beverages [34-202(b)(5)(d)2.]
- ☐ Private aircraft landing facilities [34-202(b)(5)(d)3.]
- ☒ Wireless Communication Facilities [34-1441]
- ☐ Model Homes [34-1954]
- ☐ Permitted Uses for Model Home on arterial street in RS-1 zoning district in Lehigh Acres [33-1431]

PART 1 APPLICANT/AGENT INFORMATION

- A. Name of Applicant:** Vertex Development, LLC / Alan Ruiz
Address: 3630 W. Kennedy Blvd
City, State, Zip: Tampa, FL 33609
Phone Number: 813-335-4768 **E-mail:** alanruiz@vertexdevelopment.net
- B. Relationship of Applicant to owner (check one) and provide [Affidavit of Authorization](#) form:**
- ☐ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]
 - ☒ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)]
 - ☐ Application is County initiated. Attach BOCC authorization.
- C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]**
1. **Company Name:** Doty Solik Law, P.A.
Contact Person: Mary Doty Solik
Address: 121 S. Orange Ave, Suite 1500
City, State, Zip: Orlando, FL 32801
Phone Number: 407-367-7868 **Email:** msolik@dotysoliklaw.com
2. **[Additional Agent\(s\)](#):** Provide the names of other agents that the County may contact concerning this application. [34-202(a)(4)]

PART 2 PROPERTY OWNERSHIP

- A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]**
Name: The Forest Country Club, Inc.
Address: 6100 Club Boulevard SW
City, State, Zip: Fort Myers, FL 33908
Phone Number: 239-482-8378 **Email:** rich281957@gmail.com
- B. Disclosure of Interest [34-202(a)(2)]**
☒ Attach [Disclosure of Interest](#) Form.

LEE COUNTY COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585

C. Multiple parcels:

- ☐ Property owners list. [34-202(a)(8)]
- ☐ Property owners map. [34-202(a)(8)]

D. Certification of Title and Encumbrances [34-202(a)(7)]

1. Title certification document, no greater than 90 days old.
2. Date property was acquired by present owner(s): 01/03/1989

PART 3
PROPERTY INFORMATION

A. STRAP Number(s): [Attach extra sheets if additional space is needed.] [34-203(a)(5)]01-46-24-00-00001.0000**B. Street Address of Property:** 6227 Deer Run, Fort Myers, FL 33908**C. Legal Description (must submit) [34-202(a)(5)]:**

- ☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.
OR
- ☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.)
AND

Boundary Survey [34-202(a)(6)]:

- ☒ A Boundary survey, tied to the state plane coordinate system.
OR
- ☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. ☒ List of surrounding property owners. [34-202(a)(9)]
2. ☒ Map of surrounding property owners. [34-202(a)(9)]
3. ☒ One set of mailing labels. [34-202(a)(9)]

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: RM-2 / PUD / CT

- ☐ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

F. Use(s) of Property:

1. Current uses of property are: Golf Course with miscellaneous improvements
2. Intended uses of property are: 149' Communications Tower within a 1,932 S.F. Compound

G. Future Land Use Classification (Lee Plan):

<u>Suburban (FSA)</u>	<u>260.72</u>	Acres	<u>93</u>	% of Total
<u>Wetlands</u>	<u>11.21</u>	Acres	<u>4</u>	% of Total
<u>Wetlands</u>	<u>8.41</u>	Acres	<u>3</u>	% of Total

H. Property Dimensions:

1. Width (average if irregular parcel): 3,520 Feet
2. Depth (average if irregular parcel): 4,475 Feet
3. Total area: 280.34 Acres (MOL)
4. Frontage on road or street: _____ Feet on _____ Street
- 2nd Frontage on road or street: _____ Feet on _____ Street

- I. Planning Communities/Community Plan Area Requirements:** If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☒ Not Applicable
- ☐ Estero Planning Community. [33-54(a)&(b); Lee Plan Policy 19.5.3]
- ☐ Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
- ☐ North (Upper) Captiva Community Plan area. [33-1711; Lee Plan Policy 25.1.1]
- ☐ Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
- ☐ Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
- ☐ Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.10.1]
- ☐ Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
- ☐ Buckingham Planning Community. [Lee Plan Policy 17.7.2]
- ☐ Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
- ☐ Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
- ☐ North Fort Myers Planning Community. [33-1532(a)&(b)]
- ☐ North Olga Community Plan area. [33-1663(a)&(b)]

- J. Waivers from Application Submission Requirements:** Attach waivers, if any, approved by the Director of Zoning. [34-201(c)]

PART 4 ACTION REQUESTED

- A. Request Statement:** Explain the nature of the request and how the property qualifies for the special exception based on the findings/review criteria set forth in 34-145(c)(3) and listed below. [34-202(b)(5)(a)]
1. The request is consistent with the goals, objectives, policies, and intent of the Lee Plan.
 2. The request will protect, conserve, or preserve environmentally critical and sensitive areas and natural resources, where applicable.
 3. The request will be compatible with existing and planned uses.
 4. The request will not be injurious to the neighborhood or detrimental to the public welfare.
 5. The request will be in compliance with zoning regulations pertaining to the use and other applicable regulations..
 6. In the case of new antenna supporting structure wireless communication facilities, meets the additional criteria of 34-145(c)(3)b.
- B. Traffic Impact Statement (TIS):** Attach a traffic impact analysis of projected trip generation for the use. A TIS is not required for special exceptions for consumption on premises or for solar or wind modifications. [34-202(b)(5)(b)]
- C. Site Plan:** Attach a site plan showing: [34-202(b)(5)(c)]
1. The location and current use of all existing structures on the site.
 2. All proposed structures and uses to be developed on the site.
 3. Any existing public streets, easements or land reservations within the site, and the proposed means of vehicular access to and from the site.
 4. Other information specific to the type of application or which may be required by the Director.
- D. Additional Information:** Any other reasonable information which may be required by the Director which is commensurate with the intent and purpose of the Land Development Code [34-202(b)(5)(d)]

PART 5 ADDITIONAL REQUIREMENTS

- A. Potable Water:** Will the project be connected to potable water and central sewer as part of any development of the property?
- ☐ **YES** (Provide letter from the appropriate utility to which the connection(s) are proposed confirming availability of service.) [34-202(a)(10)]
 - ☒ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) [34-202(a)(10)]

B. Flood Hazard:

- ☐ Not applicable
- ☒ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☒ The minimum elevation required for the first habitable floor is 11 NAVD (MSL)

C. Excavations/Blasting:

- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

D. Existing Agricultural Use: If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application". **[34-202(a)(12)]****E. Airport Zones & Lee County Port Authority (LCPA) Requirements:**

- ☐ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: **[34-1004]**
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**
- ☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**
- ☒ A Tall Structures Permit is required. **[34-1108]**

F. Solar Or Wind Energy Modifications: [34-202(b)(5)(d)1.]

1. Evidence that the proposed modifications are the minimum necessary to provide for the solar or wind energy proposal.
2. Evidence that the proposed modifications will not adversely affect adjacent properties. (See LCLDC Section 34-2196.)
3. Evidence that the modifications do not decrease total lot area.
4. Evidence that the principal use, absent the solar or wind aspects, is a permitted use in the zoning district for which it is located.

G. On-Premises Consumption Of Alcoholic Beverages: [34-202(b)(5)(d)2.]

1. A written statement describing the type of state liquor license to be acquired, e.g., 2 COP, SRX, 11C, etc., and the anticipated hours of operation for the business.
2. The site plan must include a detailed parking plan.

H. Private Aircraft Landing Facilities: [34-202(b)(5)(d)3.]

1. Indicate the type of facility, as set forth in Florida Administrative Code chapter 14-60.
2. A certified list of all airports and municipalities within 15 miles of the proposed site and all property owners within 1,000 feet of the property or within the minimum required approach zone, whichever is greater.
3. The site plan must indicate the proposed location and length of the effective landing facility, as well as the area included in the approach zone.

I. Wireless Communication Facilities: [34-1441 et. seq.]

- X 1. Documentation of authority/acceptance of responsibility for compliance with these regulations, executed by property owner, applicant, and provider who will be placing antennas on the proposed or existing wireless communications facility. **[34-1446 (a) (1)]**
- X 2. Name, address, and telephone contact information for the owners(s) of all proposed or existing antenna-supporting structures and wireless communication facilities with an affidavit that such contact information will be updated annually or upon a change of ownership after the application is approved. **[34-1446(a)(2)]**
- X 3. A copy of license issued by FCC. A broadcast structure must submit a construction permit. **[34-1446(a)(3)]**
- X 4. New antenna-supporting structures must demonstrate there are no existing suitable structures available or higher priority zoning districts in the geographic search area. As part of that demonstration, the application must include a graphical representation of the geographic search area. **[34-1446(a)(4)]**
- X 5. A statement confirming the overall height of the facility and all other facilities on the subject property, in terms of grad and sea-level. **[34-1446(a)(5)]**
- 6. A letter demonstrating consent from the Executive Director of Lee County Port Authority if the wireless communications facility is to be located within the County airspace notification limits of LCLDC Section 34-1008. **[34-1446(a)(6)a.]**
- X 7. For any wireless communications facility exceeding 35 feet, a letter confirming review and recommendation from the Lee County Mosquito Control District, Sheriff's Department, and Director of Public Safety. **[34-1446(a)(6)b.]**
- 8. A letter demonstrating evidence of compliance with applicable Federal Aviation Administration requirements under 14 C.F.R. s. 77, as amended, and evidence of proper Federal Communications Commission licensure, or other evidence of Federal Communications Commission authorized spectrum use. **[34-1446(a)(6)c.]**
- X 9. The Boundary Survey, completed by a registered land surveyor, must show all existing conditions. **[34-1446(a)(7)]**
- X 10. Photo-simulated post-construction renderings of the proposed wireless communications facility, equipment enclosures, and ancillary appurtenances as they would look after construction from areas where the proposed wireless communications facility will be visible according to the balloon test and sight lines. **[34-1446(a)(8)]**
- X 11. Shared use plan or copy of an executed shared use plan must be provided for the existing facility (see Supplement A). **[34-1446(a)(9)]**
- X 12. For all new antenna support structures, a list and map identifying all existing wireless communications facilities to which the proposed facility will be a handoff candidate, including latitude, longitude, and power levels of each. **[34-1446(a)(10)]**
- X 13. Floor plans, elevations, and cross sections on 24" X 36" size paper at a scale no smaller than 1/4" = 1' (1:48) of any proposed accessory structures. **[34-1446(a)(11)]**
- X 14. To scale elevation drawings, indicating the roof, facades, doors, and other exterior appearance and materials of the proposed wireless communication facility (signed and sealed by Professional Engineer). **[34-1446(a)(12)]**
- X 15. If the property owner is not a provider, a copy of an executed lease agreement or memorandum of lease between the application or property owner and provider. If no lease agreement has been executed, an affidavit signed by provider attesting to provider's intent to make an application for development order approval to place antennas on the wireless communications facility if the zoning application is approved. **[34-1446(b)(1)]**
- 16. For antenna supporting structures, the graphic results of the balloon test conducted by the applicant pursuant to the requirements of LCLDC Section 34-1446(d). **[34-1446(b)(2)]**

J. Model Homes: Narrative and plans that demonstrate compliance with provisions of LCLDC Chapter 34, Division 24. [34-1954(a)(2)]

PART 6
SUBMITTAL REQUIREMENT CHECKLIST

Two copies required for submittal
Clearly label your attachments as noted in bold below

☒	Completed application for Public Hearing [34-202(a)(1)]
☒	Filing Fee - [34-201(d)]
☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]
☒	Affidavit of Authorization (notarized) Form [34-202(a)(3)]
☐	Additional Agents [34-202(a)(4)]
☐	Multiple Owners List (if applicable) [34-202(a)(2)]
☒	Disclosure of Interest Form (multiple owners) [34-202(a)(2)]
☒	Legal description (must submit one) [34-202(a)(1)]
☒	Legal description (metes and bounds) and sealed sketch of legal description
	OR
☐	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
☒	Boundary Survey (not required if platted lot) [34-202(a)(2); 34-373(a)(4)a.]
☐	Property Owners list (if applicable) [34-202(a)(5)]
☐	Property Owners map (if applicable) [34-202(a)(5)]
☒	Confirmation of Ownership/Title Certification [34-202(a)(3)]
☐	STRAP Numbers (if additional sheet is required) [34-202(a)(1)]
☒	List of Surrounding Property Owners [34-202(a)(6)]
☒	Map of Surrounding Property Owners [34-202(a)(7)]
☒	Mailing labels [34-202(a)(9)]
☐	List of Zoning Resolutions and Approvals
☐	Summary of Public Informational Session (if applicable)
☐	Waivers from Application Submission Requirements [34-201(c)]
☒	Request Statement [34-202(b)(5)(a)]
☒	Traffic Impact Statement (TIS) [34-202(b)(5)(b)]
☒	Site Plan [34-202(b)(5)(c)]
☒	Additional Information (if applicable) [34-202(b)(5)(d)]
☐	Potable Water & Sanitary Sewer. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]
☐	Existing Agricultural Use Affidavit (if applicable) [34-202(a)(12)]
☐	Excavations/Blasting (if applicable)
☒	Tall Structures Permit (if applicable) [34-1108]
☐	Solar or Wind Energy Modifications (if applicable) [34-202(b)(5)(d)1.]
☐	Consumption on Premises (COP) (if applicable) [34-202(b)(5)(d)2.]
☐	Private Aircraft Landing Facilities (if applicable) [34-202(b)(5)(d)3.]
☒	Wireless Communication Facilities (if applicable) [34-1441 et. seq.]
☐	Model Homes (if applicable) [34-1954(a)(2) & (b)]

AFFIDAVIT OF AUTHORIZATION**APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE**

I, Richard C. Johnson (name), as V.P.
(owner/title) of The Forest Country Club, Inc. (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

[Signature]
Signature

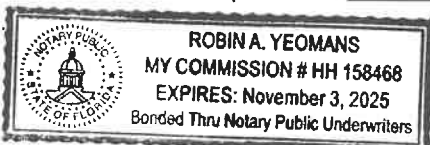
3/6/25
Date

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 6th day of March, 2025, by Richard C. Johnson (name of person providing oath or affirmation), who is personally known to me or who has produced Driver's License (type of identification) as identification.

STAMP/SEAL



[Signature]
Signature of Notary Public

DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared Richard C. Johnson, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 6227 Deer Run, Fort Myers, FL 33908 (Parcel 01-46-24-00-00001.0000) and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
<u>NONE</u>	

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

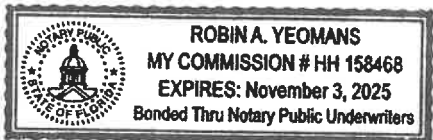
The Forest Country Club a non-profit
Property Owner corporation
by Richard C. Johnson VP
Print Name [Signature]

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on _____ (date) by Richard C. Johnson (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



[Signature]
Signature of Notary Public



January 8, 2025

Lee County Community Development
P.O. Box 398
1500 Monroe Street
Fort Myers, FL 33902

RE: Application for Special Exception and Variance Approval to allow for the construction and use of a 149-foot Wireless Communications Facility

Applicant: Vertex Development, LLC
3630 W. Kennedy Blvd
Tampa, FL 33609

Owner: The Forest Country Club, Inc.
6100 Club Blvd. SW
Fort Myers, FL 33908

Contacts: Alan Ruiz / Jennifer C. Frost, PMP
813-335-4768 / 813-480-7855
alanruiz@vertexdevelopment.net

Dear Staff:

Enclosed, please find Vertex Development, LLC's ("Vertex") submittal for the above-referenced applications to construct a 149' close-mount monopole-type wireless communication facility tower ("Tower"). We have included the following documents pursuant to the Lee County Land Development Code ("LDC") for Vertex's submittal:

- Application – Special Exception
- Application – Variance
- Affidavit of Authorization
- Disclosure of Interest
- The Forest Country Club, Inc. SunBiz
- Certification of Title and Encumbrances
- Property Card
- Legal Descriptions
- Boundary Survey
- Surrounding Property Owners (list, map, and mailing labels)
- Request Statement (*this letter*)
- Traffic Impact Analysis
- Site Plans
- Landscaping Plans
- Tall Structure Permit Application (Lee County Port Authority) – to be provided at later date

- Zoning Affidavit
- FCC TOWAIR
- T-Mobile FCC Licenses
- Existing Towers Map
- Lee County Mosquito Control District (LCMCD) No Objection Email
- Lee County Sheriff's Department (LCSO) No Objection Letter
- Lee County Public Safety (LCPS) No Objection Email
- T-Mobile RF Package
- Verizon Wireless Letter of Support
- FAA Application 2025-ASO-21892-OE
- FAA Pre-Screening Tool
- Lease Memorandum
- Photo Simulation Package
- Fall Zone Letter

Vertex is requesting Special Exception and Variance approvals for a 149' Wireless Communications Facility ("Tower") to be located at 6227 Deer Run in unincorporated Fort Myers, Florida; Lee County STRAP 01-46-24-00-00001.0000. The total parent parcel is approximately 280.34 acres, MOL (according to the Lee County Property Appraiser's Office), and has a golf course with amenities on the land. The parent parcel is primarily zoned RM-2 (73%) as well as PUD (24%) and CT (3%), with future land use designations of "Suburban" (93%) and "Wetlands" (7%).

The Tower will be designed to accommodate T-Mobile, Verizon Wireless and two other wireless telecommunication providers (such as AT&T). The tower compound is 1,932 square feet in addition to any required easements for access, utilities and landscaping.

Please find below a description how Vertex's application meets the criteria of the applicable sections of the Lee County LDC and Comprehensive Plan.

Lee County Comprehensive Plan

POLICY 1.1.5: The Suburban future land use category will consist of predominantly residential areas that are either on the fringe of the Central Urban or Urban Community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban areas. Industrial land uses are not permitted. This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The maximum total density may only be increased to eight dwelling units per acre (8 du/acre) utilizing Greater Pine Island Transfer of Development Units except in areas that specifically prohibit bonus density. Other forms of bonus densities are not allowed.

Wireless Communication Facilities are needed to service the surrounding residential area(s) and are essential to all land uses; therefore, Towers need to be located within or near residential areas of the County. As the parent parcel and surrounding parcels are zoned residential, the proposed Tower is ideally sited in the utility and maintenance area of The

Forest Country Club in order to serve existing and future residential development. This proposed Tower will also be beneficial by providing another source for emergency communications, promoting the health, welfare, public order and safety of the community.

POLICY 123.10.5: The County will continue to permit communication towers in excess of 100 feet only by special exception. The impacts of such towers on wood storks must be considered in the review of these applications. (Ord. No. 94-30, 00-22, 18-28) **The FCC has strict rules regarding the siting of Towers in accordance with the National Environmental Policy Act (NEPA). Should a negative impact on wood storks be identified in the NEPA, Vertex will notify the County and adjust its Development Order Application accordingly.**

Lee County Land Development Code

Section 34-145.(b) Variances

(3) *Findings/review criteria.* Before granting a variance, the Hearing Examiner must find the following review criteria are satisfied:

- a. The property has inherent exceptional conditions that cause the application of the regulation to create a hardship (as defined in Section 34-2) on the property owner. **“Hardship” is defined by the Lee County land development code as “an unreasonable burden that is unique to a parcel of property, such as peculiar physical characteristics. Economic problems may be considered but may not be the sole basis for finding the existence of a hardship.” Vertex is applying for two separate variances:**
 - **From Section 34-1447.(b), Table 34-1447. The maximum overall height allowed by administrative approval in residential districts is 35 feet, and the maximum overall height requiring approval by Special Exception is 75 feet. As T-Mobile has a stated need of 145 feet, and Verizon has stated a need of 135 feet, Vertex is proposing a 149-foot Tower in order to accommodate both carriers in addition to two more collocations in the future. Therefore, Vertex is requesting the additional height generally in accordance with other districts’ maximum height of 149 feet by Special Exception.**
 - **Per Section 34-1447.(e)(1)(a), new tower facilities must be set back from the property lot lines a distance greater of the zoning district setback requirements or the overall height of the tower. Therefore, the Tower must be set back from the parent property line a minimum distance of 149’. The proposed tower is approximately 63 feet from the Deer Run ROW, and Vertex is proposing a Variance of 86 feet from this requirement. In order to mitigate the request, Vertex is proposing a 50-foot Fall Zone Radius. Deer Run Southwest was platted via “The Forest Unit One” in Plat Book 33, Page 85, in 1983. If this portion of the roadway were not platted or developed, we would not request this variance, as the next closest parent parcel lot line (to the east) to the Tower is 372**

feet. Vertex exceeds all other district and tower height setbacks. Please see Sheets A-1 and C-1 illustrating the setbacks.

- b. The exceptional conditions are not the result of actions of the property owner taken subsequent to the adoption of the ordinance. **The conditions resulting in the requested variances are pre-existing.**
- c. The variance granted is the minimum variance that will relieve the unreasonable burden caused by the application of the regulation to the property. **The variances Vertex is requesting, if granted, will relieve any hardship or unreasonable burden.**
 - **We are requesting a 149' Tower, as this height is the maximum allowed height in all other zoning districts requiring approval by Special Exception, in order to accommodate the maximum number of collocations on the Tower.**
 - **The Tower is ideally sited in the utility and maintenance area of The Forest Country Club, at least 240% the height of the Tower from the closest residential dwelling. Furthermore, the existence of Deer Run as platted through the property has created a unique circumstance of impacting the tower setbacks.**
- d. The granting of the variance will not be injurious to the neighborhood or detrimental to the public welfare. **Wireless Communication Facilities are needed to service the surrounding residential area(s) and are essential to all land uses; therefore, Towers need to be located within or near residential areas of the County. This proposed Tower will also be beneficial by providing another source for emergency communications, promoting the health, welfare, public order and safety of the community.**
- e. The variance is consistent with the Lee Plan. **The parcel the proposed Tower is sited on has a future land use designation of "Suburban." According to the Lee County Comprehensive Plan, or "The Lee Plan," Policy 1.1.5, "The Suburban future land use category will consist of predominantly residential areas that are either on the fringe of the Central Urban or Urban Community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods." The intention of the proposed Tower is to provide wireless coverage for these existing and emerging residential area(s).**

(4) *Special findings.* The Hearing Examiner must also make special findings in variances for the following:

- a. *Wireless communication facilities.*
 - 1. Denial would have the effect of prohibiting the provision of personal wireless services; **There is a need for additional wireless capacity in the surrounding area. Please see T-Mobile RF Package and the Verizon Zoning Support Letter.**

2. Denial would unreasonably discriminate among providers of functionally equivalent personal wireless services; **Not applicable**
3. The variance is necessary to ensure adequate public safety and emergency management communications; **The siting of a Tower as a general public service and emergency service use (including E911 and NG911) shall strengthen the wireless service to area and support the health, welfare and safety of the community. Vertex is also amenable to reserving space on the proposed Tower for the placement of any needed emergency communication apparatus and/or device(s) on the structure or the ground compound as requested by the Lee County Department of Public Safety.**
4. The variance is the minimum necessary in order for the applicant to provide broadcast services pursuant to an FCC-issued license or construction permit (existence of an FCC license requiring a broadcast antenna at a given height will constitute a presumption that this requirement has been met); **Not applicable**
5. Denial would have the effect of prohibiting the provision of amateur radio services; or **Not applicable**
6. The variance will obviate the need for additional antenna-supporting structures in the geographic search area. **The proposed Tower will alleviate the need for any additional wireless capacity in the Geographic Search Area. Please see T-Mobile RF Package and the Verizon Zoning Support Letter.**

(5) *Decisions.*

- a. When the Hearing Examiner determines denial is appropriate, the decision must cite to the specific legal authority for the denial. **Noted**
- b. In reaching a decision, the Hearing Examiner may attach conditions necessary for the protection of the health, safety, comfort, convenience and welfare of the general public. Conditions must rationally relate to the variance. **Vertex will comply with any reasonably related conditions attached to the approval of the Variances.**
- c. Decisions of the Hearing Examiner on variances filed from the Airport Compatibility District regulations, must be in the form of a recommendation to the Board. **Not applicable**

Section 34-145.(c) Special Exceptions

(3) Findings/review criteria.

- a. Prior to granting a special exception, the Hearing Examiner must find the Applicant has proven entitlement to the special exception by demonstrating the request:

1. Is consistent with the goals, objectives, policies and intent of the Lee Plan;
2. Will protect, conserve or preserve environmentally critical and sensitive areas and natural resources, where applicable;
3. Will be compatible with existing and planned uses;
4. Will not be injurious to the neighborhood or detrimental to the public welfare; and,
5. Will be in compliance with zoning regulations pertaining to the use and other applicable regulations.

There are no negative material impacts on surrounding land uses or the environment. The Tower is ideally sited in the southern portion of the 280-acre parcel in the utility and maintenance area of The Forest Country Club, and there is adequate existing vegetation in this area to screen the tower from nearby residents. Also, please see response herein above to Policy 1.1.5. The siting of a Tower as a general public service and emergency service use (including E911 and NG911) shall strengthen the wireless service to area and support the health, welfare and safety of the community. Vertex's application for a Tower within the RM-2 district is consistent with the criteria set forth in LDC Chapter 34, Article VII, Division 11, et al.

- b. In the case of new antenna supporting structure wireless communication facilities, the Hearing Examiner must also find, or conclude a finding is not applicable, that:

1. The Applicant is not able to use existing wireless communications facility sites in the geographic search area;
2. The Applicant has agreed to rent or lease available space on the antenna-supporting structure, under the terms of a fair-market lease, without discrimination to other wireless communications service providers;
3. The proposed antenna-supporting structure will not be injurious to historical resources, obstruct scenic views, diminish residential property values, or reduce the quality and function of natural or man-made resources; and
4. The Applicant has agreed to implement all reasonable measures to mitigate the potential adverse impacts of the structures and facilities.

The closest FCC-registered Tower (FCC ASR 1038046) is approximately 1.2 miles to the northeast and is outside of the Geographic Search Area. Please see Existing Towers Map, T-Mobile RF Package and the Verizon Zoning Support Letter. As such, Vertex will allow the collocation of wireless providers under the terms of a fair-market lease. The Tower's location will not be injurious to historical resources, obstruct scenic views, diminish residential property values, or reduce the quality and function of natural or man-made resources. Finally, as Vertex is proposing a 149' non-reflective (galvanized steel) close-mount monopole Tower in order to accommodate the carriers' collocation needs, a non-reflective close-mount monopole will have a much slimmer profile than a tree-type camouflage (monopine), a flagpole, or bell/clock tower design.

(4) Decision.

- a. The Hearing Examiner must grant the special exception unless he or she finds the request conflicts with subsection (c)(3) of this section or the request is contrary to the public interest and the health, safety, comfort, convenience and welfare of the citizens of the County. If the Hearing Examiner determines denial is appropriate, the decision must cite to the specific legal authority for the denial. **The siting of a Tower as a general public service and emergency service use (including E911 and NG911) shall strengthen the wireless service to area and support the health, safety, convenience and welfare of the community.**
- b. The Hearing Examiner may attach conditions necessary for the protection of the health, safety, comfort, convenience or welfare of the general public. The conditions must rationally relate to the special exception. **Vertex will comply with any reasonably related conditions attached to the approval of the Special Exception.**
- c. Decisions of the Hearing Examiner on special exceptions filed with an application to rezone property must be in the form of a recommendation to the Board. **Section not applicable, as this is a Special Exception only.**

DIVISION 11. WIRELESS COMMUNICATION FACILITIES

...

Sec. 34-1443. Applicability and exemptions.

- (a) Except as provided in Subsection (b) of this section, this division applies to the installation, construction, or modification of wireless communications facilities. **Vertex is applying for the approval and use of a new Tower.**
- (b) The following items are exempt from the provisions of this division: **Not applicable...**

Sec. 34-1444. Permissible wireless facility locations.

- (a) Except as provided below, a wireless communications facility may be permitted only in accordance with Section 34-1447 and the provisions of this chapter. Regardless of the process required, the applicant must comply with all submittal, procedural, and substantive provisions of this chapter. Variances or deviations from the requirements of this division may be granted only in accordance with the requirements of Section 34-1453 for a variance. **Per Table 34-1447 (and footnote 4), Vertex is applying for a Special Exception and a Variance for a 149' Tower within the RM-2 zoning district. Vertex meets all other provisions of this chapter, unless expressly stated herein.**
- (b) Exceptions.
 - (1) Broadcast antenna-supporting structures in excess of 250 feet will only be allowed within an Agricultural Zoning District by variance in accordance with the requirements of Section 34-1453. Broadcast studios are not allowed in the Agricultural Zoning District and must comply with all other applicable zoning and development regulations. **Section**

not applicable, as Vertex is applying for a 149' Tower within a Residential Zoning District.

- (2) The first antennas proposed to be mounted on existing buildings or structures must apply for administrative review as set forth in Section 34-1445(b). Collocations, other than those under Section 34-1443(b)(7), shall follow the procedures indicated in Section 34-1445. **Vertex's future collocators shall comply with this Section.**
- (3) On the barrier islands... **Section not applicable.**
- (4) Wireless communications facilities are prohibited in the Density Reduction/Groundwater Resource (DR/GR) Future Land Use... **Section not applicable.**

The design of any facility proposed in these areas must be reviewed in accordance with the provisions of Section 34-1445 and Section 34-1447. **Vertex's proposed Tower meets all the requirements of these sections.**

Sec. 34-1445. Development review process.

- (a) *Preapplication conference.* **Vertex requested and attended a Pre-Application Conference on October 21, 2025, and has complied with all provisions of this section.**
- (b) *Zoning.*
 - (1) *Administrative review.* **Section not applicable.**
 - (2) *Special exception.*
 - a. Where, pursuant to Table 34-1447, a special exception is required, the application must be reviewed pursuant to the provisions of Section 34-145(c) and this division. **Vertex is applying for a Special Exception and Variance (pursuant to Table 34-1447). Please see responses to Section 34-145(c) earlier in this Written Request.**
 - b. Appeal... **Vertex acknowledges this section, and will exercise, if ever necessary.**
- (c) *Building permits and development orders.* Building permits and development orders are required for all wireless communication facilities in accordance with this chapter and Chapters 6 and 10. **After approval of the Special Exception and Variance, Vertex shall apply for the applicable Development Order and Building Permit(s).**

Sec. 34-1446. Application submittal requirements.

- (a) *Minimum required information for all wireless communication facilities applications.* Every application for wireless communication facilities must include the following information. However, upon written request, on a form prepared by the County, the Director may modify the submittal requirements contained in this section where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request for a waiver or modification must be submitted to the Director prior to submitting the application. A copy of the request and the Director's written response must accompany the application and will become a part of the permanent file. The Director's decision is discretionary and may not be appealed. **Vertex has submitted the minimum information with this Special Exception Application.**
 - (1) Documentation of authority and acceptance of responsibility for compliance with these regulations, executed by the property owner, the applicant, and the provider who will be

placing antennas on the proposed or existing wireless communications facility. **Please see the submitted Special Exception Application documents and Zoning Affidavit #5. Each provider shall provide this information at time of their application for installation.**

- (2) The name, address, and telephone contact information for the owner of all proposed or existing antenna-supporting structures and wireless communication facilities; and an affidavit that such information will be updated annually or upon a change of ownership after the application is approved. **Please see Zoning Affidavit #4 for this information.**
- (3) A license (and for broadcast structures, a construction permit) issued by the FCC to transmit radio signals in Lee County. **Please see FCC Application and T-Mobile FCC Licenses.**
- (4) New antenna-supporting structures must demonstrate there are no existing suitable structures available or higher priority zoning districts in the geographic search area. As part of that demonstration, the application must include a graphical representation of the geographic search area. **See Existing Towers Map. There are no existing antenna structures or buildings of sufficient height within at least one mile. The closest approved, FCC-registered tower (ASR 1038046) is approximately 1.22 miles to the northeast on STRAP 06-46-25-00-00003.0100. Regarding higher priority zoning districts, there are industrially zoned properties on the east side of Tamiami Trail, which are within a one mile radius of the existing FCC-registered tower (ASR 1038046) and are outside the geographic search area. The closest commercial properties are approximately 0.75 miles northeast, where the previously mentioned existing tower (ASR 1038046) is sited in close proximity. The closest CFPD property is over two miles away, which is in close proximity to an existing, unregistered tower. There are no marine-oriented or AOPD parcels within five or more miles. The closest agricultural property is 0.12 miles to the southwest, but this is a part of the Estero Bay Preserve State Park which has a future land use of Conservation and wetlands. There are two RVPD zoned properties to the east, but these are within one mile of where the aforementioned existing tower is located.**
- (5) A statement confirming the overall height of the facility and all other facilities on the subject property, in terms of grade and sea-level. **Please see Site Plans to confirm the height of the proposed Tower, calculated as:**

145' Tower

+ 4' Lightning Rod

149' Overall Height (AGL)

Note: Vertex has applied for an FAA Determination; however, the response has been delayed due to the U.S. Federal Government Shutdown. We will forward upon issuance.

- (6) A letter:
 - a. Demonstrating consent from the Executive Director of the Lee County Port Authority if the wireless communications facilities is to be located within the County airspace notification limits of Section 34-1107; **Due to the U.S. Federal Government shutdown, Vertex has not been able to receive the FAA Determination of No**

Hazard; however, Vertex originally received an FAA Determination for another location on the same parcel, approximately 0.20 miles to the southwest. Additionally, the FAA Pre-Screening results indicate we are not required to file notice with the FAA. See “FAA Pre-Screening Tool Results”. We will submit an application for a Tall Structure Permit once we have received an FAA DNH for the current location.

- b. Confirming review and recommendation from the Lee County Mosquito Control District, the Lee County Sheriff's Department and the Director of Public Safety or their respective designee, for any wireless communication facility exceeding 35 feet; **Please see “No Objection Responses” from LCMCD, LCSO and LCPS.**
- c. Evidence of compliance with applicable Federal Aviation Administration requirements under 14 CFR 77, as amended, and evidence of proper Federal Communications Commission licensure, or other evidence of Federal Communications Commission authorized spectrum use. **As previously mentioned, Vertex is currently unable to obtain an FAA Determination or FCC ASR documents. Once the government resumes operations, Vertex will comply with this section and obtain both an FAA Determination and FCC ASR documents. See FAA Pre-Screening Tool Results and FCC TOWAIR.**

These letters are not required for collocated and surface-mounted antennas. **Noted.**

- (7) A survey of the subject property completed by a registered land surveyor which shows all existing conditions. This requirement does not apply to roof-mounted and surface-mounted antennas. **Please see Boundary Survey.**
- (8) Photo-simulated post-construction renderings of the proposed wireless communications facility, equipment enclosures, and ancillary appurtenances as they would look after construction from areas where the proposed wireless communication facility will be visible according to the balloon test and sight lines. This requirement does not apply to collocations. **Please see Photo Simulation Package.**
- (9) Shared use plan or copy of an executed shared use plan for the existing facility. (This is not required for a broadcast facility until such time as a request is made to collocate personal wireless service equipment.) **Please see Shared Use Plan and Zoning Affidavit #6, which Vertex commits to the shared use and collocation of the approved Tower.**
- (10) For new antenna support structures, to allow a determination that there are no existing structures on which the provider's proposed antennas could be located, a list and map identifying all existing wireless communications facilities to which the proposed facility will be a handoff candidate, including latitude, longitude, and power levels of each. **Please see Existing Towers Map, T-Mobile RF Package and the Verizon Wireless Zoning Support Letter.**
- (11) Floor plans, elevations, and cross sections at a scale no smaller than one-fourth-inch equals one foot (1:48) of any proposed accessory structure. **Please see Site Plans Sheet C-2 for Tower Elevation and Sheet C-3 for the Compound Plan.**
- (12) To scale elevation drawings, indicating the roof, facades, doors, and other exterior appearance and materials of the proposed wireless communication facility (signed and

sealed by a professional engineer). **Please see Site Plans and Photo Simulation Package for information relevant to this application.**

- (b) *Additional required information for wireless communication facilities requiring a public hearing.* In addition to the submittals required by Sections 34-202 and 34-203, and the requirements of Subsection (a) of this section, the following information must be provided:
- (1) Lease required. If the property owner is not a provider, the application must include a copy of an executed lease agreement or memorandum of lease between the applicant or property owner and a provider. Where no lease agreement has been executed, the applicant must include an affidavit signed by a provider attesting to the provider's intent to make application for development order approval to place antennas on the wireless communications facility if the zoning application is approved. **Please see Memorandum of Agreement between Vertex and the Property Owner.**
 - (2) For antenna-supporting structures, the graphic results of the balloon test conducted by the applicant pursuant to the requirements set forth in Subsection (d) of this section. **Vertex will submit the graphic results of the Balloon Test once conducted in accordance with subsection (d) herein below.**
- (c) *Additional information for wireless communication facilities required at time of application for a development order or building permit...* **Vertex will submit the required information at time of Development Order. Please see Zoning Affidavit #7. However, since Vertex is applying for a variance due to tower height setbacks from the property line, we are submitting a fall zone letter in accordance with 34-1446(c)(3) at this time. Please see Fall Zone Letter.**
- (d) *Balloon test.* Within 35 calendar days after an application for an antenna-supporting structure has been deemed complete, the applicant must conduct a balloon test in accordance with the following regulations:... **Vertex shall conduct a Balloon Test in compliance with this section.**

Sec. 34-1447. Development regulations.

The development regulations set forth herein apply to all wireless communications facilities as indicated.

- (a) *Collocations.* **Section not applicable with this application; however, Vertex's future collocations will comply with this section as necessary.**
- (b) *Where permissible, antenna-supporting structures.*

Table 34-1447. Permissible Antenna-Supporting Structure Heights, Locations and Applicable Review Process

<i>Zoning Classification</i>	<i>Maximum Overall Height Allowed by the Administrative Approval Process</i>	<i>Overall Height Requiring Approval by Special Exception</i>
Agricultural ⁵	75 feet ¹	75.1—149 feet
Residential^{2,4}	35 feet	35.1—75 feet
PRFPD ³	35 feet	Not Allowed

All other zoning districts ⁵	90 feet	90.1—149 feet
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Vertex is applying for a Special Exception with a Variance for 149' Tower within a Residential Zoning District.

(c) *District impacts minimized.*

- (1) *Generally.* Antenna-supporting structures must be located in a manner that is consistent with the County's interest in land use compatibility, within and between zoning districts, as set forth in this chapter's zoning district regulations, Section 34-611 et seq. **Table 34-1447 requires Towers up to 75 feet in the Residential Districts to obtain approval by a Special Exception. As the proposed Tower is 149 feet overall, Vertex is also seeking a Variance – per footnote #4. The intent of the Residential Districts is “to permit various types of dwelling units at various densities in the public service areas where infrastructure exists or can feasibly be extended, and to permit lower-density, single-family conventional and mobile home dwelling units in nonurban areas where the services and conveniences of the urban areas are not provided.” Additionally, this parcel is within an urban area on the Future Land Use Map, further classified as Suburban future land use. Because the closest existing FCC-registered Tower is over 1.2 miles away and this is an urban area, wireless coverage in this area needs improvement. This proposed Tower will be beneficial not only to the nearby residents, but also the future residents, by providing another source for emergency communications, promoting health, welfare, public order and safety.**
- (2) *Siting priorities.* In order to justify the construction of an antenna-supporting structure, the applicant must demonstrate that higher ranking alternatives in the following hierarchy, beginning with Subsection (c)(2)a of this section, do not constitute reasonable, compatible or feasible alternatives. Such demonstration must include a statement of position, qualifications, and experience by a qualified radio frequency engineer.
 - a. Collocated or combined antennas.
 - b. Surface-mounted antennas.
 - c. Roof-mounted antennas.
 - d. Antenna-supporting structures.

The closest FCC-registered Tower is approximately 1.2 miles to the northeast and is outside of the Geographic Search Area. Therefore, siting priority a. is not viable. Additionally, there are no structures that have the height necessary to provide reliable coverage and capacity to this area; therefore, priorities b. and c. are also not viable. Hence, we are proposing a new Tower in this area.

- (3) *Proliferation minimized.*
 - a. *Generally.* No antenna-supporting structure will be permitted unless the applicant demonstrates that the proposed antenna cannot be accommodated on an existing building, structure or antenna-supporting structure. **Please see previous response to 34-1447.(c)(2).**

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- b. *Additional documentation.* Additional documentation may also be submitted to demonstrate compliance with this section: ... **Please see previous responses that reiterate there are no available viable alternatives.**
- (4) *Zoning district priorities.* In order to justify locating a proposed antenna-supporting structure within a zoning district lower in the hierarchy below, the applicant must adequately demonstrate that siting alternatives within higher ranked districts, beginning with Subsection (c)(4)a of this section, are not reasonable or feasible. This demonstration must include the submission of a statement of position, qualifications, and experience by a qualified radio frequency engineer.
- a. Industrial;
 - b. Commercial;
 - c. Marine-Oriented;
 - d. Community Facilities (CF) and Airport Operations Planned Development (AOPD);
 - e. Agricultural;
 - f. Recreational Vehicle;
 - g. Residential (including Mobile Home);
 - h. Private Recreational Facilities Planned Development (PRFPD);
 - i. Environmentally Critical (EC).

Vertex is proposing a new Tower on a Residential zoned parcel – Priority “g”. Regarding higher priority zoning districts, there are industrially zoned properties on the east side of Tamiami Trail, which are within a one mile radius of the existing FCC-registered tower (ASR 1038046) and are outside the geographic search area. The closest commercial properties are approximately 0.75 miles northeast, where the previously mentioned existing tower (ASR 1038046) is sited in close proximity. The closest CFPD property is over two miles away, which is in close proximity to an existing, unregistered tower. There are no marine-oriented or AOPD parcels within five or more miles. The closest agricultural property is 0.12 miles to the southwest, but this is a part of the Estero Bay Preserve State Park which has a future land use of Conservation and wetlands. There are two RVPD zoned properties to the east, but these are within one mile of where the aforementioned existing tower is located.

- (d) *Visual impacts minimized.*
- (1) *Generally.* Antennas must be configured in a manner that is consistent with the character of the surrounding community and must be of a color that blends with the structure to which it is attached, so that adverse visual impacts on adjacent properties are minimized. Antenna concealment screening should also be used when possible. **Vertex is proposing a galvanized steel, non-reflective close-mount monopole Tower, which has a much slimmer profile than a tree-type camouflage (monopine), a flagpole, or bell/clock tower design.**
 - (2) *Monopole design required.* Unless approved as either a roof-mounted or surface-mounted facility, all antenna-support structures must be a monopole, with all
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transmission cable/wiring concealed inside. **Vertex is proposing a close-mount Monopole design, which is consistent with this section.**

- (3) *Antenna type priorities.* In order to justify the use of an antenna-type lower in the hierarchy below, the applicant must adequately demonstrate that higher ranked alternatives in the following hierarchy, beginning with Subsection (c)(3)a of this section, are not reasonable or feasible. This demonstration must include the submission of a statement of position, qualifications, and experience by a qualified radio frequency engineer.

- a. Flush-mounted;
- b. Panel;
- c. Whip;
- d. Dish.

To avoid the proliferation of additional towers in this market area, the Tower is designed with flush-mounted antennas to optimally meet new service, E911, and capacity demands.

- (4) *Camouflage, screening, taping, and placement.*

- a. *Color.* Antenna-supporting structures and ancillary appurtenances, including transmission lines, must maintain a galvanized gray finish or other contextual or compatible color as determined by the County, except as otherwise required by the FAA or FCC. **The proposed Tower will have a galvanized finish. Please see Site Plans, Sheet C-2. Additionally, we anticipate the FAA will issue a determination that does not require marking or lighting for aviation safety.**
- b. *Fencing.* The developer of a wireless communication facility must install a fence or wall not less than eight feet and not more than ten feet in height from finished grade to enclose the base of the antenna-supporting structure and equipment enclosures associated with any wireless communication facility. Access to the antenna-supporting structure must be controlled by a locked gate. The fence must be constructed in accordance with Section 34-1742. Not more than three strands of barbed wire, spaced six inches apart, may be allowed above the fence. **Vertex is proposing a ten-foot tall, PVC fence. Please see Site Plans, Page C-3:4, for details.**
- c. *Landscaping.*
 1. A landscaped buffer of at least ten feet in width must be planted along the entire exterior perimeter of the fence or wall required by Subsection (d)(4)b of this section. Where the proposed antenna-supporting structure will be located adjacent to a residential or public recreational use, or a lot within a Residential Zoning District, the landscaped buffer must be at least 15 feet in width.
 2. A buffer required by this section must contain sabal palms planted ten feet on center, and a double hedge row of native shrubs. Section 10-420 planting standards must be met. The hedge must be

maintained at a minimum height equivalent to the fence height. Except where the proposed antenna-supporting structure will be located adjacent to a residential lot, public recreational use, or right-of-way, the landscaped buffer must include six feet in height native canopy trees planted ten feet on center, instead of the sabal palms required above.

3. Where these regulations would require existing facilities to meet current landscape requirements, the Director may reduce or eliminate such requirements if the Director determines that the requirements would be unreasonable, infeasible or otherwise inequitable under the circumstances. The Director's decision is discretionary and may not be appealed. Applicants may apply for a variance from the landscaping requirements herein.

Please see the Landscaping Plans for proposed landscaping. Vertex is proposing all the required plantings within a five-foot buffer due to the existing surrounding berm and vegetation providing extensive screening at the base of the Tower. In order to meeting the full 15-foot buffer width, we would have to remove the berm, many palm trees and other bushes.



Looking north along berm



Looking west at site



Looking east at site toward access

- d. *Other facilities.* **Not applicable.**
- e. *Taping.* The developer of a wireless communication facility must install taping around the antenna-supporting structure in conformance with the following:
 1. The tape must be six-inch 3M Diamond Grade™ VIP Reflective Sheeting, Series 3990.
 2. The taping must start at 20 feet above surface.
 3. The taping must be at ten-foot intervals.

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4. The tape must be wrapped around the support pole and overlap by one inch for a good seal.

Vertex will comply with this section, as necessary.

(e) *General property development regulations.*

(1) *Setbacks.*

- a. *New facilities.* All new antenna-supporting structures must meet the setback requirements for the zoning district in which they are proposed or a distance equal to their overall height from all lot lines of the fee property on which they are proposed, whichever is greater; unless a greater distance is required as a condition of the approval. A monopole with internal antennas must be setback a distance equal to one-half of its overall height from all lot lines of the fee property on which it is proposed, unless a greater distance is required as a condition of the approval, or a variance is granted. **Please see Site Plans, Sheet A-1, for the listed and illustrated tower setbacks, which the proposed Tower mostly exceeds. Vertex is requesting a Variance from the Deer Run right-of-way; please see previous responses for additional supporting details.**
- b. *Replacement facilities.* **Not applicable.**
- c. *Ancillary appurtenances, and equipment enclosures.* Ancillary appurtenances, and equipment enclosures must meet the minimum setback requirements for the zoning district in which they are proposed, as well as those set forth in Section 34-2191 et seq. **Please see Site Plans, Sheet A-1, for the listed and illustrated district setbacks for the compound.**

(2) *Height.*

- a. All antenna-supporting structures must comply with the requirements of Section 34-1008. **Section 34-1008 is reserved; however, Vertex's Tower shall comply will all applicable height requirements, including FAA and LCPA Tall Structure Permit.**
 - b. Antenna-supporting structures on the barrier islands or within the outer islands future land use areas may not exceed 35 feet, or the special height limits set forth in Section 34-2175. **Not applicable.**
 - c. Roof-mounted antennas, attachment devices, equipment enclosures or ancillary appurtenances may be placed on commercial, institutional, industrial and multifamily buildings at least 35 feet in height and may not extend more than 20 feet above the roofline of the building on which it is attached. **Not applicable.**
 - d. Collocations may not increase the existing overall height of an antenna-supporting structure. **Not applicable.**
 - e. In all other cases, the overall height of an antenna-supporting structure approved in accordance with Section 34-1445 may not exceed 149 feet, except as provided below:... **Not applicable.**
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- f. In no event may the provisions set forth in Section 34-2174 apply to wireless communication facilities. **Acknowledged.**
 - g. The overall height of ground-mounted equipment or equipment enclosure may not exceed 12 feet. **Vertex and its future collocators shall comply with this section.**
 - h. Private aircraft and helicopter landing facilities. In addition to the provisions of Section 34-1001 et seq., antenna-supporting structures proposed within a designated notification height boundary of a private aircraft or helicopter landing facility, as specified on the Airspace Notification Map, will be limited to the height specified by that boundary, according to the proposed facility's distance from the runway or landing facility. **Not applicable.**
- (f) *Construction.*
- (1) *Type of construction.* Broadcast facilities may utilize lattice or guyed antenna-supporting structures. All other wireless facilities are limited to monopole antenna-supporting structures. **Vertex is proposing a 149' close-mount monopole-type Tower. See Site Plans Sheet C-2 and Photo Simulations for illustration.**
 - (2) *Accommodation of future collocations.*
 - a. Antenna-supporting structures should be designed to accommodate future collocations. **The Tower is designed to accommodate four carriers overall, including T-Mobile as the anchor tenant. Please see Site Plans Sheet C-2, Shared Use Plan, and Zoning Affidavit #6.**
 - b. The applicant must submit a shared use plan that commits the owner of the proposed antenna-supporting structure to accommodating future collocations where reasonable and feasible in light of the criteria set forth in this section. **Please see Shared Use Plan and Zoning Affidavit #6; Vertex is committed to future collocations.**
 - (3) *Lighting.*
 - a. Except for security lighting and site lighting, other types of lights, signals or illumination will only be permitted on an antenna-supporting structure or ancillary appurtenances where lighting is required by the FAA, FCC, the County, or the Lee County Mosquito Control District. **If the FAA requires lighting, Vertex will comply with this determination. Otherwise, Vertex will not install any sort of illumination or lighting. We anticipate the FAA will issue a determination that does not require marking or lighting for aviation safety.**
 - b. Security lighting. Security lighting and site lighting may be placed in association with an approved equipment enclosure. Site lighting must remain unlit except when authorized personnel are present at the facility. Security lighting and site lighting must be shielded to prevent light trespass. **Vertex is not anticipating installing any security lighting, but future collocators shall comply with this section.**
 - c. Required lighting. **Section not applicable, as Vertex's proposed Tower is 149', below the 150' additional requirements.**
-

(4) *Notice of commencement of construction.*

- a. Forty-eight hours before commencing construction of an antenna-supporting structure, and within 48 hours after the antenna-supporting structure construction reaches its maximum height, the County Port Authority, Sheriff's office, Emergency Medical Services, the local fire district and the County Mosquito Control District must be notified by the entity constructing the antenna-supporting structure. Notice must include the location of the antenna-supporting structure tied to the State plane coordinate system for the Florida West Zone (North American Datum of 1983/1990 Adjustment). **Vertex shall comply with all notifications, prior to construction.**
- b. The tall structures permit application will not be issued if the proposed construction or alteration is found to violate the provisions of this Article VI, Division 10, Subdivision III (Section 34-1001 et seq.), or any other applicable federal or State rules or regulations. No tall structures permit will be issued if all Federal Aviation Administration and County Port Authority comments are not addressed to the satisfaction of the County Port Authority. The applicant will be forwarded a written notice if the tall structures permit is denied, from the County Port Authority. This written notice must specify the reason for objections and suggestions for compliance under this subdivision and all other applicable federal or State rules and regulations. **Vertex is issued the FAA Determination (delayed due to U.S. Government Shutdown), Vertex will obtain a Tall Structures Permit. We will comply with all conditions.**

- (5) *Floor area.* Floor area will be calculated based on the total impervious surface associated with an equipment enclosure. Floor area may not exceed 400 square feet per antenna array without approval by special exception. **Vertex will ensure each future collocator complies with this section of no greater than 400 square feet of impervious surface.**

- (g) *Signage.* **Vertex shall comply with all subsections related to signage. Please see Site Plans Sheet C-4.**

Secs. 34-1448, 34-1449. Reserved. N/A

Sec. 34-1450. Fees and insurance.

- (a) Antenna-supporting structures and wireless communications facilities must be insured by the owner against damage to persons and against damage to property. Owner must provide a Certificate of Insurance to the Director annually. **Vertex shall comply with this section, upon or prior to construction of the Tower.**
- (b) Fees for antenna-supporting structures and wireless communications facilities permitting and renewal, monitoring of emissions and inspection of structures, and other fees will be established by the Board. **Vertex shall comply, as necessary.**

Sec. 34-1451. Discontinued use... Vertex will comply with the applicable provisions of this section relating to discontinued use and removal. Please see Zoning Affidavit #8.

Sec. 34-1452. Nonconforming antenna-supporting structures... Section not applicable.

Sec. 34-1453. Variance criteria... Vertex is applying for a 149' close-mount monopole-type Tower in a Residential zoned district; therefore, we will comply with the criteria in accordance with the procedures and requirements set forth in Section 34-145.

C:\Users\DarrylKroeze\Downloads\Forest\US-FL-5606_The Forest CC_ZD_REV A_NEW SURVEY_12.29.25.dwg December 30, 2025 9:13:50 AM DarrylKroeze



3630 W. KENNEDY BOULEVARD
TAMPA, FLORIDA 33609



Darryl J Kroeze

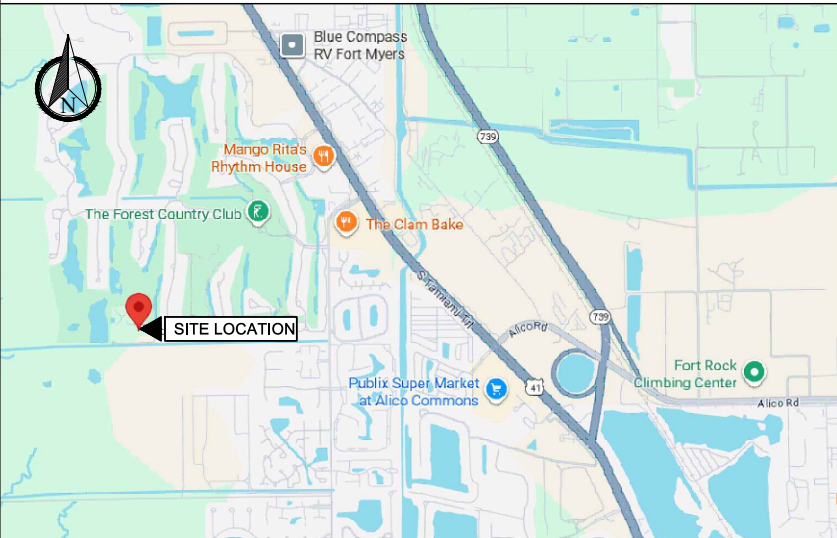
Digitally signed by Darryl J Kroeze,
DN: cn=Darryl J Kroeze,
dnQualifier=A01410C000001990C34827B000587AC,
o=GEN3 ENGINEERING, C=US
Date: 2025.12.30 09:15:03-05'00'

THE FOREST CC
FL-5066

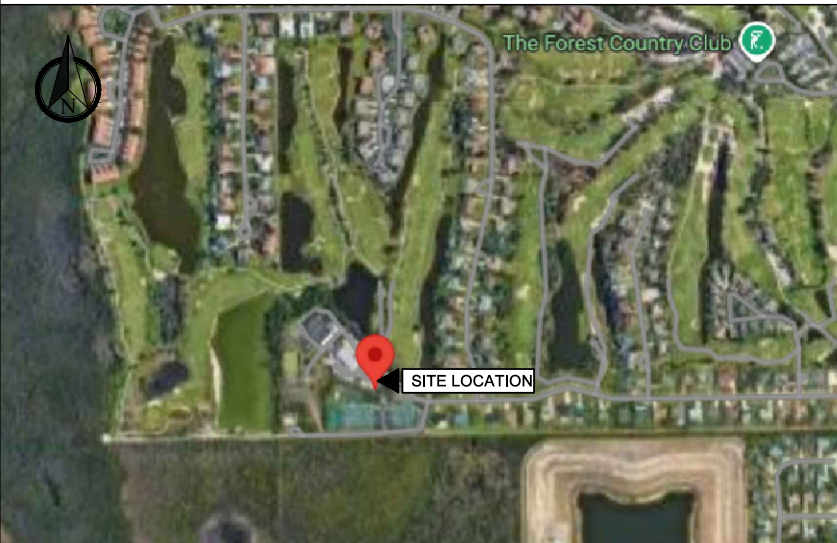
6227 DEER RUN
FORT MYERS, FL 33908

NEW VERTEX WIRELESS TELECOMMUNICATIONS TOWER
149' MONOPOLE TOWER

LOCATION MAP



VICINITY MAP



DRIVING DIRECTIONS



APPROVALS

PROPERTY OWNER	DATE
RF ENGINEER	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
ZONING	DATE
NETWORK	DATE
OPERATIONS	DATE
CONTRACTOR	DATE

PROJECT SUMMARY

- VERTEX SITE NAME: THE FOREST CC
- VERTEX SITE NUMBER: FL-5066
- TYPE OF STRUCTURE: UNMANNED WIRELESS TELECOMMUNICATIONS TOWER 149' MONOPOLE
- TYPE OF DEVELOPMENT: UTILITY
- TOWER GROUND ELEVATION: ±5.9' (NAVD 88)
- SITE ADDRESS: 6227 DEER RUN
FORT MYERS, FL 33908
- LATITUDE: 26° 29' 46.31" N / 26.496197° N
- LONGITUDE: 81° 52' 08.22" W / -81.868950 W
- PROPERTY OWNER: THE FOREST COUNTRY CLUB, INC.
6100 CLUB BLVD SW
FORT MYERS, FL 33908
- COUNTY: LEE COUNTY, FLORIDA
- PARCEL NUMBER: 01-46-24-00-00001.0000
- PARCEL PORTION OF: S1, T46 SOUTH, R24 E
- JURISDICTION: LEE COUNTY, FLORIDA
- EXISTING LAND USE: 3800 - GOLF COURSE
- FUTURE LAND USE: SUBURBAN - 93%
WETLANDS - 4%
WETLANDS - 3%
- EXISTING ZONING: RM-2
- ADJACENT PARCEL ZONING: NORTH: RM-2
SOUTH: PUD
EAST: RM-2
WEST: PUD
- ACTUAL TOWER SETBACKS: NORTH: 1101.9'
SOUTH: 246.6'±
EAST: 372.9'±
WEST: 224.5'±
- PARENT TRACT AREA: 280.34 ACRES
- TOTAL PROJECT AREA: 2,854 SF (±) / 0.06 ACRES (±)
- TOTAL LEASE AREA: 1,932 SF
- TOTAL COMPOUND AREA: 1,932 SF
- PROPOSED TOWER PARKING: (1) ONE

DESIGN CRITERIA

- FLORIDA BUILDING CODE 8th EDITION (2023)
ANSI/EIA/TIA-222-H (ALLOWED PER EXEMPTION #5 OF 1609.1.1)
ASCE 7-22
Vult = 160 MPH (ULTIMATE 3 SECOND GUST)
Vasd = 124 MPH (NOMINAL 3 SECOND GUST)
RISK CATEGORY= II
EXPOSURE= C
IMPORTANCE FACTOR= 1.0
- NATIONAL ELECTRICAL CODE, 2020 EDITION
- FLORIDA FIRE PREVENTION CODE 8th EDITION (2023)
- CONTRACTOR TO CONFIRM THAT THE SITE IS COMPLIANT WITH RF WARNING SIGNAGE & EMERGENCY SIGNAGE AS REQUIRED BY THE FEDERAL GUIDELINES CONTAINED WITH OET 65 BULLETIN & AS PER CLIENT'S GUIDELINES.

CONSTRUCTION NOTES

- CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
- CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO SITE.
- THIS PROJECT CONSISTS OF THE INSTALLATION OF:

NEW WIRELESS TELECOMMUNICATIONS SUPPORT STRUCTURE
149' MONOPOLE TOWER & 1,932 SF FENCED COMPOUND WITHIN A 1,932 SF LEASE AREA FOR AN UNMANNED WIRELESS DATA TELECOMMUNICATIONS FACILITIES.

CONTACTS

APPLICANT / TOWER OWNER / LEASE HOLDER:
VERTEX DEVELOPMENT
3630 W. KENNEDY BLVD.
TAMPA, FL 33609
(813) 335-4768

CONTRACTOR:
EXPERT CONSTRUCTION MANAGERS
815 SOUTH KINGS AVENUE
BRANDON, FL 33511
(813) 657-8710

ENGINEER:
GEN3 ENGINEERING, INC.
27139 SEA BREEZE WAY
WESLEY CHAPEL, FL 33544
(813) 917-2671
ATTN: DARRYL J. KROEZE, PE

TITLE HOLDER / PROPERTY OWNER:
THE FOREST COUNTRY CLUB, INC.
6100 CLUB BLVD SW
FORT MYERS FL 33908

SURVEYOR:
GEOLINE SURVEYING
13430 NW 104TH TERRACE
SUITE A
ALACHUA, FL 32615
(386) 418-0500

ELECTRIC COMPANY:
SECO ENERGY

FIBER COMPANY:
TBD

PROJECT INFORMATION

- THIS IS AN UNMANNED FACILITY AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
- VERTEX DEVELOPMENT CERTIFIES THAT THIS EQUIPMENT FACILITY WILL BE SERVICED ONLY BY VERTEX DEVELOPMENT OR WIRELESS CARRIER EMPLOYEES AND SUB-CONTRACTORS AND THE WORK ASSOCIATED WITH ANY EQUIPMENT CANNOT BE PERFORMED BY HANDICAPPED PERSONS. THIS FACILITY WILL BE FREQUENTED ONLY BY SERVICE PERSONNEL FOR REPAIR PURPOSES ONLY.
- NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
- NO WASTEWATER WILL BE GENERATED AT THIS LOCATION.
- NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.
- HANDICAP REQUIREMENTS; FACILITY WILL BE UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS NOT REQUIRED.

REV	DATE	DESCRIPTION
A	11/07/25	PRELIMINARY ZDs
B	11/14/25	CLIENT COMMENTS
C	12/29/25	CLIENT COMMENTS
O	12/30/25	ISSUED FOR ZONING
GEN3 PROJECT NO.:		102404002
DRAWN BY:		CHECKED BY:
HR		DJK



3630 WEST KENNEDY BOULEVARD
TAMPA, FLORIDA 33609
PH: (813) 335-4768

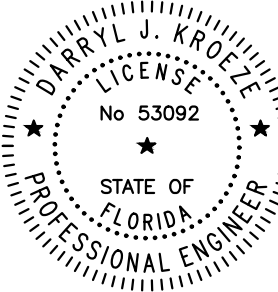


815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

PREPARED BY:



27139 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
PH: (813) 917-2671
COA # 35409



THIS ITEM WAS DIGITALLY SIGNED AND
SEALED BY DARRYL J. KROEZE, P.E. ON
THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

DECEMBER 30, 2025
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066

6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

TITLE SHEET

SHEET NUMBER

T-1

General Conditions:

1. These Specifications and Construction Drawings are intended to be fully explanatory and complementary. However, should anything be shown, indicated or specified on one and not the other, it shall be the same as if shown, indicated or specified on both.
2. The intention of the documents is to include all labor and materials reasonably necessary for the proper execution and completion of the work as indicated in the documents.
3. Minor deviations from the design layout are anticipated and shall be considered as part of the work; however, no changes that alter the character intent of the design shall be made or permitted by the Subcontractors, without express written Consent from the Construction Manager.
4. The Contractor is solely responsible for all site safety including but not limited to protection of all site personnel and the general public during the entire site construction period. The Contractor shall take all reasonable precautions to place and maintain barricades, lamps, signs, and the like in accordance with OSHA Safety Act and ANSI occupational guidelines.

Conflicts:

1. The Contractor and each Subcontractor shall be responsible for verification of all measurements at the site before ordering any materials or performing any work. No Change Order, extra charge or compensation shall be allowed due to difference between actual dimensions and dimensions indicated on the neither Construction Drawings nor Specifications. Any such discrepancy in dimension which may inadvertently occur shall be submitted to the Construction Manager for consideration before the Contractor proceeds with the work in the affected area.
2. The Contractor shall contact a subsurface utility locator for location of existing utilities prior to commencement of any construction activities. For assistance in locating existing utilities call "SUNSHINE STATE ONE CALL" at 1-800-638-4097.
3. Damage by the Contractor to utilities or property of others, including existing pavement and other surfaces disturbed by the Contractor during construction shall be repaired to pre-construction conditions by the Contractor. For grassed areas seed and mulch shall be acceptable.

Inspections:

1. The Contractor shall be solely responsible for ensuring that all relevant authority inspections are carried out in a timely manner.

As-Built Drawings:

1. The Contractor shall prepare a red-lined set of As-Built Drawings.

Environmental Protection

1. Noise Level: The Contractor shall ensure that state and local regulations are complied with in regard to noise levels produced by his or his sub-Contractor's equipment or methods of construction.
2. Dust Control: The Contractor shall take all necessary steps to limit the creation of any dust nuisance that might arise during construction to the satisfaction of the local authorities.
3. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.

Clean Up:

1. The Subcontractors shall at all times keep the site free from accumulation of waste materials or rubbish caused by their employees at work, and at the completion of the work, they shall remove all rubbish from and about the building, including all tools, scaffolding and surplus materials, and shall leave the work clean and ready for use.

Code Compliance:

1. All materials, design, and workmanship shall be in accordance with all applicable codes (some of which are listed below), ordinances, and authorities having jurisdiction over the work. Where no codes exist, the work shall conform to the Florida Building Code 7th Edition (2020), and/or the specifications herein, whichever is more stringent.

City/County Building Codes
Florida Building Code 8th Edition (2023)
EIA/TIA-222 Rev. H
Florida Fire Prevention Code 8th Edition (2023)
Life Safety Code 101
National Electric Code 2020
American Institute of Steel Construction Specifications
American Welding Society
American Concrete Institute
Federal Aviation Authority Regulations
Federal Communications Commission Regulations
American National Standards Institute
American Society for Testing and Materials
National Underwriter's Laboratories
2. It is the Subcontractor's responsibility to verify compliance with the governing codes and to notify the Construction Manager of any discrepancies prior to performing work. Reference to any standard or code of practice in this specification shall be deemed to mean the edition current at the time of award of the contract.

Site Work:

1. The Contractor is required to maintain all ditches, pipes, and other drainage structures free from obstruction until work is accepted. The Contractor is responsible for any damages caused by failure to maintain drainage structure in operable condition.

Structural:

1. All cast in place concrete shall be mixed and placed in accordance with the requirements of ACI 318 and ACI 301, and shall have a 28 day minimum compressive strength of 4000 PSI. Concrete shall be placed against undisturbed soil unless otherwise noted. Minimum concrete cover shall be 3 inches.
2. Each new communication tower must be designed and constructed so that in the event a tower falls it will collapse only within the property lines of the lot on which the tower is located. All applications for development approval shall provide verification of compliance with this design requirement from an engineer registered by the State of Florida. In addition, the construction of new communication towers shall comply with all county construction codes.
3. All reinforcing steel shall conform to ASTM 615 grade 60, deformed billet steel bars. Welded wire fabric reinforcing shall conform to ASTM A185.

Florida Building Code 8th Edition (2023)
FBC Specifications: Risk Category II
TIA Specifications: Structure Class = 2; Exposure = C; Topographic Category 1
Wind Loads (ASCE 7-22)
160 mph ultimate design wind speed per FBC 8th Edition (2023)
124 mph nominal design wind speed per FBC 8th Edition (2023)

Site Notes

1. ALL TELECOMMUNICATIONS TOWERS (TOWERS), ANTENNAS, AND EQUIPMENT SHALL COMPLY WITH THE LEE COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS; ALL APPLICABLE SIRE SAFETY CODES, BUILDING CODES, AND TECHNICAL CODES ADOPTED BY LEE COUNTY; ALL APPLICABLE FEDERAL AND STATE REGULATIONS; AND FAA AND FCC.
2. THE TOWER WILL BE DESIGNED AT A MAXIMUM HEIGHT OF 149 FEET ABOVE GROUND LEVEL.
3. ALL NEW TOWER BASES, OUTDOOR EQUIPMENT, ACCESSORY BUILDINGS, AND ACCESSORY STRUCTURES SHALL BE FENCED.
4. TOWER LIGHTING. TOWERS SHALL NOT BE ARTIFICIALLY LIGHTED EXCEPT AS REQUIRED BY THE FAA OR OTHER APPLICABLE AUTHORITY.
5. THE TOWER AND ANTENNAS MUST MEET THE RADIATION EMISSION STANDARDS SET BY THE FCC.
6. COLLOCATION. THE MONOPOLE TOWER WILL BE DESIGNED TO ACCOMMODATE THE FUTURE ANTENNAS OF FOUR (4) WIRELESS TELECOMMUNICATIONS CARRIERS AT VARYING ELEVATIONS.
7. PARKING AND TRAFFIC. TRAFFIC TO THE TOWER SITE IS APPROXIMATELY ONE TRIP PER CARRIER PER MONTH. AREAS SUFFICIENT FOR THE TEMPORARY OFF-STREET PARKING FOR ONE (1) VEHICLE HAS BEEN PROVIDED.
8. TOWER THAT IS VOLUNTARILY NOT USED FOR COMMUNICATIONS FOR A PERIOD OF ONE (1) YEAR SHALL BE REMOVED AT THE TOWER OWNER'S EXPENSE.
9. UTILITIES. TOWER DOES NOT REQUIRE ANY WATER, WASTEWATER, OR SOLID WASTE DISPOSAL.
10. AT THE TOWER SITE, THE DESIGN OF ANY BUILDINGS AND RELATED STRUCTURES SHALL, TO THE EXTENT POSSIBLE, USE MATERIALS, COLORS, TEXTURES, SCREENING, AND LANDSCAPING THAT WILL BLEND THE TOWER FACILITIES TO THE NATURAL SETTING AND BUILT ENVIRONMENT. OUTDOOR STORAGE IS NOT PERMITTED AT A TOWER SITE.
11. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT OF THE EASEMENT OF RECORD.
12. THE CONSTRUCTION OF THIS FACILITY WILL NOT IMPACT TO THE 100 YEAR FLOOD PLAIN.
13. COLOR. TOWERS SHALL EITHER MAINTAIN A GALVANIZED STEEL FINISH, OR CONCRETE, OR BE PAINTED A COLOR SO AS TO REDUCE VISUAL OBTRUSIVENESS, SUBJECT TO ANY APPLICABLE STANDARDS OF THE FAA, EXCEPT FOR CAMOUFLAGE TOWERS.

REV	DATE	DESCRIPTION
A	11/07/25	PRELIMINARY ZDs
B	11/14/25	CLIENT COMMENTS
C	12/29/25	CLIENT COMMENTS
O	12/30/25	ISSUED FOR ZONING
GEN3 PROJECT NO.:		102404002
DRAWN BY:		CHECKED BY:
HR		DJK



3630 WEST KENNEDY BOULEVARD
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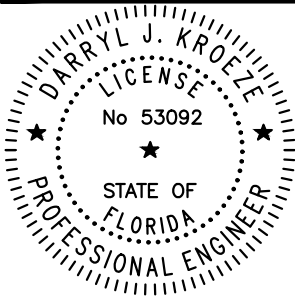


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PH: (813) 657-7810

PREPARED BY:



27139 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
PH: (813) 917-2671
COA # 35409



THIS ITEM WAS DIGITALLY SIGNED AND
SEALED BY DARRYL J. KROEZE, P.E. ON
THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

DECEMBER 30, 2025
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066

6227 DEER RUN
FORT MYERS, FL 33908

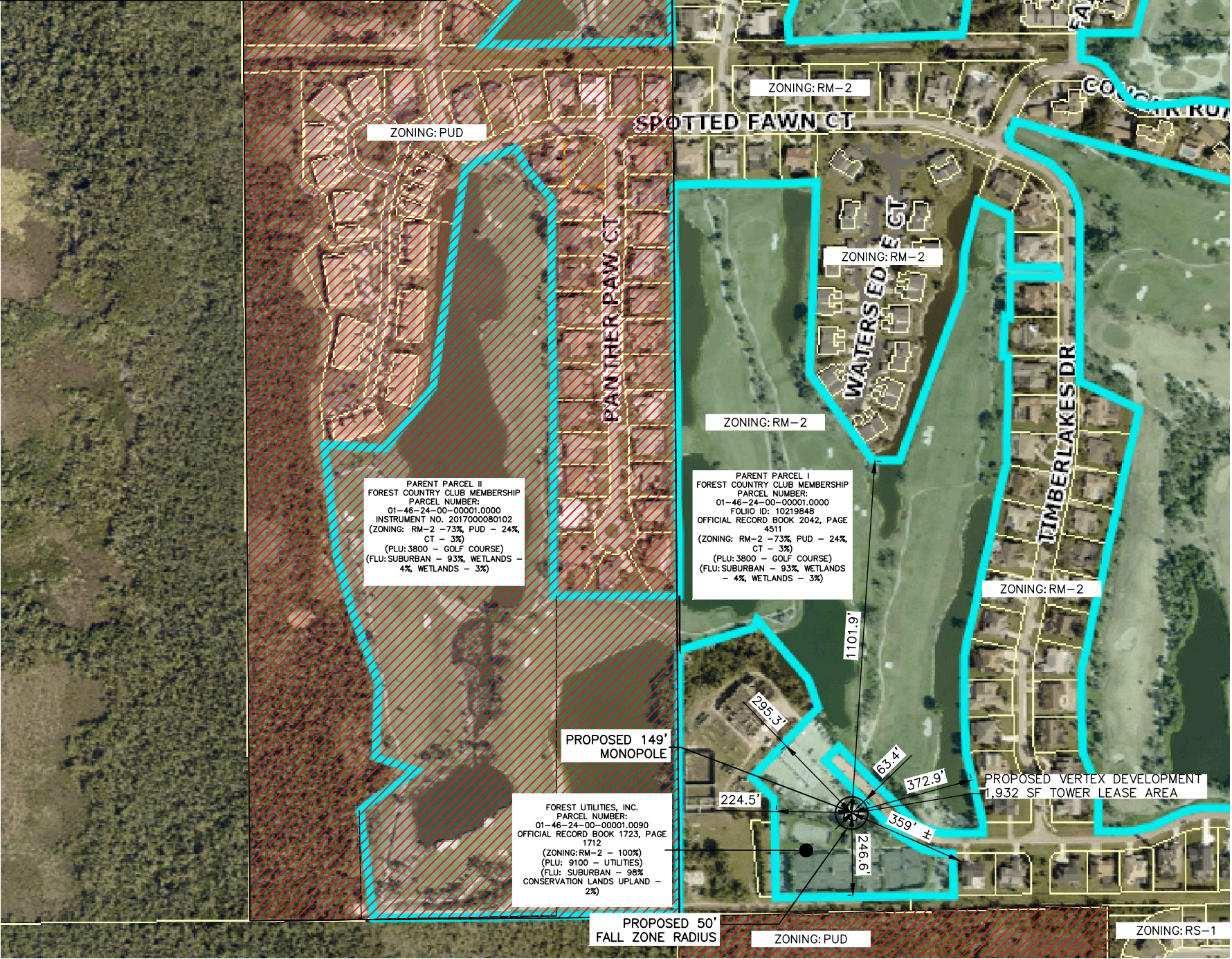
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GENERAL NOTES

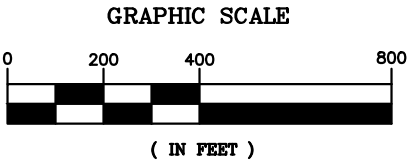
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GN-1

SETBACK TABLE		
SETBACK TO:	REQUIRED:	PROVIDED (TO TOWER FOUNDATION)
TOWER TO PARENT PARCEL PROPERTY LINE	149' TO PROPERTY LINE	1101.9'± TO PROPERTY LINE (NORTH)
	149' TO PROPERTY LINE	246.6' ± TO PROPERTY LINE (SOUTH)
	149' TO PROPERTY LINE	372.9'± TO PROPERTY LINE (EAST)
	149' TO PROPERTY LINE	224.5'± TO PROPERTY LINE (WEST)
TOWER TO R/W	149' TO RIGHT-OF-WAY	63.4'± TO RIGHT-OF-WAY
DISTRICT SETBACKS	25' FRONT (LOCAL ROAD EAST)**	40.3'
	20' SIDE (NORTH)**	272.3'
	20' SIDE (SOUTH)**	221.6'
	20' REAR (WEST)**	203.4'
CLOSEST BUILDING	NO REQUIREMENT	51.5'
ANY ADJACENT OR SURROUNDING RESIDENTIAL DWELLING	NO REQUIREMENT	359' ± TO CLOSEST RESIDENTIAL STRUCTURE



1
A-1
OVERALL AERIAL & SETBACK PLAN
11x17 SCALE: 1" = 400'
24x36 SCALE: 1" = 200'



REV	DATE	DESCRIPTION
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GEN3 PROJECT NO.:		102404002
DRAWN BY:		CHECKED BY:
HR		DJK



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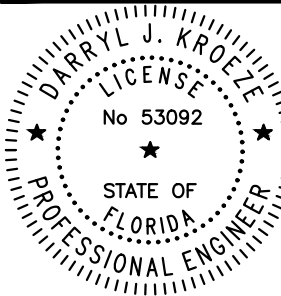


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DECEMBER 30, 2025
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

**THE FOREST CC
FL-5066**

6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

**OVERALL AERIAL AND
SETBACK PLAN**

SHEET NUMBER

A-1



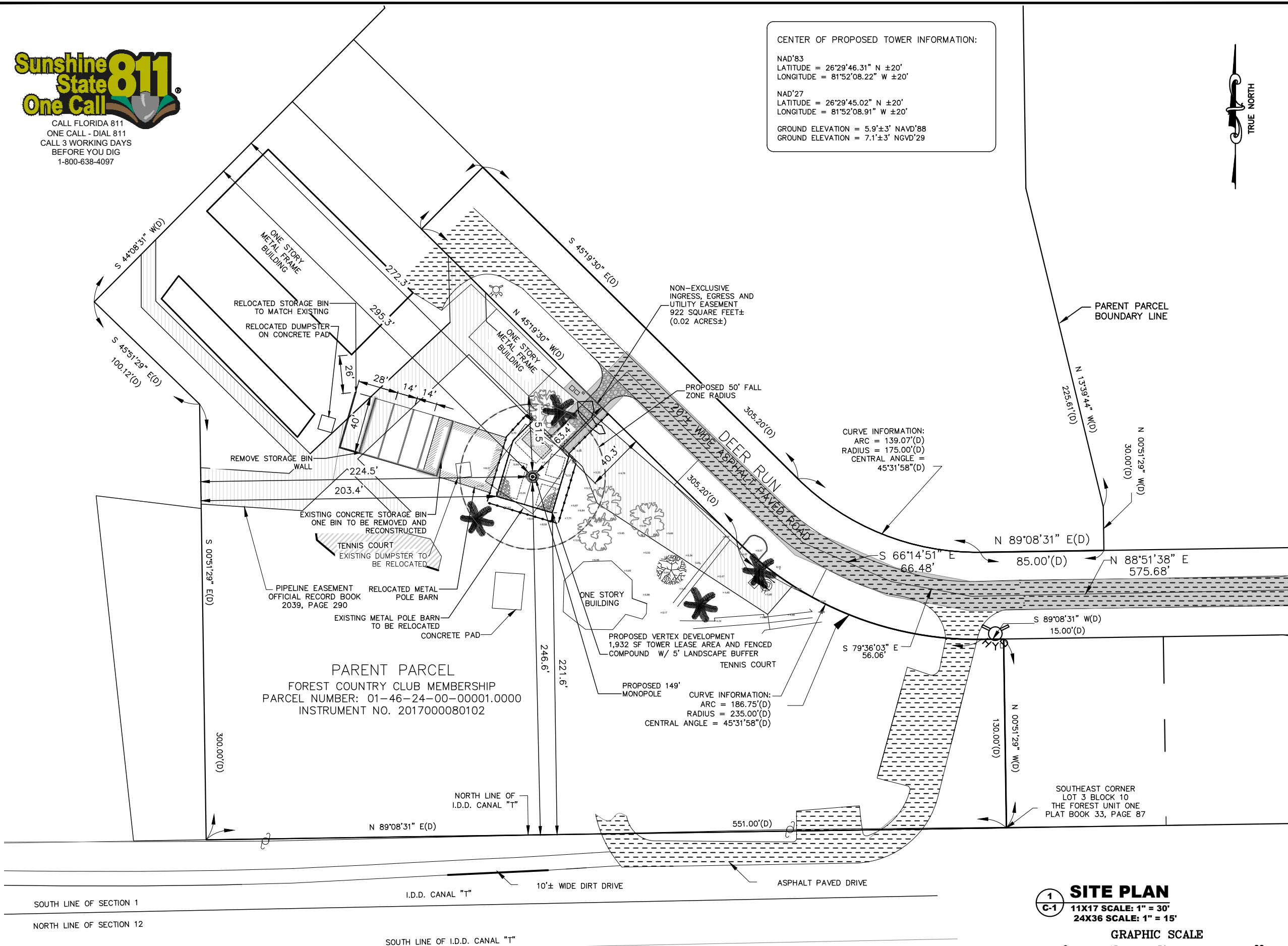
CALL FLORIDA 811
ONE CALL - DIAL 811
CALL 3 WORKING DAYS
BEFORE YOU DIG
1-800-638-4097

CENTER OF PROPOSED TOWER INFORMATION:

NAD'83
LATITUDE = 26°29'46.31" N ±20'
LONGITUDE = 81°52'08.22" W ±20'

NAD'27
LATITUDE = 26°29'45.02" N ±20'
LONGITUDE = 81°52'08.91" W ±20'

GROUND ELEVATION = 5.9'±3' NAVD'88
GROUND ELEVATION = 7.1'±3' NGVD'29



REV	DATE	DESCRIPTION
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GEN3 PROJECT NO.:	102404002
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HR	DJK



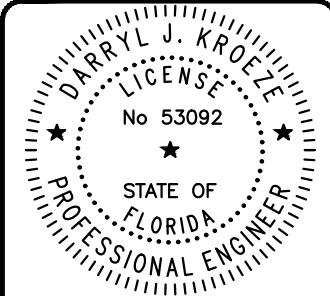
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THE FOREST CC
FL-5066

6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION
SITE PLAN
SHEET NUMBER
C-1

TOWER ELEVATION

C-2

GEN3 PROJECT NO.: 102404002	
DRAWN BY:	CHECKED BY:
HR	DJK



EXPERT
CONSTRUCTION MANAGERS, INC.

815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810



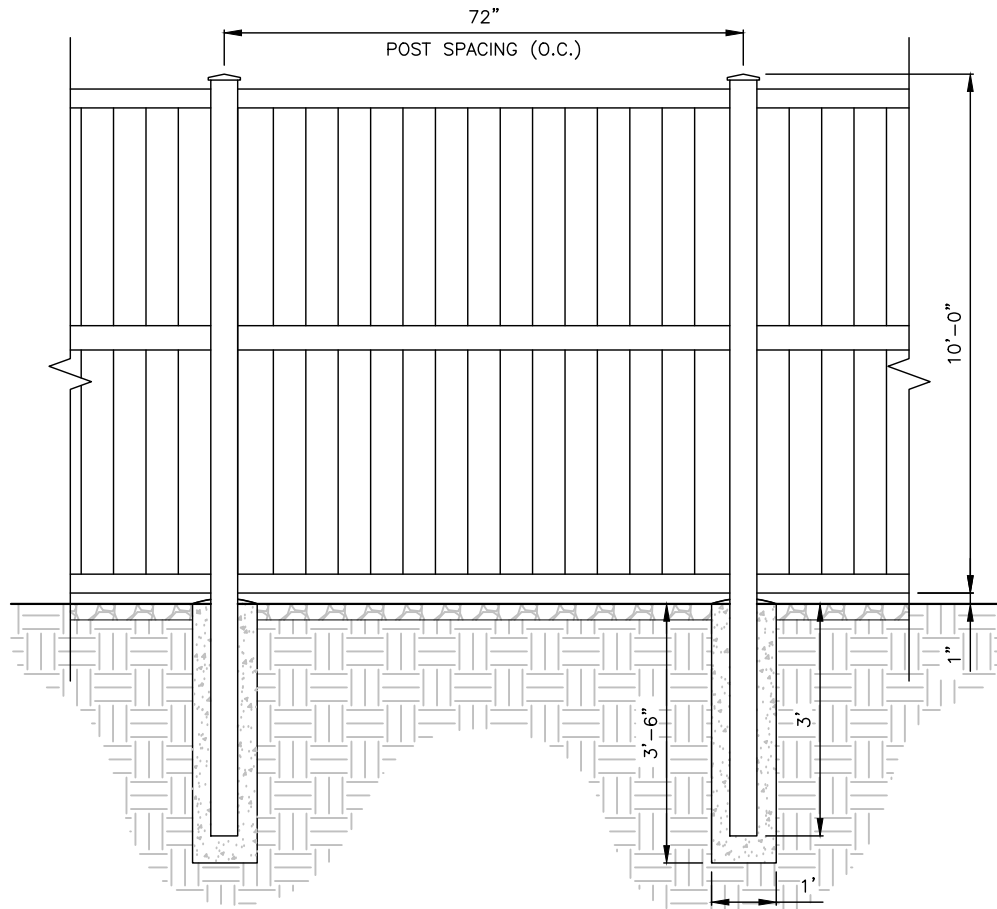
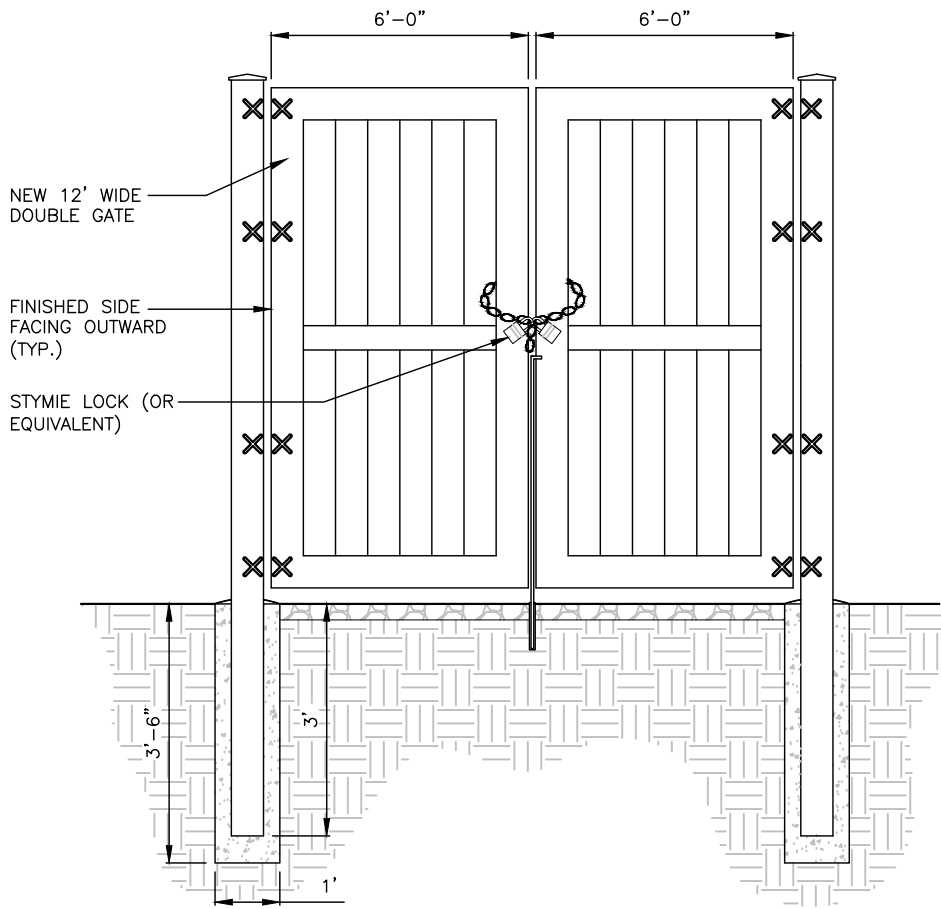
A circular professional engineer seal for the State of Florida. The outer ring contains the text "DARRYL J. KROEZE" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by three stars. The inner circle contains the word "LICENSE" at the top, "No 53092" in the center, and "STATE OF FLORIDA" at the bottom, also separated by three stars. The seal is surrounded by a dashed circular border.

DECEMBER 30, 2025
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

C-3



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- NOTES:**
- FENCE TO BE WHITE IN COLOR.
 - FENCE TO BE INSTALLED FINISHED SIDE OUT.
 - FENCE TO USE VINYL VERTICAL BOARDS.
 - BOARDS ARE HOLLOW, 100% EXTRUDED VINYL.
 - FENCE TO MAINTAIN A "NO-GAP" APPEARANCE, THROUGHOUT.
 - CONTRACTOR TO COORDINATE FENCE INSTALLATION WITH ANY LOCAL ORDINANCES.
 - ALL METAL HARDWARE TO BE HOT DIP GALVANIZED.
 - GATE WILL BE LOCKED USING A STYMIE LOCK OR EQUIVALENT.
 - FENCE DETAILS TO BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING.

1 COMPOUND FENCE & GATE DETAIL
SCALE: N.T.S.

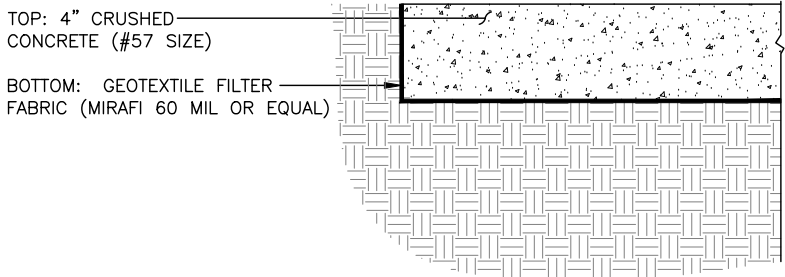
VERTEX
DEVELOPMENT, LLC

THE FOREST CC FL-5066
6227 DEER RUN
FORT MYERS, FL 33908
FCC ASR #: XXXXXX
LAT = 26°29'46.31" N LONG = 81°52'08.22" W
EMERGENCY CONTACT: 813-335-4768

**NO
TRESPASSING
AREA**

- SIGNAGE NOTES:**
- "NO TRESPASSING" SIGNAGE SHALL BE INSTALLED ON EVERY SIDE, NO MORE THAN 40' APART.
 - THE HEIGHT OF THE LETTERING OF THE WARNING SIGNS SHALL BE AT LEAST 12 INCHES. THE WARNING SIGNS SHALL BE INSTALLED AT LEAST FIVE FEET ABOVE FINISHED GRADE.

2 SIGNAGE DETAIL
SCALE: N.T.S.



3 GRAVEL PARKING & ENTRANCE AREA SECTION
SCALE: N.T.S.

REV	DATE	DESCRIPTION
A	11/07/25	PRELIMINARY ZDs
B	11/14/25	CLIENT COMMENTS
C	12/29/25	CLIENT COMMENTS
O	12/30/25	ISSUED FOR ZONING

GEN3 PROJECT NO.: 102404002

DRAWN BY: HR CHECKED BY: DJK

VERTEX
DEVELOPMENT, LLC
3630 WEST KENNEDY BOULEVARD
TAMPA, FLORIDA 33609
PH: (813) 335-4768

EXPERT
CONSTRUCTION MANAGEMENT, INC.
815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

PREPARED BY:
GEN3
ENGINEERING
27139 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
PH: (813) 917-2671
COA # 35409

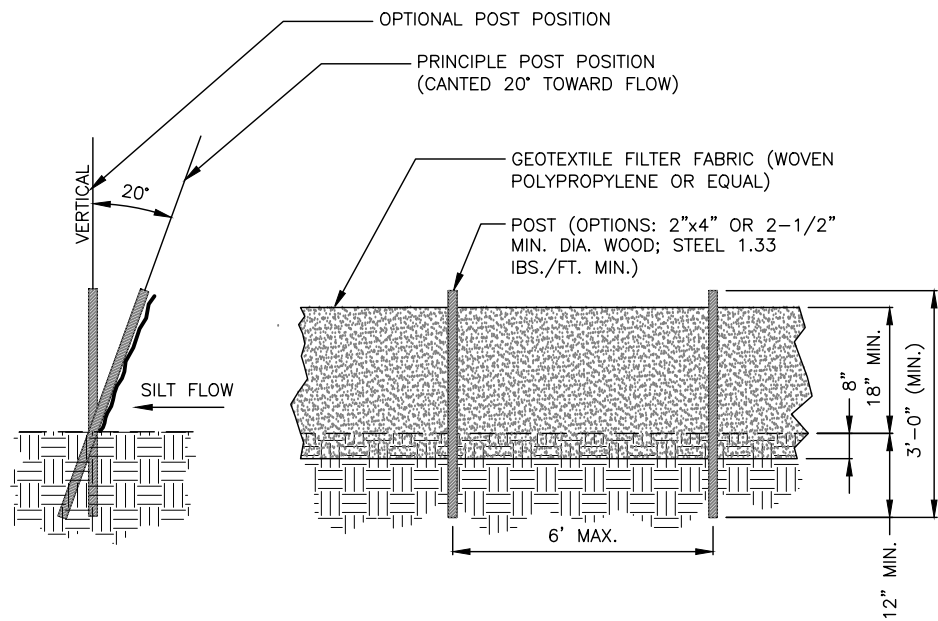
DARRYL J. KROEZE
LICENSE
No 53092
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM WAS DIGITALLY SIGNED AND SEALED BY DARRYL J. KROEZE, P.E. ON THE DATE ADJACENT TO THE SEAL.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
DECEMBER 30, 2025
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

**THE FOREST CC
FL-5066**
6227 DEER RUN
FORT MYERS, FL 33908

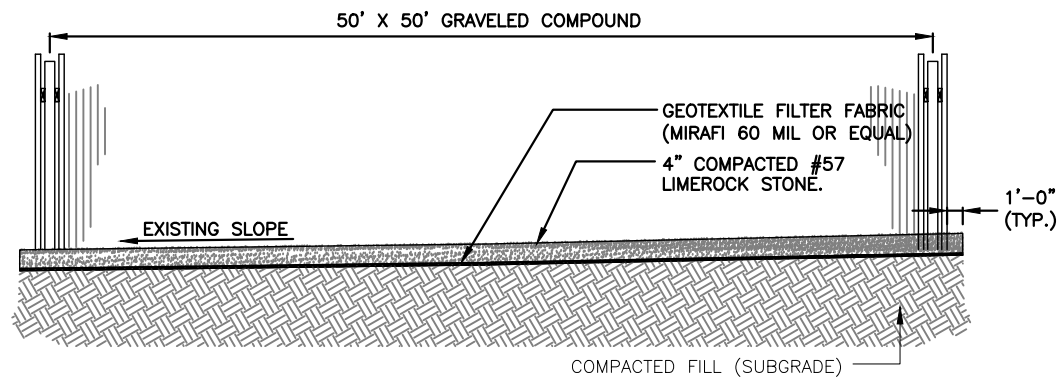
SHEET DESCRIPTION
FENCE & GATE DETAILS

SHEET NUMBER
C-4



- NOTES:
1. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION. INSTALL SILT FENCE AS SHOWN WHERE ADDITIONALLY REQUIRED FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS, AND WATERWAYS.
 2. CONTRACTOR SHALL INSPECT INSTALLED EROSION CONTROL DEVICE WEEKLY DURING CONSTRUCTION AND AFTER HEAVY RAINS FOR DAMAGE. MAINTENANCE SHALL INCLUDE CLEANING BUILT-UP SEDIMENT BEHIND THE BARRIERS AND/OR REPLACING DAMAGED SECTIONS.
 3. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
 4. HAY BALES BE SHALL NOT BE USED AS EROSION CONTROL.
 5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE FREE OF DRAINAGE PROBLEMS.
 6. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES FOR CONSTRUCTION TO PREVENT THE DIVERSION OF SEDIMENT LADEN STORM WATER RUNOFF OR ERODED MATERIALS FROM LEAVING THE CONSTRUCTION SITE.

2 SILT FENCE DETAIL
C-5 SCALE: N.T.S.



- NOTES:
1. SITE WILL BE GRADED TO ALLOW DRAINAGE PER SHEET C-4.
 2. PRIOR TO LAYING THE STONE, THE COMPOUND SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH WEED KILLER, AND THEN TREATED WITH HERBICIDE.
 3. AFTER PROJECT COMPLETION ALL DISTURBED AREAS MUST BE SEEDED WITH LOW MAINTENANCE GRASS.

3 TYPICAL COMPOUND SECTION DETAIL
C-5 SCALE: N.T.S.

REV	DATE	DESCRIPTION
A	11/07/25	PRELIMINARY ZDs
B	11/14/25	CLIENT COMMENTS
C	12/29/25	CLIENT COMMENTS
O	12/30/25	ISSUED FOR ZONING
GEN3 PROJECT NO.:		102404002
DRAWN BY:		CHECKED BY:
HR		DJK



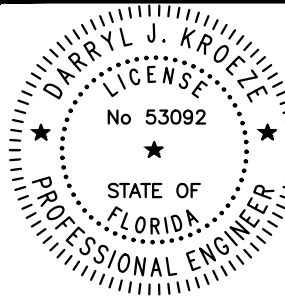
3630 WEST KENNEDY BOULEVARD
TAMPA, FLORIDA 33609
PH: (813) 335-4768



815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810



27139 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
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COA # 35409



THIS ITEM WAS DIGITALLY SIGNED AND SEALED BY DARRYL J. KROEZE, P.E. ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DECEMBER 30, 2025
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

**THE FOREST CC
FL-5066**

6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION
SITE DETAILS
SHEET NUMBER
C-5

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE	SPACING
SP	15	SABAL PALMETTO	CABBAGE PALM WITH BOOTS	10' CLEAR TRUNK HEIGHTS REGENERATED FRONDS & ROOTBALL	YES	AS SHOWN
VO	88	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	24" HT X 24" SPD, 3 GALLON	YES	30" OC

5' WIDE LANDSCAPE BUFFER WITH ONE CABBAGE PALM PER 10' AND A DOUBLE HEDGE ROW OF NATIVE SHRUBS. THE HEDGE MUST BE MAINTAINED AT A MINIMUM HEIGHT EQUIVALENT TO THE FENCE HEIGHT.

- 1) ALL PLANT MATERIALS SHALL BE FLORIDA #1 OR BETTER AS GIVEN IN, GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- 2) LOCATION OF PLANTS ON THE PLAN ARE DIAGRAMMATIC- SEE THE LANDSCAPE ARCHITECT FOR QUESTIONS ON EXACT LOCATIONS. THE PLANT MATERIALS LIST IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLANT LIST AND THE PLAN, THE PLAN SHALL PREVAIL.
- 3) IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL BEFORE INSTALLATION BEGINS.
- 4) NEW SOD SHALL BE ARGENTINE BAHIA SOD LOCATED IN ALL DISTURBED AREAS. CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SOD AREAS SHALL BE MAINTAINED BY THE CONTRACTOR FROM THE TIME OF INSTALLATION TO THE TIME OF FINAL ACCEPTANCE.
- 5) ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 3" DEEP PINE BARK NUGGETS. ALL NEW TREES SHALL HAVE A TREE RING WITH A MINIMUM OF 24" RADIUS,
- 6) TREES SHRUBS, AND GROUND COVER SHALL BE INSTALLED USING THE FOLLOWING PROCEDURE: PLANT PITS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE PLANT ROOT BALL. AERATE EXISTING SOIL BEFORE BACKFILLING PIT.
- 7) TREE INSTALLATION: ALL REQUIRED TREES SHALL BE INSTALLED 1" - 2" ABOVE FINISH GRADE. TREES INSTALLED OR BURIED TOO DEEP SHALL BE RESET TO THIS STANDARD. REMOVE THE TOP 1/3 OF THE WIRE BASKETS ON ALL B & B STOCK.

CABBAGE PALMS SHALL HAVE REGENERATED ROOTBALL AND FRONDS AT THE TIME OF PLANTING. HURRICANE CUT CABBAGE PALMS WILL BE REJECTED. MINIMUM ONE TO THREE FRONDS.

20 LAYERS BURLAP PAD AT SUPPORT CONTACT - NO NAILS IN TREE WOOD

WIRE TIE

2" x 4" BRACE (P.T.) SPACE THREE AT 120° TYPICAL

2" x 4" STAKE (P.T.) THREE FEET LONG

3" MINIMUM MULCH

FINISH GRADE

ROOTBALL, 10" MINIMUM RADIUS FROM TRUNK

AERATE EXISTING SOIL BACKFILL

EXISTING SUBGRADE

APPLY OSMOCOTE PLUS 15-4-12, 6 MONTH FORMULA TO SOIL SURFACE OF PLANT PIT AT MANUFACTURER'S RECOMMENDED RATE.

PALM STAKING AND PLANTING DETAIL

CONTRACTOR SHALL REMOVE STAKING AND GUYING MATERIALS AFTER ONE GROWING SEASON

LANDSCAPE

15

QUANTITY

SP

SPECIES

ANDERSON LESNIAK LIMITED, INC.
landscape architects land planners

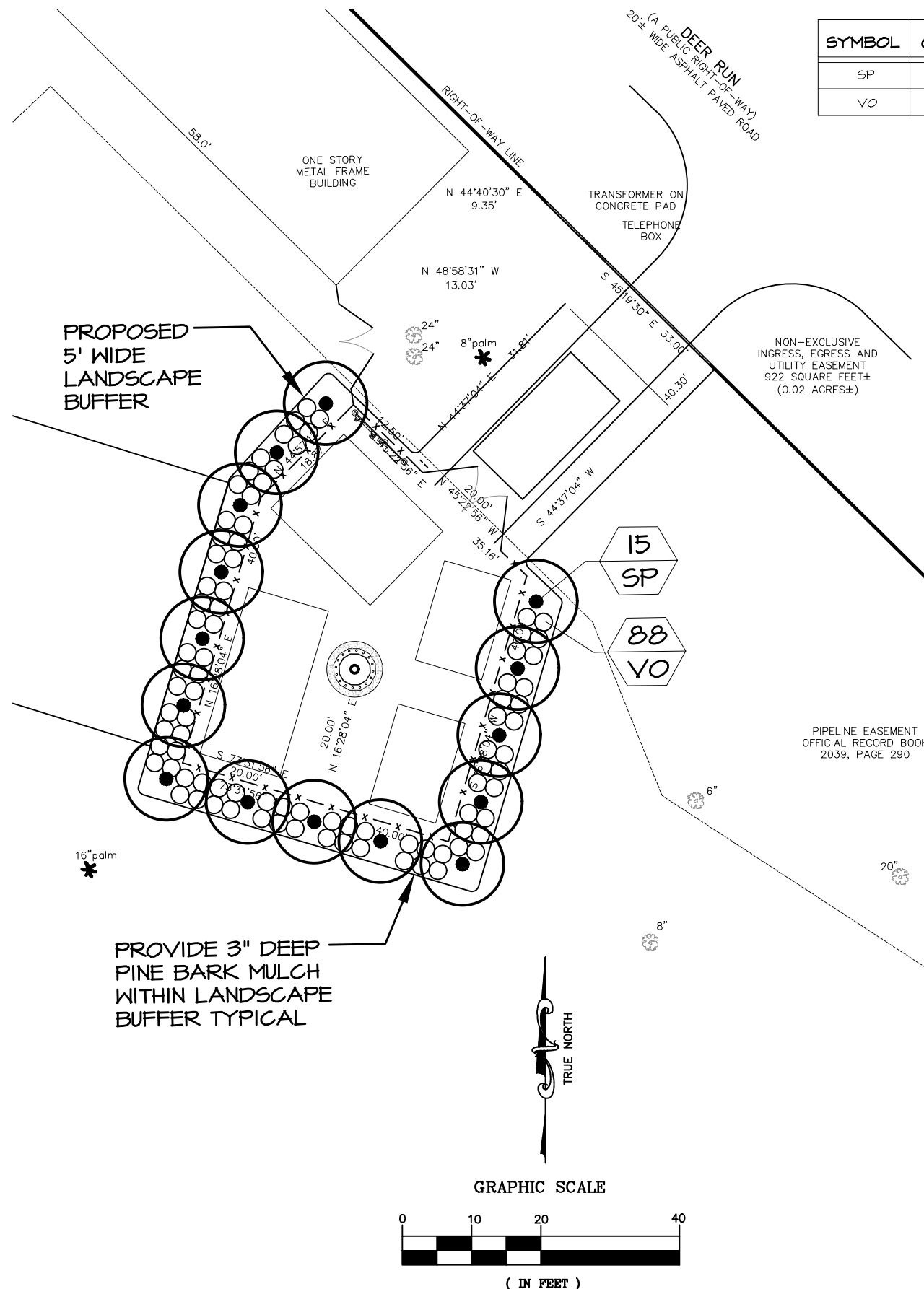
15085 DUSKY WARBLER ROAD
WEEKI WACHEE, FLORIDA 34614
(813) 831-9595
alyson@andersonlesniak.net
www.andersonlesniak.net

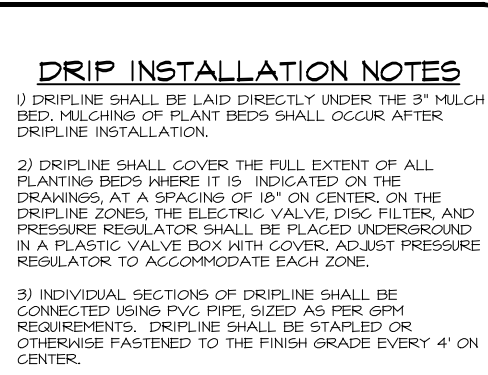
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SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES

SHEET DESCRIPTION
LANDSCAPE PLAN
SHEET NUMBER
L 1



[illegible]

PREPARED BY:

GEN₃
ENGINEERING

27139 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
PH: (813) 917-2671
COA # 35409

ANDERSON LESNIAK LIMITED, INC.
landscape architects land planners

15085 DUSKY WARBLER ROAD
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alysong@andersonlesniak.net
www.andersonlesniak.net

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FL-5066

6227 DEER RUN
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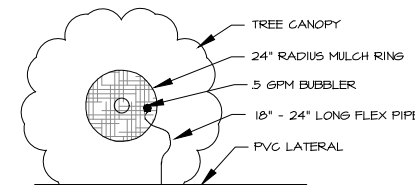
SHEET DESCRIPTION	
IRRIGATION PLAN	
SHEET NUMBER	
L2	

QTY	QUANTITY	MODEL NUMBER
	15	1402-0.5 GPM, FULL CIRCLE BUBBLER
	± 575 LF	XFD-04-12-250, LANDSCAPE DRIPLINE
	1	ECO-ID, ECO-INDICATOR FOR DRIPLINE ZONES
	1	XCZ-PRB-100-COM, 1" CONTROL ZONE KIT
	1	100-PEB-PRS-D, 1" ELECTRICAL VALVE
	± 10 LF	1-1/2" PVC, SCHEDULE 40, MAIN LINE
	1	ESP-TMZ-4-120V, 4 STATION CONTROLLER
	1	RAIN CHECK, AUTOMATIC RAIN SHUTOFF
	1	WELL AND PUMP

- 4) ALL QUANTITIES SHOWN ON THE DRAWINGS ARE NOT GUARANTEED AS TO ACCURACY AND ARE SHOWN FOR THE PURPOSES OF INDICATING VOLUME OF WORK. IT SHALL BE THE RESPONSIBILITY OF THE BIDDER TO SATISFY HIMSELF AS TO THE ACCURACY OF THE QUANTITIES.
- 5) PIPING OR VALVES MAY SOMETIMES BE INDICATED AS BEING LOCATED IN UNLIKELY AREAS; I.E., IN BUILDINGS, UNDER PAVEMENT, OR OUTSIDE OF THE PROPERTY LINES. THIS IS DONE FOR GRAPHIC CLARITY ONLY. WHENEVER POSSIBLE, PIPING IS TO BE INSTALLED IN SOIL AREAS.
- 6) INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES.
- 7) PIPE SIZES ARE LABELED AT LOCATIONS WHERE AN INCREASE IN SIZE OCCURS. CONTINUE PIPE SIZE UNTIL SIZE INCREASE IS INDICATED. PIPES SHALL BE INSTALLED ALONG WALKS, CURBS OR WALLS, THEY SHALL NOT BE INSTALLED IN THE MIDDLE OF PLANTERS. CONTRACTOR SHALL REVIEW LANDSCAPE PLANS TO DETERMINE PROPOSED AND EXISTING TREE AND PALM LOCATIONS. MAIN LINE AND LATERALS SHALL BE SCH 40 PVC.
- 8) ALL IRRIGATION EQUIPMENT SHALL BE BY RAIN BIRD CORPORATION, UNLESS OTHERWISE STATED ON THE PLAN.
- 9) WATER SOURCE IS A WELL AND CENTRIFUGAL PUMP. IRRIGATION SYSTEM REQUIRES 4 GPM AT 40 PSI. WIRING USED FOR CONNECTING THE VALVES TO THE CONTROLLER SHALL BE TYPE UF, 14 AWG WIRE, WITH PVC INSULATION. ZONE WIRES SHALL BE COLOR CODED, AND COMMON WIRE SHALL BE WHITE. VALVE BOXES SHALL BE RECTANGULAR 22" X 16" X 12", GREEN WITH LID. PLACE 3" GRAVEL INSIDE VALVE BOXES.
- 10) NEW IRRIGATION CONTROLLER SHALL BE POST MOUNTED IN PUMP LOCATION. AFTER 30 DAY PLANT MATERIAL ESTABLISHMENT PERIOD, CONTROLLER SHALL BE SET AS PER LOCAL WATER RESTRICTIONS. AFTER IRRIGATION SYSTEM INSTALLATION IS COMPLETE, CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT DRAWING SHOWING LOCATION OF IRRIGATION HEADS, VALVES AND PIPE.
- 11) PIPING ON THE PLAN IS DIAGRAMMATICALLY ROUTED FOR CLARITY. DESIGN MODIFICATIONS SHALL BE MADE TO MEET FIELD CONDITIONS. THE PIPING SCHEMATIC IS DESIGNED TO MINIMIZE TRENCHING. WHENEVER POSSIBLE RUN MULTIPLE LINES AND WIRE IN THE SAME TRENCH.
- 12) WHERE EXISTING OR PROPOSED PAVED SURFACES CROSS IRRIGATION LINES, ALL PIPING UNDER SAID SURFACES SHALL BE IN SLEEVES. SLEEVES SHALL BE SCH 40 PVC, MINIMUM 2" DIAMETER OR AS SPECIFIED ON PLAN. WHERE EXISTING PAVEMENTS MUST BE CUT TO INSTALL IRRIGATION PIPE, SAW CUT SIX INCHES WIDER THAN THE NEEDED TRENCH. REPAIR CUTS WITH AN EQUIVALENT MATERIAL TO MATCH EXISTING.
- 13) MINIMUM COVER: PROVIDE 18" MINIMUM COVER OVER SLEEVES, 18" MINIMUM COVER OVER TOP OF MAIN LINE AND CONTROL WIRING, AND 12" MINIMUM COVER OVER ANY OTHER INSTALLED IRRIGATION PIPING.

IRRIGATION

#	ZONE NUMBER
26	ZONE GPM



The diagram illustrates a perimeter drip irrigation system. A rectangular area is defined by a PVC supply manifold (4) and a PVC supply pipe from the control (10). The perimeter of the area is marked by a PVC SCH 40 tee or elbow (2). A flush point (3) is indicated on the manifold. Barbs (5) are used to connect the manifold to the tee. A drip line (7) is installed 2 to 4 feet from the perimeter, with a total length not exceeding 250 linear feet. The drip line is connected to the manifold via a barbed insert tee or cross (6). A riser pipe (12) is shown at the bottom right, connected to the drip line (7) and the supply pipe (10). A detail view labeled 'INSET A' shows the connection of the riser pipe (12) to the drip line (7) and the supply pipe (10) using a barbed insert tee (6) and a barbed male fitting (5).

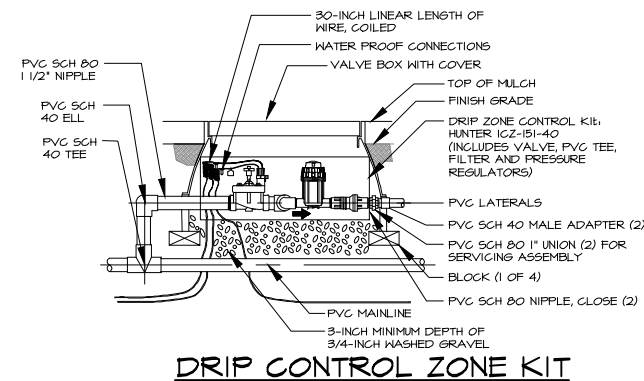
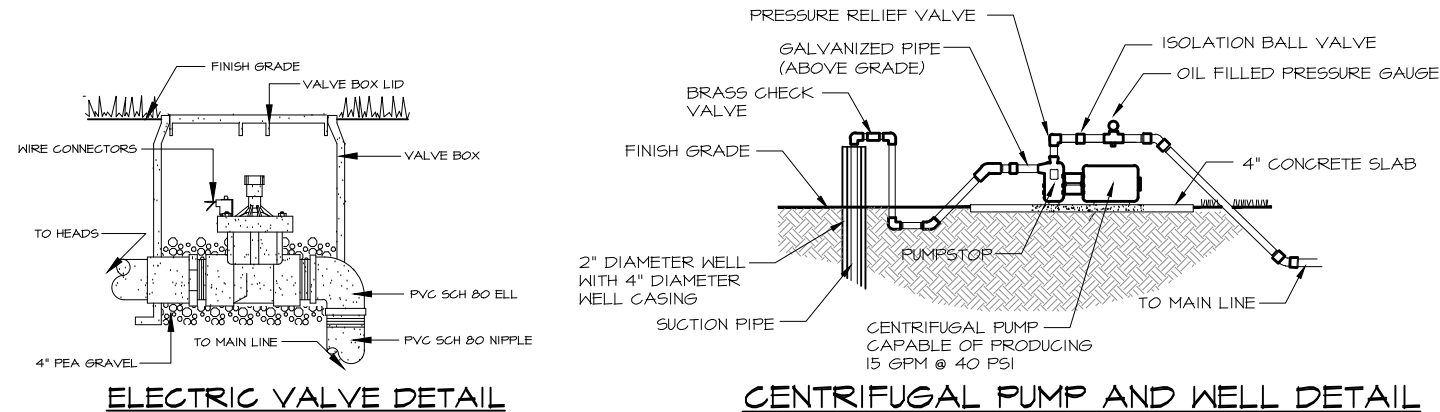
- 1 PVC EXHAUST HEADER
- 2 PVC SCH 40 TEE OR EL (TYPICAL)
- 3 FLUSH POINT (TYPICAL)
- 4 BARB X MALE FITTING
- 5 PERIMETER OF AREA
- 6 BARB X BARB INSERT TEE OR CROSS
- 7 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- 8 ON-SURFACE DRIPLINE
- 9 PVC SUPPLY MANIFOLD
- 10 PVC SUPPLY PIPE FROM CONTROL
- 11 TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED 250 LF
- 12 PVC SCH 40 RISER PIPE

INSET A

ON-SURFACE DRIPLINE
INSTALLED ON TWO SIDES
OF PROPOSED SINGLE-ROW
HEDGE

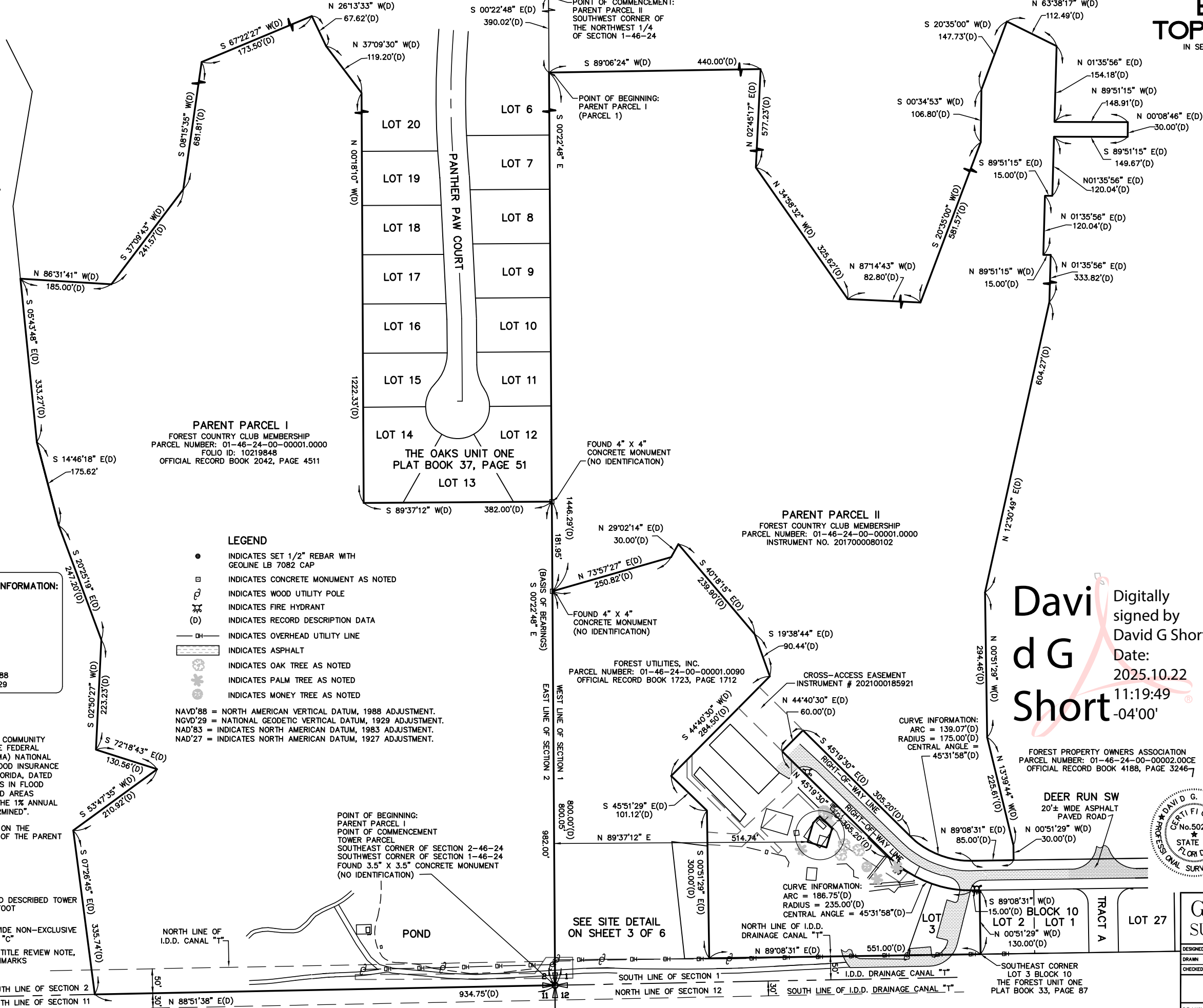
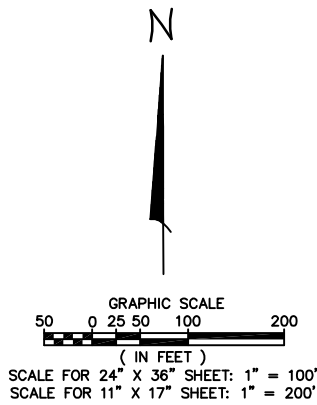
SINGLE-ROW HEDGE

NOTE: TOTAL LENGTH OF DRIPLINE SHALL NOT EXCEED 250 LF



BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC



SURVEYOR'S NOTES

1. BEARINGS HEREON ARE REFERENCED TO THE ASSUMED BEARING NORTH 00°22'48" WEST ALONG THE EAST LINE THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.
2. UNDERGROUND UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED, ABOVEGROUND INDICATIONS SET BY OTHERS. NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY THIS OFFICE.
3. THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED JUNE 22, 2024.
4. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A TOWER PARCEL AND ASSOCIATED EASEMENTS. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.
6. LATITUDE, LONGITUDE AND ELEVATIONS DEPICTED HEREON ARE BASED UPON GPS OBSERVATIONS MADE WITH AN EGPS REAL TIME KINEMATIC GPS SYSTEM INCORPORATING A CHAMPION PRO GPS RECEIVER.
7. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NAVD'88 DATUM.
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THIS OFFICE HAS NOT PERFORMED A SEARCH OF THE PUBLIC RECORDS FOR EXISTING EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, ZONING, SETBACKS OR DEED RESTRICTIONS.

SURVEY CERTIFIED TO: VERTEX DEVELOPMENT, LLC

GEOLINE SURVEYING, INC., LB 7082

DAVID G. SHORT
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE OF REGISTRATION NO. 5022

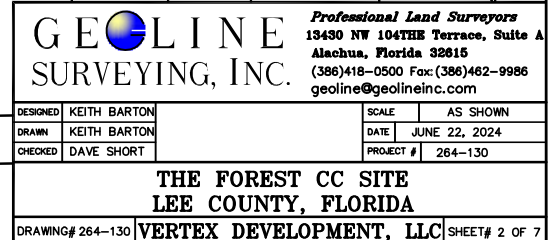
GEOLINE SURVEYING, INC.
Professional Land Surveyors
13430 NW 104TH Terrace, Suite A
Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9986
geoline@geolineinc.com

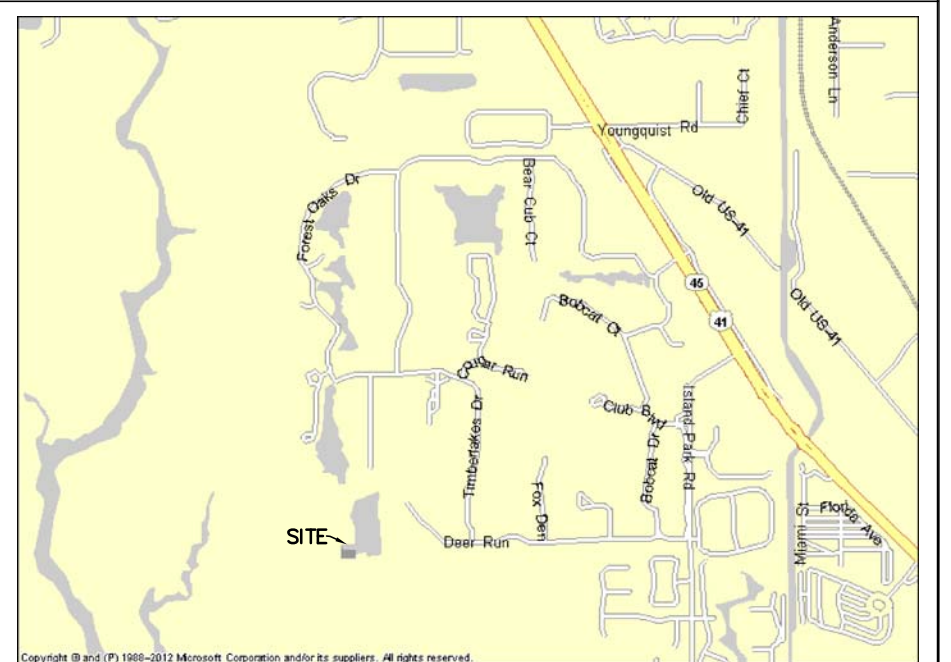
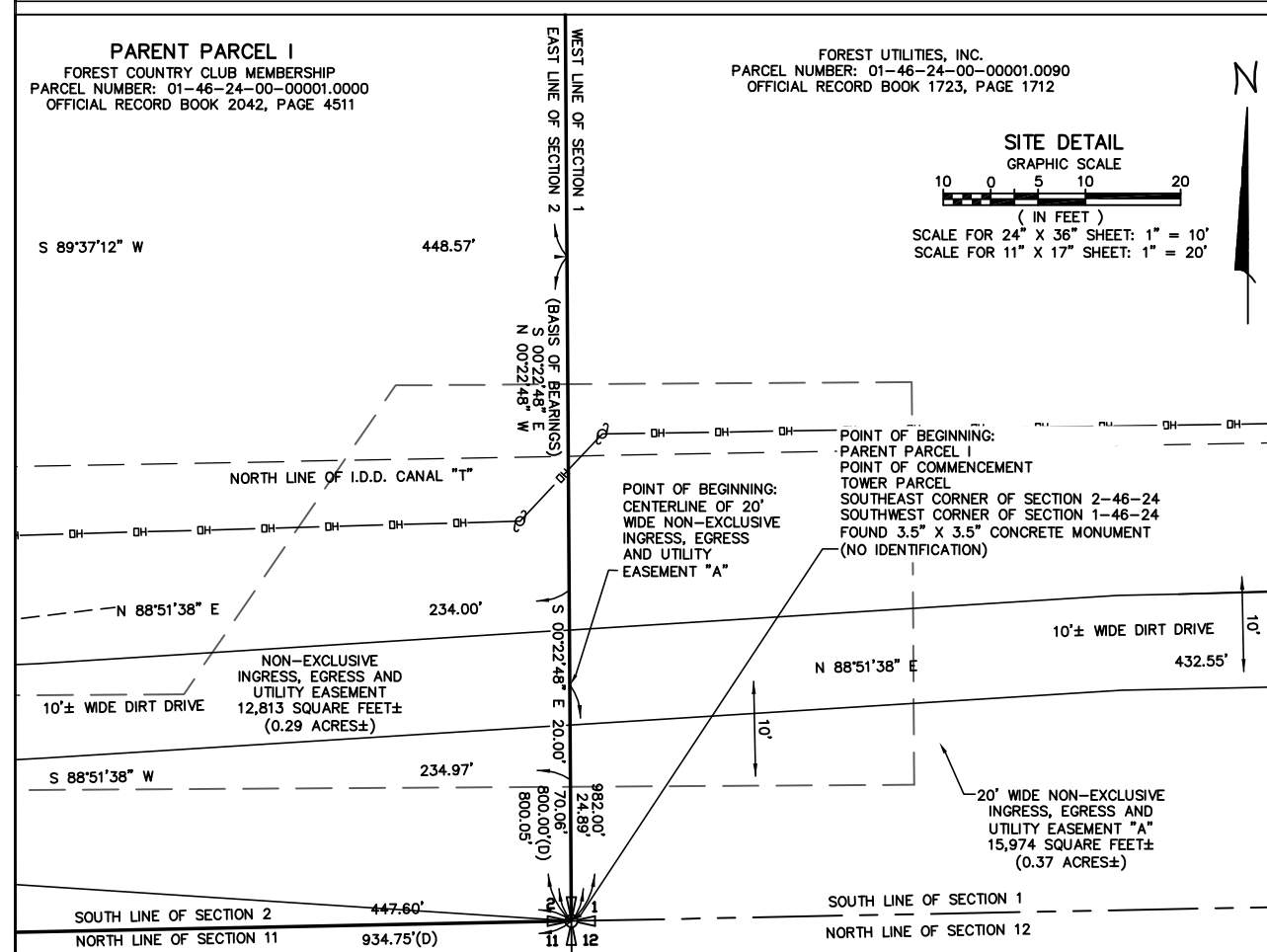
DESIGNED	KEITH BARTON	SCALE	AS SHOWN
DRAWN	KEITH BARTON	DATE	JUNE 22, 2024
CHECKED	DAVE SHORT	PROJECT #	264-130

THE FOREST CC SITE
LEE COUNTY, FLORIDA

DRAWING# 264-130 VERTEX DEVELOPMENT, LLC SHEET# 1 OF 7

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC





VICINITY MAP
NOT TO SCALE

LOCATION MAP
NOT TO SCALE

		Professional Land Surveyors 13430 NW 104TH Terrace, Suite A Alachua, Florida 32615 (386) 418-0500 Fax: (386) 462-9986 geoline@geolineinc.com	
DESIGNED	KEITH BARTON	SCALE	AS SHOWN
DRAWN	KEITH BARTON	DATE	SEPTEMBER 26 2023
CHECKED	DAVE SHORT	PROJECT #	264-130
THE FOREST CC SITE LEE COUNTY, FLORIDA			
DRAWING# 264-130	VERTEX DEVELOPMENT, LLC		SHEET# 3 OF 7

BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC

LEGEND

- INDICATES SET 1/2" REBAR WITH GEOLINE LB 7082 CAP
- ⛔ INDICATES FIRE HYDRANT
- (D) INDICATES RECORD DESCRIPTION DATA
- INDICATES 6 FOOT TALL CHAINLINK FENCE
- ▨ INDICATES ASPHALT
- 🌴 INDICATES PALM TREE AS NOTED
- 🌳 INDICATES OAK TREE AS NOTED

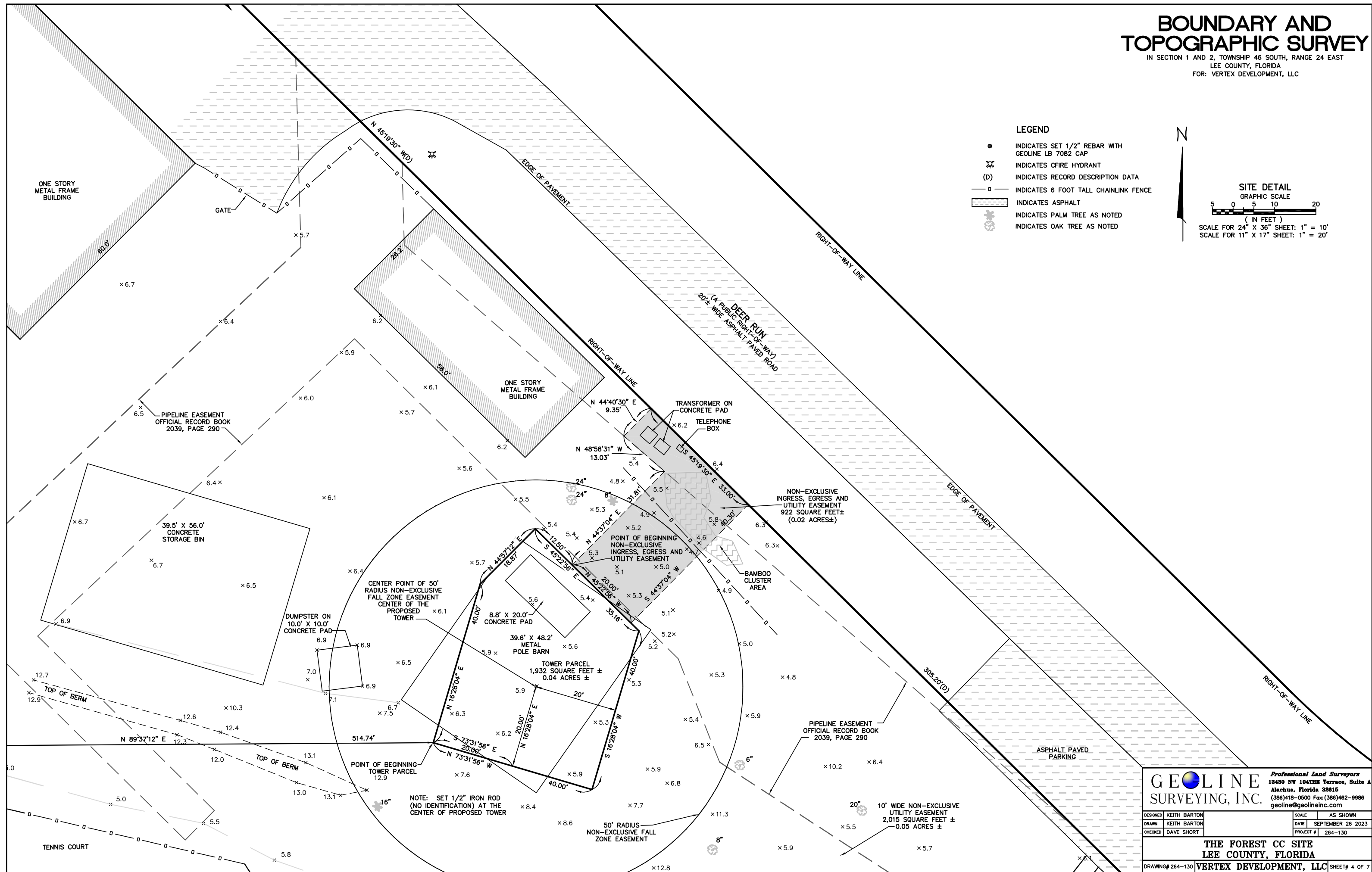
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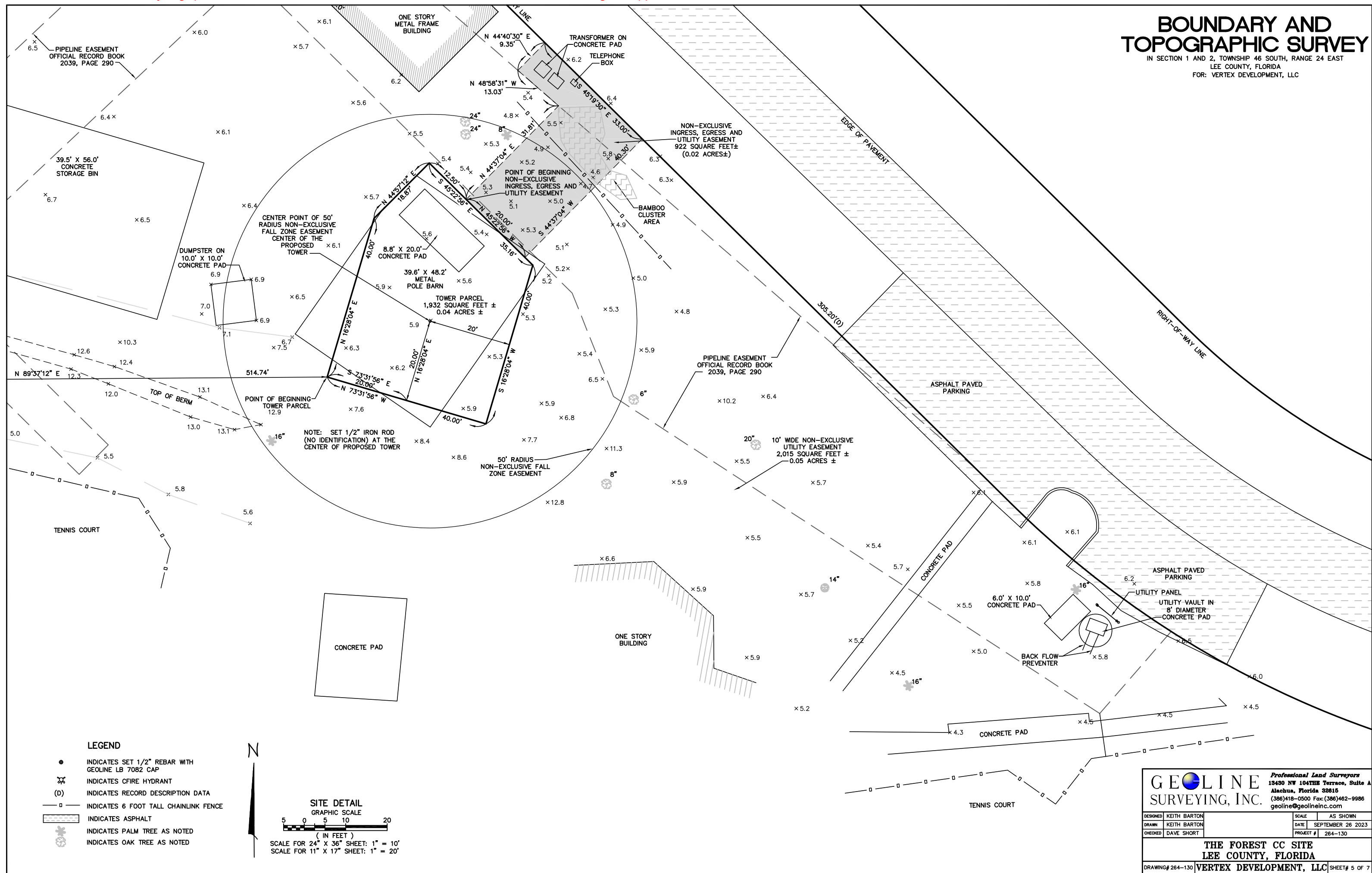
SITE DETAIL

GRAPHIC SCALE

(IN FEET)

SCALE FOR 24" X 36" SHEET: 1" = 10'
SCALE FOR 11" X 17" SHEET: 1" = 20'



**BOUNDARY AND
TOPOGRAPHIC SURVEY**IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC

BOUNDARY AND
TOPOGRAPHIC SURVEY

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC

PROPERTY DESCRIPTIONS

PARENT PARCEL I
(OFFICIAL RECORD BOOK 2042, PAGE 4511)
PARCEL 6
DESCRIPTION: GULF COURSE AT THE OAKS

A TRACT OF LAND FOR GULF COURSE PURPOSES BEING PART OF THE OAKS, UNIT ONE, A SUBDIVISION OF PART OF SECTIONS 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, RECORDED IN PLAT BOOK 37 AT PAGES 41 THROUGH 55 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT "I" OF THE OAKS, UNIT ONE, LYING IN SAID SECTION 2, CONTAINING 32,599 ACRES, MORE OR LESS.

TOGETHER WITH: THAT PART OF TRACT "N" OF THE OAKS, UNIT ONE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 2, BEING ALSO THE SOUTHEAST CORNER OF SAID TRACT "N"; THENCE RUN N.0°22'48"W. ALONG THE EAST LINE OF SAID TRACT "N" FOR 982.00 FEET; THENCE RUN S.39°37'12"W. ALONG THE BOUNDARY OF SAID TRACT "N" FOR 362.00 FEET; THENCE RUN N.0°18'10"W. ALONG SAID BOUNDARY FOR 1221.33 FEET; THENCE RUN N.37°09'30"W. ALONG SAID BOUNDARY FOR 119.20 FEET; THENCE RUN N.26°13'33"W. ALONG SAID BOUNDARY FOR 67.62 FEET; THENCE RUN S. 67°22'27"W. FOR 173.50 FEET; THENCE RUN S.8°15'35"W. FOR 681.81 FEET; THENCE RUN S.37°09'43"W. FOR 241.57 FEET; THENCE RUN N.86°31'41"W. FOR 185.00 FEET TO A POINT ON THE BOUNDARY LINE OF SAID TRACT "N"; THENCE S.5°43'48"E. ALONG SAID BOUNDARY FOR 333.27 FEET; THENCE RUN S.14°46'18"E. ALONG SAID BOUNDARY FOR 175.62 FEET; THENCE RUN S.20°25'19"E. ALONG SAID BOUNDARY FOR 247.20 FEET; THENCE RUN S.2°50'27"W. ALONG SAID BOUNDARY FOR 223.23 FEET; THENCE RUN S.72°18'43"E. ALONG SAID BOUNDARY FOR 130.56 FEET; THENCE RUN S.53°47'35"W. ALONG SAID BOUNDARY FOR 210.92 FEET; THENCE RUN S.7°26'45"E. ALONG SAID BOUNDARY FOR 335.74 FEET TO THE SOUTH LINE OF SAID SECTION 2; THENCE RUN N.88°51'38"E. ALONG SAID SOUTH LINE FOR 934.75 FEET TO THE POINT OF BEGINNING.

PARENT PARCEL II
(INSTRUMENT NO. 2017000080102)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, BEING A PORTION OF PARCEL 1 AS RECORDED IN OFFICIAL RECORDS BOOK 2042 AT PAGE 4511 THROUGH 4518, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (N.W. 1/4) OF SAID SECTION 1, THENCE S.00°22'48"E. ALONG THE WEST LINE OF SAID SECTION 1 FOR 390.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.0°22'48"E. ALONG SAID WEST LINE FOR 1446.29 FEET; THENCE N.73°57'27"E. FOR 250.82 FEET; THENCE N.29°02'14"E. FOR 30.00 FEET; THENCE S.40°18'15"E. FOR 239.90 FEET; THENCE S.19°38'44"E. FOR 90.44 FEET; THENCE S.44°40'30"W. FOR 284.50 FEET; THENCE S.45°51'29"E. FOR 101.12 FEET; THENCE S.00°51'29"E. FOR 300.00 FEET TO THE NORTH LINE OF I.D.D. CANAL "I"; THENCE N.89°08'31"E. ALONG SAID NORTH LINE FOR 551.00 FEET TO THE SOUTHEAST CORNER OF LOT 3 BLOCK 10 OF THE FOREST UNIT ONE AS RECORDED IN PLAT BOOK 33, PAGES 85 THROUGH 88 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°51'29"W. FOR 130.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S.89°08'31"W. ALONG THE BOUNDARY OF SAID LOT 3 FOR 15.0 FEET; THENCE NORTHWESTERLY ALONG THE BOUNDARY OF SAID LOT 3 AND SAID UNIT ONE FOR 186.75 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE N.45°19'30"W. ALONG THE BOUNDARY OF SAID UNIT ONE FOR 305.20 FEET; THENCE N.44°40'30"E. ALONG SAID BOUNDARY FOR 60.00 FEET; THENCE S.45°19'30"E. ALONG SAID BOUNDARY FOR 305.20 FEET; THENCE SOUTHEASTERLY FOR 139.07 FEET ALONG SAID BOUNDARY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE N.89°08'31"E. ALONG SAID BOUNDARY FOR 85.00 FEET TO THE SOUTHWEST CORNER OF THE FOREST, UNIT THREE AS RECORDED IN PLAT BOOK 35, PAGES 34-37 OF SAID PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°51'29"W. ALONG SAID BOUNDARY FOR 30.00 FEET; THENCE N.13°39'44"W. ALONG SAID BOUNDARY FOR 225.61 FEET; THENCE N.00°51'29"W. ALONG SAID BOUNDARY FOR 294.46 FEET; THENCE N.12°30'49"E. ALONG SAID BOUNDARY FOR 604.27 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 333.82 FEET; THENCE N.89°51'15"W. FOR 15.00 FEET; THENCE N.01°35'56"E. FOR 120.04 FEET; THENCE S.89°51'15"E. FOR 15.00 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 120.04 FEET; THENCE S.89°51'15"E. ALONG SAID BOUNDARY FOR 149.67 FEET; THENCE N.00°08'46"E. ALONG SAID BOUNDARY FOR 30.00 FEET; THENCE N.89°51'15"W. ALONG SAID BOUNDARY FOR 148.91 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 154.18 FEET; THENCE N.63°38'17"W. ALONG SAID BOUNDARY FOR 112.49 FEET; THENCE S.20°35'00"W. FOR 147.73 FEET; THENCE S.00°34'53"W. FOR 106.80 FEET; THENCE S.20°35'00"W. FOR 581.57 FEET; THENCE N.87°14'43"W. FOR 82.80 FEET; THENCE N.34°58'32"W. FOR 325.62 FEET; THENCE N.02°45'17"E. FOR 577.23 FEET; THENCE S.89°06'24"W. FOR 440.00 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTIONS

TOWER PARCEL
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 2042, PAGE 4511 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, SAID POINT BEING THE SOUTHEAST CORNER OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 2042, PAGE 4511 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE NORTH 00°22'48" WEST ALONG THE EAST LINE OF SAID SECTION 2 AND SAID "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16°28'04" EAST FOR 40.00 FEET; THENCE NORTH 44°57'12" EAST FOR 18.87 FEET; THENCE SOUTH 45°22'56" EAST FOR 35.16 FEET; THENCE SOUTH 16°28'04" WEST FOR 40.00 FEET; THENCE NORTH 73°31'56" WEST FOR 40.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1.932 SQUARE FEET (0.04 ACRES), MORE OR LESS.

NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 2042, PAGE 4511 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, SAID POINT BEING THE SOUTHEAST CORNER OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 2042, PAGE 4511 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE NORTH 00°22'48" WEST ALONG THE EAST LINE OF SAID SECTION 2 AND SAID "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL RUN THE FOLLOWING DESCRIBED TWO (2) COURSES: (1) NORTH 16°28'04" EAST FOR 40.00 FEET; (2) NORTH 44°57'12" EAST FOR 18.87 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 12.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44°37'04" EAST FOR 31.81 FEET; THENCE NORTH 48°58'31" WEST FOR 13.03 FEET; THENCE NORTH 44°40'30" EAST FOR 9.35 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DEER RUN (A PUBLIC RIGHT-OF-WAY); THENCE SOUTH 45°19'30" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 33.00 FEET; THENCE SOUTH 44°37'04" WEST FOR 40.30 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 45°22'56" WEST ALONG SAID NORTHERLY LINE FOR 20.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 922 SQUARE FEET (0.02 ACRES), MORE OR LESS.

50 FOOT RADIUS NON-EXCLUSIVE FALL ZONE EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 2042, PAGE 4511 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, SAID POINT BEING THE SOUTHEAST CORNER OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 2042, PAGE 4511 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE NORTH 00°22'48" WEST ALONG THE EAST LINE OF SAID SECTION 2 AND SAID "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWEST CORNER OF A TOWER PARCEL; THENCE SOUTH 73°31'56" EAST ALONG THE SOUTHERLY LINE OF SAID TOWER PARCEL FOR 20.00 FEET; THENCE NORTH 16°28'04" EAST FOR 20.00 FEET TO THE CENTER POINT OF THE HEREIN DESCRIBED FIFTY (50) FOOT RADIUS CIRCULAR PARCEL.

CONTAINING 7.854 SQUARE FEET (0.18 ACRES), MORE OR LESS.

GEOLINE
SURVEYING, INC.

Professional Land Surveyors
13430 NW 104TH Terrace, Suite A
Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9986
geoline@geolineinc.com

DESIGNED	KEITH BARTON	SCALE	AS SHOWN
DRAWN	KEITH BARTON	DATE	SEPTEMBER 26 2023
CHECKED	DAVE SHORT	PROJECT #	264-130

THE FOREST CC SITE
LEE COUNTY, FLORIDA

DRAWING# 264-130

VERTEX DEVELOPMENT, LLC

SHEET# 6 OF 7

DRAWING# 264-130	VERTEX DEVELOPMENT, LLC	SHEET# 7 OF 7
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20. TERMS AND CONDITIONS OF AN UNRECORDED AGREEMENT, AS EVIDENCED BY A(N) RECOVERED WATER AGREEMENT BETWEEN FOREST UTILITIES, INC., A FLORIDA CORPORATION AND THE FOREST COUNTRY CLUB MEMBERSHIP ASSOCIATION, INC., A FLORIDA CORPORATION, DATED JANUARY 3, 1989 AND RECORDED JANUARY 3, 1989 IN (BOOK) 2042 (PAGE) 4543 (INSTRUMENT) 2583182, IN LEE COUNTY, FLORIDA, AS TO TOWER PARCEL. "BLANKET" TYPE EASEMENT DESCRIBING NUMEROUS GOLF COURSE PARCELS. NOT THE TYPE TO BE DEPICTED HEREON.



225 Newman Ave
East Providence, RI 02916
(844) 944-2876

December 16, 2025

Re: Certification of Title and Owner and Encumbrance Report

To Whom it May Concern,

Tower Title & Closing LLC has provided a Title Commitment, having examined the following property:

Tower Parcel 1

A tract or parcel of land situated in the State of Florida, County of Lee, lying in the Southwest Quarter of Section 1, Township 46 South, Range 24 East, being a portion of Parcel 1 as recorded in Official Records Book 2042 at Page 4511 through 4518, of the public records of Lee County, Florida and being further bound and described as follows:

Commencing at the Southwest corner of the Northwest Quarter (N.W. $\frac{1}{4}$) of said Section 1, thence S.00°22'48"E. along the West line of said Section 1 for 390.02 feet to the Point of Beginning; thence continue S.0°22'48"E. along said West line for 1446.29 feet; thence N.73°57'27"E. for 250.82 feet; thence N.29°02'14"E. for 30.00 feet; thence S.40°18'15"E. for 239.90 feet; thence S. 19°38'44"E. for 90.44 feet; thence S. 44°40'30"W. for 284.50 feet; thence S.45°51'29"E. for 101.12 feet; thence S.00°51'29"E. for 300.00 feet to the North line of I.D.D. Canal "T"; thence N.89°08'13"E. along said North line for 551.00 feet to the Southeast corner of Lot 3 Block 10 of the Forest Unit One as recorded in Plat Book 33, Pages 85 through 88 of the Public Records of Lee County, Florida; thence N.00°51'29"W. for 130.00 feet to the Northeast corner of said Lot 3; thence S.89°08'31"W. along the boundary of said Lot 3 for 15.0 feet; thence Northwesterly along the boundary of said Lot 3 and said Unit One for 186.75 feet on the arc of a curve to the right having a radius of 235.00 feet and a central angle of 45°31'58"; thence N.45°19'30"W. along the boundary of said Unit one for 305.20 feet; thence N.44°40'30"E. along said boundary for 60.00 feet; thence S.45°19'30"E. along said boundary for 305.20 feet; thence Southeasterly for 139.07 feet along said boundary on the arc of a curve to the left having a radius of 175.00 feet and a central angle of 45°31'58"; thence N.89°03'31"E. along said boundary for 85.00 feet to the Southwest corner of the Forest, Unit Three as recorded in Plat Book 35, Pages 34-37 of said public records of Lee County, Florida; thence N.00°51'29"W. along said boundary for 30.00 feet; thence N.13°39'44"W. along said boundary for 225.61 feet; thence N.00°51'29"W. along said boundary for 294.46 feet; thence N.12°30'49"E. along said boundary for 604.27 feet; thence N.01°35'56"E. along said boundary for 333.82 feet; thence N.89°51'15"W. for 15.00 feet; thence N.01°35'56"E. for 120.04 feet; thence S.89°51'15"E. for 15.00 feet; thence N.01°35'56"E. along said boundary for 120.04 feet; thence S.89°51'15"E. along said boundary for 149.67 feet; thence N.00°08'46"E. along said boundary for 30.00 feet; thence N.89°51'15"W. along said boundary for 148.91 feet; thence N.01°35'56"E. along said boundary for 154.18 feet; thence N.63°38'17"W. along said boundary for 112.49 feet; thence S.20°35'00"W. for 147.73 feet; thence S.00°34'53"W. for 106.80 feet; thence S.20°35'00"W. for 581.57 feet; thence N.87°14'43"W. for 82.80 feet; thence N.34°58'32"W. for 325.62 feet; thence N.02°45'17"E. for 577.23 feet; thence S.89°06'24"W. for 440.00 feet to the point of beginning.

Parcel ID #01-46-24-00-00001.0000 (10219848)

This being the same property conveyed to the Forest County Club Inc., a Florida not for profit corporation, from Forest Utilities Inc., a Florida corporation, in a Quitclaim Deed dated February 23, 2017 and recorded April 13, 2017 as Instrument No. 2017000080102.



225 Newman Ave
East Providence, RI 02916
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AND

ACCESS PARCEL 2

Tract I

The following described lot, piece or parcel of land, situate, lying and being in Lee County, Florida, viz:

All rights, title and interest, claim and demand which the grantor acquired through the vacation of roads located within Units One, Two and Three of the Forest Subdivision, as set forth in amendment to Deed Restrictions recorded in Official Records Book 1924 Page 4524, and in Master Form Deed recorded in Official records Book 1924 Page 4530, public records of Lee County Florida and as shown on those maps recorded as:

"The Forest Unit One" dated May 23, 1980 and recorded May 23, 1980 in (book) 33 (page) 85, in Lee County, Florida.

"The Forest Unit Two" dated June 10, 1981 and recorded June 12, 1981 in (book) 34 (page) 20, in Lee County, Florida.

"The Forest Unit Three" dated September 17, 1982 and recorded September 17, 1982 in (book) 35 (page) 34, in Lee County, Florida.

Tract II

Cougar Run Adjacent to Sparrowood Condominiums from Timberlakes Drive to the Forest Country Club Property.

Parcel in the Southwest Quarter of Section 1, Township 46 South, Range 24 East in Lee County Florida:

From the Northwest Corner of the Southwest Quarter of Section 1, Township 46 South, Range 24 East, Lee County, Florida; thence North 89°06'24" East, along the North Line of said Southwest Quarter, for 1177.96 Feet; thence South 00°53'36" East for 30.00 Feet to the Point of Beginning;



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thence North 89°06'24" East for 89.53 Feet to a Point of Curvature; thence Easterly and Southeasterly along the Arc of a Curve to the Right (Radius 105.00 Feet, Delta Angle 59°05'52", Chord Distance 103.56 Feet) for 108.30 Feet to the Point of Tangency; thence South 31°47'44" East for 66.26 Feet to a Point of Curvature; thence Southeasterly and Easterly along the Arc of a Curve to the Left (Radius 75.00 Feet, Delta Angle 58°41'02", Chord Distance 73.50 Feet) for 76.82 Feet to the Point of Tangency; thence North 89°31'14" East for 177.12 Feet to a Point of Curvature; thence Easterly along the Arc of a Curve to the Right (Radius 380.00 Feet, Delta Angle 35°46'00", Chord Distance 233.38 Feet) for 237.21 Feet to a Point of Tangency; thence South 54°42'46" East for 21.35 Feet to a Point of Curvature; thence Southeasterly along the Arc of a Curve to the Left (Radius 230.00 Feet, Delta Angle 06°59'01" , Chord Distance 28.02 Feet) for 28.03 Feet; thence South 28°18'10" West for 30.00 Feet; thence Northwesterly along the Arc of a Curve to the Right (Radius 260.00 Feet, Delta Angle 06°59'01", Chord Distance 31.67 Feet) a Distance of 31.69 Feet to a Point of Tangency; thence North 54°42'46" West for 21.35 Feet to a Point of Curvature; thence Northwesterly along the Arc of a Curve To The Left (Radius 350.00 Feet, Delta Angle 35°46'00", Chord Distance 214.96 Feet) For 218.49 Feet to the Point of Tangency; thence South 89°31'14" West for 177.12 Feet to a Point of Curvature; thence Westerly and Northwesterly along the Arc of a Curve to the Right (Radius 105.00 Feet, Delta Angle 40°20'25", Chord Distance 72.41 Feet) for 93.93 Feet to the Point of Tangency; thence North 50°08'21" West for 119.54 Feet to a Point of Curvature; thence Northwesterly and Westerly along the Arc of a Curve to the Left (Radius 45.00 Feet, Delta Angle 40°45'15", Chord Distance 31.34 Feet) for 32.01 Feet to the Point of Tangency; thence South 89°06'24" West for 89.53 Feet to a Point of Curvature; thence Westerly and Southwesterly along the Arc of a Curve to the Left (Radius 95.00 Feet, Delta Angle 58°38'50", Chord Distance 93.05 Feet) for 97.24 Feet to the Point of Tangency; thence South 30°27'34" West for 69.19 Feet to a Point of Curvature; thence Southwesterly along the Arc of a Curve to the Left (Radius 170.00 Feet, Delta Angle 06°45'04", Chord Distance 20.02 Feet) for 20.03 Feet to the Point of Tangency; thence South 23°42'30" West for 40.00 Feet to a Point of Curvature; thence Southwesterly, Southerly and Southeasterly along a Curve to the Left (Radius 30.00 Feet, Delta Angle 90°00'00", Chord Distance 42.43 Feet) for 47.12 Feet to a Point of Cusp; thence North 66°17'30" West for 120.00 Feet to a Point of Cusp; thence Southeasterly, Easterly and Northeasterly along the Arc of a Curve to the Left (Radius 30.00 Feet, Delta Angle 90°00'00", Chord Distance 42.43 Feet) for 47.12 Feet to the Point of Tangency; thence North 23°42'30" East for 40.00 feet to a Point of Curvature; thence Northeasterly along the Arc of a Curve to the Right



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(Radius 230.00 Feet, Delta Angle 06°45'04", Chord distance 27.09 Feet) for 27.10 feet to the Point of Tangency; thence North 30°27'34" East for 69.19 feet to a Point of Curvature; thence Northeasterly and Easterly along the Arc of a Curve to the Right (Radius 155.00 Feet, Delta Angle 58°38'50", Chord Distance 151.82 Feet) for 158.66 Feet to the Point of Beginning.

Parcel ID #01-46-24-00-00002.00CE (10219854)

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Charles R. Markham and Betty Ray Markham, husband and wife in a Quit Claim Deed dated May 7, 2004 and recorded June 11, 2004 in Book 4332 Page 3624 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Donald Friedman and Barbara Friedman in a Quit Claim Deed dated January 16, 2004 and recorded February 2, 2004 in Book 4188 Page 3246 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Vat Consulting Inc., a Florida corporation in a Quit Claim Deed dated December 22, 2003 and recorded January 12, 2004 in Book 4169 Page 195 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from John A. Romito and Cynthia L. Romito, husband and wife in a Quit Claim Deed dated December 4, 2003 and recorded January 12, 2004 in Book 4169 Page 198 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from William R. Cunningham and Shirley R. Cunningham, husband and wife in a Quit Claim Deed dated November 7, 2003 and recorded January 12, 2004 in Book 4169 Page 200 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Royalex Incorporated, an Ontario corporation in a Quit Claim Deed dated November 4, 2003 and recorded January 12, 2004 in Book 4169 Page 196 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Gregory E. Kramer and Linda M. Kramer, husband and wife in a Quit Claim Deed dated October 29, 2003 and recorded November 12, 2003 in Book 4119 Page 1132 in Lee County, Florida.



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Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from David P. Keiser and Mary E. Keiser, husband and wife in a Quit Claim Deed dated October 27, 2003 and recorded November 12, 2003 in Book 4119 Page 1138 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Kenneth Robert Sammons and Sherri A. Sammons, husband and wife in a Quit Claim Deed dated October 23, 2003 and recorded October 28, 2003 in Book 04105 Page 3780 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Robert L. Clements and Beverly A. Clements, husband and wife in a Quit Claim Deed dated October 1, 2003 and recorded October 28, 2003 in Book 4105 Page 3378 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Henry J. Lochhead and Anita M. Lochhead, husband and wife in a Quit Claim Deed dated October 1, 2003 and recorded October 28, 2003 in Book 4105 Page 3373 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from John Santini and Sally Santini, husband and wife in a Quit Claim Deed dated September 29, 2003 and recorded October 28, 2003 in Book 04105 Page 3357 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Oliver Prechel and Simone Prechel, husband and wife in a Quit Claim Deed dated September 25, 2003 and recorded October 28, 2003 in Book 4105 Page 3383 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Robert F. Geegan and Marilyn A. Geegan, husband and wife in a Quit Claim Deed dated September 22, 2003 and recorded October 28, 2003 in Book 04105 Page 3391 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Thomas A. Scramuzzo and Carole E. Scramuzzo, husband and wife in a Warranty Deed dated September 12, 1991 and recorded September 27, 1991 in Book 2249 Page 1742 in Lee County, Florida.



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Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Jean Burton Marohn, formerly known as Jean Durand, a single woman in a Fee Simple Deed dated December 19, 1990 and recorded December 20, 1990 in Book 2193 Page 1688 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida corporation from Vernal R. Durand, a single man in a Fee Simple Deed dated December 17, 1990 and recorded December 20, 1990 in Book 2193 Page 1686 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from James G. Flynn and Cheryl Y. Flynn, husband and wife in a Fee Simple Deed dated May 16, 1990 and recorded May 22, 1990 in Book 2150 Page 3150 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Edward M. Gorman and Norma W. Gorman, husband and wife in a Fee Simple Deed dated April 26, 1990 and recorded May 1, 1990 in Book 2146 Page 692 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Dennis P. Sweeney and Carol J. Sweeney, husband and wife in a Warranty Deed dated March 28, 1990 and recorded April 19, 1990 in Book 2143 Page 2094 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Peggy P. Hartlaub (formerly known as Peggy P. Meckley, a remarried and surviving spouse of Richard G. Meckley, deceased) joined by Earl L. Hartlaub, her husband in a Fee Simple Deed dated January 19, 1989 and recorded January 25, 1989 in Book 2044 Page 3405 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Gerald Thomas a/k/a Gerald L. Thomas and Rosemary Thomas, husband and wife in a Fee Simple Deed dated September 27, 1988 and recorded September 28, 1988 in Book 2019 Page 1691 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Ellis F. Manning and Stephanie S. Manning, husband and wife in a Quit Claim Deed dated September 2, 1988 and recorded September 3, 1988 in Book 2015 Page 3905 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Barbara A. Sessler, a married person in a Fee Simple Deed dated June 22, 1988 and recorded June 24, 1988 in Book 1998 Page 4237 in Lee County, Florida.



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Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Donald G. Cox and Barbara L. Cox, husband and wife in a Fee Simple Deed dated April 22, 1988 and recorded April 28, 1988 in Book 1985 Page 3567 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Richard L. Hartung, joined by his wife, Martha A. Hartung in a Fee Simple Deed dated April 21, 1988 and recorded April 27, 1988 in Book 1985 Page 1731 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Dominic J. Calacci and Betty Calacci, husband and wife in a Fee Simple Deed dated February 10, 1988 and recorded February 15, 1988 in Book 1970 Page 685 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Douglas S. Gregory and Arlene K. Gregory, husband and wife in a Fee Simple Deed dated February 4, 1988 and recorded February 8, 1988 in Book 1968 Page 4216 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Roy E. Schneider and Jane D. Schneider, husband and wife in a Fee Simple Deed dated June 4, 1987 and recorded June 30, 1987 in Book 1926 Page 2062 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from William H. Thompson, Trustee, under the William H. Thompson Trust Agreement dated 05/26/82 in a Fee Simple Deed dated May 7, 1987 and recorded June 26, 1987 in Book 1925 Page 3448 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Zino Constructions Co., Inc in a Fee Simple Deed dated April 16, 1987 and recorded June 26, 1987 in Book 1925 Page 3444 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from William H. Hess and Loraine J. Hess, husband and wife in a Fee Simple Deed dated April 10, 1987 and recorded June 11, 1987 in Book 1925 Page 3374 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Edward M. Gorman and Norma W. Gorman, husband and



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wife in a Fee Simple Deed dated April 9, 1987 and recorded June 26, 1987 in Book 1925 Page 3506 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Stephen P. Anthony and Patricia A. Anthony, husband and wife, Richard E. Davis and Candace J. Davis, husband and wife, Colin M. Craig and Amy Craig, husband and wife in a Fee Simple Deed dated April 8, 1987 and recorded June 26, 1987 in Book 1925 Page 3499 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Vito Tamburello and Marie Tamburello, husband and wife, John S. Blosser and Carolyn S. Blosser, husband and wife, Philip W. Williams and Teresa Ruth Williams, husband and wife, Jane J. Elhart, an unmarried widow in a Fee Simple Deed dated April 8, 1987 and recorded June 26, 1987 in Book 1925 Page 3422 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Charlotte Montgomery, Charles J. Puzzo and Mary A. Puzzo, husband and wife, William J. Ryan and Betty L. Ryan, husband and wife, Gordon R. Klotd, David J. Derhagopian and Cynthia M. Derhagopian, Samuel L. Vinci and Eunice Vinci, husband and wife in a Fee Simple Deed dated April 8, 1987 and recorded June 26, 1987 in Book 1925 Page 3376 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Deanna Reed in a Fee Simple Deed dated April 7, 1987 and recorded June 26, 1987 in Book 1925 Page 3349 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from John M. Kozenieski and Diane L. Kozenieski, husband and wife in a Fee Simple Deed dated April 3, 1987 and recorded June 26, 1987 in Book 1925 Page 3518 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from John M. Kozenieski and Diane L. Kozenieski, husband and wife in a Fee Simple Deed dated April 3, 1987 and recorded June 26, 1987 in Book 1925 Page 3518 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Partridge Place Condominium Association in a Fee Simple Deed dated March 31, 1987 and recorded June 26, 1987 in Book 1925 Page 3514 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Dove's Nest Condominium Association, Inc., a Florida not-



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for-profit corporation in a Fee Simple Deed dated March 31, 1987 and recorded June 26, 1987 in Book 1925 Page 3512 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from John T. Kitchen, a single person and Karen Nee, a single person in a Fee Simple Deed dated March 31, 1987 and recorded June 26, 1987 in Book 1925 Page 3489 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Angelo Pirrone and Clara Pirrone, husband and wife in a Fee Simple Deed dated March 31, 1987 and recorded June 26, 1987 in Book 1925 Page 3485 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Martin A. Fritz and Patricia A. Fritz, husband and wife in a Fee Simple Deed dated March 31, 1987 and recorded June 26, 1987 in Book 1925 Page 3408 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Partridge Court Condominium Association, Inc., a Florida non-for-profit corporation in a Fee Simple Deed dated March 30, 1987 and recorded June 30, 1987 in Book 1925 Page 3530 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Howard A. Gerstler and Madeline Gerstler, husband and wife in a Fee Simple Deed dated March 30, 1987 and recorded June 26, 1987 in Book 1925 Page 3538 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Eagle's Landing Homeowners Association, Inc., a Florida not for profit association in a Fee Simple Deed dated March 30, 1987 and recorded June 26, 1987 in Book 1925 Page 3534 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Dove Hollow Condominiums Association, Inc., a Florida not-for-profit corporation in a Fee Simple Deed dated March 30, 1987 and recorded June 26, 1987 in Book 1925 Page 3532 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Ouail Cove Condominium Association, Inc., a Florida not-for-profit corporation in a Fee Simple Deed dated March 30, 1987 and recorded June 26, 1987 in Book 1925 Page 3528 in Lee County, Florida.



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Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Donald Maveron and Thelma W. Maveron, husband and wife, Gerald Jurek and Frances A. Jurek, husband and wife, Dennis P. Sweeney and Carol J. Sweeney, husband and wife in a Fee Simple Deed dated March 30, 1987 and recorded June 26, 1987 in Book 1925 Page 3428 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Carl D. Dawson and Edith B. Dawson, husband and wife, David W. Owen and Grace K Owen, husband and wife, Norman S. DeWolfe and Carolyn H. DeWolfe, husband and wife, Williams J. Pounds, Charles M. Harris and Paula F. Harris, husband and wife in a Fee Simple Deed dated March 30, 1987 and recorded June 26, 1987 in Book 1925 Page 3404 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Ronald W. Montgomery in a Fee Simple Deed dated March 30, 1987 and recorded June 26, 1987 in Book 1925 Page 3372 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from William J. Powell and Mary L. Powell, husband and wife Henry Earl Webber and Loerita P. Webber, husband and wife Welby Vitatoe and Wanda Vitatoe, husband and wife, Welby Vitatoe and Wanda Vitatoe, husband and wife, John Lopez and Nancy Lopez, husband and wife in a Fee Simple Deed dated March 28, 1987 and recorded June 30, 1987 in Book 1926 Page 2044 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Brad H. Nash and Melloe S. Nash, husband and wife, Richard G. Kimmel, Thomas T. Bamford and Calypso Bamford, John D. Thomas and Linda K. Thomas, husband and wife in a Fee Simple Deed dated March 27, 1987 and recorded June 30, 1987 in Book 1926 Page 2041 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Walter M. Hance and Avis B. Hance, husband and wife in a Fee Simple Deed dated March 27, 1987 and recorded June 26, 1987 in Book 1925 Page 3450 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Carleton Ryffel and Linda Ryffel, husband and wife in a Fee Simple Deed dated March 27, 1987 and recorded June 26, 1987 in Book 1925 Page 3382 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Vernal R. Durand and Jean Durand, husband and wife, James F. Garner and Sandra C. Garner, husband and wife, James F. Garner and Sandra C. Garner,



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husband and wife, Andre J. Patrone and Sheryl B. Patrone, husband and wife, William J. Seminsky and Kathleen M. Seminsky, husband and wife, Carolyn F. Jeffries, joined by her husband, Stephen V. Jeffries in a Fee Simple Deed dated March 26, 1987 and recorded June 30, 1987 in Book 1926 Page 2034 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Charles C. Fields and Gladys A. Fields, husband and wife in a Fee Simple Deed dated March 26, 1987 and recorded June 26, 1987 in Book 1925 Page 3522 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Fred G. Wright, Fred G. Wright and Maxine L. Wright, husband and wife, Irving J. Louis and Carol S. Louis, husband and wife, Robert L. Meister and Deanna D. Meister, husband and wife, James A. Strickler and Judith A. Strickler, husband and wife in a Fee Simple Deed dated March 26, 1987 and recorded June 26, 1987 in Book 1925 Page 3482 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from S.E. Preston, Trustee U/A dated 07/24/1984, M/B S.E. Preston, Trustee, James W. McCaughan, Jr and Ann K. McCaughan, husband and wife Arthur M. Grennan and Dorothy B. Grennan, husband and wife in a Fee Simple Deed dated March 25, 1987 and recorded June 30, 1987 in Book 1926 Page 2066 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from William Maddox and Ruth Maddox, husband and wife in a Fee Simple Deed dated March 25, 1987 and recorded June 26, 1987 in Book 1925 Page 3526 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from A. William Golling and Beverly A. Golling, husband and wife, Emmy Lou R. Cady, a married woman, Ronald C. Wolter and Diane B. Wolter, husband and wife, Calvin J. Henderson and Mary M. Henderson, husband and wife, William G. James and Harriet S. James in a Fee Simple Deed dated March 25, 1987 and recorded June 26, 1987 in Book 1925 Page 3462 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from John E. Meyer, Jr and Carole A. Meyer, husband and wife in a Fee Simple Deed dated March 25, 1987 and recorded June 26, 1987 in Book 1925 Page 3454 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Ray M. Lauffer and Felicitas A. Lauffer, husband and wife in a Fee Simple Deed dated March 25, 1987 and recorded June 26, 1987 in Book 1925 Page 3402 in Lee County, Florida.



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Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Richard E. Weiss and Deborah F. Weiss, husband and wife, William P. Soll and Astris Soll, husband and wife and Shahid Sultan and Loretta W. Sultan, husband and wife, Frances T. Christiansen in a Fee Simple Deed dated March 25, 1987 and recorded June 1, 1987 in Book 1926 Page 2054 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Robert R. Ellis and Joyce E. Ellis, husband and wife, Carol O. Sundberg, John K. McCall and Teresa V. McCall, husband and wife in a Fee Simple Deed dated March 24, 1987 and recorded June 26, 1987 in Book 1925 Page 3416 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Alfred E. Johnson and Emma Lou Johnson, husband and wife, Daniel Kinsley and Marguerite A. Kinsley, husband and wife, Richard G. Meckley and Peggy P. Meckley, husband and wife in a Fee Simple Deed dated March 23, 1987 and recorded June 30, 1987 in Book 1926 Page 2038 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from John H. Binder and Jane T. Van Scheltema each as to an undivided 1/2 interest in a Fee Simple Deed dated March 23, 1987 and recorded June 26, 1987 in Book 1925 Page 3456 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Stephen G. Zahorian and Barbara A. Zahorian, husband and wife in a Fee Simple Deed dated March 23, 1987 and recorded June 26, 1987 in Book 1925 Page 3364 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Ross A. Aker and Eva W. Aker, husband and wife, C. C. Ungurean, a single person, John J. Lopez and Nancy Lopez, husband and wife, James A. Nolte in a Fee Simple Deed dated March 23, 1987 and recorded June 26, 1987 in Book 1925 Page 3343 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Franklin W. Hagedon and Patricia A. Hagedon, husband and wife, Elizabeth M. O'Donnell, a married woman, Stanley L. Sowerwine, Trustee under agreement dated 07/03/84 M/B Stanley L. Sowerwine, Trustee, Arlene R. Salter, James Kolde a/k/a James H. Kolde as trustee, John H. Carver, Jr and Judith A. Carver, husband and wife in a Fee Simple Deed dated March 20, 1987 and recorded June 26, 1987 in Book 1925 Page 3508 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Ronald L. McCarthy and Barbara E. McCarthy, husband and wife in a Fee Simple Deed dated March 20, 1987 and recorded June 26, 1987 in Book 1925 Page 3434 in Lee County, Florida.



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Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Gordon B. Davis and Monique W. Davis, husband and wife in a Fee Simple Deed dated March 20, 1987 and recorded June 26, 1987 in Book 1925 Page 3384 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Dennis L. Grimes and Cyndie Grimes, husband and wife and John E. Coffey and Elizabeth Coffey, husband and wife in a Fee Simple Deed dated March 19, 1987 and recorded June 26, 1987 in Book 1925 Page 3476 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from G.J. Partners, a general partnership in a Fee Simple Deed dated March 19, 1987 and recorded June 26, 1987 in Book 1925 Page 3360 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Daniel H. Moul, II and Ann P. Moul, husband and wife in a Fee Simple Deed dated March 18, 1987 and recorded June 26, 1987 in Book 1925 Page 3516 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Edward C. Ruby and Kathryn M. Ruby, husband and wife, Donald L. Davidson and Barbara J. Davidson, husband and wife, Donald L. Davidson and Barbara J. Davidson, husband and wife, Frank C. Morre and Ruby L. Moore, husband and wife, John Feduke and Dorothy Feduke, husband and wife in a Fee Simple Deed dated March 18, 1987 and recorded June 26, 1987 in Book 1925 Page 3366 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Joseph A. Giangreco and Joanne D. Giangreco, husband and wife in a Fee Simple Deed dated March 18, 1987 and recorded June 26, 1987 in Book 1925 Page 3362 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Donald H. Brown, Sr and Nina S. Brown, husband and wife in a Fee Simple Deed dated March 17, 1987 and recorded June 26, 1987 in Book 1925 Page 3520 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Erich H. Feierabend and Phyllis A. Feierabend, husband and wife in a Fee Simple Deed dated March 17, 1987 and recorded June 26, 1987 in Book 1925 Page 3400 in Lee County, Florida.



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Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Charles Fletcher and Alice Fletcher, husband and wife in a Fee Simple Deed dated March 17, 1987 and recorded June 26, 1987 in Book 1925 Page 3386 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Robert W. Morrow and Joan K. Morrow, husband and wife in a Fee Simple Deed dated March 16, 1987 and recorded June 26, 1987 in Book 1925 Page 3341 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Norl Hamilton and Florence Hamilton, husband and wife, Arnold H. Fleishman and Patricia B. Fleishman, husband and wife, Carl D. Dawson and Edith B. Dawson, husband and wife, Gary V. Dixon and Bonnie B. Dixon, husband and wife in a Fee Simple Deed dated March 12, 1987 and recorded June 26, 1987 in Book 1925 Page 3425 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Frankenmuth Bank and Trust Company, an undivided 2/3 interest currently, First of America Bank-Frankenmuth in a Fee Simple Deed dated March 11, 1987 and recorded June 26, 1987 in Book 1925 Page 3440 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from George A. Williams and Ramona D. Williams, husband and wife in a Fee Simple Deed dated March 10, 1987 and recorded June 26, 1987 in Book 1925 Page 3412 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Robert H. Klemp and Dorinda A. Klemp, husband and wife in a Fee Simple Deed dated March 10, 1987 and recorded June 26, 1987 in Book 1925 Page 3347 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from William A. Greider, Philip W. Williams and Teresa R. Williams, husband and wife in a Fee Simple Deed dated March 9, 1987 and recorded June 30, 1987 in Book 1926 Page 2058 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Donald H. Weber, 1/3 undivided interest in a Fee Simple Deed dated March 9, 1987 and recorded June 26, 1987 in Book 1925 Page 3394 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Raymond N. Felitto, Jr and Jean A. Felitto, husband and wife



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in a Fee Simple Deed dated March 9, 1987 and recorded June 26, 1987 in Book 1925 Page 3360 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Charles B. Lee, Jr and Elizabeth A. Lee, husband and wife in a Fee Simple Deed dated March 6, 1987 and recorded June 26, 1987 in Book 1925 Page 3414 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Robert P. Ferguson and Rose M. Ferguson, husband and wife in a Fee Simple Deed dated March 6, 1987 and recorded June 26, 1987 in Book 1925 Page 3380 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Robert Garry and Barbara Garry, husband and wife in a Fee Simple Deed dated March 5, 1987 and recorded June 26, 1987 in Book 1925 Page 3502 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Michael L. Esper and Constance B. Esper, husband and wife in a Fee Simple Deed dated March 5, 1987 and recorded June 26, 1987 in Book 1925 Page 3452 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Anthony P. Strycharz and Sophie M. Strycharz, husband and wife in a Fee Simple Deed dated March 4, 1987 and recorded June 26, 1987 in Book 1925 Page 3487 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from P. Thomas Abraham, II and Mae Abraham, husband and wife in a Fee Simple Deed dated March 4, 1987 and recorded June 24, 1987 in Book 1925 Page 3491 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from The Forest joint venture, a Florida general partnership in a Fee Simple Deed dated March 3, 1987 and recorded June 30, 1987 in Book 1926 Page 2064 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Wilber D. Shellenbarger and D. Jean Shellenbarger, husband and wife, Ronald E. White and Joyce A. White, husband and wife, Graydon Johnson and Chrystal Johnson, husband and wife, Virginia E. Melhorn in a Fee Simple Deed dated March 3, 1987 and recorded June 26, 1987 in Book 1925 Page 3496 in Lee County, Florida.



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Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Rita A. Miller in a Fee Simple Deed dated March 2, 1987 and recorded June 26, 1987 in Book 1925 Page 3474 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Anthony J. Quaranto and Lillian Quaranto, husband and wife, William B. Grotevant and Jill E. Grotevant, husband and wife, James R. LePara and Janer LePara, husband and wife, Richard J. Boland and Grace M. Boland, husband and wife Roy S. White and Della M. White, husband and wife, David W. Swor and Doris Swor in a Fee Simple Deed dated March 1, 1987 and recorded June 30, 1987 in Book 1926 Page 2050 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from William Beck and Josephine M. Beck, husband and wife, John J. Jerauld and Dolores H. Jerauld, husband and wife, Charles T. Schrader and Elizabeth W. Schrader, husband and wife, Robert P. Smith and Vesta L. Smith, husband and wife in a Fee Simple Deed dated March 1, 1987 and recorded June 26, 1987 in Book 1925 Page 3470 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Robert S. Barber and Sanra K. Barber, husband and wife in a Fee Simple Deed dated March 1, 1987 and recorded June 26, 1987 in Book 1925 Page 3466 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Daryl J. McMichael and Sharron McMichael, husband and wife, W. Schuyler Seymour and Marleta J. Seymour, husband and wife, Elias P. Farri and Mabel E. Farri, husband and wife, Nicholas J. Curri and Mary B. Curri, husband and wife in a Fee Simple Deed dated March 1, 1987 and recorded June 26, 1987 in Book 1925 Page 3458 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Thomas B. Haire and Betty W. Haire, husband and wife, Godfrey Santini and Candace Santini, husband and wife, Verner A. Ahlgren and Marilyn Ahlgren, husband and wife, Minor A. Godsey, Jr and Marilyn W. Godsey, husband and wife, Thomas T. Minta and Norma R. Minta, husband and wife in a Fee Simple Deed dated March 1, 1987 and recorded June 26, 1987 in Book 1925 Page 3436 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from F. Graham Brown and Mary H. Brown, husband and wife, A. David Hennage and Margaret W. Hennage, husband and wife, Quinton B. McNew and Beverly H. McNew, husband and wife, Richard L. Cox and Roberta H. Cox, husband and wife in a Fee Simple Deed dated March 1, 1987 and recorded June 26, 1987 in Book 1925 Page 3419 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Duane A. Ferris and Wanda J. Ferris, husband and wife in a



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Fee Simple Deed dated March 1, 1987 and recorded June 26, 1987 in Book 1925 Page 3398 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Conrad K. Weiffenbach and John M. Weiffenbach, husband and wife, Alexander Wadkovsky and Irene E. Watral, Howard F. Andrews and Elizabeth B. Andrews, husband and wife, Charles A. Carver and Evelyn L. Carver, husband and wife, George V. Carey and Linda Carey, husband and wife in a Fee Simple Deed dated March 1, 1987 and recorded June 26, 1987 in Book 1925 Page 3355 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from George H. MacDonald and Dorlores B. MacDonald, husband and wife in a Fee Simple Deed dated March 1, 1987 and recorded June 26, 1987 in Book 1925 Page 3351 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Robert H. Kessler in a Fee Simple Deed dated February 28, 1987 and recorded June 30, 1987 in Book 1926 Page 2048 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from John J. Lopez and Nancy Lopez, husband and wife, Robert J. Logan and Margaret B. Logan, husband and wife, John A. Copeland and Lois Copeland, husband and wife, Edward C. Ruby and Kathryn M. Ruby, husband and wife in a Fee Simple Deed dated February 28, 1987 and recorded June 26, 1987 in Book 1925 Page 3493 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from V G Rana and Prafulla Rana, husband and wife in a Fee Simple Deed dated February 28, 1987 and recorded June 26, 1987 in Book 1925 Page 3468 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from C & A Ventures, Inc in a Fee Simple Deed dated February 27, 1987 and recorded June 26, 1987 in Book 1925 Page 3480 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Kay E. Degeus in a Fee Simple Deed dated February 27, 1987 and recorded June 26, 1987 in Book 1925 Page 3446 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Rene Morency and Bessie B. Morency, husband and wife in a Fee Simple Deed dated February 27, 1987 and recorded June 26, 1987 in Book 1925 Page 3392 in Lee County, Florida.



225 Newman Ave
East Providence, RI 02916
(844) 944-2876

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from John D. Selby and Marlon H. Selby, husband and wife in a Fee Simple Deed dated February 26, 1987 and recorded June 26, 1987 in Book 1925 Page 3353 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from G.E. Hardie and Mary K. Hardie, husband and wife in a Fee Simple Deed dated February 23, 1987 and recorded June 26, 1987 in Book 1925 Page 3388 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Brian G. Champman and Sloan D. Champman in a Fee Simple Deed dated February 22, 1987 and recorded June 26, 1987 in Book 1925 Page 3524 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from James H. Elliot in a Fee Simple Deed dated February 22, 1987 and recorded June 26, 1987 in Book 1925 Page 3504 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Alice Hauser Duncan in a Fee Simple Deed dated February 22, 1987 and recorded June 26, 1987 in Book 1925 Page 3339 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from James B. Timlin and Marianna C. Timlin, husband and wife in a Fee Simple Deed dated February 21, 1987 and recorded June 26, 1987 in Book 1925 Page 3536 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Richard G. Ferguson and Alberta A. Ferguson, husband and wife in a Fee Simple Deed dated February 21, 1987 and recorded June 26, 1987 in Book 1925 Page 3396 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Richard A. Shantz and Dolores Shantz in a Fee Simple Deed dated February 21, 1987 and recorded June 26, 1987 in Book 1925 Page 3390 in Lee County, Florida.

Access Parcel 2, Tract I being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida not for profit corporation from Wesley J. Soerens and Karen E. Soerens, husband and wife in a Fee Simple Deed dated February 10, 1987 and recorded March 26, 1987 in Book 1925 Page 3370 in Lee County, Florida.



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Access Parcel 2, Tract II being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida corporation The Forest Joint Venture, a Florida partnership, by Gulf Shore Development & Construction, Inc., its general partner in a Quit Claim Deed dated April 27, 1999 and recorded August 3, 1999 in Book 3152 Page 811 in Lee County, Florida.

Access Parcel 2, Tract II being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida corporation Gulf Shore Development & Construction, Inc., a Florida corporation in a Quit Claim Deed dated April 27, 1999 and recorded August 3, 1999 in Book 3152 Page 787 in Lee County, Florida.

Access Parcel 2, Tract II being the same property conveyed to The Forest Property Owner's Association, Inc., a Florida corporation "Timberlakes Ltd., a Florida limited partnership" in a Quit Claim Deed dated April 27, 1999 and recorded August 3, 1999 in Book 3152 Page 0773 in Lee County, Florida.

Upon our review of the Informational Title Report, please note the following in regard to the Property:

Record Title Owner:

Title to the Property appears to be vested in The Forest County Club, Inc., a Florida corporation not for profit by virtue of a Quit Claim Deed dated January 23, 2024 and recorded January 25, 2024 in Book (book) NA Page (page) NA and/or as Instrument 2024000022864. as to Tower Parcel

Mortgages:

The Tower Parent Parcel appears to be encumbered by the following Mortgages and their affecting documents:

1. Mortgage in the amount of \$3,000,000.00 between The Forest Country Club, Membership Association., a Florida corporation (borrower) and Timberlakes Limited, a Florida limited partnership (lender), dated January 3, 1989 and recorded January 17, 1989 in (book) 2042 (page) 4519 (instrument) 2583180 in Lee County, Florida.

2. Mortgage in the amount of \$1,750,000.00 between The Forest Country Club, INC., f/k/a The Forest Country Club Membership Association., a Florida corporation (borrower) and Sun Bank of Lee County, National Association (lender), dated September 11, 1991 and recorded September 18, 1991 in (book) 2247 (page) 2198 (instrument) 3086253 in Lee County, Florida, as to Tower Parcel.

Affected by a(n) Receipt of Future Advance in the Amount of \$560796.00 between The Forest Country Club, INC., f/k/a The Forest Country Club Membership Association., a Florida corporation and Sunbank/Southwest Florida, a Florida corporation and State-chartered bank, f/k/a



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Sun Bank of Lee County, National Association, dated May 1, 1994 and recorded July 22, 1994 in (book) 2521 (page) 2282 (instrument) 3630295 in Lee County, Florida.

Affected by a(n) Mortgage Modification/ Extension Agreement between The Forest Country Club, INC., f/k/a The Forest Country Club Membership Association., a Florida corporation and Sunbank/Southwest Florida, a Florida corporation and State-chartered bank, dated May 1, 1994 and recorded July 22, 1994 in (book) 2521 (page) 2291 (instrument) 3630296 in Lee County, Florida.

3. Terms and conditions of a(n) unrecorded Promisorry Note in the amount of \$5,208,000.00 as evidence by Negative Pledge Agreement Not to Tranfer Property between Lake Michigan Credit Union (borrower) and The Forest Country Club Inc., a Florida non-profit corporation (lender), dated January 31, 2025 and recorded January 31, 2025 in (instrument) 2025-27940 in Lee County, Florida.

Easements and Rights of Way:

The Property is subject to the following Easements, Leases, and Rights of Way:

- Exclusive and Perputual Pipeline Easement Grant between Mare Properties Inc.; and Forest Utilities Inc., dated April 23, 1984 and recorded April 24, 1984 in (book) 1723 (page) 787, in Lee County, Florida.
- Communications Systems Right of Way and Easement between Forest Property Owner's Association, Inc; and Sprint-Florida, Inc., their respective successors, assigns, lessees and agents, associated and allied companies, dated April 11, 2002 and recorded May 1, 2002 in (book) 03635 (page) 4231 (instrument) 5434644, in Lee County, Florida, as to Access Parcel 2.
- Grant of Perpetual Public Utility Easement between The Forest Property Owner's Association, INC; and Lee County, a Political subdivision of the State of Florida, dated February 24, 2009 and recorded February 27, 2009 in (instrument) 2009000053213, in Lee County, Florida, as to Access 2.
- Easement between Florida Power & Light Company, its Licensees, agents, successors and assigns; and The Forest Property Owner's Association, INC, dated October 2, 2019 and recorded October 3, 2019 in (instrument) 2019000229189, in Lee County, Florida, as to Access 2.

Miscellaneous:

The property is subject to the following:

- Terms and conditions contained in that The Forest Deed of Restrictions, Unit One dated June 1, 1980 and recorded June 2, 1980 in (book) 1431 (page) 664 (instrument) 1316113 in Lee County, Florida, as to Access Parcel 2.

Affected by a(n) The Forest Amended Deed of Restrictions, Unit One dated June 6, 1980 and recorded June 6, 1980 in (book) 1432 (page) 1470 (instrument) 1317890 in Lee County, Florida.



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Affected by a(n) Amendment to Deed of Restrictions for The Forest Unit One dated July 4, 1980 and recorded July 4, 1980 in (book) 1440 (page) 1037 (instrument) 1328802 in Lee County, Florida.

Affected by a(n) The Forest, Unit One, Amended Deed of Restrictions dated December 22, 1980 and recorded December 23, 1980 in (book) 1477 (page) 1138 (instrument) 1379021 in Lee County, Florida.

Affected by a(n) The Forest Amendment to Deed of Restrictions, Unit One dated February 27, 1984 and recorded February 28, 1984 in (book) 1713 (page) 4838 (instrument) 1772339 in Lee County, Florida.

Affected by a(n) The Forest, Unit I, Amendment to Deed Restriction dated February 7, 1985 and recorded February 13, 1985 in (book) 1768 (page) 1016 (instrument) 1903140 in Lee County, Florida.

Affected by a(n) Amendment to All Deeds of Restriction of Unit One, Unit Two and Unit Three of the Forest Subdivision dated March 2, 1987 and recorded June 23, 1987 in (book) 1924 (page) 4524 (instrument) 2294602 in Lee County, Florida.

Affected by a(n) Amendment to All Deeds of Restriction of the Forest, Unit One, The Forest Unit Two, The Forest, Unit Three and The Forest Oaks, a Subdivision dated June 28, 1993 and recorded June 28, 1993 in (book) 2400 (page) 2241 (instrument) 3412251 in Lee County, Florida.

Affected by a(n) Certificate of Recordation/Affidavit The Forest Property Owners Association, Inc dated May 24, 2010 and recorded May 25, 2010 in (instrument) 2010000131830 in Lee County, Florida.

Affected by a(n) Certificate of Recordation/Affidavit The Forest Property Owners Association, Inc dated August 6, 2013 and recorded August 8, 2013 in (instrument) 2013000186558 in Lee County, Florida.

Affected by a(n) Certificate of Amendment dated January 29, 2019 and recorded February 6, 2019 in (instrument) 2019000027742 in Lee County, Florida.

Affected by a(n) Certificate of Amendment dated April 16, 2021 and recorded May 10, 2021 in (instrument) 2021000151417 in Lee County, Florida..



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- Terms and conditions contained in that Deed of Restrictions, The Forest, Unit Two, a subdivision dated June 19, 1981 and recorded June 15, 1981 in (book) 1522 (page) 1328 (instrument) 1439365 in Lee County, Florida, as to Access Parcel 2.

Affected by a(n) Amendment to Deed of Restrictions for The Forest Unit Two dated July 11, 1985 and recorded July 12, 1985 in (book) 1793 (page) 2626 (instrument) 1965916 in Lee County, Florida.

Affected by a(n) Amendment to All Deeds of Restriction of Unit One, Unit Two and Unit Three of the Forest Subdivision dated March 2, 1987 and recorded June 23, 1987 in (book) 1924 (page) 4524 (instrument) 2294602 in Lee County, Florida.

Affected by a(n) Amendment to All Deeds of Restriction of the Forest, Unit One, The Forest Unit Two, The Forest, Unit Three and The Forest Oaks, a Subdivision dated June 28, 1993 and recorded June 28, 1993 in (book) 2400 (page) 2241 (instrument) 3412251 in Lee County, Florida.

Affected by a(n) Certificate of Recordation/Affidavit The Forest Property Owners Association, Inc dated May 24, 2010 and recorded May 25, 2010 in (instrument) 2010000131830 in Lee County, Florida.

Affected by a(n) Amended and Restated Deed of Restrictions, Unit Two dated February 18, 2011 and recorded February 24, 2011 in (instrument) 2011000046478 in Lee County, Florida.

Affected by a(n) Certificate of Recordation/Affidavit The Forest Property Owners Association, Inc dated August 6, 2013 and recorded August 8, 2013 in (instrument) 2013000186558 in Lee County, Florida.

Affected by a(n) Certificate of Amendment dated January 29, 2019 and recorded February 6, 2019 in (instrument) 2019000027743 in Lee County, Florida.

Affected by a(n) Certificate of Amendment dated April 16, 2020 and recorded April 27, 2020 in (instrument) 2020000098778 in Lee County, Florida.

- Terms and conditions contained in that Deed of Restrictions, Unit III, a Subdivision dated October 18, 1982 and recorded October 28, 1982 in (book) 1642 (page) 1206 (instrument) 1389878 in Lee County, Florida.



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Affected by a(n) Re-recorded Deed of Restrictions, The Forest, Unit III, a Subdivision dated October 28, 1982 and recorded November 12, 1982 in (book) 1645 (page) 2307 (instrument) 1603571 in Lee County, Florida.

Affected by a(n) Amendment to All Deeds of Restriction of Unit One, Unit Two and Unit Three of the Forest Subdivision dated March 2, 1987 and recorded June 23, 1987 in (book) 1924 (page) 4524 (instrument) 2294602 in Lee County, Florida, as to Access Parcel 2.

Affected by a(n) Amendment to All Deeds of Restriction of the Forest, Unit One, The Forest Unit Two, The Forest, Unit Three and The Forest Oaks, a Subdivision dated June 28, 1993 and recorded June 28, 1993 in (book) 2400 (page) 2241 (instrument) 3412251 in Lee County, Florida.

Affected by a(n) Certificate of Recordation/Affidavit The Forest Property Owners Association, Inc dated May 24, 2010 and recorded May 25, 2010 in (instrument) 2010000131830 in Lee County, Florida.

Affected by a(n) Amended and Restated Deed of Restrictions, Unit III dated February 18, 2011 and recorded February 24, 2011 in (instrument) 2011000046479 in Lee County, Florida.

Affected by a(n) Certificate of Recordation/Affidavit The Forest Property Owners Association, Inc dated August 6, 2013 and recorded August 8, 2013 in (instrument) 2013000186558 in Lee County, Florida.

Affected by a(n) Certificate of Amendment dated January 29, 2019 and recorded February 6, 2019 in (instrument) 2019000027744 in Lee County, Florida.

- Certificate of Recordation/ Affidavit dated August 6, 2013 and recorded August 8, 2013 in (instrument) 2013000183559 in Lee County, Florida.

- Recorded Notice of Environmental Resource Permit dated April 23, 2025 and recorded April 23, 2025 in (instrument) 2025000109476, in Lee County, Florida.

The property and any construction thereupon should be in accordance with all zoning and permitting requirements.

The property should conform to environmental regulations as set forth by the United States Environmental Protection Agency and the Florida Department of Environmental Protection.

Certification of Title Documentation

The undersigned hereby certifies that the above information is true and correct to the best of the undersigned's knowledge and belief based upon the undersigned's review of the Informational Title

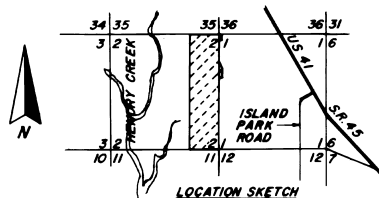


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Report provided by Tower Title & Closing LLC, effective 2nd day of December, 2025 under File No. VDL-186062-I.

A handwritten signature in black ink, appearing to read 'MSH', positioned above a horizontal line.

Matthew Shea
Title Operations Manager
Tower Title & Closing LLC



DESCRIPTION

A TRACT OF LAND BEING THE EAST HALF (E. 1/2) OF THE NORTHEAST QUARTER (N.E. 1/4) AND THE EAST HALF (E. 1/2) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION 2, AND PART OF THE WEST HALF (W. 1/2) OF SECTION 1, ALL IN TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 1, THENCE RUN N. 88°58'29"E. ALONG THE NORTH LINE OF SAID SECTION 1, FOR 60.00 FEET; THENCE RUN S. 0°22'48"E. FOR 181.69 FEET TO A POINT ON THE BOUNDARY LINE OF "THE FOREST UNIT THREE" AS RECORDED IN PLAT BOOK 35, PAGE 34-37 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S. 89°37'12"W. FOR 60.00 FEET ALONG SAID BOUNDARY LINE TO THE WEST LINE OF SAID SECTION 1; THENCE RUN S. 0°22'48"E. ALONG SAID SECTION LINE FOR 1553.05 FEET; THENCE RUN S. 32°22'14"E. ALONG SAID BOUNDARY LINE FOR 308.99 FEET; THENCE RUN S. 18°52'15"W. ALONG SAID BOUNDARY LINE FOR 135.00 FEET; THENCE RUN S. 53°58'15"W. ALONG SAID BOUNDARY LINE FOR 146.67 FEET TO THE WEST LINE OF SAID SECTION 1; THENCE RUN S. 0°22'48"E. ALONG SAID SECTION LINE FOR 426.52 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 2; THENCE CONTINUE S. 0°22'48"E. ALONG SAID SECTION LINE FOR 2636.30 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE RUN S. 88°51'38"W. ALONG THE SOUTH LINE OF SAID SECTION 2 FOR 1317.33 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF (E. 1/2) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SAID SECTION 2; THENCE RUN N. 0°25'24"W. ALONG THE WEST LINE OF THE EAST HALF (E. 1/2) OF THE SOUTHEAST QUARTER (S.E. 1/4) AND THE WEST LINE OF THE EAST HALF (E. 1/2) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 2 FOR 5280.14 FEET TO THE NORTHWEST CORNER OF THE EAST HALF (E. 1/2) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 2; THENCE RUN N. 89°13'16"E. ALONG THE NORTH LINE OF SAID SECTION 2 FOR 1321.23 FEET TO THE POINT OF BEGINNING. TRACT HEREIN DESCRIBED CONTAINS 161.057 ACRES. SUBJECT TO EASEMENTS OF RECORD.

STATE OF FLORIDA
COUNTY OF Pinellas

ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME ALAN W. KIMBRO EXEC VICE, PRESIDENT OF SUNDIAL GROUP, INC., A FLORIDA CORPORATION, A PARTNER OF FOREST JOINT VENTURE, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT HE DID SAME FREELY AND VOLUNTARILY FOR SAID JOINT VENTURE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF NOVEMBER, A.D.; 1985.
Diane E. Richards
NOTARY PUBLIC AT LARGE, STATE OF FLORIDA MY COMMISSION EXPIRES AUGUST 24, A.D.; 1987.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF THE OAKS UNIT ONE, IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LAND ACCORDING TO A RECENT SURVEY MADE AND PLATTED UNDER MY DIRECTION AND SUPERVISION AND THAT SUCH DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES.

W. L. Jorgensen
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 2469
DATE Oct. 25, 1985

THE OAKS UNIT ONE

A SUBDIVISION OF PART OF
SECTIONS 1 & 2, T46S, R24E
LEE COUNTY, FLORIDA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FOREST JOINT VENTURE, A PARTNERSHIP, THE OWNER OF THE LAND DESCRIBED HEREON, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "THE OAKS UNIT ONE" AND DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS, AND TO THE OAKS OF LEE COUNTY PROPERTY OWNERS ASSOCIATION INC., ALL ROADS AND TRACTS "C", "D", AND "H" SHOWN HEREON FOR THEIR PROPER PURPOSES. IN WITNESS WHEREOF FOREST JOINT VENTURE, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON THEIR BEHALF, BY THE GENERAL PARTNERS, THIS 20 DAY OF NOVEMBER, A.D. 1985.
ATTEST: FOREST JOINT VENTURE, A PARTNERSHIP

David W. Sworn PRESIDENT
GULF SHORE DEVELOPMENT AND CONSTRUCTION, INC.
David W. Sworn EXEC. VICE PRESIDENT
SUNDIAL GROUP, INC., A FLORIDA CORPORATION

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME DAVID SWORN, PRESIDENT OF GULF SHORE DEVELOPMENT AND CONSTRUCTION, INC., A PARTNER OF FOREST JOINT VENTURE, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT HE DID SAME FREELY AND VOLUNTARILY FOR SAID JOINT VENTURE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF NOVEMBER, A.D.; 1985.
David W. Sworn
NOTARY PUBLIC AT LARGE, STATE OF FLORIDA MY COMMISSION EXPIRES JANUARY 14, A.D.; 1987.

NOTICE

"LANDS DESCRIBED IN THIS PLAT ARE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS AND DRAINAGE FACILITIES BEING SPECIFICALLY APPROVED OR ACCEPTED BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED THAT HE MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OF OR ALL OF THE EXPENSE OF MAINTENANCE OR IMPROVEMENT OF ROADS AND DRAINAGE WITHIN THE SUBDIVISION."

APPROVALS

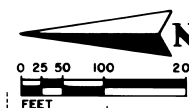
THIS PLAT, APPROVED THIS 20 DAY OF NOVEMBER, A.D. 1985
IN AN OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA
Robert J. Green CHAIRMAN Charles Green CLERK
James W. Green CO. ATTORNEY Michael Carroll CO. ENGINEER
David W. Sworn DIR. COMM. DEVELOPMENT
20-57-1

I HEREBY CERTIFY THAT THIS PLAT OF THE OAKS UNIT ONE HAS BEEN EXAMINED BY ME AND FROM MY EXAMINATION I FIND THAT SAID PLAT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

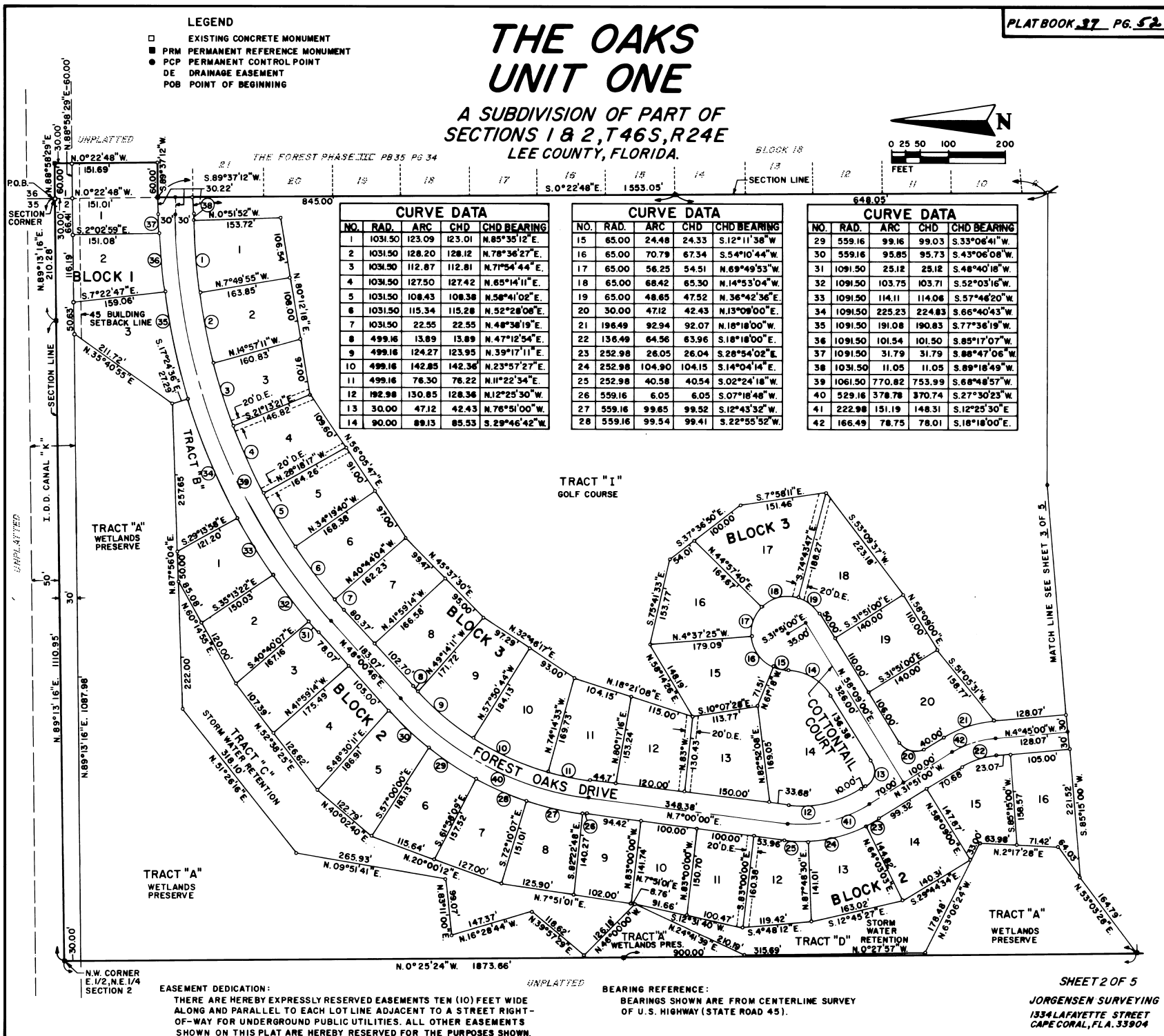
I FURTHER CERTIFY THAT SAID PLAT WAS FILED FOR RECORD THIS 6 DAY OF JANUARY, A.D. 1986 AND DULY RECORDED IN PLAT BOOK 37 AT PAGE 51 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
Charles Green
CLERK OF THE CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA.

SHEET 1 OF 5
JORGENSEN SURVEYING
1334 LAFAYETTE STREET
CAPE CORAL, FLA. 33904

**A SUBDIVISION OF PART OF
SECTIONS 1 & 2, T46S, R24E
LEE COUNTY, FLORIDA.**

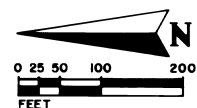


☐ EXISTING CONCRETE MONUMENT
☒ PRM PERMANENT REFERENCE MONUMENT
☒ PCP PERMANENT CONTROL POINT
 DE DRAINAGE EASEMENT
 POB POINT OF BEGINNING



THE OAKS UNIT ONE

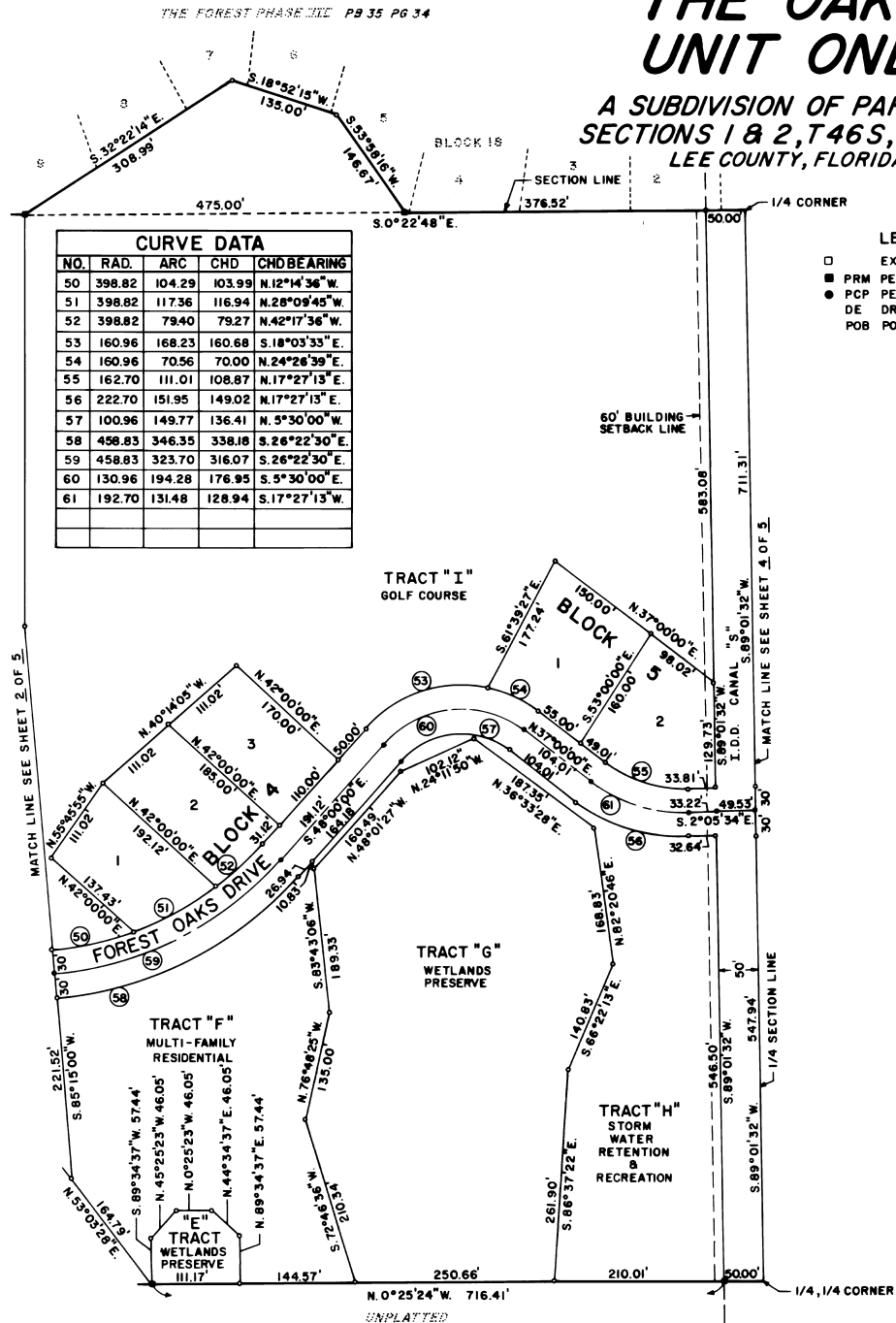
A SUBDIVISION OF PART OF
SECTIONS 1 & 2, T46S, R24E
LEE COUNTY, FLORIDA.



CURVE DATA				
NO.	RAD.	ARC	CHD	CHDBEARING
50	398.82	104.29	103.99	N.12°14'36"W.
51	398.82	117.36	116.94	N.28°09'45"W.
52	398.82	79.40	79.27	N.42°17'36"W.
53	160.96	168.23	160.68	S.18°03'33"E.
54	160.96	70.56	70.00	N.24°26'39"E.
55	162.70	111.01	108.87	N.17°27'13"E.
56	222.70	151.95	149.02	N.17°27'13"E.
57	100.96	149.77	136.41	N.5°30'00"W.
58	458.83	346.35	338.18	S.26°22'30"E.
59	458.83	323.70	316.07	S.26°22'30"E.
60	130.96	194.28	176.95	S.5°30'00"E.
61	192.70	131.48	128.94	S.17°27'13"W.

LEGEND

- EXISTING CONCRETE MONUMENT
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- DE DRAINAGE EASEMENT
- POB POINT OF BEGINNING



EASEMENT DEDICATION:

THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS TEN (10) FEET WIDE ALONG AND PARALLEL TO EACH LOT LINE ADJACENT TO A STREET RIGHT-OF-WAY FOR UNDERGROUND PUBLIC UTILITIES. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED FOR THE PURPOSES SHOWN.

BEARING REFERENCE:

BEARINGS SHOWN ARE FROM CENTERLINE SURVEY OF U.S. HIGHWAY (STATE ROAD 45).

SHEET 3 OF 5

JORGENSEN SURVEYING
1334 LAFAYETTE STREET
CAPE CORAL, FLA. 33904

**THE OAKS
UNIT ONE**

**A SUBDIVISION OF PART OF
SECTIONS 1 & 2, T46S, R24E
LEE COUNTY, FLORIDA.**



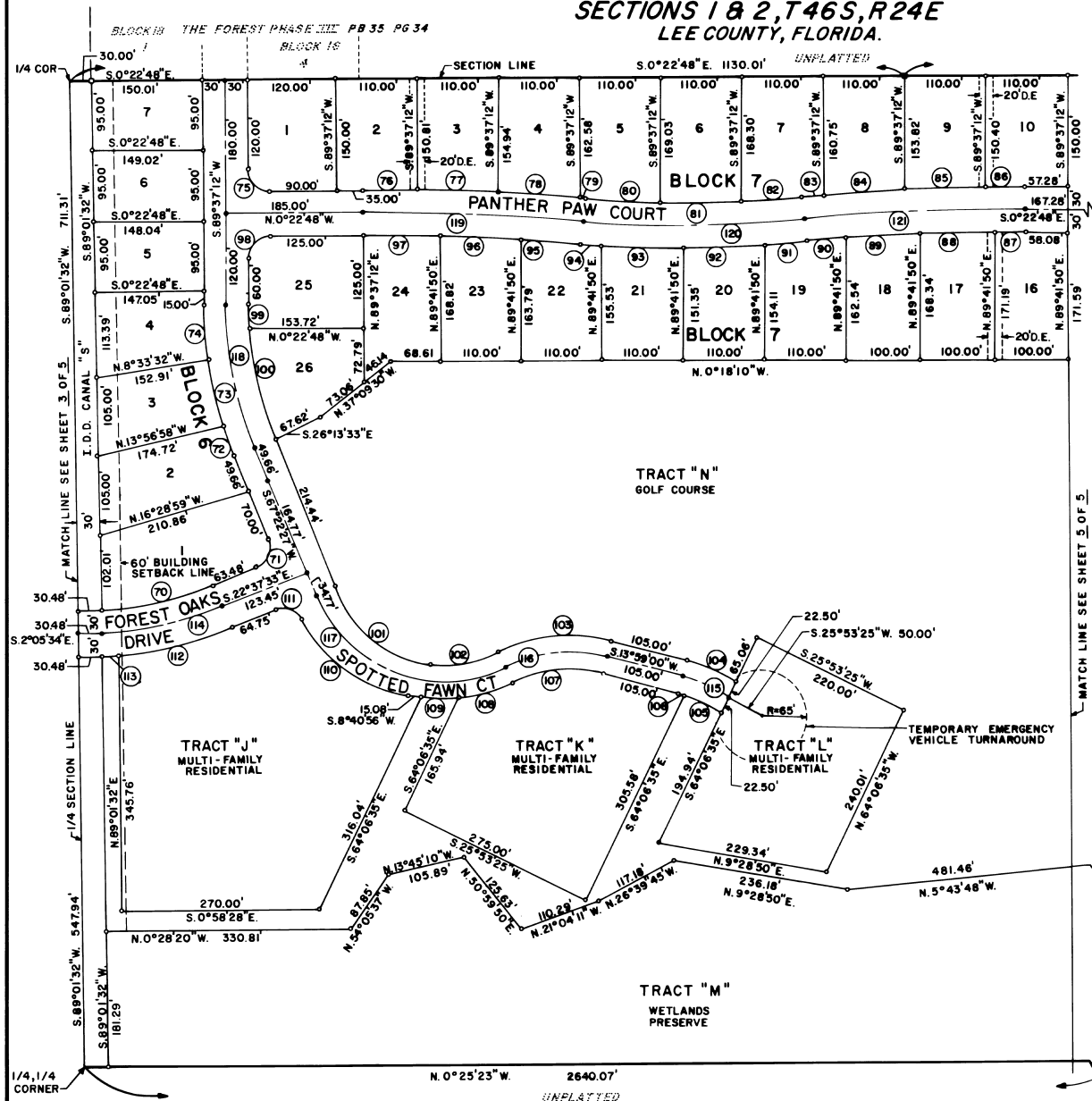
CURVE DATA				
NO.	RAD.	ARC	CHD	CHD BEARNG
70	440.10	157.13	156.30	S.12°23'51"E
71	30.00	47.12	42.43	S.87°37'33"E
72	538.63	44.18	47.17	N.69°43'26"E
73	538.63	88.06	88.96	N.76°45'27"E
74	538.63	76.89	76.82	N.85°31'51"E
75	30.00	47.12	42.43	S.44°37'12"W
76	3465.56	75.01	75.00	S.0°14'19"W
77	3465.56	110.08	110.08	S.1°46'14"W
78	3465.56	110.27	110.26	S.3°35'29"W
79	3465.56	7.07	7.07	S.33°34'46"W
80	1684.51	103.14	103.12	S.2°51'57"W
81	1684.51	110.02	110.00	S.0°45'34"W
82	1684.51	80.84	80.84	S.4°00'19"E
83	3465.56	29.43	29.43	S.5°08'14"E
84	3465.56	110.22	110.22	S.3°09'57"E
85	3465.56	110.06	110.05	S.2°56'42"E
86	3465.56	52.72	52.72	S.0°48'57"E
87	3405.56	42.53	42.49	N.0°44'14"W
88	3405.56	100.04	100.04	N.1°56'12"W
89	3405.56	100.17	100.17	N.3°37'15"W
90	3405.56	54.49	54.49	N.5°55'19"W
91	1744.51	55.84	55.84	N.4°27'48"W
92	1744.51	110.05	110.03	N.1°42'20"W
93	1744.51	110.10	110.08	N.1°52'35"E
94	1744.51	28.49	28.49	N.4°09'09"E
95	3405.56	81.83	81.82	N.3°55'54"E
96	3405.56	110.12	110.12	N.2°19'01"E
97	3405.56	105.25	105.24	N.0°30'18"E
98	30.00	47.12	42.43	N.5°22'48"E
99	478.63	35.03	35.02	S.87°31'25"W
100	478.63	150.80	150.18	S.76°24'00"W
101	175.44	174.14	167.08	S.38°56'18"W
102	167.50	93.82	92.60	S.9°58'12"E
103	222.50	155.33	152.20	S.6°00'59"E
104	247.50	74.51	74.23	S.22°36'28"E
105	202.50	55.17	55.00	N.24°36'45"E
106	202.50	9.98	9.98	N.15°23'37"E
107	177.50	123.92	121.42	N.6°00'59"W
108	212.50	79.38	78.92	N.15°18'55"W
109	212.50	49.31	49.20	N.2°02'03"E
110	201.10	185.67	179.15	N.35°07'56"E
111	30.00	44.09	40.23	N.19°28'41"E
112	500.10	159.79	159.11	N.3°28'28"E
113	500.10	20.02	20.01	N.13°09'21"E
114	470.10	168.47	167.57	S.12°21'33"E
115	225.00	69.83	69.55	N.22°52'28"E
116	200.00	136.63	136.81	N.6°00'59"W
117	190.00	309.70	276.53	N.20°40'44"E
118	508.63	197.48	196.24	N.78°29'49"E
119	3435.56	298.81	299.71	S.2°07'11"W
120	1714.51	299.24	298.86	S.0°22'49"E
121	3435.56	299.81	299.71	S.8°52'49"E

S.W. CORNER
E. 1/2, S.E. 1/4
SECTION 2

SHEET 4 OF 5
JORGENSEN SURVEYING
1334 LAFAYETTE STREET
CAPE CORAL, FLA. 33904

LEGEND

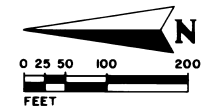
- ☐ EXISTING CONCRETE MONUMENT
☒ PRM PERMANENT REFERENCE MONUMENT
☒ PCP PERMANENT CONTROL POINT
 DE DRAINAGE EASEMENT
 POB POINT OF BEGINNING



EASEMENT DEDICATION:
THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS TEN (10) FEET WIDE
ALONG AND PARALLEL TO EACH LOT LINE ADJACENT TO A STREET RIGHT-
OF-WAY FOR UNDERGROUND PUBLIC UTILITIES. ALL OTHER EASEMENTS
SHOWN ON THIS PLAT ARE HEREBY RESERVED FOR THE PURPOSES SHOWN

BEARING REFERENCE:
BEARINGS SHOWN ARE FROM CENTERLINE SURVEY
OF U.S. HIGHWAY (STATE ROAD 45).

**A SUBDIVISION OF PART OF
SECTIONS 1 & 2, T46S, R24E
LEE COUNTY, FLORIDA.**



☐ EXISTING CONCRETE MONUMENT
☒ PRM PERMANENT REFERENCE MONUMENT
☒ PCP PERMANENT CONTROL POINT
 DE DRAINAGE EASEMENT
 POB POINT OF BEGINNING

CURVE DATA				
NO.	RAD.	ARC	CHD	CHD BEARING
130	90.00	51.83	51.12	S.16°52'41"E.
131	65.00	37.43	36.92	S.16°52'41"E.
132	65.00	68.07	65.00	S.29°37'11"W.
133	65.00	68.07	65.00	S.69°37'11"W.
134	65.00	68.07	65.00	N.30°22'45"W.
135	65.00	50.81	49.53	N.22°00'56"E.
136	90.00	70.36	68.58	N.22°00'56"E.

CURVE DATA

NO.	RAD.	ARC	CHD	CHD BEARING
130	90.00	51.83	51.12	S.16°52'41"E
131	65.00	37.43	36.92	S.16°52'41"E
132	65.00	68.07	65.00	S.29°37'11"W
133	65.00	68.07	65.00	S.89°37'11"W
134	65.00	68.07	65.00	N.30°22'49"W
135	65.00	50.81	49.53	N.22°00'56"E
136	90.00	70.36	68.58	N.22°00'56"E

TRACT "N"
GOLF COURSE

TRACT "M"
WETLANDS PRESERVE

BLOCK 7

PANTHER PAW COURT

UNPLATTED

SECTION LINE

75' BUILDING SETBACK LINE

I.D.D. CANAL "T"

MATCH LINE SEE SHEET 4 OF 5

N.W. CORNER E. 1/2, N.E. 1/4 SECTION 2

S.W. CORNER E. 1/2, S.E. 1/4 SECTION 2

CORNER SECTION

UNPLATTED

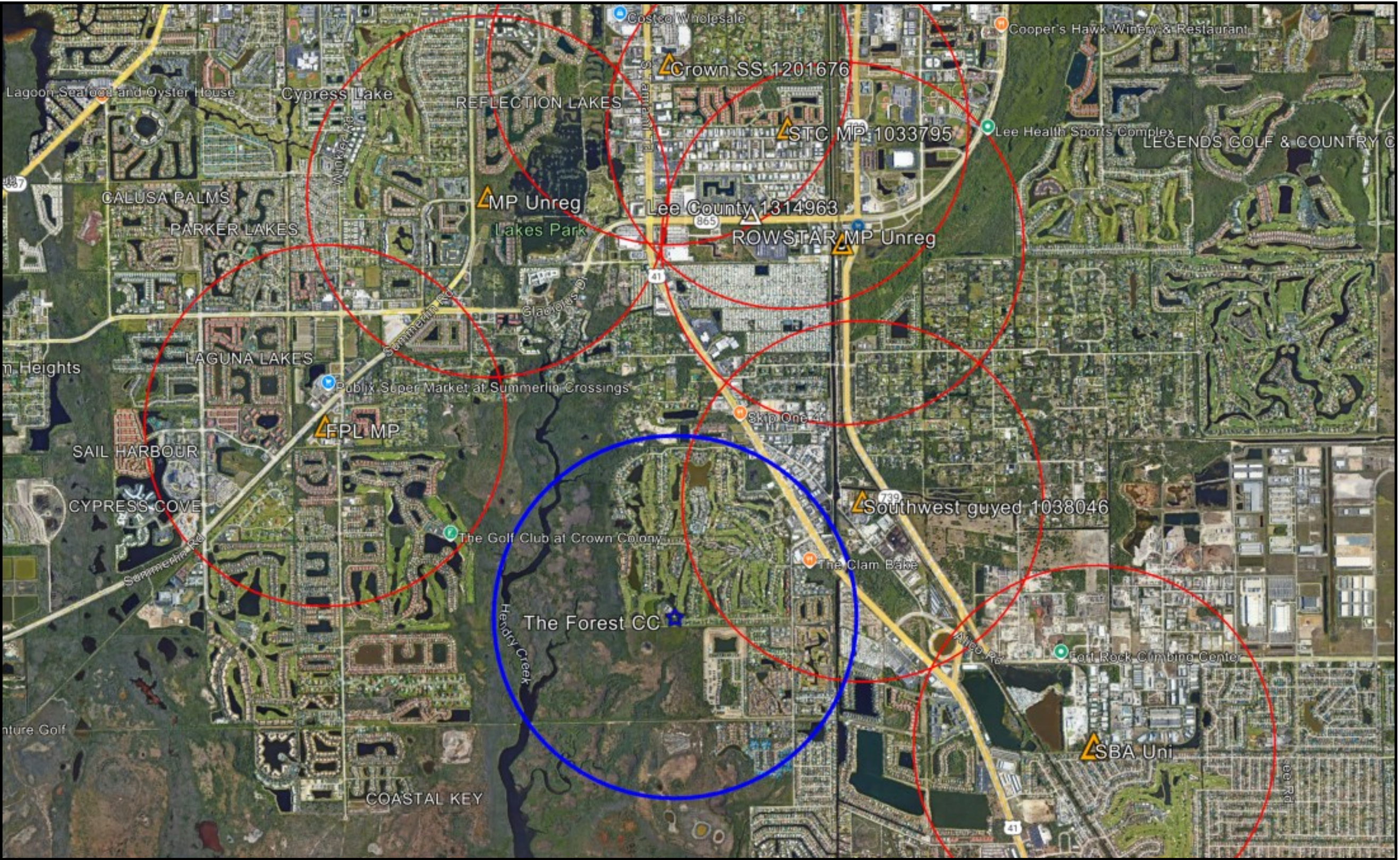
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SHEET 5 OF 5

JORGENSEN SURVEYING
1334 LAFAYETTE STREET
CAPE CORAL, FLA. 33904

CLOSEST EXISTING TOWERS MAP



LEGEND

- 1-Mile Radius
- ★ Proposed Tower
- △ Existing FCC-registered Towers

PHOTOGRAPHIC SIMULATION

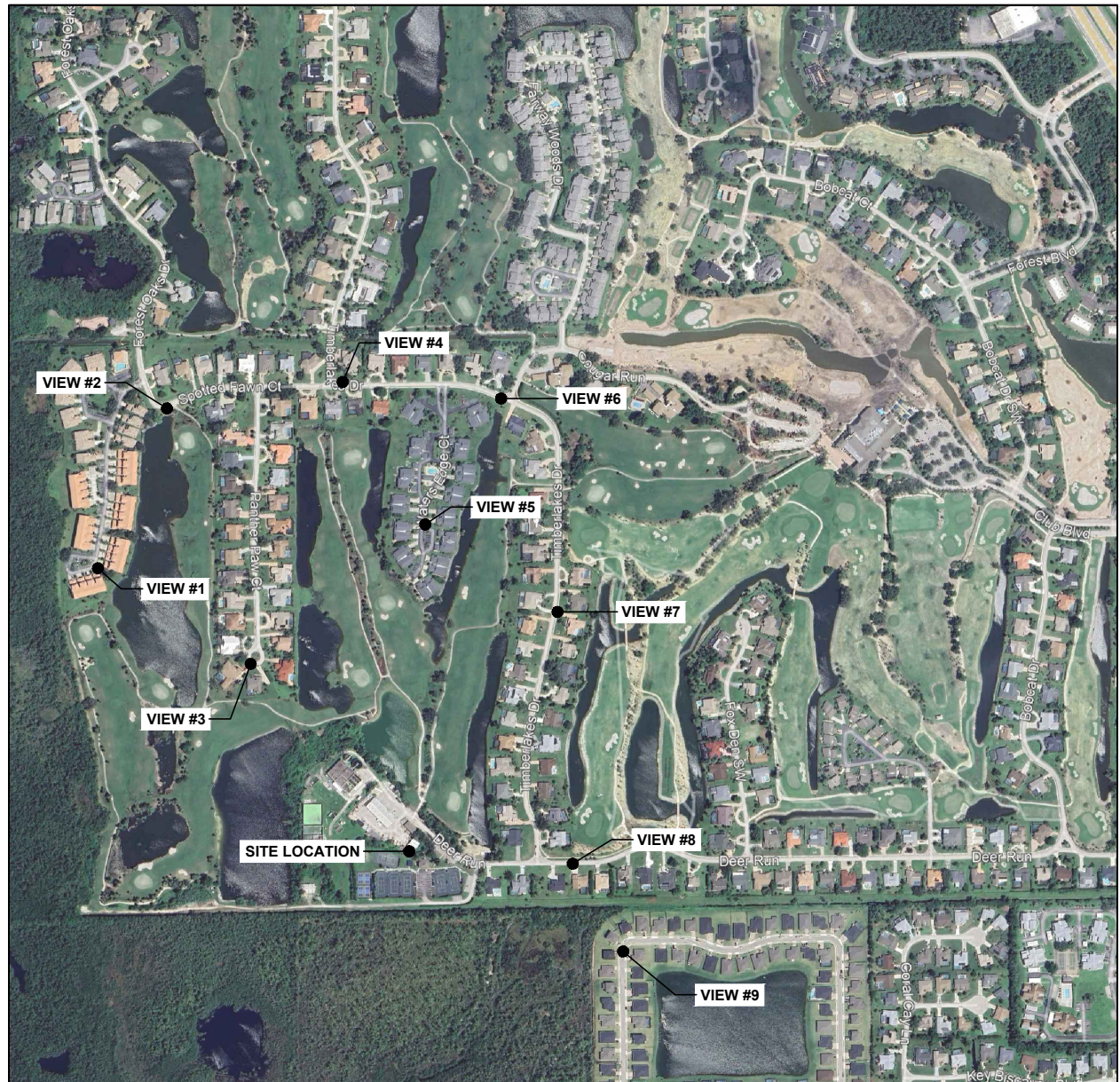
PROPOSED WIRELESS COMMUNICATIONS FACILITY

SITE NAME: THE FOREST CC

SITE LOCATION: N26 29 46.30
W81 52 08.22

DEER RUN
FORT MYERS, FL 33908
(LEE COUNTY)

PHOTOSIM LOCATION	DISTANCE TO TOWER
VIEW #1	1,975'
VIEW #2	2,350'
VIEW #3	1,165'
VIEW #4	2,185'
VIEW #5	1,520'
VIEW #6	2,125'
VIEW #7	1,325'
VIEW #8	765'
VIEW #9	1,065'
DISTANCES ARE APPROXIMATE AND FOR REFERENCE ONLY	



THE FOREST CC COVER SHEET

THE INCLUDED PHOTOGRAPHIC SIMULATION(S) ARE INTENDED AS VISUAL REPRESENTATIVES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. THE MATERIALS WITHIN THE INCLUDED PHOTOGRAPHIC SIMULATION(S) ARE SUBJECT TO CHANGE.

DATE: 11/19/25

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REVIEWED BY: CO

SMW #: 25-5457



THE FOREST CC
VIEW (1)

PHOTO SIMULATION

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VERTEX
DEVELOPMENT, LLC

SMW
ENGINEERING GROUP, LLC
TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-252-6985 www.smweng.com

THE FOREST CC
VIEW (2)

PHOTO SIMULATION

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THE FOREST CC
VIEW (2) (AFTER)

PHOTO SIMULATION

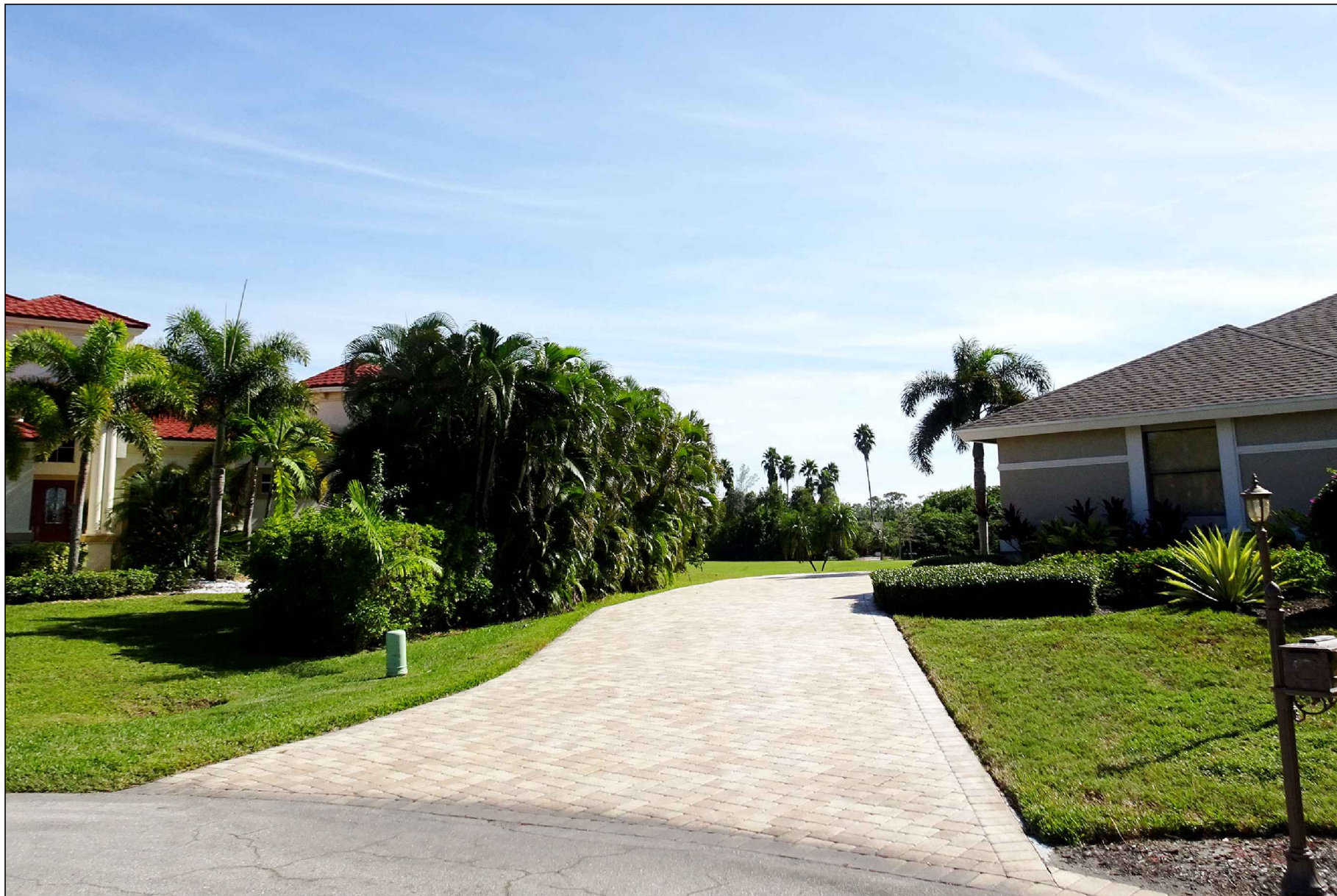
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THE FOREST CC
VIEW (3)

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THE FOREST CC
VIEW (4)

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THE FOREST CC
VIEW (4) (AFTER)

PHOTO SIMULATION

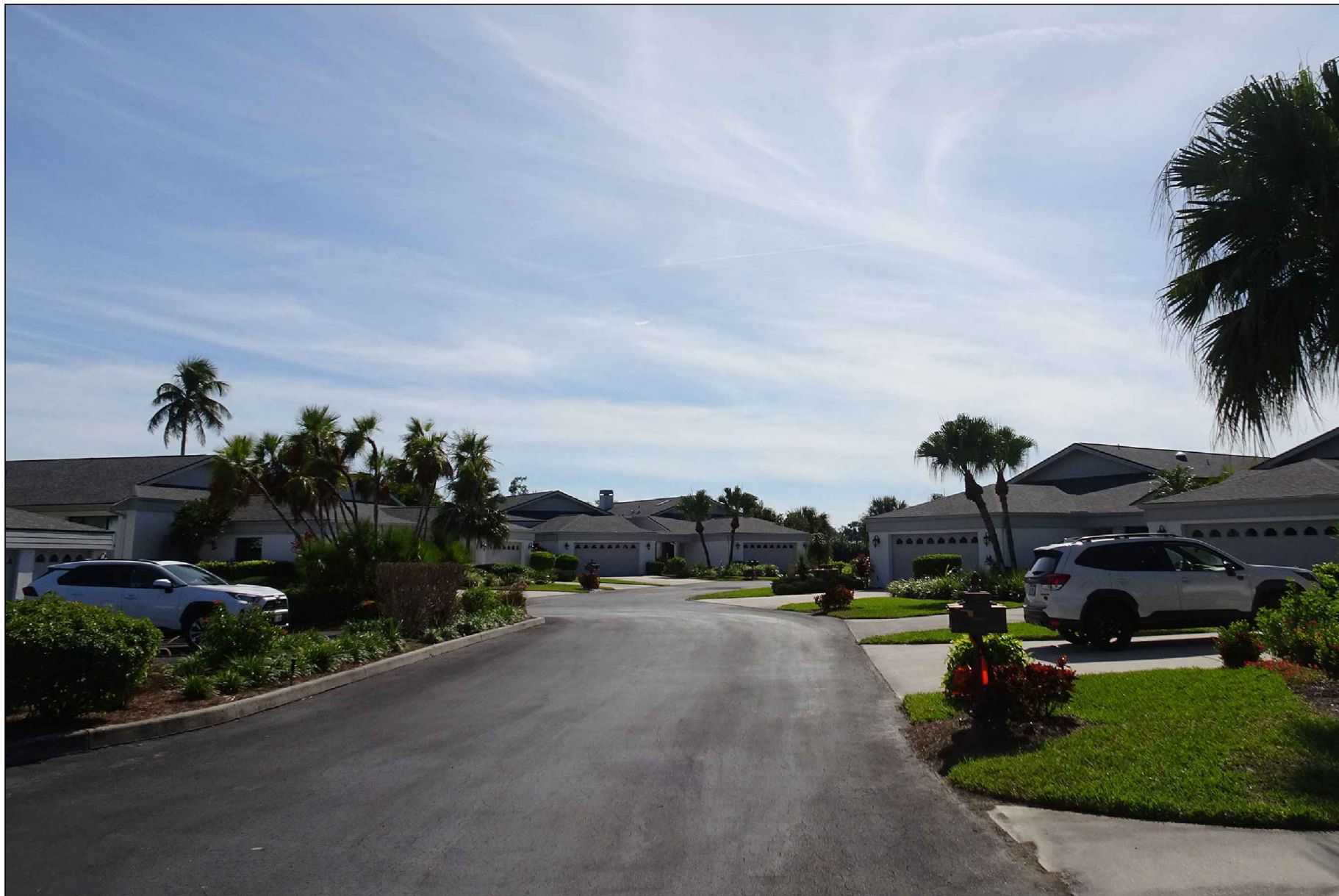
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DATE: 11/19/25

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THE FOREST CC
VIEW (5)

PHOTO SIMULATION

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DATE: 11/19/25

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REVIEWED BY: CO

SMW #: 25-5457



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THE FOREST CC
VIEW (5) (AFTER)

PHOTO SIMULATION

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SMW #: 25-5457



THE FOREST CC
VIEW (6)

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VIEW (6) (AFTER)

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THE FOREST CC
VIEW (7)

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VIEW (7) (AFTER)

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THE FOREST CC
VIEW (8)

PHOTO SIMULATION

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UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

DATE: 11/19/25

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THE FOREST CC
VIEW (8) (AFTER)

PHOTO SIMULATION

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DATE: 11/19/25

DRAWN BY: BMD

REVIEWED BY: CO

SMW #: 25-5457



THE FOREST CC
VIEW (9)

PHOTO SIMULATION

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DATE: 11/19/25

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REVIEWED BY: CO

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THE FOREST CC
VIEW (9) (AFTER)

PHOTO SIMULATION

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UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

DATE: 11/19/25

DRAWN BY: BMD

REVIEWED BY: CO

SMW #: 25-5457



**4950 Communications Avenue
Suite 910
Boca Raton, FL 33431**

**Mark Baesch
Principle Engineer
Network Real Estate & Regulatory
Florida Network Engineering**

October 23st, 2025

Re: PROPOSED TOWER SITE: The Forest Country Club APPLICANT: Vertex Development, LLC

To Whom It May Concern:

Verizon Wireless is a leading national wireless communication provider authorized by the Federal Communications Commission to provide state of the art digital wireless personal communication throughout the State of Florida and throughout the United States.

Currently, Verizon Wireless has a need for an antenna support structure in the area of The Forest Country Club. Verizon Wireless has made every reasonable attempt to utilize existing towers within the search area to meet the network design goals. It is our understanding that Vertex Development is proposing to build a new 145' tower in the area with coordinates at N26° 29' 46.30", W81° 52' 08.22" at a height of 145'. We have determined that the proposed tower would meet our needs for an antenna support structure, as there are no other available towers or structures within at least one mile of the proposed tower. Accordingly, the proposed site is imperative to allow the necessary coverage improvements and capacity relief to this portion of the highway and the surrounding area. The site will allow Verizon Wireless to expand service at The Forest Country Club area and help provide improved coverage along U.S. Highway 41.

If approved in zoning at the requested height and location, Verizon Wireless would be interested in collocating on this tower with a centerline of 135' AGL and would negotiate with Vertex Development to that end.

In addition, please be advised that the proposed tower, including reception and transmission functions, will not interfere with the customary transmission or reception of radio, television or similar services as well as other wireless services enjoyed by adjacent residential and non-residential properties.

Signed by:

474a2fe4-4f36-4007...



Mark Baesch

Principal Engineer - Regulatory/Real Estate
Network Real Estate

M954 5516310
4950 Communications Ave
Suite 910
Boca Raton, FL 33431



ZONING AFFIDAVIT

STATE OF FLORIDA COUNTY OF HILLSBOROUGH

BEFORE ME, the undersigned authority, personally appeared Alan Ruiz ("Affiant"), who being by me first duly sworn, under oath, deposes and states as follows:

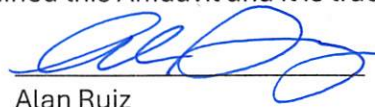
1. I am over eighteen (18) years of age and have personal knowledge of the matters contained herein.
2. I am the Manager of Vertex Development, LLC, a Delaware limited liability company, and have the authority to sign this affidavit.
3. Vertex Development, LLC, is the leasehold of a Land Lease Agreement with The Forest Country Club, Inc. ("Owner") for the use of a wireless communication tower ("Tower") on the property located at 6227 Deer Run in Fort Myers, Florida (Lee County Parcel #01-46-24-00-00001.0000).
4. Vertex Development, LLC, is the owner/ developer of the Tower and will provide Lee County with contact information on a regular basis, or as dictated by the Land Development Code ("LDC") (*pursuant to Lee County LDC §34-1446.(a)(2)*). The current information:

Vertex Development, LLC
Attention: Alan Ruiz
3630 W. Kennedy Blvd
Tampa, FL 33609
813-335-4768
alanruiz@vertexdevelopment.net
5. Vertex Development, LLC, certifies that it accepts responsibility for compliance with all applicable Lee County regulations. Furthermore, the construction, operation and repair of the Tower shall be performed in manner consistent with all applicable local, state, federal and industry standards (*pursuant to the Lee County LDC §34-1446.(a)(1) and §34-1447.(f)*).
6. Vertex Development, LLC, and its successors, hereby commit to allow the shared use of and collocation on the tower for all regional wireless carriers, without discrimination, if additional user(s) agree in writing to meet reasonable terms and conditions for such shared use, at a reasonable market rate. The cost of modifying the commercial communication tower to accommodate the collocated antennas shall be borne by the collocating telecommunication carrier (*pursuant to Lee County LDC §34-145(c)(3)(b).2. and §34-1446.(a)(9)*).



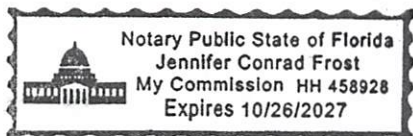
7. Vertex Development, LLC, will provide a financial surety to Lee County to ensure timely removal of the Tower and facility in the event of abandonment, non-use or cessation of use. The surety instrument will be issued prior to the issuance of a Lee County Building Permit *(pursuant to Lee County LDC §34-1446.(c)(6)).*
8. Vertex Development, LLC, acknowledges that it is responsible for the removal of the Tower in the event the facility is abandoned, as defined and determined under the Lee County ordinance *(pursuant to Lee County LDC §34-1451.).*

Under penalties of perjury, I declare that I have examined this Affidavit and it is true, correct, and complete.


Alan Ruiz

SWORN TO AND SUBSCRIBED before me this 17th day of November, 2025, by Alan Ruiz, Manager of Vertex Development, LLC.

(NOTARIAL SEAL)




Print Name: Jennifer Conrad Frost
My Commission Expires: 10/26/2027



Report Date: November 3, 2025

Client: Expert Construction Managers, Inc.
815 S. Kings Ave
Brandon, FL 33511
Attn: Ryan Aufiero
(813) 731-2580
ryan@expertconstructionmanagersinc.com

Structure: Proposed 145-ft Monopole
Site Name: Forest CC
Site Address: 6227 Deer Run
City, County, State: Fort Myers, Lee County, FL
Latitude, Longitude: 26.496194°, -81.86895°

PJF Project: A62625-0002.003.7102

We understand that there may be some concern on the part of local building officials regarding the reliability of communication poles. Communication structures are designed in accordance with the Telecommunications Industries Association / Electronic Industries Association Standards TIA-222-H, "Structural Standards for Antenna Supporting Structures, Antennas, and Small Wind Turbine Support Structures." This is a nationally recognized standard and is modeled after the American National Standards Institute document ANSI A58.1. The TIA-222-H standard was developed by professional engineers experienced in the design of communication structures. Much of these specific design criteria are often not available in local building codes.

The pole and its foundation will be designed per the 2023 Florida Building Code, 8th Edition (2021 International Building Code with state amendments) and the TIA-222-H standard (exception #5 of Section 1609.1.1) using Load and Resistance Factor Design (LRFD) methodology. This design methodology is also used in building design and is discussed in American Institute of Steel (AISC) and American Concrete Institute (ACI) design standards.

This pole shall be designed with a basic design wind speed of 160 mph for use in the TIA-222-H Standard Exposure Category D, a topographic factor, $K_{zt} = 1.0$, and Risk Category II shall be used in this design.

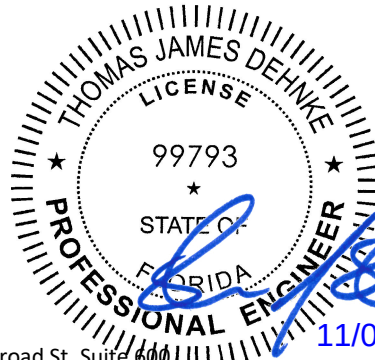
The monopole for this site will be designed as a "bend-over" pole. This means that the bottom of the pole has reserve capacity compared to that of the upper section in an attempt to limit the fall radius of the pole. This pole will be designed with the top 50-ft meeting the design wind criteria near capacity, but the remaining structure will have reserve capacity to remain intact beyond possible failure of the upper section. When steel becomes overstressed, it does not suddenly break, it will locally deform. The upper portion of the pole would then hinge at this level resulting in a fall radius of up to 50-ft. Once the upper portion is no longer upright catching the wind load, the stresses in the lower portion of the pole are reduced.

We at Paul J. Ford and Company appreciate the opportunity of providing our continuing professional services to you and Expert Construction Managers, Inc.. If you have any questions or need further assistance on this or any other projects, please give us a call.

Respectfully Submitted by:
Paul J. Ford and Company

Thomas J. Dehnke, PE
Project Manager
tdehnke@pauljford.com

THOMAS J. DEHNKE, PE - LICENSE #0000099793
PAUL J. FORD & CO. - #EB-0002848

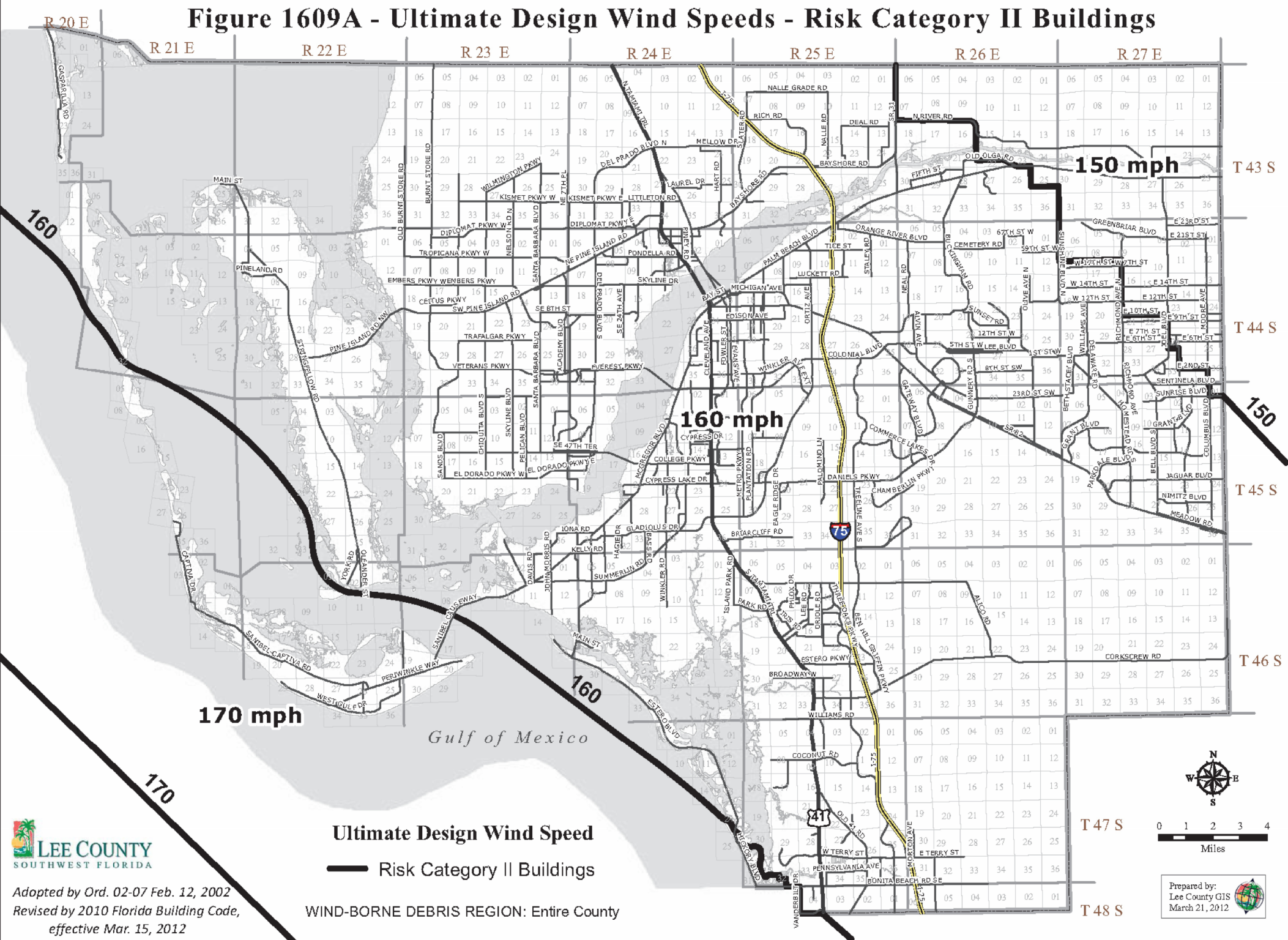


This item has been electronically signed and sealed by Thomas J. Dehnke, PE using a digital signature and date.

Printed copies of this document are not considered signed and sealed, and the signature must be verified on electronic copies.

11/03/2025

250 E Broad St, Suite 600
Columbus, OH 43215
Phone 614.221.6679

Figure 1609A - Ultimate Design Wind Speeds - Risk Category II Buildings



ASCE Hazards Report

Address:

No Address at This Location

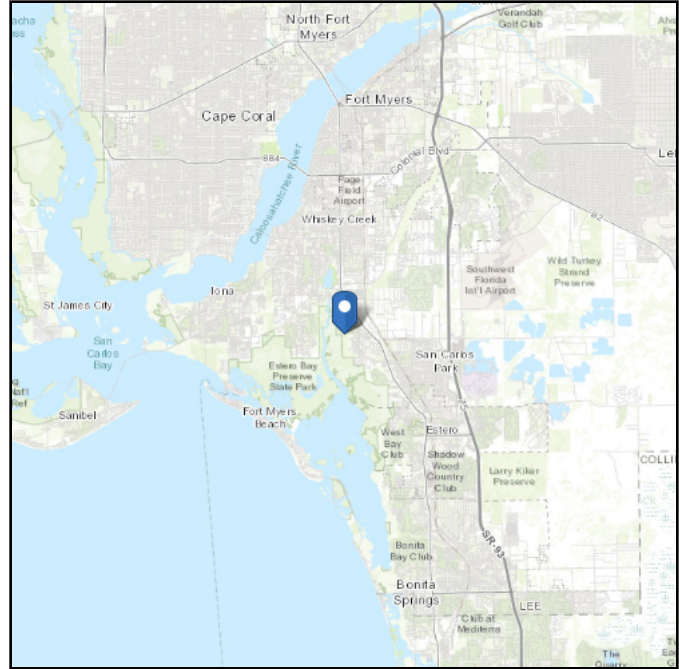
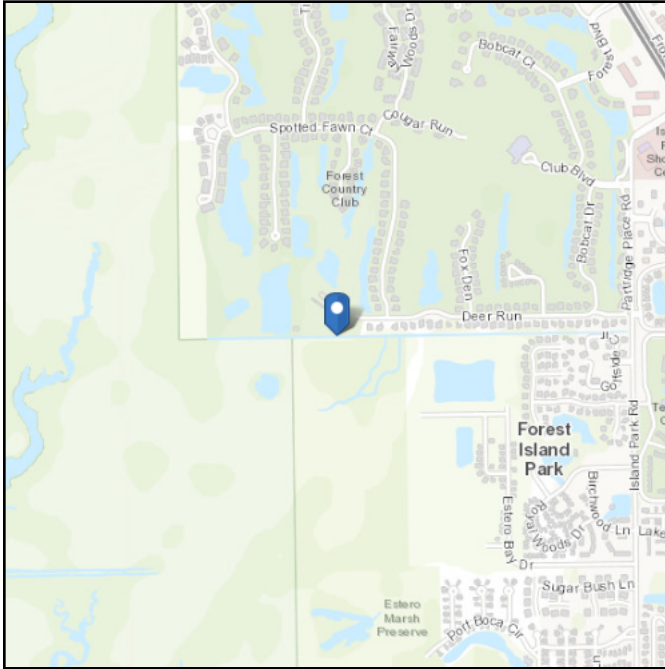
Standard: ASCE/SEI 7-22

Risk Category: II

Soil Class: D - Stiff Soil

Latitude: 26.4954

Longitude: -81.869

Elevation: 1.24453143090112 ft (NAVD 88)


Wind

Data Source:

ASCE/SEI 7-22, Fig. 26.5-1B and Figs. CC.2-1–CC.2-4, and Section 26.5.2

Date Accessed:

Mon Nov 03 2025



Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-22 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years). Values for 10-year MRI, 25-year MRI, 50-year MRI and 100-year MRI are Service Level wind speeds, all other wind speeds are Ultimate wind speeds.

Site is in a hurricane-prone region as defined in ASCE/SEI 7-22 Section 26.2. Glazed openings shall be protected against wind-borne debris as specified in Section 26.12.3.

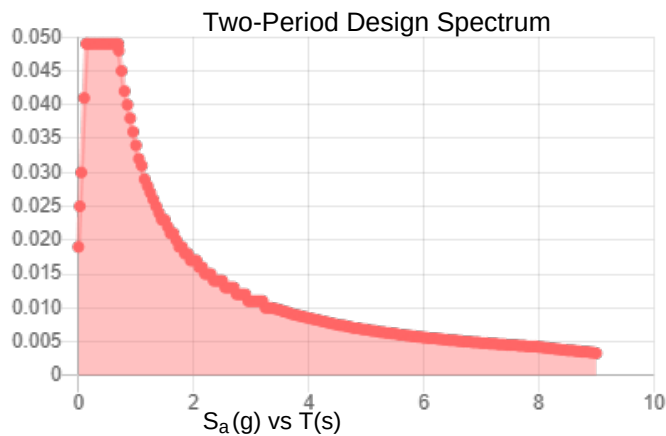
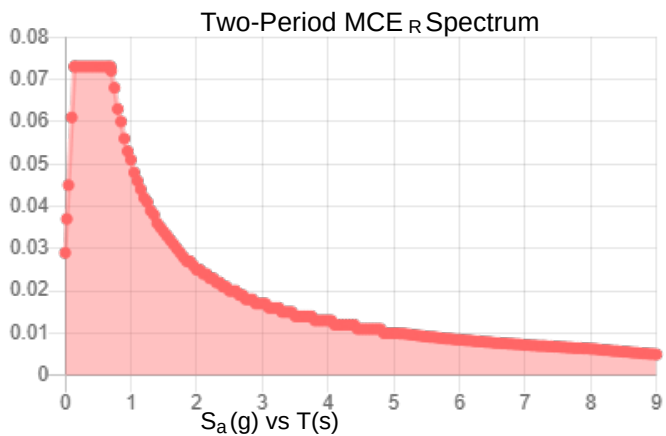
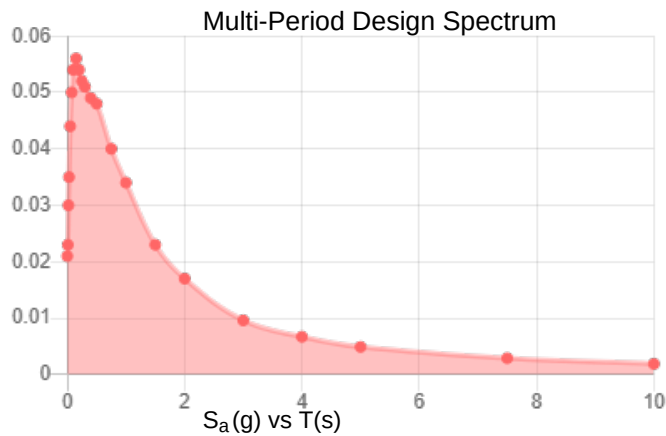
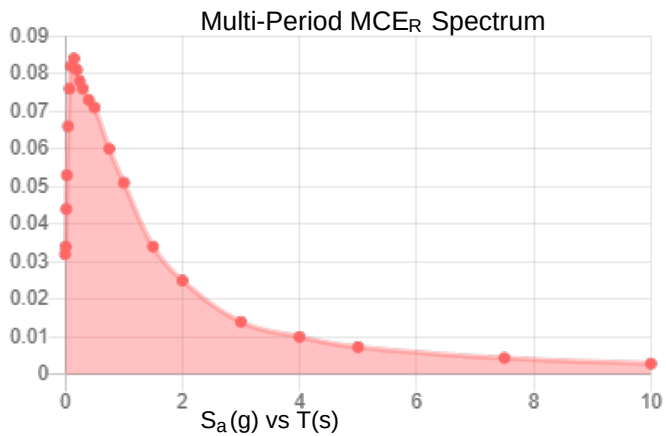


Site Soil Class: D - Stiff Soil

Results:

PGA _M :	0.028	T _L :	8
S _{MS} :	0.073	S _S :	0.054
S _{M1} :	0.051	S ₁ :	0.024
S _{DS} :	0.049	V _{S30} :	260
S _{D1} :	0.034		

Seismic Design Category: A



MCE_R Vertical Response Spectrum
Vertical ground motion data has not yet been made available by USGS.

Design Vertical Response Spectrum
Vertical ground motion data has not yet been made available by USGS.



Data Accessed: Mon Nov 03 2025

Date Source:

USGS Seismic Design Maps based on ASCE/SEI 7-22 and ASCE/SEI 7-22 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-22 Ch. 21 are available from USGS.



Ice

Results:

Ice Thickness:	N/A
Concurrent Temperature:	N/A
3-s Gust Speed	N/A

Data Source: Standard ASCE/SEI 7-22, Figs. 10-2 through 10-8

Date Accessed: Mon Nov 03 2025

Ice thicknesses on structures in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

Values provided are equivalent radial ice thicknesses due to freezing rain for 250, 500, 1,000, and 1,400-year mean recurrence intervals along with concurrent 3-s gust speeds and concurrent air temperatures. The shading indicates special icing regions, with elevations above 2,100 ft (640 m) in the east, 6,000 ft (1829 m) in the west, and 1,600 ft (488 m) in Alaska, with sparse weather station data for determining design ice loads. In these regions, as well as in regions with complex terrain causing unusual icing conditions and regions where snow or in-cloud icing results in larger loads, the mapped values should be adjusted based on a combination of local historical records and experience, reanalysis data, and numerical weather prediction systems.

The ASCE Hazard Tool is provided for your convenience, for informational purposes only, and is provided "as is" and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

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Due to the government shutdown the Federal Aviation Administration (FAA) is unable to accept any new notices under 14 CFR Part 77. Previously submitted cases will be processed on a limited basis. When staff return to the office e-filing submissions will become available and applications will be processed as quickly as possible in the order submitted.

Pending a formal determination, all submittals should be presumed to be a hazard to air navigation until advised otherwise. Please continue to use the OE/AAA system to file the following:

- Airport Planning & Non-Part 77 Notices:** Processing of new case submissions and previously submitted cases will be delayed.
- Extension Requests:** Please file extension requests in accordance with the determination deadline. The determination deadline cannot be extended. Any extension requests not submitted on time will not be accepted.
- NOTAMs:** If you already possess a valid FAA-issued determination and need to make your three-day prior notice to the FAA that a temporary structure will be erected, please continue to use the OE/AAA system to request a temporary NOTAM. For emergency notifications involving structures that may impact the National Airspace System, please contact: (405) 203-1417, Monday-Friday, 7:00 a.m. - 3:30 p.m. CST.

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Form Approved OMB No.2120-0001
Expiration Date: 05/31/2026

Privacy Act Statement (5 U.S.C. § 552a(e)(3)): Authority: Information solicited by the Federal Aviation Administration (FAA) Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) is authorized by 49 U.S.C. § 44718 and 47101 Purpose: The FAA OE/AAA is an application used to evaluate all structures that may affect the national airspace system and defend against potential hazards to the safety and efficient use of the navigable airspace. The information collected is used to allow a user access to the OE/AAA and to administer the Aeronautical Study Process. Routine Uses: In accordance with the Privacy Act system of records notice, DOT/ALL 16 Mailing Management System and DOT/FAA 826 Petitions for Exemptions, Other than Medical Exemptions this information may be disclosed to officials within the federal government and the public in general. DOT/ALL 13 - Internet/Intranet Activity and Access Records, this information is routinely used; • To provide information to any person(s) authorized to assist in an approved investigation of improper access or usage of DOT computer systems; • To an actual or potential party or his or her authorized representative for the purpose of negotiation or discussion of such matters as settlement of the case or matter, or informal discovery proceedings; • To contractors, grantees, experts, consultants, detailees, and other non-DOT employees performing or working on a contract, service, grant cooperative agreement, or other assignment from the Federal government, when necessary to accomplish an agency function related to this system of records; and • To other government agencies where required by law.

Disclosure: Submission of the information is voluntary, however, failure to submit requested information will result in FAA's inability to grant you access to the system and may result in an inability of the FAA to process the notice or administer the aeronautical study process for the construction, alteration, activation, or deactivation proposed.



U.S. Department of Transportation
Federal Aviation Administration

Failure to Provide All Requested Information May Delay Processing of your Notice

Notice of Proposed Construction or Alteration

FOR FAA USE ONLY

Aeronautical Study Number
2025-ASO-21892-OE

Status: Reviewing

1. Sponsor Name: Vertex Development, LLC Attn of: Alan Ruiz Address: 3630 W. Kennedy Blvd City: Tampa State: FL Zip: 33609 Country: US Phone: tel:+1-813-335-4768 Fax:	9. Latitude: See Collected Point(s) 10. Longitude: See Collected Point(s) 11. Datum: See Collected Point(s) 12. Nearest: City: Fort Myers State: Florida 13. Nearest Public-use or Military Airport or Heliport: PAGE FLD(FMY) 14. Distance from #13. to Structure: 32921 ft. 15. Direction from #13. to Structure: 183 deg 16. Site Elevation (SE): See Collected Point(s) 17. Structure Height (AGL): See Collected Point(s) 18. Overall Height (#16 + #17) (AMSL): See Collected Point(s) 19. Current Overall Height (#16 + #17) (AMSL): See Collected Point(s) 19. Previous FAA Aeronautical Study Number (if applicable):
2. Sponsor's Representative Name: Vertex Development, LLC Attn of: Jennifer Frost Address: 3630 W. Kennedy Blvd City: Tampa State: FL Zip: 33609 Country: US Phone: tel:+1-813-335-4768 Fax:	20. Description of Location: Golf Maintenance Facility at 6227 Deer Run 
3. Notice of: Construction 4. Duration: Permanent (Months: Days:) 5. Work Schedule: N/A 6a. Type: Antenna Tower 6b. Name: The Forest CC FL-5066 7. Preferred Marking/Lighting: Not Marked/No Lighting Current Marking/Lighting: 8. FCC Antenna Registration Number (if applicable):	Processed 7460-2 Forms : Supplemental Form 7460-2 : Add 7460-2

21. Description of Proposal: 145' Monopole Tower and additional appurtenances (lightning rod) for up to 149' AGL	Frequencies: <table><thead><tr><th>LOW ↓</th><th>HIGH ↓</th><th>ERP</th></tr></thead><tbody><tr><td>6</td><td>7 GHz</td><td>42 dBW</td></tr><tr><td>6</td><td>7 GHz</td><td>55 dBW</td></tr><tr><td>10</td><td>11.7 GHz</td><td>42 dBW</td></tr><tr><td>10</td><td>11.7 GHz</td><td>55 dBW</td></tr><tr><td>17.7</td><td>19.7 GHz</td><td>42 dBW</td></tr><tr><td>17.7</td><td>19.7 GHz</td><td>55 dBW</td></tr><tr><td>21.2</td><td>23.6 GHz</td><td>42 dBW</td></tr><tr><td>21.2</td><td>23.6 GHz</td><td>55 dBW</td></tr><tr><td>614</td><td>698 MHz</td><td>1000 W</td></tr><tr><td>614</td><td>698 MHz</td><td>2000 W</td></tr><tr><td>698</td><td>806 MHz</td><td>1000 W</td></tr><tr><td>806</td><td>824 MHz</td><td>500 W</td></tr><tr><td>806</td><td>901 MHz</td><td>500 W</td></tr><tr><td>824</td><td>849 MHz</td><td>500 W</td></tr><tr><td>851</td><td>866 MHz</td><td>500 W</td></tr></tbody></table>	LOW ↓	HIGH ↓	ERP	6	7 GHz	42 dBW	6	7 GHz	55 dBW	10	11.7 GHz	42 dBW	10	11.7 GHz	55 dBW	17.7	19.7 GHz	42 dBW	17.7	19.7 GHz	55 dBW	21.2	23.6 GHz	42 dBW	21.2	23.6 GHz	55 dBW	614	698 MHz	1000 W	614	698 MHz	2000 W	698	806 MHz	1000 W	806	824 MHz	500 W	806	901 MHz	500 W	824	849 MHz	500 W	851	866 MHz	500 W	Specific Frequencies: <table><thead><tr><th>LOW ↓</th><th>HIGH ↓</th><th>ERP</th></tr></thead><tbody></tbody></table>	LOW ↓	HIGH ↓	ERP
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LOW	HIGH	ERP
869	894 MHz	500 W
896	901 MHz	500 W
901	902 MHz	7 W
929	932 MHz	3500 W
930	931 MHz	3500 W
931	932 MHz	3500 W
932	932.5 MHz	17 dBW
935	940 MHz	1000 W
940	941 MHz	3500 W
1670	1675 MHz	500 W
1710	1755 MHz	500 W
1850	1910 MHz	1640 W
1850	1990 MHz	1640 W
1930	1990 MHz	1640 W
1990	2025 MHz	500 W
2110	2200 MHz	500 W
2305	2360 MHz	2000 W
2305	2310 MHz	2000 W
2345	2360 MHz	2000 W
2496	2690 MHz	500 W

Collected Point(s):

Label	Latitude	Longitude	Datum	AGL	SE	SE Validation	SE Comments
pt-1	26 29 46.30N	81 52 08.22W	NAD83	149 ft	5 ft	PASSED	

Notice is required by 14 Code of Federal Regulations, part 77 pursuant to 49 U.S.C., Section 44718. Persons who knowingly and willingly violate the notice requirements of part 77 are subject to a civil penalty of \$1,000 per day until the notice is received, pursuant to 49 U.S.C., Section 46301(a)

I hereby certify that all of the above statements made by me are true, complete, and correct to the best of my knowledge. In addition, I agree to mark and/or light the structure in accordance with established marking & lighting standards as necessary.

This FAA Form 7460-1 was submitted electronically on 10/03/2025 at 12:45 PM EDT.

Add Document

Title	Type	File	
1-A Certification	Survey	The Forest CC site prop FAA revised 8-20-2025.pdf	DONE X

Letter	Date
ADD	10/22/2025

Previous

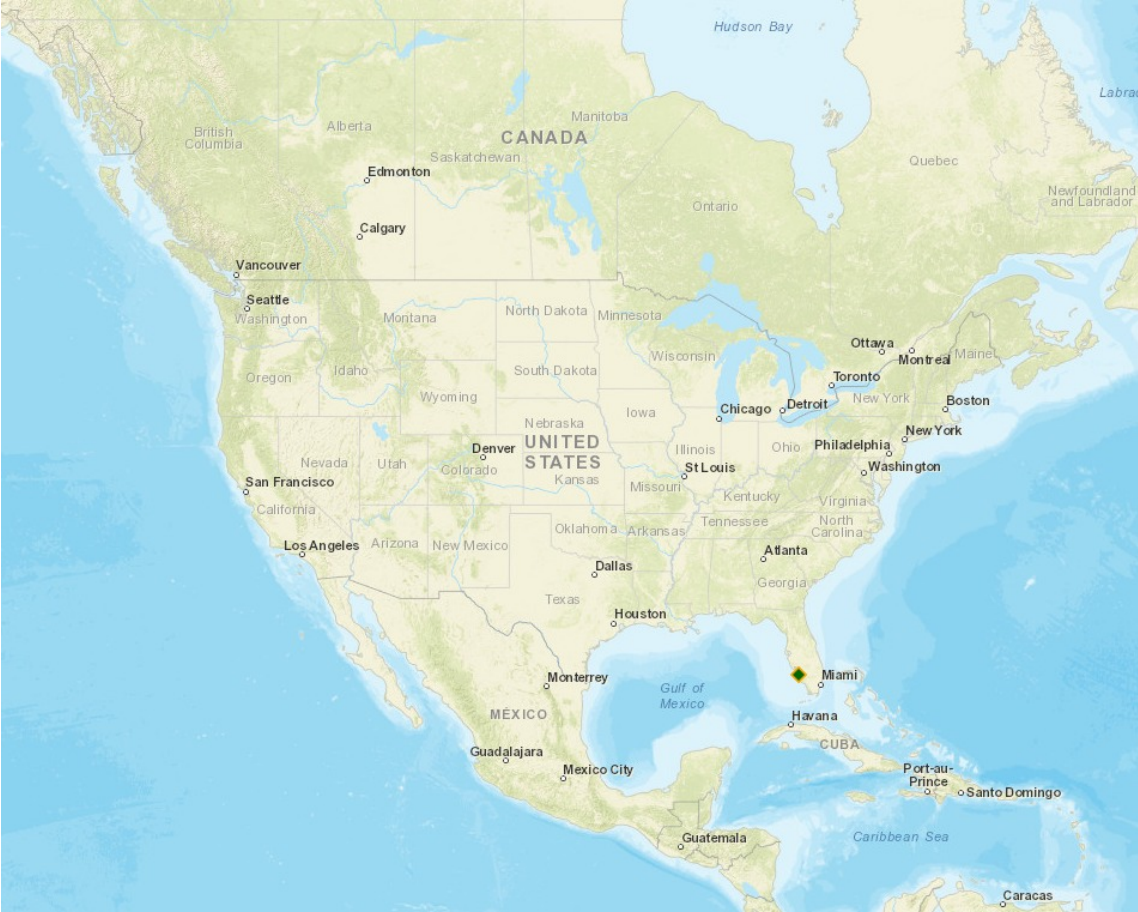
OE/AAA Pre-screening Results

Tue Nov 11 2025 11:12:40 GMT-0500 (Eastern Standard Time)

Structure: Antenna Tower

Latitude	Longitude	Height	Site Elevation	AMSL
26.496194	-81.86895	149	6	155

Based on the information you provided, you are not required to file notice with the FAA.





Antenna Structure Registration

[FCC](#) > [WTB](#) > [ASR](#) > [Online Systems](#) > TOWAIR

[FCC Site Map](#)

TOWAIR Determination Results

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*** NOTICE ***

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results

Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.

Your Specifications

NAD83 Coordinates

Latitude	26-29-46.3 north
Longitude	081-52-08.2 west

Measurements (Meters)

Overall Structure Height (AGL)	45.4
Support Structure Height (AGL)	44.2
Site Elevation (AMSL)	1.8

Structure Type

MTOWER - Monopole

Tower Construction Notifications

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

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Federal Communications Commission
45 L Street NE
Washington, DC 20554

Phone: 1-877-480-3201
ASL Videophone: 1-844-432-2275
[Submit Help Request](#)

Jennifer Frost

From: David F. Hoel <Hoel@lcmcd.org>
Sent: Monday, January 5, 2026 9:35 AM
To: Mike Vigus
Cc: Jennifer Frost; David F. Hoel
Subject: RE: Review Request: Proposed Cell Tower (Vertex "The Forest CC") - Lee County Mosquito Control District

Thanks Mike.

Jennifer, Lee County Mosquito Control District has no issues with this plan.
Will this email suffice, or do you need a written statement on letterhead?

Thank you,

David Hoel, PhD
Executive Director
Lee County Mosquito Control District
15191 Homestead Road
Lehigh Acres, FL 33971

From: Mike Vigus <Vigus@LCMCD.ORG>
Sent: Monday, January 5, 2026 9:11 AM
To: David F. Hoel <Hoel@lcmcd.org>
Subject: FW: Review Request: Proposed Cell Tower (Vertex "The Forest CC") - Lee County Mosquito Control District

Dr. Dave,

I received this email over the holiday break. Ive checked the location of the antenna and it should not be a problem for our operations.

Thank you,

Mike Vigus
Chief Pilot
Lee County Mosquito Control District
239 694-2174

From: Jennifer Frost <jfrost@vertexdevelopment.net>
Sent: Monday, December 29, 2025 4:51 PM
To: David F. Hoel <Hoel@lcmcd.org>; Mike Vigus <Vigus@LCMCD.ORG>

Cc: Alan Ruiz <alanruiz@vertexdevelopment.net>; Alexa Ruiz <apr@vertexdevelopment.net>

Subject: Review Request: Proposed Cell Tower (Vertex "The Forest CC") - Lee County Mosquito Control District

Good afternoon,

Vertex Development, LLC (Vertex), is requesting LCMCDs review and recommendation of approval for our proposed 149 monopole-type telecommunications tower at the Forest Country Club near 6227 Deer Run in Fort Myers (STRAP: 01-46-24-00-00001.0000). Included for illustration are site plan details. The Tower will be designed to accommodate all four regional wireless carriers (including T-Mobile and Verizon to-date), and Vertex is willing to reserve space for Lee County public safety and emergency services below the 105 level (provided that such addition does not reduce the towers structural integrity).

If you have any questions or concerns regarding the project, please contact me directly at 813-480-7855. You may also reach out to the Lee County Zoning Department with comments. Thank you in advance for your time.

Thank you,

Jen

Jennifer C. Frost, PMP

SVP Real Estate and Operations



813.480.7855

jfrost@vertexdevelopment.net

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Jennifer Frost

From: Filla, Paul <PFilla@leegov.com>
Sent: Monday, January 5, 2026 3:51 PM
To: Jennifer Frost
Cc: Alan Ruiz; Alexa Ruiz; Abes, Benjamin
Subject: Re: Review Request: Proposed Cell Tower (The Forest CC Tower)

It is fine. No objection.



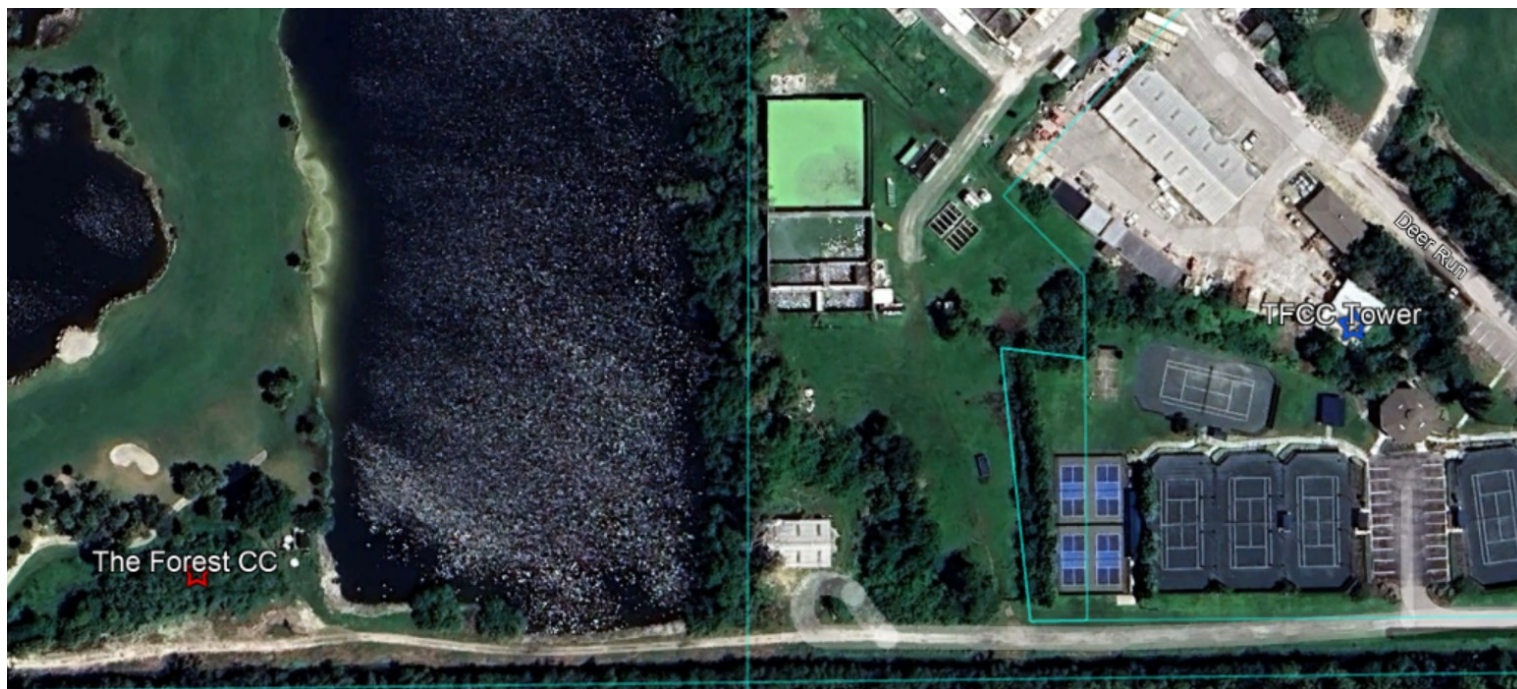
Paul Filla
Public Safety

From: Jennifer Frost <jfrost@vertexdevelopment.net>
Sent: Monday, January 5, 2026 2:58 PM
To: Filla, Paul <PFilla@leegov.com>
Cc: Alan Ruiz <alanruiz@vertexdevelopment.net>; Alexa Ruiz <apr@vertexdevelopment.net>; Abes, Benjamin <Benjamin.Abes@leegov.com>
Subject: RE: Review Request: Proposed Cell Tower (The Forest CC Tower)

Caution: This email originated from an external source. Be cautious of attachments and links, and do not provide login information. Report suspicious activity to the Service Desk: servicedesk@leegov.com or 533-HELP.

Hi Paul,

The location changed a bit on the parcel, from the red star (west) to the blue star (east). We wanted to confirm if the move had any impact on the “no objection.”



Thank you again,

Jen

Jennifer C. Frost, PMP

SVP – Real Estate and Operations

813.480.7855

jfrost@vertexdevelopment.net

From: Filla, Paul <PFilla@leegov.com>

Sent: Monday, January 5, 2026 2:47 PM

To: Jennifer Frost <jfrost@vertexdevelopment.net>

Cc: Alan Ruiz <alanruiz@vertexdevelopment.net>; Alexa Ruiz <apr@vertexdevelopment.net>; Abes, Benjamin <Benjamin.Abes@leegov.com>

Subject: Fw: Review Request: Proposed Cell Tower (The Forest CC Tower)

The recent request appears to be a duplicate of an earlier request. Let me know if I missed something.



Paul Filla

Public Safety

From: Filla, Paul <PFilla@leegov.com>

Sent: Monday, March 31, 2025 1:28 PM

To: jfrost@vertexdevelopment.net <jfrost@vertexdevelopment.net>; alanruiz@vertexdevelopment.net <alanruiz@vertexdevelopment.net>

Cc: Boyd, Dominick <DBoyd@leegov.com>; Abes, Benjamin <Benjamin.Abes@leegov.com>

Subject: Re: Review Request: Proposed Cell Tower (The Forest CC Tower)

Attached is the approval. The plans were forwarded back to me.

Thanks.



Paul Filla
Public Safety

From: Filla, Paul
Sent: Monday, March 31, 2025 1:20 PM
To: jfrost@vertexdevelopment.net; alanruiz@vertexdevelopment.net
Cc: Boyd, Dominick
Subject: Fw: Review Request: Proposed Cell Tower (The Forest CC Tower)

Can you send me a copy of your plans? I can get them reviewed and get you the necessary letter.



Paul Filla
Public Safety

From: Boyd, Dominick
Sent: Monday, March 31, 2025 9:50 AM
To: Filla, Paul
Subject: Fw: Review Request: Proposed Cell Tower (The Forest CC Tower)

Is this something you would look at?



Dominick Boyd | Deputy Director, Chief of Staff
Public Safety

2000 Main Street Suite 100, Fort Myers, FL 33901

office: (239) 533-3911

email: dboyd@leegov.com

web: www.leegov.com

Connect With Us On Social Media



From: Jennifer Frost <jfrost@vertexdevelopment.net>

Sent: Tuesday, March 18, 2025 9:58 AM

To: Boyd, Dominick <DBoyd@leegov.com>

Cc: Alan Ruiz < >

Subject: RE: Review Request: Proposed Cell Tower (The Forest CC Tower)

Caution: This email originated from an external source. Be cautious of attachments and links, and do not provide login information. Report suspicious activity to the Service Desk: serviceesk@leegov.com or 533-HELP.

Hello Dominick,

I apologize as I miscommunicated the location in the body of my email yesterday. We are proposing a 149' monopole tower at the Forest Country Club near 6227 Deer Run in Fort Myers (STRAP: 01-46-24-00-00001.0000). All the other information is the same.

Thank you,

Jen

Jennifer C. Frost, PMP

813.480.7855

jfrost@vertexdevelopment.net

From: Jennifer Frost

Sent: Monday, March 17, 2025 2:13 PM

To: Dboyd@leegov.com

Cc: Alan Ruiz <alanruiz@vertexdevelopment.net>

Subject: Review Request: Proposed Cell Tower (The Forest CC Tower)

Good afternoon Dominick,

Vertex Development, LLC ("Vertex"), is requesting Lee County Public Safety's review and recommendation of approval for our proposed 149' monopole-type telecommunications tower at the intersection of State Road 82 and Parkdale Boulevard in Lehigh Acres, unincorporated Lee County, Florida (STRAP: 01-46-24-00-00001.0000). Included for illustration are a survey and plan details. The Tower will be designed to accommodate all four regional wireless carriers. As 145' is the tallest height possible without a variance, Vertex is willing to reserve space for Lee County public safety and emergency services below the 105' level (provided that such addition does not reduce the tower's structural integrity).

If you have any questions or concerns regarding the project, please contact me directly at 813-480-7855. You may also reach out to the Lee County Zoning Department with comments. Thank you in advance for your time.

Respectfully,
Jennifer C. Frost, PMP



813.480.7855

jfrost@vertexdevelopment.net

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Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Carmine Marceno
Sheriff



"Proud to Serve"

State of Florida
County of Lee

December 30, 2025

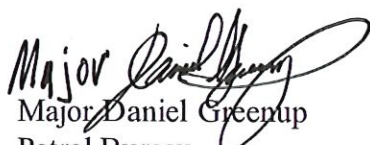
Jennifer Frost
Vertex Development
3630 W Kennedy Boulevard
Tampa, FL 33609

Ms. Frost,

The Lee County Sheriff's Office has reviewed your proposal to construct a 149-foot monopole tower at The Forest CC, Fort Myers, FL. We have no objections to your request.

Thank you for providing this agency with the project information.

Sincerely,


Major Daniel Greenup
Patrol Bureau



"The Lee County Sheriff's Office is an Equal Opportunity Employer"
14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000

T-Mobile FCC Call Signs - Lee County

Band	Call Sign	Receive Frequency	Transmit Frequency	Transmitter Output Power (watts)	Transmit ERP (dBm)
71	0010969947WQZM798	617	622	160	65.29
71	WQZL813	622	627	160	65.29
71	WQZL814	627	632	160	65.29
71	WQZL811	632	637	160	65.29
71	WQZL812	637	642	160	65.29
71	L000060570	642	647	160	65.29
71	0010969947WQZM798	663	668	160	65.29
71	WQZL813	668	673	160	65.29
71	WQZL814	673	678	160	65.29
71	WQZL811	678	683	160	65.29
71	WQZL812	683	688	160	65.29
71	L000060570	688	693	160	65.29
66	WQGD596	1730	1735	160	68.69
66	WQGB374	1735	1740	160	68.69
66	WQGB375	1740	1745	160	68.69
25	WQYL213	1850	1855	80	65.68
25	KNLF229	1855	1860	80	65.68
25	KNLG251	1890	1895	40	62.67
25	KNLF559	1895	1910	160	68.69
25	L000057968	1910	1915	160	68.69
25	WQYL213	1930	1935	80	65.68
25	KNLF229	1935	1940	80	65.68
25	KNLG251	1970	1975	160	68.69
25	KNLF559	1975	1990	160	68.69
25	L000057968	1990	1995	160	68.69
66	WQGD596	2130	2135	160	68.69
66	WQGB374	2135	2140	160	68.69
66	WQGB375	2140	2145	160	68.69
41	B151	2496	2502	320	77.4
41	WND291	2502	2507.5	320	77.4
41	WND291	2507.5	2513	320	77.4
41	WND291	2513	2518.5	320	77.4
41	L000010578	2518.5	2524	320	77.4
41	L000010578	2524	2529.5	320	77.4
41	L000010578	2529.5	2535	320	77.4
41	L000001776	2535	2540.5	320	77.4
41	L000001776	2540.5	2546	320	77.4

T-Mobile FCC Call Signs - Lee County

Band	Call Sign	Receive Frequency	Transmit Frequency	Transmitter Output Power (watts)	Transmit ERP (dBm)
41	L000001776	2546	2551.5	320	77.4
41	L000003719	2551.5	2557	320	77.4
41	L000003719	2557	2562.5	320	77.4
41	L000003719	2562.5	2568	320	77.4
41	WND291	2568	2568.33333	320	77.4
41	WND291	2568.33333	2568.66666	320	77.4
41	WND291	2568.66666	2569	320	77.4
41	L000010578	2569	2569.33333	320	77.4
41	L000010578	2569.33333	2569.66666	320	77.4
41	L000010578	2569.66666	2570	320	77.4
41	L000001776	2570	2570.33333	320	77.4
41	L000001776	2570.33333	2570.66666	320	77.4
41	L000001776	2570.66666	2571	320	77.4
41	L000003719	2571	2571.33333	320	77.4
41	L000003719	2571.33333	2571.66666	320	77.4
41	L000003719	2571.66666	2572	320	77.4
41	WND291	2572	2578	320	77.4
41	L000010578	2578	2584	320	77.4
41	L000001776	2584	2590	320	77.4
41	L000003719	2590	2596	320	77.4
41	L000000895	2596	2602	320	77.4
41	B151	2602	2608	320	77.4
41	B151	2608	2614	320	77.4
41	WQYK924	2614	2614.33333	320	77.4
41	L000043879	2614.33333	2614.66666	320	77.4
41	B151	2614.66666	2615	320	77.4
41	L000000895	2615	2615.33333	320	77.4
41	L000000895	2615.33333	2615.66666	320	77.4
41	L000000895	2615.66666	2616	320	77.4
41	WQYK924	2616	2616.33333	320	77.4
41	WQYK924	2616.33333	2616.66666	320	77.4
41	WQYK924	2616.66666	2617	320	77.4
41	B151	2617	2617.33333	320	77.4
41	B151	2617.33333	2617.66666	320	77.4
41	B151	2617.66666	2618	320	77.4
41	B151	2618	2624	320	77.4
41	B151	2624	2629.5	320	77.4
41	B151	2629.5	2635	320	77.4

T-Mobile FCC Call Signs - Lee County

Band	Call Sign	Receive Frequency	Transmit Frequency	Transmitter Output Power (watts)	Transmit ERP (dBm)
41	B151	2635	2640.5	320	77.4
41	WQYK924	2640.5	2646	320	77.4
41	WQYK924	2646	2651.5	320	77.4
41	WQYK924	2651.5	2657	320	77.4
41	WQYK924	2657	2662.5	320	77.4
41	L000043879	2662.5	2668	320	77.4
41	B151	2668	2673.5	320	77.4
41	L000000895	2673.5	2679	320	77.4
41	L000000895	2679	2684.5	320	77.4
41	L000000895	2684.5	2690	320	77.4
12	WQLA798	698	704	40	59.67
12	0010538588WQJQ758	704	710	40	59.67
12	0010538682WQBQ619	710	716	40	59.67
12	WQLA798	728	734	40	59.67
12	0010538588WQJQ758	734	740	40	59.67
12	0010538682WQBQ619	740	746	40	59.67

PREPARED BY AND RETURN TO:
Vertex Development, LLC
3630 W Kennedy Blvd
Tampa, Florida 33609

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM evidences that an agreement was made and is hereby entered into by written Land Lease Agreement dated effective the 20th day of April, 2024, between The Forest Country Club, Inc., a Florida not for profit corporation ("Owner"), [Grantor for indexing purposes] whose address is as set forth below and Vertex Development, a Delaware limited liability company ("Vertex"), [Grantee for indexing purposes] whose address is set forth below, the terms and conditions of which are incorporated herein by reference.

1. Such Land Lease Agreement provides, in part, that Owner, for valuable consideration, leases to Vertex a part of that certain property owned by Owner which is described in Exhibits "A" and "B" attached hereto and incorporated herein for a term of ten (10) years, which term is subject to five (5) additional five (5) year optional renewal terms.

2. The Commencement Date of the Land Lease Agreement, of which this is a Memorandum, is the first day of the month following the date that Vertex begins construction of its communications facility.

3. Vertex has the exclusive right to construct, install, operate and maintain a Communications Facility on that portion of the Owner's Property leased to Vertex.

4. Vertex has a right of first refusal to purchase that portion of the Owner's Property leased to Vertex during the initial term and all renewal terms of the Land Lease Agreement.

5. The terms, covenants and provisions of the Agreement, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Owner and Vertex. If there is any inconsistency between the Land Lease Agreement and this Memorandum of Agreement, the terms of the Land Lease Agreement, or any written executed Amendment or Addendum, will control.

6. The Land Lease Agreement shall inure to the benefit of and be binding upon the parties hereto, their respective heirs, representatives, successors, and assigns.

[SIGNATURES ON FOLLOWING PAGE]

The parties have executed this Memorandum as of the day and year first above written.

Owner: The Forest Country Club, Inc.

a Florida not for profit corporation

By: Pete S. Connor
Name: PETER S. CONNOR
Title: PRESIDENT
Address: 6100 Club Blvd. SW,
Fort Myers, FL 33908

Date: 4/29/24

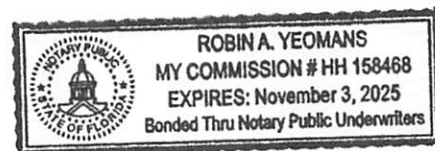
STATE OF FLORIDA
COUNTY OF: Lee

The foregoing instrument was acknowledged before me this 29th day of April, 2024 by Pete S. Connor as President, of The Forest Country Club on behalf of the Board of Directors. He/She is personally known to me or has produced _____ as identification.

Witness my hand and official seal.

Robin A. Yeomans
Notary Public
My commission expires: Nov. 3, 2025

(Seal)



Vertex Development, LLC
a Delaware limited liability company

By: 

Name: Alan Ruiz

Its: Manager

Address of Vertex:

3630 W. Kennedy Boulevard

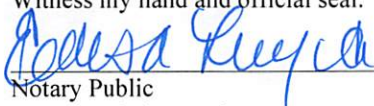
Tampa, Florida 33609

Date: 5/2/2024

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 2nd day of May, 2024, by Alan Ruiz as Manager of Vertex Development, LLC, on behalf of the company. He is personally known to me.

Witness my hand and official seal.


Notary Public

My commission expires:

(Seal)

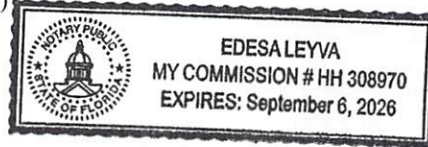


EXHIBIT "A-1" TO LAND LEASE AGREEMENT

LEGAL DESCRIPTION OF OWNER'S PROPERTY (PARENT TRACT)

Lee County STRAP: 01-46-24-00-00001.0000

(INSTRUMENT NO. 2017000080102)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, BEING A PORTION OF PARCEL 1 AS RECORDED IN OFFICIAL RECORDS BOOK 2042 AT PAGE 4511 THROUGH 4518, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (N.W. 1/4) OF SAID SECTION 1, THENCE S.00°22'48"E. ALONG THE WEST LINE OF SAID SECTION 1 FOR 390.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.0°22'48"E. ALONG SAID WEST LINE FOR 1446.29 FEET; THENCE N.73°57'27"E. FOR 250.82 FEET; THENCE N.29°02'14"E. FOR 30.00 FEET; THENCE S.40°18'15"E. FOR 239.90 FEET; THENCE S.19°38'44"E. FOR 90.44 FEET; THENCE S.44°40'30"W. FOR 284.50 FEET; THENCE S.45°51'29"E. FOR 101.12 FEET; THENCE S.00°51'29"E. FOR 300.00 FEET TO THE NORTH LINE OF I.D.D. CANAL "T"; THENCE N.89°08'31"E. ALONG SAID NORTH LINE FOR 551.00 FEET TO THE SOUTHEAST CORNER OF LOT 3 BLOCK 10 OF THE FOREST UNIT ONE AS RECORDED IN PLAT BOOK 33, PAGES 85 THROUGH 88 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°51'29"W. FOR 130.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S.89°08'31"W. ALONG THE BOUNDARY OF SAID LOT 3 FOR 15.0 FEET; THENCE NORTHWESTERLY ALONG THE BOUNDARY OF SAID LOT 3 AND SAID UNIT ONE FOR 186.75 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE N.45°19'30"W. ALONG THE BOUNDARY OF SAID UNIT ONE FOR 305.20 FEET; THENCE N.44°40'30"E. ALONG SAID BOUNDARY FOR 60.00 FEET; THENCE S.45°19'30"E. ALONG SAID BOUNDARY FOR 305.20 FEET; THENCE SOUTHEASTERLY FOR 139.07 FEET ALONG SAID BOUNDARY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE N.89°08'31"E. ALONG SAID BOUNDARY FOR 85.00 FEET TO THE SOUTHWEST CORNER OF THE FOREST, UNIT THREE AS RECORDED IN PLAT BOOK 35, PAGES 34-37 OF SAID PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°51'29"W. ALONG SAID BOUNDARY FOR 30.00 FEET; THENCE N.13°39'44"W. ALONG SAID BOUNDARY FOR 225.61 FEET; THENCE N.00°51'29"W. ALONG SAID BOUNDARY FOR 294.46 FEET; THENCE N.12°30'49"E. ALONG SAID BOUNDARY FOR 604.27 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 333.82 FEET; THENCE N.89°51'15"W. FOR 15.00 FEET; THENCE N.01°35'56"E. FOR 120.04 FEET; THENCE S.89°51'15"E. FOR 15.00 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 120.04 FEET; THENCE S.89°51'15"E. ALONG SAID BOUNDARY FOR 149.67 FEET; THENCE N.00°08'46"E. ALONG SAID BOUNDARY FOR 30.00 FEET; THENCE N.89°51'15"W. ALONG SAID BOUNDARY FOR 148.91 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 154.18 FEET; THENCE N.63°38'17"W. ALONG SAID BOUNDARY FOR 112.49 FEET; THENCE S.20°35'00"W. FOR 147.73 FEET; THENCE S.00°34'53"W. FOR 106.80 FEET; THENCE S.20°35'00"W. FOR 581.57 FEET; THENCE N.87°14'43"W. FOR 82.80 FEET; THENCE N.34°58'32"W. FOR 325.62 FEET; THENCE N.02°45'17"E. FOR 577.23 FEET; THENCE S.89°06'24"W. FOR 440.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B-1" TO LAND LEASE AGREEMENT

TOWER PARCEL

(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16°28'04" EAST FOR 40.00 FEET; THENCE NORTH 44°57'12" EAST FOR 18.87 FEET; THENCE SOUTH 45°22'56" EAST FOR 35.16 FEET; THENCE SOUTH 16°28'04" WEST FOR 40.00 FEET; THENCE NORTH 73°31'56" WEST FOR 40.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1.932 SQUARE FEET (0.04 ACRES), MORE OR LESS.

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL RUN THE FOLLOWING DESCRIBED TWO (2) COURSES: (1) NORTH 16°28'04" EAST FOR 40.00 FEET; (2) NORTH 44°57'12" EAST FOR 18.87 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 12.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44°37'04" EAST FOR 31.81 FEET; THENCE NORTH 48°58'31" WEST FOR 13.03 FEET; THENCE NORTH 44°40'30" EAST FOR 9.35 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 45°19'30" EAST ALONG SAID SOUTHWESTERLY LINE FOR 33.00 FEET; THENCE SOUTH 44°37'04" WEST FOR 40.30 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 45°22'56" WEST ALONG SAID NORTHERLY LINE FOR 20.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 922 SQUARE FEET (0.02 ACRES), MORE OR LESS.

20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT

(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, LYING WITHIN 10 FOOT EACH SIDES OF THE HEREIN DESCRIBED CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL RUN THE FOLLOWING DESCRIBED TWO (2) COURSES: (1) NORTH 16°28'04" EAST FOR 40.00 FEET; (2) NORTH

44°57'12" EAST FOR 18.87 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 12.50; THENCE NORTH 44°37'04" EAST FOR 31.81 FEET; THENCE NORTH 48°58'31" WEST FOR 13.03 FEET; THENCE NORTH 44°40'30" EAST FOR 9.35 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 45°19'30" EAST ALONG SAID SOUTHWESTERLY LINE FOR 23.00 FEET TO THE THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE OF A 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE NORTH 44°37'04" EAST FOR 29.65 FEET; THENCE SOUTH 45°50'38" EAST FOR 168.96 FEET; THENCE SOUTH 66°14'51" EAST FOR 66.48 FEET; THENCE SOUTH 79°36'03" EAST FOR 56.06 FEET; THENCE NORTH 88°51'38" EAST FOR 575.68 FEET; THENCE NORTH 71°12'23" EAST FOR 213.64 FEET; THENCE NORTH 88°51'38" EAST FOR 41.80 FEET; THENCE SOUTH 75°51'49" EAST FOR 81.80 THENCE SOUTH 67°40'49" EAST FOR 85.99 FEET; THENCE SOUTH 79°34'24" EAST FOR 67.64 FEET; THENCE NORTH 89°08'12" EAST FOR 1535.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 95°11'06", AND A CHORD OF 191.98 FEET THAT BEARS NORTH 41°32'39" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 215.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 06°02'54" WEST FOR 207.81 FEET; THENCE NORTH 45°44'52" WEST FOR 217.57 FEET; THENCE NORTH 08°51'03" WEST FOR 61.86 FEET; THENCE NORTH 09°59'51" EAST FOR 654.55 FEET; THENCE NORTH 04°10'01" WEST FOR 133.18 FEET; THENCE NORTH 04°34'37" EAST FOR 55.63 FEET; THENCE NORTH 16°35'44" EAST FOR 117.08 FEET TO POINT "A"; THENCE CONTINUE NORTH 16°35'44" EAST FOR 43.36 FEET; THENCE SOUTH 77°03'38" EAST FOR 101.55 FEET; THENCE NORTH 89°35'40" EAST FOR 313.76 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AND THE WEST RIGHT-OF-WAY LINE OF ISLAND PARK ROAD (A PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE; THENCE RETURNING TO POINT "A"; THENCE SOUTH 77°03'38" EAST FOR 110.80 FEET; THENCE NORTH 89°35'40" EAST FOR 317.44 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AND THE WEST RIGHT-OF-WAY LINE OF ISLAND PARK ROAD (A PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 109,271 SQUARE FEET (2.51 ACRES), MORE OR LESS.

50 FOOT RADIUS NON-EXCLUSIVE FALL ZONE EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWEST CORNER OF A TOWER PARCEL; THENCE SOUTH 73°31'56" EAST ALONG THE SOUTHERLY LINE OF SAID TOWER PARCEL FOR 20.00 FEET; THENCE NORTH 16°28'04" EAST FOR 20.00 FEET TO THE CENTER POINT OF THE HEREIN DESCRIBED FIFTY (50) FOOT RADIUS CIRCULAR PARCEL.

CONTAINING 7.854 SQUARE FEET (0.18 ACRES), MORE OR LESS.

(See attached 7 pages of the Geoline Surveying, Inc., Boundary and Topography Survey)



SURVEYOR'S NOTES

1. BEARINGS HEREON ARE REFERENCED TO THE ASSUMED BEARING NORTH 002°24'48" WEST ALONG THE EAST LINE, THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LE COUNTY, FLORIDA.
2. UNDERGROUND UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED, ABOVEGROUND INTERFERENCES SET BY OTHERS, NO SURFACE INVESTIGATION WAS PERFORMED BY THIS OFFICE.
3. THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND REPRODUCTIONS OF DATA DATES 01/22/22.
4. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A TOWER PARCEL AND ASSOCIATED EASEMENTS. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.
6. LATITUDE, LONGITUDE AND ELEVATIONS DEPICTED HEREON ARE BASED UPON GPS OBSERVATIONS MADE WITH A REAL TIME KINEMATIC (RTK) GPS RECEIVER INCORPORATING A CHAMPION PRO GPS RECEIVER.
7. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NAVD83 DATUM.
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THIS OFFICE HAS BEEN INFORMED OF THE EXISTENCE OF THE PUBLIC RECORDS FOR EXISTING EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, ZONING, SETBACKS OR DEED RESTRICTIONS.

SURVEY CERTIFIED TO: VERTEX DEVELOPMENT, LLC

GEOLINE SURVEYING, INC., LB 7082

DAVID G. SHORT
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE OF REGISTRATION NO. 5022

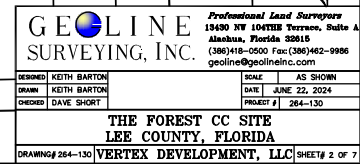
G E  L I N E
SURVEYING, INC.

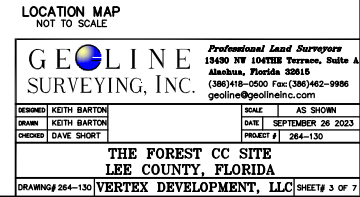
Professional Land Surveyors
13430 NW 104TH Terrace, Suite A
Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9986

DESIGNED	KEITH BARTON	SCALE	AS SHOWN
DRAWN	KEITH BARTON	DATE	JUNE 22, 2024
CHECKED	DAVE SHORT	PROJECT #	264-130

THE FOREST CC SITE
LEE COUNTY, FLORIDA

DRAWING# 264-130	VERTEX DEVELOPMENT, LLC	SHEET# 1 OF 7
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BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST

LEE COUNTY, FLORIDA

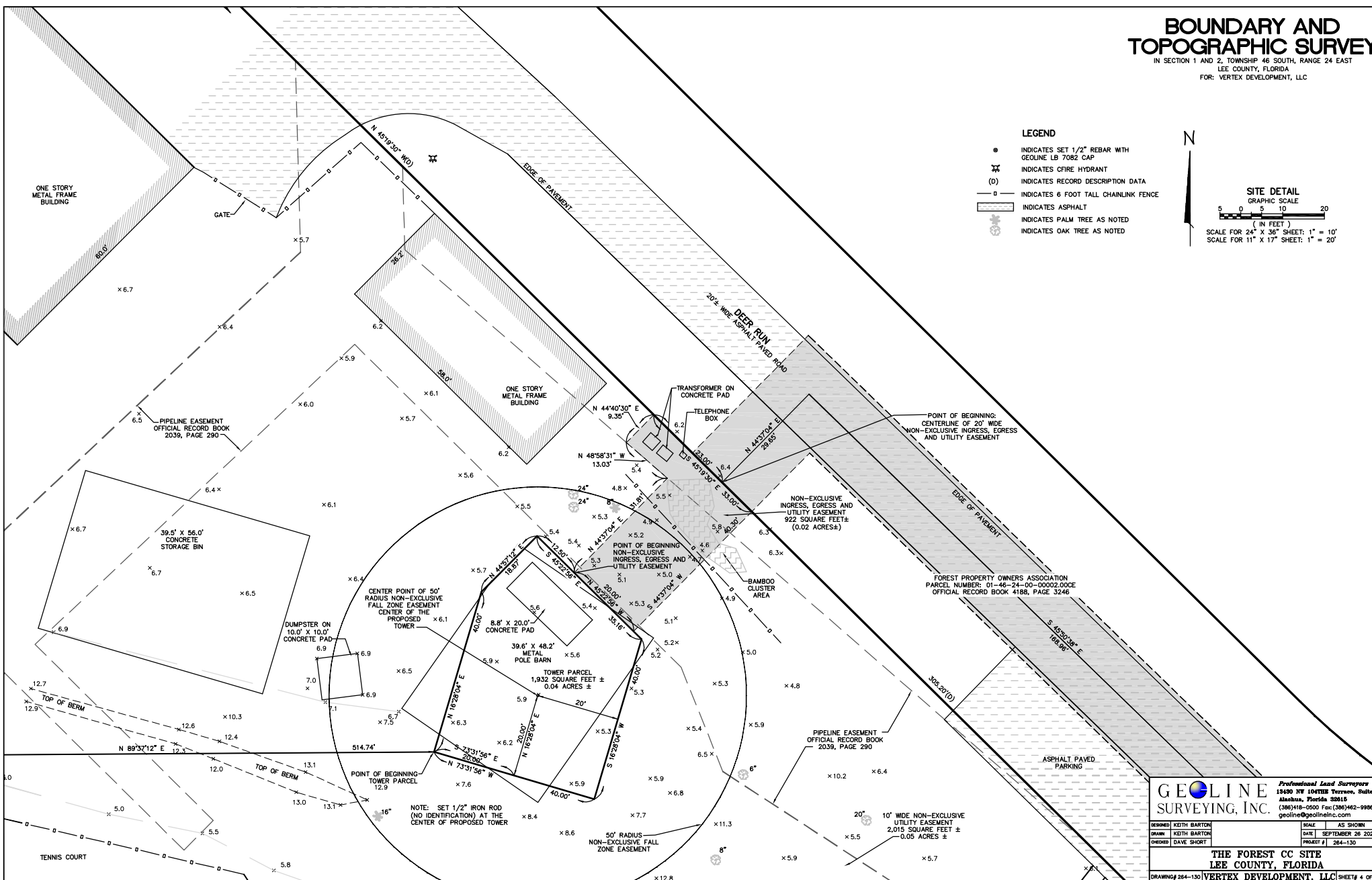
FOR: VERTEX DEVELOPMENT, LLC

LEGEND

- INDICATES SET 1/2" REBAR WITH GEOLINE LB 7082 CAP
- ⌘ INDICATES CIRE HYDRANT
- (D) INDICATES RECORD DESCRIPTION DATA
- INDICATES 6 FOOT TALL CHAINLINK FENCE
- ▨ INDICATES ASPHALT
- ⊙ INDICATES PALM TREE AS NOTED
- ⊙ INDICATES OAK TREE AS NOTED



SITE DETAIL
GRAPHIC SCALE
(IN FEET)
5 0 5 10 20
SCALE FOR 24" X 36" SHEET: 1" = 10'
SCALE FOR 11" X 17" SHEET: 1" = 20'



GEOLINE SURVEYING, INC.
Professional Land Surveyors
15490 NW 104TH Terrace, Suite A
Alachua, Florida 32010
(386)418-0500 Fax (386)462-9986
geoline@geolineinc.com

DESIGNED: KEITH BARTON	SCALE: AS SHOWN
DRAWN: KEITH BARTON	DATE: SEPTEMBER 26, 2023
CHECKED: DAVE SHORT	PROJECT #: 264-130

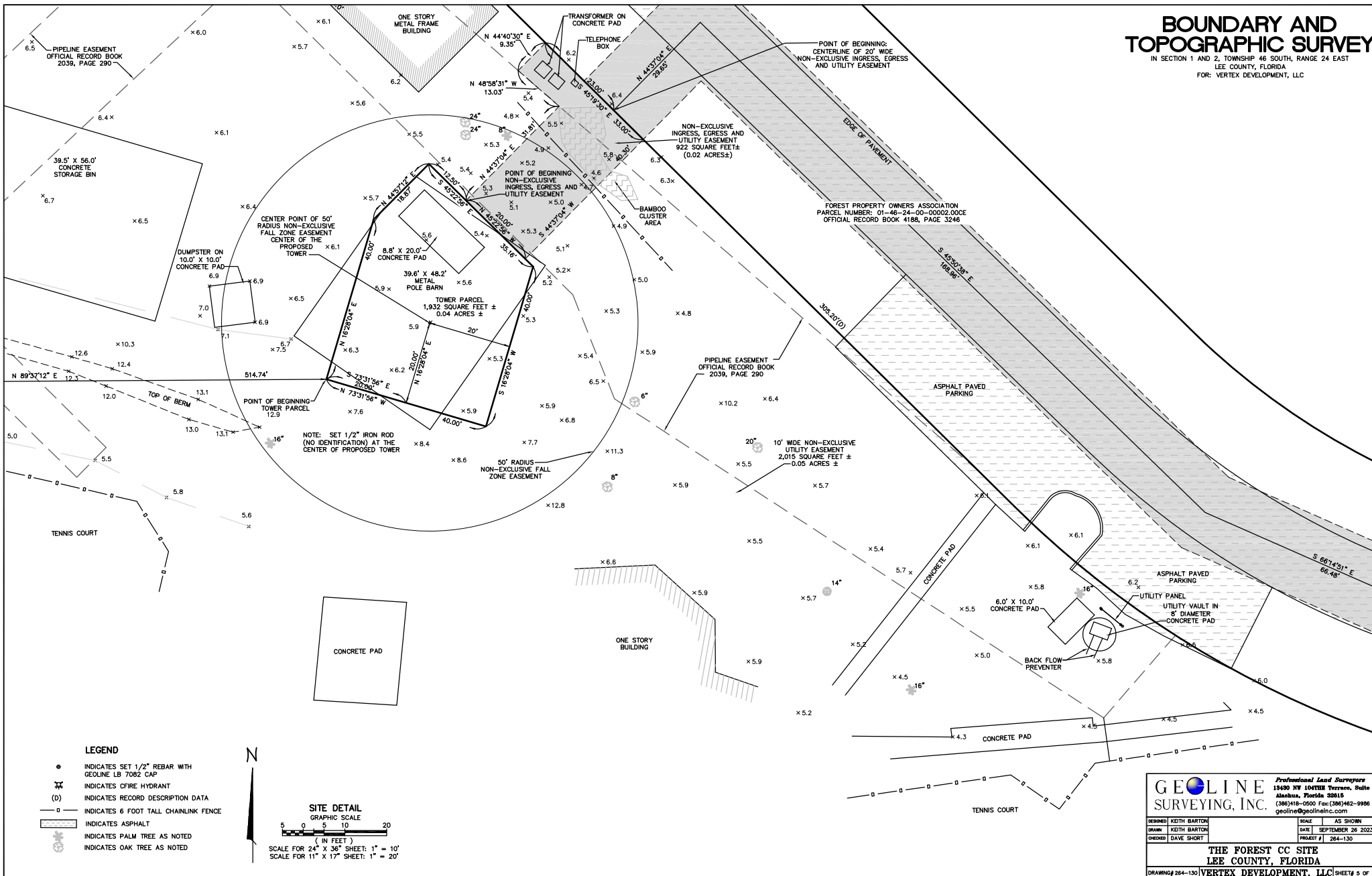
THE FOREST CC SITE
LEE COUNTY, FLORIDA

DRAWING 264-130 VERTEX DEVELOPMENT, LLC SHEET # 4 OF 7

BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

FOR: VERTEX DEVELOPMENT, LLC



BOUNDARY AND
TOPOGRAPHIC SURVEY

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST

LEE COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC

PROPERTY DESCRIPTIONS

TOWER PARCEL
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16°28'04" EAST FOR 40.00 FEET; THENCE NORTH 44°57'12" EAST FOR 18.87 FEET; THENCE SOUTH 45°22'56" EAST FOR 35.16 FEET; THENCE SOUTH 16°28'04" WEST FOR 40.00 FEET; THENCE NORTH 73°31'56" WEST FOR 40.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1.932 SQUARE FEET (0.04 ACRES), MORE OR LESS.

NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL, RUN THE FOLLOWING DESCRIBED TWO (2) COURSES: (1) NORTH 16°28'04" EAST FOR 40.00 FEET; (2) NORTH 44°57'12" EAST FOR 18.87 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 12.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44°37'04" EAST FOR 31.81 FEET; THENCE NORTH 48°58'31" WEST FOR 13.03 FEET; THENCE NORTH 44°40'30" EAST FOR 9.35 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 45°19'30" EAST ALONG SAID SOUTHWESTERLY LINE FOR 33.00 FEET; THENCE SOUTH 44°37'04" WEST FOR 40.30 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 45°22'56" WEST ALONG SAID NORTHERLY LINE FOR 20.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 922 SQUARE FEET (0.02 ACRES), MORE OR LESS.

20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, LYING WITHIN 10 FOOT EACH SIDE OF THE HEREIN DESCRIBED CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL, RUN THE FOLLOWING DESCRIBED TWO (2) COURSES: (1) NORTH 16°28'04" EAST FOR 40.00 FEET; (2) NORTH 44°57'12" EAST FOR 18.87 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 12.50 FEET; THENCE NORTH 44°37'04" EAST FOR 31.81 FEET; THENCE NORTH 48°58'31" WEST FOR 13.03 FEET; THENCE NORTH 44°40'30" EAST FOR 9.35 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 45°19'30" EAST ALONG SAID SOUTHWESTERLY LINE FOR 23.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE OF A 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE NORTH 44°37'04" EAST FOR 29.65 FEET; THENCE SOUTH 45°50'38" EAST FOR 168.96 FEET; THENCE SOUTH 66°14'51" EAST FOR 66.48 FEET; THENCE SOUTH 79°36'03" EAST FOR 56.06 FEET; THENCE NORTH 88°51'38" EAST FOR 575.68 FEET; THENCE NORTH 71°12'23" EAST FOR 213.64 FEET; THENCE NORTH 88°51'38" EAST FOR 41.80 FEET; THENCE SOUTH 75°51'49" EAST FOR 81.80 FEET; THENCE SOUTH 67°40'49" EAST FOR 85.99 FEET; THENCE SOUTH 79°34'24" EAST FOR 67.64 FEET; THENCE NORTH 89°08'12" EAST FOR 1535.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 95°11'06", AND A CHORD OF 191.98 FEET THAT BEARS NORTH 41°32'39" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 215.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 08°02'54" WEST FOR 207.81 FEET; THENCE NORTH 45°44'50" WEST FOR 217.57 FEET; THENCE NORTH 08°51'03" WEST FOR 61.86 FEET; THENCE NORTH 09°59'51" EAST FOR 654.55 FEET; THENCE NORTH 04°10'01" WEST FOR 133.16 FEET; THENCE NORTH 04°34'37" EAST FOR 55.63 FEET; THENCE NORTH 16°35'44" EAST FOR 117.08 FEET TO POINT "A"; THENCE CONTINUE NORTH 16°35'44" EAST FOR 43.36 FEET; THENCE SOUTH 77°03'38" EAST FOR 101.56 FEET; THENCE NORTH 89°35'40" EAST FOR 313.76 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AND THE WEST RIGHT-OF-WAY LINE OF ISLAND PARK ROAD (A PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE, THENCE RETURNING TO POINT "A"; THENCE SOUTH 77°03'38" EAST FOR 110.80 FEET; THENCE NORTH 89°35'40" EAST FOR 317.44 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AND THE WEST RIGHT-OF-WAY LINE OF ISLAND PARK ROAD (A PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 109,271 SQUARE FEET (2.51 ACRES), MORE OR LESS.

50 FOOT RADIUS NON-EXCLUSIVE FALL ZONE EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 287.87 FEET; THENCE NORTH 89°37'12" EAST FOR 514.74 FEET TO THE SOUTHWEST CORNER OF A TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE SOUTHERLY LINE OF SAID TOWER PARCEL FOR 20.00 FEET; THENCE NORTH 16°28'04" EAST FOR 20.00 FEET TO THE CENTER POINT OF THE HEREIN DESCRIBED FIFTY (50) FOOT RADIUS CIRCULAR PARCEL.

CONTAINING 7,854 SQUARE FEET (0.18 ACRES), MORE OR LESS.

PROPERTY DESCRIPTIONS

PARENT PARCEL
(INSTRUMENT NO. 2017000080102)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, BEING A PORTION OF PARCEL 1 AS RECORDED IN OFFICIAL RECORDS BOOK 2042 AT PAGE 4511 THROUGH 4515, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (N.W. 1/4) OF SAID SECTION 1, THENCE S.00°22'48"E. ALONG THE WEST LINE OF SAID SECTION 1 FOR 390.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.0°22'48"E. ALONG SAID WEST LINE FOR 1446.29 FEET; THENCE N.73°57'27"E. FOR 250.82 FEET; THENCE N.29°02'14"E. FOR 30.00 FEET; THENCE S.40°18'15"E. FOR 239.90 FEET; THENCE S.19°38'44"E. FOR 90.44 FEET; THENCE S.44°40'30"W. FOR 284.50 FEET; THENCE S.45°51'29"E. FOR 101.12 FEET; THENCE S.00°51'29"E. FOR 300.00 FEET TO THE NORTH LINE OF I.D.D. CANAL "T"; THENCE N.89°08'3"E. ALONG SAID NORTH LINE FOR 551.00 FEET TO THE SOUTHEAST CORNER OF LOT 3 BLOCK 10 OF THE FOREST UNIT ONE AS RECORDED IN PLAT BOOK 33, PAGES 85 THROUGH 88 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°51'29"W. FOR 130.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S.89°08'3"W. ALONG THE BOUNDARY OF SAID LOT 3 FOR 15.0 FEET; THENCE NORTHWESTERLY ALONG THE BOUNDARY OF SAID LOT 3 AND SAID UNIT ONE FOR 186.75 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE N.45°19'30"W. ALONG THE BOUNDARY OF SAID UNIT ONE FOR 305.20 FEET; THENCE N.44°40'30"E. ALONG SAID BOUNDARY FOR 60.00 FEET; THENCE S.45°19'30"E. ALONG SAID BOUNDARY FOR 305.20 FEET; THENCE SOUTHEASTERLY FOR 139.07 FEET ALONG SAID BOUNDARY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE N.89°08'31"E. ALONG SAID BOUNDARY FOR 85.00 FEET TO THE SOUTHWEST CORNER OF THE FOREST UNIT THREE AS RECORDED IN PLAT BOOK 35, PAGES 34-37 OF SAID PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°51'29"W. ALONG SAID BOUNDARY FOR 30.00 FEET; THENCE N.13°39'44"W. ALONG SAID BOUNDARY FOR 225.61 FEET; THENCE N.00°51'29"W. ALONG SAID BOUNDARY FOR 294.46 FEET; THENCE N.12°30'49"E. ALONG SAID BOUNDARY FOR 604.27 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 333.82 FEET; THENCE N.89°51'15"W. FOR 15.00 FEET; THENCE N.01°35'56"E. FOR 120.04 FEET; THENCE S.89°51'15"E. FOR 15.00 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 120.04 FEET; THENCE S.89°51'15"E. ALONG SAID BOUNDARY FOR 149.67 FEET; THENCE N.00°06'46"E. ALONG SAID BOUNDARY FOR 30.00 FEET; THENCE N.89°51'15"W. ALONG SAID BOUNDARY FOR 148.91 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 154.18 FEET; THENCE N.63°38'17"W. ALONG SAID BOUNDARY FOR 112.49 FEET; THENCE S.20°35'00"W. FOR 147.73 FEET; THENCE S.00°34'53"W. FOR 108.80 FEET; THENCE S.20°35'00"W. FOR 581.57 FEET; THENCE N.87°14'43"W. FOR 82.80 FEET; THENCE N.34°58'32"W. FOR 305.62 FEET; THENCE N.02°45'17"E. FOR 577.23 FEET; THENCE S.89°08'24"W. FOR 440.00 FEET TO THE POINT OF BEGINNING.

Professional Land Surveyors
15490 NW 104TH Terrace, Suite A
Alaska, Florida 32819
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geoline@geolineinc.com

DRAWN BY	KEITH BARTON	SCALE	AS SHOWN
CHECKED BY	KEITH BARTON	DATE	SEPTEMBER 26 2023
DESIGNED BY	DAVE SHORT	PROJECT #	264-130

THE FOREST CC SITE
LEE COUNTY, FLORIDA
DRAWING# 264-130/VERTEX DEVELOPMENT, LLC/SHEET# 6 OF 7

REPORT OF TITLE REVIEW NOTE

I HAVE REVIEWED THE REPORT OF TITLE PREPARED BY TOWER TITLE AND CLOSING, FILE NO. VOL-186082-1, EFFECTIVE DATE OF 2/20/2025, AND FIND AS FOLLOWS WITH REGARD TO THE FOLLOWING ITEMS LISTED ON SCHEDULE B - SECTION II OF SAID REPORT:

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 BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS REPORT, INCLUDING:

A. TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; NOT THE TYPE TO BE DEPICTED HEREON.

B. PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. NOT THE TYPE TO BE DEPICTED HEREON.

2. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY. NOT THE TYPE TO BE DEPICTED HEREON.

3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. NOT THE TYPE TO BE DEPICTED HEREON.

4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. NOT THE TYPE TO BE DEPICTED HEREON.

5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS, INCLUDING: AS DEPICTED HEREON.

A. UNPATENTED MINING CLAIMS; NOT THE TYPE TO BE DEPICTED HEREON.

B. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; NOT THE TYPE TO BE DEPICTED HEREON.

C. WATER RIGHT, CLAIMS OR TITLE TO WATER, NOT THE TYPE TO BE DEPICTED HEREON.

WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.

6. ANY LIEN OR RIGHT TO LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS. NOT THE TYPE TO BE DEPICTED HEREON.

7. TAXES FOR THE CURRENT FISCAL YEAR AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE. NOT THE TYPE TO BE DEPICTED HEREON.

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN THE FOLLOWING SPECIFIC EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

8. RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY. NOT THE TYPE TO BE DEPICTED HEREON.

9. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "THE FOREST UNIT ONE" DATED MAY 23, 1980 ND RECORDED MAY 23, 1980 IN (BOOK) 33 (PAGE) 85, IN LEE COUNTY, FLORIDA, AS TO ACCESS 2, THE 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT IS LOCATED WITHIN THE REFERENCED SUBDIVISION. NOT DEPICTED HEREON.

10. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "THE FOREST UNIT TWO" DATED JUNE 10, 1981 AND RECORDED JUNE 12, 1981 IN (BOOK) 34 (PAGE) 20, IN LEE COUNTY, FLORIDA, AS TO ACCESS 2, NO PART OF THE SUBJECT TOWER PARCEL OR THE ASSOCIATED NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENTS ARE LOCATED WITHIN THE REFERENCED SUBDIVISION. NOT DEPICTED HEREON.

11. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "THE FOREST UNIT THREE" DATED SEPTEMBER 17, 1982 AND RECORDED SEPTEMBER 17, 1982 IN (BOOK) 35 (PAGE) 34, IN LEE COUNTY, FLORIDA, AS TO ACCESS 2, NO PART OF THE SUBJECT TOWER PARCEL OR THE ASSOCIATED NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENTS ARE LOCATED WITHIN THE REFERENCED SUBDIVISION. NOT DEPICTED HEREON.

12. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "THE OAKS UNIT ONE" DATED NOVEMBER 20, 1985 AND RECORDED NOVEMBER 20, 1985 IN (BOOK) 37 (PAGE) 51, IN LEE COUNTY, FLORIDA, AS TO TOWER PARCEL. NO PART OF THE SUBJECT TOWER PARCEL OR THE ASSOCIATED NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENTS ARE LOCATED WITHIN THE REFERENCED SUBDIVISION. NOT DEPICTED HEREON.

13. TERMS AND CONDITIONS CONTAINED IN THAT THE FOREST UNIT ONE, DEED OF RESTRICTIONS, DATED JUNE 1, 1980 AND RECORDED JUNE 2, 1980 IN (BOOK) 1431 (PAGE) 664 (INSTRUMENT) 1316113 IN LEE COUNTY, FLORIDA, AS TO ACCESS PARCEL 2, THE 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT IS LOCATED WITHIN THE REFERENCED SUBDIVISION. NOT THE TYPE TO BE DEPICTED HEREON.

AFFECTED BY A(N) THE FOREST UNIT ONE, AMENDED DEED OF RESTRICTIONS, DATED JUNE 8, 1980 AND RECORDED JUNE 6, 1980 IN (BOOK) 1432 (PAGE) 1470 (INSTRUMENT) 1317890 IN LEE COUNTY, FLORIDA. THE 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT IS LOCATED WITHIN THE REFERENCED SUBDIVISION. NOT THE TYPE TO BE DEPICTED HEREON.

AFFECTED BY A(N) AMENDMENT TO DEED OF RESTRICTIONS FOR THE FOREST UNIT ONE DATED JULY 4, 1980 AND RECORDED JULY 4, 1980 IN (BOOK) 1440 (PAGE) 1037 (INSTRUMENT) 1328802 IN LEE COUNTY, FLORIDA. THE 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT IS LOCATED WITHIN THE REFERENCED SUBDIVISION. NOT THE TYPE TO BE DEPICTED HEREON.

AFFECTED BY A(N) THE FOREST UNIT ONE, AMENDED DEED OF RESTRICTIONS DATED DECEMBER 22, 1980 AND RECORDED DECEMBER 23, 1980 IN (BOOK) 1477 (PAGE) 1138 (INSTRUMENT) 1379021 IN LEE COUNTY, FLORIDA. THE 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT IS LOCATED WITHIN THE REFERENCED SUBDIVISION. NOT THE TYPE TO BE DEPICTED HEREON.

AFFECTED BY A(N) THE FOREST UNIT ONE, AMENDMENT TO DEED OF RESTRICTIONS, DATED FEBRUARY 27, 1984 AND RECORDED FEBRUARY 28, 1984 IN (BOOK) 1713 (PAGE) 4838 (INSTRUMENT) 1772339 IN LEE COUNTY, FLORIDA. THE 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT IS LOCATED WITHIN THE REFERENCED SUBDIVISION. NOT THE TYPE TO BE DEPICTED HEREON.

AFFECTED BY A(N) THE FOREST UNIT ONE, AMENDMENT TO DEED RESTRICTION DATED FEBRUARY 7, 1985 AND RECORDED FEBRUARY 13, 1985 IN (BOOK) 1788 (PAGE) 1016 (INSTRUMENT) 1903140 IN LEE COUNTY, FLORIDA. THE 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT IS LOCATED WITHIN THE REFERENCED SUBDIVISION. NOT THE TYPE TO BE DEPICTED HEREON.

AFFECTED BY A(N) AMENDMENT TO ALL DEEDS OF RESTRICTION OF UNIT ONE, UNIT TWO AND UNIT THREE OF THE FOREST SUBDIVISION DATED MARCH 2, 1987 AND RECORDED JUNE 23, 1987 IN (BOOK) 1924 (PAGE) 4524 (INSTRUMENT) 2294602 IN LEE COUNTY, FLORIDA. THE 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT IS LOCATED WITHIN THE REFERENCED SUBDIVISION. NOT THE TYPE TO BE DEPICTED HEREON.

REPORT OF TITLE REVIEW NOTE

AFFECTED BY A(N) AMENDMENT TO ALL DEEDS OF RESTRICTION OF THE FOREST UNIT ONE, THE FOREST UNIT TWO, THE FOREST UNIT THREE AND THE FOREST OAKS, A SUBDIVISION DATED JUNE 10, 1981 AND RECORDED JUNE 28, 1983 IN (BOOK) 2400 (PAGE) 2241 (INSTRUMENT) 3412251 IN LEE COUNTY, FLORIDA. THE 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT IS LOCATED WITHIN THE REFERENCED FOREST UNIT ONE SUBDIVISION. NOT THE TYPE TO BE DEPICTED HEREON.

AFFECTED BY A(N) CERTIFICATE OF RECORDATION/AFFIDAVIT THE FOREST PROPERTY OWNERS ASSOCIATION, INC. DATED MAY 24, 2010 AND RECORDED MAY 25, 2010 IN (INSTRUMENT) 2010000131830 IN LEE COUNTY, FLORIDA. REFERENCES THE FOREST UNIT ONE. THE 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT IS LOCATED WITHIN THE REFERENCED SUBDIVISION. NOT THE TYPE TO BE DEPICTED HEREON.

AFFECTED BY A(N) CERTIFICATE OF RECORDATION/AFFIDAVIT THE FOREST PROPERTY OWNERS ASSOCIATION, INC. DATED AUGUST 6, 2013 AND RECORDED AUGUST 8, 2013 IN (INSTRUMENT) 2013000183559 IN LEE COUNTY, FLORIDA. REFERENCES THE FOREST UNIT ONE. THE 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT IS LOCATED WITHIN THE REFERENCED SUBDIVISION. NOT THE TYPE TO BE DEPICTED HEREON.

AFFECTED BY A(N) CERTIFICATE OF AMENDMENT DATED JANUARY 29, 2019 AND RECORDED FEBRUARY 6, 2019 IN (INSTRUMENT) 2019000027744 IN LEE COUNTY, FLORIDA. REFERENCES THE FOREST UNIT THREE. NO PART OF THE SUBJECT TOWER PARCEL OR THE FOUR ASSOCIATED NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENTS ARE LOCATED WITHIN THE REFERENCED SUBDIVISION. NOT DEPICTED HEREON.

AFFECTED BY A(N) CERTIFICATE OF AMENDMENT DATED APRIL 16, 2021 AND RECORDED MAY 10, 2021 IN (INSTRUMENT) 2021000151417 IN LEE COUNTY, FLORIDA. REFERENCES THE FOREST UNIT ONE. THE 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT IS LOCATED WITHIN THE REFERENCED SUBDIVISION. NOT THE TYPE TO BE DEPICTED HEREON.

14. TERMS AND CONDITIONS CONTAINED IN THAT DEED OF RESTRICTIONS, THE FOREST UNIT TWO, A SUBDIVISION DATED JUNE 15, 1981 AND RECORDED JUNE 15, 1981 IN (BOOK) 1522 (PAGE) 1328 (INSTRUMENT) 1439365 IN LEE COUNTY, FLORIDA, AS TO ACCESS PARCEL 2, NO PART OF THE SUBJECT TOWER PARCEL OR THE ASSOCIATED NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENTS ARE LOCATED WITHIN THE REFERENCED SUBDIVISION. NOT DEPICTED HEREON.

AFFECTED BY A(N) AMENDMENT TO DEED OF RESTRICTIONS FOR THE FOREST UNIT TWO DATED JULY 11, 1985 AND RECORDED JULY 12, 1985 IN (BOOK) 1793 (PAGE) 2626 (INSTRUMENT) 1965916 IN LEE COUNTY, FLORIDA. NO PART OF THE SUBJECT TOWER PARCEL OR THE ASSOCIATED NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENTS ARE LOCATED WITHIN THE REFERENCED SUBDIVISION. NOT DEPICTED HEREON.

AFFECTED BY A(N) AMENDMENT TO ALL DEEDS OF RESTRICTION OF UNIT ONE, UNIT TWO AND UNIT THREE OF THE FOREST SUBDIVISION DATED MARCH 2, 1987 AND RECORDED JUNE 23, 1987 IN (BOOK) 1924 (PAGE) 4524 (INSTRUMENT) 2294602 IN LEE COUNTY, FLORIDA. THE 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT IS LOCATED WITHIN THE REFERENCED FOREST UNIT ONE SUBDIVISION. NOT THE TYPE TO BE DEPICTED HEREON.

AFFECTED BY A(N) AMENDMENT TO ALL DEEDS OF RESTRICTION OF THE FOREST UNIT ONE, THE FOREST UNIT TWO, THE FOREST UNIT THREE AND THE FOREST OAKS, A SUBDIVISION DATED JUNE 28, 1993 AND RECORDED JUNE 28, 1993 IN (BOOK) 2400 (PAGE) 2241 (INSTRUMENT) 3412251 IN LEE COUNTY, FLORIDA. THE 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT IS LOCATED WITHIN THE REFERENCED FOREST UNIT ONE SUBDIVISION. NOT THE TYPE TO BE DEPICTED HEREON.

AFFECTED BY A(N) CERTIFICATE OF RECORDATION/AFFIDAVIT THE FOREST PROPERTY OWNERS ASSOCIATION, INC. DATED MAY 24, 2010 AND RECORDED MAY 25, 2010 IN (INSTRUMENT) 2010000131830 IN LEE COUNTY, FLORIDA. REFERENCES THE FOREST UNIT ONE. THE 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT IS LOCATED WITHIN THE REFERENCED SUBDIVISION. NOT THE TYPE TO BE DEPICTED HEREON.

AFFECTED BY A(N) AMENDED AND RESTATED DEED OF RESTRICTIONS, THE FOREST UNIT TWO DATED FEBRUARY 18, 2011 AND RECORDED FEBRUARY 24, 2011 IN (INSTRUMENT) 2011000046478 IN LEE COUNTY, FLORIDA. NO PART OF THE SUBJECT TOWER PARCEL OR THE ASSOCIATED NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENTS ARE LOCATED WITHIN THE REFERENCED SUBDIVISION. NOT DEPICTED HEREON.

AFFECTED BY A(N) CERTIFICATE OF RECORDATION/AFFIDAVIT THE FOREST PROPERTY OWNERS ASSOCIATION, INC. DATED AUGUST 6, 2013 AND RECORDED AUGUST 8, 2013 IN (INSTRUMENT) 2013000186559 IN LEE COUNTY, FLORIDA. REFERENCES THE FOREST UNIT ONE. THE 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT IS LOCATED WITHIN THE REFERENCED SUBDIVISION. NOT THE TYPE TO BE DEPICTED HEREON.

AFFECTED BY A(N) CERTIFICATE OF AMENDMENT DATED JANUARY 29, 2019 AND RECORDED FEBRUARY 6, 2019 IN (INSTRUMENT) 2019000027743 IN LEE COUNTY, FLORIDA. REFERENCES THE FOREST UNIT TWO. NO PART OF THE SUBJECT TOWER PARCEL OR THE ASSOCIATED NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENTS ARE LOCATED WITHIN THE REFERENCED SUBDIVISION. NOT DEPICTED HEREON.

AFFECTED BY A(N) CERTIFICATE OF AMENDMENT DATED APRIL 16, 2020 AND RECORDED APRIL 27, 2020 IN (INSTRUMENT) 2020000098778 IN LEE COUNTY, FLORIDA. REFERENCES THE FOREST UNIT TWO. NO PART OF THE SUBJECT TOWER PARCEL OR THE ASSOCIATED NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENTS ARE LOCATED WITHIN THE REFERENCED SUBDIVISION. NOT DEPICTED HEREON.

15. TERMS AND CONDITIONS CONTAINED IN THAT DEED OF RESTRICTIONS, UNIT III, A SUBDIVISION DATED OCTOBER 18, 1982 AND RECORDED OCTOBER 28, 1982 IN (BOOK) 1642 (PAGE) 1206 (INSTRUMENT) 1389878 IN LEE COUNTY, FLORIDA. NO PART OF THE SUBJECT TOWER PARCEL OR THE ASSOCIATED NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENTS ARE LOCATED WITHIN THE REFERENCED SUBDIVISION. NOT DEPICTED HEREON.

AFFECTED BY A(N) RE-RECORDED DEED OF RESTRICTIONS, THE FOREST UNIT III, A SUBDIVISION DATED OCTOBER 28, 1982 AND RECORDED NOVEMBER 12, 1982 IN (BOOK) 1645 (PAGE) 2307 (INSTRUMENT) 1603571 IN LEE COUNTY, FLORIDA. NO PART OF THE SUBJECT TOWER PARCEL OR THE ASSOCIATED NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENTS ARE LOCATED WITHIN THE REFERENCED SUBDIVISION. NOT DEPICTED HEREON.

**BOUNDARY AND
TOPOGRAPHIC SURVEY**

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST

LEE COUNTY, FLORIDA

FOR: VERTEX DEVELOPMENT, LLC

GEOLINE SURVEYING, INC.		<i>Professional Land Surveys</i> 15490 NW 104TH Terrace, Suite A Alachua, Florida 32009 (386)418-0500 Fax:(386)462-9986 geoline@geolineinc.com	
DESIGNED	KEITH BARTON	SCALE	AS SHOWN
DRAWN	KEITH BARTON	DATE	SEPTEMBER 26 2023
CHECKED	DAVE SHORT	PROJECT #	264-130
THE FOREST CC SITE LEE COUNTY, FLORIDA			
DRAWING# 264-130		VERTEX DEVELOPMENT, LLC SHEET# 7 OF 7	

Proof of Potable Water / Sanitary Sewer Availability

Not Applicable



Engineering & Operations

6FM0454C

The Forest Golf and Country Club

Wireless Telecommunication Facility

Radio Frequency (RF) Engineering Report

Last Updated	10/27/25
Revision Number	V1.1



Engineering & Operations

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I - Statement of Need

Statement of Need

To comply with FCC guidelines as defined in the Code of Federal Regulations Title 47, T-Mobile is deploying 4G and 5G services nationwide. To meet regulatory requirements and the increased customer demand, T-Mobile is committed to provide high-speed services throughout metro, suburban and rural areas.

General signal levels provided by existing T-Mobile facilities (sites) are reliable in most parts of the Fort Myers area. The proposed facility is intended to cover gaps in about 1.5-mile radius. Mainly residential properties and communities.

Device users in this area can experience an inordinate amount of dropped connections, failed attempts, slow data speeds or a combination of problems. Unreliable service can exist for a variety of reasons including low signal levels, as in this case, which are due to the distances between the active sites. (Fig 1, Table 1)

Predictive signal level maps presented in Fig 2 and Fig 3, demonstrate improvements when a new facility is added to the local area network. The predictions were calculated for a Monopole of ACL 145 feet.

Numerous upgrades and technology enhancements have been added to the network and surrounding facilities for at least the last ten years with measurable but insufficient improvements.

No viable structures of sufficient height were identified within the search ring radius. The proposed tower will mitigate and potentially eliminate performance issues around the area of concern.

The table below list the existing towers where T-Mobile is collocated and transmitting. Nothing else is available to provide adequate coverage in the search ring.

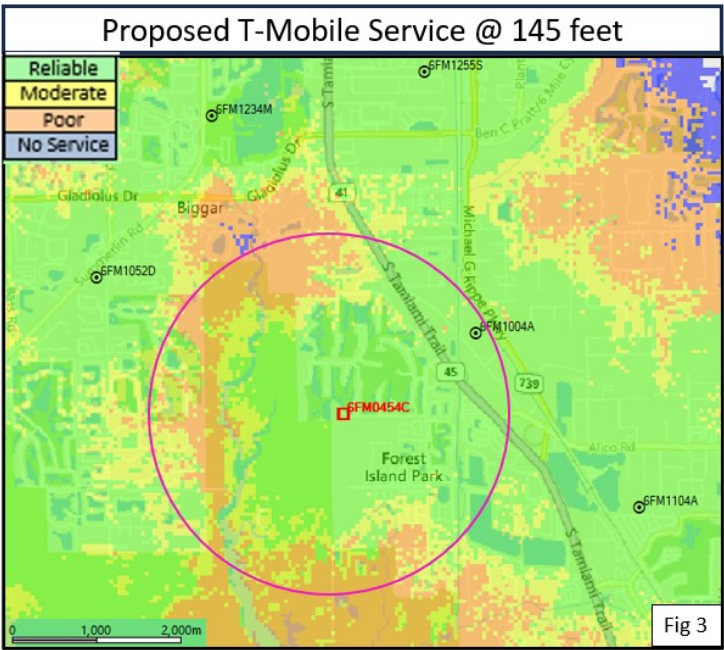
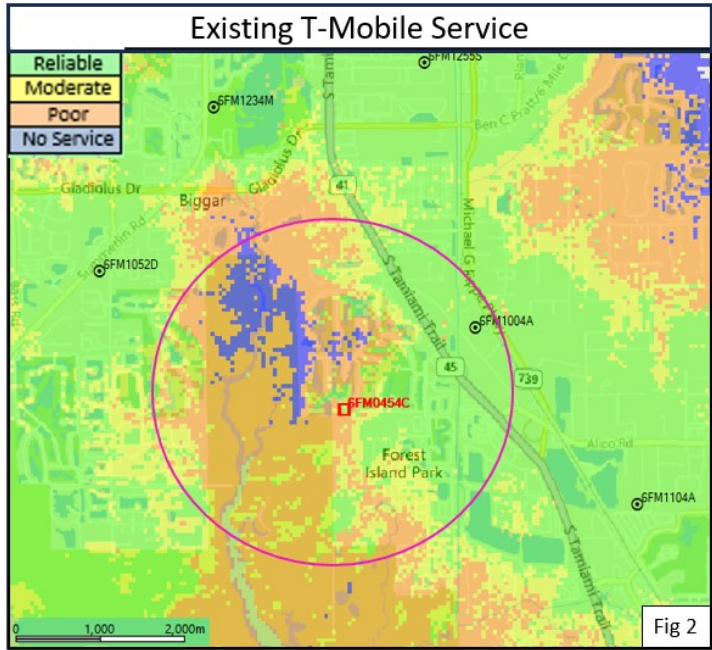


T-Mobile ID	Name	Class	Address	City	Antenna Elevation (ft)	Structure Height (ft)	Distance (mi)
6FM1052D	Gladiolus Crossings FPL	Monopole	15830 Winkler Road	Fort Myers	100	149	2.12
6FM1234M	SFL913 - 3_358 - Lakes Park	Monopole	7330 Gladiolus Drive	Fort Myers	105	145	2.46
6FM1255S	6FM1255S	Monopole	2200 Andrea Ln	Fort Myers	150	150	2.68
6FM1004A	South West Tower, Inc.	Guyed Tower	16341 Old US 41	Fort Myers	215	500	1.12
6FM1104A	(101) Alico Center	Unipole/Micropole	17430 Alico Center Rd	Fort Myers	125	149	2.39
6FM0454C	The Forest Golf and Country Club	Monopole	6227 Deer Run	Fort Myers	145	150	0

Table 1

II - Coverage Predictions

Most Reliable Service	Moderate Service	Poor Service
Signal power levels able to support a wide range of wireless services both indoors and outdoors. These services include voice calls and high-speed data.	Users may experience call quality issues depending on the signal power levels at their specific location. These issues could include dropped calls, ineffective attempts (blocked calls) or slow data speeds. Service in outdoor locations would be markedly better than indoors in many instances.	A user would encounter call quality issues especially indoors or during network busy hours due to low signal power levels. These issues could include dropped calls, ineffective attempts (blocked calls) and slow data speeds. Service may only be available in outdoor locations. In the worst case a user may not be able to place an emergency (E911) call.



The current 4G-5G service in this part of the network is inadequate due to the distance of the 4G-5G towers to the coverage objective.

There are no other existing buildings or structures within the search ring area that meets coverage requirements.

(Fig 2) shows the existing lack of coverage in the area close to The Forest Country Club. In contrast, the addition of a Monopole facility at the new location drastically improves the coverage. (Fig 3)

III - Certification Statement of Non-interference

This letter provides information about the proposed T-Mobile transceiving equipment on an addition to a new facility in Naples and its potential interference with communication facilities located nearby; as well as the FCC rules governing the human exposure to radio frequency energy (OET 65 guidelines). T-Mobile shall comply with all FCC rules regarding interference to other radio services and T-Mobile shall comply with all FCC rules regarding human exposure to radio frequency energy. The proposed Monopole tower, and reception and transmission functions will not interfere with the visual and customary transmission or reception of radio, television or similar services as well as other wireless services enjoyed by surrounding properties.

The Federal Communication Commission (FCC) has allocated these frequencies exclusively for use by cellular service providers. Each cellular service provider is assigned specific frequencies (channels) on which to transmit and receive radio signals.

Cellular transmitters must be type-accepted by the FCC to ensure compliance with technical standards that limit the frequencies, output power, radio frequency emissions, spurious radio noise and other technical parameters. Cellular licensees like T-Mobile owns are required to use type-accepted equipment. The assignment of frequencies and FCC rules keep cellular radio signals from interfering with or being interfered with by other radio transmissions and provide guidelines outlining the limits for permissible human RF exposure. In the event of a complaint of interference or other concerns about cellular antenna facilities, the FCC has a resolution process to determine the source of interference and whether a facility follows FCC rules.

In the event of interference or other known issues with the transmission facility contact with the T-Mobile Network Operations Center (NOC) can be established 24 hours a day, 7 days a week 365/366 days per year at the following numbers: (877) 611-5868 (DAY), (877) 611-5868 (NIGHT)

Name Olga Maffeo

Title T-Mobile Sr XD Engineer, Radio Frequency

Signature *Olga Maffeo*



January 6, 2026

GEN3 Engineering
27139 Sea Breeze Way
Wesley Chapel FL 3544
COA35409

Jennifer C. Frost, PMP
Program Manager
Vertex Development, LLC
405 S. Dale Mabry Hwy. #244
Tampa, FL 33609

**RE: Forest CC_FL-5066
6227 Deer Run Drive
Fort Myers, FL 33908**

Ms. Frost,

At your request we have reviewed the ITE Trip Generation Manual, 10th Edition to determine how the proposed wireless communications tower will affect existing traffic patterns. While the Manual does not have a land use designation for towers, we took the Utility Land Use Code #170 for the purpose of this analysis.

The ITE Trip Generation Manual describes a Utility as “a free-standing building that can house office space, a storage area, and electromechanical or industrial equipment that support a local electrical, communication, water supply or control, or sewage treatment utility”. Wireless communication towers don’t have the traffic of a typical utility land use. These towers and associated structures are unmanned structures that only require a vehicle trip during construction, or during an emergency. Because of this, the vehicle trip numbers indicated in the Manual will be very conservative for the proposed wireless communication tower use.

This traffic impact analysis uses the number of employees as the variable for calculating the vehicle trip generation. I chose the number of employees to be “1” to calculate the trips since the tower actually will not have any employees stationed on site. The table below summarizes the trip ends based on the different time periods referenced in the Manual.

Utility (170) Number of Employees = 1 (x = 1)					
Time Period	Weekday	Weekday, Peak Hour of Adjacent Street Traffic, One Hour b/t 7am & 9am	Weekday, Peak Hour of Adjacent Street Traffic, One Hour b/t 4pm & 6pm	AM Peak Hour	PM Peak Hour
Average Rate	4 trips (2 entry, 2 exit)	1 trip (1 entry)	1 trip (1 exit)	1 trip (1 entry)	1 trip (1 exit)
Fitted Curve	8 trips (4 entry, 4 exit)	1 trip (1 entry)	0 trips	5 trips (4 entry, 1 exit)	3 trips (3 exit)
Equation	$T = 4.01(x) + 3.97$	$\ln(T) = 0.81 \ln(x) + 0.37$	$T = 0.81(x) - 3.71$	$T = 0.64(x) + 4.33$	$T = 0.68(x) + 2.61$





As you can see, even when using the very conservative numbers given in the ITE Trip Generation Manual, 10th Edition for utilities, the number of weekday trips using the average rate is only (4) trips per day. Using the fitted curve equation, the number of weekday trips works out to 8 trips per day.

Please don't hesitate to contact me if you have any questions or concerns.

Please do not hesitate to contact us if you require additional information or have any questions or comments.

Sincerely,

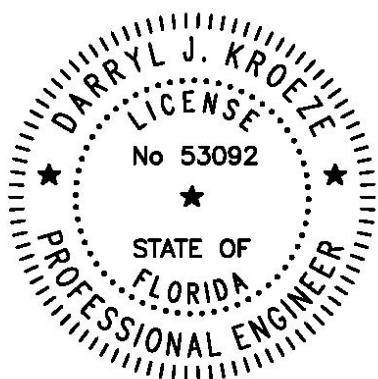
GEN3 Engineering, Inc.

A handwritten signature in blue ink, appearing to read "Darryl J. Kroeze".

Darryl J. Kroeze, P.E.

FL Registration Number 53092

COA35409



Darryl J Kroeze

Digitally signed by Darryl J Kroeze
DN: CN=Darryl J Kroeze,
dnQualifier=A01410C000001990C34827B000587AC,
O=GEN3 ENGINEERING, C=US
Date: 2026.01.06 16:16:46-05'00'

THIS ITEM WAS DIGITALLY SIGNED AND SEALED BY DARRYL J. KROEZE, P.E. ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Tuesday, January 6, 2026

WIRELESS COMMUNICATIONS FACILITY – SHARED USE PLAN
149' Monopole Antenna-Supporting Structure
Lee County STRAP Number: 01-46-24-00-00001.0000
The Forest CC Tower

Vertex Development, LLC, a Delaware limited liability company ("Vertex"), has proposed to develop a 149-foot monopole-type antenna- supporting structure (or "Tower") on the above-mentioned property in Lee County, Florida. As provided for in the associated Special Exception Application, Vertex is designing the Tower to accommodate future collocation for up to four (4) personal wireless service providers, including T-Mobile as the initial provider, where reasonable and structurally feasible.

Each provider, when submitting for the appropriate Building Permit, will include the following information, as necessary and/or appropriate: their installation's impact on structural capacity of the Tower; their antenna model(s) and radiofrequency transmission information, including FCC License; geographical search area requirements; mechanical or electrical compatibility; FCC restrictions imposed on the Tower, if any; and additional relevant information as required by Lee County. No antenna, transmission line, or other wireless communications facility will be added to the Tower except in accordance with this Agreement and Lee County's Land Development Regulations.

This Agreement is, and will remain, binding on any and all successors or assigns of the Tower owner. The then-current Tower owner agrees to promptly reply to all inquiries from others regarding possible use of the subject tower for antenna collocation, will negotiate in good faith to accommodate the needs of the inquiring person, and will otherwise comply with all provisions of this Shared Use Plan so as to collocate antennas where such requests are reasonably and technically feasible.



Alan Ruiz, Manager

Vertex Development, LLC

3630 W. Kennedy Blvd

Tampa, FL 33609

alanruiz@vertexdevelopment.net

12/17/2025
dated

FOREST COUNTRY CLUB MEMBERSHIP
6100 CLUB BLVD SW
FORT MYERS, FL 33908

SCAGLIONE DANIEL T
928 FRENCH ROAD
CHEEKTOWAGA, NY 14227

BUSCH KIMBERLY
6217 DEER RUN
FORT MYERS, FL 33908

MCCLAIN ALLEN J & SANDRA
6221 DEER RUN SW
FORT MYERS, FL 33908

KOZLOWSKI KENT & CATHERINE
6225 DEER RUN
FORT MYERS, FL 33908

LANDINI DERRICK J
4137 N ROCKWELL ST
CHICAGO, IL 60618

FULK JAMES D
6108 DEER RUN
FORT MYERS, FL 33908

WIMBERLY GARY L & LAURA W
16988 TIMBERLAKES DR
FORT MYERS, FL 33908

NASH BRADLEY H & MELLOE S TR
16984 TIMBERLAKES DR SW
FORT MYERS, FL 33908

FONSECA PAUL & ANA MARIA
16997 TIMBERLAKES DR
FORT MYERS, FL 33908

FOREST PROPERTY OWNERS ASSN
5990 FOREST BLVD
FORT MYERS, FL 33908

CONNOLLY THERESE MARIE &
10615 WOOD DUCK LANE
ORLAND PARK, IL 60467

BLAIR CATHRYN L TR
6219 DEER RUN
FORT MYERS, FL 33908

MALLET JUDY G L/E
6223 DEER RUN
FORT MYERS, FL 33908

COIN DANA S & LINDA
16998 TIMBERLAKES DR
FORT MYERS, FL 33908

OSBORN JAMES R & CAROL E
16994 TIMBERLAKES DR
FORT MYERS, FL 33908

FULK JAMES
6108 DEER RUN
FORT MYERS, FL 33908

STEPHENS ROBERT RAY &
16986 TIMBERLAKES DR
FORT MYERS, FL 33908

JOHNSON FAYE BELDEN PATCH L/E
16999 TIMBERLAKES DR
FORT MYERS, FL 33908

SCHAEFER CAROLE J TR
16995 TIMBERLAKES DR
FORT MYERS, FL 33908

CCG ASSOCIATES FLORIDA LLC
16993 TIMBERLAKES DR
FORT MYERS, FL 33908

HEDLUND MATTHEW J &
3924 NE 157TH PL
SEATTLE, WA 98155

HENNING MARTIN J & AMY
2005 DES PLAINES AVE
PARK RIDGE, IL 60068

ORD JONATHAN TR
16757 PANTHER PAW CT
FORT MYERS, FL 33908

LAWLESS ROBERT J &
16790 PANTHER PAW CT
FORT MYERS, FL 33908

LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

AMLAND CHRISTIAN F &
6580 ESTERO BAY DR
FORT MYERS, FL 33908

WENTWORTH HEATHER T
6588 ESTERO BAY DR
FORT MYERS, FL 33908

KOMMA APARNA &
6596 ESTERO BAY DR
FORT MYERS, FL 33908

COVES OF ESTERO BAY PROPERTY O
12650 WHITEHALL DR
FORT MYERS, FL 33907

PALERMO FIORINO & PATRICIA
16991 TIMBERLAKES DR
FORT MYERS, FL 33908

LAND JUDITH A TR
16987 TIMBERLAKES DR
FORT MYERS, FL 33908

SAGE JAMES & BEVERLY
172 CENTRAL AVE
GREENPORT, NY 11944

ARIAS VICTOR M &
16773 PANTHER PAW CT
FORT MYERS, FL 33908

COVES OF ESTERO BAY PROPERTY O
12650 WHITEHALL DR
FORT MYERS, FL 33907

TIITF STATE OF FLORIDA
3900 COMMONWEALTH BLVDMAIL STATION 115
TALLAHASSEE, FL 32399

LEE LINDSAY & TITO E
6584 ESTERO BAY DR
FORT MYERS, FL 33908

VELASQUEZ GONZALEZ DENNYS A &
6592 ESTERO BAY DR
FORT MYERS, FL 33908

AMEDEK LLC
6586 ESTERO BAY DR
FORT MYERS, FL 33908

COVES OF ESTERO BAY PROPERTY O
12650 WHITEHALL DR
FORT MYERS, FL 33907

FOREST UTILITIES INC
6000 FOREST BLVD
FORT MYERS, FL 33908

FOREST COUNTRY CLUB INC
6100 CLUB BLVD
FORT MYERS, FL 33908

