



May 21, 2026

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

RE: SEZ2026-00001 Resubmittal #1 – The Forest CC Tower – Special Exception

Dear Ms. Groth and Staff:

Please find below Vertex Development's responses to the above-referenced application's Insufficiency Comments, issued February 16, 2026. Documents to support our resubmittal include:

- Comments Response Letter (*this response*)
- Written Request REV1
- Boundary Survey REV1
- Certification of Title and Encumbrances REV1
- Legal Description Sketch
- Site Plans REV1
- Landscaping Plans REV1
- Utility Letter of Availability
- Balloon Test Package
- Photo Simulation Package REV1
- Shared Use Plan REV1
- Tall Structure Permit
- FAA Determination
- FCC ASR 1332626
- T-Mobile FCC Licenses REV1
- Wood Stork Nesting Map

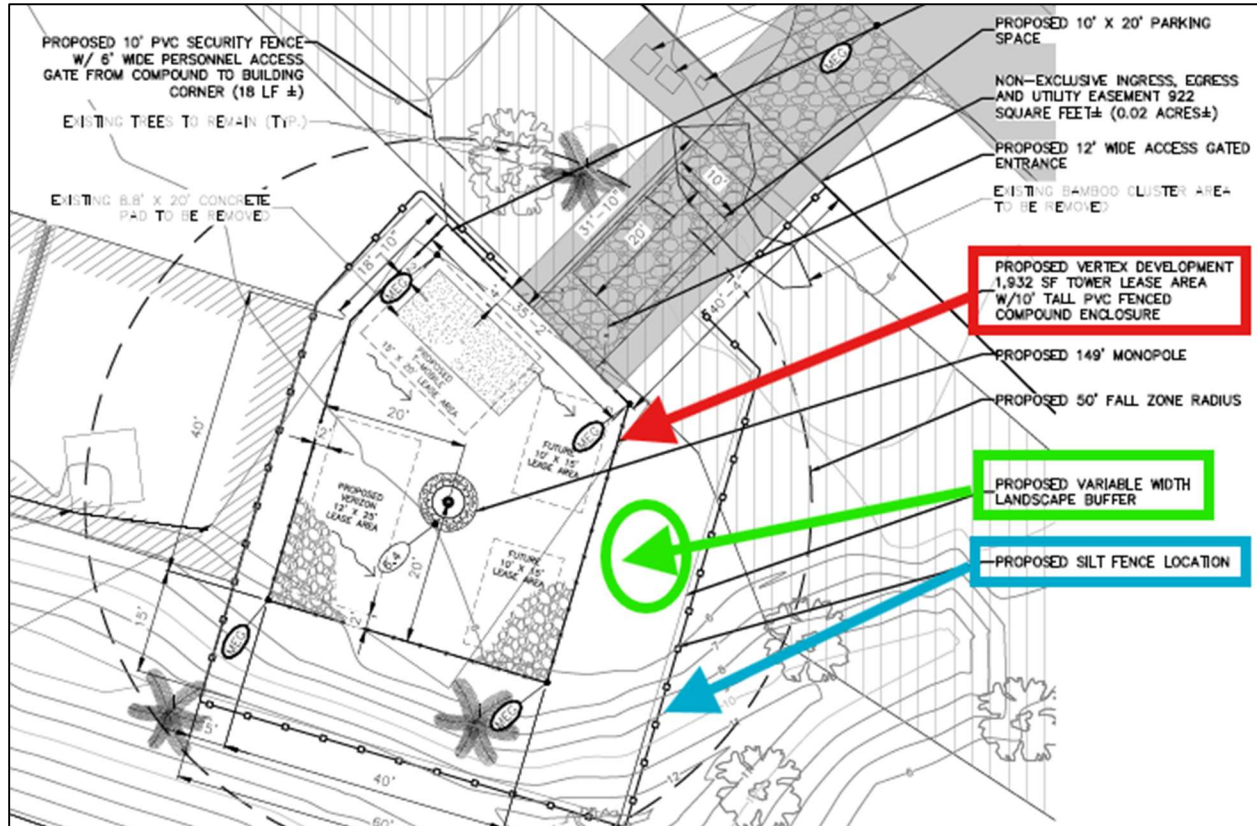
PLEASE NOTE: The Written Request has been revised to include the information contained in this comment letter.

Environmental Review:

1. Please demonstrate compliance with LDC Section 34-1447 (d)(4)(c)(1) to depict a 15 ft within a residential zoning district. **Vertex has revised the Survey, Site Plans and Landscaping Plans to include a 15-foot landscaped buffer along the east and south sides of the compound. We are proposing a 5-foot buffer along the western side of the compound, and we have revised our Variance Application as such. Please see companion Variance Application.**

2. Please note all buffers requirements are required to be within the lease area. **We have revised the Survey and Site Plans to include a specific Non-Exclusive Landscape Buffer Easement.**

5. Please revise site plan sheet C-3 to depict buffer outside of fence. **The proposed landscaping buffer is located outside of the compound fence. There is an additional proposed silt fence for erosion and sedimentation controls during construction.**



LeeTran has reviewed the proposed development and determined that it is located beyond one quarter mile of a bus stop or a fixed-route corridor. **Vertex acknowledges this section and will comply with any reasonably required improvements at the time of LDO.**

1. §34-202(a)(5) Legal description and sketch to accompany legal description. A complete legal description describing the platted subject property must be submitted. No legal description was submitted. A complete legal description (i.e., lot, block, subdivision name, public records recording information) of the platted subject property is required (letter 8.5 x 11 or legal 8.5 x 14 size, suitable for recording). **Please see Legal Description Sketch that has been provided to meet the Lee County LDC §34-202(a)(5).**

2. LDC §34-202(a)(7) Title Certification. The submitted Commitment of Title Insurance is not an accepted form. The certification of title must be in one of the following forms:....**Please see revised Title Certification.**

3. LDC §34-202(a)(6) Boundary Survey. The survey must be tied to the state plane coordinate system for the Florida West Zone (the most current adjustment is required) with two coordinates, one coordinate being the point of beginning (POB) and the other an opposing corner. The boundary survey does not indicate the tie to the certification of title. **Please see revised Boundary Survey. State Plan Coordinates are on page 5, and Note #8 has been revised to include revised Title Certification.**

Natural Resources Review:

Identify the irrigation source for the landscaping required pursuant to LDC 34-1477(d)(4)c. **The proposed landscaping will tie into the existing water source on the property. Landscaping Plans Sheet L2 has been updated to reflect this.**

Planning Review:

Provide additional information to demonstrate compliance Lee Plan Policy 123.10.5. The response provided by the applicant appears to state considerations will only be reviewed if determined by a federal agency. **Please see Wood Stork Nesting Map and revised narrative for the updated response to this Policy 123.10.5.**

Zoning Review:

1. GENERAL COMMENTS: Please separate the Special Exception and Variance request narratives into their own individual submittal documents. **Note: If the Variance requests are granted (VAR2026-00001), they will need to be keyed to the Special Exception Site Plan. **Vertex has separated and revised the Special Exception and Variance Written Request Narratives for each respective application. Additionally, please see Site Plans Sheet C-1 for keyed variances.**

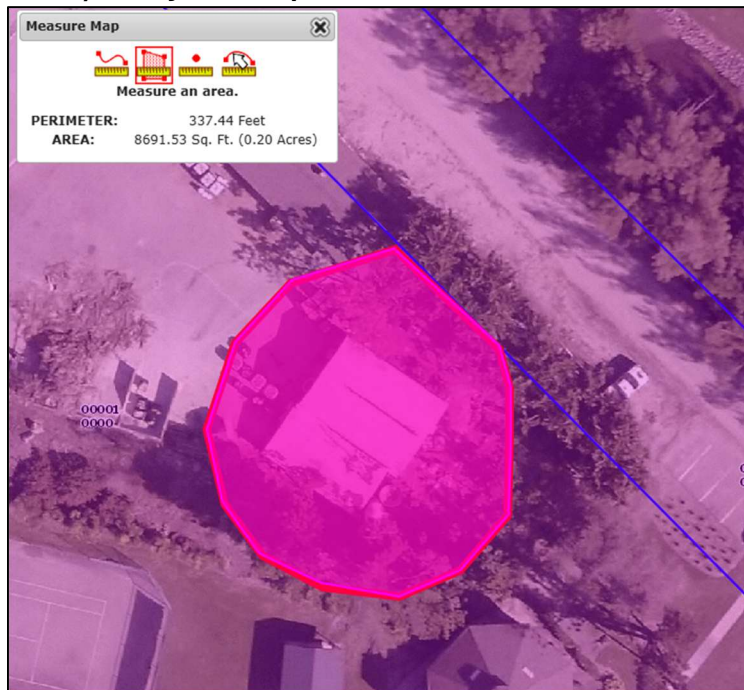
2. Pursuant to LDC Sec 34-145:

(c)(3) – Please provide Lee Plan analysis in the applicant’s narrative on the following: Policy 1.5.1, Goal 2, Objectives 2.1 and 2.2, Standard 4.1.4, Policy 5.1.5, Policy 6.1.1, Policy 101.1.1 & 101.3.2, and Policy 158.3.4. **Please see revised Written Request for these additional responses.**

3. Pursuant to LDC Sec 34-201(a)(1)f: In addition to the authorization required under subsection e, applications that include property that is individually owned by homeowners, condominium unit owners, or timeshare unit owners must be accompanied by a letter of opinion from a licensed Florida attorney, who must attest that he has examined the declaration of condominium, the bylaws of the condominium or homeowners' association documents, and all other relevant legal documents or timeshare documents, as applicable, and concluded that the act of applying or petitioning to the County violates none of the provisions therein, or any federal or state law regulating condominiums, timeshare plans, or homeowners associations, or the rights of any of the unit/homeowners owners, as derived from such documents and laws, and that approval of the requested act by the County would violate no such rights. **This requirement is not applicable. The property is owned by The Forest Country Club, Inc., a Florida not for profit corporation (f/k/a The Forest Country Club Membership Association, Inc., a Florida corporation), and not individually by homeowners, condominium unit owners or timeshare unit owners.**

4. Pursuant to LDC Sec 34-202:

(a)(9) a complete list, map, and one set of mailing labels, of the property owners, and their mailing addresses, for all properties within 1,000 feet of a wireless communication facility of the perimeter that is the subject of the request must be provided. Please confirm on the surrounding property owner's map the dimension of the perimeter being utilized to fulfill this requirement. Ensure the property owner's addresses are updated if not using 1,000 feet. **Vertex submitted the proper 1,000-foot radius of the project area in its first submittal. Please see below for an approximation of the area used to include the entire subject request (including the fall zone radius). This yields 42 parcels for notification.**



(a)(10) – the provided statement for Proof of Potable Water/Sanitary Sewer Availability indicates “Not Applicable”. Please demonstrate how the applicant intends to fulfill the requirements of irrigating the landscape buffer. If a connection is to be made for irrigation, please provide the appropriate utility letter of availability. **Please see Utility Letter of Availability.**

5. Pursuant to LDC Sec 34-1446:

(a)(1)and (2) - The Zoning Affidavit provided does not completely address the contents of this code section. The applicant information is provided, but the property owner and provider who will be placing antennas on proposed tower are missing. Please provide a complete document. **Please see revised Shared Use Plan.**

(a)(3) – The T-Mobile FCC Call Sign table provided does not fulfill the requirements of this code section. Please provide the license issued by the FCC to transmit radio signals in Lee County. (See sample attached to this insufficiency). **Please see the revised T-Mobile FCC Licenses.**

(a)(4) The provided geographic search area includes a Commercial (CT) zoning district within the subject property parcel, owned by the same owner. Pursuant to LDC Sect 34-1447(c)(4)b, Commercial zoning districts take priority over Residential zoned districts in justifying location of proposed antenna-supporting structures. Please provide in your analysis justification as to why the CT district is not a suitable location. **While the “CT” zoning district is located on the same parent parcel as the subject application, the property owner did not approve that location, which is developed for the Forest County Club clubhouse and parking.**

(a)(5) – Please provide a stand-alone document providing the complete provisions of this code section. **Please see the FAA Determination, which lists the overall tower height in terms of grade and sea level.**

Structure:	Antenna Tower The Forest CC FL-5066				
County, State:	Lee, Florida				
Collected Point(s):					
Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	26-29-46.30N	81-52-08.22W	6 Ft	149 Ft	155 Ft

(a)(6)a – The applicant’s provided documentation is not applicable to this code section. Please provide consent from the Lee County Port Authority, OR an exhibit demarcating the location of the tower on the LCPA Airport Obstruction Notification Zone provided in Appendix C of the LDC found here: Link **The Written Request has been revised to include: “Vertex has been issued the FAA Determination of No Hazard, and thus acquired a Lee County Port Authority Tall Structure Permit.” Please see included documentation.**

(a)(6)c – The applicant’s provided application to the FAA is noted, however, until the approval for the Tall Structures permit is provided, this remains insufficient. **The Written Request has been revised to include: “Vertex has been issued the FAA Determination of No Hazard; a Lee County Port Authority Tall Structure Permit; and FCC ASR 1332626.”**

(a)(8) – Please revise the photo-simulated renderings to include all four collocations in the images. (**See additional comment for balloon test in (b)(2).) **Please see revised Photo Simulation Package.**

(a)(9) – Please provide the form Supplement A - Shared Use Plan Agreement & Data Sheet found at the county’s website under Zoning Applications under Wireless Communications Facility’s application for sufficiency to this code section. **Please see revised Shared Use Plan.**

(a)(11) – The provided site plan must provide floor plans, and cross sections for any proposed accessory structure. If there are no specifics determined, please provide typical. **Please see the revised plans showing requested information.**

(b)(2) – The balloon test must be conducted pursuant to the requirements of subsection (d) of this section. Staff recommends doing the test prior to application being deemed complete (sufficient), and using the balloon photos within the photo-simulated renderings in (a)(8). This allows for clearer validation of the photos and avoids any delays in the public hearing process. **The Balloon Test was**

conducted March 16 – 19, 2026, in accordance with this Section. Please see Balloon Test Package for supporting materials.

6. Pursuant to LDC Section 34-1447:

(c)(4) – As discussed in 34-1446(a)(4), the provided geographic search area includes a Commercial (CT) zoning district within the subject property parcel, owned by the same owner. Pursuant to LDC Sect 34-1447(c)(4)b, Commercial zoning districts take priority over Residential zoned districts in justifying location of proposed antenna-supporting structures. Please provide in your analysis justification as to why the CT district within the parcel is not a suitable location. **While the “CT” zoning district is located on the same parent parcel as the subject application, the property owner did not approve that location, which is developed for the Forest County Club clubhouse and parking.**

(d)(3) – The applicant description states the tower is designed with flush-mounted antennas. Please review the definitions provided in LDC Sect 34-1442 for flush-mounted and panel to ensure by Lee County definitions the antenna is flush-mounted. **The revised Written Narrative has been updated to reflect “panel” antennas. Additionally, Site Plans Sheet C-2 has been updated to reflect “panel” and not “flush-mount” antennas.**

Please let us know if you have any additional comments or questions. We look forward to hearing back from you.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer C. Frost". The signature is written in a cursive, flowing style.

Jennifer C. Frost, PMP



January 8, 2025 (Revised May 21, 2026)

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 REV1
- Property Card
- Legal Descriptions Sketch
- Boundary Survey REV1
- Surrounding Property Owners (list, map, and mailing labels)
- Request Statement (*this letter*) REV1
- Traffic Impact Analysis
- Site Plans REV1
- Landscaping Plans REV1
- Utility Letter of Availability

- Tall Structure Permit Application (Lee County Port Authority) – to be provided at later date
- Zoning Affidavit
- FCC Tower ASR 1332626
- T-Mobile FCC Licenses REV1
- 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 Determination 2025-ASO-21892-OE
- FAA Pre-Screening Tool
- Lease Memorandum
- Shared Use Plan REV1
- Photo Simulation Package REV1
- Fall Zone Letter
- Balloon Test Package
- Wood Stork Nesting Map

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 1.5.1: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 124. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII. (Ord. No. 94-30, 18-28) The Proposed Tower compound and access are not located within wetlands. The closest waterbody is over 200 feet away from the proposed Tower site.

GOAL 2: GROWTH MANAGEMENT. To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources. The Proposed Tower is located within an existing and mature planned development, and the proposed Tower will address a deficiency in cellular coverage and capacity in this area.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. The Proposed Tower is located within an existing and mature planned development, and the proposed Tower will address a deficiency in cellular coverage and capacity in this area.

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in §163.3164, Fla. Stat.) will be granted only when consistent with the provisions of §163.3202(2)(g) and §163.3180, Fla. Stat. and the concurrency requirements in the LDC. The Proposed Tower is located within an existing and mature planned development, and the proposed Tower will address a deficiency in cellular coverage and capacity in this area.

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.

1. In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District (SFWMD), or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.

2. Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site.

3. Ensure development minimizes the need for expansion and construction of street and utility improvements.

The proposed Tower is not sited within an environmentally sensitive area; it is sited within a developed portion of a golf course maintenance facility. However, Vertex complies with the environmental regulations of the FCC and will contract an independent environmental firm to conduct a Phase I Environmental Site Assessment and National Environmental Policy Act (NEPA) in accordance with FCC regulations. Should a negative impact be identified, Vertex will adjust its site design accordingly. Additionally, if any negative impact is identified by SFWMD, Vertex will comply with all necessary alterations. The Proposed Tower will utilize existing street and utility improvements and will not pose any strain on existing improvements.

POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a Planned Development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments. **The Proposed Tower is located within an existing and mature planned development, and the proposed Tower will address a deficiency in cellular coverage and capacity in this area. As Vertex is applying for a Special Exception and a Variance, Vertex is proposing development that is consistent with the applicable sections of the Land Development Code, including meeting appropriate setbacks and buffers.**

POLICY 6.1.1: All applications for commercial development will be reviewed and evaluated as to:

1. Traffic and access impacts (rezoning and development orders);
2. Landscaping and detailed site planning (development orders);
3. Screening and buffering (Planned Development rezoning and development orders);
4. Availability and adequacy of services and facilities (rezoning and development orders);
5. Impact on adjacent land uses and surrounding neighborhoods (rezoning);
6. Proximity to other similar centers (rezoning); and
7. Environmental considerations (rezoning and development orders).

As it relates to Communications Towers this policy is implemented through Chapter 34, Division 11. Wireless Communication Facilities of the Land Development Code. Vertex has submitted Special Exception and Variance applications demonstrating its compliance with all LDRs that address the criteria above.

POLICY 101.1.1: Require that development within the Coastal High Hazard Area be compatible with natural systems, such as, water retention and purification, wildlife habitat, primary productivity, and defense against coastal flooding. (Ord. No. 00-22, 18-28) **The Proposed Tower will be compatible with and will have no impact on water retention, wildlife habitat, primary productivity, and defense against coastal flooding.**

POLICY 101.3.2: Restrict development in the Coastal High Hazard Area to uplands except as needed for the provision of public facilities. (Ord. No. 18-28) **The Proposed Tower is located in uplands.**

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) **Please see Wood Stork Nesting Map. There are not any registered Wood Stork nesting colonies within 2,500 feet of the proposed Tower (per FDEP MapDirect); the closest identified colonies are over 13 miles away near Caloosahatchee in Lee County. Additionally, Vertex has taken preliminary precautions to avoid negative impact on wood storks and other migratory birds: the proposed 149' Tower is half of the recommended 300' maximum, will not be guyed or lighted, and it is not located near a ridgeline. Additionally, Vertex is developing a tower on an existing site that will have no negative impact upon Estero Marsh, which likely contains wood storks. Furthermore, 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 tower design and Site Plans to offset.**

POLICY 158.3.4: Support provision of digital broadband and communications infrastructure and expansion of information technology industries needed to meet current and future business needs. The Proposed Tower will increase wireless communications infrastructure in currently underserved area. This expansion will assist in meeting current and future business needs.

Lee County Land Development Code

Section 34-145.(b) Variances Note: previous responses to this section have been deleted in their entirety and are included in the Variance Written Request.

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-panel-mount monopole Tower in order to accommodate the carriers' collocation needs, a non-reflective close-panel-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. In addition to the height variance, Vertex is applying for three additional variances, which are included in a separate, but concurrent application. 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 most the requirements of these sections and has requested the appropriate variances, as applicable.**

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 the Variance Application documents.**
 - 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 approvals 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 and revised Shared Use Plan.** 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 and revised Shared Use Plan 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 ASR 1332626 and revised 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 off-site commercial properties are approximately 0.75 miles northeast, where the previously mentioned existing tower (ASR 1038046) is sited in close proximity. Additionally, while the "CT" zoning district is located on the same parent parcel as the subject application, the property owner did not approve that location, which is developed for the Forest County Club clubhouse and parking.** 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 it has been included in the resubmittal, and it shows the tower height in terms of grade and sea level:

Structure:	Antenna Tower The Forest CC FL-5066				
County, State:	Lee, Florida				
Collected Point(s):					
Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	26-29-46.30N	81-52-08.22W	6 Ft	149 Ft	155 Ft

- (6) A letter:
- 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.~~ **At the time of resubmittal, Vertex has been issued the FAA Determination of No Hazard, and thus acquired a Lee County Port Authority Tall Structure Permit.**

- 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. Vertex has been issued the FAA Determination of No Hazard; a Lee County Port Authority Tall Structure Permit; FCC ASR 1332626; and revised T-Mobile FCC Licenses.**

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 revised 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 revised 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 revised 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.**
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- (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. Please see Balloon Test Package for the Balloon Test conducted March 16, 2026 – March 19, 2026.**
- (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. Please see Balloon Test Package for the Balloon Test conducted March 16, 2026 – March 19, 2026.**

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

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).**
- 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 off-site commercial properties are approximately 0.75 miles northeast, where the previously mentioned existing tower (ASR 1038046) is sited in close proximity. While the “CT” zoning district is located on the same parent parcel as the subject application, the property owner did not approve that location, which is developed for the Forest County Club clubhouse and parking. 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-panel-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 transmission cable/wiring concealed inside. **Vertex is proposing a close-panel-mount Monopole design, with all cable and wiring concealed inside, 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-panel-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 issued 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. Vertex is proposing a 15-foot landscaped buffer along the east and south sides of the compound. We are proposing a 5-foot buffer along the western side of the compound, and we have revised our Variance Application as such. As shown on Site Plans Sheets C-1 and C-3, the relocated metal pole barn will be immediately adjacent to the compound, allowing for a five-foot landscape buffer. Additionally, the closest residential lot line to the northwest (Folio 10220849) is approximately 850 feet away, and there is existing vegetative screening, a water treatment facility and other buildings between the compound and the lot line. The visual impacts of the base of the Tower are already minimized by distance and intervening buildings.



Looking south 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.
 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.**
- 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. Vertex is seeking a Variance to not exceed 14 feet above ground level for future collocators. The Base Flood Elevation (BFE) in the area is 11 feet AMSL, based on FEMA Map Panel 125124 0576 H. The current ground elevation is 5 – 6 feet (AMSL). The FCC National Programmatic Agreement requires the carriers to install their equipment starting at one foot above BFE, which would be 12' AMSL, or 6 feet AGL. The carriers' equipment oftentimes exceeds six feet in height, but rarely eight feet, yielding a maximum of 14 feet AGL. Please see revised Site Plans Sheet C-2 for proposed elevation.**
- 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.*

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- (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-panel-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 revised 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,
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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. Vertex has been issued the FAA Determination along with the LCPA Tall Structure Permit, included with the resubmittal.**

- (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-panel-mount monopole-type Tower in a Residential zoned district in addition to several other variances; therefore, we will comply with the criteria in accordance with the procedures and requirements set forth in Section 34-145.

SUPPLEMENT A WIRELESS COMMUNICATIONS FACILITY SHARED USE PLAN AGREEMENT

ANTENNA-SUPPORTING STRUCTURE REF. #: SEZ2026-00001 / FCC ASR 1332626	OWNER: Vertex Development, LLC
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1. As part of Applicant's application for a wireless communications facility, Applicant agrees to provide the following technical information.

a. **ANTENNA-SUPPORTING STRUCTURE DATA**

- 1) An Antenna Supporting Structure Data Sheet (sample attached) for each antenna-supporting structure owned by the owner of the antenna-supporting structure which is the subject of the application.

b. **WIRELESS COMMUNICATIONS FACILITIES DATA**

- 1) A Wireless Communications Facility Data Sheet (sample attached) for each wireless communications facility owned by every party to the applicant's documentation of authority and acceptance of responsibility for compliance.
- 2) The name, address, phone number, and contact person for the owners of all wireless communications facilities located on the subject property.

2. Applicant agrees to provide correct, updated technical information to the County via amended Antenna-Supporting Structure and Wireless Communications Facility Data Sheets whenever any of the information provide on those Data Sheets changes.

3. The undersigned has (have) full power and authority to execute this Shared Use Plan Agreement (Agreement) as, or on behalf of, the owners of the antenna-supporting structure located on the property legally described in the data sheet pursuant to Lee County Land Development Code Section 34-1446. Furthermore, it is agreed that this Agreement is, and will remain, binding on any and all successors or assigns of the antenna supporting structure owner(s). It is also agreed if ownership of the subject antenna-supporting structure and/or wireless communications facilities are transferred, then all subsequent successors, owners, or assigns will sign and date this Agreement as an addendum hereto. It is further agreed that no antenna, transmission line, or other wireless communications facility will be added to the antenna-supporting structure except in accordance with this Agreement and Lee County's land development regulations. It is lastly agreed that the antenna-supporting structure owner(s) will 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 Agreement so as to collocate antennas where such requests are reasonably and technically feasible.

DATED this 31st day of March, 2026.

Under penalty of perjury, all of the undersigned declare that they have read the foregoing Shared Use Plan Agreement and that the facts stated in it are true, and they acknowledge executing the Agreement for the purposes stated therein.

Signed: 
Printed Name: Alan Ruiz, Manager of Vertex Development, LLC

Signed: _____
Printed Name: _____

Signed: _____
Printed Name: _____

Signed: _____
Printed Name: _____

WIRELESS COMMUNICATIONS FACILITY/ ANTENNA-SUPPORTING STRUCTURE DATA SHEET

LOCATION OF ANTENNA SUPPORTING STRUCTURE

Street Address 6227 Deer Run, Fort Myers, FL 33908STRAP Number 01-46-24-00-00001.0000Longitude & Latitude Longitude W81-52-08.2 Latitude N26-29-46.3

PERMITTING INFORMATION

Current Zoning RM-2Permitted by Right ☐ YES ☒ NOSpecial Exception Resolution Number SEZ2026-00001 (and VAR2026-00001)Zoning Resolution Number TBDAdministrative Action Case Number(s) N/ANon-conforming N/A

TECHNICAL INFORMATION

Type of antenna supporting structure or wireless communications facility Monopole - PanelHeight 149 feet ☒ Above grade ☐ Above MSLManufacturer/Builder TBDDate of Construction (month/year) TBDRange in feet above antenna-supporting structure
currently used by owner

Reserved for use by owner

Used by others

Available for use by others

Maximum	<u>N/A</u>	Minimum	<u>N/A</u>
Maximum	<u>149' - lightning rod</u>	Minimum	<u>145' - lightning rod</u>
Maximum	<u>145'</u>	Minimum	<u>125'</u>
Maximum	<u>125'</u>	Minimum	<u>105'</u>

Total flat plate area available on antenna-supporting structure TBDStructural alterations N/A - T-Mobile has reserved the 135' - 145' Tower Space. Verizon Wireless has reserved the 125' - 135' Tower Space

Are there any transmission line or other limitations that may adversely affect any antenna space?

☒ NO ☐ YES - If YES, briefly explain. Use additional sheets if necessary.

ANTENNA

Manufacturer's Name TBD - to be provided by carriersModel Number TBD - to be provided by carriersDate of Installation TBD - to be provided by carriersFlat plate area TBD - to be provided by carriers square feetOutput frequencies TBD - to be provided by carriersType of modulation TBD - to be provided by carriersPolarization of radiation TBD - to be provided by carriersProposed or current use of antenna TBD - to be provided by carriersPower input to antenna TBD - to be provided by carriersAntenna gain in decibels with respect to an isotropic radiator TBD - to be provided by carriersRange of minimum and maximum height of antenna above base of antenna-supporting structure 105 - 145 feet

LEASE AGREEMENT

Length of lease agreement Initial Term ten (10) years Expiration date of lease TBD (lease has not yet commenced)Renewal terms Five (5) additional five (5) year optional renewal terms

CONTACT INFORMATION FOR WIRELESS COMMUNICATIONS FACILITIES

Owners Name Vertex Development, LLCAddress 3630 W. Kennedy Blvd, Tampa, FL 33609Phone Number 813-335-4768Contact Person Alan Ruiz

NOTE: PLEASE USE ADDITIONAL COPIES OF THIS FORM TO PROVIDE REQUIRED DATA FOR EACH WIRELESS COMMUNICATION FACILITY

DESCRIPTION SKETCH

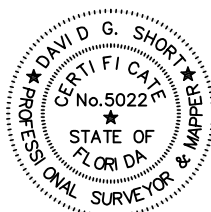
IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

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. THIS IS NOT A BOUNDARY SURVEY.
3. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
4. LATITUDE, LONGITUDE AND ELEVATIONS DEPICTED HEREON ARE DERIVED FROM REDUNDANT VIRTUAL REFERENCE STATION (V.R.S.) NETWORK GNSS OBSERVATIONS INCORPORATING AN EGPS M-5 RECEIVER IN CONJUNCTION WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FLORIDA PERMANENT REFERENCE NETWORK (F.P.R.N.) AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
5. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NAVD'88 DATUM.

David G
Short

Digitally signed by
David G Short
Date: 2026.05.15
13:42:48 -04'00'



GEOLINE SURVEYING, INC., LB 7082

David G Short

5/15/2026

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
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(386)418-0500 Fax: (386)462-9986

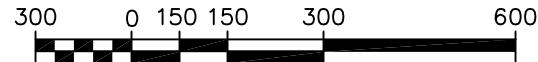
DESCRIPTION SKETCH

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

LEE COUNTY, FLORIDA

PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

GRAPHIC SCALE



(IN FEET)

SCALE: 8 1/2" X 11" SHEET 1" = 600'

POINT OF COMMENCEMENT
PARENT PARCEL
SOUTHWEST CORNER OF
THE NORTHWEST 1/4
OF SECTION 1-46S-24EPOINT OF
BEGINNING
PARENT PARCEL

PARENT PARCEL

FOREST COUNTRY CLUB MEMBERSHIP
PARCEL NUMBER: 01-46-24-00-00001.0000
INSTRUMENT NO. 2017000080102WEST LINE OF SECTION 1
BASIS OF BEARING

SOUTH LINE OF SECTION 1

SOUTHWEST CORNER OF
SECTION 1-46-24

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°22'48" E	390.02'
L2	S 00°22'48" E	1446.29'
L3	N 73°57'27" E	250.82'
L4	N 29°02'14" E	30.00'
L5	S 40°18'15" E	239.90'
L6	S 19°38'44" E	90.44'
L7	S 44°40'30" W	284.50'
L8	S 45°51'29" E	100.12'
L9	S 00°51'29" E	300.00'
L10	N 89°08'31" E	551.00'
L11	N 00°51'29" W	130.00'
L12	S 89°08'31" W	15.00'
L13	N 45°19'30" W	305.20'
L14	N 44°40'30" E	60.00'
L15	S 45°19'30" E	305.20'
L16	N 89°08'31" E	85.00'
L17	N 00°51'29" W	30.00'
L18	N 13°39'44" W	225.61'
L19	N 00°51'29" W	294.00'
L20	N 12°30'49" E	604.27'
L21	N 01°35'56" E	333.82'
L22	N 89°51'15" W	15.00'
L23	N 01°35'56" E	120.04'
L24	S 89°51'15" E	15.00'
L25	N 01°35'56" E	120.04'
L26	S 89°51'15" E	149.67'
L27	N 00°08'46" E	30.00'
L28	N 89°51'15" W	148.91'
L29	N 01°35'56" E	154.18'
L30	N 63°38'17" W	112.49'
L31	S 20°35'00" W	147.73'
L32	S 00°34'53" W	106.80'
L33	S 20°35'00" W	581.57'
L34	N 87°14'43" W	82.80'
L35	N 34°58'32" W	325.62'
L36	N 02°45'17" E	572.23'
L37	S 89°06'24" W	440.00'

CURVE TABLE			
CURVE	RADIUS	CENTRAL ANGLE	LENGTH
C1	235.00'	45°31'58"	186.75'
C2	175.00'	45°31'58"	139.07'

DESCRIPTION SKETCH

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

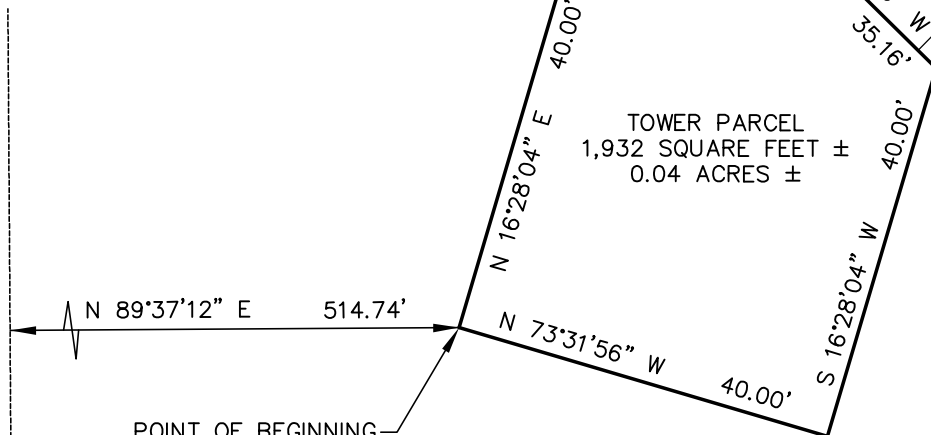
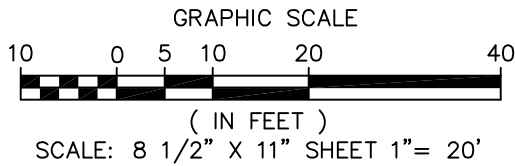
LEE COUNTY, FLORIDA

PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

N

POINT OF BEGINNING:
CENTERLINE OF 20' WIDE
NON-EXCLUSIVE INGRESS,
EGRESS AND UTILITY
EASEMENT

MATCH LINE "A"

N 44°40'30" E
9.35'
N 48°58'31" W
13.03'POINT OF BEGINNING
NON-EXCLUSIVE
INGRESS, EGRESS AND
UTILITY EASEMENTWEST LINE OF SECTION 1
BASIS OF BEARING
N 00°22'48" WPOINT OF BEGINNING
TOWER PARCELPOINT OF COMMENCEMENT
TOWER PARCEL
NON-EXCLUSIVE INGRESS, EGRESS,
AND UTILITY EASEMENT
20 FOOT WIDE NON-EXCLUSIVE INGRESS,
EGRESS, AND UTILITY EASEMENT
SOUTHEAST CORNER OF SECTION 2-46-24
SOUTHWEST CORNER OF SECTION 1-46-24

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

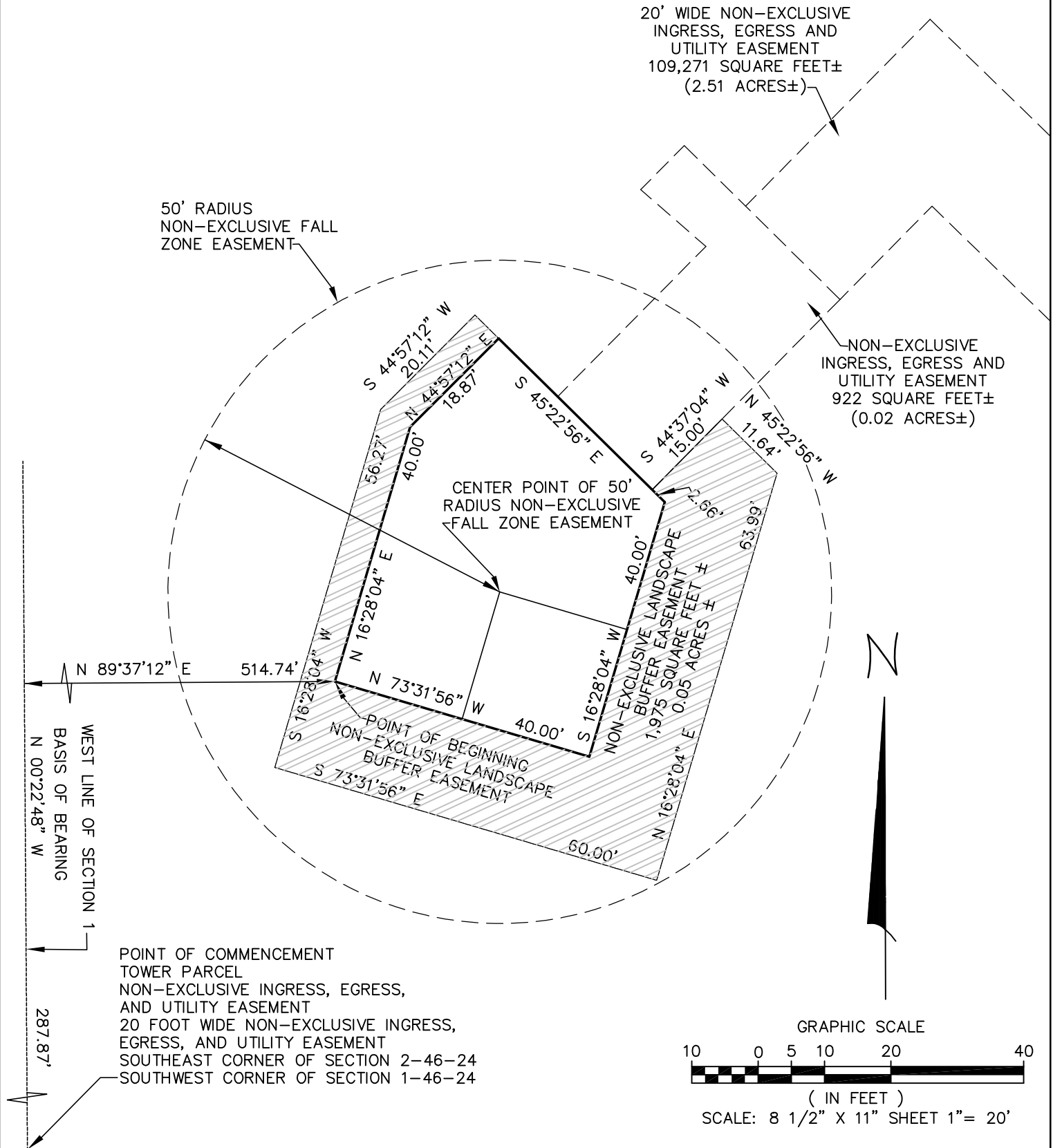
GROUND ELEVATION = 7.1'±3' NGVD'29

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DESCRIPTION SKETCH

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

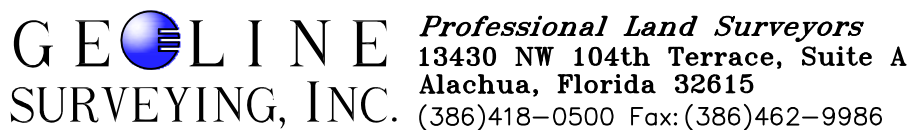
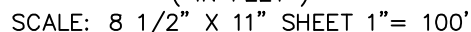


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IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

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



DESCRIPTION SKETCH

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

LEE COUNTY, FLORIDA

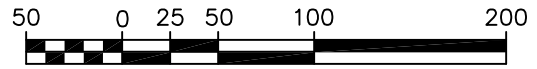
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

MATCH LINE "E"

N 09°59'51" E
654.55'

10'

GRAPHIC SCALE



(IN FEET)

SCALE: 8 1/2" X 11" SHEET 1" = 100'

N 08°51'03" W
61.86'

10'

N 45°44'52" W
217.57'20' WIDE NON-EXCLUSIVE
INGRESS, EGRESS AND
UTILITY EASEMENT
109,271 SQUARE FEET±
(2.51 ACRES±)N 06°02'54" W
207.81'

10'

POINT OF
TANGENCY

CURVE INFORMATION:

ARC = 215.97'

RADIUS = 130.00'

CENTRAL ANGLE = 95°11'06"

CHORD = N 41°32'39" E

191.98'

POINT OF
CURVATURE

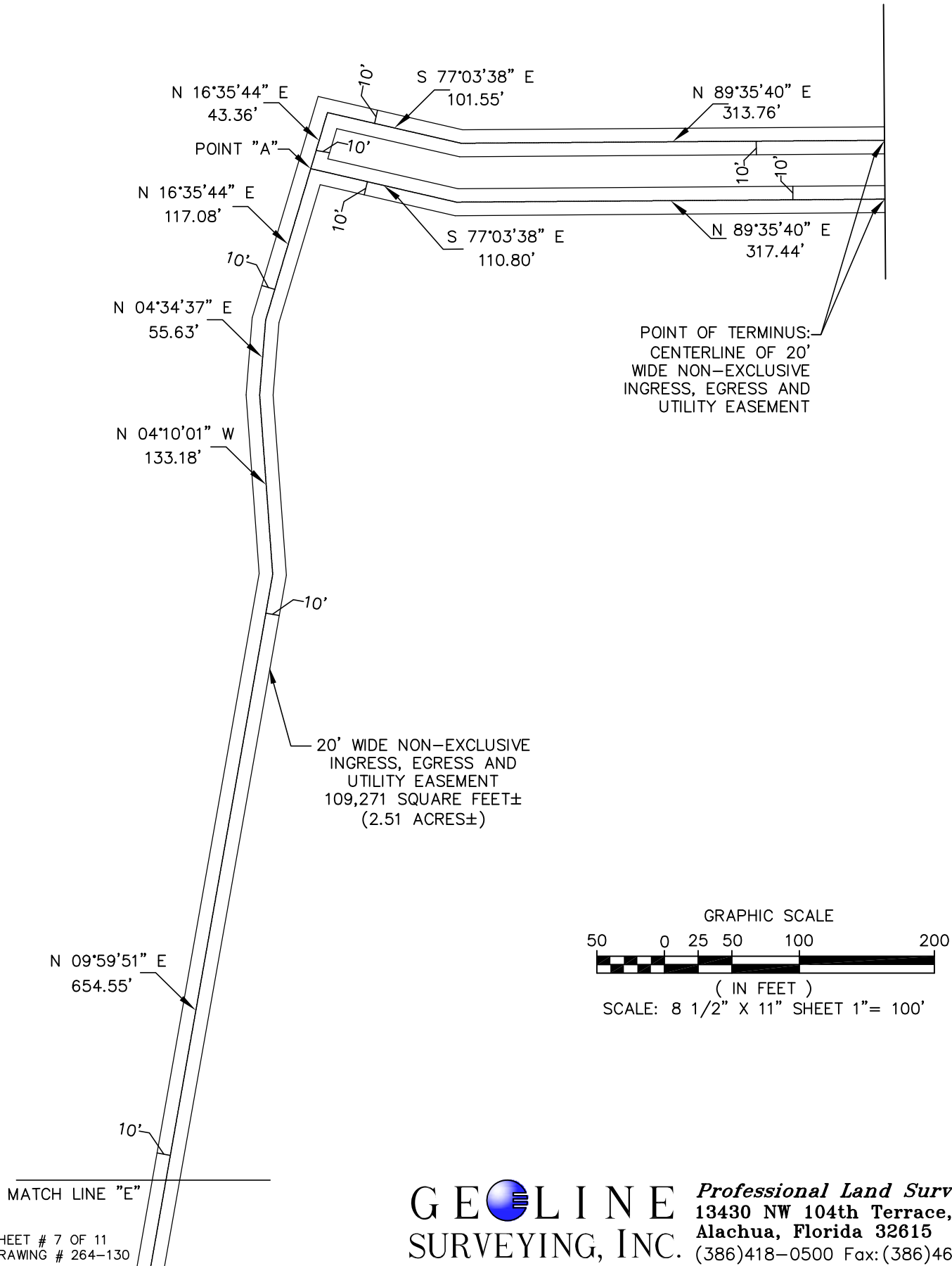
10'

MATCH LINE "D"

10'

DESCRIPTION SKETCH

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

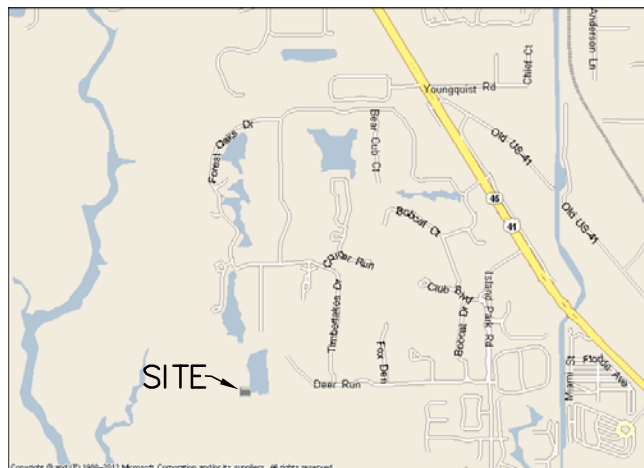


G E  LINE
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DESCRIPTION SKETCH

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



VICINITY MAP
NOT TO SCALE

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 4518, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

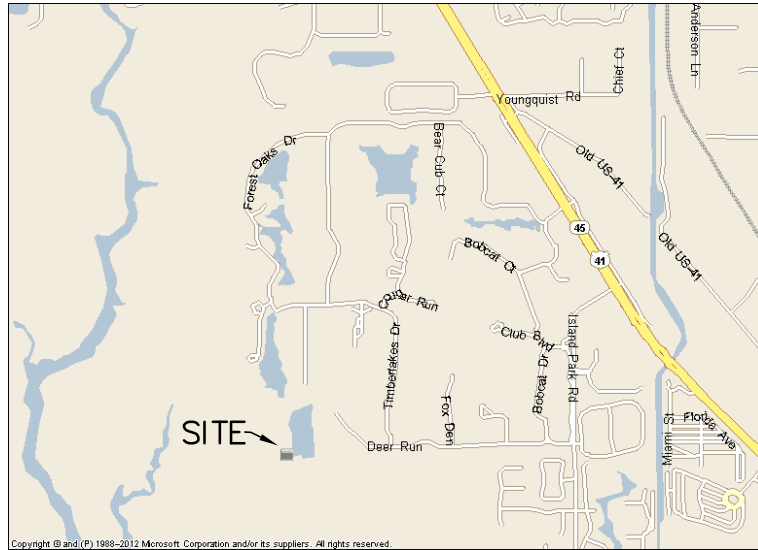
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (N.W. 1/4) OF SAID SECTION 1, THENCE S.00°22'48"E. ALONG THE WEST LINE OF SAID SECTION 1 FOR 390.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.0°22'48"E. ALONG SAID WEST LINE FOR 1446.29 FEET; THENCE N.73°57'27"E. FOR 250.82 FEET; THENCE 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.

G E O L I N E
SURVEYING, INC.

Professional Land Surveyors
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(386)418-0500 Fax: (386)462-9986

DESCRIPTION SKETCH

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



VICINITY MAP
NOT TO SCALE

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.

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DESCRIPTION SKETCH

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

PROPERTY DESCRIPTIONS (CONTINUED)

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 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.

GEOLINE
SURVEYING, INC.

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DESCRIPTION SKETCH

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

PROPERTY DESCRIPTIONS (CONTINUED)

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 A CIRCULAR SHAPED PARCEL HAVING A 50 FOOT THE CENTER POINT OF WHICH IS 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 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 50 FOOT RADIUS CIRCULAR PARCEL.

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

NON-EXCLUSIVE LANDSCAPE BUFFER 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 AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) NORTH 16°28'04" EAST FOR 40.00 FEET; (2) NORTH 44°57'12" EAST FOR 18.87 FEET TO THE MOST NORTHERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 45°22'56" WEST FOR 5.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 5.00 FEET WESTERLY OF SAID WESTERLY LINE; THENCE ALONG SAID PARALLEL LINE FOR THE FOLLOWING TWO (2) DESCRIBED COURSES; (1) SOUTH 44°57'12" WEST FOR 20.11 FEET, (2) SOUTH 16°28'04" WEST FOR 56.27 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15.00 FEET SOUTHERLY OF THE SOUTHERLY LINE OF SAID TOWER PARCEL; THENCE SOUTH 73°31'56" EAST ALONG SAID PARALLEL LINE FOR 60.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15.00 FEET EASTERLY OF THE EASTERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 16°28'04" EAST ALONG SAID PARALLEL LINE FOR 63.99 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15.00 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 45°22'56" WEST ALONG SAID PARALLEL LINE FOR 11.64 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY SIDELINE OF AN NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE SOUTH 44°37'04" WEST ALONG SAID SOUTHEASTERLY SIDELINE FOR 15.00 FEET TO AN INTERSECTION WITH SAID NORTHEASTERLY LINE; THENCE SOUTH 45°22'56" EAST ALONG SAID NORTHEASTERLY LINE FOR 2.66 FEET TO THE NORTHEASTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 16°28'04" WEST ALONG SAID EASTERLY LINE FOR 40.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 73°31'56" WEST ALONG SAID SOUTHERLY LINE FOR 40.00 FEET TO SAID POINT OF BEGINNING.

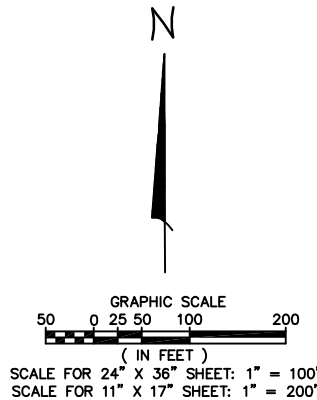
CONTAINING 1,975 SQUARE FEET (0.05 ACRES), MORE OR LESS.

GEOLINE
SURVEYING, INC.

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

BOUNDARY AND TOPOGRAPHIC SURVEY

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



FOREST COUNTRY CLUB MEMBERSHIP
PARCEL NUMBER: 01-46-24-00-00001.0000
FOLIO ID: 10219848
OFFICIAL RECORD BOOK 2042, PAGE 4511

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

FLOOD NOTE

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 125124 0576 H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR LEE COUNTY, FLORIDA, DATED 11/17/2022, THE SUBJECT PROPERTY IS IN FLOOD ZONE "AE", IE, "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL FLOOD, BASE FLOOD ELEVATIONS DETERMINED".

THE BASE FLOOD ELEVATION DEPICTED ON THE COMMUNITY PANEL FOR THE LOCATION OF THE PARENT PARCEL IS 11' NAVD'88.

REVISED 5/14/2026 : ADDED STATE PLANE COORDINATES TO SURVEY AND UPDATED SURVEYOR NOTE NUMBER 8.

REVISED 2/24/2026 : ADDED EXTRA TOPO AND ADDED A LANDSCAPE BUFFER EASEMENT. UPDATED NEW TITLE INFORMATION.

REVISED 12/8/2025 : RECONFIGURED AND CHANGED 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT "C" TO 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT AND EDITED REPORT OF TITLE REVIEW NOTE

REVISED 9/29/2025 : RECONFIGURED AND DESCRIBED TOWER PARCEL AND EASEMENT AND ADDED 50 FOOT NON-EXCLUSIVE FALL ZONE RADIUS

REVISED 9/25/2024 : ADDED 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT "C"

REVISED 3/28/2025: ADDED REPORT OF TITLE REVIEW NOTE, CONTOURS AND SPOT ELEVATIONS, BENCHMARKS

LEGEND

- INDICATES SET 1/2" REBAR WITH GEOLINE LB 7082 CAP
- INDICATES CONCRETE MONUMENT AS NOTED
- INDICATES WOOD UTILITY POLE
- ⋈ INDICATES FIRE HYDRANT
- (D) INDICATES RECORD DESCRIPTION DATA
- INDICATES OVERHEAD UTILITY LINE
- ▨ INDICATES ASPHALT
- INDICATES OAK TREE AS NOTED
- ⊗ INDICATES PALM TREE AS NOTED
- ⊙ INDICATES MONEY TREE AS NOTED
- ⑩ INDICATES EXCEPTION NUMBER OF COMMITMENT FOR TITLE INSURANCE NOTE

NAVD'88 = NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT.
NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM, 1929 ADJUSTMENT.
NAD'83 = INDICATES NORTH AMERICAN DATUM, 1983 ADJUSTMENT.
NAD'27 = INDICATES NORTH AMERICAN DATUM, 1927 ADJUSTMENT.

POINT OF COMMENCEMENT
TOWER PARCEL
NON-EXCLUSIVE INGRESS, EGRESS, AND UTILITY EASEMENT
20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS, AND UTILITY EASEMENT
50 FOOT RADIUS NON-EXCLUSIVE FALL ZONE EASEMENT
SOUTHEAST CORNER OF SECTION 2-46-24
SOUTHWEST CORNER OF SECTION 1-46-24
FOUND 3.5" X 3.5" CONCRETE MONUMENT
(NO IDENTIFICATION)

NORTH LINE OF I.D.D. CANAL "T"

POND

SEE SITE DETAIL
ON SHEET 3 OF 6

PARENT PARCEL

FOREST COUNTRY CLUB MEMBERSHIP
PARCEL NUMBER: 01-46-24-00-00001.0000
INSTRUMENT NO. 2017000080102

FOREST UTILITIES, INC.
PARCEL NUMBER: 01-46-24-00-00001.0090
OFFICIAL RECORD BOOK 1723, PAGE 1712

CROSS-ACCESS EASEMENT
INSTRUMENT # 2021000185921
PERPETUAL EASEMENT PER
OFFICIAL RECORD BOOK 2051, PAGE 559

CURVE INFORMATION:
ARC = 139.07'(D)
RADIUS = 175.00'(D)
CENTRAL ANGLE = 45°31'58"(D)

CURVE INFORMATION:
ARC = 186.75'(D)
RADIUS = 235.00'(D)
CENTRAL ANGLE = 45°31'58"(D)

Digitally signed
by David G Short
Date: 2026.05.15
13:44:06 -04'00'



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.

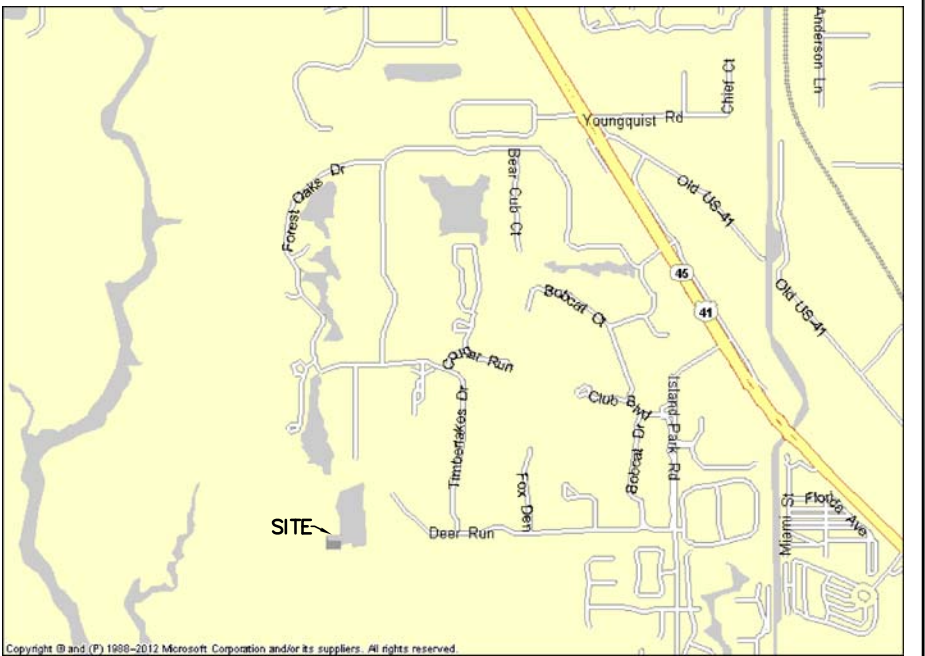
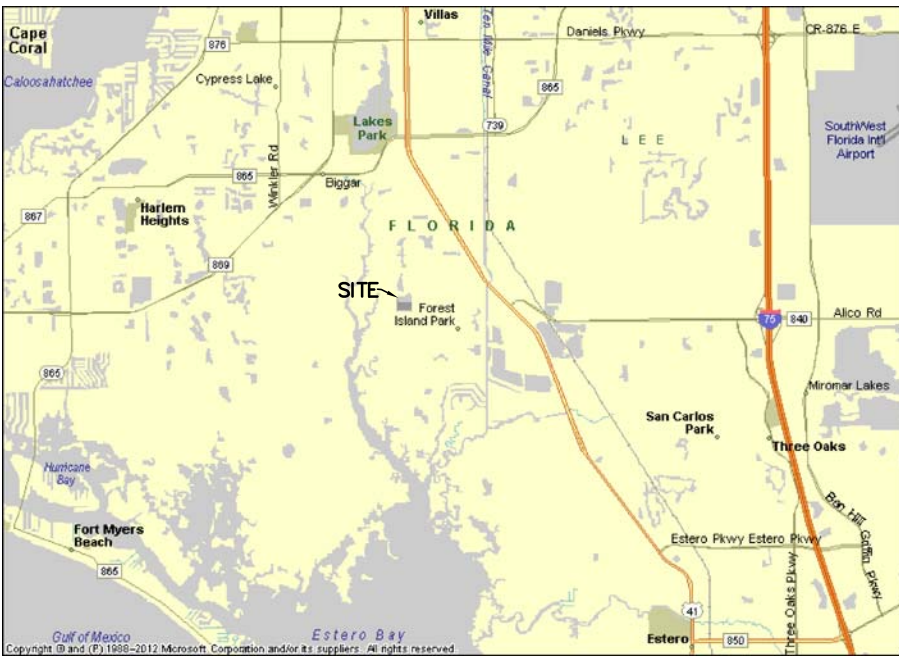
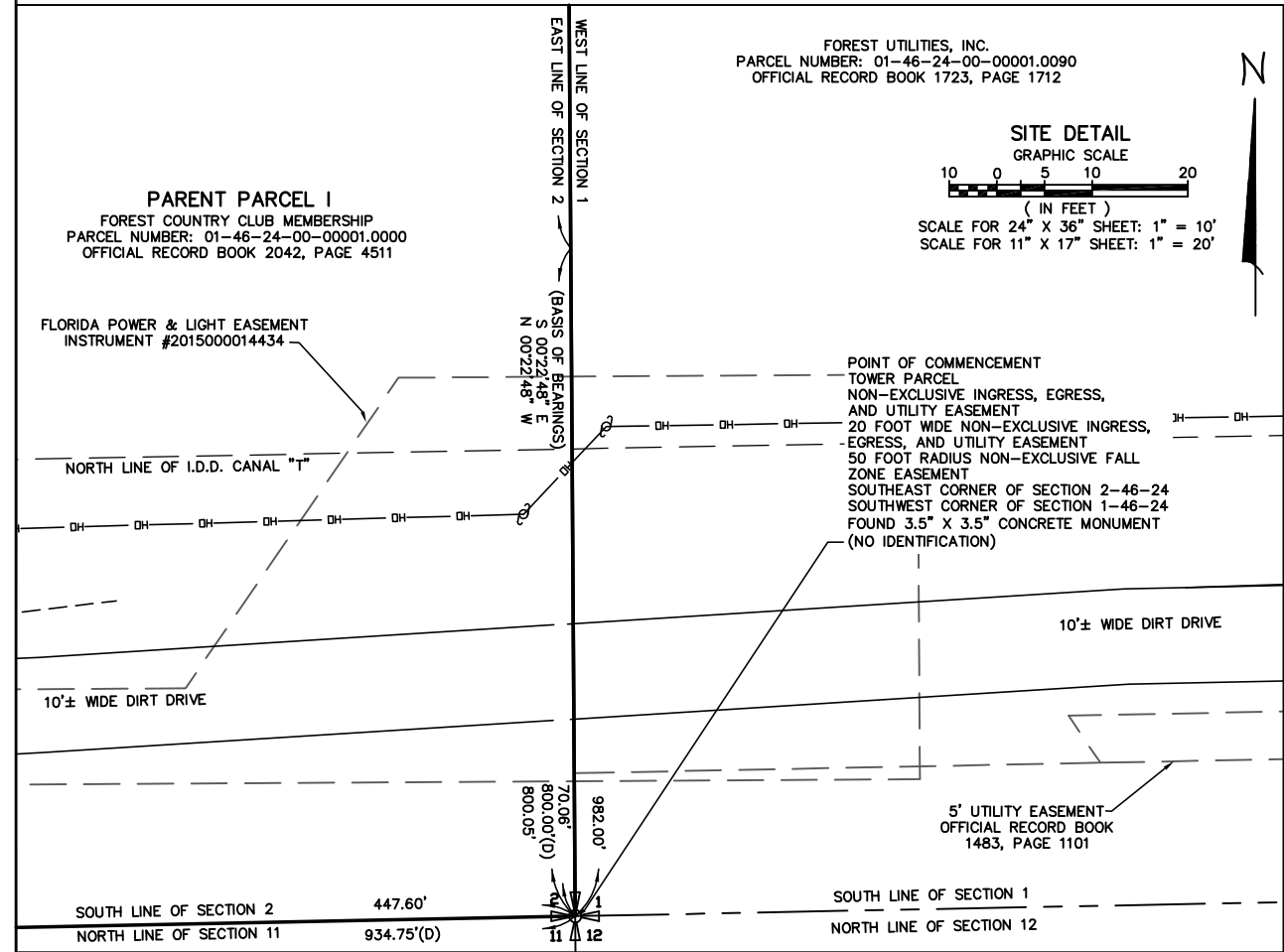
Professional Land Surveyors
13430 NW 104TH Terrace, Suite A
Alachua, Florida 32615
(386) 418-0500 Fax: (386) 462-9986
geoline@geolineinc.com

DESIGNED KEITH BARTON
DRAWN KEITH BARTON
CHECKED DAVE SHORT

SCALE AS SHOWN
DATE JUNE 22, 2024
PROJECT # 264-130

THE FOREST CC SITE
LEE COUNTY, FLORIDA

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



VICINITY MAP
NOT TO SCALE

LOCATION MAP
NOT TO SCALE

 GEOLINE SURVEYING, INC.		Professional Land Surveyors 13430 NW 104TH Terrace, Suite A Alachua, Florida 32815 (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 CFIRE HYDRANT
- (D) INDICATES RECORD DESCRIPTION DATA
- INDICATES 6 FOOT TALL CHAINLINK FENCE
- INDICATES ASPHALT
- INDICATES PALM TREE AS NOTED
- INDICATES OAK TREE AS NOTED

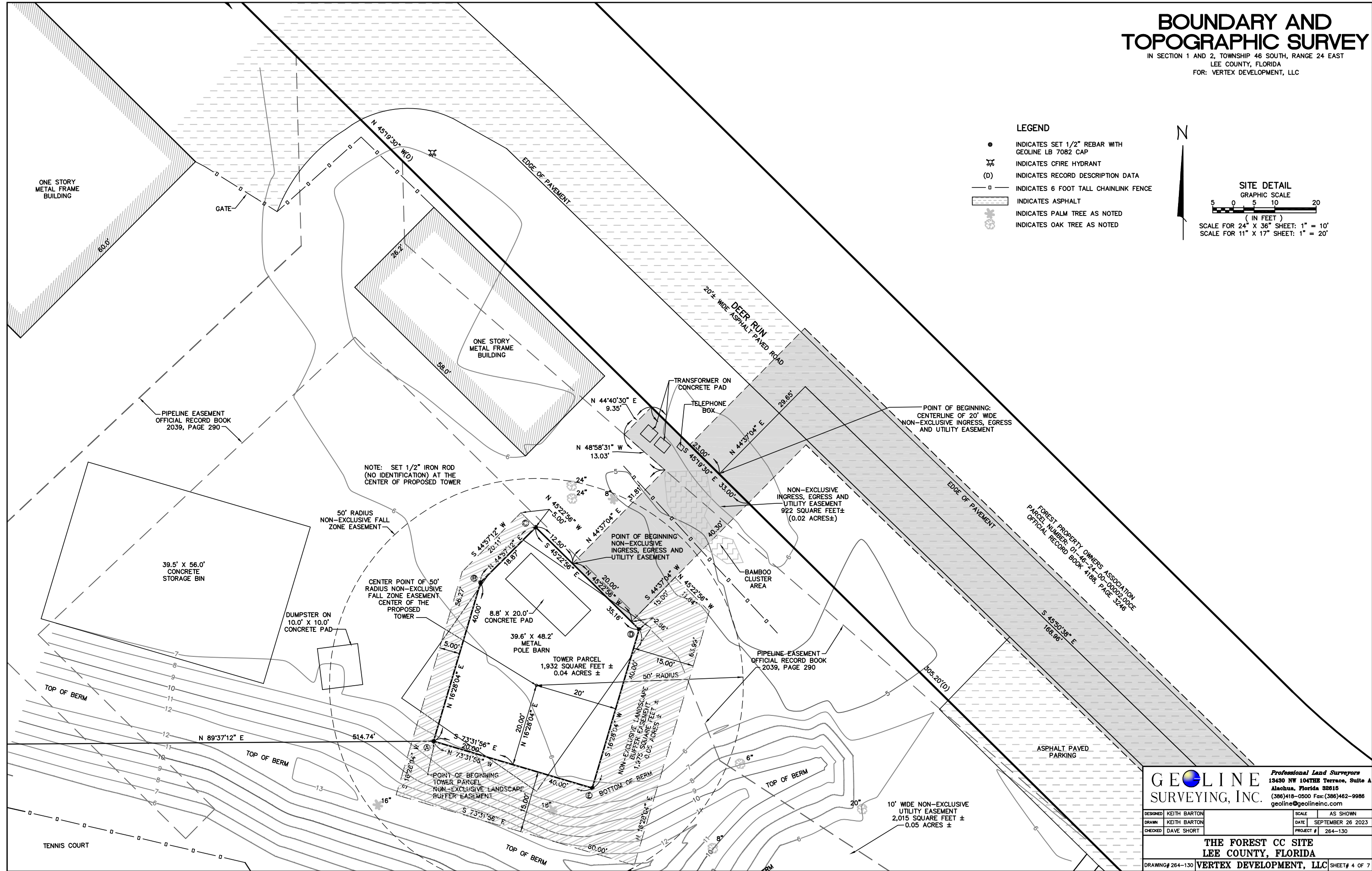
N

SITE DETAIL
GRAPHIC SCALE

5 0 5 10 20

(IN FEET)

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



GEOLINE
SURVEYING, INC.

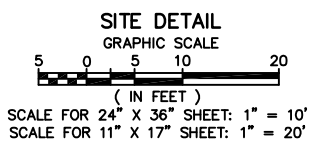
Professional Land Surveyors
13430 NW 104TH Terrace, Suite A
Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9988
geoline@geolineinc.com

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

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



 GEOLINE SURVEYING, INC.	<i>Professional Land Surveyors</i> 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# 5 OF 7

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
(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°5 1'15"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.

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.

PROPERTY DESCRIPTIONS

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 FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) NORTH 16°28'04" EAST FOR 40.00 FEET; (2) NORTH 44°57'12" EAST FOR 18.87 FEET TO THE MOST NORTHERLY 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 POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 20.00 FOOT WDE 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 08°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 A POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE; THENCE RETURNING TO SAID 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 A CIRCULAR SHAPED PARCEL HAVING A 50 FOOT THE CENTER POINT OF WHICH IS 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 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 50 FOOT RADIUS CIRCULAR PARCEL.

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

NON–EXCLUSIVE LANDSCAPE BUFFER 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 AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) NORTH 16°28'04" EAST FOR 40.00 FEET; (2) NORTH 44°57'12" EAST FOR 18.87 FEET TO THE MOST NORTHERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 45°22'56" WEST FOR 5.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 5.00 FEET WESTERLY OF SAID WESTERLY LINE; THENCE ALONG SAID PARALLEL LINE FOR THE FOLLOWING TWO (2) DESCRIBED COURSES; (1) SOUTH 44°57'12" WEST FOR 20.11 FEET, (2) SOUTH 16°28'04" WEST FOR 56.27 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15.00 FEET SOUTHERLY OF THE SOUTHERLY LINE OF SAID TOWER PARCEL; THENCE SOUTH 73°31'56" EAST ALONG SAID PARALLEL LINE FOR 60.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15.00 FEET EASTERLY OF THE EASTERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 16°28'04" EAST ALONG SAID PARALLEL LINE FOR 63.99 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15.00 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 45°22'56" WEST ALONG SAID PARALLEL LINE FOR 11.64 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY SIDELINE OF AN NON–EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE SOUTH 44°37'04" WEST ALONG SAID SOUTHEASTERLY SIDELINE FOR 15.00 FEET TO AN INTERSECTION WITH SAID NORTHEASTERLY LINE; THENCE SOUTH 45°22'56" EAST ALONG SAID NORTHEASTERLY LINE FOR 2.66 FEET TO THE NORTHEASTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 16°28'04" WEST ALONG SAID EASTERLY LINE FOR 40.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 73°31'56" WEST ALONG SAID SOUTHERLY LINE FOR 40.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 1,975 SQUARE FEET (0.05 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
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COMMITMENT OF TITLE INSURANCE REVIEW NOTE

I HAVE REVIEWED THE COMMITMENT FOR TITLE INSURANCE UNDERWRITTEN BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER FL2601454, EFFECTIVE DATE OF 2/6/2026 @ 8:00 A.M., AND FIND AS FOLLOWS WITH REGARD TO THE FOLLOWING ITEMS LISTED ON SCHEDULE B – SECTION II OF SAID REPORT:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I–REQUIREMENTS ARE MET. NOT THE TYPE TO BE DEPICTED HEREON.

2. TAXES AND ASSESSMENTS FOR THE YEAR 2026 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. NOT THE TYPE TO BE DEPICTED HEREON.

3. STANDARD EXCEPTIONS:

A. EASEMENTS, CLAIMS OF EASEMENTS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS OR OTHER MATTERS NOT SHOWN BY THE PUBLIC RECORDS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND. AS DEPICTED HEREON.

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT THE TYPE TO BE DEPICTED HEREON.

C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT THE TYPE TO BE DEPICTED HEREON.

D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. NOT THE TYPE TO BE DEPICTED HEREON.

4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND. NOT THE TYPE TO BE DEPICTED HEREON.

5. ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND. NOT THE TYPE TO BE DEPICTED HEREON.

6. EASEMENT GRANTED TO FLORIDA POWER AND LIGHT AS RECORDED IN OFFICIAL RECORDS BOOK 1483, PAGE 1104, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN EASEMENT 2600 FEET NORTHEASTERLY OF THE TOWER PARCEL. NOT DEPICTED HEREON.

7. EASEMENT GRANT TO FLORIDA CITIES WATER AS RECORDED IN OFFICIAL RECORDS BOOK 1661, PAGE 2559, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN EASEMENT 2000 FEET NORTHERLY OF THE TOWER PARCEL. NOT DEPICTED HEREON .

8. PETITION TO VACATE PUBLIC ROADS IN OFFICIAL RECORDS BOOK 1923, PAGE 1279, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS WITHIN THE PLATS AND THE PARENT PARCEL AND MAKING THEM PRIVATE ROADS INSTEAD OF PUBLIC. AS DEPICTED HEREON.

9. RESOLUTION NO. 87–5–39 VACATING THE ROADS WITHIN UNITS ONE, TWO AND THREE OF THE FOREST SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 1923, PAGES 1282 THROUGH 1300, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS WITHIN THE PLATS AROUND THE PARENT PARCEL AND WITHIN THE PARENT PARCEL AND MAKING THEM PRIVATE ROADS INSTEAD OF PUBLIC. AS DEPICTED HEREON.

10. CABLE SERVICE AGREEMENT BETWEEN THE FOREST P.U.D. AND PALMER COMMUNICATIONS INCORPORATED RECORDED MAY 2, 1992 AND RECORDED IN OFFICIAL RECORDS BOOK 2301, PAGE 636, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCE THE PUD IN WHICH THE PLATS LIE WITHIN. BLANKET IN NATURE. NOT THE TYPE TO BE DEPICTED HEREON.

11. RIGHTS OF OTHERS THAN THE INSURED INTO, OVER AND ACROSS THOSE ROADS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1924, PAGES 4530 THROUGH 4544; OFFICIAL RECORDS BOOK 2150, PAGE 3105; OFFICIAL RECORDS BOOK 2193, PAGE 1686 AND OFFICIAL RECORDS BOOK 2193, PAGE 1688, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. DOES NOT AFFECT TO SUBJECT PARCEL OR ASSOCIATED EASEMENTS. NOT THE TYPE TO BE DEPICTED HEREON.

12. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENT, AS CONTAINED IN THAT CERTAIN INSTRUMENT RECORDED IN THE DEED OF RESTRICTIONS, FILED ON JUNE 2, 1980, IN OFFICIAL RECORDS BOOK 1431, PAGE 644. AMENDED THE FOREST AMENDED DEED OF RESTRICTIONS, UNIT ONE, RECORDED ON JUNE 6, 1980, IN OFFICIAL RECORDS BOOK 1432, PAGE 1470; OFFICIAL RECORDS BOOK 1440, PAGE 1037; OFFICIAL RECORDS BOOK 1477, PAGE 1138; OFFICIAL RECORDS BOOK 1713, PAGE 4838; OFFICIAL RECORDS BOOK 1793, PAGE 2625; OFFICIAL RECORDS BOOK 1924, PAGE 4524 AND OFFICIAL RECORDS BOOK 2400, PAGE 2241, AND IN INSTRUMENT NO. 2010000131830, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PLATS AROUND AND ADJOINING THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

NOTE: THIS EXCEPTION OMITS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. NOT THE TYPE TO BE DEPICTED HEREON.

13. DECLARATION OF COVENANTS AND RESTRICTIONS, DATED AUGUST 12, 1983, BY THE FOREST JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, AS RECORDED ON AUGUST 15, 1983, IN OFFICIAL RECORDS BOOK 1684, PAGE 3695, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A PARCEL OF LAND 2100 FEET NORTHERLY OF THE SUBJECT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

14. DECLARATION OF COVENANTS AND RESTRICTIONS, DATED AUGUST 12, 1983, BY THE FOREST JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, AS RECORDED ON AUGUST 15, 1983, IN OFFICIAL RECORDS BOOK 1684, PAGE 3699, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE NORTHERLY ADJOINING PARCEL OF THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

15. RECOVERED WATER AGREEMENT DATED JANUARY 3, 1989, BY AND BETWEEN FOREST UTILITIES, INC., A FLORIDA CORPORATION, AND THE FOREST COUNTRY CLUB MEMBERSHIP ASSOCIATION, INC, A FLORIDA CORPORATION, AS RECORDED IN OFFICIAL RECORDS BOOK 2042, PAGE 4543, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

16. A NON–EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS, AS FURTHER DESCRIBED IN OFFICIAL RECORDS BOOK 2051, PAGE 559, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A 60 FOOT BY 60 FOOT EASEMENT 160± WESTERLY OF THE TOWER PARCEL AS DEPICTED HEREON.

17. EXCLUSIVE AND PERPETUAL WATER PIPELINE EASEMENT GRANT, BETWEEN THE FOREST COUNTRY CLUB, INC., AND FLORIDA CITIES WATER COMPANY, RECORDED ON DECEMBER 9, 1991, IN OFFICIAL RECORDS BOOK 2263, PAGE 1833, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A 20 FOOT WIDE EASEMENT NEAR THE INTERSECTION OF CLUB BOULEVARD SW AND BOBCAT DRIVE SW. AS DEPICTED HEREON.

18. DRAINAGE EASEMENT AS DESCRIBED IN INDENTURE DATED APRIL 27, 1999, GIVEN BY DAVID W. SWOR, IN FAVOR OF THE FOREST COUNTRY CLUB, INC., A FLORIDA CORPORATION, AS RECORDED ON AUGUST 3, 1999, IN OFFICIAL RECORDS BOOK 3152, PAGE 784, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES 2 DRAINAGE EASEMENTS LOCATED IN A DIFFERENT PORTION OF THE SURROUNDING PLATS AND BEING APPROXIMATELY 4200 FEET NORTHERLY OF THE TOWER PARCEL. NOT DEPICTED HEREON.

19. LEE COUNTY UTILITIES EXCLUSIVE USE WATERLINE EASEMENT GRANT AND INDEMNITY AGREEMENT DATED MAY 16, 2000, BY J. THOMAS HAMM, IN FAVOR OF LEE COUNTY BOARD OF COUNTY COMMISSIONERS, AS RECORDED ON MAY 30, 2000, IN OFFICIAL RECORDS BOOK 3260, PAGE 4024, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN EASEMENT WITHN A PARCEL THAT IS EASTERLY OF THE PARENT PARCEL AND THE ADJOINING PLATS. SAID PARCEL IS APPROXIMATELY 4900 FEET NORTHEASTERLY OF THE TOWER PARCEL. NOT DEPICTED HEREON.

20. LEE COUNTY UTILITIES EXCLUSIVE USE WATERLINE EASEMENT GRANT AND INDEMNITY AGREEMENT DATED MAY 16, 2000, BY SOUTHWEST FLORIDA HOME SOLUTIONS, INC., IN FAVOR OF LEE COUNTY BOARD OF COUNTY COMMISSIONERS, AS RECORDED ON MAY 30, 2000, IN OFFICIAL RECORDS BOOK 3260, PAGE 4028, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN EASEMENT WITHIN A PARCEL THAT IS EASTERLY OF THE PARENT PARCEL AND THE ADJOINING PLATS. SAID PARCEL IS APPROXIMATELY 4800 FEET NORTHEATERLY OF THR TOWER PARCEL. NOT DEPICTED HEREON.

21. AGREEMENT FOR OPERATION AND MAINTENANCE OF SURFACE WATER MANAGEMENT SYSTEM AND EASEMENT AGREEMENT, DATED JANUARY 22, 2016, BY AND BETWEEN THE FOREST PROPERTY OWNERS ASSOCIATION INC., A FLORIDA NOT–FOR–PROFIT CORPORATION AND THE FOREST COUNTRY CLUB, INC., A FLORIDA NOT–FOR–PROFIT CORPORATION, AS RECORDED ON FEBRUARY 8, 2016, IN INSTRUMENT NO. 2016000034730, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS, CANALS AND COMMON AREA'S WITHN THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

22. AGREEMENT FOR OPERATION AND MAINTENANCE OF SURFACE WATER MANAGEMENT SYSTEM AND EASEMENT AGREEMENT, DATED NOVEMBER 12, 2018, BY AND BETWEEN THE FOREST PROPERTY OWNERS ASSOCIATION INC., A FLORIDA NOT–FOR–PROFIT CORPORATION AND THE FOREST COUNTRY CLUB, INC., A FLORIDA NOT–FOR–PROFIT CORPORATION, AS RECORDED ON JANUARY 19, 2019, IN INSTRUMENT NO. 2019000007813, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS, CANALS AND COMMON AREA'S WITHN THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

23. EASEMENT (BUSINESS), IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, GIVEN BY THE FOREST PROPERTY OWNERS ASSOCIATION, INC., AS RECORDED ON OCTOBER 3, 2019, IN INSTRUMENT NO. 2019000229189, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES 4 DIFFERENT 10 FOOT WIDE UTILITY EASEMENTS THROUGHOUT THE ADJOINING PLATS AND NOT ON THE PARENT PARCEL. NOT DEPICTED HEREON.

24. NOTICE OF TYPE E LIMITED DEVELOPMENT ORDER APPROVAL, GIVEN BY THE LEE COUNTY UNDER THE LEE COUNTY LAND DEVELOPMENT CODE, FILED ON JUNE 28, 2021, IN INSTRUMENT NO. 2021000212934, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

25. LEE COUNTY ORDINANCE 11–03, AS AMENDED BY LEE COUNTY ORDINANCE 11–27, PROVIDING FOR MANDATORY SOLID WASTE COLLECTION AND THE IMPOSITION OF SPECIAL ASSESSMENTS FOR SAID COLLECTION SERVICES. THE SPECIAL ASSESSMENTS FOR THE CURRENT TAX YEAR ARE PAYABLE WITH THE AD VALOREM TAXES. NOT THE TYPE TO BE DEPICTED HEREON.

THE FOLLOWING EXCEPTIONS APPLY TO ALL OF THE FOREST UNIT ONE:

26. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF THE FOREST UNIT ONE, RECORDED IN PLAT BOOK 33, PAGES 85 THRU 88, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AS DEPICTED HEREON.

27. RESOLUTION NUMBER 87–5–39, BY THE FOREST PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT–FOR–PROFIT CORPORATION, PETITION TO REQUEST THE VACATION OF THE ROADS IN THE FOREST SUBDIVISION, UNIT ONE, AS RECORDED IN PLAT BOOK 33, PAGES 85, 86, 87, AND 88; FOREST SUBDIVISION UNIT TWO, AS RECORDED IN PLAT BOOK 34, PAGES 20, 21 AND 22; AND FOREST SUBDIVISION UNIT THREE, AS RECORDED IN PLAT BOOK 35, PAGES 34, 35, 36 AND 37, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING AND BEING IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24, EAST, LEE COUNTY, FLORIDA, BEING APPROVED ON MAY 19, 1987, IN OFFICIAL RECORDS BOOK 1923, PAGE 1284, SUBJECT TO FLORIDA POWER & LIGHT COMPANY EASEMENTS, WITH PROOF OF PUBLICATION, ALL AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS WITHIN THE PARENT PARCEL AND THE ADJOINING PLATS AND MAKING THEM PRIVATE ROADS FROM BEING PUBLIC ROADS. AS BE DEPICTED HEREON.

28. THE FOREST, A SUBDIVISION, AMENDMENT TO ALL DEEDS OF RESTRICTIONS OF UNIT ONE, UNIT TWO AND UNIT THREE OF THE FOREST SUBDIVISION, AS RECORDED IN FAVOR OF ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY, AS RECORDED ON JUNE 23, 1987, IN OFFICIAL RECORDS BOOK 1924, PAGE 4524, AND IN OFFICIAL RECORDS BOOK 1924, PAGE 4530, AS EXECUTED BY TIMBERLAKES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AND THE FOREST JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, TO AMEND ALL OF THE DEEDS OF RESTRICTION, WITHIN THE UNITS AS DESCRIBED AND RECORDED IN THE FOREST UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGES 85 THROUGH 88, THE FOREST UNIT TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGES 20 THROUGH 22, AND THE FOREST UNIT THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 37, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. THE 20 FOOT WIDE NON–EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT IS LOCATED WITHIN THE REFERENCED THE FOREST UNIT ONE SUBDIVISION. AS DEPICTED HEREON.

29. DEED OF RESTRICTIONS OF THE FOREST UNIT TWO, A SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 1522, PAGE 1328, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A ADJOINING PLAT TO THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

30. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN THE DECLARATION FOR THE FOREST, UNIT ONE, AS RECORDED IN OFFICIAL RECORD BOOK 1431, PAGE 664; AND AMENDMENTS IN OFFICIAL RECORDS BOOK 1432, PAGE 1470; OFFICIAL RECORDS BOOK 1440, PAGE 1037; OFFICIAL RECORDS BOOK 1477, PAGE 1138; OFFICIAL RECORDS BOOK 1713, PAGE 4838; OFFICIAL RECORDS BOOK 1768, PAGE 1016; OFFICIAL RECORDS BOOK 1793, PAGE 2625; OFFICIAL RECORDS BOOK 1924, PAGE 4524; OFFICIAL RECORDS BOOK 1924, PAGE 4528; ACKNOWLEDGEMENT OF THE AMENDMENT TO ALL DEEDS OF RESTRICTION OF UNIT ONE RECORDED IN OFFICIAL RECORDS BOOK 1925, PAGE 3279; OFFICIAL RECORDS BOOK 2400, PAGE 2241; AND AMENDED AND RESTATED DEED OF RESTRICTIONS, UNIT ONE RECORDED IN OFFICIAL RECORDS INSTRUMENT #2010000133987; AMENDMENTS RECORDED IN INSTRUMENT #201900027742, OFFICIAL RECORDS INSTRUMENT #2019000027746, OFFICIAL RECORDS INSTRUMENT #2019000229190, OFFICIAL RECORDS INSTRUMENT #2020000063155, AND AS MAY BE SUBSEQUENTLY AMENDED, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NOT THE TYPE TO BE DEPICTED HEREON.

31. THE BY–LAWS OF THE FOREST PROPERTY OWNERS ASSOCIATION, INC, RECORDED IN OFFICIAL RECORDS BOOK 3760, PAGE 4751; CERTIFICATE OF RECORDATION AMENDED AND RESTATED ARTICLES OF INCORPORATION THE FOREST PROPERTY OWNERS ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 201000082899; AND AMENDED AND RESTATED BY–LAWS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2011000100398, AS MAY BE SUBSEQUENTLY AMENDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NOT THE TYPE TO BE DEPICTED HEREON.

32. TERMS AND PROVISIONS OF STANDARD EASEMENT AGREEMENT BY AND BETWEEN TIMBERLAKES LIMITED PARTNERSHIP AND SOUTH FLORIDA CABLE TELEVISION CORP. RECORDED IN OFFICIAL RECORDS BOOK 1579, PAGE 1534 AND ASSIGNED THROUGH A SERIES OF ASSIGNMENTS TO PROVIDENCE JOURNAL COMPANY IN OFFICIAL RECORDS BOOK 2347, PAGE 3538, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN ADJOINING PLAT. NOT THE TYPE TO BE DEPICTED HEREON.

33. EASEMENT TO SOUTH FLORIDA CABLE TELEVISION CORPORATION AS RECORDED IN OFFICIAL RECORD BOOK 1520, PAGE 1529 AND AS ASSIGNED TO SOUTH FLORIDA CABLEVISION, INC., RECORDED IN OFFICIAL RECORD BOOK 1801, PAGE 2475, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A CONDOMINIUM RIGHT–OF–WAY EASEMENT AND CONDUIT IN PHASE I OF THE FOREST, TO INCLUDE "BOBCAT DRIVE SW, CLUB BOULEVARD, TO THE CLUBHOUSE, DEER RUN SW, FOX DEN SW AND FOREST BOULEVARD SW. NOT THE TYPE TO BE DEPICTED HEREON.

34. EASEMENT IN FAVOR OF UNITED TELEPHONE COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1684, PAGE 1199, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. DOES NOT AFFECT TO SUBJECT PARCEL OR ASSOCIATED EASEMENTS. REFERENCES TWO 12 FOOT WIDE EASEMENTS ON A NORTH ADJOINING PLAT. NOT DEPICTED HEREON.

35. TERMS, PROVISIONS AND CONDITIONS OF RESOLUTION NO. 87–5–39 BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, VACATING DEDICATED AND PLATTED ROADS AND ROAD RIGHTS–OF–WAY WITHIN THE FOREST AND TURNING RESPONSIBILITY FOR MAINTENANCE OVER TO THE FOREST PROPERTY OWNERS ASSOCIATION RECORDED IN OFFICIAL RECORDS BOOK 1923, PAGE 1279, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS WITHIN PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

36. EASEMENT IN FAVOR OF PALMER COMMUNICATIONS INCORPORATED RECORDED IN OFFICIAL RECORDS BOOK 2301, PAGE 636, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PUD IN WHICH THE PARENT PARCEL LIES WITHIN. NOT THE TYPE TO BE DEPICTED HEREON.

37. CERTIFICATE OF RECORDATION THE FOREST PROPERTY OWNERS ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2010000131830, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

38. GRANT OF EASEMENT TO COMCAST OF THE SOUTH, INC. RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2013000043702 PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PUD THAT THE PARENT PARCEL LIES WITHIN. NOT THE TYPE TO BE DEPICTED HEREON.

39. AGREEMENTS FOR OPERATION AND MAINTENANCE OF SURFACE WATER MANAGEMENT SYSTEM AND EASEMENT AGREEMENTS, RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2012000179830, OFFICIAL RECORDS INSTRUMENT NO. 2016000034730, AND OFFICIAL RECORDS INSTRUMENT NUMBER 2019000007813, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS, COMMON AREA'S AND CANALS WITHIN THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

40 . EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED UNDER INSTRUMENT NUMBER 2019000229189. DOES NOT AFFECT THE SUBJECT PARCEL OR ASSOCIATED EASEMENTS. REFERENCES 4 DIFFERENT 10 FOOT WIDE UTILITY EASEMENTS THROUGHOUT THE ADJOINING PLATS AND NOT ON THE PARENT PARCEL. NOT DEPICTED HEREON.

41. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED UNDER INSTRUMENT #2019000250880. DOES NOT AFFECT TO SUBJECT PARCEL OR ASSOCIATED EASEMENTS. REFERENCES A 10 FOOT WIDE UTILITY EASEMENT ON THE ADJOINING PLAT AND NOT ON THE PARENT PARCEL. NOT DEPICTED HEREON..

THE FOLLOWING EXCEPTIONS APPLY TO ALL OF THE FOREST UNIT TWO:

42. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF THE FOREST UNIT TWO, RECORDED IN PLAT BOOK 34, PAGE 20, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN ADJOINING PLAT. NOT DEPICTED HEREON.

43. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENT, AS CONTAINED IN THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1431, PAGE 644, AMENDED IN OFFICIAL RECORDS BOOK 1432, PAGE 1470; AS AMENDED; OFFICIAL RECORDS BOOK 1440, PAGE 1037; OFFICIAL RECORDS BOOK 1477, PAGE 1138; OFFICIAL RECORDS BOOK 1713, PAGE 4838; OFFICIAL RECORDS BOOK 1793, PAGE 2625; OFFICIAL RECORDS BOOK 1924, PAGE 4524; OFFICIAL RECORDS BOOK 2400, PAGE 2241 AND OFFICIAL RECORDS INSTRUMENT NO 2010000131830; AS AMENDED, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NOTE: THIS EXCEPTION OMITS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. REFERENCES THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

44. RIGHTS OF OTHERS, OTHER THAN THE INSURED INTO, OVER AND ACROSS THOSE ROADS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1924, PAGE 4530; OFFICIAL RECORDS BOOK 2150, PAGE 3105; OFFICIAL RECORDS BOOK 2193, PAGE 1686 AND OFFICIAL RECORDS BOOK 2193, PAGE 1688, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS WITHIN THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

45. ACKNOWLEDGEMENT OF THE AMENDMENT TO ALL DEEDS OF RESTRICTIONS OF UNIT ONE, UNIT TWO, UNIT THREE OF THE FOREST SUBDIVISION, RECORDED IN OFFICIAL RECORDS BOOK 2150, PAGE 3102, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE ADJOINING PLATS AROUND THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

46. CABLE SERVICE AGREEMENT BETWEEN THE FOREST P.U.D. AND PALMER COMMUNICATIONS INCORPORATED RECORDED MAY 2, 1992 AND RECORDED IN OFFICIAL RECORDS BOOK 2301, PAGE 636, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. DOES NOT AFFECT TO SUBJECT PARCEL OR ASSOCIATED EASEMENTS. REFERENCES THE PARENT PARCEL AND THE ADJOINING PLATS AROUND THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

THE FOLLOWING EXCEPTIONS APPLY TO ALL OF THE FOREST UNIT THREE:

47. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF THE FOREST UNIT THREE, RECORDED IN PLAT BOOK 35, PAGE 34, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN ADJOINING PLAT NORTHERLY AND WESTERLY OF PARENT PARCEL. NOT DEPICTED HEREON.

48. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A. AN EASEMENT ON THE LAND; B. A LIEN FOR LIQUIDATED DAMAGES; C. A PRIVATE CHARGE OR ASSESSMENTS, AS CONTAINED IN THAT CERTAIN DECLARATIONS RECORDED IN OFFICIAL RECORDS BOOK 1642, PAGE 1206, RE–RECORDED IN OFFICIAL RECORDS BOOK 1645, PAGE 2307; AS AMENDED IN OFFICIAL RECORDS BOOK 1924, PAGE 4524; (DEED TO THE FOREST PROPERTY OWNER'S ASSOCIATION, INC. FOR ALL RIGHTS, TITLE, INTEREST, CLAIM AND DEMAND ACQUIRED THROUGH THE VACATION OF ROADS RECORDED IN OFFICIAL RECORDS BOOK 2146, PAGE 692 AND DEED RECORDED IN OFFICIAL RECORDS BOOK 4332, PAGE 3624); OFFICIAL RECORDS BOOK 1925, PAGE 3119; OFFICIAL RECORDS BOOK 1925, PAGE 3133; OFFICIAL RECORDS BOOK 1925, PAGE 3147; OFFICIAL RECORDS INSTRUMENT NO. 2010000131830; CERTIFICATE OF RECORDATION OF THE FOREST AMENDED AND RESTATED DEED OF RESTRICTIONS, UNIT III RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2011000046479; AFFECTED BY A CERTIFICATE OF RECORDATION/NOTICE OF PRESERVATION OF USE RESTRICTIONS RECORDED AS INSTRUMENT NO. 2013000183559, AMENDMENT RECORDED UNDER OFFICIAL RECORDS INSTRUMENT NO. 2019000027744, OFFICIAL RECORDS INSTRUMENT NO. 2019000027746, AND AS MAY BE SUBSEQUENTLY AMENDED. REFERENCES THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

49. CERTIFICATE OF RECORDATION OF AMENDED AND RESTATED ARTICLES OF INCORPORATION FOR THE FOREST PROPERTY OWNERS' ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 201000082899, AND OFFICIAL RECORDS INSTRUMENT NUMBER 2011000100398, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

50. FLORIDA POWER AND LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1483, PAGE 1101, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A 5 FOOT WIDE UTILITY EASEMENT IN THE SOUTHERLY PORTION OF THE PARENT PARCEL. AS DEPICTED HEREON.

51. TERMS AND PROVISIONS OF THAT CERTAIN FEE SIMPLE DEED RECORDED IN OFFICIAL RECORDS BOOK 1925, PAGE 3376, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS WITHIN THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

BOUNDARY AND TOPOGRAPHIC SURVEY

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

52. STANDARD EASEMENT AGREEMENT FROM TIMBERLAKES LIMITED PARTNERSHIP TO SOUTH FLORIDA CABLE TELEVISION CORP. AS RECORDED IN OFFICIAL RECORD BOOK 1579, PAGE 1534, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. CABLE SERVICES EASEMENT IN PHASE II OF THE FOREST, TO INCLUDE TIMBERLAKES DRIVE, BOBCAT DRIVE SW AND BEAR CUB COURT SW. NOT THE TYPE TO BE DEPICTED HEREON.

53. PIPELINE EASEMENT GRANT RECORDED IN OFFICIAL RECORDS BOOK 1661, PAGE 2559 AND OFFICIAL RECORDS BOOK 1723, PAGE 1788, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A 10 FOOT WIDE EASEMENT ON AN ADJOINING PLAT. NOT DEPICTED HEREON.

54. FOREST UTILITIES, INC. EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1723, PAGE 787, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A 12 FOOT WIDE SEWER EASEMENT ON A PACEL IN AN ADJOINING PLAT. NOT DEPICTED HEREON.

55. CONDOMINIUM RIGHT–OF–WAY EASEMENT AND CONDUIT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1677, PAGE 2246, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL OF SECTION 1 AND 2 FOR A CONDOMINIUM RIGHT–OF–WAY EASEMENT AND CONDUIT. BLANKET TYPE EASEMENT. NOT THE TYPE TO BE DEPICTED HEREON.

56. THAT CERTAIN DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 1706, PAGE 2031, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A MUCH LARGER PARCEL THAT THE PARENT PARCEL AND THE AJJOINING PLATS LIE WITHIN. NOT DEPICTED HEREON.

57. SUBJECT TO CABLE SERVICE EASEMENT TO PALMER COMMUNICATIONS INCORPORATED RECORDED IN OFFICIAL RECORDS BOOK 2301, PAGE 636, AS AMENDED IN OFFICIAL RECORDS BOOK 2347, PAGE 3538, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PUD IN WHICH THE PARENT PARCEL AND ADJOINING PLATS LIE WITHIN. BLANKET TYPE EASEMENT. NOT THE TYPE TO BE DEPICTED HEREON.

58. GRANT OF EASEMENT FOR BROADBAND COMMUNICATIONS SERVICES RECORDED AS INSTRUMENT NUMBER 2013000043702. REFERENCES THE PUD THAT THE PARENT PARCEL AND ADJOINING PLATS LIE WITHIN. NOT THE TYPE TO BE DEPICTED HEREON.

59. AGREEMENT FOR OPERATION AND MAINTENANCE OF SURFACE WATER MANAGEMENT SYSTEM AND EASEMENT AGREEMENT, RECORDED UNDER INSTRUMENT #2019000007813. REFERENCES THE PARENT PARCEL AND ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

THE FOLLOWING EXCEPTIONS APPLY TO ALL OF THE SUBJECT LANDS:

60. POSSIBLE EXPENSES FOR MAINTENANCE, REPAIR, LIGHTING AND SECURITY OF ROADS AND RIGHTS–OF–WAY RECORDED IN OFFICIAL RECORDS BOOK 1924, PAGE 4524, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

61. SUBJECT TO RESOLUTION NUMBER 87–5–39 OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 1923, PAGE 1279, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHEREIN DEDICATED AND PLATTED ROADS AND ROAD RIGHT–OF–WAYS WITHIN THE FOREST SUBDIVISION, UNIT ONE, TWO AND THREE, WERE VACATED, CLOSED AND MAINTENANCE AND RESPONSIBILITY THEREFORE TURNED OVER TO THE FOREST PROPERTY OWNERS. ACCESS TO THIS PROPERTY IS PROVIDED BY THAT ROADWAY SYSTEM. REFERENCES ALL THE ROADS WITHIN THE PLATS AND THE PARENT PARCEL AND MAKING THEM PRIVATE ROADS INSTEAD OF PUBLIC. NOT THE TYPE TO BE DEPICTED HEREON.

62. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS OR LITTORAL RIGHTS IS NOT INSURED. NOT THE TYPE TO BE DEPICTED HEREON.

63. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. NOT THE TYPE TO BE DEPICTED HEREON.

GEOLINE

SURVEYING, INC.

DESIGNED

DRAWN

CHECKED

KEITH BARTON

KEITH BARTON

DAVE SHORT

Professional Land Surveyors

13430 NW 104TH Terrace, Suite A

Alachua, Florida 32615

(386)418-0500 Fax:(386)462-9986

geoline@geolineinc.com

SCALE

AS SHOWN

DATE

SEPTEMBER 26 2023

PROJECT #

264-130

THE FOREST CC SITE

LEE COUNTY, FLORIDA

DRAWING# 264-130

VERTEX DEVELOPMENT, LLC

SHEET# 7 OF 7



222 North LaSalle Street, Suite 600
Chicago, IL 60601

(312) 419-3900 Main
(312) 419-0778 Fax
www.NNTG.com

May 5, 2026

File No: FL2601454

RE: Title Certification and Owner and Encumbrance Report

Effective Date: February 6, 2026 at 8:00 AM

Certified to: Lee County Board of County Commissioners

Parcel/APN Number: 01-46-24-00-0000.1.0000 (Parcel 1) and 01-46-24-00-00002.00CE (Parcel 2)

We have searched the Public Records of Lee County, Florida and have examined the title to the real property more particularly described in the legal description attached hereto as Exhibit "A." As of the Effective Date of the Title Certification set forth above (the "Property"), we have found the following, as further set forth below:

Title to the Property is vested in:

The Forest Country Club, Inc., a Florida not for profit corporation f/k/a The Forest Country Club Membership Association, Inc., a Florida corporation (as to Parcel 1) and The Forest Property Owner's Association, Inc., a Florida not for profit corporation (as to Parcel 2) and, as disclosed in the Public Records, has been since January 3, 1989 (Parcel 1) and February 2, 2004 (Parcel 2).

The Property appears to be encumbered by the following mortgages and their affecting documents:

1. Mortgage dated January 3, 1989, given by The Forest Country Club Membership Association, Inc., in favor of Timberlakes Limited, a Florida limited partnership, to secure the original principal amount of \$2,464,000.00, as recorded on January 17, 1989, in Official Records Book 2042, Page 4519, as affected by the Subordination Agreement dated September 11, 1991, in favor of Sun Bank of Lee County, National Association, as recorded on September 18, 1991, in Official Records Book 2247, Page 2187, and as further affected by Negative Pledge and Agreement Not to Transfer Property, dated and recorded on January 31, 2025, by The Forest Country Club, Inc., a Florida non-profit corporation, in favor of Lake Michigan Credit Union, securing a promissory note in the principal amount of \$4,201,386.64, and a Revolving Line of Credit Promissory Note in the principal amount of \$1,500,000.00, in Instrument No. 2025000027940, of the Public Records of Lee County, Florida.
2. Mortgage dated September 11, 1991, given by The Forest Country Club, Inc., a Florida not-for-profit corporation, f/k/a The Forest Country Club Membership Association, Inc., a Florida not-for-profit corporation, in favor of Sun Bank/Southwest Florida, a Florida corporation, f/k/a Sun Bank of Lee County, National Association, to secure the original principal amount of \$1,750,000.00, as recorded on September 18, 1991, in Official Records Book 2247, Page 2198, as affected by Receipt of Future Advance dated May 1, 1994, in the amount of \$568,796.00, as affected by Receipt of Future Advance in the amount of \$560,796.00, as recorded on July 22, 1994, in Official Records Book 2521, Page 2282, and on July 22, 1994, and as affected by Mortgage Modification/Extension Agreement dated May 1, 1994, and recorded on July 22, 1994, in Official Records Book 2521, Page 2291, of the Public Records of Lee County, Florida.
3. Non-Taxable Agreement not to Encumber or Transfer Real Property dated June 17, 1997, given by The Forest Country Club, Inc., a Florida not-for-profit corporation f/k/a Forest Country Club Membership Association Inc., a Florida corporation, in favor of Suntrust Bank, Southwest Florida, as recorded on August 5, 1997, in Official Records Book 2852, Page 3451, of the Public Records of Lee County, Florida.
4. UCC-1 in favor of Lake Michigan Credit Union, by The Forest Country Club, Inc., a Florida not for profit corporation as recorded on January 31, 2025, in Instrument No. 2025000027939, of the Public Records of Lee County, Florida.

5. Negative Pledge and Agreement Not to Transfer Property, dated January 31, 2025, given by The Forest Country Club, Inc., a Florida not-for-profit, in favor of Lake Michigan Credit Union, who has a security interest in two Promissory Notes in the original principal amounts of \$4,201,386.64 and \$1,500,000.00, as Recorded on January 31, 2025, in Instrument No. 2025000027940, of the Public Records of Lee County, Florida.
6. Non-Taxable Agreement not to Encumber or Transfer Real Property given by The Forest Country Club, Inc., a Florida not-for-profit corporation f/k/a Forest County Club Membership Association Inc., a Florida corporation, as recorded on January 29, 2018, in Instrument No. 2018000022056, of the Public Records of Lee County, Florida.
7. Agreement not to Transfer or Encumber, by The Forest Country Club, Inc., a Florida not-for-profit corporation, f/k/a The Forest County Club Membership Association, Inc., a Florida not-for-profit corporation, in favor of Branch Banking and Trust Company, a North Carolina banking corporation, as recorded on December 19, 2014, in Instrument No. 2014000258074, of the Public Records of Lee County, Florida.

The following are all recorded easements, declarations, rights of way, leases, and related documents affecting the Property:

1. Easement granted to Florida Power and Light as recorded in Official Records Book 1483, Page 1104, of the Public Records of Lee County, Florida.
2. Easement grant to Florida Cities Water as recorded in Official Records Book 1661, Page 2559, of the Public Records of Lee County, Florida.
3. Petition to Vacate public roads in Official Records Book 1923, Page 1279, of the Public Records of Lee County, Florida.
4. Resolution No. 87-5-39 vacating the roads within Units One, Two and Three of The Forest Subdivision, as recorded in Official Records Book 1923, Pages 1279, of the Public Records of Lee County, Florida.
5. Cable Service Agreement between The Forest P.U.D. and Palmer Communications Incorporated recorded May 2, 1992 and recorded in Official Records Book 2301, Page 636, of the Public Records of Lee County, Florida.
6. Rights of others than the insured into, over and across those roads as described in Official Records Book 1924, Pages 4530 through 4544; Official Records Book 2150, Page 3105; Official Records Book 2193, Page 1686 and Official Records Book 2193, Page 1688, of the Public Records of Lee County, Florida.
7. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in that certain instrument recorded in the Deed of Restrictions, filed on June 2, 1980, in Official Records Book 1431, Page 644, amended The Forest Amended Deed of Restrictions, Unit One, recorded on June 6, 1980, in Official Records Book 1432, Page 1470; Official Records Book 1440, Page 1037; Official Records Book 1477, Page 1138; Official Records Book 1713, Page 4838; Official Records Book 1793, Page 2625; Official Records Book 1924, Page 4524 and Official Records Book 2400, Page 2241, and in Instrument No. 2010000131830, of the Public Records of Lee County, Florida.

NOTE: This exception omits any restriction, covenant, or condition based on race, color, religion, sex, handicap, familial status or national origin, if any, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.

8. Declaration of Covenants and Restrictions, dated August 12, 1983, by The Forest Joint Venture, a Florida general partnership, as recorded on August 15, 1983, in Official Records Book 1684, Page 3695, of the Public Records of Lee County, Florida.
9. Declaration of Covenants and Restrictions, dated August 12, 1983, by The Forest Joint Venture, a Florida general partnership, as recorded on August 15, 1983, in Official Records Book 1684, Page 3699, of the Public Records of Lee County, Florida.

10. Recovered Water Agreement dated January 3, 1989, by and between Forest Utilities, Inc., a Florida corporation, and The Forest Country Club Membership Association, Inc, a Florida corporation, as recorded in Official Records Book 2042, Page 4543, of the Public Records of Lee County, Florida.
11. A non-exclusive Perpetual easement for ingress and egress, as further described in Official Records Book 2051, Page 559, of the Public Records of Lee County, Florida.
12. Exclusive and Perpetual Water Pipeline Easement Grant, between The Forest Country Club, Inc., and Florida Cities Water Company, recorded on December 9, 1991, in Official Records Book 2263, Page 1833, of the Public Records of Lee County, Florida.
13. Drainage Easement as described in Indenture dated April 27, 1999, given by David W. Swor, in favor of The Forest Country Club, Inc., a Florida corporation, as recorded on August 3, 1999, in Official Records Book 3152, Page 784, of the Public Records of Lee County, Florida.
14. Lee County Utilities Exclusive Use Waterline Easement Grant and Indemnity Agreement dated May 16, 2000, by J. Thomas Hamm, in favor of Lee County Board of County Commissioners, as recorded on May 30, 2000, in Official Records Book 3260, Page 4024, of the Public Records of Lee County, Florida.
15. Lee County Utilities Exclusive Use Waterline Easement Grant and Indemnity Agreement dated May 16, 2000, by Southwest Florida Home Solutions, Inc., in favor of Lee County Board of County Commissioners, as recorded on May 30, 2000, in Official Records Book 3260, Page 4028, of the Public Records of Lee County, Florida.
16. Agreement for Operation and Maintenance of Surface Water Management System and Easement Agreement, dated January 22, 2016, by and between The Forest Property Owners Association Inc., a Florida not-for-profit corporation and The Forest Country Club, Inc., a Florida not-for-profit corporation, as recorded on February 8, 2016, in Instrument No. 2016000034730, of the Public Records of Lee County, Florida.
17. Agreement for Operation and Maintenance of Surface Water Management System and Easement Agreement, dated November 12, 2018, by and between The Forest Property Owners Association Inc., a Florida not-for-profit corporation and The Forest Country Club, Inc., a Florida not-for-profit corporation, as recorded on January 19, 2019, in Instrument No. 2019000007813, of the Public Records of Lee County, Florida.
18. Easement (Business), in favor of Florida Power & Light Company, given by The Forest Property Owners Association, Inc., as recorded on October 3, 2019, in Instrument No. 2019000229189, of the Public Records of Lee County, Florida.
19. Notice of Type E Limited Development Order Approval, given by the Lee County under the Lee County Land Development Code, filed on June 28, 2021, in Instrument No. 2021000212934, of the Public Records of Lee County, Florida.
20. Lee County Ordinance 11-03, as amended by Lee County Ordinance 11-27, providing for mandatory solid waste collection and the imposition of special assessments for said collection services. The special assessments for the current tax year are payable with the ad valorem taxes.
21. Restrictions, covenants, conditions, easements and other matters as contained on the plat of The Forest Unit One, recorded in Plat Book 33, Pages 85 through 88, of the Public Records of Lee County, Florida.
22. Resolution Number 87-5-39, by The Forest Property Owners' Association, Inc., a Florida not-for-profit corporation, petition to request the vacation of the roads in the Forest Subdivision, Unit One, as recorded in Plat Book 33, Pages 85, 86, 87, and 88; Forest Subdivision Unit Two, as recorded in Plat Book 34, Pages 20, 21 and 22; and Forest Subdivision Unit Three, as recorded in Plat Book 35, Pages 34, 35, 36 and 37, all of the Public Records of Lee County, Florida, lying and being in Section 1, Township 46 South, Range 24, East, Lee County, Florida, being approved on May 19, 1987, in Official Records Book 1923, Page 1279, subject to Florida Power & Light Company Easements, with proof of Publication, all as recorded in the Public Records of Lee County, Florida.

23. The Forest, a Subdivision, Amendment to All Deeds of Restrictions of Unit One, Unit Two and Unit Three of the Forest Subdivision, as recorded in favor of All present and Future Owners of the Property, as recorded on June 23, 1987, in Official Records Book 1924, Page 4524, and in Official Records Book 1924, Page 4530, as executed by Timberlakes Limited Partnership, a Florida limited partnership, and The Forest Joint Venture, a Florida general partnership, to amend all of the Deeds of Restriction, within the units as described and recorded in The Forest Unit One, according to the plat thereof as recorded in Plat Book 33, Pages 85 through 88, The Forest Unit Two, according to the plat thereof recorded in Plat Book 34, Pages 20 through 22; and The Forest Unit Three, according to the plat thereof recorded in Plat Book 35, Pages 34 through 37, of the Public Records of Lee County, Florida.
24. Deed of Restrictions of The Forest Unit Two, a subdivision, as recorded in Official Records Book 1522, Page 1328, of the Public Records of Lee County, Florida.
25. Restrictions, covenants, and conditions as set forth in the Declaration for The Forest, Unit One, as recorded in Official Record Book 1431, Page 664; and amendments in Official Records Book 1432, Page 1470; Official Records Book 1440, Page 1037; Official Records Book 1477, Page 1138; Official Records Book 1713, Page 4838; Official Records Book 1768, page 1016; Official Records Book 1793, page 2625; Official Records Book 1924, Page 4524; Acknowledgement of the Amendment to all Deeds of Restriction of Unit One recorded in Official Records Book 1925, Page 3279; Official Records Book 2400, Page 2241; and Amended and Restated Deed of Restrictions, Unit One recorded in Official Records Instrument #2010000133987; Amendments recorded in Instrument #2019000027742, Official Records Instrument #2019000027746, Official Records Instrument #2019000229190, Official Records Instrument #2020000063155, and as may be subsequently amended, in the Public Records of Lee County, Florida.
26. The By-Laws of the Forest Property Owners Association, Inc, recorded in Official Records Book 3760, Page 4751; Certificate of Recordation Amended and Restated Articles of Incorporation The Forest Property Owners Association, Inc. Recorded in Official Records Instrument Number 201000082899; and Amended and Restated By-Laws recorded in Official Records Instrument Number 2011000100398, as may be subsequently amended in the Public Records of Lee County, Florida.
27. Terms and provisions of Standard Easement Agreement by and between Timberlakes Limited Partnership and South Florida Cable Television Corp. Recorded in Official Records Book 1579, page 1534 and assigned through a series of assignments to Providence Journal Company in Official Records Book 2347, page 3538, Public Records of Lee County, Florida.
28. Easement to South Florida Cable Television Corporation as recorded in Official Record Book 1520, Page 1529 and as assigned to South Florida Cablevision, Inc., recorded in Official Record Book 1801, Page 2475, in the Public Records of Lee County, Florida.
29. Easement in favor of United Telephone Company recorded in Official Records Book 1684, page 1199, Public Records of Lee County, Florida.
30. Terms, provisions and conditions of Resolution No. 87-5-39 by the Board of County Commissioners of Lee County, Florida, vacating dedicated and platted roads and road rights-of-way within The Forest and turning responsibility for maintenance over to The Forest Property Owners Association recorded in Official Records Book 1923, page 1279, Public Records of Lee County, Florida.
31. Easement in favor of Palmer Communications Incorporated recorded in Official Records Book 2301, page 636, Public Records of Lee County, Florida.
32. Certificate of Recordation of The Forest Property Owners Association, Inc. recorded in Official Records Instrument Number 2010000131830, Public Records of Lee County, Florida.
33. Grant of Easement to Comcast of the South, Inc. recorded in Official Records Instrument Number 2013000043702, Public Records of Lee County, Florida.
34. Agreements for Operation and Maintenance of Surface Water Management System and Easement Agreements, recorded in Official Records Instrument Number 2012000179830, Official Records Instrument

No. 2016000034730, and Official Records Instrument Number 2019000007813, of the Public Records of Lee County, Florida.

35. Easement granted to Florida Power & Light Company, recorded under Instrument Number 2019000229189.
36. Easement granted to Florida Power & Light Company, recorded under Instrument #2019000250880.
37. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of The Forest Unit Two, recorded in Plat Book 34, Page 20, of the Public Records of Lee County, Florida.
38. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in that certain instrument recorded in Official Records Book 1431, Page 644, amended in Official Records Book 1432, Page 1470; as amended; Official Records Book 1440, Page 1037; Official Records Book 1477, Page 1138; Official Records Book 1713, Page 4838; Official Records Book 1793, Page 2625; Official Records Book 1924, Page 4524; Official Records Book 2400, Page 2241 and Official Records Instrument No 2010000131830; as amended, of the Public Records of Lee County, Florida. NOTE: This exception omits any restriction, covenant, or condition based on race, color, religion, sex, handicap, familial status or national origin, if any, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.
39. Rights of others, other than the insured into, over and across those roads as described in Official Records Book 1924, Pages 4530; Official Records Book 2150, Page 3105; Official Records Book 2193, Page 1686 and Official Records Book 2193, Page 1688, of the Public Records of Lee County, Florida.
40. Acknowledgement of the Amendment to all Deeds of Restrictions of Unit one, Unit two, Unit three of the Forest Subdivision, recorded in Official Records Book 2150, Page 3102, of the Public Records of Lee County, Florida.
41. Cable Service Agreement between The Forest P.U.D. and Palmer Communications Incorporated recorded May 2, 1992 and recorded in Official Records Book 2301, Page 636, of the Public Records of Lee County, Florida.
42. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of The Forest Unit Three, recorded in Plat Book 35, Page 34, of the Public Records of Lee County, Florida.
43. Restrictions, covenants, conditions and easements, which include provisions for A. an easement on the land; B. a lien for liquidated damages; C. a private charge or assessments, as contained in that certain Declarations recorded in Official Records Book 1642, Page 1206, re-recorded in Official Records Book 1645, Page 2307; as amended in Official Records Book 1924, Page 4524; (Deed to The Forest Property Owner's Association, Inc. for all rights, title, interest, Claim and demand acquired through the vacation of roads recorded in Official Records Book 2146, Page 692 and Deed recorded in Official Records Book 4332, Page 3624); Official Records Book 1925, Page 3119; Official Records Book 1925, Page 3133; Official Records Book 1925, Page 3147; Official Records Instrument No. 2010000131830; Certificate of Recordation of The Forest Amended and Restated Deed of Restrictions, Unit III recorded in Official Records Instrument Number 2011000046479; affected by a Certificate of Recordation/Notice of Preservation of Use Restrictions recorded as Instrument No. 2013000183559, amendment recorded under Official Records Instrument No. 2019000027744, Official Records instrument No. 2019000027746, and as may be subsequently amended.
44. Certificate of Recordation of Amended and Restated Articles of Incorporation for The Forest Property Owners' Association, Inc. recorded in Official Records Instrument Number 2010000082899, and Official Records Instrument Number 2011000100398, Public Records of Lee County, Florida.
45. Florida Power and Light Company Easement recorded in Official Records Book 1483, Page 1101, of the Public Records of Lee County, Florida.
46. Terms and Provisions of that certain Fee Simple Deed recorded in Official Records Book 1925, Page 3376, of the Public Records of Lee County, Florida.

47. Standard Easement Agreement from Timberlakes Limited Partnership to South Florida Cable Television Corp. as recorded in Official Record Book 1579, Page 1534, of the Public Records of Lee County, Florida.
48. Pipeline Easement Grant recorded in Official Records Book 1661, Page 2559.
49. Forest Utilities, Inc. Easement recorded in Official Records Book 1723, Page 787, of the Public Records of Lee County, Florida.
50. Condominium Right-of-way Easement and Conduit Agreement recorded in Official Records Book 1677, Page 2246, of the Public Records of Lee County, Florida.
51. That certain Development Order recorded in Official Records Book 1706, Page 2031, of the Public Records of Lee County, Florida.
52. Cable Service Easement to Palmer Communications Incorporated recorded in Official Records Book 2301, Page 636, as amended in Official Records Book 2347, Page 3538, Public Records of Lee County, Florida.
53. Grant of easement for broadband communications services recorded as Instrument Number 2013000043702.
54. Agreement for Operation and Maintenance of Surface Water Management System and Easement Agreement, recorded under Instrument #2019000007813.
55. Possible expenses for maintenance, repair, lighting and security of roads and rights-of-way recorded in Official Records Book 1924, Page 4524, of the Public Records of Lee County, Florida.
56. Subject to Resolution Number 87-5-39 of the Board of County Commissioners of Lee County, Florida, recorded in Official Records Book 1923, Page 1279, Public Records of Lee County, Florida, wherein dedicated and platted roads and road right-of-ways within The Forest Subdivision, Unit One, Two and Three, were vacated, closed and maintenance and responsibility therefore turned over to The Forest Property Owners. Access to this property is provided by that roadway system.
57. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.
58. Note: Recorded Notice of Environmental Resource Permit issued by the South Florida Water Management District (SFWMD), in favor of The Forest Country Club-Bear Course, as recorded on April 23, 2025, in Instrument No. 2025000109476, of the Public Records of Lee County, Florida.

NOTE: All recording references in this form shall refer to the public records of Lee County, Florida, unless otherwise noted.

The Property is also subject to the following:

1. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.
2. Recorded Notice of Environmental Resource Permit issued by the South Florida Water Management District (SFWMD), in favor of The Forest Country Club-Bear Course, as recorded on April 23, 2025, in Instrument No. 2025000109476, of the Public Records of Lee County, Florida.
3. The nature, extent or existence of riparian rights or littoral rights.
4. Any gas, oil, phosphate, or mineral interests, whether recorded or unrecorded, wherein the rights of surface entry have not been extinguished by § 712, Fl. Statutes.
5. The Property and any construction thereon should be in accordance with all zoning and permitting requirements.
6. The Property should conform to environmental regulations as set forth by the United States Environmental Protection Agency and the Florida Department of Environmental Protection.

EXHIBIT A

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. 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.

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1 AS BEARING S.0°22'48"E., AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2042, PAGES 4511 THROUGH 4518 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Parcel 2:

All right, title, interest, claim or demand in the vacation of roads located within Units One, Two and Three of The Forest Subdivision, as set forth in Deed restrictions in OR Book 1924, Page 4524, and in Master Form Deed in OR Book 1924, Page 4530, Lee County, Florida.

Please note that this is not a certification of ownership of any oil, gas, and mineral rights or interests. This certification is provided pursuant to the requirements of § 177.041, Florida Statutes, for the uses and purposes specifically stated therein and is not to be used as the basis for the issuance of a title insurance commitment or policy. The Company's liability hereunder shall not exceed the maximum of \$1,000.00 pursuant to § 627.7843, Florida Statutes.

By: Alan Sandler
Alan Sandler, Esq.
V.P. and Underwriting Counsel

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.

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)
3. All reinforcing steel shall conform to ASTM 615 grade 60, deformed billet steel bars. Welded wire fabric reinforcing shall conform to ASTM A185.

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
0	12/30/25	ISSUED FOR ZONING
1	04/24/26	JDX COMMENTS
2	05/21/26	JDX COMMENT
GEN3 PROJECT NO.:		102404002
DRAWN BY:		CHECKED BY:
HR		DJK



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

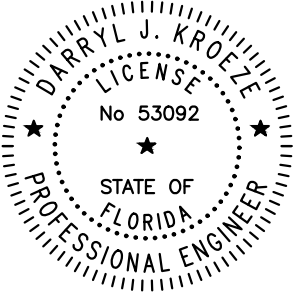


815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

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.

MAY 21, 2026
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066

6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

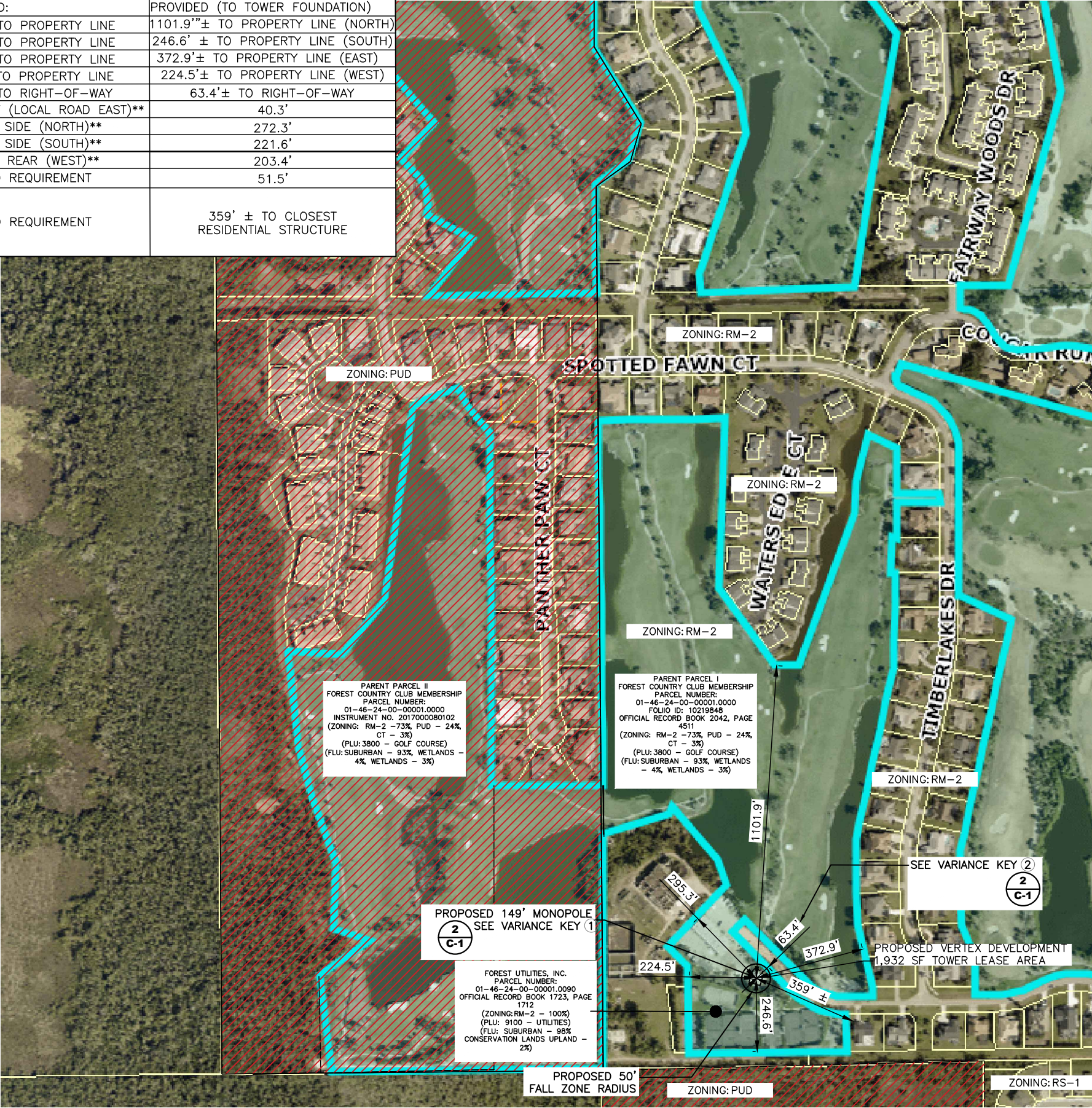
GENERAL NOTES

SHEET NUMBER

GN-1

GEN3 - C:\Users\DarrylKroeze\Downloads\OneDrive_1_5-21-2026\US-FL-5606_The Forest CC_ZD REV A_NEW SURVEY_12.29.25.dwg May 21, 2026 3:32:39 PM DarrylKroeze

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



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DEVELOPMENT, LLC
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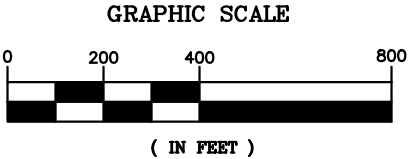
SHEET DESCRIPTION

**OVERALL AERIAL AND
SETBACK PLAN**

SHEET NUMBER

A-1

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





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

- 1

TOWER HEIGHT: 75' MAXIMUM / 149' PROPOSED
- 2

EAST SETBACK TO R/W LINE: 149' REQUIRED / 63.4' PROVIDED
- 3

LANDSCAPING: 15' LANDSCAPE BUFFER REQUIRED / 5' PROVIDED ON WEST SIDE OF COMPOUND (15' PROVIDED ON NORTH, EAST AND SOUTH SIDE OF TOWER COMPOUND)
- 4

CARRIER EQUIPMENT HEIGHT: 12' AGL MAX REQUIRED / 14' PROVIDED
- 2

C-1

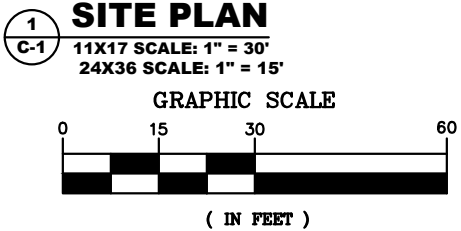
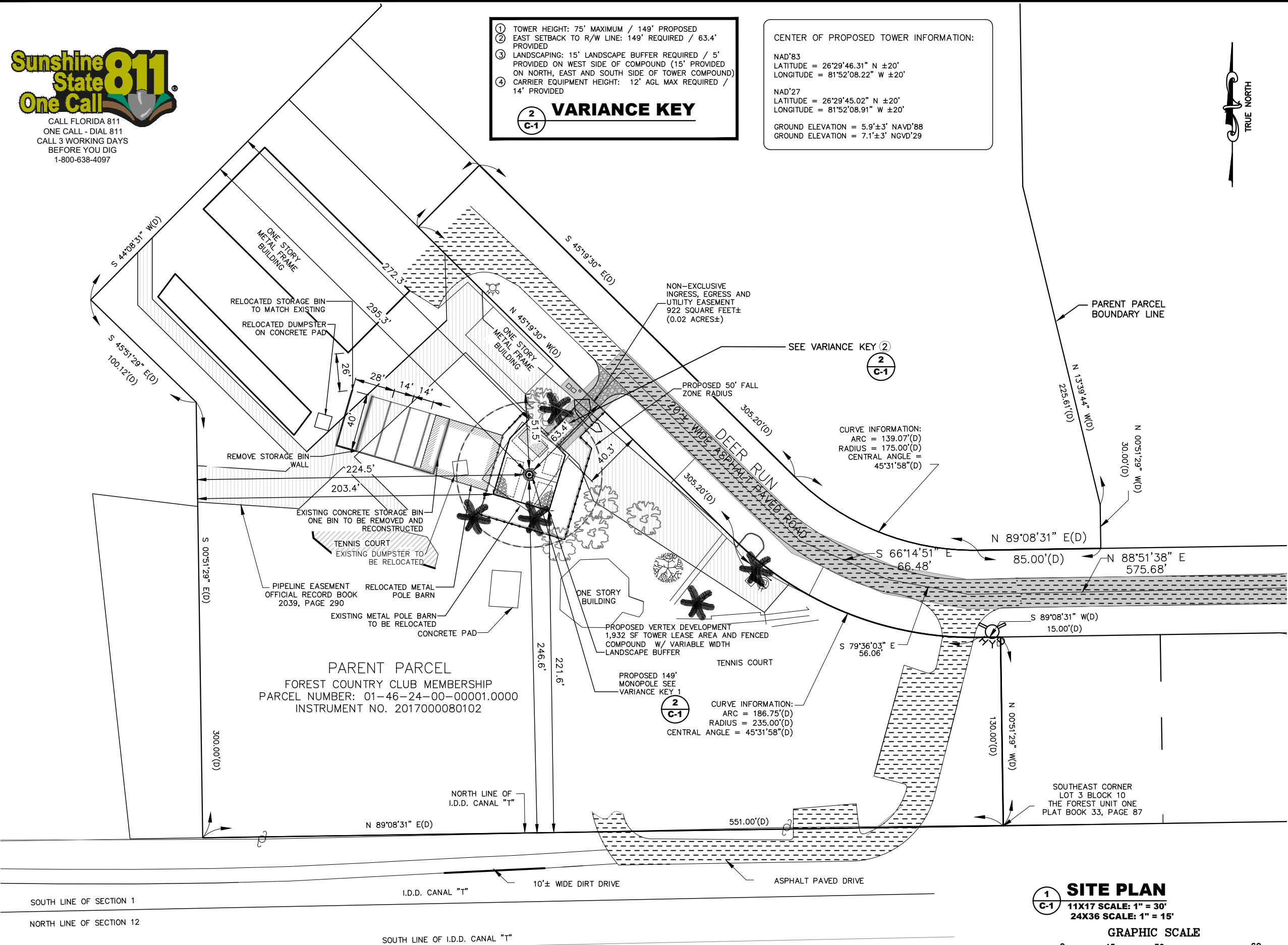
VARIANCE KEY

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



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



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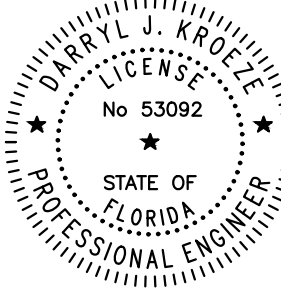


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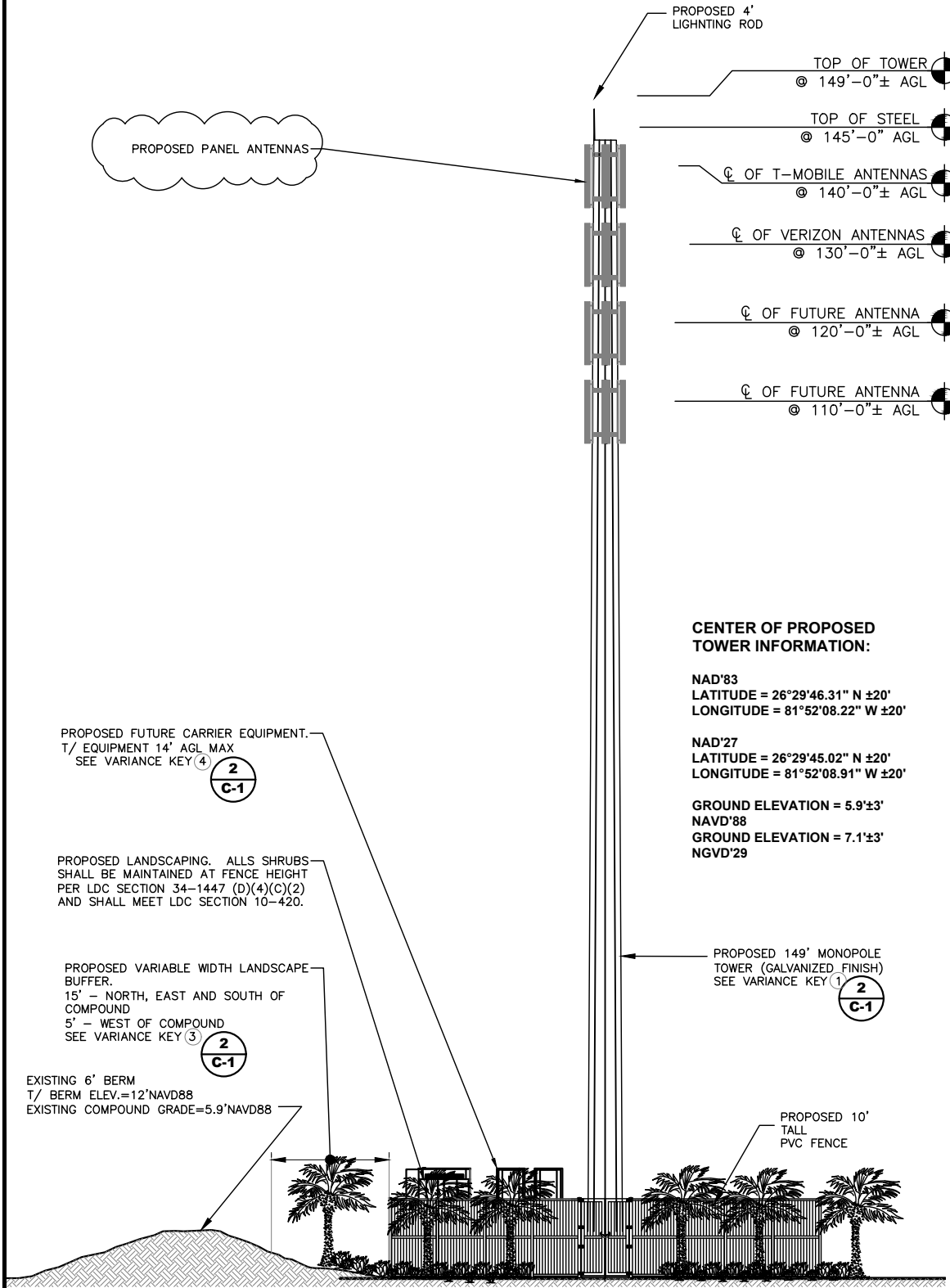
SHEET DESCRIPTION

SITE PLAN

SHEET NUMBER

C-1

GEN3 - C:\Users\DarrylKroeze\Downloads\OneDrive_1_5-21-2026\US-FL-5606_The Forest CC.ZD REV A_NEW SURVEY_12.29.25.dwg May 21, 2026 3:32:50 PM DarrylKroeze



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 4518, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

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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.

PROPERTY DESCRIPTIONS

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 FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) NORTH 16°28'04" EAST FOR 40.00 FEET; (2) NORTH 44°57'12" EAST FOR 18.87 FEET TO THE MOST NORTHERLY 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 POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 20.00 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 A POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE; THENCE RETURNING TO SAID 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 A CIRCULAR SHAPED PARCEL HAVING A 50 FOOT THE CENTER POINT OF WHICH IS 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 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 50 FOOT RADIUS CIRCULAR PARCEL.

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

LANDSCAPE BUFFER EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

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CONTAINING 1,975 SQUARE FEET (0.05 ACRES), MORE OR LESS.

REV	DATE	DESCRIPTION
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1	04/24/26	JDX COMMENTS
2	05/21/26	JDX COMMENT

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

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.

MAY 21, 2026
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

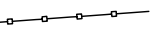
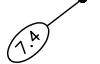
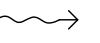
THE FOREST CC
FL-5066

6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION
TOWER ELEVATION

SHEET NUMBER
C-2

C:\Users\DarrylKroeze\Downloads\OneDrive_1_5-21-2026\The Forest CC.ZD REV A NEW SURVEY_12.29.25.dwg May 21, 2026 3:32:44 PM DarrylKroeze

LEGEND	
× 15.87	EXISTING SPOT ELEVATION
	SILT FENCE LOCATION
	PROPOSED SPOT ELEVATION
	MATCH EXISTING GRADE
	STORM WATER OVERLAND FLOW DIRECTION

NOTE: MAINTAIN EXISTING DRAINAGE PATTERNS

PIPELINE EASEMENT
OFFICIAL RECORD BOOK
2039, PAGE 290

RELOCATED STORAGE BIN
TO MATCH EXISTING
RELOCATED DUMPSTER
ON CONCRETE PAD

REMOVE STORAGE BIN
WALL

PROPOSED RELOCATED POLE BARN

EXISTING CONCRETE STORAGE BIN
TO BE RECONSTRUCTED, WITH THE
WESTERN BIN BEING DOUBLE IN SIZE

EXISTING DUMPSTER ON CONCRETE PAD,
TO BE RELOCATED. NEW CONCRETE PAD
TO BE INSTALLED PER THE DUMPSTER
COMPANY REQUIREMENTS.

EXISTING POLE BARN TO BE RELOCATED.
NEW CONCRETE SLAB TO BE INSTALLED UNDERNEATH.

PROPOSED 5' LANDSCAPE BUFFER
(WEST COMPOUND PERIMETER) SEE
VARIANCE KEY 3

PROPOSED 10' PVC SECURITY FENCE
W/ 6' WIDE PERSONNEL ACCESS
GATE FROM COMPOUND TO BUILDING
CORNER (18 LF ±)

EXISTING TREES TO REMAIN (TYP.)

EXISTING 8.8' X 20' CONCRETE
PAD TO BE REMOVED

EXISTING ONE STORY
BUILDING

DEER RUN
(A PUBLIC RIGHT-OF-WAY)
20'± WIDE ASPHALT PAVED
ROAD

RIGHT OF WAY LINE

TRANSFORMER ON CONCRETE PAD

TELEPHONE BOX

PROPOSED UTILITY H-FRAME

PROPOSED 10' X 20' PARKING
SPACE

NON-EXCLUSIVE INGRESS, EGRESS
AND UTILITY EASEMENT 922
SQUARE FEET± (0.02 ACRES±)

PROPOSED 12' WIDE ACCESS GATED
ENTRANCE

EXISTING BAMBOO CLUSTER AREA
TO BE REMOVED

PROPOSED VERTEX DEVELOPMENT
1,932 SF TOWER LEASE AREA
W/10' TALL PVC FENCED
COMPOUND ENCLOSURE

PROPOSED 149' MONOPOLE
SEE VARIANCE KEY 1

PROPOSED 50' FALL ZONE RADIUS

PROPOSED VARIABLE WIDTH
LANDSCAPE BUFFER

PROPOSED SILT FENCE LOCATION

TENNIS COURT

FLOOD NOTE
ACCORDING TO MY INTERPRETATION OF COMMUNITY
PANEL NUMBER 125124 0576 H OF THE FEDERAL
EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL
FLOOD INSURANCE PROGRAM (NFIP) FLOOD
INSURANCE RATE MAP (FIRM) FOR LEE COUNTY,
FLORIDA, DATED 11/17/2022, THE SUBJECT
PROPERTY IS IN FLOOD ZONE "AE", IE, "SPECIAL
FLOOD HAZARD AREAS (SFHAS) SUBJECT TO
INUNDATION BY THE 1% ANNUAL FLOOD, BASE
FLOOD ELEVATIONS DETERMINED".

THE BASE FLOOD ELEVATION DEPICTED ON THE
COMMUNITY PANEL FOR THE LOCATION OF THE
PARENT PARCEL IS 11' NAVD'88.

1
C-3

COMPOUND & GRADING PLAN

SCALE: 1" = 20'-0"
SCALE BASED ON 11"x17" ONLY

GRAPHIC SCALE



(IN FEET)



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

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



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

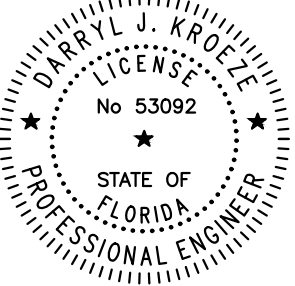


815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

PREPARED BY:



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



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MAY 21, 2026
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066

6227 DEER RUN
FORT MYERS, FL 33908

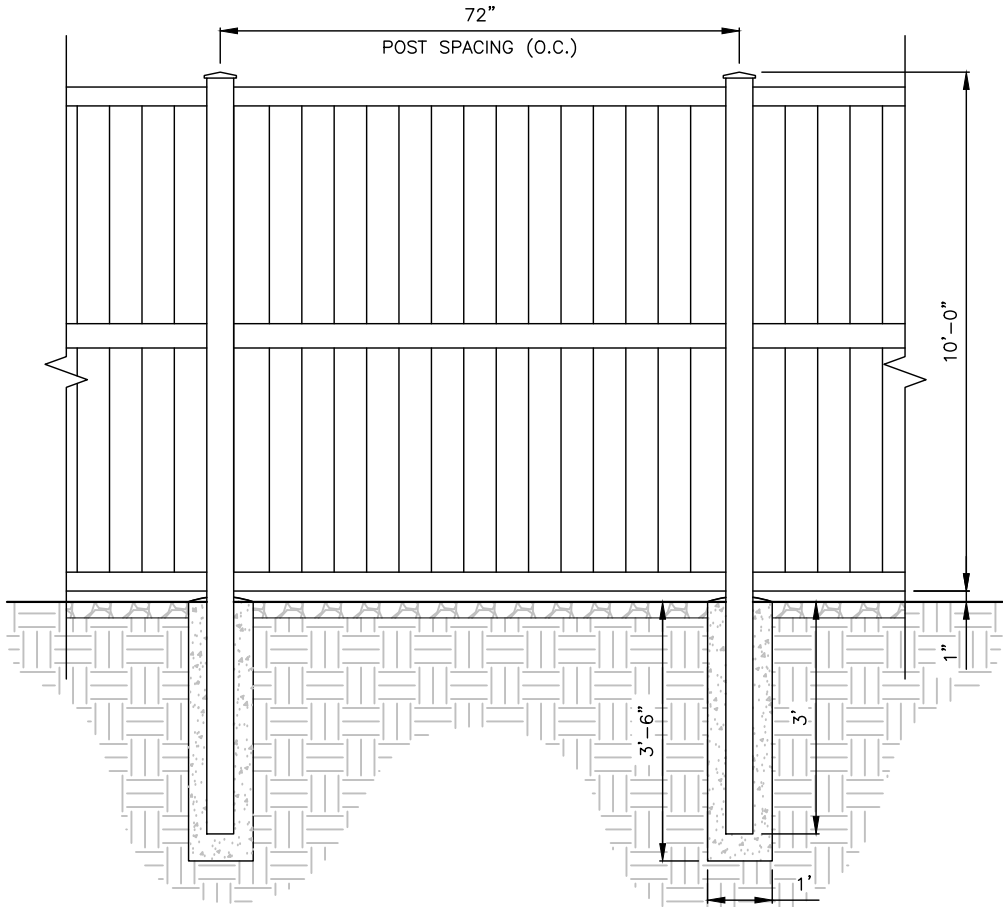
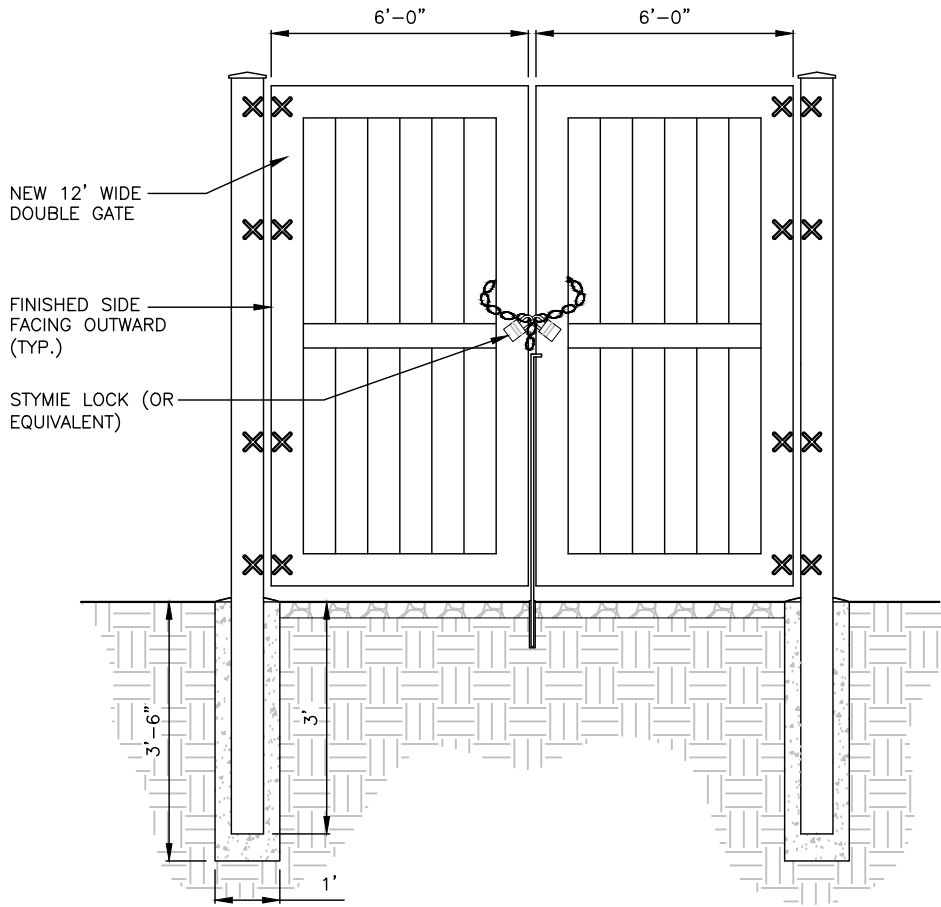
SHEET DESCRIPTION

COMPOUND
&
GRADING PLAN

SHEET NUMBER

C-3

C:\Users\DarrylKroeze\Downloads\OneDrive\The Forest CC_ZD_REV A_NEW SURVEY_12.29.25.dwg May 21, 2026 3:32:38 PM DarrylKroeze



- 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
C-3
COMPOUND FENCE & GATE DETAIL
SCALE: N.T.S.

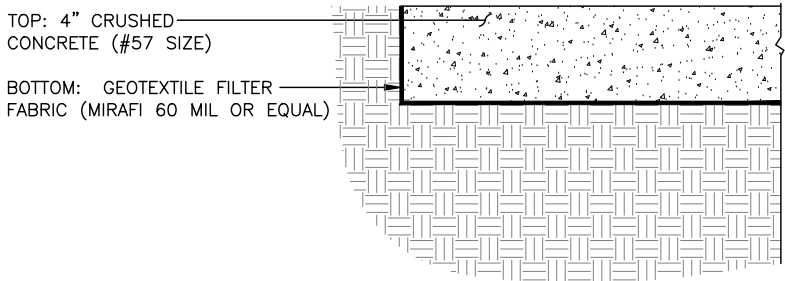
VERTEX
DEVELOPMENT, LLC

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
C-3
SIGNAGE DETAIL
SCALE: N.T.S.



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

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

GEN
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

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MAY 21, 2026
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066

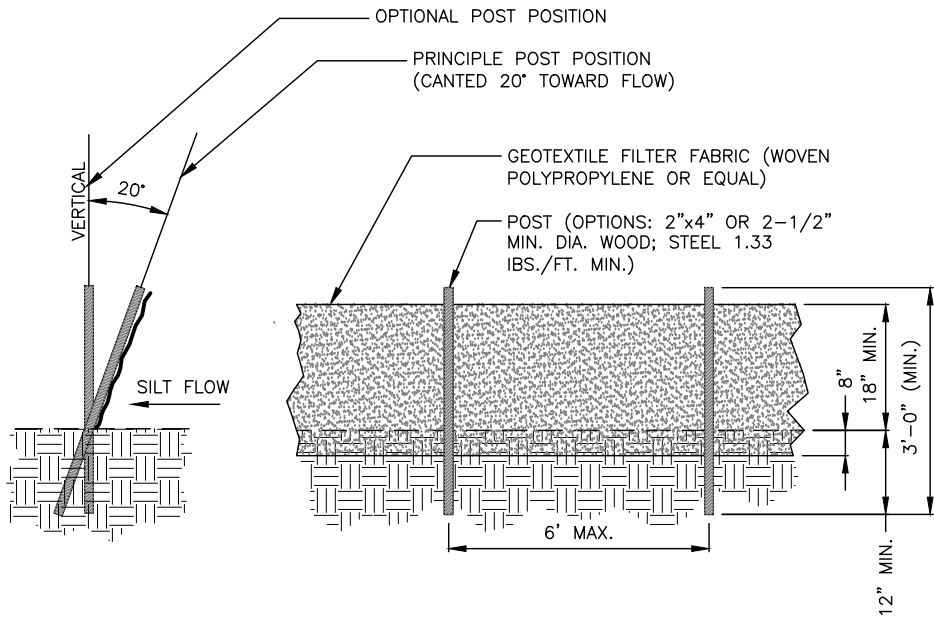
6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

FENCE & GATE DETAILS

SHEET NUMBER

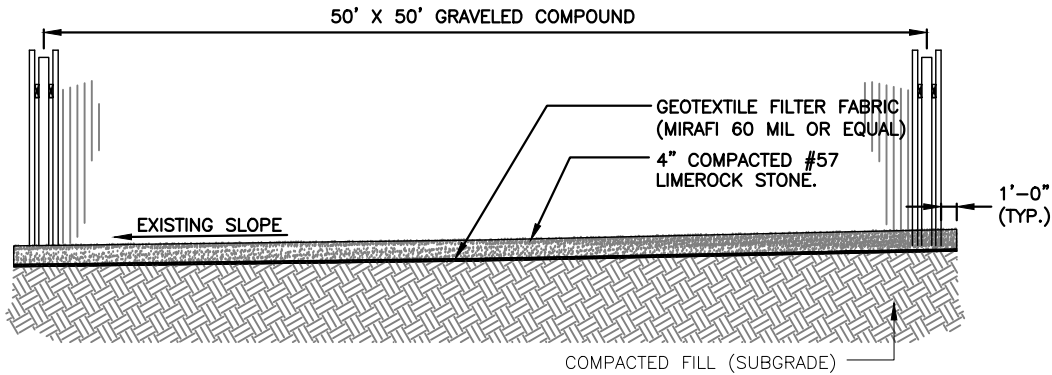
C-4



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
C-5 **SILT FENCE DETAIL**
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
C-5 **TYPICAL COMPOUND SECTION DETAIL**
SCALE: N.T.S.

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



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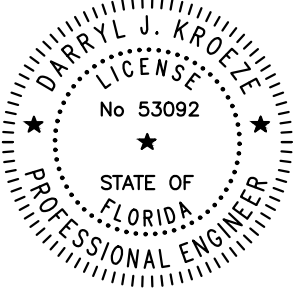


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DARRYL J. KROEZE, PE
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**THE FOREST CC
FL-5066**

6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

SITE DETAILS

SHEET NUMBER

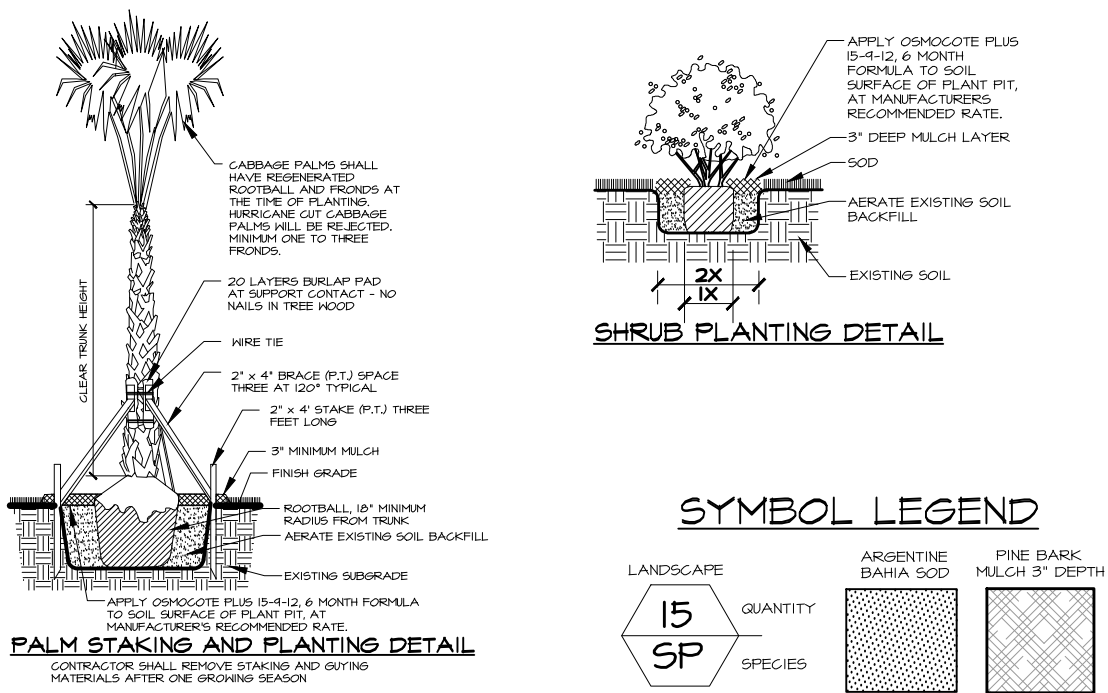
C-5

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE	SPACING
SP	16	SABAL PALMETTO	CABBAGE PALM WITH BOOTS	10' CLEAR TRUNK HEIGHTS REGENERATED FRONDS & ROOTBALL	YES	AS SHOWN
VO	126	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	24" HT X 24" SPD, 3 GALLON	YES	30" OC

15' & 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.

190 LF / 10 = 19 CABBAGE PALMS - 3 EXISTING TREES =
16 CABBAGE PALMS REQUIRED, 16 PROPOSED

- 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.



REV	DATE	DESCRIPTION
	12/18/25	100% CDs
GEN3 PROJECT NO.:		102404002
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HR		DJK



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PH: (813) 657-7810

PREPARED BY:



27139 SEA BREEZE WAY
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COA # 35409

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landscape architects land planners

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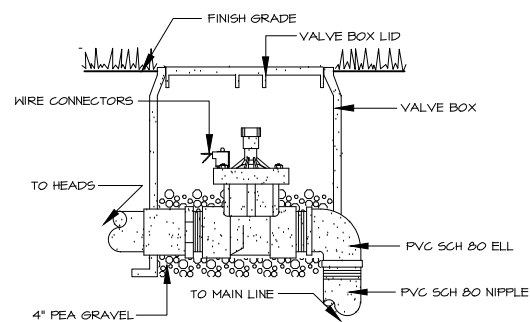
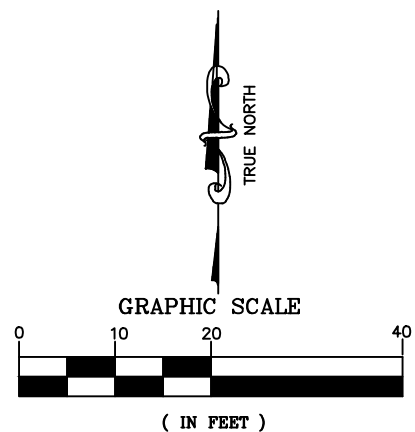
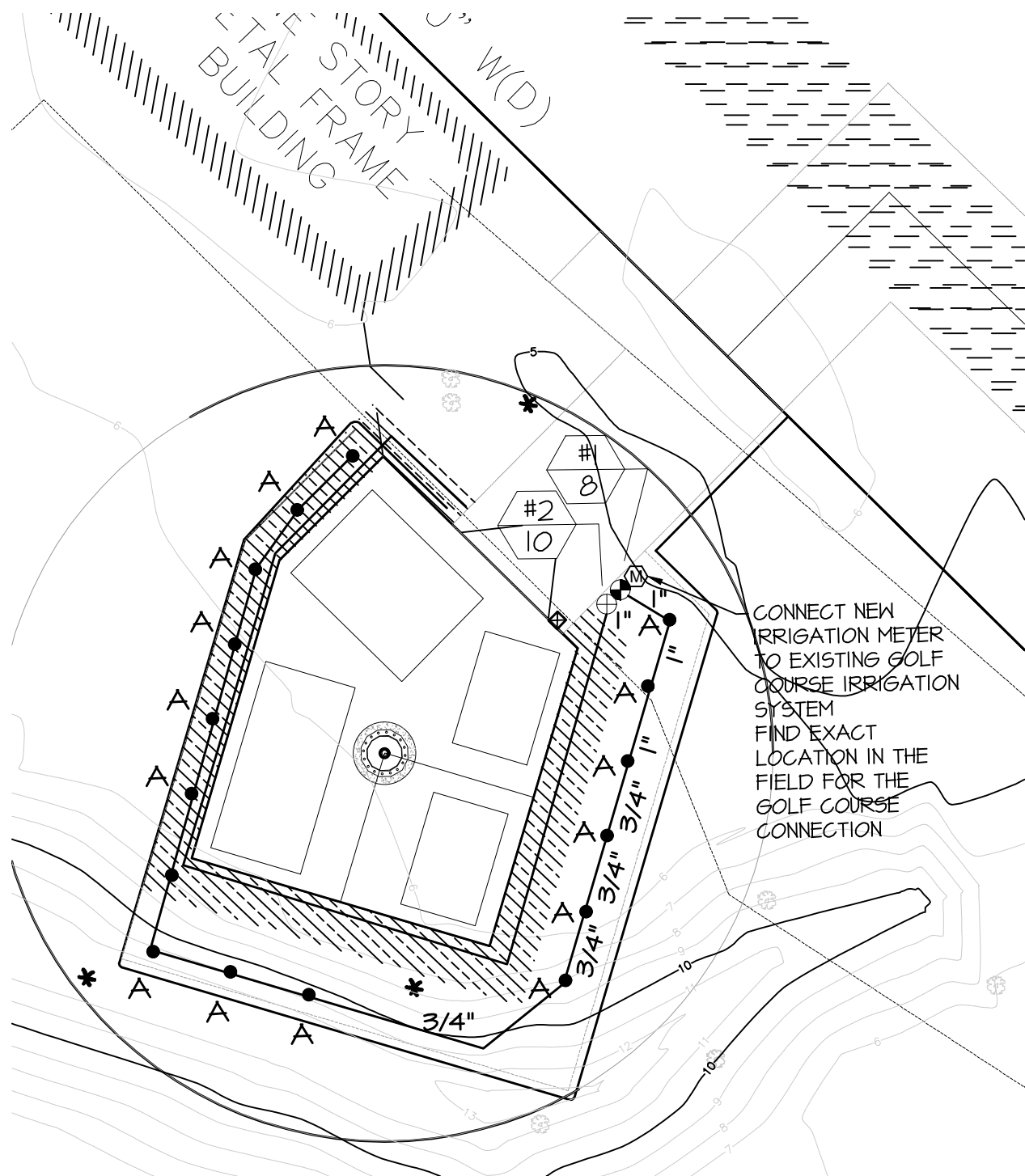
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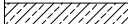
LANDSCAPE PLAN

SHEET NUMBER

L1



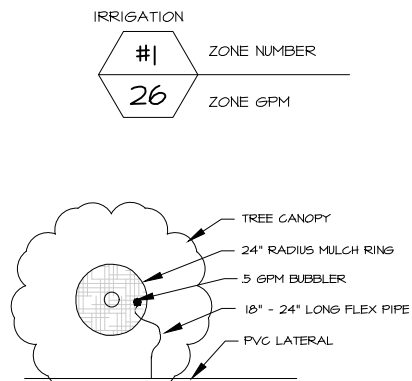
ELECTRIC VALVE DETAIL

IRRIGATION MATERIAL LIST		
SYMBOL	QUANTITY	MODEL NUMBER
A 	16	1402-0.5 GPM, FULL CIRCLE BUBBLER
	± 650 LF	XFD-09-12-250, LANDSCAPE DRIPLINE
	1	ECO-ID, ECO-INDICATOR FOR DRIPLINE ZONES
	1	XGZ-PRB-100-COM, 1" CONTROL ZONE KIT
	1	100-PEB-PRS-D, 1" ELECTRICAL VALVE
	1	ESP-TMZ-4-120V, 4 STATION CONTROLLER
	± 10 LF	1-1/2" PVC, SCHEDULE 40, MAIN LINE
	1	RAIN CHECK, AUTOMATIC RAIN SHUTOFF
	1	NEW IRRIGATION METER

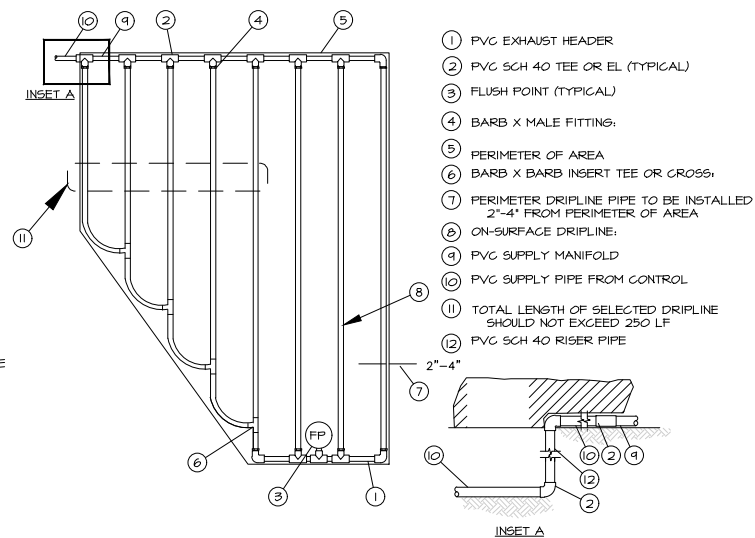
IRRIGATION INSTALLATION NOTES

- 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.
- 2) 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.
- 3) INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES.
- 4) 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.
- 5) ALL IRRIGATION EQUIPMENT SHALL BE BY RAIN BIRD CORPORATION, UNLESS OTHERWISE STATED ON THE PLAN.
- 6) WATER SOURCE IS EXISTING GOLF COURSE IRRIGATION SYSTEM. IRRIGATION SYSTEM REQUIRES 10 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.
- 7) NEW IRRIGATION CONTROLLER SHALL BE POST MOUNTED IN METER 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.
- 8) 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.
- 9) 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.
- 10) 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.

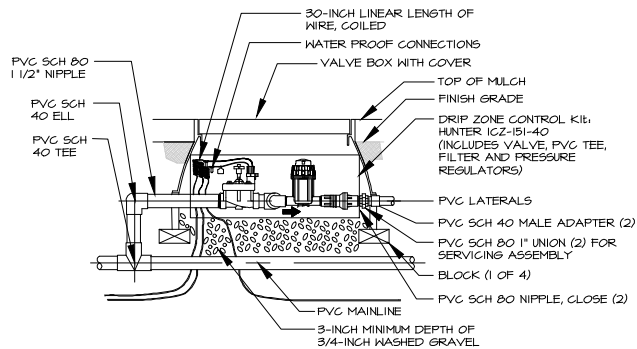
SYMBOL LEGEND



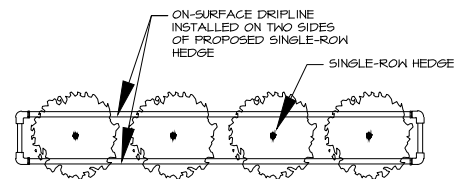
BUBBLER DETAIL



ON-SURFACE DRIPLINE INSTALLATION



DRIP CONTROL ZONE KIT



SINGLE-ROW HEDGE DRIPLINE DETAIL

NOTE: TOTAL LENGTH OF DRIPLINE SHALL NOT EXCEED 250 LF

[illegible]

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6227 DEER RUN
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SHEET DESCRIPTION

IRRIGATION PLAN

SHEET NUMBER

L2

PHOTOGRAPHIC SIMULATION

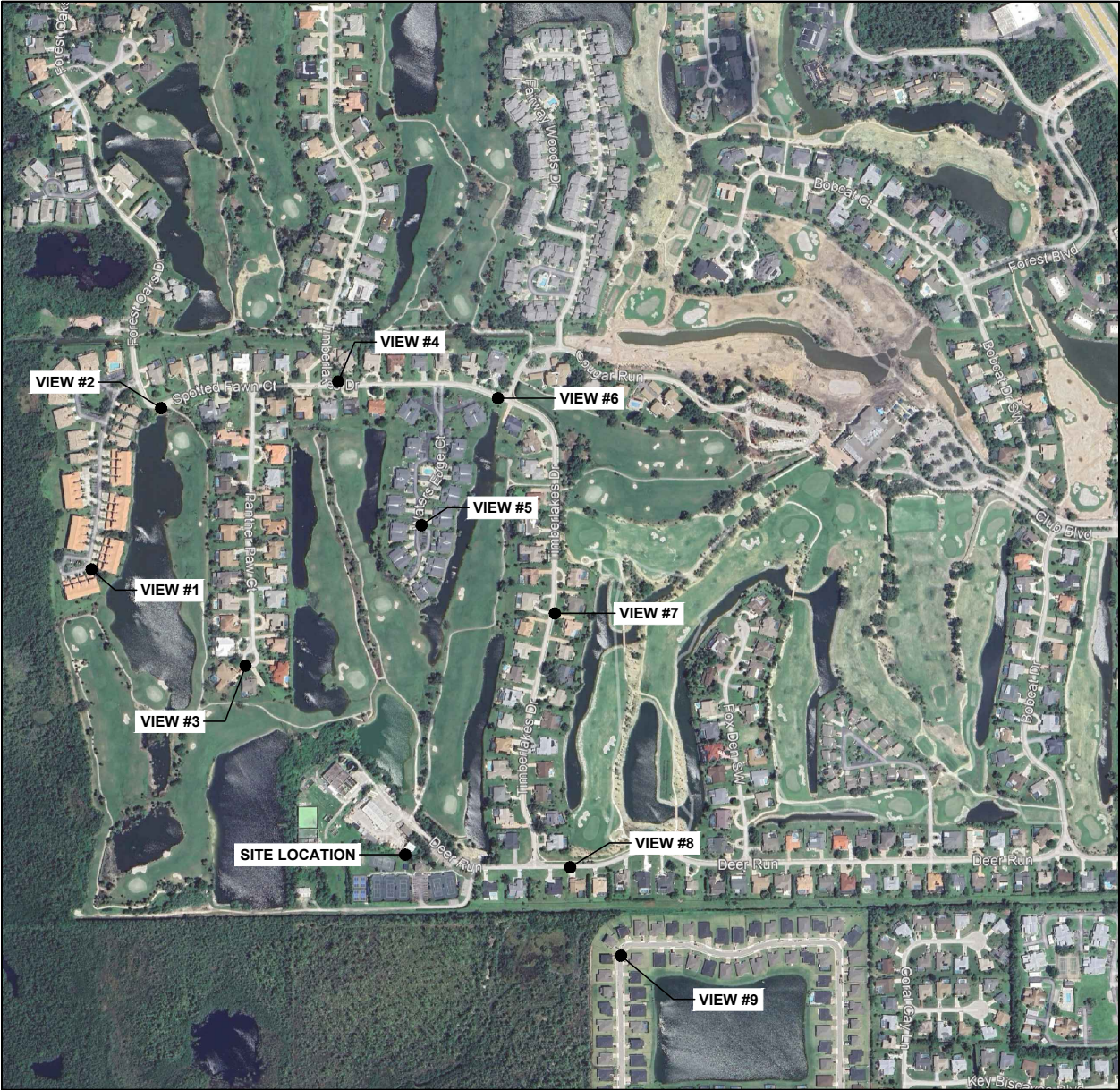
PROPOSED WIRELESS COMMUNICATIONS FACILITY

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	



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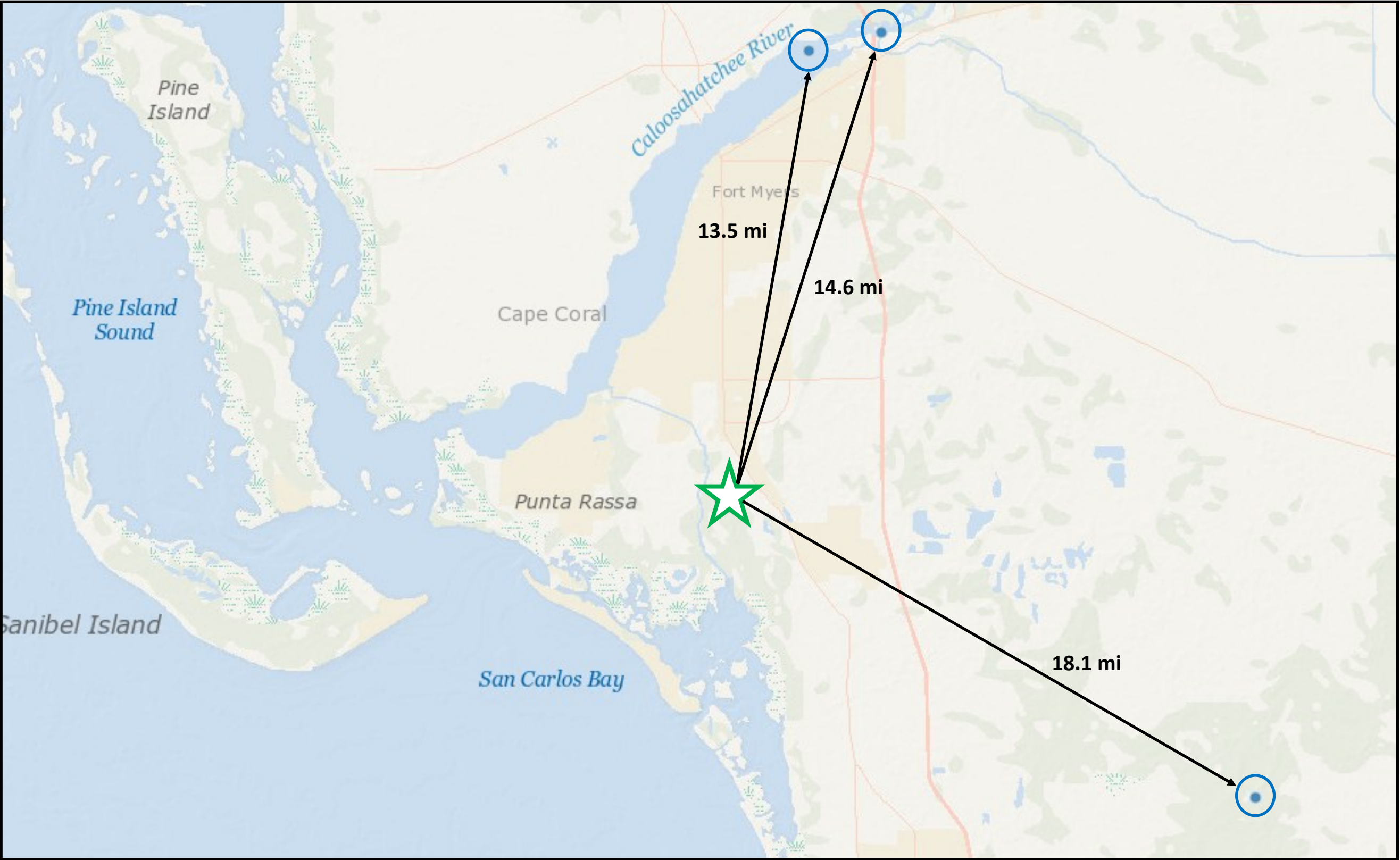
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FDEP MAPDIRECT—FLORIDA WOODSTORK NESTING COLONIES



LEGEND

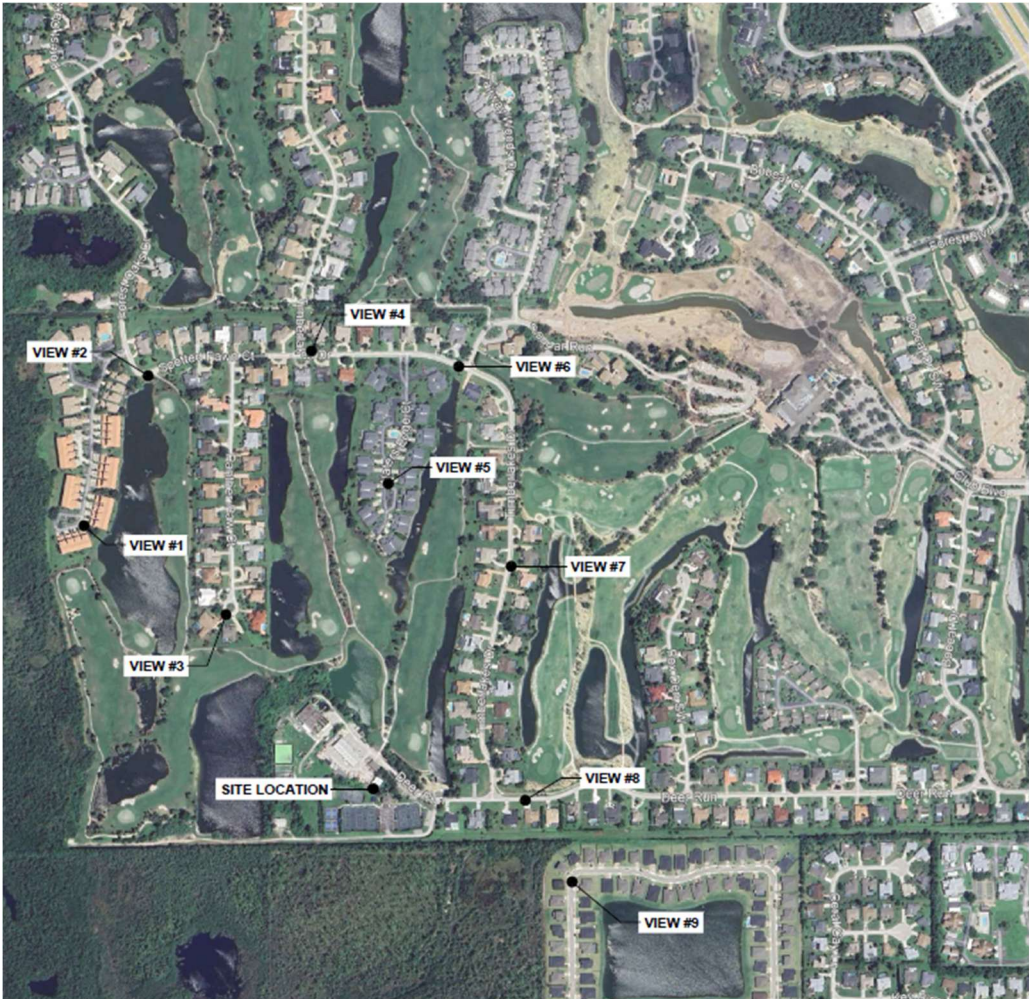
Distance from
Proposed Tower

Proposed Tower

Existing Woodstork
Nesting Colony

THE FOREST CC BALLOON TEST PHOTOS

Dates Balloon Flown: March 16 – 19, 2026



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'
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VIEW #9	1,065'
DISTANCES ARE APPROXIMATE AND FOR REFERENCE ONLY	

VIEW #1



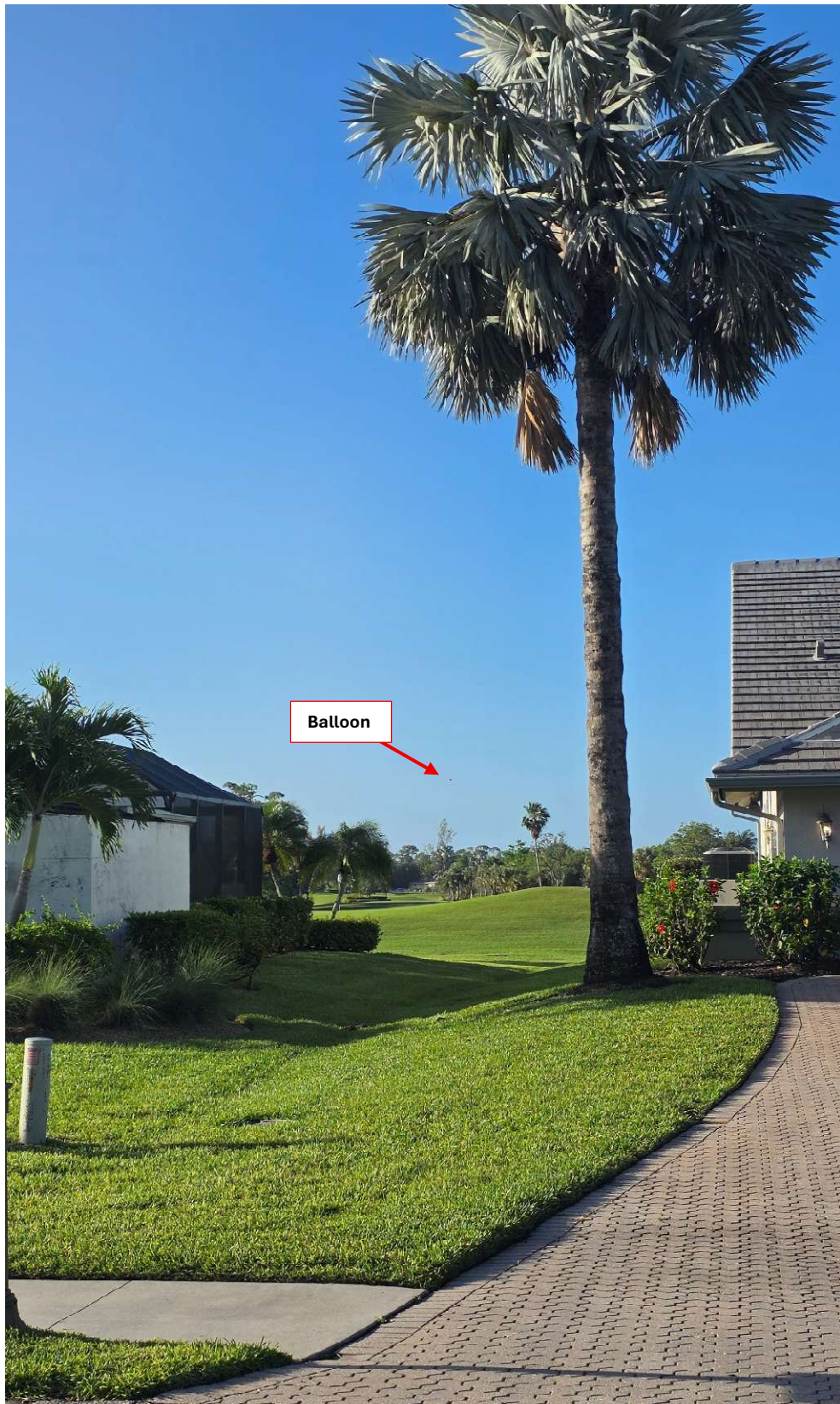
VIEW #2



VIEW #3



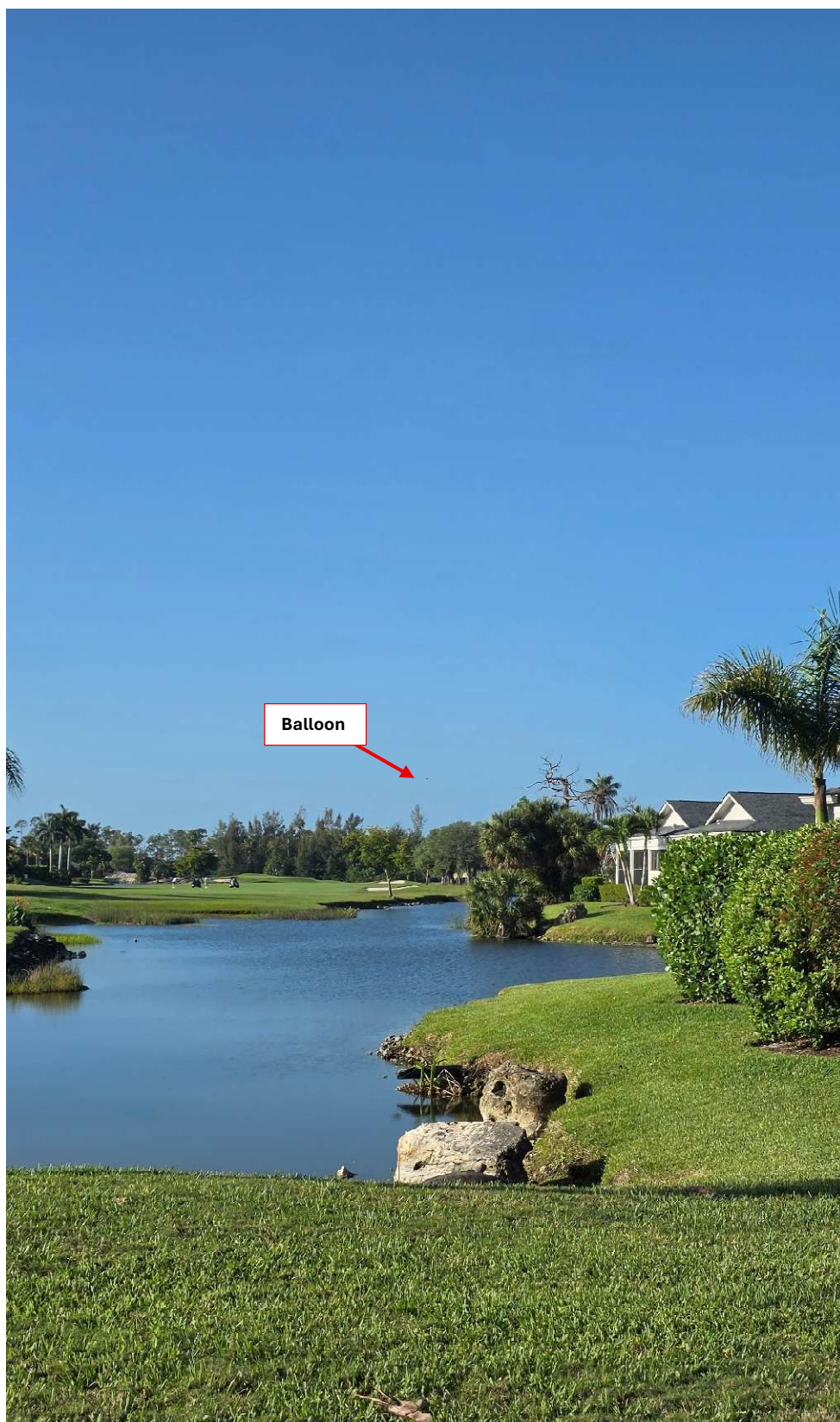
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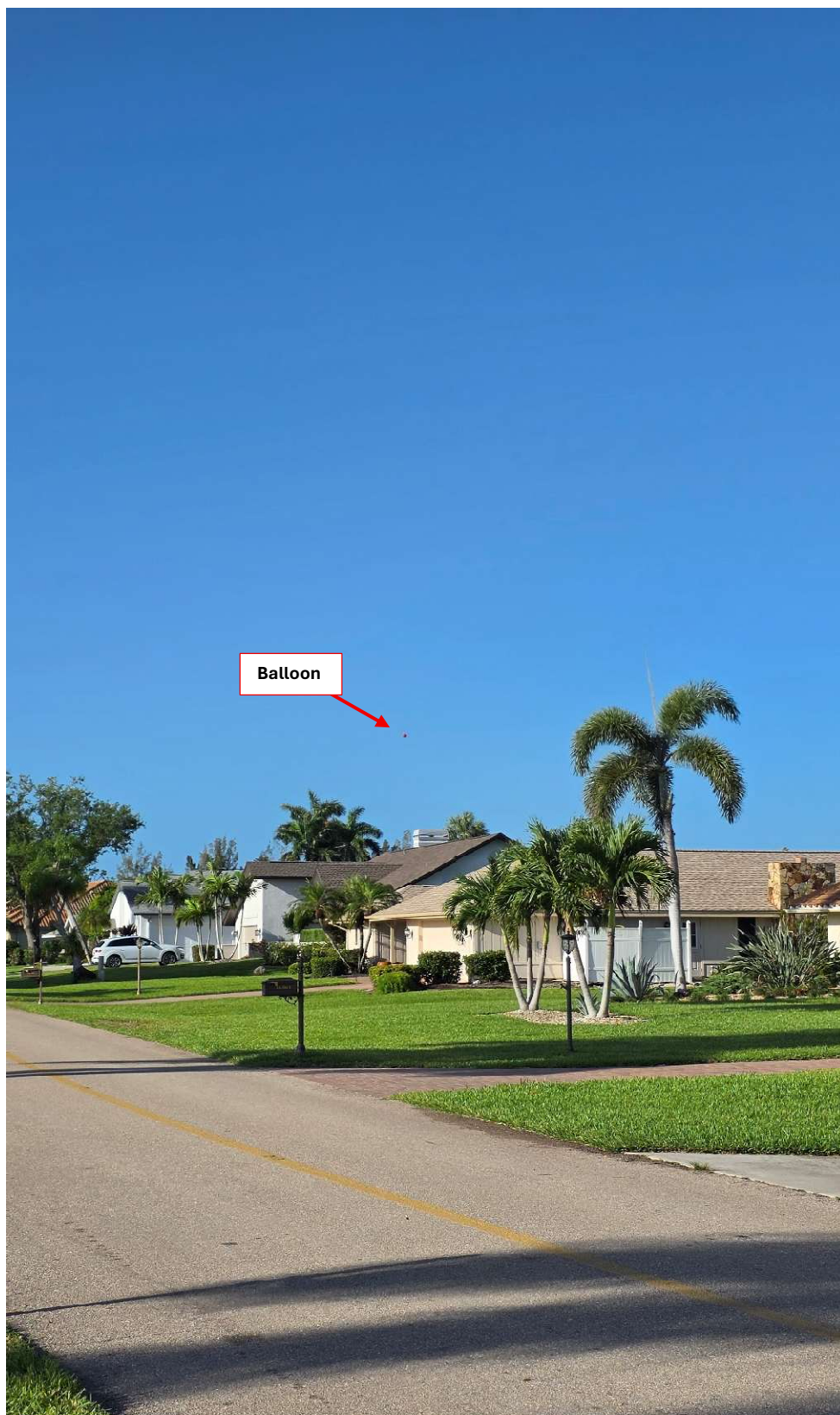
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VIEW #6



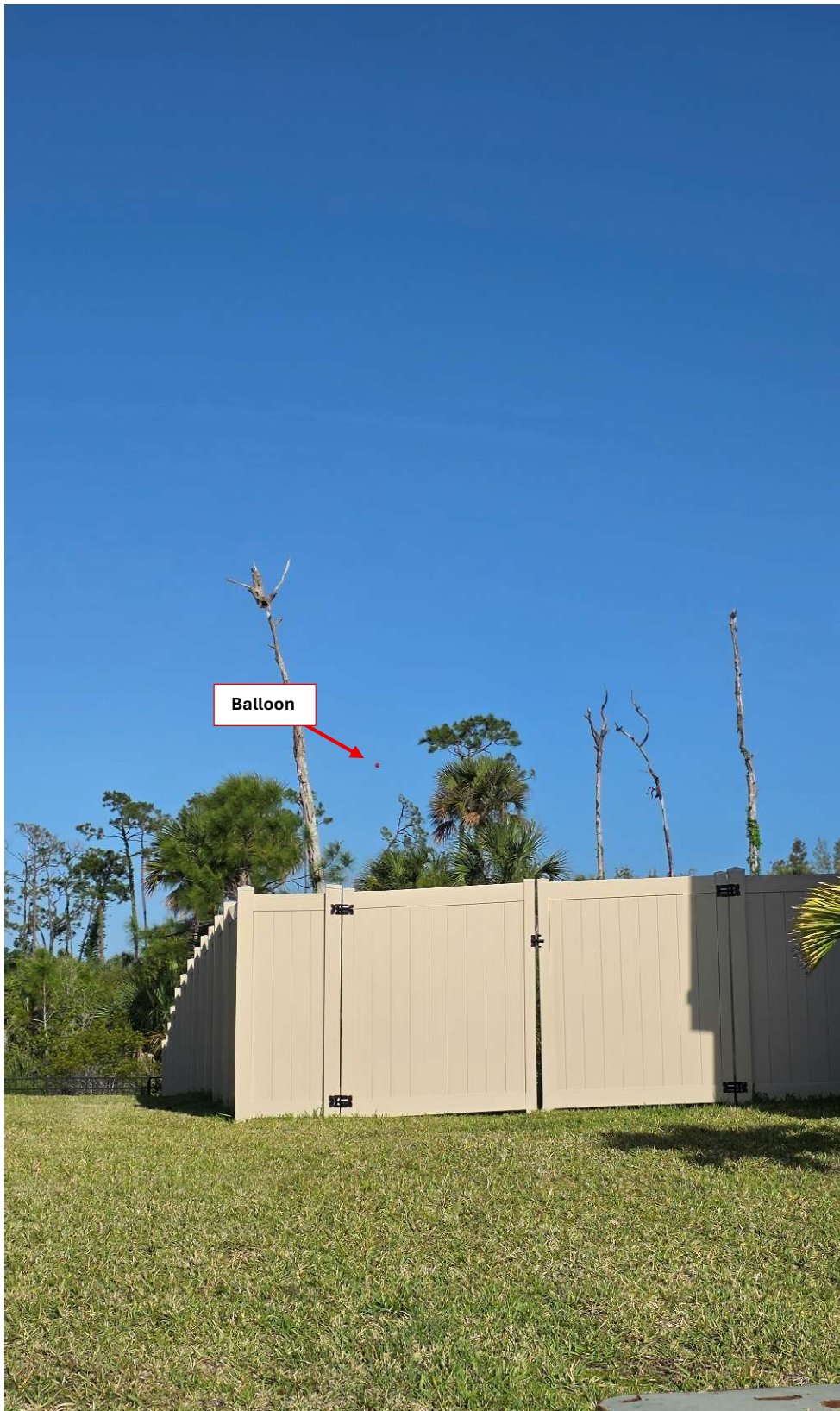
VIEW #7



VIEW #8



VIEW #9



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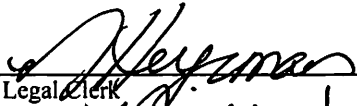
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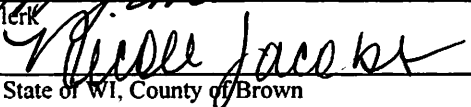
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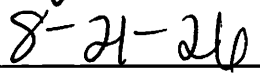
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Legal Clerk



Notary, State of WI, County of Brown



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Balloon Test Notice

Vertex Development, LLC, is proposing a 149' monopole-type telecommunications tower to be located near 6227 Deer Run in Fort Myers, Florida. Vertex is informing you that, as part of its Special Exception and Variance Zoning Applications (SEZ2026-00001 & VAR2026-00001), it will be conducting a required Balloon Test beginning Monday, March 16, 2026 at the proposed location, beginning at approximately 8:00AM and will be flown for eight consecutive hours. The balloon test will run for four consecutive days until March 19, 2026, for eight consecutive hours each day, unless there is inclement weather. Please e-mail Vertex at info@vertexdevelopment.net or call 813-335-4768 with any questions.

March 2 2026

LSAR0468106

Alexa Ruiz

From: Alexa Ruiz
Sent: Wednesday, February 25, 2026 1:46 PM
To: 'mgroth@leegov.com'
Cc: Jennifer Frost
Subject: SEZ2026-00001 & VAR2026-00001 - The Forest CC Tower

Hello MarySue,

Per Lee County LDC Section 34-1446(d)(2), I am writing to inform you that Vertex has scheduled the required Balloon Test for The Forest CC Tower application(s). The balloon will be flown on March 16th – March 19th at approximately 8:00 AM each day.

Please let me know if you need any additional information.

Thank you,
Alexa Ruiz
Project Manager



813.486.5449
apr@vertexdevelopment.net



STEVEN C. HENNIGAN, C.M., A.C.E.
EXECUTIVE DIRECTOR

RICHARD WM. WESCH
PORT AUTHORITY ATTORNEY

**BOARD OF
PORT COMMISSIONERS**

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BRIAN HAMMAN

DAVID MULICKA

TRISH PETROSKY

February 25, 2026

Jennifer Frost
Vertex Development LLC
3630 W. Kennedy Blvd
Tampa, FL 33609

RE: Proposed Communications Tower (149' AGL)
6227 Deer Run, Fort Myers, FL 33908

Dear Mrs. Frost:

This letter is being provided in response to your email sent to the Lee County Port Authority (LCPA) on Feb 13, 2026 for the review of a 149' AGL monopole cell tower location. The location submitted is shown below as a reference.

1. 149' Monopole Communications Tower
6227 Deer Run Fort Myers, FL 33908
STRAP: 04-44-25-00-00021.0010

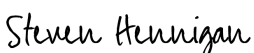
The proposed monopole location is within the Lee County Port Authority's Airspace Notification limits. The LCPA has reviewed the location listed above and have no objection to the proposed construction, provided all requirements set forth in Section 34-1107 of the Lee County Land Development Code are followed.

Please note that this approval only pertains to the height of the proposed monopole tower. The Federal Aviation Administration is working with the telecommunications industry to ensure that radio signals from newly activated wireless telecommunications systems can coexist safely with flight operations. It is incumbent upon the owner and users of these monopoles to ensure there is no disruption to surrounding aviation equipment or airport operations.

If you have any questions regarding this matter, please feel free to contact this office.

Sincerely,

LEE COUNTY PORT AUTHORITY

DocuSigned by:

617BDA172CC34CB...
Steven C. Hennigan, C.M., A.C.E.
Executive Director

CC: Steve Cornell, Deputy Executive Director - Development

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT

11000 Terminal Access Road, Suite 8671 • Fort Myers, Florida 33913-8213
flylcpa.com



STEVEN C. HENNIGAN, C.M., A.C.E.
EXECUTIVE DIRECTOR

RICHARD WM. WESCH
PORT AUTHORITY ATTORNEY

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VICE CHAIR

BRIAN HAMMAN

DAVID MULICKA

TRISH PETROSKY

February 23, 2026

Jennifer C. Frost
Vertex Development LLC
3630 W. Kennedy Blvd
Tampa, FL 33609

RE: Lee County Tall Structures Review Application 2602-03
149' AGL Communication Tower w/ Antennas & Lightning Rod)
6227 Deer Run, Fort Myers, FL 33908
01-46-24-00-00001.0000

As requested, the Lee County Port Authority has reviewed the attached Tall Structures Review Application for a 149' above ground level (AGL) Communications Tower located at 6227 Deer Run Fort Myers, FL 33908 (6.45 miles WSW of Southwest Florida International Airport). The proposed project as described in the review application has been found to be in compliance with the Lee County Development Code, Zoning Section 34-1107, as amended, and is approved with the attached stipulations.

Note: A copy of the *signed* approved permit must be kept on the project site during construction. It is to be presented to any county, state or Port Authority representative, upon request, as proof of compliance. If you have any questions regarding this matter, please feel free to contact this office.

Sincerely,

LEE COUNTY PORT AUTHORITY

Alexander Joseph Reyes

Alexander Joseph Reyes
Noise & Airspace Project Coordinator

Attachments: Tier II Tall Structures Permit
Application for Tall Structures Permit
Executive Director Letter
FAA Determination Letter

CC: Gilbert J. Forgays, III, CM - Director, Operations, RSW
James Hess - Airside Operations Manager, RSW

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT

11000 Terminal Access Road, Suite 8671 - Fort Myers, Florida 33913-8213
flylcpa.com

LEE COUNTY PORT AUTHORITY
CONDITIONS/STIPULATIONS FOR THE ISSUANCE
OF A TIER II TALL STRUCTURES PERMIT 2602-03

Project: 149' AGL Communications Tower (Forest CC)

Location: 6227 Deer Run Fort Myers, FL 33908

STRAP: 01-46-24-00-00001.0000

The above project is approved for a Tier II Tall Structures Permit based on the following Stipulations:

1. The above-referenced project will be constructed using materials or equipment at the maximum height of 149' AGL for the permanent structure at the location approximately 6.45 miles west-southwest of Southwest Florida International Airport Runway 06/24 as described in the attached Tall Structures Review Application.

2. This permit evaluated possible impacts to Page Field and Southwest Florida International Airport only. This airspace approval is valid February 23, 2026 - February 22, 2027. After that date, this approval will be null and void, unless this application is extended, revised, or this office approves a new application. **Requests for a time extension must be received by this office at least 15 days before the expiration date.**

3. Three separate notifications must be made THREE (3) business days prior to the erection of the temporary structure using the contacts below so a local Notice to Airmen (NOTAM) can be published; and during the notifications, the crane operator's contact information must be provided so that two-way communication can be maintained at all times. In addition, the first two contacts must be notified the day of the operation, prior to the crane being erected. All contacts must be notified at the end of the project so that all NOTAMs can be cancelled. Note that Voicemail is not an acceptable form of notice.

- RSW Air Traffic Control Tower, 239-768-5985
- **RSW Airside Operations Manager, James Hess, at 239-590-4733**
- **RSW Operations Department at 239-590-4460**
- LCPA Noise & Airspace Project Coordinator, at 239-590-4609

4. Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

5. If lighting is accomplished on a voluntary basis; Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

6. If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

Granted this 23rd Day of February, 2026

Lee County Port Authority Representative



Alexander Joseph Reyes
Noise & Airspace Project Coordinator

LEE COUNTY TALL STRUCTURES REVIEW APPLICATION

Lee County Port Authority – Planning & Environmental Compliance Department

Project: The Forest CC Tower Date: 02/13/2026

(Circle one) D.O. # / Building Permit Reference #: _____

The undersigned Owner/Lessee hereby requests a Tall Structures Review in accordance with the Lee County Land Development Code, Zoning Section 34-1008, as amended.

PROJECT LOCATIONAddress: 6227 Deer RunCity: Fort Myers State: FL Zip: 33908STRAP Number: 01-46-24-00-00001.0000**PROPOSED TEMPORARY CRANE** (closest point or corner to nearest runway)

**Will apply for crane under separate permit prior to Construction of Tower

Latitude: _____ Degrees _____ Minutes _____ Seconds North

Longitude: _____ Degrees _____ Minutes _____ Seconds West

Height Above Ground Level: _____ Site Elevation: _____

Date(s) of Operation: _____ **Hours of Use: _____

Crane operator **MUST coordinate with the Lee County Port Authority prior to use**PROPOSED PERMANENT STRUCTURE** (closest point or corner to nearest runway)Type of Structure: 145' Monopole Communications Tower with lightning rod up to 149' AGLConstruction Materials: Galvanized steel tower with miscellaneous appurtenances (antennas, mounts, lightning rod)Base Dimensions: 84" diameter Top Dimensions: 24" diameter (plus misc. antennas)Height Above Ground Level: 149' Site Elevation: 6'Latitude: 26 Degrees 29 Minutes 46.31 Seconds NorthLongitude: 081 Degrees 52 Minutes 08.22 Seconds West

ADDITIONAL POINTS (permanent or temporary: balloons, mature vegetation heights, signs, poles, antennas, etc.)

Description: _____

Latitude: _____ Degrees _____ Minutes _____ Seconds North

Longitude: _____ Degrees _____ Minutes _____ Seconds West

Height Above Ground Level: _____ Site Elevation: _____

Description: _____

Latitude: _____ Degrees _____ Minutes _____ Seconds North

Longitude: _____ Degrees _____ Minutes _____ Seconds West

Height Above Ground Level: _____ Site Elevation: _____

11000 Terminal Access Road, Suite 8671, Fort Myers, FL 33913

[1]

Email: tallstructure@flylcpa.com / Phone: 239.590.4609 / FAX: 239.590.4688

LEE COUNTY TALL STRUCTURES REVIEW APPLICATION

Lee County Port Authority – Planning & Environmental Compliance Department

CONTACT INFORMATIONProperty Owner Name: The Forest Country Club, Inc. c/o Rich JohnsonAddress: 6100 Club Blvd SWCity: Fort Myers State: FL ZIP: 33908Phone: 630-899-5606 FAX: _____ Email: rwfjag@aol.comApplicant Name: Vertex Development, LLC c/o Jennifer C. Frost, PMPAddress: 3630 W. Kennedy BlvdCity: Tampa State: FL ZIP: 33609Phone: (813) 480-7855 FAX: _____ Email: jfrost@vertexdevelopment.net**REQUIRED ATTACHMENTS**

If cranes are to be used during the project, include the maximum operating height necessary to complete the work during construction on the application and an attachment. Additionally, shade in their envelope of maneuverability on the attachment. A printout on Google Earth annotating locations and heights of points can satisfy this requirement.

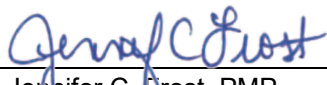
IF PERMIT SEEKER IS NOT LANDOWNER, attach a copy of the authorization to construct or lease on the land involved.

Attach hereto a scaled drawing showing the size and dimensions of the proposed construction.

Special considerations, if any: See enclosed Determination of No Hazard for ASN 2025-ASO-21892-OE, issued 02/11/2026.

SIGNATURE REQUIRED

I do solemnly swear (or affirm) that the statements and information contained herein and on the required supporting documents are true and correct.

Applicant Signature:  Date: 02/13/2026Print Applicant Name: Jennifer C. Frost, PMP

Please forward this application, and direct any questions regarding the completion of this application, to the Lee County Port Authority – Planning & Environmental Compliance Department at tallstructure@flylcpa.com.

11000 Terminal Access Road, Suite 8671, Fort Myers, FL 33913

AGENT OF RECORD LETTER

RE: Vertex Development Application for Communications Tower Facility

I, Richard C. Johnson, as V.P. of The Forest Country Club, Inc., own the following property located at 6227 Deer Run in Fort Myers, Florida (33908) (Lee County Parcel ID# 01-46-24-00-00001.0000) and have the authority to execute this document. I hereby designate and appoint the below listed Agent(s) of Record for any necessary zoning, permitting, or regulatory processes in association with the development of a wireless communication facility located at the aforementioned property.

The Agent of Record is vested with the authority to make representations and agreements which are necessary or desirable in conjunction with any of the aforementioned processes. The Agent of Record is authorized to accept or reject conditions imposed by any reviewing board or entity. The Agent of Record has the authority to execute and file any and all necessary sets of plans, applications or other required paperwork necessary in the zoning, permitting or other regulatory process for the above-mentioned site.

The authorized Agent(s) of Record are:

Doty Solik Law, P.A.
Mary Doty Solik, Esquire
121 S. Orange Ave, Suite 1500
Orlando, FL 32801
Phone: 407-367-7868
Email: msolik@dotysoliklaw.com

Vertex Development, LLC
Alan Ruiz and/or Jennifer C. Frost, PMP
3630 W. Kennedy Blvd
Tampa, FL 33609
Phone: 813-335-4768
Email: alanruiz@vertexdevelopment.net

[Signature] 3/6/25
Date

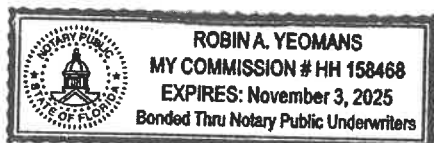
Richard C. Johnson
Printed Name & Title V.P.

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me on this 6th day of March, 2025, by Richard C. Johnson who is personally known to me X or has produced _____ as identification.

[Signature]
Notary Public

(SEAL)



Robin A. Yeomans
Printed Name of Notary Public



FAA TOWER CERTIFICATION

Date: November 17, 2025

Re: The Forest CC Site
Lee County, Florida

I hereby certify to Vertex Development, LLC that the following Latitude and Longitude values for the center of the above-referenced proposed tower site are accurate to within +/- 20 feet horizontally; and that the following proposed tower site existing ground elevation is accurate to within +/- 3 feet vertically, as observed in the field on September 29, 2025.

NAD 1983

Latitude: 26° 29' 46.31" N.

Longitude: 81° 52' 08.22" W.

NAD 1927

Latitude: 26° 29' 45.02" N.

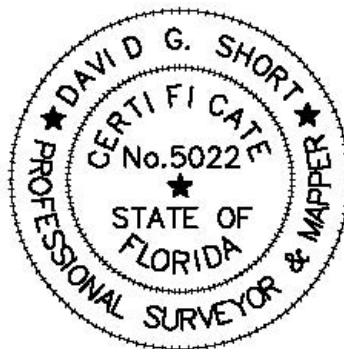
Longitude: 81° 52' 08.91" W.

Existing Ground Elevation: 5.9 Feet NAVD88
7.1 Feet NGVD29

GeoLine Surveying, Inc.

A handwritten signature in black ink, appearing to read "David G. Short", is written over a horizontal line.

David G. Short, P.S.M. Date: November 17, 2025
Professional Surveyor and Mapper
Florida Certificate of Registration No. 5022
Florida DBPR Certificate of Authorization No. LB7082
s:\office documents\word docs\ecm\264-130 prop faa revised
9-29-2025.doc





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2025-ASO-21892-OE

Issued Date: 02/11/2026

VERTEX DEVELOPMENT, LLC
ALAN RUIZ
3630 W. Kennedy Blvd
Tampa, FL 33609

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower The Forest CC FL-5066
County, State: Lee, Florida

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	26-29-46.30N	81-52-08.22W	6 Ft	149 Ft	155 Ft

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

This aeronautical study included evaluation of a structure that exists at this time. Action will be taken to ensure aeronautical charts are updated to reflect the most current coordinates, elevation and height as indicated in the case description.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact Terri Johnson, at 1-404-305-5540, or teresa.ctr.johnson@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASO-21892-OE.

Signature Control No: 680063552-693233025

(DNE)

Julie A. Morgan

Manager, Obstruction Evaluation Group

Attachment(s)

Case Description

Frequency Data

Map(s)

cc: FCC

Case Description for ASN 2025-ASO-21892-OE

145' Monopole Tower and additional appurtenances (lightning rod) for up to 149' AGL

Frequency Data for ASN 2025-ASO-21892-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
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
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

TOPO Map for ASN 2025-ASO-21892-OE



Sectional Map for ASN 2025-ASO-21892-OE





A map of the Fort Rock area in Oregon. A red pin marks the 'SITE LOCATION' on the west side of State Highway 799. To the north of the site is The Forest Country Club and Mango Rita's Rhythm House. To the east is The Clam Bake. Further south on Highway 799 is Publix Super Market at Alice Commons. To the southeast is Fort Rock Climbing Center. Major roads shown include State Highway 799, Alice Rd, and Highway 41. A compass rose is in the top left corner.

An aerial photograph of a golf course and surrounding residential areas. A red pin is placed on a small building complex, with a black arrow pointing to it from a white box labeled "SITE LOCATION". In the top left corner, there is a compass rose indicating North. In the top right corner, the text "The Forest Country Club" is visible next to a green circular logo with a white "F" and a tree. The map shows various green spaces, water bodies, and roads.

6227 DEER RUN
FORT MYERS, FL 33908
WIRELESS TELECOMMUNICATIONS
149' MONOPOLE TOWER

APPROVALS

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

PROJECT SUMMARY

1. VERTEX SITE NAME:	THE FOREST CC
2. VERTEX SITE NUMBER:	FL-5066
3. TYPE OF STRUCTURE:	UNMANNED WIRELESS TELECOMMUNICATIONS TOWER 149' MONOPOLE
4. TYPE OF DEVELOPMENT:	UTILITY
5. TOWER GROUND ELEVATION:	±5.9' (NAVD 88)
6. SITE ADDRESS:	6227 DEER RUN FORT MYERS, FL 33908
7. LATITUDE:	26° 29' 46.31" N / 26.496197° N
8. LONGITUDE:	81° 52' 08.22" W / -81.868950 W
PROPERTY OWNER:	THE FOREST COUNTRY CLUB, INC. 6100 CLUB BLVD SW FORT MYERS, FL 33908
9. COUNTY:	LEE COUNTY, FLORIDA
10. PARCEL NUMBER:	01-46-24-00-00001.0000
11. PARCEL PORTION OF:	S1, T46 SOUTH, R24 E
12. JURISDICTION:	LEE COUNTY, FLORIDA
13. EXISTING LAND USE:	3800 - GOLF COURSE
14. FUTURE LAND USE:	SUBURBAN - 93% WETLANDS - 4% WETLANDS - 3%
15. EXISTING ZONING:	RM-2
16. 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'±
17. PARENT TRACT AREA:	280.34 ACRES
18. TOTAL PROJECT AREA:	2,854 SF (±) / 0.06 ACRES (±)
19. TOTAL LEASE AREA:	1,932 SF
20. TOTAL COMPOUND AREA:	1,932 SF
21. 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

1. 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.
2. CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO SITE.
3. 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

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

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

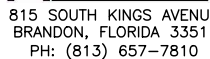
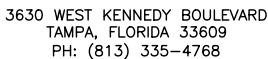
ENGINEER:
GEN3 ENGINEERING, INC.
27139 SEA BREEZE WAY
WESLEY CHAPEL, FL 33544
(813) 917-2671
ATTN: DARRYL J. KROEZE, PE

ELECTRIC COMPANY:
SECO ENERGY

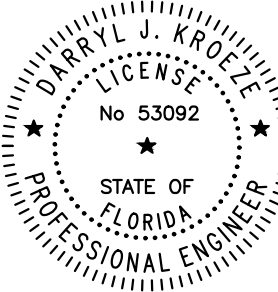
FIBER COMPANY:
TBD

PROJECT INFORMATION

1. THIS IS AN UNMANNED FACILITY AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
2. 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.
3. NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
4. NO WASTEWATER WILL BE GENERATED AT THIS LOCATION.
5. NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.
6. HANDICAP REQUIREMENTS; FACILITY WILL BE UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS NOT REQUIRED.

[illegible]

PREPARED BY:



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



DEVELOPMENT, LLC

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

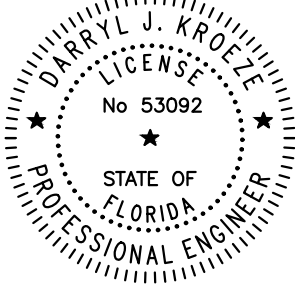


815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

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

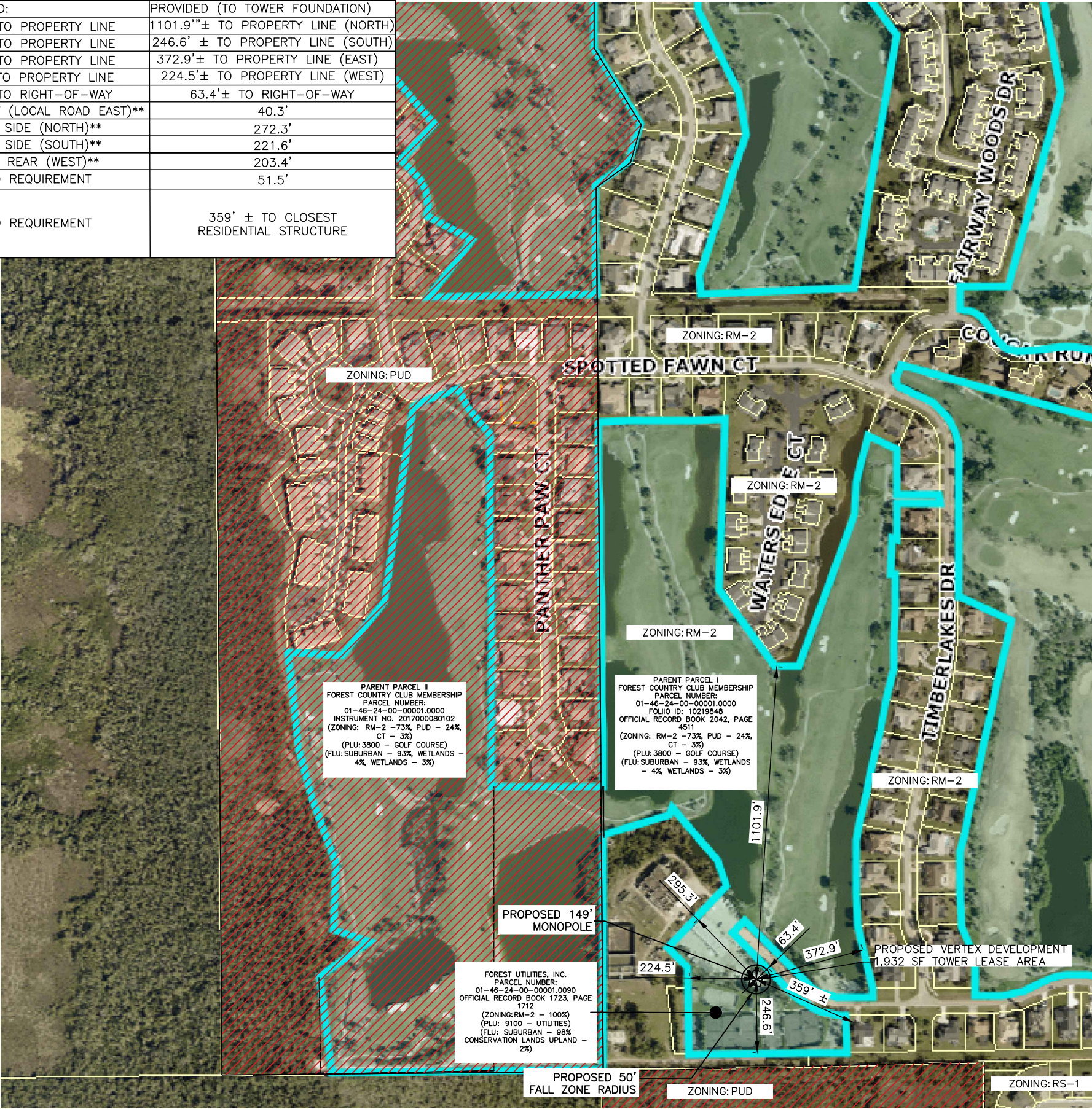
GENERAL NOTES

SHEET NUMBER

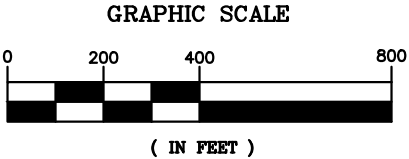
GN-1

GEN3 - C:\Users\DarrylKroeze\Downloads\Forest\US-FL-5606_The Forest CC_ZD_REV A_NEW SURVEY_12.29.25.dwg December 30, 2025 9:14:12 AM DarrylKroeze

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
A	11/07/25	PRELIMINARY ZDs
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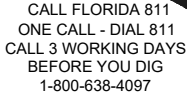
6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

**OVERALL AERIAL AND
SETBACK PLAN**

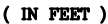
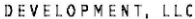
SHEET NUMBER

A-1



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

TRUE NORTH

DJK

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6227 DEER RUN
FORT MYERS, FL 33908

C-1

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 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 "AT"; 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.

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 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°30'30" 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 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.

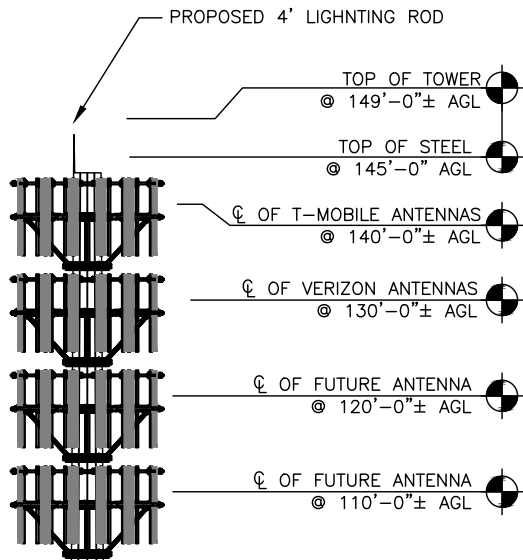
CONTAINING 109,271 SQUARE FEET (2.51 ACRES), MORE OR LESS.

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

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



**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

- PROPOSED 149'
MONOPOLE TOWER
(GALVANIZED FINISH)

PROPOSED 10' TALL
PVC FENCE

1 TOWER
C-2 NOT TO SCALE

[illegible]

GEN3 PROJECT NO.: 102404002

DRAWN BY:	CHECKED BY:
HR	DJK



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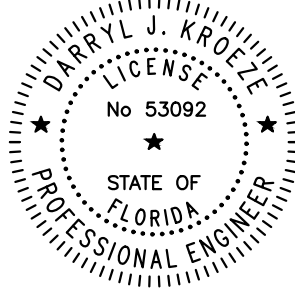


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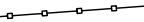
6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

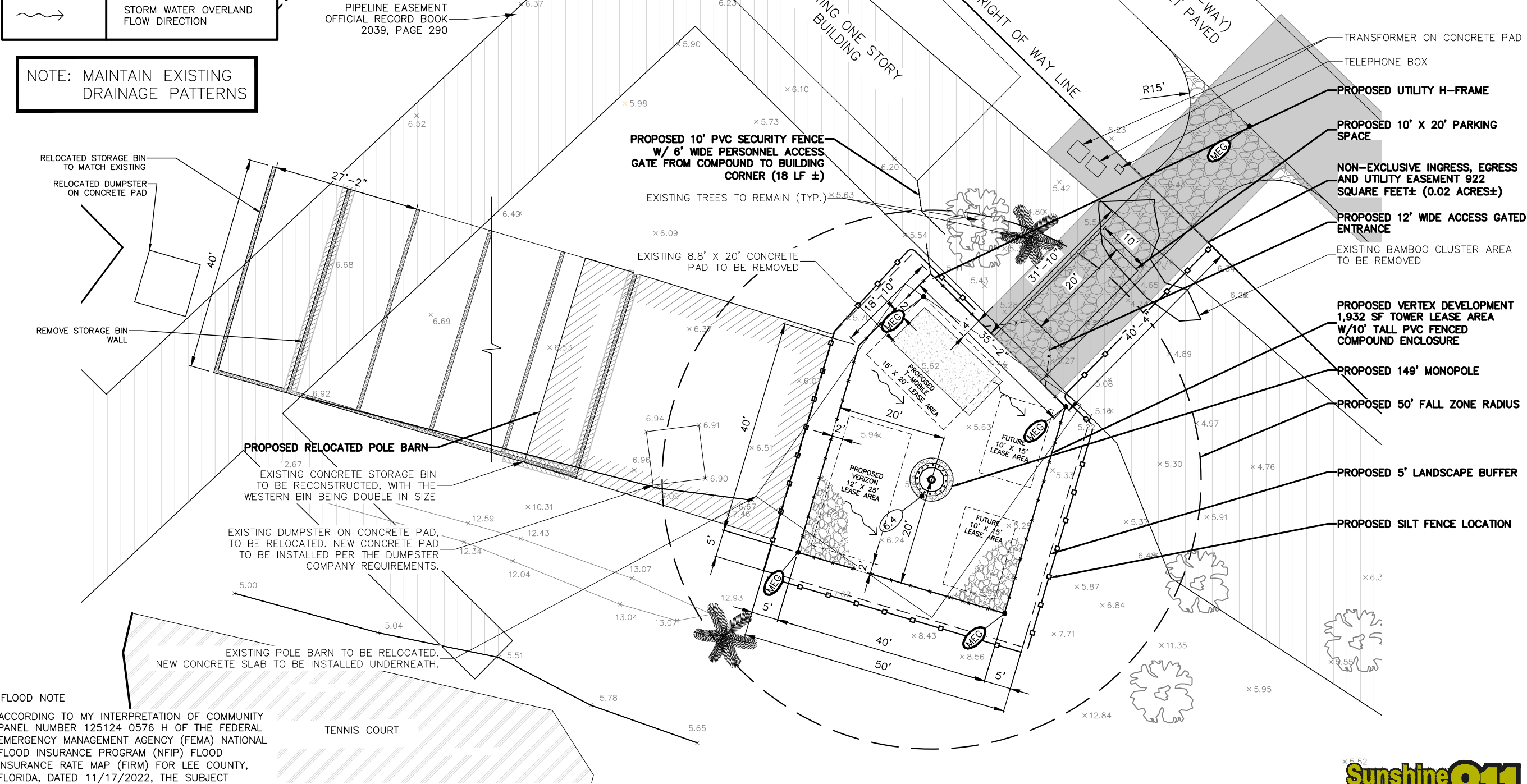
TOWER ELEVATION & PROPERTY DESCRIPTIONS

SHEET NUMBER

C-2

LEGEND	
× 15.87	EXISTING SPOT ELEVATION
	SILT FENCE LOCATION
	PROPOSED SPOT ELEVATION
	MATCH EXISTING GRADE
	STORM WATER OVERLAND FLOW DIRECTION

NOTE: MAINTAIN EXISTING DRAINAGE PATTERNS



FLOOD NOTE

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 125124 0576 H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR LEE COUNTY, FLORIDA, DATED 11/17/2022, THE SUBJECT PROPERTY IS IN FLOOD ZONE "AE", IE, "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL FLOOD, BASE FLOOD ELEVATIONS DETERMINED".

THE BASE FLOOD ELEVATION DEPICTED ON THE COMMUNITY PANEL FOR THE LOCATION OF THE PARENT PARCEL IS 11' NAVD'88.

1
C-3

COMPOUND & GRADING PLAN

SCALE: 1" = 20'-0"

SCALE BASED ON 11"x17" ONLY

Sunshine State 811
One Call

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

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

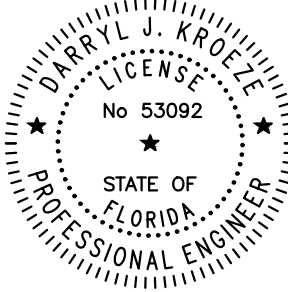


815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

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

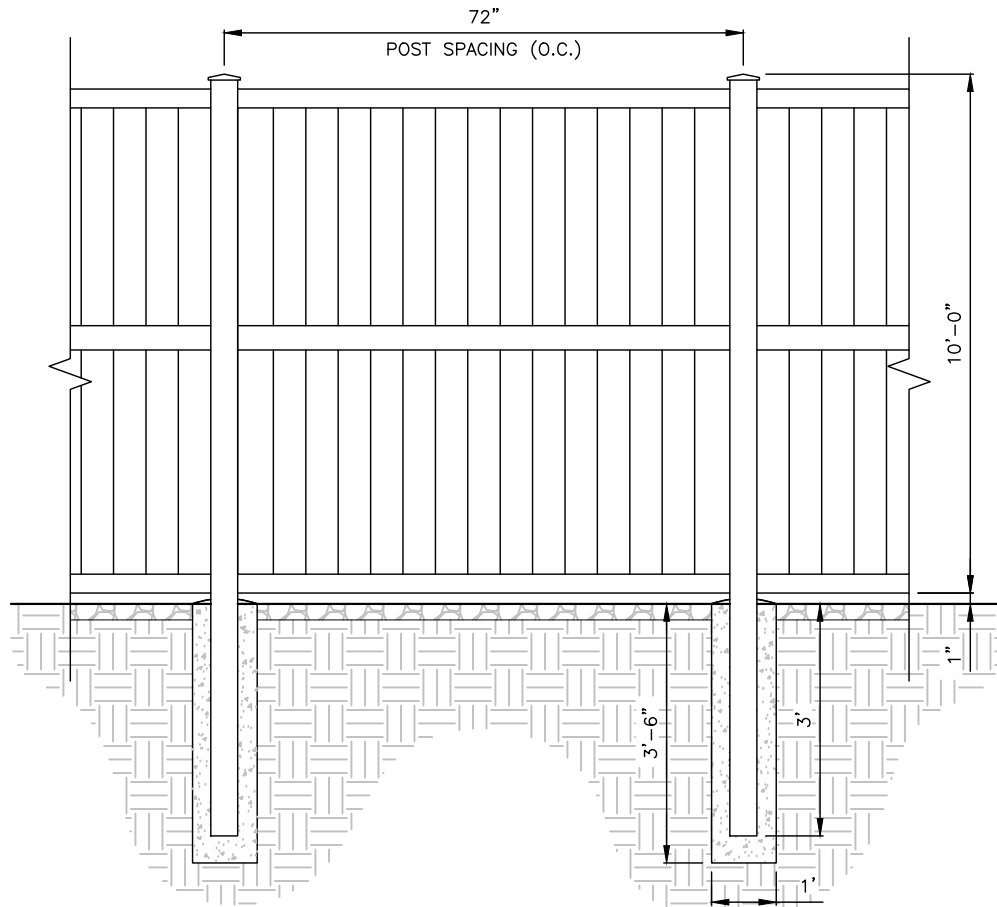
6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

COMPOUND & GRADING PLAN

SHEET NUMBER

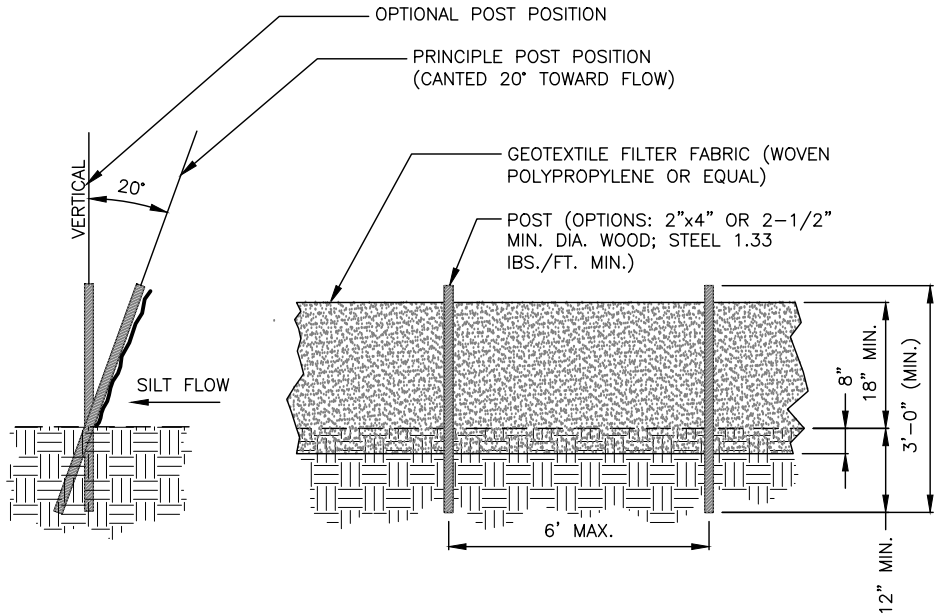
C-3



-

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

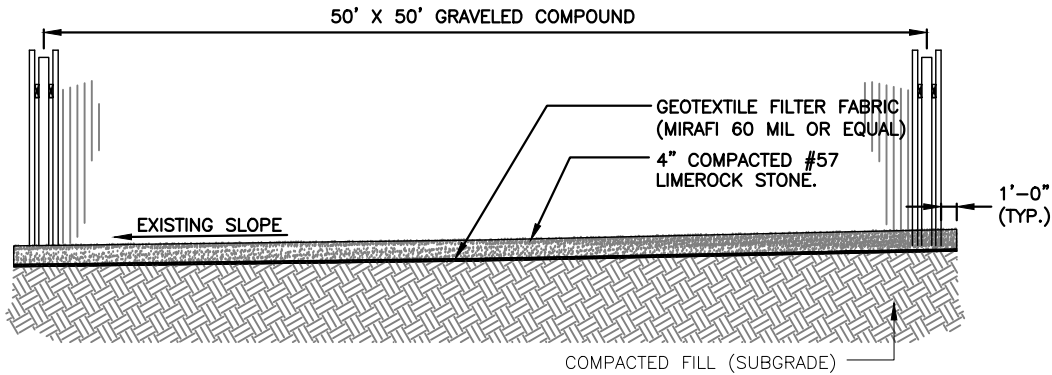
C-4



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
C-5 **SILT FENCE DETAIL**
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
C-5 **TYPICAL COMPOUND SECTION DETAIL**
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

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

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

PREPARED BY:

GEN
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**

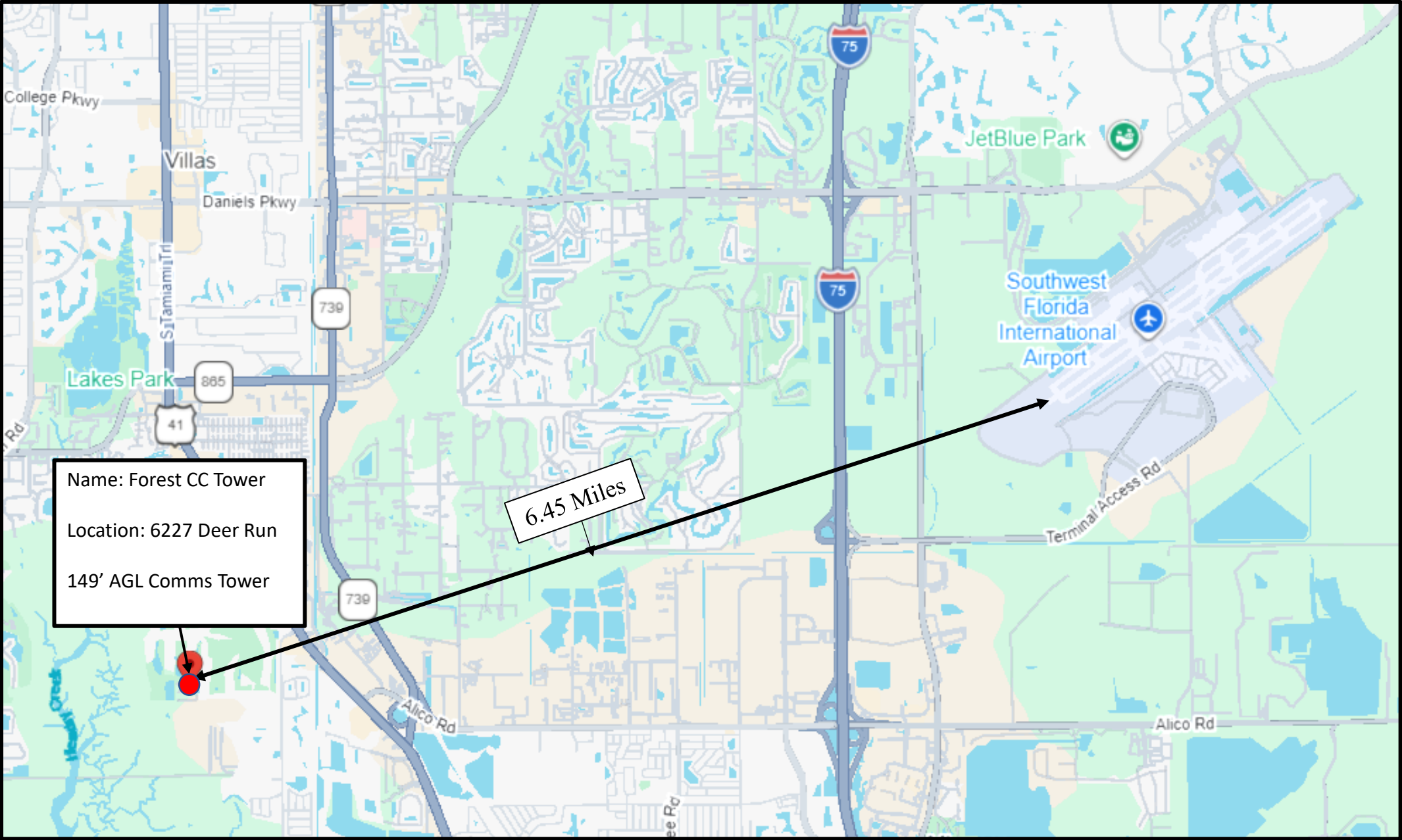
6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

SITE DETAILS

SHEET NUMBER

C-5





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2025-ASO-21892-OE

Issued Date: 02/11/2026

VERTEX DEVELOPMENT, LLC
ALAN RUIZ
3630 W. Kennedy Blvd
Tampa, FL 33609

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower The Forest CC FL-5066
County, State: Lee, Florida

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	26-29-46.30N	81-52-08.22W	6 Ft	149 Ft	155 Ft

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

This aeronautical study included evaluation of a structure that exists at this time. Action will be taken to ensure aeronautical charts are updated to reflect the most current coordinates, elevation and height as indicated in the case description.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact Terri Johnson, at 1-404-305-5540, or teresa.ctr.johnson@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASO-21892-OE.

Signature Control No: 680063552-693233025

(DNE)

Julie A. Morgan

Manager, Obstruction Evaluation Group

Attachment(s)

Case Description

Frequency Data

Map(s)

cc: FCC

Case Description for ASN 2025-ASO-21892-OE

145' Monopole Tower and additional appurtenances (lightning rod) for up to 149' AGL

Frequency Data for ASN 2025-ASO-21892-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
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
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

TOPO Map for ASN 2025-ASO-21892-OE



Sectional Map for ASN 2025-ASO-21892-OE





**UNITED STATES OF AMERICA
FEDERAL COMMUNICATIONS COMMISSION
ANTENNA STRUCTURE REGISTRATION**



OWNER: Vertex Development, LLC

FCC Registration Number (FRN): 0012869657

Vertex Development, LLC 3630 W Kennedy Blvd Tampa, FL 33609	Antenna Structure Registration Number 1332626
	Issue Date 02/13/2026
Location of Antenna Structure 6227 Deer Run Fort Myers, FL 33908 County: LEE	Ground Elevation (AMSL) 1.8 meters
	Overall Height Above Ground (AGL) 45.4 meters
Latitude 26- 29- 46.3 N	Longitude 081- 52- 08.2 W
	NAD83
	Overall Height Above Mean Sea Level (AMSL) 47.2 meters
Center of Array Coordinates N/A	Type of Structure MTOWER Monopole
Painting and Lighting Requirements: FAA Chapters NONE	
Conditions:	

This registration is effective upon completion of the described antenna structure and notification to the Commission. **YOU MUST NOTIFY THE COMMISSION WITHIN 5 DAYS OF COMPLETION OF CONSTRUCTION OR CANCELLATION OF YOUR PROJECT, please file FCC Form 854.** To file electronically, connect to the antenna structure registration system by pointing your web browser to <https://www.fcc.gov/antenna-structure-registration>. Electronic filing is required. Use purpose code "NT" for notification of completion of construction; use purpose code "CA" to cancel your registration.

The Antenna Structure Registration is not an authorization to construct radio facilities or transmit radio signals. It is necessary that all radio equipment on this structure be covered by a valid FCC license or construction permit.

You must immediately provide a copy of this Registration to all tenant licensees and permittees sited on the structure described on this Registration (although not required, you may want to use Certified Mail to obtain proof of receipt), and *display* your Registration Number at the site. See reverse for important information about the Commission's Antenna Structure Registration rules.

You must comply with all applicable FCC obstruction marking and lighting requirements, as set forth in Part 17 of the Commission's Rules (47 C.F.R. Part 17). These rules include, but are not limited to:

- **Posting the Registration Number:** The Antenna Structure Registration Number must be displayed in a conspicuous place so that it is readily visible near the base of the antenna structure. Materials used to display the Registration Number must be weather-resistant and of sufficient size to be easily seen at the base of the antenna structure. Exceptions exist for certain historic structures. See 47 C.F.R. 17.4(g)-(h).
- **Inspecting lights and equipment:** The obstruction lighting must be observed at least every 24 hours in order to detect any outages or malfunctions. Lighting equipment, indicators, and associated devices must be inspected at least once every three months.
- **Reporting outages and malfunctions:** When any top steady-burning light or a flashing light (in any position) burns out or malfunctions, the outage must be reported to the nearest FAA Flight Service Station, unless corrected within 30 minutes. The FAA must again be notified when the light is restored. The owner must also maintain a log of these outages and malfunctions.
- **Maintaining assigned painting:** The antenna structure must be repainted as often as necessary to maintain good visibility.
- **Complying with environmental rules:** If you certified that grant of this registration would not have a significant environmental impact, you must nevertheless maintain all pertinent records and be ready to provide documentation supporting this certification and compliance with the rules, in the event that such information is requested by the Commission pursuant to 47 C.F.R. 1.1307(d).
- **Updating information:** The owner must notify the FCC of proposed modifications to this structure; of any change in ownership; or, within 30 days of dismantlement of the structure.

Copies of the Code of Federal Regulations (which contain the FCC's antenna structure registration rules, 47 C.F.R Part 17) are available from the Government Printing Office (GPO). To purchase CFR volumes, call (202) 512-1800. For GPO Customer Service, call (202) 512-1803. For additional FCC information, consult the Antenna Homepage on the internet at <https://www.fcc.gov/antenna-structure-registration> or call (877) 480-3201 (TTY 717-338-2824).

REFERENCE COPY

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: Clearwire Spectrum Holdings II LLC

ATTN: FCC REGULATORY COMPLIANCE
CLEARWIRE SPECTRUM HOLDINGS II LLC
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign B151	File Number 0009776290
Radio Service BR - Broadband Radio Service	
Regulatory Status Common Carrier	

FCC Registration Number (FRN): 0015316904

Grant Date 02-25-2016	Effective Date 10-28-2021	Expiration Date 03-28-2026	Print Date 10-28-2021
---------------------------------	-------------------------------------	--------------------------------------	---------------------------------

Geographic Service Area: BTA 151 Ft. Myers, FL

Channel Plan:**Channel Number:****Frequency:**

New	BRS1	002496.00000000 - 002502.00000000 MHz
New	BRS2	002618.00000000 - 002624.00000000 MHz
New	E1	002624.00000000 - 002629.50000000 MHz
New	E2	002629.50000000 - 002635.00000000 MHz
New	E3	002635.00000000 - 002640.50000000 MHz
New	E4	002608.00000000 - 002614.00000000 MHz
New	F1	002640.50000000 - 002646.00000000 MHz
New	F2	002646.00000000 - 002651.50000000 MHz
New	F3	002651.50000000 - 002657.00000000 MHz
New	F4	002602.00000000 - 002608.00000000 MHz
New	H1	002657.00000000 - 002662.50000000 MHz
New	H2	002662.50000000 - 002668.00000000 MHz
New	H3	002668.00000000 - 002673.50000000 MHz

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Waivers/Conditions:

Commission approval of this application and the licenses contained therein are subject to the conditions set forth in the Memorandum Opinion and Order, adopted on December 29, 2006 and released on March 26, 2007, and revised in the Order on Reconsideration, adopted and released on March 26, 2007. See AT&T Inc. and BellSouth Corporation Application for Transfer of Control, WC Docket No. 06-74, Memorandum Opinion and Order, FCC 06-189 (rel. Mar. 26, 2007); AT&T Inc. and BellSouth Corporation, WC Docket No. 06-74, Order on Reconsideration, FCC 07-44 (rel. Mar. 26, 2007).

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEXTEL WEST CORP.

ATTN: FCC REGULATORY COMPLIANCE
NEXTEL WEST CORP.
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign KNLF229	File Number 0011525003
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0001608363

Grant Date 06-11-2025	Effective Date 07-09-2025	Expiration Date 06-23-2035	Print Date 06-13-2025
Market Number MTA015	Channel Block A	Sub-Market Designator 15	
Market Name Miami-Fort Lauderdale			
1st Build-out Date 06-23-2000	2nd Build-out Date 06-23-2005	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: NEXTEL WEST CORP.

Call Sign: KNLF229

File Number: 0011525003

Print Date: 06-13-2025

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
--------	-------------	-------------------	-----------------------	--------

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEXTEL WEST CORP.

ATTN: FCC REGULATORY COMPLIANCE
NEXTEL WEST CORP.
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign KNLF559	File Number 0010244737
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0001608363

Grant Date 01-18-2017	Effective Date 10-18-2022	Expiration Date 01-27-2027	Print Date 12-23-2022
Market Number BTA151	Channel Block C	Sub-Market Designator 0	
Market Name Ft. Myers, FL			
1st Build-out Date 01-27-2002	2nd Build-out Date 01-27-2007	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

This authorization is conditioned upon the full and timely payment of all monies due pursuant to Sections 1.2110 and 24.711 of the Commission's Rules and the terms of the Commission's installment plan as set forth in the Note and Security Agreement executed by the licensee. Failure to comply with this condition will result in the automatic cancellation of this authorization.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: NEXTEL WEST CORP.

Call Sign: KNLF559

File Number: 0010244737

Print Date: 12-23-2022

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
--------	-------------	-------------------	-----------------------	--------

REFERENCE COPY

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEXTEL WEST CORP.

ATTN: FCC REGULATORY COMPLIANCE
NEXTEL WEST CORP.
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign KNLG251	File Number 0010244737
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0001608363

Grant Date 04-21-2017	Effective Date 10-18-2022	Expiration Date 04-28-2027	Print Date 12-23-2022
Market Number BTA151	Channel Block F	Sub-Market Designator 0	
Market Name Ft. Myers, FL			
1st Build-out Date 04-28-2002	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

This authorization is conditioned upon the full and timely payment of all monies due pursuant to Sections 1.2110 and 24.716 of the Commission's Rules and the terms of the Commission's installment plan as set forth in the Note and Security Agreement executed by the licensee. Failure to comply with this condition will result in the automatic cancellation of this authorization.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: NEXTEL WEST CORP.

Call Sign: KNLG251

File Number: 0010244737

Print Date: 12-23-2022

This license is conditioned upon compliance with the provisions of Applications of AT&T Wireless Services, Inc. and Cingular Wireless Corporation For Consent to Transfer Control of Licenses and Authorizations, Memorandum Opinion and Order, FCC 04-255 (rel. Oct. 26, 2004).

Commission approval of this application and the licenses contained therein are subject to the conditions set forth in the Memorandum Opinion and Order, adopted on December 29, 2006 and released on March 26, 2007, and revised in the Order on Reconsideration, adopted and released on March 26, 2007. See AT&T Inc. and BellSouth Corporation Application for Transfer of Control, WC Docket No. 06-74, Memorandum Opinion and Order, FCC 06-189 (rel. Mar. 26, 2007); AT&T Inc. and BellSouth Corporation, WC Docket No. 06-74, Order on Reconsideration, FCC 07-44 (rel. Mar. 26, 2007).

Licensee Name: NEXTEL WEST CORP.

Call Sign: KNLG251

File Number: 0010244737

Print Date: 12-23-2022

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: The School Board of Lee County Florida

ATTN: COORDINATOR, INF MGT, IT SUPPORT
THE SCHOOL BOARD OF LEE COUNTY FLORIDA
2855 COLONIAL BLVD.
FORT MYERS, FL 33966

Call Sign WBE805	File Number 0007409636
Radio Service ED - Educational Broadband Service	
Regulatory Status Non Common Carrier	

FCC Registration Number (FRN): 0009170846

Grant Date	Effective Date	Expiration Date	Print Date
10-17-2016	10-17-2016	11-12-2026	10-18-2016

Geographic Service Area: P35 26-38-21.3 N 081-51-48.3 W

Channel Plan:

New
New
New
New

Channel Number:

B1
B2
B3
B4

Frequency:

002518.50000000 - 002524.00000000 MHz
002524.00000000 - 002529.50000000 MHz
002529.50000000 - 002535.00000000 MHz
002578.00000000 - 002584.00000000 MHz

Waivers/Conditions:

Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NSAC, LLC

ATTN: FCC REGULATORY COMPLIANCE
NSAC, LLC
12920 SE 38TH ST
BELLEVUE, WA 98006

Call Sign WLX678	File Number 0011163943
Radio Service ED - Educational Broadband Service	
Regulatory Status Common Carrier	

FCC Registration Number (FRN): 0003768553

Grant Date 08-30-2022	Effective Date 07-26-2024	Expiration Date 09-30-2032	Print Date 07-27-2024
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Geographic Service Area: P35 26-19-01.3 N 081-47-12.3 W**Channel Plan:**

New
New
New
New

Channel Number:

A1
A2
A3
A4

Frequency:

002502.00000000 - 002507.50000000 MHz
002507.50000000 - 002513.00000000 MHz
002513.00000000 - 002518.50000000 MHz
002572.00000000 - 002578.00000000 MHz

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: Banyan Montessori, Inc. d.b.a. Montessori School of Fort Myers

BANYAN MONTESSORI, INC. D.B.A. MONTESSORI SCHOOL OF FORT MYERS
2151 CRYSTAL DRIVE
FORT MYERS, FL 33907

Call Sign WNC260	File Number 0010952530
Radio Service ED - Educational Broadband Service	
Regulatory Status Non Common Carrier	

FCC Registration Number (FRN): 0022970453

Grant Date 05-06-2024	Effective Date 05-06-2024	Expiration Date 04-04-2034	Print Date 05-09-2024
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Geographic Service Area: P35 26-19-01.3 N 081-47-12.3 W

Channel Plan:	Channel Number:	Frequency:
New	D1	002551.50000000 - 002557.00000000 MHz
New	D2	002557.00000000 - 002562.50000000 MHz
New	D3	002562.50000000 - 002568.00000000 MHz
New	D4	002590.00000000 - 002596.00000000 MHz

Waivers/Conditions:

Spectrum Lease associated with this license. See Spectrum Leasing Arrangement Letter dated 05/20/2005 and file number 0002093522.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: Nextel West Corp.

ATTN: FCC REGULATORY COMPLIANCE
NEXTEL WEST CORP.
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign WNC803	File Number 0011391213
Radio Service ED - Educational Broadband Service	
Regulatory Status Common Carrier	

FCC Registration Number (FRN): 0001608363

Grant Date 12-13-2016	Effective Date 01-13-2025	Expiration Date 11-21-2026	Print Date 01-14-2025
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Geographic Service Area: P35 26-19-01.3 N 081-47-12.3 W

Channel Plan:

New
New
New
New

Channel Number:

C1
C2
C3
C4

Frequency:

002535.00000000 - 002540.50000000 MHz
002540.50000000 - 002546.00000000 MHz
002546.00000000 - 002551.50000000 MHz
002584.00000000 - 002590.00000000 MHz

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: Clearwire Spectrum Holdings II LLC

ATTN: FCC REGULATORY COMPLIANCE
CLEARWIRE SPECTRUM HOLDINGS II LLC
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign WND240	File Number 0011152905
Radio Service ED - Educational Broadband Service	
Regulatory Status Common Carrier	

FCC Registration Number (FRN): 0015316904

Grant Date	Effective Date	Expiration Date	Print Date
11-01-2017	07-15-2024	11-12-2027	07-16-2024

Geographic Service Area: P35 26-19-01.3 N 081-47-12.3 W

Channel Plan:	Channel Number:	Frequency:
New	G1	002673.50000000 - 002679.00000000 MHz
New	G2	002679.00000000 - 002684.50000000 MHz
New	G3	002684.50000000 - 002690.00000000 MHz
New	G4	002596.00000000 - 002602.00000000 MHz

Waivers/Conditions:

Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: LEE COUNTY FLORIDA BOARD OF COUNTY COMMISSIONERS

ATTN: PAUL FILLA
LEE COUNTY FLORIDA BOARD OF COUNTY COMMISSIONERS
2665 ORTIZ AVE
PO BOX 398
FORT MYERS, FL 33905

Call Sign WNTH636	File Number 0010035467
Radio Service BR - Broadband Radio Service	
Regulatory Status Non Common Carrier	

FCC Registration Number (FRN): 0001802271

Grant Date 06-25-2021	Effective Date 05-05-2022	Expiration Date 05-01-2031	Print Date 05-05-2022
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Geographic Service Area: P35 26-43-36.2 N 081-47-11.3 W

Channel Plan:
New

Channel Number:
H2

Frequency:
002662.50000000 - 002668.00000000 MHz

Waivers/Conditions:

Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948); if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: FCC REGULATORY COMPLIANCE
T-MOBILE LICENSE LLC
12920 SE 38TH ST
BELLEVUE, WA 98006

Call Sign WQGB374	File Number 0009804471
Radio Service AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0001565449

Grant Date 01-14-2022	Effective Date 01-14-2022	Expiration Date 11-29-2036	Print Date 01-15-2022
Market Number REA002	Channel Block D		Sub-Market Designator 3
Market Name Southeast			
1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: T-MOBILE LICENSE LLC**Call Sign:** WQGB374**File Number:** 0009804471**Print Date:** 01-15-2022

The license is subject to compliance with the provisions of the January 12, 2001 Agreement between Deutsche Telekom AG, VoiceStream Wireless Corporation, VoiceStream Wireless Holding Corporation and the Department of Justice (DOJ) and the Federal Bureau of Investigation (FBI), which addresses national security, law enforcement, and public safety issues of the FBI and the DOJ regarding the authority granted by this license. Nothing in the Agreement is intended to limit any obligation imposed by Federal law or regulation including, but not limited to, 47 U.S.C. Section 222(a) and (c)(1) and the FCC's implementing regulations. The Agreement is published at VoiceStream-DT Order, IB Docket No. 00-187, FCC 01-142, 16 FCC Rcd 9779, 9853 (2001).

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WQGB374

File Number: 0009804471

Print Date: 01-15-2022

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: FCC REGULATORY COMPLIANCE
T-MOBILE LICENSE LLC
12920 SE 38TH ST
BELLEVUE, WA 98006

Call Sign WQGB375	File Number 0009804485
Radio Service AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0001565449

Grant Date 01-14-2022	Effective Date 01-14-2022	Expiration Date 11-29-2036	Print Date 01-15-2022
Market Number REA002	Channel Block E	Sub-Market Designator 1	
Market Name Southeast			
1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: T-MOBILE LICENSE LLC**Call Sign:** WQGB375**File Number:** 0009804485**Print Date:** 01-15-2022

The license is subject to compliance with the provisions of the January 12, 2001 Agreement between Deutsche Telekom AG, VoiceStream Wireless Corporation, VoiceStream Wireless Holding Corporation and the Department of Justice (DOJ) and the Federal Bureau of Investigation (FBI), which addresses national security, law enforcement, and public safety issues of the FBI and the DOJ regarding the authority granted by this license. Nothing in the Agreement is intended to limit any obligation imposed by Federal law or regulation including, but not limited to, 47 U.S.C. Section 222(a) and (c)(1) and the FCC's implementing regulations. The Agreement is published at VoiceStream-DT Order, IB Docket No. 00-187, FCC 01-142, 16 FCC Rcd 9779, 9853 (2001).

Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WQGB375

File Number: 0009804485

Print Date: 01-15-2022

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEXTEL WEST CORP.

ATTN: FCC REGULATORY COMPLIANCE
NEXTEL WEST CORP.
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign WQGD595	File Number 0010244737
Radio Service AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0001608363

Grant Date 02-09-2022	Effective Date 10-18-2022	Expiration Date 12-18-2036	Print Date 12-23-2022
Market Number BEA032	Channel Block C	Sub-Market Designator 0	
Market Name Fort Myers-Cape Coral, FL			
1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: NEXTEL WEST CORP.

Call Sign: WQGD595

File Number: 0010244737

Print Date: 12-23-2022

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: FCC REGULATORY COMPLIANCE
T-MOBILE LICENSE LLC
12920 SE 38TH ST
BELLEVUE, WA 98006

Call Sign WQKV554	File Number 0011437878
Radio Service CY - 1910-1915/1990-1995 MHz Bands, Market Area	

FCC Registration Number (FRN): 0001565449

Grant Date 05-16-2017	Effective Date 02-06-2025	Expiration Date 03-03-2026	Print Date 02-06-2025
Market Number BEA032	Channel Block G	Sub-Market Designator 2	
Market Name Fort Myers-Cape Coral, FL			
1st Build-out Date 03-03-2016	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned on licensee's continued compliance with license conditions adopted by the Commission in the 800 MHz public safety proceeding, WT Docket 02-55, including but not limited to conditions contained in paragraphs 346, 351, 352, 355, 356 of Improving Public Safety Communications in the 800 MHz Band, Report and Order, Fifth Report and Order, Fourth Memorandum Opinion and Order, and Order, 19 FCC Rcd 14969 (2004); as amended by Erratum, WT Docket No. 02-55 (rel. Sept. 10, 2004) and Second Erratum, 19 FCC Rcd 19651 (2004) and Third Erratum, 19 FCC Rcd 21818 (2004). Provided, however, that effective October 1, 2014, the licensee need not comply with paragraph 331 of said 800 MHz Report and Order but only to the extent that said paragraph provides that: At no time during the life of the letter(s) of credit shall the balance fall below \$850 million.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WQKV554

File Number: 0011437878

Print Date: 02-06-2025

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEXTEL WEST CORP.

ATTN: FCC REGULATORY COMPLIANCE
NEXTEL WEST CORP.
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign WQLA790	File Number 0010244737
Radio Service WY - 700 MHz Lower Band (Blocks A, B & E)	

FCC Registration Number (FRN): 0001608363

Grant Date 11-13-2019	Effective Date 10-18-2022	Expiration Date 11-16-2029	Print Date 12-23-2022
Market Number BEA032	Channel Block A	Sub-Market Designator 0	
Market Name Fort Myers-Cape Coral, FL			
1st Build-out Date 12-13-2016	2nd Build-out Date 11-16-2019	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: NEXTEL WEST CORP.

Call Sign: WQLA790

File Number: 0010244737

Print Date: 12-23-2022

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: FCC REGULATORY COMPLIANCE
T-MOBILE LICENSE LLC
12920 SE 38TH ST
BELLEVUE, WA 98006

Call Sign WQPZ973	File Number 0009804543
Radio Service AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0001565449

Grant Date 02-11-2022	Effective Date 02-11-2022	Expiration Date 11-29-2036	Print Date 02-12-2022
Market Number REA002	Channel Block F	Sub-Market Designator 2	
Market Name Southeast			
1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: T-MOBILE LICENSE LLC

Call Sign: WQPZ973

File Number: 0009804543

Print Date: 02-12-2022

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: Sprint Spectrum License Holder LLC

ATTN: FCC REGULATORY COMPLIANCE
SPRINT SPECTRUM LICENSE HOLDER LLC
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign WQYK924	File Number 0009767187
Radio Service BR - Broadband Radio Service	
Regulatory Status Common Carrier	

FCC Registration Number (FRN): 0025738147

Grant Date 10-27-2016	Effective Date 10-26-2021	Expiration Date 03-28-2026	Print Date 10-26-2021
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Geographic Service Area: BTA 151 Ft. Myers, FL

Channel Plan:**Channel Number:****Frequency:**

New	BRS1	002496.00000000 - 002502.00000000 MHz
New	BRS2	002618.00000000 - 002624.00000000 MHz
New	E1	002624.00000000 - 002629.50000000 MHz
New	E2	002629.50000000 - 002635.00000000 MHz
New	E3	002635.00000000 - 002640.50000000 MHz
New	E4	002608.00000000 - 002614.00000000 MHz
New	F1	002640.50000000 - 002646.00000000 MHz
New	F2	002646.00000000 - 002651.50000000 MHz
New	F3	002651.50000000 - 002657.00000000 MHz
New	F4	002602.00000000 - 002608.00000000 MHz
New	H1	002657.00000000 - 002662.50000000 MHz
New	H2	002662.50000000 - 002668.00000000 MHz
New	H3	002668.00000000 - 002673.50000000 MHz

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Waivers/Conditions:

Commission approval of this application and the licenses contained therein are subject to the conditions set forth in the Memorandum Opinion and Order, adopted on December 29, 2006 and released on March 26, 2007, and revised in the Order on Reconsideration, adopted and released on March 26, 2007. See AT&T Inc. and BellSouth Corporation Application for Transfer of Control, WC Docket No. 06-74, Memorandum Opinion and Order, FCC 06-189 (rel. Mar. 26, 2007); AT&T Inc. and BellSouth Corporation, WC Docket No. 06-74, Order on Reconsideration, FCC 07-44 (rel. Mar. 26, 2007).

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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: SPRINT SPECTRUM LICENSE HOLDER III LLC

SPRINT SPECTRUM LICENSE HOLDER III LLC
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign WQYL213	File Number 0011572655
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0025898537

Grant Date 08-12-2025	Effective Date 08-12-2025	Expiration Date 06-23-2035	Print Date 08-13-2025
Market Number MTA015	Channel Block A	Sub-Market Designator 16	
Market Name Miami-Fort Lauderdale			
1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: SPRINT SPECTRUM LICENSE HOLDER III

Call Sign: WQYL213

File Number: 0011572655

Print Date: 08-13-2025

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEXTEL WEST CORP.

ATTN: FCC REGULATORY COMPLIANCE
NEXTEL WEST CORP.
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign WQZL815	File Number 0010244737
Radio Service WT - 600 MHz Band	

FCC Registration Number (FRN): 0001608363

Grant Date 06-14-2017	Effective Date 10-18-2022	Expiration Date 06-14-2029	Print Date 12-23-2022
Market Number PEA065	Channel Block D	Sub-Market Designator 0	
Market Name Cape Coral, FL			
1st Build-out Date 06-14-2023	2nd Build-out Date 06-14-2029	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: NEXTEL WEST CORP.

Call Sign: WQZL815

File Number: 0010244737

Print Date: 12-23-2022

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEXTEL WEST CORP.

ATTN: FCC REGULATORY COMPLIANCE
NEXTEL WEST CORP.
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign WQZL816	File Number 0010244737
Radio Service WT - 600 MHz Band	

FCC Registration Number (FRN): 0001608363

Grant Date 06-14-2017	Effective Date 10-18-2022	Expiration Date 06-14-2029	Print Date 12-23-2022
Market Number PEA065	Channel Block E	Sub-Market Designator 0	
Market Name Cape Coral, FL			
1st Build-out Date 06-14-2023	2nd Build-out Date 06-14-2029	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: NEXTEL WEST CORP.

Call Sign: WQZL816

File Number: 0010244737

Print Date: 12-23-2022

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEXTEL WEST CORP.

ATTN: FCC REGULATORY COMPLIANCE
NEXTEL WEST CORP.
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign WQZL817	File Number 0010244737
Radio Service WT - 600 MHz Band	

FCC Registration Number (FRN): 0001608363

Grant Date 06-14-2017	Effective Date 10-18-2022	Expiration Date 06-14-2029	Print Date 12-23-2022
Market Number PEA065	Channel Block B	Sub-Market Designator 0	
Market Name Cape Coral, FL			
1st Build-out Date 06-14-2023	2nd Build-out Date 06-14-2029	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: NEXTEL WEST CORP.

Call Sign: WQZL817

File Number: 0010244737

Print Date: 12-23-2022

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEXTEL WEST CORP.

ATTN: FCC REGULATORY COMPLIANCE
NEXTEL WEST CORP.
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign WQZL818	File Number 0010244737
Radio Service WT - 600 MHz Band	

FCC Registration Number (FRN): 0001608363

Grant Date 06-14-2017	Effective Date 10-18-2022	Expiration Date 06-14-2029	Print Date 12-23-2022
Market Number PEA065	Channel Block C	Sub-Market Designator 0	
Market Name Cape Coral, FL			
1st Build-out Date 06-14-2023	2nd Build-out Date 06-14-2029	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: NEXTEL WEST CORP.

Call Sign: WQZL818

File Number: 0010244737

Print Date: 12-23-2022

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: COMCAST OTR1, LLC

ATTN: CATHERINE FOX
COMCAST OTR1, LLC
1701 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19103

Call Sign WQZM799	File Number 0010266046
Radio Service WT - 600 MHz Band	

FCC Registration Number (FRN): 0025673260

Grant Date 06-14-2017	Effective Date 11-04-2022	Expiration Date 06-14-2029	Print Date 01-10-2023
Market Number PEA065	Channel Block A	Sub-Market Designator 0	
Market Name Cape Coral, FL			
1st Build-out Date 06-14-2023	2nd Build-out Date 06-14-2029	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: COMCAST OTR1, LLC

Call Sign: WQZM799

File Number: 0010266046

Print Date: 01-10-2023

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: NEWLEVEL, LLC

ATTN: DAVID J. GRAIN
NEWLEVEL, LLC
100 NORTH WASHINGTON BLVD., SUITE 201
SARASOTA, FL 34236

Call Sign WRCP900	File Number
Radio Service WT - 600 MHz Band	

FCC Registration Number (FRN): 0025260282

Grant Date 11-30-2018	Effective Date 11-30-2018	Expiration Date 11-30-2028	Print Date
Market Number PEA065	Channel Block F	Sub-Market Designator 0	
Market Name Cape Coral, FL			
1st Build-out Date 11-30-2024	2nd Build-out Date 11-30-2028	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

NONE

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

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Licensee Name: NEWLEVEL, LLC

Call Sign: WRCP900

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Board of County Commissioners

Kevin Ruane
District One

April 24, 2026

Via E-Mail

Cecil L Pendergrass
District Two

Alan Ruiz
Vertex Development, LLC
3630 W. Kennedy Blvd.
Tampa, FL 33609

David Mulicka
District Three

Brian Hamman
District Four

**RE: Potable Water Availability
The Forest CC Tower
6227 Deer Run, Fort Myers, FL 33908
STRAP # 01-46-24-00-00001.0000**

Trish Petrosky
District Five

Dave Harner, II
County Manager

To whom this may concern:

Richard Wm. Wesch
County Attorney

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water lines are in operation adjacent to the property mentioned above. However, to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Donna Marie Collins
County Hearing
Examiner

Your firm has indicated that this project will consist of a wireless communication facility with an estimated flow demand of approximately 56 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water service as estimated above.

Availability of potable water service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Green Meadows Water Treatment Plant.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction. This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water service is to be utilized for special exception and variance purposes only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

Aixa Cruz

LEE COUNTY UTILITIES
Utilities Plan Reviewer
239-533-8531