

Lee County Board of County Commissioners
Agenda Item Summary

Blue Sheet No. 20041648

1. REQUESTED MOTION:

ACTION REQUESTED: Approve Purchase Agreement for acquisition of Parcels 100, 101 & 101SE Corkscrew Road Service Area (CRSA) MSBU Road Widening Project No. 4723, in the amount of \$938,808; authorize payment of costs to close and the Division of County Lands to handle all documentation necessary to complete transaction.

WHY ACTION IS NECESSARY: The Board must accept all real estate conveyances to Lee County.

WHAT ACTION ACCOMPLISHES: Acquisition of property necessary for the widening of Corkscrew Road.

2. DEPARTMENTAL CATEGORY: 06

COMMISSION DISTRICT #: 5

C6E

3. MEETING DATE:

01-04-2005

4. AGENDA:

☒ **CONSENT**
☐ **ADMINISTRATIVE**
☐ **APPEALS**
☐ **PUBLIC**
☐ **WALK ON**
TIME REQUIRED:

5. REQUIREMENT/PURPOSE:

(Specify)

☒ **STATUTE** 125
☐ **ORDINANCE**
☐ **ADMIN.**
☒ **OTHER** BS 20030686; Res. 94-07-11, 94-07-12,
94-09-04, 94-09-05

6. REQUESTOR OF INFORMATION

A.
B. **DEPARTMENT** Independent
C. **DIVISION** County Lands
BY Karen L. W. Forsyth, Director

7. BACKGROUND:

Negotiated for: Department of Transportation

Interest to Acquire: Parcels 100 & 101- Fee simple interest (Partial acquisition of vacant land) and Parcel 101SE - Slope Easement

Property Details

Owner: Florida Development Partners, L.C., a Florida limited liability company
Address: Corkscrew Road, Estero
STRAP Nos.: 25-46-25-16-000R1.00CE (Prior 25-46-25-16-000R1.0000)
30-46-26-00-00FR1.00CE (Prior 30-46-26-00-00001.1000)

Purchase Details

Purchase Price: \$938,808 (To be paid as a credit toward future assessments of the CRSA MSBU)
Costs to Close: Approximately \$7,500 (The seller is responsible for attorney fees and real estate broker fees, if any.)

Appraisal Information

Company: Maxwell & Hendry Valuation Services, Inc.
Appraised Value: \$938,808

Staff Recommendation: County staff recommends that the Board approve the Requested Motion.

Account: GD5411810405.506110

Attachments: Purchase Agreement; Appraisal Summary & Location Map; Affidavit of Interest (2); Title Data; 5-Year Sales History

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
<i>K. P. Forsyth</i>			<i>MSBU</i>		<i>12/16/04</i>				
			<i>MSBU</i>		OA	OM	RISK	GC	<i>HS</i>
					<i>12/15/04</i>	<i>12/15/04</i>	<i>12/15/04</i>	<i>12/15/04</i>	<i>12/16/04</i>

10. COMMISSION ACTION:

☐ **APPROVED**
☐ **DENIED**
☐ **DEFERRED**
☐ **OTHER**

Rec. by CoAtty

Date: *12/13/04*
Time: *8:00*

Forwarded To:

1. Lm/A 12/14/04 1.35 pm

RECEIVED BY COUNTY ADMIN:
<i>12-14-04</i>
<i>3:55</i>
COUNTY ADMIN FORWARDED TO:
<i>12/16/04</i>
<i>NOON</i>

This document prepared by

Lee County
County Lands Division
Project: Corkscrew Road/CRSA, Project 4723
Parcels: 100, 101, 101SE/Fla Dev Partners
STRAP Nos.: 25-46-25-16-000R1.0000
30-46-26-00-00001.1000

BOARD OF COUNTY COMMISSIONERS

LEE COUNTY

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

THIS AGREEMENT for purchase and sale of real property is made this ____ day of _____, 20__ by and between FLORIDA DEVELOPMENT PARTNERS, L.C., a Florida limited liability company, hereinafter referred to as SELLER, whose address is 5692 Strand Court, Suite 1, Naples, Florida 34110, and Lee County, a political subdivision of the State of Florida, hereinafter referred to as BUYER.

WITNESSETH:

1. AGREEMENT TO PURCHASE AND TO SELL: SELLER agrees to sell and BUYER agrees to purchase, subject to the terms and conditions set forth below, a parcel of land consisting of 8.17 acres, more or less, located in Estero, Florida 33928, and more particularly described as set forth in Exhibit "A", attached hereto and made a part hereof by reference, and a perpetual, non-exclusive slope/restoration easement consisting of 6,045.68 square feet, more or less, located in Estero, Florida 33928, and more particularly described as set forth in Exhibit "B", attached hereto and made a part hereof by reference; hereinafter collectively called "the Property." This property will be acquired for the Corkscrew Road Service Area Municipal Service Benefit Unit, Project No. 4723, hereinafter called "the Project."

2. PURCHASE PRICE AND TIME OF PAYMENT: The total purchase price ("Purchase Price") will be Nine Hundred Thirty-Eight Thousand Eight Hundred Eight and no/100 dollars (\$938,808.00), payable at closing

as a credit toward assessments for the Corkscrew Road Service Area Municipal Service Benefit Unit. However, if any governmental liens are outstanding at time of closing, the liens will be paid from the proceeds of the Purchase Price. Any remaining funds will then be credited towards said assessments.

3. EVIDENCE OF TITLE: BUYER will obtain at BUYER'S expense an American Land Title Association Form B Title Commitment and provide title insurance Owner's Policy in the amount of the Purchase Price, from a title company acceptable to BUYER. The commitment will be accompanied by one copy of all documents that constitute exceptions to the title commitment. The commitment will also show title to be good and marketable with legal access, subject only to real estate taxes for the current year, zoning and use restrictions imposed by governmental authority, and restrictions and easements common to the area.

4. CONDITION OF PROPERTY; RISK OF LOSS: BUYER has inspected the Property and, except as is otherwise provided herein, accepts the Property in the condition inspected. Any loss and/or damage to the Property occurring between the date of this offer and the date of closing or date of possession by BUYER, whichever occurs first, will be at SELLER's sole risk and expense. However, BUYER may accept the damaged property without any reduction in the Purchase Price, or BUYER may cancel this Agreement without obligation.

5. SELLER'S INSTRUMENTS AND EXPENSES: SELLER will pay for and provide:

- (a) A statutory Warranty Deed, and a Slope/Restoration easement (the form of the easement is attached as Exhibit "X"), and an affidavit regarding liens, possession, and withholding under FIRPTA in a form sufficient to allow "gap" coverage by title insurance;
- (b) documentary stamps on deed and easement;
- (c) utility services up to, but not including the date of closing;
- (d) taxes or assessments for which a bill has been rendered on or before the date of closing;

- (e) payment of partial release/subordination of mortgage fees, if any;
- (f) SELLER's attorney fees, if any.

6. BUYER'S INSTRUMENTS AND EXPENSES: BUYER will pay for:

- (a) Recording fee for deed and easement;
- (b) survey, (if desired by BUYER).

7. TAXES: SELLER will be charged for Real Estate taxes and personal property taxes (if applicable) up to, but not including the date of closing.

8. DEFECTS IN TITLE AND LEGAL ACCESS: BUYER will have thirty days from the date of acceptance of this Agreement by the Board of County Commissioners to examine the title and documents establishing legal access to the property ("Title Review Period"). If title or legal access is found to be defective, BUYER will notify SELLER prior to the expiration of the Title Review Period in writing of the defects and SELLER will make a prompt and diligent effort to correct such defects. If SELLER fails to make corrections within 30 days after notice, BUYER may elect to accept the Property in its existing condition without reduction to the Purchase Price, or may terminate this Agreement without obligation.

9. SURVEY: BUYER may order the Property surveyed at BUYER's expense. SELLER agrees to provide access to the Property for the survey to be performed. If the survey shows a discrepancy in the size or dimensions of the Property, or shows encroachments onto the Property or that improvements located on the Property encroach onto adjacent lands, or if the survey identifies violations of recorded covenants or covenants of this Agreement, BUYER shall notify SELLER during the Title Review Period, if BUYER elects to treat those discrepancies, violations or encroachments as a title defect.

10. ENVIRONMENTAL AUDIT: During the Title Review Period, BUYER may perform or have performed, at BUYER's expense, an environmental audit of the Property. If the audit identifies environmental problems unacceptable to the BUYER, BUYER may elect to accept the

Property in its existing condition without any reduction to the Purchase Price or BUYER may terminate this Agreement without obligation.

11. ABSENCE OF ENVIRONMENTAL LIABILITIES: The SELLER hereby warrants and represents, to the best of the SELLER's knowledge, that the Property is free from hazardous materials and does not constitute an environmental hazard under any federal, state or local law or regulation. To the best of the SELLER's knowledge during the SELLER's ownership of the Property, no hazardous, toxic or polluting substances have been released or disposed of on the Property in violation of any applicable law or regulation. The SELLER further warrants that, to the best of the SELLER's knowledge, there is no evidence that hazardous, toxic or polluting substances are contained on or emitting from the property in violation of applicable law or regulation. To the best of the SELLER's knowledge, there are no surface impoundments, waste piles, land fills, injection wells, underground storage areas, or other man-made facilities that have or may have accommodated hazardous materials. To the best of the SELLER's knowledge, there is no proceeding or inquiry by any governmental agency with respect to production, disposal or storage on the property of any hazardous materials, or of any activity that could have produced hazardous materials or toxic effects on humans, flora or fauna. To the best of the SELLER's knowledge, there are no buried, partially buried, or above-ground tanks, storage vessels, drums or containers located on the Property. To the best of the SELLER's knowledge, there is no evidence of release of hazardous materials onto or into the Property.

The SELLER also warrants that there have been no requests from any governmental authority or other party for information, notices of claim, demand letters or other notification that there is any potential for responsibility with respect to any investigation or clean-up of hazardous substance releases on the property during the SELLER's ownership of the Property. All warranties described herein will survive the closing of this transaction for a period of one year.

12. **TIME AND BINDING AGREEMENT:** Time is of the essence for closing this transaction. The BUYER's written acceptance of this offer will constitute an Agreement for the purchase and sale of the Property and will bind the parties, their successors and assigns. In the event the BUYER abandons this project after execution of this Agreement, but before closing, BUYER may terminate this Agreement without obligation.

13. **DATE AND LOCATION OF CLOSING:** The closing of this transaction will be held at the office of the insuring title company on or before Sixty (60) days from the date this Agreement is made. The time and location of closing may be changed by mutual agreement of the parties.

14. **ATTORNEYS' FEES:** The prevailing party in any litigation concerning this Agreement will be entitled to recover reasonable attorneys' fees and costs.

15. **REAL ESTATE BROKERS:** SELLER hereby agrees to indemnify and hold the BUYER harmless from and against any claims by a real estate broker claiming by or through SELLER.

16. **POSSESSION:** SELLER warrants that there are no parties in possession other than SELLER unless otherwise stated herein. SELLER agrees to deliver possession of Property to BUYER at time of closing unless otherwise stated herein.

17. **TYPEWRITTEN/HANDWRITTEN PROVISIONS:** Typewritten and handwritten provisions inserted herein or attached hereto as addenda, and initialed by all parties, will control all printed provisions in conflict therewith.

18. **SPECIAL CONDITIONS:** Any and all special conditions will be attached to this Agreement and signed by all parties to this Agreement.

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

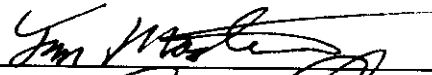
Page 6 of 6

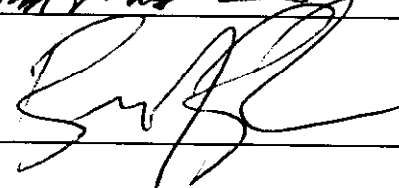
WITNESSES:

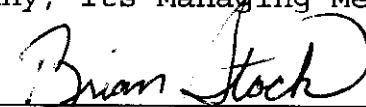
SELLER:

FLORIDA DEVELOPMENT PARTNERS,
L.C., a Florida limited liability
company

By: STOCK DEVELOPMENT, L.L.C., a
Florida limited liability
company, Its Managing Member





By: 

Brian K. Stock, (Date)
Its Managing Member

CHARLIE GREEN, CLERK

BUYER:

LEE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

BY: _____
DEPUTY CLERK (DATE)

BY: _____
CHAIRMAN OR VICE CHAIRMAN

APPROVED AS TO LEGAL FORM
AND SUFFICIENCY

COUNTY ATTORNEY (DATE)



950 Encore Way • Naples, Florida 34110 • Phone: 239.254.2000 • Fax: 239.254.2075

HM PROJECT #1999132
1/14/2004
PARCEL 100
REF. DWG. #B-4391

LEGAL DESCRIPTION

TRACT R-5, GRANDE OAK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67 AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS REFER TO THE SOUTH LINE OF TRACT R-5, GRANDE OAK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67 AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING S.61°46'32"W.

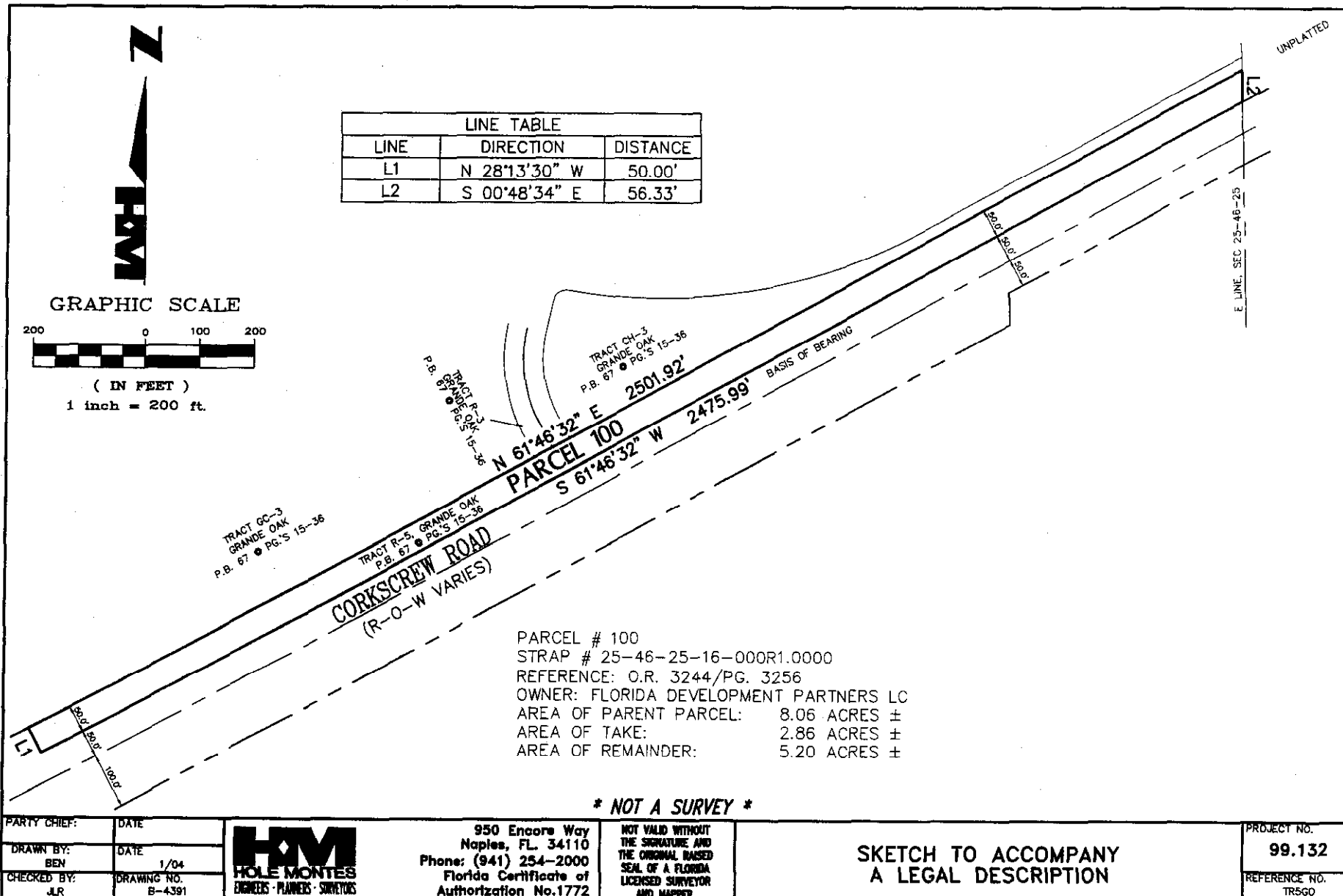
HOLE MONTES, INC.
CERTIFICATION OF AUTHORIZATION LB #1772

BY *Jerry L. Riffelmacher* P.S.M. #6130
JERRY L. RIFFELMACHER STATE OF FLORIDA

W:\1999\1999132\LBALDES4391.DOC

Exhibit "A"

Page 1 of 4





950 Encore Way • Naples, Florida 34110 • Phone: 239.254.2000 • Fax: 239.254.2075

HM PROJECT #1999132

1/14/2004

PARCEL 101

REF. DWG. #B-3897-1

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.89°21'53"E., ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 2607.70 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE CONTINUE N.89°21'53"E., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 1927.06 FEET TO A POINT 30.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100.00 FOOT RIGHT-OF-WAY, AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.89°21'53"E., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 64.79 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD; THENCE RUN S.61°46'58"W., ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, FOR A DISTANCE OF 5181.11 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE RUN N.00°48'34"W., ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 56.32 FEET TO A POINT 50.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD; THENCE RUN N.61°46'58"E., PARALLEL WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, FOR A DISTANCE OF 3388.89 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 10,000.00 FEET, THROUGH A CENTRAL ANGLE OF 02°33'45", SUBTENDED BY A CHORD OF 447.21 FEET AT A BEARING OF N.63°03'50"E., FOR A DISTANCE OF 447.25 FEET TO A POINT OF REVERSE CURVE; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 10,000.00 FEET, THROUGH A CENTRAL ANGLE OF 02°33'45", SUBTENDED BY A CHORD OF 447.21 FEET AT A BEARING OF N.63°03'50"E., FOR A DISTANCE OF 447.25 FEET TO THE END OF SAID CURVE; THENCE RUN N.61°46'58"E., FOR A DISTANCE OF 814.66 FEET TO THE POINT OF BEGINNING; CONTAINING 5.307 ACRES, MORE OR LESS.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS REFER TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AS BEING N.89°21'53"E.

HOLE MONTES, INC.

CERTIFICATION OF AUTHORIZATION LB #1772

BY


JERRY L. RIFFELMACHER

P.S.M. #6130

STATE OF FLORIDA

Exhibit "A"

Page 3 of 4

POC
NORTHWEST CORNER
SECTION 30-46-26

S 89°21'53" W 2607.70'

S 89°21'53" W 1927.06'

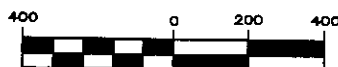
POB L1

NORTH LINE NORTHWEST 1/4
SECTION 30-46-26



PARCEL # 101
STRAP # 30-46-26-00-00001.1000
REFERENCE: O.R. 3822/PG. 158
OWNER: FLORIDA DEVELOPMENT PARTNERS LC
AREA OF PARENT PARCEL: 126.69 ACRES ±
AREA OF TAKE: 5.31 ACRES ±
AREA OF REMAINDER: 121.38 ACRES ±

GRAPHIC SCALE



(IN FEET)

1 inch = 400 ft.

WEST LINE NORTHWEST 1/4
SECTION 30-46-26

PARCEL 101
N 61°46'58" E 3388.89'
S 61°46'58" W 5181.11'

EXISTING NORTHERLY R-O-W LINE
C2
N 61°46'58" E 814.66'

EXISTING SOUTHERLY R-O-W LINE
C1
S 61°46'58" W 100'

CORKSCREW ROAD

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 89°21'53" E	64.79'
L2	N 00°48'34" W	56.32'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	10000.00'	447.25'	447.21'	N 63°03'50" E	02°33'45"
C2	10000.00'	447.25'	447.21'	N 63°03'50" E	02°33'45"

LEGEND

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING

* NOT A SURVEY *

PARTY CHIEF: _____ DATE _____
DRAWN BY: BEN DATE 1/04
CHECKED BY: JLR DRAWING NO. B-3897-1



950 Encore Way
Naples, FL 34110
Phone: (941) 254-2000
Florida Certificate of
Authorization No.1772

NOT VALID WITHOUT
THE SIGNATURE AND
THE ORIGINAL RAISED
SEAL OF A FLORIDA
LICENSED SURVEYOR
AND MAPPER.

SKETCH TO ACCOMPANY
A LEGAL DESCRIPTION

PROJECT NO.
99.132
REFERENCE NO.
HUMPH



950 Encore Way • Naples, Florida 34110 • Phone: 239.254.2000 • Fax: 239.254.2075

HM PROJECT #1999132
1/14/2004
PARCEL 101-SE
REF. DWG. #B-4369

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.00°48'34"E., ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 2,455.29 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100.00 FOOT RIGHT-OF-WAY; THENCE RUN N.61°46'58"E., ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, FOR A DISTANCE OF 636.44 FEET, TO A POINT ON THE EASTERLY BOUNDARY OF A 235.00 FOOT FP&L EASEMENT RECORDED IN O.R. BOOK 221 AT PAGES 191 THROUGH 192 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE EASTERLY BOUNDARY OF AN ALICO INGRESS AND EGRESS EASEMENT RECORDED IN O.R. BOOK 3432, AT PAGES 1111 THROUGH 1120 AND AT PAGES 1124 THROUGH 1128 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.; THENCE RUN N.00°48'34"W., ALONG THE EASTERLY BOUNDARY OF SAID FP&L AND ALICO EASEMENTS, FOR A DISTANCE OF 56.32 FEET, TO A POINT LYING 50.00 FEET NORTHWESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, THE SAME BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.00°48'34"W., ALONG THE EASTERLY BOUNDARY OF SAID FP&L AND ALICO EASEMENTS, FOR A DISTANCE OF 5.63 FEET, TO A POINT LYING 55.00 FEET NORTHWESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD; THENCE RUN N.61°46'58"E., PARALLEL TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, FOR A DISTANCE OF 1207.84 FEET; THENCE RUN S.28°13'02"E., FOR A DISTANCE OF 5.00 FEET, TO A POINT LYING 50.00 FEET NORTHWESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD; THENCE RUN S.61°46'58"W., PARALLEL TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, FOR A DISTANCE OF 1210.43 FEET TO THE POINT OF BEGINNING; CONTAINING 6,045.68 SQUARE FEET, MORE OR LESS.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS REFER TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100.00 FOOT RIGHT-OF-WAY, AS BEING N.61°46'58"E.

HOLE MONTES, INC.

CERTIFICATION OF AUTHORIZATION LB #1772

BY


JERRY L. RIFFELMACHER

P.S.M. #6130

STATE OF FLORIDA

Exhibit "B"

Page 1 of 2

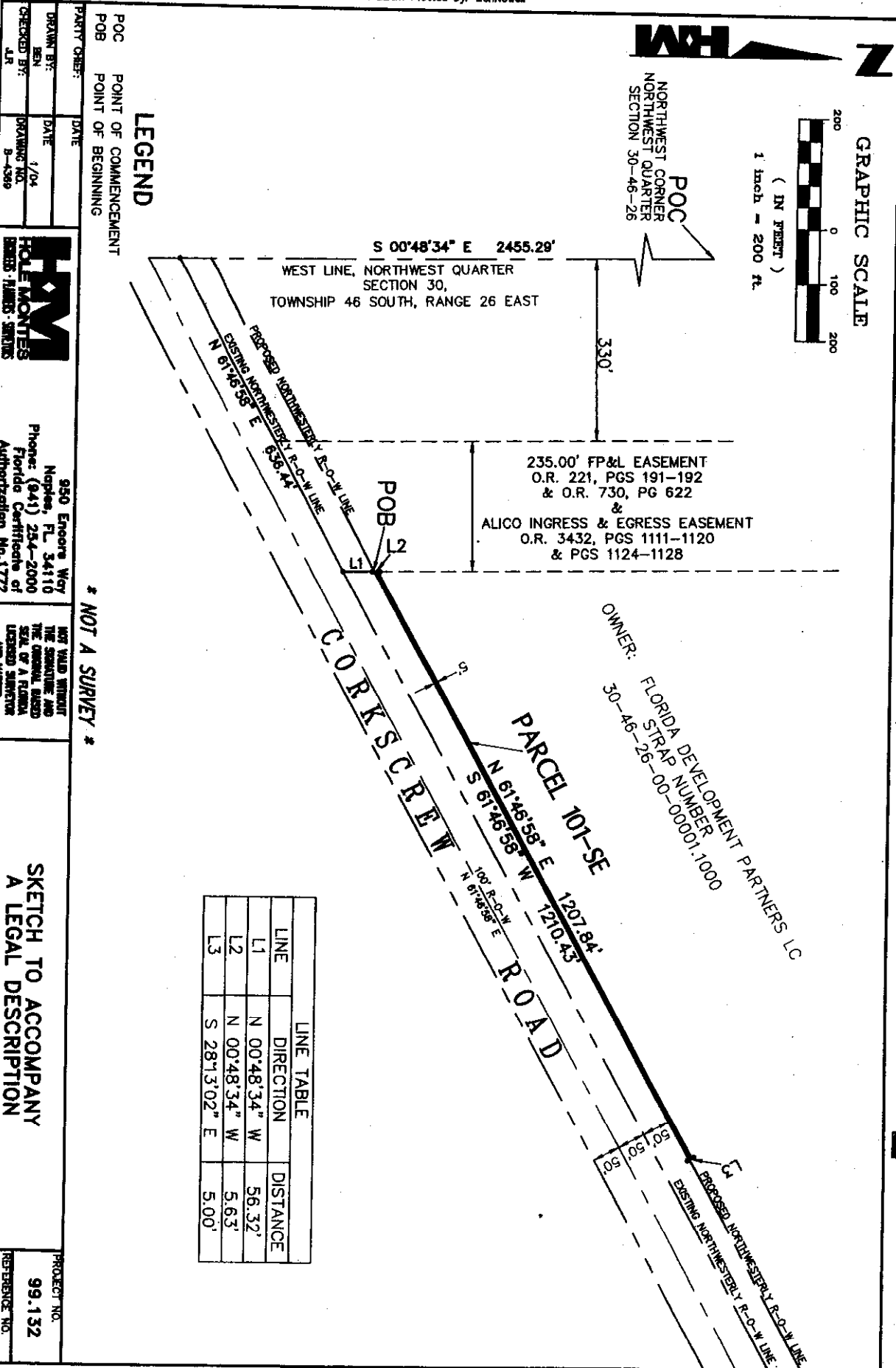


Exhibit "B"

Page 2 of 2

This instrument prepared by:
Lee County Division of County Lands
Post Office Box 398
Fort Myers, Florida 33902-0398

Exhibit "X"

Page 1 of 4

Parcel 101SE Florida Dev Partners
Project: Corkscrew Road CRSA/4723
STRAP No.: 30-46-26-00-00001.1000

SLOPE/RESTORATION EASEMENT

This INDENTURE, made and entered into this _____ day of _____ 2004, between FLORIDA DEVELOPMENT PARTNERS, L.C., a Florida limited liability company, whose address is 5692 Strand Court, Suite 1, Naples, Florida 34110 (Grantor), and LEE COUNTY, a political subdivision of the State of Florida, whose address is Post Office Box 398, Fort Myers, Florida 33902-0398, (Grantee):

WITNESSETH:

1. For good and valuable consideration, receipt of which is hereby acknowledged, Grantor grants to the Grantee, its successors and assigns, a slope/restoration easement situated in Lee County, Florida, and located and described as set forth in attached Exhibit "A" (Easement Parcel).

2. Grantee, its successors and assigns, are granted the right, privilege, and authority to construct, replace, repair, remove, extend, and maintain a slope/restoration easement on the Easement Parcel to support, reinforce, and stabilize the adjacent public roadway.

3. The improvements that may be placed within the Easement Parcel for roadway slope/restoration purposes are not limited to a particular type, style, material or design. These improvements may include the use of foliage.

4. Grantor may not construct or place any structures within the Easement Parcel; however, Grantor may authorize the installation of utilities or may plant foliage within the easement area conveyed herein, provided such use does not interfere with or prevent the Grantee's use of the easement.

5. Title to the improvements constructed by the Grantee within the Easement Parcel will remain in the Grantee, its successors or assigns.

6. Subject to any existing easements for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and telephone and cable television lines covering the land herein described, Grantors covenant they are lawfully seized and possessed of the real property described in Exhibit "A", have good and lawful right and power to convey it, and that the property is free and clear of all liens and encumbrances, except as herein stated, and accordingly, Grantor will forever warrant and defend the title and terms to this said easement and the quiet possession thereof against all claims and demands of all other entities.

7. Grantee has a reasonable right of access across Grantor's property for the purposes of reaching the Easement Parcel on either paved or unpaved surfaces. Any damage to Grantor's property or permitted improvements thereon resulting from Grantee's use of this access right will

Slope/Restoration Easement
Project: Corkscrew Road CRSA/4723
Page 2 of 2

be restored by the Grantee, to the condition in which it existed prior to the damage.

8. This easement runs with the land and is binding upon the parties, their successors and assigns.

IN WITNESS WHEREOF, _____, Grantor, has caused this document to be signed on the date first above written.

TWO SEPARATE WITNESSES:

FLORIDA DEVELOPMENT PARTNERS,
L.C., a Florida limited liability company

BY: STOCK DEVELOPMENT, L.L.C., a
Florida limited liability company, Its
Managing Member

BY: _____
Brian K. Stock, Its Managing Member

1st Witness Signature

Printed name of 1st Witness

2nd Witness Signature

Printed name of 2nd Witness

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Brian K. Stock, the Managing Member of Stock Development, L.L.C., a Florida limited liability company, the Managing Member of Florida Development Partners, L.C., a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

(type of identification)

(SEAL)

(Signature of Notary Public)

(Name typed, printed or stamped)
(Title or Rank)
(Serial Number, if any)



950 Encore Way • Naples, Florida 34110 • Phone: 239.254.2000 • Fax: 239.254.2075

HM PROJECT #1999132

1/14/2004

PARCEL 101-SE

REF. DWG. #B-4369

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.00°48'34"E., ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 2,455.29 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100.00 FOOT RIGHT-OF-WAY; THENCE RUN N.61°46'58"E., ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, FOR A DISTANCE OF 636.44 FEET, TO A POINT ON THE EASTERLY BOUNDARY OF A 235.00 FOOT FP&L EASEMENT RECORDED IN O.R. BOOK 221 AT PAGES 191 THROUGH 192 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE EASTERLY BOUNDARY OF AN ALICO INGRESS AND EGRESS EASEMENT RECORDED IN O.R. BOOK 3432, AT PAGES 1111 THROUGH 1120 AND AT PAGES 1124 THROUGH 1128 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.; THENCE RUN N.00°48'34"W., ALONG THE EASTERLY BOUNDARY OF SAID FP&L AND ALICO EASEMENTS, FOR A DISTANCE OF 56.32 FEET, TO A POINT LYING 50.00 FEET NORTHWESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, THE SAME BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.00°48'34"W., ALONG THE EASTERLY BOUNDARY OF SAID FP&L AND ALICO EASEMENTS, FOR A DISTANCE OF 5.63 FEET, TO A POINT LYING 55.00 FEET NORTHWESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD; THENCE RUN N.61°46'58"E., PARALLEL TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, FOR A DISTANCE OF 1207.84 FEET; THENCE RUN S.28°13'02"E., FOR A DISTANCE OF 5.00 FEET, TO A POINT LYING 50.00 FEET NORTHWESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD; THENCE RUN S.61°46'58"W., PARALLEL TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, FOR A DISTANCE OF 1210.43 FEET TO THE POINT OF BEGINNING; CONTAINING 6,045.68 SQUARE FEET, MORE OR LESS.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS REFER TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100.00 FOOT RIGHT-OF-WAY, AS BEING N.61°46'58"E.

HOLE MONTES, INC.

CERTIFICATION OF AUTHORIZATION LB #1772

BY

JERRY L. RIFFELMACHER

P.S.M. #6130

STATE OF FLORIDA

GRAPHIC SCALE

(IN FEET)

1 inch = 200 ft.

NORTHWEST CORNER
NORTHWEST QUARTER
SECTION 30-46-26

POC

S 00°48'34" E 2455.29'

WEST LINE, NORTHWEST QUARTER
SECTION 30,
TOWNSHIP 46 SOUTH, RANGE 26 EAST

330'

235.00' FP&L EASEMENT
O.R. 221, PGS 191-192
& O.R. 730, PG 622
&
ALICO INGRESS & EGRESS EASEMENT
O.R. 3432, PGS 1111-1120
& PGS 1124-1128

OWNER:
FLORIDA DEVELOPMENT PARTNERS LC
STRAP NUMBER
30-46-26-00-00001.1000

PARCEL 101-SE

N 61°46'58" E 1207.84'
S 61°46'58" W 1210.43'

CORKSCREW ROAD

EXISTING NORTHWESTERLY R-O-W LINE

PROPOSED NORTHWESTERLY R-O-W LINE

POB 2

POB 3

LEGEND

LINE	DIRECTION	DISTANCE
L1	N 00°48'34" W	56.32'
L2	N 00°48'34" W	5.63'
L3	S 28°13'02" E	5.00'

* NOT A SURVEY *

950 Encore Way
Naples, FL 34110
Phone: (941) 254-2000
Florida Certificate of
Authorization No. 1772

HOLE MONTES
ENGINEERING SERVICES

NOT VALID WITHOUT
THE SIGNATURE AND
SEALED COPY OF A FLORIDA
LICENSED SURVEYOR

SKETCH TO ACCOMPANY
A LEGAL DESCRIPTION

PROJECT NO.
99.132

REFERENCE NO.



**MAXWELL & HENDRY
VALUATION SERVICES, INC.**

APPRAISERS - CONSULTANTS

W. MICHAEL MAXWELL, MAI, SRA
State-Certified General Appraiser
Certification 0000055

GERALD A. HENDRY, MAI
State-Certified General Appraiser
Certification 0002245

2550 First Street
Fort Myers, Florida 33901
(239)-337-0555
(239)-337-3747 - FAX

(e-mail)-appr@maxwellhendry.com
(web)-www.maxwellhendry.com

ASSOCIATE APPRAISERS

William E. McInnis
State-Certified General Appraiser
Certification 0002232

Timothy D. Riackhoff
State-Certified General Appraiser
Certification 0002261

Andrea Terregrossa
Registered Trainee Appraiser
RI10787

6 February 2004

Lee County Board of County Commissioners
Division of County Lands
P.O. Box 398
Fort Myers, Florida 33902-0398

Attention: Mr. J. Keith Gomez
Property Acquisitions Agent

Re: Appraisal of partial take (Parcels 100, 101, and
101-SE) for Corkscrew Road Service Area Project,
Lee County, Florida

Dear Mr. Gomez:

Pursuant to your request, an inspection and analysis have been made of the above property which is legally described in the attached appraisal report, for the purpose of estimating the market value of the undivided fee simple interest in the land only as if free and clear of liens, mortgages, encumbrances, and/or encroachments except as amended in the body of this report. This appraisal report is a limited scope assignment. The subject property is considered as vacant land and as such only the Sales Comparison Approach to Value applies. The Cost and Income Approaches to Value to not apply.

Market value for this purpose is understood to be the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.

As per the Uniform Standards of Professional Appraisal Practice (USPAP), the appraiser is given three report writing options. These options would include either a self-contained report format, summary report, or restricted use report. A summary report format has been requested and will be used for this appraisal. The only difference between the self-contained appraisal report and a summary appraisal report is the level of detail of presentation. This report is again considered to be a limited appraisal assignment.

The function or intended use of this report is understood to be for use as a basis of value for the acquisition of a portion of the subject property for purposes of widening and improving Corkscrew Road. My compensation in this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the obtainment of a stipulated result, or the occurrence of a subsequent event. In addition to the more standard Assumptions and Limiting Conditions as contained in the Addenda to this report, this appraisal is made subject to certain Special Assumptions and Conditions as outlined on the Executive Summary.

By reason of my investigation and analysis, data contained in this report, and my experience in the real estate appraisal business, it is my opinion that the just compensation due the property owner, as of 1 October 2003, is:

NINE HUNDRED THIRTY EIGHT THOUSAND EIGHT HUNDRED EIGHT DOLLARS.....
.....(**\$938,808.00**)

Respectfully submitted,



W. Michael Maxwell, MAI, SRA
State-Certified General Appraiser
Certification 0000055



W. MICHAEL MAXWELL, MAI, SRA
GERALD A. HENDRY, MAI

EXECUTIVE SUMMARY

OWNER OF RECORD:	Florida Development Partners (per 2003 Lee County tax roll).
LOCATION:	North side of Corkscrew Road in front of Grandezza development Lee County, Florida.
LAND AREA:	The parent tract is the allocated common areas in front of Grandezza totaling 134.75 acres of which 8.06 acres is directly in front of Grandezza and 126.69 acres is the under construction triangular east tract. The east tract also has an FPL easement of 21.29 acres crossing along its western boundary, thereby leaving 113.46 acres as unencumbered. The western Grandezza parcel ownership tract totals about 420 acres, however, only the 8.06 acres shown as Tract R-5, Grande Oak is included. The takings consist of two fee takings identified as Parcels 100 and 101. Parcel 100 is 2.86 acres and Parcel 101 is 5.31 acres of which 5.0403 acres is unencumbered and 0.2697 acre is encumbered by FPL easement. There is also a slope easement of 6,046 square feet or 0.1388 acre. The remainder tract size is 126.58 acres.
IMPROVEMENTS:	None being appraised.
ZONING/LAND USE:	MPD (Mixed Planned Development)/Suburban Land Use
HIGHEST AND BEST USE (Before Take):	Large Scale Residential Development
HIGHEST AND BEST USE (After Take):	Large Scale Residential Development
MARKET VALUE BEFORE TAKE:	\$14,096,827
VALUE OF PART TAKEN:	\$ 938,808
REMAINDER VALUE AS PART OF WHOLE:	\$13,158,019
REMAINDER VALUE AFTER TAKE:	\$13,158,019
SEVERANCE DAMAGES:	\$ 0
AMOUNT DUE OWNER:	\$ 938,808
INTEREST APPRAISED:	Fee Simple

DATE OF VALUATION:

1 October 2003

DATE OF REPORT:

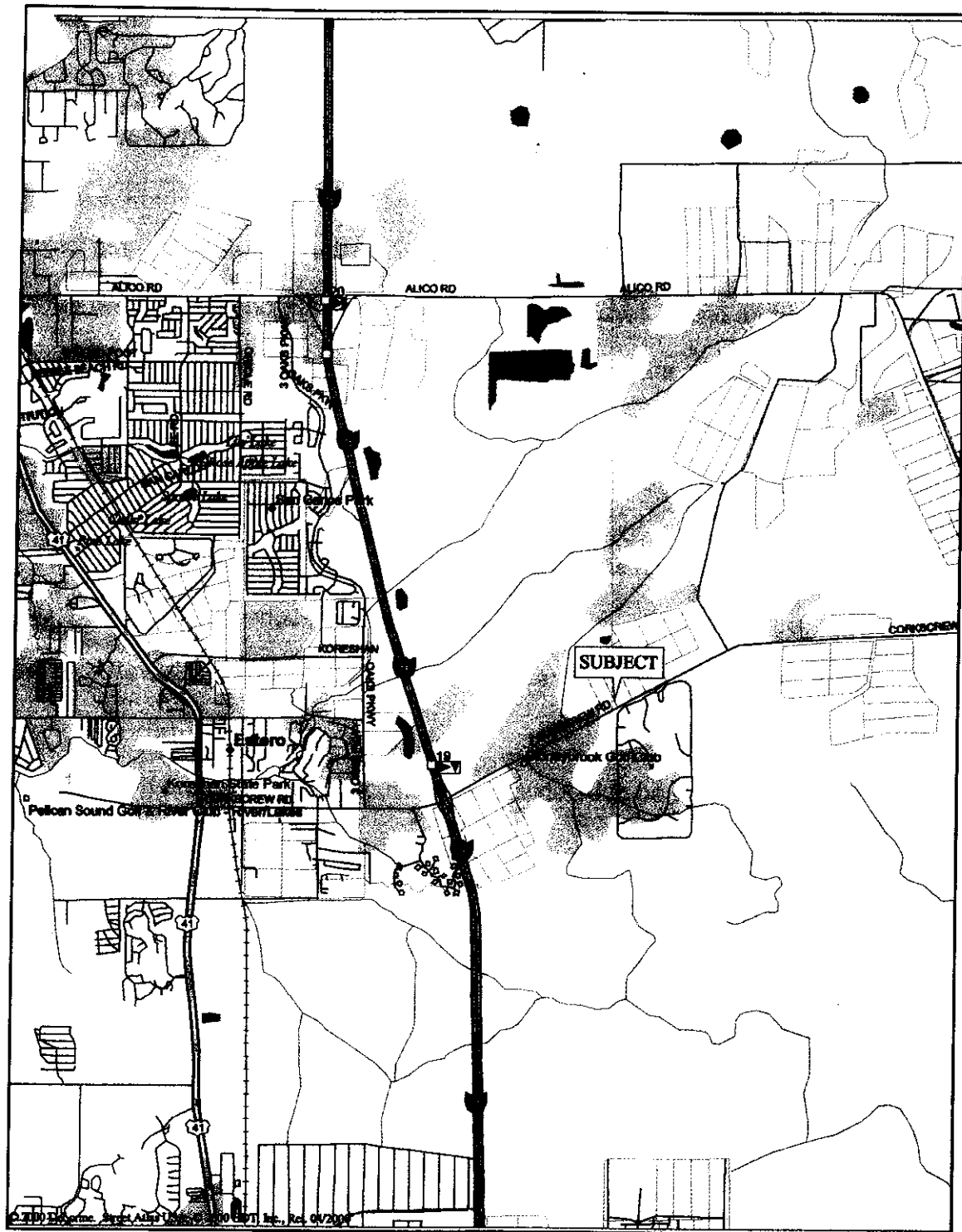
6 February 2004

APPRAISER:

W. Michael Maxwell, MAI, SRA

SPECIAL ASSUMPTIONS:

This appraisal report should be updated as to a Future-Order-of-Taking date. The values shown herein are as of the inspection date. This appraisal assumes there are no significant grade changes. This appraisal also assumes that any improvements, utility lines, landscaping, berms, etc. within the take areas (if any) that may be impacted will be restored, re-contoured, re-altered at the expense of Lee County. Any site improvements with the take area (if any) have not been quantified and cost-to-cures have not been made available to the appraiser. There are no building improvements within the take areas.



STRAP Nos.: 25-46-25-16-000R1.0000

30-46-26-00-00001.1000

Project: Corkscrew Road CRSA/4723

AFFIDAVIT OF INTEREST IN REAL PROPERTY

THIS AFFIDAVIT OF INTEREST IN REAL PROPERTY is made and entered this 19th day of October, 2004 for the sole purpose of compliance with Section 286.23 of the Florida Statutes.

The undersigned hereby swears and affirms under oath, subject to the penalties prescribed for perjury, that the following is true:

The Name and Address of the Grantor is:

Florida Development Partners, L.C., a Florida limited liability company
5692 Strand Court, Suite 1
Naples, Florida 34110

The name(s) and address(es) of every person having a beneficial interest in real property that will be conveyed to Lee County are:

1. Stock Development, L.L.C., 4501 Tamiami Trail N. Suite 300
2. Naples FL 34103
3. _____
4. _____
5. _____
6. _____

The real property to be conveyed to Lee County is known as:

SEE ATTACHED EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

FURTHER AFFIANT SAYETH NAUGHT.

Signed, sealed and delivered
in our presences:

Florida Development Partners, L.C., a
Florida limited liability company

By: Stock Development, L.L.C., a Florida
limited liability company, Its Managing
Member

By: Brian K. Stock
Brian K. Stock, Its Managing Member

Tom Masters
Witness Signature

Tom Masters
Printed Name

Janice D. Lee
Witness Signature

JANICE D. LEE
Printed Name

Affidavit of Interest in Real Property
Parcel: 100, 101, 101SE/Florida Dev Partners
STRAP: 25-46-25-16-000R1.0000
30-46-26-00-00001.1000
Project: Corkscrew Road CRSA/4723

STATE OF Florida
COUNTY OF Collier

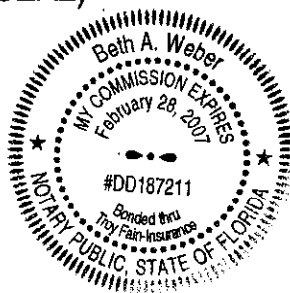
SWORN TO AND SUBSCRIBED before me this 19th day of Oct, 2004 by Brian K.

Stock, the Managing Member of Stock Development, L.L.C., a Florida limited liability company,
the Managing Member of Florida Development Partners, L.C., a Florida limited liability
company, on behalf of the company. He is personally known to me or has produced N/A

_____ as identification.
(type of identification)

Beth A. Weber
(Notary Signature)

(SEAL)



Beth A. Weber
(Print, type or stamp name)



950 Encore Way • Naples, Florida 34110 • Phone: 239.254.2000 • Fax: 239.254.2075

HM PROJECT #1999132
1/14/2004
PARCEL 100
REF. DWG. #B-4391

LEGAL DESCRIPTION

TRACT R-5, GRANDE OAK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67 AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS REFER TO THE SOUTH LINE OF TRACT R-5, GRANDE OAK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67 AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING S.61°46'32"W.

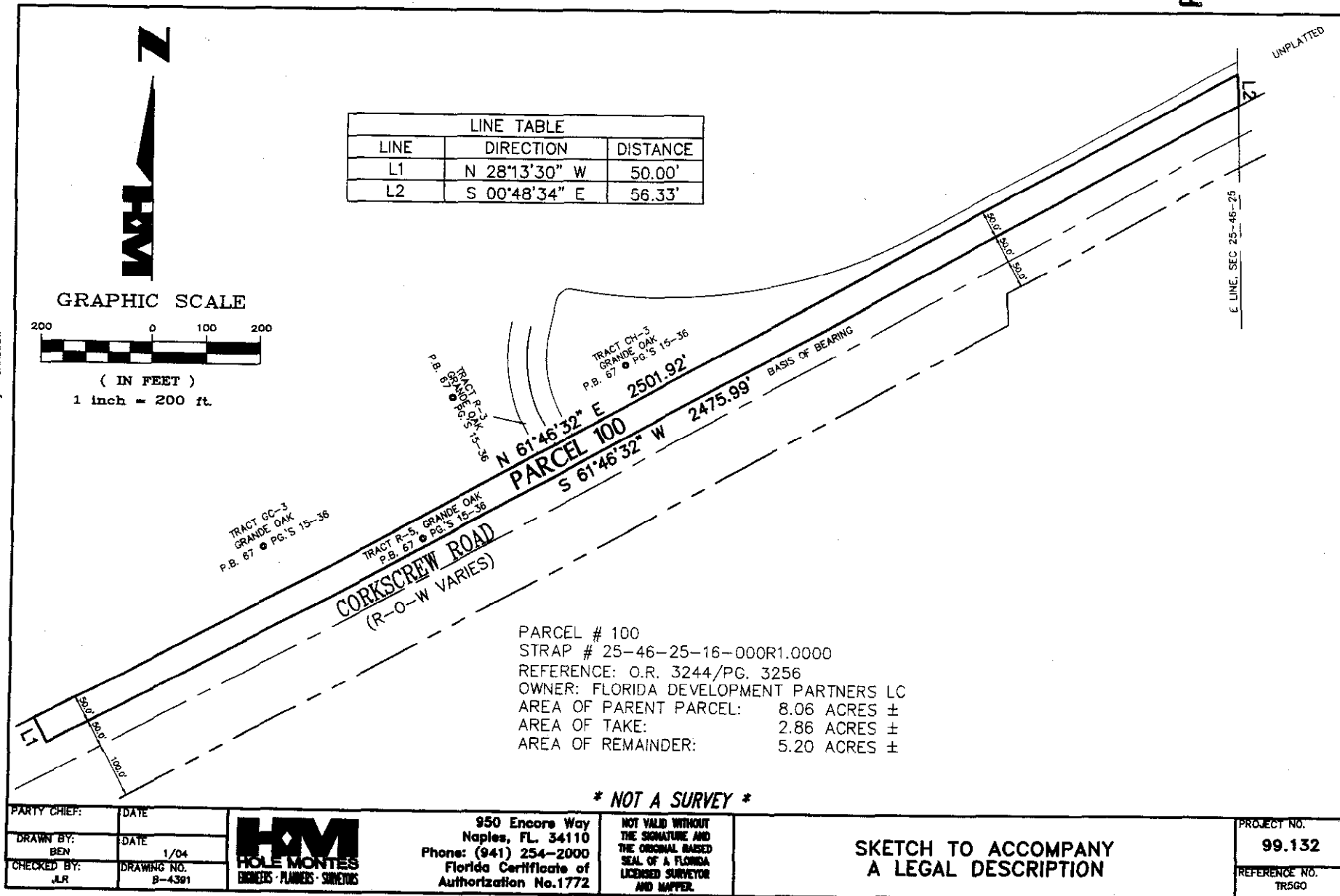
HOLE MONTES, INC.
CERTIFICATION OF AUTHORIZATION LB #1772

BY *Jerry L. Riffelmacher* P.S.M. #6130
JERRY L. RIFFELMACHER STATE OF FLORIDA

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Exhibit "A"

Page 1 of 6





950 Encore Way • Naples, Florida 34110 • Phone: 239.254.2000 • Fax: 239.254.2075

HM PROJECT #1999132

1/14/2004

PARCEL 101

REF. DWG. #B-3897-1

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.89°21'53"E., ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 2607.70 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE CONTINUE N.89°21'53"E., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 1927.06 FEET TO A POINT 30.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100.00 FOOT RIGHT-OF-WAY, AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.89°21'53"E., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 64.79 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD; THENCE RUN S.61°46'58"W., ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, FOR A DISTANCE OF 5181.11 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE RUN N.00°48'34"W., ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 56.32 FEET TO A POINT 50.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD; THENCE RUN N.61°46'58"E., PARALLEL WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, FOR A DISTANCE OF 3388.89 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 10,000.00 FEET, THROUGH A CENTRAL ANGLE OF 02°33'45", SUBTENDED BY A CHORD OF 447.21 FEET AT A BEARING OF N.63°03'50"E., FOR A DISTANCE OF 447.25 FEET TO A POINT OF REVERSE CURVE; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 10,000.00 FEET, THROUGH A CENTRAL ANGLE OF 02°33'45", SUBTENDED BY A CHORD OF 447.21 FEET AT A BEARING OF N.63°03'50"E., FOR A DISTANCE OF 447.25 FEET TO THE END OF SAID CURVE; THENCE RUN N.61°46'58"E., FOR A DISTANCE OF 814.66 FEET TO THE POINT OF BEGINNING; CONTAINING 5.307 ACRES, MORE OR LESS.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS REFER TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AS BEING N.89°21'53"E.

HOLE MONTES, INC.

CERTIFICATION OF AUTHORIZATION LB #1772

BY

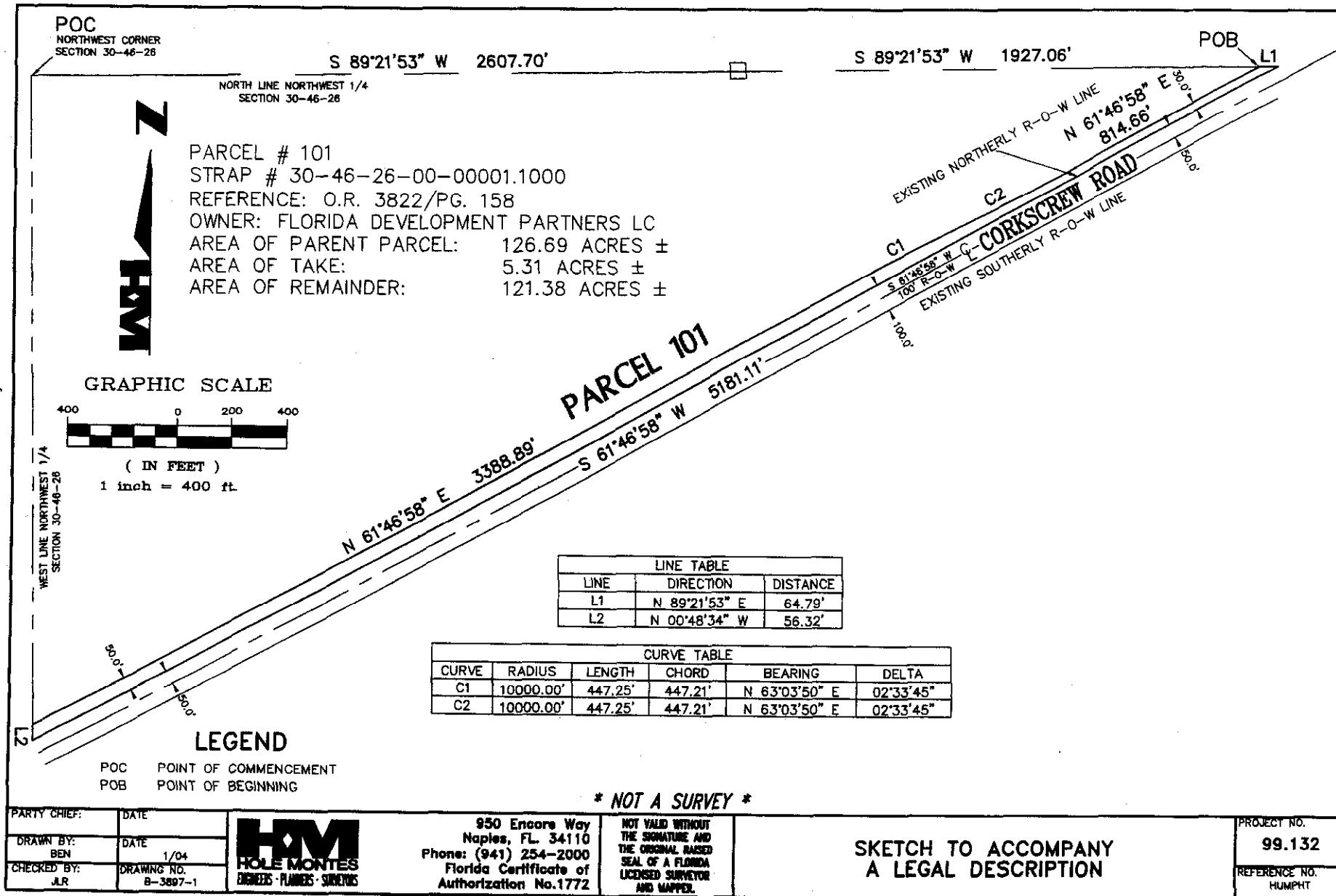

JERRY L. RIFFELMACHER

P.S.M. #6130

STATE OF FLORIDA

Exhibit "A"

Page 2 of 6



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950 Encore Way • Naples, Florida 34110 • Phone: 239.254.2000 • Fax: 239.254.2075

HM PROJECT #1999132
1/14/2004
PARCEL 101-SE
REF. DWG. #B-4369

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.00°48'34"E., ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 2,455.29 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100.00 FOOT RIGHT-OF-WAY; THENCE RUN N.61°46'58"E., ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, FOR A DISTANCE OF 636.44 FEET, TO A POINT ON THE EASTERLY BOUNDARY OF A 235.00 FOOT FP&L EASEMENT RECORDED IN O.R. BOOK 221 AT PAGES 191 THROUGH 192 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE EASTERLY BOUNDARY OF AN ALICO INGRESS AND EGRESS EASEMENT RECORDED IN O.R. BOOK 3432, AT PAGES 1111 THROUGH 1120 AND AT PAGES 1124 THROUGH 1128 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.; THENCE RUN N.00°48'34"W., ALONG THE EASTERLY BOUNDARY OF SAID FP&L AND ALICO EASEMENTS, FOR A DISTANCE OF 56.32 FEET, TO A POINT LYING 50.00 FEET NORTHWESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, THE SAME BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.00°48'34"W., ALONG THE EASTERLY BOUNDARY OF SAID FP&L AND ALICO EASEMENTS, FOR A DISTANCE OF 5.63 FEET, TO A POINT LYING 55.00 FEET NORTHWESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD; THENCE RUN N.61°46'58"E., PARALLEL TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, FOR A DISTANCE OF 1207.84 FEET; THENCE RUN S.28°13'02"E., FOR A DISTANCE OF 5.00 FEET, TO A POINT LYING 50.00 FEET NORTHWESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD; THENCE RUN S.61°46'58"W., PARALLEL TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, FOR A DISTANCE OF 1210.43 FEET TO THE POINT OF BEGINNING; CONTAINING 6,045.68 SQUARE FEET, MORE OR LESS.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS REFER TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100.00 FOOT RIGHT-OF-WAY, AS BEING N.61°46'58"E.

HOLE MONTES, INC.

CERTIFICATION OF AUTHORIZATION LB #1772

BY


JERRY L. RIFFELMACHER

P.S.M. #6130
STATE OF FLORIDA

Exhibit "A"
Page 5 of 6

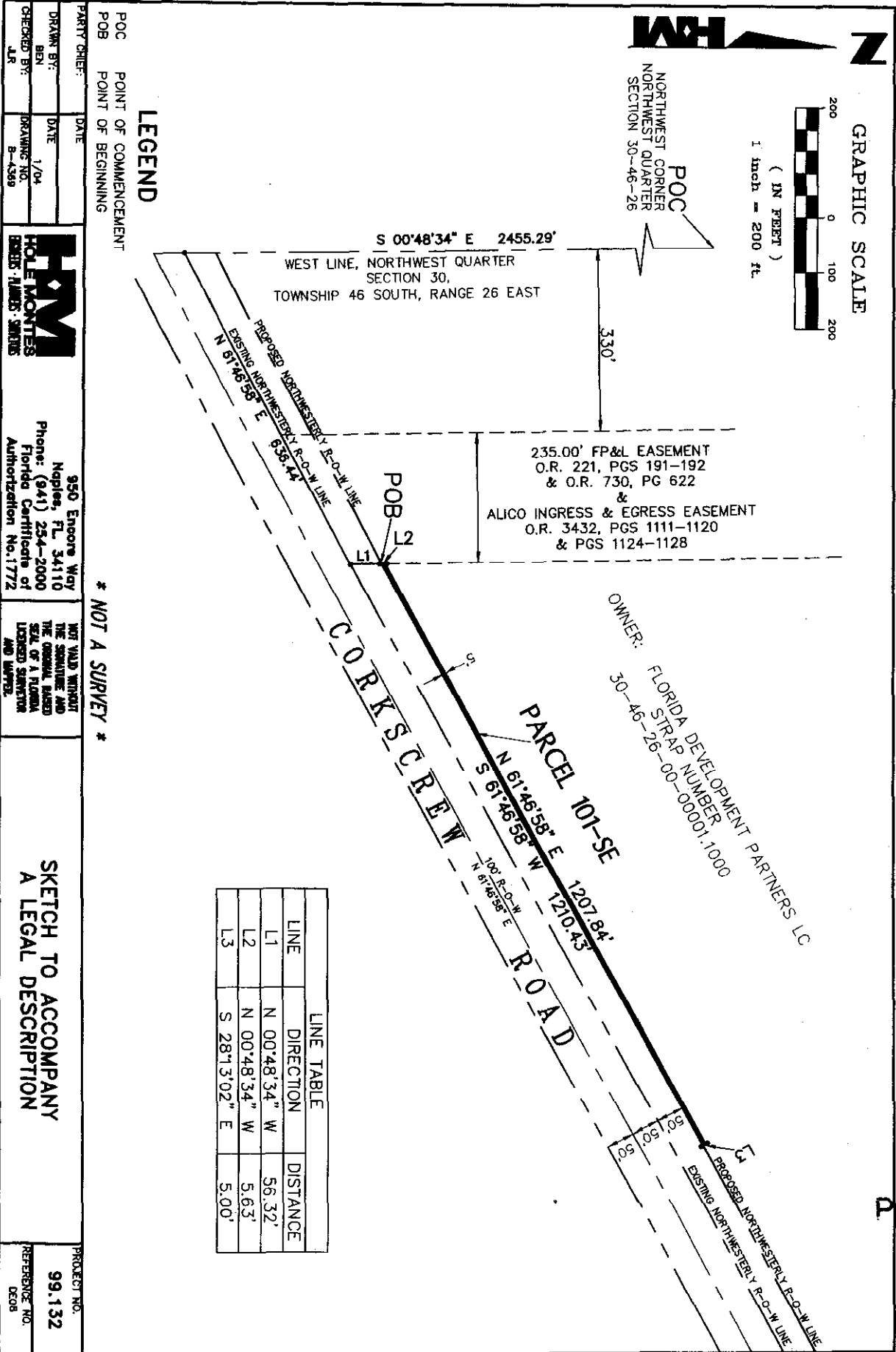


Exhibit "A"

STRAP Nos.: 25-46-25-16-000R1.0000

30-46-26-00-00001.1000

Project: Corkscrew Road CRSA/4723

AFFIDAVIT OF INTEREST IN REAL PROPERTY

THIS AFFIDAVIT OF INTEREST IN REAL PROPERTY is made and entered this 19th day of October, 2004 for the sole purpose of compliance with Section 286.23 of the Florida Statutes.

The undersigned hereby swears and affirms under oath, subject to the penalties prescribed for perjury, that the following is true:

The Name and Address of the Grantor is:

Stock Development, L.L.C., a Florida limited liability company
4501 Tamiami Trail, Suite 300
Naples, Florida 34103

The name(s) and address(es) of every person having a beneficial interest in real property that will be conveyed to Lee County are:

1. Brian K. Stock, 4501 Tamiami Tr, Ste 300, Naples FL 34103
2. K.C. Stock, Same
3. _____
4. _____
5. _____
6. _____

The real property to be conveyed to Lee County is known as:

SEE ATTACHED EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

FURTHER AFFIANT SAYETH NAUGHT.

Signed, sealed and delivered
in our presences:

Stock Development, L.L.C., a Florida
limited liability company

By: Brian K. Stock
Brian K. Stock, Its Managing Member

Tom Masterson
Witness Signature

Tom Masterson
Printed Name

Janice D. Lee
Witness Signature

JANICE D. LEE
Printed Name

Affidavit of Interest in Real Property
Parcel: 100, 101, 101SE/Florida Dev Partners
STRAP: 25-46-25-16-000R1.0000
30-46-26-00-00001.1000
Project: Corkscrew Road CRSA/4723

STATE OF Florida
COUNTY OF Collier

SWORN TO AND SUBSCRIBED before me this 9th day of Oct, 2007 by Brian K.

Stock, the Managing Member of Stock Development, L.L.C., a Florida limited liability company,
on behalf of the company. He is personally known to me or has produced N/A

_____ as identification
(type of identification)

Beth A Weber
(Notary Signature)

(SEAL)



Beth A Weber
(Print, type or stamp name)



950 Encore Way • Naples, Florida 34110 • Phone: 239.254.2000 • Fax: 239.254.2075

HM PROJECT #1999132
1/14/2004
PARCEL 100
REF. DWG. #B-4391

LEGAL DESCRIPTION

TRACT R-5, GRANDE OAK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67 AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS REFER TO THE SOUTH LINE OF TRACT R-5, GRANDE OAK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67 AT PAGES 15 THROUGH 36 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING S.61°46'32"W.

HOLE MONTES, INC.
CERTIFICATION OF AUTHORIZATION LB #1772

BY *Jerry L. Riffelmacher* P.S.M. #6130
JERRY L. RIFFELMACHER STATE OF FLORIDA

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Exhibit "A"

Page 1 of 6

Page 2 of 6



950 Encore Way • Naples, Florida 34110 • Phone: 239.254.2000 • Fax: 239.254.2075

HM PROJECT #1999132
1/14/2004
PARCEL 101
REF. DWG. #B-3897-1

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.89°21'53"E., ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 2607.70 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE CONTINUE N.89°21'53"E., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 1927.06 FEET TO A POINT 30.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100.00 FOOT RIGHT-OF-WAY, AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.89°21'53"E., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 64.79 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD; THENCE RUN S.61°46'58"W., ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, FOR A DISTANCE OF 5181.11 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE RUN N.00°48'34"W., ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 56.32 FEET TO A POINT 50.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD; THENCE RUN N.61°46'58"E., PARALLEL WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, FOR A DISTANCE OF 3388.89 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 10,000.00 FEET, THROUGH A CENTRAL ANGLE OF 02°33'45", SUBTENDED BY A CHORD OF 447.21 FEET AT A BEARING OF N.63°03'50"E., FOR A DISTANCE OF 447.25 FEET TO A POINT OF REVERSE CURVE; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 10,000.00 FEET, THROUGH A CENTRAL ANGLE OF 02°33'45", SUBTENDED BY A CHORD OF 447.21 FEET AT A BEARING OF N.63°03'50"E., FOR A DISTANCE OF 447.25 FEET TO THE END OF SAID CURVE; THENCE RUN N.61°46'58"E., FOR A DISTANCE OF 814.66 FEET TO THE POINT OF BEGINNING; CONTAINING 5.307 ACRES, MORE OR LESS.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS REFER TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AS BEING N.89°21'53"E.

HOLE MONTES, INC.

CERTIFICATION OF AUTHORIZATION LB #1772

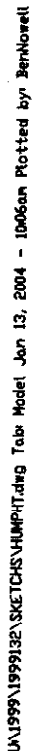
BY


JERRY C. RIFFELMACHER

P.S.M. #6130
STATE OF FLORIDA

Exhibit "A"

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950 Encore Way • Naples, Florida 34110 • Phone: 239.254.2000 • Fax: 239.254.2075

HM PROJECT #1999132

1/14/2004

PARCEL 101-SE

REF. DWG. #B-4369

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.00°48'34"E., ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 2,455.29 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100.00 FOOT RIGHT-OF-WAY; THENCE RUN N.61°46'58"E., ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, FOR A DISTANCE OF 636.44 FEET, TO A POINT ON THE EASTERLY BOUNDARY OF A 235.00 FOOT FP&L EASEMENT RECORDED IN O.R. BOOK 221 AT PAGES 191 THROUGH 192 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE EASTERLY BOUNDARY OF AN ALICO INGRESS AND EGRESS EASEMENT RECORDED IN O.R. BOOK 3432, AT PAGES 1111 THROUGH 1120 AND AT PAGES 1124 THROUGH 1128 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.; THENCE RUN N.00°48'34"W., ALONG THE EASTERLY BOUNDARY OF SAID FP&L AND ALICO EASEMENTS, FOR A DISTANCE OF 56.32 FEET, TO A POINT LYING 50.00 FEET NORTHWESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, THE SAME BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.00°48'34"W., ALONG THE EASTERLY BOUNDARY OF SAID FP&L AND ALICO EASEMENTS, FOR A DISTANCE OF 5.63 FEET, TO A POINT LYING 55.00 FEET NORTHWESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD; THENCE RUN N.61°46'58"E., PARALLEL TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, FOR A DISTANCE OF 1207.84 FEET; THENCE RUN S.28°13'02"E., FOR A DISTANCE OF 5.00 FEET, TO A POINT LYING 50.00 FEET NORTHWESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD; THENCE RUN S.61°46'58"W., PARALLEL TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, FOR A DISTANCE OF 1210.43 FEET TO THE POINT OF BEGINNING; CONTAINING 6,045.68 SQUARE FEET, MORE OR LESS.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS REFER TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100.00 FOOT RIGHT-OF-WAY, AS BEING N.61°46'58"E.

HOLE MONTES, INC.

CERTIFICATION OF AUTHORIZATION LB #1772

BY


JERRY L. RIFFELMACHER

P.S.M. #6130

STATE OF FLORIDA

Exhibit "A"

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Exhibit "A"

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Department of Public Works
Division of County Lands

Page 1

Updated In House Title Search

Search No. 21807/C

Date: October 20, 2003

Parcel: 100

Project: Corkscrew Road/Ben Hill
Griffin to East of Habitat, Project
#4723

To: J. Keith Gomez
Property Acquisition Agent

From: Kenneth Pitt *KBP*
Real Estate Title Examiner

STRAP: 25-46-25-16-000R1.0000

An update has been requested of In House Title Search No. 21807/C which covers the period beginning January 1, 1940, at 8:00 a.m. and is now complete through September 24, 2003, at 5:00 p.m.

Subject Property: Tract R-1 and Tract R-5 of Grande Oak Subdivision, now known as Grandezza, as recorded in Plat Book 67, Pages 15-36, of the Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Florida Development Partners, L.C., a Florida limited liability company

by that certain instrument dated April 14, 2000, recorded April 18, 2000, in Official Record Book 3244, Page 3256, Public Records of Lee County, Florida.

Subject to:

1. Title to oil, gas and mineral rights and leases on subject property is specifically omitted from this report.
2. Resolution #94-07-11, dated July 6, 1994, recorded October 5, 1994, in Official Record Book 2541, Page 1525, Public Records of Lee County, Florida. Said resolution pertains to the Corkscrew Road Service Area. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.
3. Resolution #94-07-12, dated July 6, 1994, recorded October 5, 1994, in Official Record Book 2541, Page 1551, Public Records of Lee County, Florida. Said resolution pertains to the Corkscrew Road Service Area. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.

Department of Public Works
Division of County Lands

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Updated In House Title Search
Search No. 21807/C
Date: October 20, 2003
Parcel: 100
Project: Corkscrew Road/Ben Hill
Griffin to East of Habitat, Project
#4723

4. Resolution #94-09-04 dated September 7, 1994, recorded October 5, 1994 in Official Record Book 2541, Page 1564, Public Records of Lee County, Florida. Said resolution pertains to the Corkscrew Road Service Area. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.
5. Resolution #94-09-05, dated September 7, 1994, recorded October 5, 1994, in Official Record Book 2541, Page 1599, Public Records of Lee County, Florida. Said resolution pertains to the Corkscrew Road Service Area. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.
6. Declaration of Covenants for providing fire protection and rescue services by the Estero Fire Protection and Rescue Service District, recorded June 16, 1995, in Official Record Book 2609, Page 1577, Public Records of Lee County, Florida.
7. Resolution #95-06-38, dated June 7, 1995, recorded June 20, 1995, in Official Record Book 2609, Page 4106, Public Records of Lee County, Florida. Said resolution pertains to the development of infrastructure improvements described in the Corkscrew Road Special Improvement Unit. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.
8. Deed of Restrictions recorded in Official Record Book 2829, Page 1647, Public Records of Lee County, Florida.
9. Declaration of Covenants, conditions and restrictions for Surface Water Management recorded in Official Record Book 2900, Page 3846, Public Records of Lee County, Florida, and amended in Official Record 3244, Page 3228 and Official Record Book 3342 Page 2943, Public Records of Lee County, Florida.
10. Grant of Utility Easement recorded in Official Record Book 3040, Page 956, Public Records of Lee County, Florida.
11. Conditions, assessments and easements as recited on Warranty Deed recorded in Official Record Book 3081, Page 48, Public Records of Lee County, Florida.

Department of Public Works
Division of County Lands

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Updated In House Title Search
Search No. 21807/C
Date: October 20, 2003
Parcel: 100
Project: Corkscrew Road/Ben Hill
Griffin to East of Habitat, Project
#4723

NOTE: Covenant of unified control recorded March 5, 1997 in Official Record Book 2798, Page 2652, Public Records of Lee County, Florida.

NOTE: Memorandum of Lease dated September 11, 1998, recorded October 6, 1998, in Official Record Book 3020, Page 892, Public Records of Lee County, Florida.

NOTE: Notice of Development Order approval recorded March 9, 2000, in Official Record Book 3229, Page 1172, Public Records of Lee County, Florida.

NOTE: Covenant of Unified Control recorded in Official Record Book 3764 Page 560, Public Records of Lee County, Florida.

Tax Status: 2001 taxes are delinquent as to all parcels.
(The end user of this report is responsible for verifying tax and/or assessment information.)

The Division of County Lands has made a diligent search of the Public Record. However, this report contains no guarantees nor warranty as to its accuracy.

Department of Public Works
Division of County Lands

Page 3

Updated In House Title Search

Search No. 21807/C

Date: October 20, 2003

Parcel: 100

Project: Corkscrew Road/Ben Hill
Griffin to East of Habitat, Project
#4723

12. Declaration of Covenants, Conditions, Restrictions and Easements for Grande Oak, recorded in Official Record Book 3321, Page 2858, as amended in Official Record Book 3405, Page 207 and further amended in Official Record Book 3441, Page 1839 and Official Record Book 3913 Page 3750, Public Records of Lee County, Florida, and as may be subsequently amended.
13. Mortgage and Security Agreement and Assignment of Leases and Rents executed by Florida Development Partners, L.C., a Florida limited liability company, to First Union National Bank, dated April 14, 2000, recorded April 18, 2000, in Official Record Book 3244, Page 3272, Public Records of Lee County, Florida. Said mortgage being modified by instrument recorded in Official Record Book 3419, Page 2760 and by Official Record Book 3674 Page 744 and an Assignment of Proceeds recorded in Official Record book 3674 Page 747, Public Records of Lee County, Florida.
14. Financing Statement between Florida Development Partners, L.C., and First Union National Bank, recorded in Official Record Book 3244, Page 3289 and a Financing Statement between Florida Development Partners, L.C. and Wachovia Bank, N.A. recorded in Official Record Book 3674 Page 753, Public Records of Lee County, Florida.
15. Access Easement granted by Florida Development Partners, L.C., recorded in Official Record Book 3333 Page 4307, Public Records of Lee County, Florida.
16. Water Management System Shared Cost and Maintenance Agreement by and among T&T Water Management Association, Inc., Grande Oak Master Property Association, Inc. and University Highland Limited Partnership, recorded in Official Record Book 3340, Page 4691, as assigned by instrument recorded in Official Record Book 3357, Page 4827, Public Records of Lee County, Florida.
17. Resolution No. 00-12-10 creating the University Overlay Special Improvement District, recorded in Official Record Book 3342, Page 665, Public Records of Lee County, Florida.

NOTE: Resolution requesting PUD approval dated November 30, 1987, recorded May 9, 1998, in Official Record Book 1987, Page 3154, Public Records of Lee County, Florida.

NOTE: Resolution requesting boundary change dated September 9, 1985, recorded in March 10, 1989, in Official Record Book 2055, Page 609, Public Records of Lee County, Florida.

Department of Public Works
Division of County Lands

Page 1 of 3

Updated In House Title Search

Search No. 21807/D

Date: October 21, 2003

Parcel: 101

Project: Corkscrew Road/Ben Hill
Griffin to East of Habitat, Project
#4723

To: J. Keith Gomez
Property Acquisition Agent

From: Kenneth Pitt 
Real Estate Title Examiner

STRAP: 30-46-25-00-00001.1000

An update has been requested of In House Title Search No. 21807/D which covers the period beginning January 1, 1940, at 8:00 a.m. and is now complete through September 25, 2003, at 5:00 p.m.

Subject Property: That part of Section 30, Township 46 South, Range 26 East, Lee County, Florida, lying North of Corkscrew Road.

Title to the subject property is vested in the following:

Florida Development Partners (a Florida Limited Liability Company)

by that certain instrument dated December 31, 2002, recorded January 14, 2003 in Official Record Book 3822, Page 158, Public Records of Lee County, Florida.

Subject to:

1. Easement from Alico Land Development Corporation, a Florida corporation to Florida Power and Light Co., as recorded in Official Record Book 221, Page 191, and as amended by instrument recorded in Official Record Book 730, Page 622, all being in the Public Records of Lee County, Florida.
2. Reservation by Alico, Inc., of a right-of-way easement for ingress and egress, public utility and similar purposes over and across the West 100 feet as set forth in Deed dated July 7, 1977, recorded in Official Record Book 1209, page 1195, Public Records of Lee County, Florida.
3. Agreement dated May 10, 1984, between Estero Fire Protection and Rescue Service District and landowners owning property adjoining the District, attached to Affidavit recorded in Official Record Book 2339, Page 2108, Public Records of Lee County, Florida.
4. Resolution #94-07-11, dated July 6, 1994, recorded October 5, 1994, in Official Record Book 2541, Page 1525, Public Records of Lee County, Florida. Said resolution pertains to the Corkscrew Road Service Area. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.

Division of County Lands

Updated In House Title Search

Search No. 21807/D

Date: October 21, 2003

Parcel: 101

Project: Corkscrew Road/Ben Hill
Griffin to East of Habitat, Project
#4723

5. Resolution #94-07-12, dated July 6, 1994, recorded October 5, 1994, in Official Record Book 2541, Page 1551, Public Records of Lee County, Florida. Said resolution pertains to the Corkscrew Road Service Area. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.
6. Resolution #94-09-04 dated September 7, 1994, recorded October 5, 1994 in Official Record Book 2541, Page 1564, Public Records of Lee County, Florida. Said resolution pertains to the Corkscrew Road Service Area. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.
7. Resolution #94-09-05, dated September 7, 1994, recorded October 5, 1994, in Official Record Book 2541, Page 1599, Public Records of Lee County, Florida. Said resolution pertains to the Corkscrew Road Service Area. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.
8. Declaration of Covenants for providing fire protection and rescue services by the Estero Fire Protection and Rescue Service District recorded in Official Record Book 2609, Page 1544, Public Records of Lee County, Florida.
9. All easements, resolutions, assessments, covenants and conditions as recited on Warranty Deed recorded in Official Record Book 3083, Page 2081, Public Records of Lee County, Florida.
10. Mortgage and Security Agreement executed by University Highland Limited Partnership, a Florida limited partnership, to AmSouth Bank, dated January 8, 2002, recorded February 6, 2002 in Official Record Book 3574, Page 1919, Public Records of Lee County.
11. Financing Statement between University Highland Limited Partnership and AmSouth Bank, recorded February 6, 2002, in Official Record Book 3574, Page 1931, Public Records of Lee County, Florida.
12. Access Easement to Florida Power & Light Company, recorded June 14, 2001, in Official Record Book 3432, Page 1124, Public Records of Lee County, Florida.
13. Mortgage, Security Agreement and Assignment of Rents between Florida Development Partners, L.C., and Amsouth Bank, recorded in Official Record Book 3822 Page 162, Public Records of Lee County, Florida.
14. Partnership Affidavit recorded in Official Record Book 3822 Page 178, Public Records of Lee County, Florida.

Department of Public Works
Division of County Lands

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Updated In House Title Search

Search No. 21807/D

Date: October 21, 2003

Parcel: 101

Project: Corkscrew Road/Ben Hill

Griffin to East of Habitat, Project

#4723

15. UCC-1 Financing Statement, Florida Development Partners (Debtor) and Amsouth Bank (Creditor) recorded in Official Record Book 3822 Page 181, Public Records of Lee County, Florida.
16. Deed of Conservation Easement granted by Florida Development Partners, L.C., to South Florida Water Management, recorded in Official Record Book 3909 Page 3265, Public Records of Lee County, Florida.
17. Third Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Grandezza, recorded in Official Record Book 3913 Page 3750, Public Records of Lee County, Florida.
18. Mortgage Ratification Agreement between Florida Development Partners, L.C. and Amsouth Bank recorded in Official Record Book 4003 Page 3519, Public Records of Lee County, Florida.

NOTE: Quit Claim Deed dated February 15, 1999, recorded February 24, 1999, in Official Record Book 3080, Page 2954 pertains to the interest in the oil, gas, phosphate and other minerals for subject property.

NOTE: Notice of Development Order Approval recorded in Official Record Book 3646 Page 834, Public Records of Lee County, Florida.

NOTE: Covenant of Unified Control recorded in Official Record Book 3764 Page 519, Public Records of Lee County, Florida.

NOTE: Covenant of Unified Control recorded in Official Record Book 3764 Page 560, public Records of Lee County, Florida.

NOTE: Notice of Development Order Approval recorded in Official Record Book 3795 Page 1301, Public Records of Lee County, Florida.

NOTE: Notice of Adoption of the Seventh Amendment to the Timberland & Tiburon DRI, recorded in Official Record Book 3798 Page 2722, Public Records of Lee County, Florida.

Tax Status: \$259.49 paid on 1/15/2003 for Tax Year 2002.

(The end user of this report is responsible for verifying tax and/or assessment information.)

The Division of County Lands has made a diligent search of the Public Record. However, this report contains no guarantees nor warranty as to its accuracy.

5-Year Sales History
Corkscrew Road/CRSA, Project No. 4723

Parcel 100/Florida Development Partners, L.C.
STRAP No. 25-46-25-16-000R1.00CE

Grantor	Grantee	Price	Date	Arms Length Y/N
University Highland Limited Partnership, a Florida LP	Florida Development Partners, L.C., a Florida LLC	\$18,000,000	4/14/00	Y*

*The referenced transaction represents the sale of multiple tracts.

Parcel 101, 101SE/Florida Development Partners, L.C.
STRAP No. 30-46-26-07-00FR1.00CE

Grantor	Grantee	Price	Date	Arms Length Y/N
University Highland Limited Partnership, a Florida LP	Florida Development Partners, L.C., a Florida LLC	\$4,770,800	12/31/02	Y*

*The referenced transaction represents the sale of multiple tracts.