

**Lee County Board of County Commissioners
Agenda Item Summary**

Blue Sheet No. 20061519-UTL

1. Action Requested/Purpose:

Authorize Chairman, on behalf of the BOCC, to execute and approve recording of the "Agreement for the Delivery and Use of Reclaimed Effluent Water" between Lee County and "Cypress Shadow Development, LLC," for a project known as "Cypress Shadows". The project is located on the south side of Corkscrew Road, approximately 2-1/2 miles east of I-75.

2. What Action Accomplishes:

Provides for disposal of effluent from the Three Oaks Wastewater Treatment Plant.

3. Management Recommendation:

Approval.

4. Departmental Category: 10 – Utilities **C10A** **5. Meeting Date:** 01-09-2007

6. Agenda:		7. Requirement/Purpose (specify)		8. Request Initiated:	
<input checked="" type="checkbox"/> Consent		<input type="checkbox"/> Statute		Commissioner	
<input type="checkbox"/> Administrative		<input type="checkbox"/> Ordinance		Department	Public Works
<input type="checkbox"/> Appeals		<input type="checkbox"/> Admin. Code		Division	Utilities
<input type="checkbox"/> Public		<input checked="" type="checkbox"/> Other	<u>Approval</u>	By: <i>Douglas L. Meurer</i> 12-11-2006	
<input type="checkbox"/> Walk-On				Douglas L. Meurer, P.E., Director	

9. Background:

Cypress Shadow Development, LLC desires reclaimed/reuse water service from Lee County's Three Oaks Wastewater Treatment Plant to serve the Cypress Shadows Development.

Cypress Shadow Development, LLC has committed to provide disposal capacity through this reclaimed effluent water agreement.

Funds are available for document recording fees in Account No. OD5360748700.504930.

Attachments: Project Location Map
DR-219 Form for Easement
Recorders Office Attention Sheet for Easement
Effluent Agreement w/Easement (1 Original)

SECTION 20 & 29 TOWNSHIP 46S RANGE 260E DISTRICT #3 COMMISSIONER JUDAH

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager / P.W. Director
<i>J. Lavender</i> Date: 12-12-06	N/A	N/A	<i>H. Wegis</i> Date: 12/11/06	<i>S. Coovert</i> Date: 12/13/06	Analyst <i>akw</i> 12-14-06	Risk <i>vr</i> 12/14/06	Grants <i>vr</i> 12/14/06	Mgr. <i>akw</i> 12/14/06	<i>J. Lavender</i> Date: 12-12-06

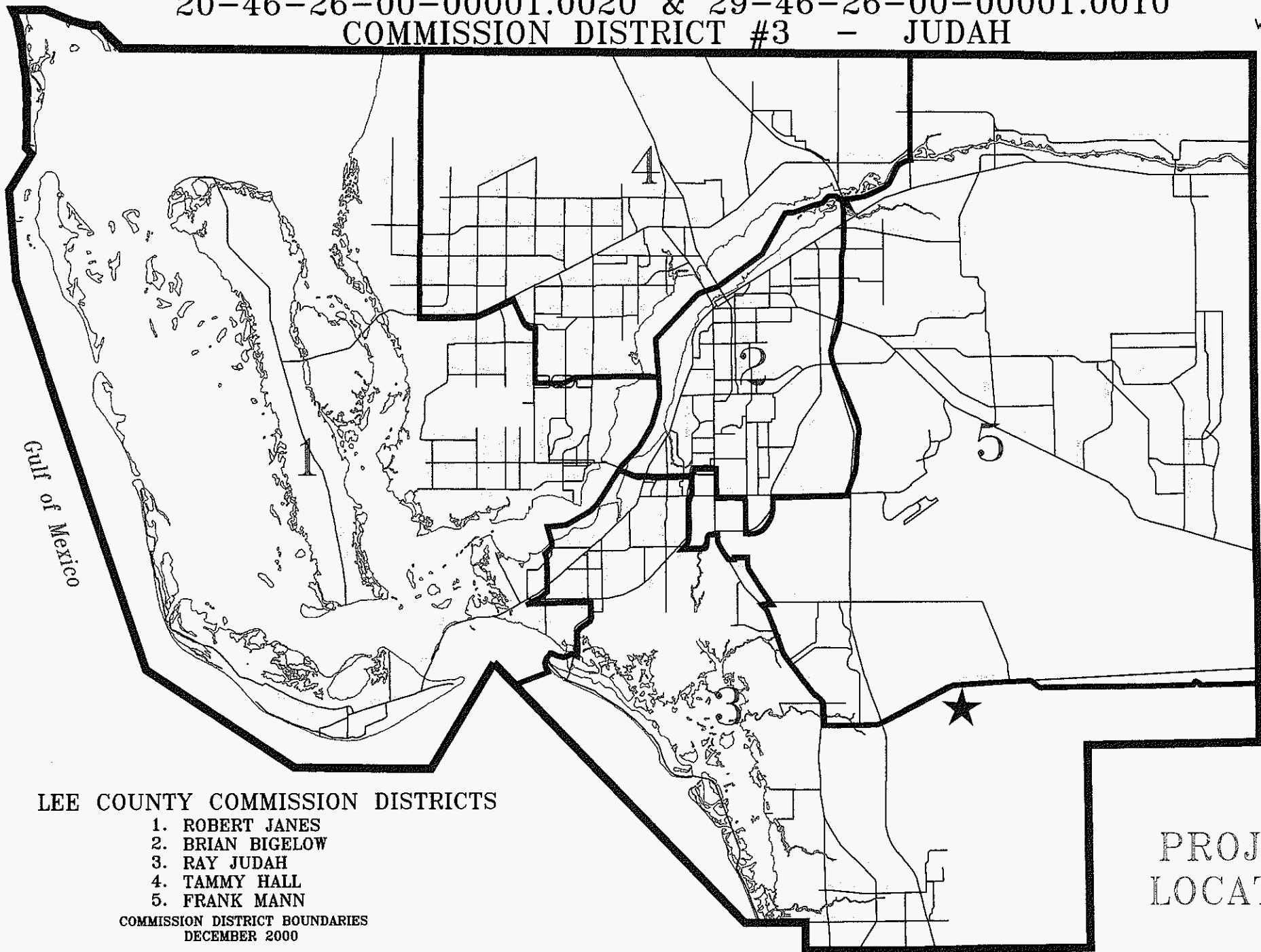
11. Commission Action:

☐ Approved
☐ Deferred
☐ Denied
☐ Other

RECEIVED BY
COUNTY ADMIN:
12-13-06 ml.
4:30
COUNTY ADMIN
FORWARDED TO:
12/18 4:00
PR

Rec. by CoAtty
Date: 12/13/06
Time: 11:20 AM
Forwarded To:
12/13/06
2:15 PM

CYPRESS SHADOWS
20-46-26-00-00001.0020 & 29-46-26-00-00001.0010
COMMISSION DISTRICT #3 - JUDAH



LEE COUNTY COMMISSION DISTRICTS

1. ROBERT JANES
2. BRIAN BIGELOW
3. RAY JUDAH
4. TAMMY HALL
5. FRANK MANN

COMMISSION DISTRICT BOUNDARIES
DECEMBER 2000

PROJECT
LOCATION

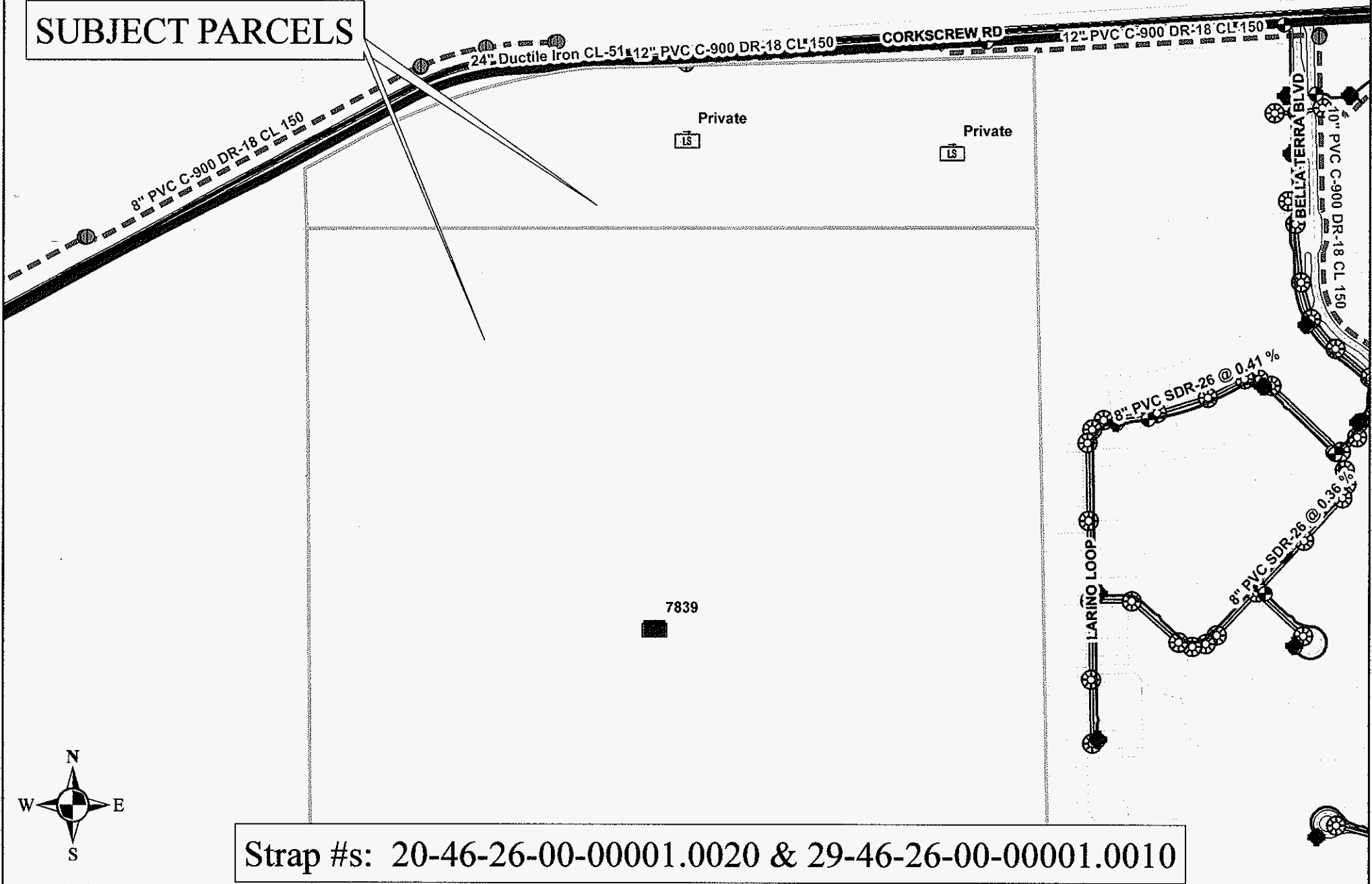
Agreement for the Delivery and Use of Reclaimed Effluent Water

CYPRESS SHADOWS

AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED EFFLUENT WATER

COMMISSION DISTRICT #3 - JUDAH

SUBJECT PARCELS





FLORIDA DEPARTMENT OF REVENUE
RETURN FOR TRANSFERS OF INTEREST IN REAL PROPERTY
(PLEASE READ INSTRUCTIONS BEFORE COMPLETING)

INET

FDOR10240300
DR-219
R. 07/98

Enter numbers as shown below.

If typing, enter numbers as shown below.

1. Parcel Identification Number
(If Parcel ID not available
please call County Property
Appraiser's Office) →

0 1 2 3 4 5 6 7 8 9

0123456789

20462600000010020 & 29462600000010010

2. Mark (x) all
that apply

Multi-parcel
transaction? →

Transaction is a split
or cutout from
another parcel? →

Property was improved
with building(s) at time
of sale/transfer? →

3. Grantor (Seller):

EASEMENT:

BS 20061519

CYPRESS SHADOW DEV LLC

Last Mailing Address
780 NW LEJEUNE RD-#616

First City MI
MIAMI

State Zip Code
FL 33126

4. Grantee (Buyer):

Last Mailing Address
THOM OSTERHOUT

First City MI
AS AGENT: FT. MYERS

State Zip Code Phone No.
FOR LEE CO. BD. OF CO. COMMISSIONERS

Last Mailing Address
P. O. BOX 398

First City MI
FT. MYERS

State Zip Code Phone No.
FL 33902 2394798181

5. Date of Sale/Transfer

2007 \$

\$10

. 00

Property Located In 46 County Code

Month Day Year

(Round to the nearest dollar.)

6. Type of Document

Contract/Agreement for Deed ☒ Other

Warranty
Deed

Quit Claim
Deed

7. Are any mortgages on the property? If "Yes",
outstanding mortgage balance:

(Round to the nearest dollar.) \$

YES ☒ NO

. 00

8. To the best of your knowledge, were there unusual circumstances or conditions to the sale/transfer
such as: Forced sale by court order? Foreclosure pending? Distress Sale? Title defects? Corrective Deed? Mineral rights?
Sale of a partial or undivided interest? Related to seller by blood or marriage.

YES ☒ NO

9. Was the sale/transfer financed? YES ☒ NO

If "Yes", please indicate type or types of financing:

Conventional

Seller Provided

Agreement or
Contract for Deed

Other

10. Property Type:

Residential

Commercial

Industrial

Agricultural

Institutional/
Miscellaneous

Government

Vacant

Acreage

Timeshare

Mark (x) all
that apply

☒

11. To the best of your knowledge, was personal property
included in the sale/transfer? If "Yes", please state the
amount attributable to the personal property. (Round to the nearest dollar.)

YES

☒ NO

\$

Cents
. 00

12. Amount of Documentary Stamp Tax

\$

0.70

13. If no tax is due in number 12, is deed exempt from Documentary Stamp Tax under s. 201.02(6), Florida Statutes?

YES

NO

Under penalties of perjury, I declare that I have read the foregoing return and that the facts stated in it are true. If prepared by someone other
than the taxpayer, his/her declaration is based on all information of which he/her has any knowledge.

Signature of Grantor or Grantee or Agent

Date 12/11/06

WARNING: FAILURE TO FILE THIS RETURN OR ALTERNATIVE FORM APPROVED BY THE DEPARTMENT OF REVENUE SHALL RESULT IN A PENALTY OF \$25.00 IN ADDITION TO ANY
OTHER PENALTY IMPOSED BY THE REVENUE LAW OF FLORIDA.

To be completed by the Clerk of the Circuit Court's Office

Clerks Date Stamp

This copy to Department of Revenue

O. R. Book
and

Page Number
and

File Number

Date Recorded

□ □ □ □ □

□ □ □ □ □

□ □ □ □ □ □ □ □ □ □ □ □ □ □

□ □ / □ □ / □ □ □ □

Month

Day

Year

This copy to Department of Revenue

TO: RECORDERS OFFICE

PLEASE PUT MY NAME ON THE ATTENTION LINE:

Sue Gulledge

**CHARGE TO: LEE COUNTY UTILITIES -
LCU 500283**

ACCOUNT NO. OD5360748700.504930

THANK YOU.

FOR UTILITIES USE ONLY:

BLUE SHEET NO. 20061519-UTL

PROJECT NAME: CYPRESS SHADOWS

AGREEMENT NAME: CYPRESS SHADOW DEV LLC

TYPING BY: *Sue Gulledge*

This Instrument Prepared By:

Lee County Utilities
P. O. Box 398
Fort Myers, Florida 33902-0398

Strap Nos. 20-46-26-00-00001.0020
29-46-26-00-00001.0010

(THIS SPACE RESERVED FOR RECORDING) - LCU 500283

**AGREEMENT FOR THE DELIVERY
AND USE OF RECLAIMED EFFLUENT WATER**

THIS AGREEMENT is made and entered into on this _____ day of _____, 20____, between Cypress Shadow Development, L.L.C., a Florida Limited Liability Company and its assigns and successors in interest, hereinafter referred to as the "USER," and LEE COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "COUNTY."

WITNESSETH:

WHEREAS, the COUNTY owns, maintains, and operates wastewater treatment facilities in Lee County and intends to produce treated effluent of a quality for the irrigation of grasses, woodlands, and certain crops; and

WHEREAS, the COUNTY desires to deliver this treated effluent for irrigation use by others as a means of effluent disposal; and

WHEREAS, the COUNTY intends to utilize a reclaimed effluent distribution system in order that delivery can be made under pressure directly to USER in a closed system; and

WHEREAS, USER now owns or otherwise controls the land upon which the reclaimed effluent water is to be used for irrigation purposes; and

WHEREAS, the County believes that it is in the best public interest to enter into this Agreement in order to further dispose of effluent water from its wastewater treatment facilities.

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants contained herein, the USER and COUNTY do hereby agree as follows:

1. **EASEMENTS**

(a) If the Point of Delivery is within the USER'S property, the USER will grant to the COUNTY, an easement for operation and maintenance of the delivery system for the reclaimed effluent water on the USER'S property. The easement agreement itself, and the legal description of the property subject to the easement are incorporated by reference, attached hereto as Exhibit A, and made a part of this Agreement.

BS 20061519-UTL

(b) Upon execution by both parties of Exhibit A, it shall be recorded in the appropriate record book in the official records of Lee County, Florida.

2. **TERM OF THE AGREEMENT**

(a) The COUNTY shall deliver and the USER shall accept and use reclaimed effluent water produced by the COUNTY from one of its wastewater treatment facilities, and this Agreement shall be effective on the date of the execution and for a term of twenty (20) years from date of Board approval. The term of this Agreement shall be renewed automatically from year to year beyond the initial twenty-year term, unless terminated by the USER by written notice not less than one (1) year (365 days) in advance or by the COUNTY by written notice not less than one (1) year (365 days) in advance of the anniversary of the commencement of each renewal.

3. **USE OF RECLAIMED WATER: USER'S IRRIGATION SYSTEM**

(a) The USER shall use reclaimed water delivered by the COUNTY for agricultural or urban irrigation; to include, but not be limited to, golf courses, lawns, and roadway right-of-way, or other purposes in any manner determined by the USER, except that use of the reclaimed water shall be consistent with all local, state, and federal regulations, and in such a manner as not to require a federal wastewater discharge permit.

(b) The USER agrees to receive reclaimed water within thirty (30) days of receipt of written notice from the COUNTY that deliveries will commence. The USER shall be solely responsible for the operation and maintenance of all portions of the USER'S irrigation system located within the boundaries of USER'S property and in accordance with the conditions established in Exhibit B of this Agreement.

4. **WATER QUALITY**

Reclaimed water delivered under this Agreement shall be treated to levels acceptable to meet the requirements of Chapter 62-6 Florida Administrative Code and F.D.E.P. requirements for irrigation on lands for public access.

5. **VOLUME OF WATER: DELIVERY SCHEDULE**

The COUNTY will deliver reclaimed water and the USER shall accept and use a volume of gallons of reclaimed water per day in accordance with the conditions established in Exhibit B. The COUNTY will require the USER to install appropriate meters at the Point of Delivery so that the volume of reclaimed water delivered will be monitored.

6. **POINT(S) OF DELIVERY**

The Point(s) of Delivery of reclaimed water from the COUNTY to the USER is immediately downstream of the meter. The COUNTY shall own, operate, and maintain the reclaimed water distribution system upstream of the Point(s) of Delivery. The USER shall own, operate, and maintain all works downstream of the Point(s) of Delivery.

The USER shall provide, in a manner approved by the appropriate regulatory agencies, a positive check-valve between the reclaimed water irrigation system and any other irrigation water source(s). The cost of such check-valve and its installation shall be borne by the USER, and the complete operation of the check-valve shall be the responsibility of the USER. The USER agrees to identify to the COUNTY all well(s) connected to the irrigation system. The USER may continue to use its existing well(s) and/or lake or pond water source(s) for its irrigation system, provided that the two are not operated simultaneously.

It shall be the USER'S responsibility to construct all lines, meters, etc., necessary to extend reclaimed water lines from existing COUNTY facilities. Construction shall be in accordance with COUNTY Standards. Record drawings shall be submitted to the COUNTY, as well as a Certificate of Contributory Assets, covering all facilities on the upstream side of, and including, the meter. A Release of Lien and a One-Year Warranty shall be furnished prior to the Utilities Department forwarding the project to the Board of County Commissioners for final acceptance of the portion of the line upstream of the meter.

7. DELIVERY OF RECLAIMED WATER UNDER ADVERSE CONDITIONS

(a) Adverse weather conditions or unforeseen circumstances may necessitate modification of the normal delivery schedule. Their USER may have the right to restrict the use of the reclaimed water to be delivered in the event of adverse weather conditions or unforeseen circumstances. The USER shall not restrict the use of reclaimed water until all alternate application sites available to the USER have been utilized to their capacity. Notice to the COUNTY of the USER'S intent to restrict the use of the reclaimed water shall be in writing and accepted by the COUNTY in advance. If advance notice to the COUNTY is not practical, then the USER shall give oral notice of the restriction to the COUNTY immediately, to be followed by a written document as soon as it is practical, fully describing the circumstances for the restriction.

(b) Both parties also recognize that adverse weather conditions or unforeseen circumstances may result in a need for reclaimed water greater than the volume set forth in Paragraph 5. Each USER shall have the right to draw additional water, subject to availability of reclaimed water supplies. During any period in which more than one USER exercises the right to draw additional reclaimed water, the COUNTY will furnish water, if available, as the transmission and delivery systems are capable of handling.

(c) If the COUNTY'S transmission or distribution system fails for reasons or events beyond the COUNTY'S control, then delivery of reclaimed water under the requirements of this Agreement may be interrupted or limited in quantity.

8. EMERGENCY SITUATIONS

The COUNTY shall not be held liable by the USER for failure to deliver reclaimed water if an emergency situation preventing such delivery exists.

If and when emergency situations occur, the COUNTY will notify the USER by telephone and follow up with a letter stating the nature of the emergency and the anticipated duration.

9. TERMINATION OR ASSIGNMENT

(a) The USER may have the right to terminate its obligations under this Agreement only upon two (2) years advance written notice to the COUNTY. The USER shall be liable for all costs and expenses that the COUNTY may incur for developing any alternate method of disposal of the effluent not taken as the result of the USER'S termination, unless such termination is mandated by a State or Federal regulatory agency.

(b) The COUNTY shall have the express right to collect from USER, all costs expended by the COUNTY that are associated with any alternate method of disposal of the effluent not taken as the result of the USER'S termination, subject to the condition in Part 9(a) above.

(c) The COUNTY shall have the right to terminate this Agreement if performance is prevented by third-party litigation or any other event beyond the control of the COUNTY.

(d) The COUNTY shall have the right to transfer all or any part of the treatment or distribution facilities to others and to assign all or any part of its rights and obligations under this Agreement to others who shall be bound by and accept, and be exclusively responsible for all applicable terms and conditions of this Agreement.

10. EXCUSE FROM PERFORMANCE BY GOVERNMENTAL ACTS

If for any reason during the term of this Agreement, Local, State or Federal governments or agencies shall fail to issue necessary permits, grant necessary approvals, or shall require any change in the operation of the treatment, transmission and distribution systems or the application and use of reclaimed water, then to the extent that such requirements shall affect the ability of any party to perform any of the terms of this Agreement, the affected party shall be excused from the performance thereof and a new Agreement shall be negotiated by the parties hereto in conformity with such permits, approvals, or requirements.

11. TRANSFER OR MODIFICATION OF USER'S COMMITMENT

Sale of Land: The USER'S right to sell, transfer or encumber the land described in Exhibit A shall not be restricted by this Agreement, except that immediate written notice of any proposed sale or transfer must be given to the COUNTY at the address noted in Section 20 herein, and the buyer or transferee must execute and deliver to the COUNTY prior to the sale or transfer, an acknowledgement and acceptance of the prior USER'S commitment under the same terms and conditions of this Agreement. In effect, this Agreement shall run with the land, and as such, shall be properly filed with the Property Records of Lee County, Florida. Furthermore, the USER may transfer the rights and responsibility under this Agreement to the Cypress Shadows Community Development District, an independent special district created under ch. 190. Fla. Stat. and/or any homeowner's association created for the community. In the event that both the Cypress Shadows Community Development District and the homeowners association share the rights and responsibilities under this Agreement, only one entity shall be designated to be responsible to the County for billing purposes.

12. INDEMNIFICATION

(a) The COUNTY will be liable for money damages in tort for any injuries to or losses of property, personal injury, or death caused by the negligent or wrongful act(s) or omission(s) of any official or employee of the County while acting within the scope of the official's or employee's office or employment under circumstances in which a private person would be held to be liable in accordance with the general laws of the State of Florida, subject to the limitations as set out in Section 768.28, Florida Statutes, as it may be revised or amended from time to time.

(b) The obligation of the COUNTY to indemnify the USER to the extent provided by Section 768.28, Florida Statutes, shall be conditioned upon the compliance of the USER with all regulatory agency requirements and regulations for the use of the reclaimed water from the point of the USER'S control, provided that the noncompliance with the said regulations by the USER is the primary or proximate cause of the alleged injury, illness or disease to persons or to property.

(c) The USER shall save and hold harmless and indemnify COUNTY, its agents, representatives, servants and employees, insofar as it legally may from all claims costs, penalties, damages and expenses (including attorney's fees) arising out of the following:

1. Claims related to the USER'S construction, erection, location, operation, maintenance, repair, installation, replacement or removal of that part of the system controlled by the USER for efficient disposal and reuse;
2. Claims arising out of USER'S negligence or omissions upon any areas controlled by COUNTY that are contained within, adjoining or abutting USER'S property, or claims arising out of USER'S negligence or omissions within an area controlled, operated, or maintained by USER;
3. Claims or demands that the use of the reclaimed irrigation water by the USER in the manner set forth in this Agreement constitutes a nuisance, or is in violation of Statutes or regulations, within or upon any areas controlled, operated, or maintained by USER.

USER'S indemnification of the COUNTY in the above listed claims are subject to the terms and conditions contained in Paragraphs 7 and 8 of this Agreement.

13. RIGHT TO SET RATES, FEES AND CHARGES

Nothing in this Agreement shall be construed as affecting in any way COUNTY'S right and obligation to set fees, rates and charges, and its authority to regulate the delivery, storage, use, or spraying of effluent. COUNTY specifically, and without limitation, reserves the right to set rates, fees and charges for the provision of treated effluent in accordance with the authority vested in COUNTY and in accordance with the rules, regulations, and procedures prescribed for COUNTY under the Laws of Florida.

14. CHARGES AND RELATED CONSIDERATIONS

The COUNTY will charge the USER monthly for the number of gallons used at the current rate per 1,000 gallons. Payment shall be made to the COUNTY within 30 days following receipt of the bill.

15. ACCESS

The COUNTY shall have the right, at any reasonable time and upon written notice to the USER in advance, to enter upon the property of the USER to review and inspect the practices of the USER with respect to conditions agreed to herein, to include compliance with any and all Local, State and Federal regulatory agencies.

Such entry shall normally be for the purpose of review of the operation of reclaimed water irrigation system, for inspection of COUNTY-owned mains and appurtenances, and for sampling at any monitoring wells located on the property of the USER. The USER has the option of having a representative accompany the COUNTY personnel. All such on-site monitoring will be at COUNTY'S expense.

16. DISCLAIMER OF THIRD PARTY BENEFICIARIES

This Agreement is solely for the benefit of the formal parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto.

17. SEVERABILITY

If any part of this Agreement is found invalid or unenforceable by any court, such invalidity or unenforceability shall not affect the other parts of this Agreement if the rights and obligations of the parties contained therein are not materially prejudiced and if the intentions of the parties can continue to be effected. To that end, this Agreement is declared to be severable.

18. LAND USE APPROVALS

This Agreement shall not be construed as a basis for (1) granting or assuring or indicating or (2) denying, refusing to grant or preventing any future grant of land use or zoning approvals, permissions, variances, special exceptions, or rights with respect to the real property in the irrigated area.

19. APPLICABLE LAW

This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida.

20. NOTICES

All notices required or authorized under this Agreement shall be given in writing and shall be served by mail on the parties at the addresses below:

COUNTY: LEE COUNTY UTILITIES
Post Office Box 398
Fort Myers, FL 33902-0398

USER: Cypress Shadow Development, L.L.C.
A Florida limited liability company
780 NW LeJuene Road Suite 616
Miami, FL 33126

21. WAIVER OF RIGHTS AFFORDED BY THE UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970

The USER acknowledges having been informed of his rights under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. The USER also acknowledges receipt of a copy of EPA Regulations and Implementation of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and hereby voluntarily waives these rights.

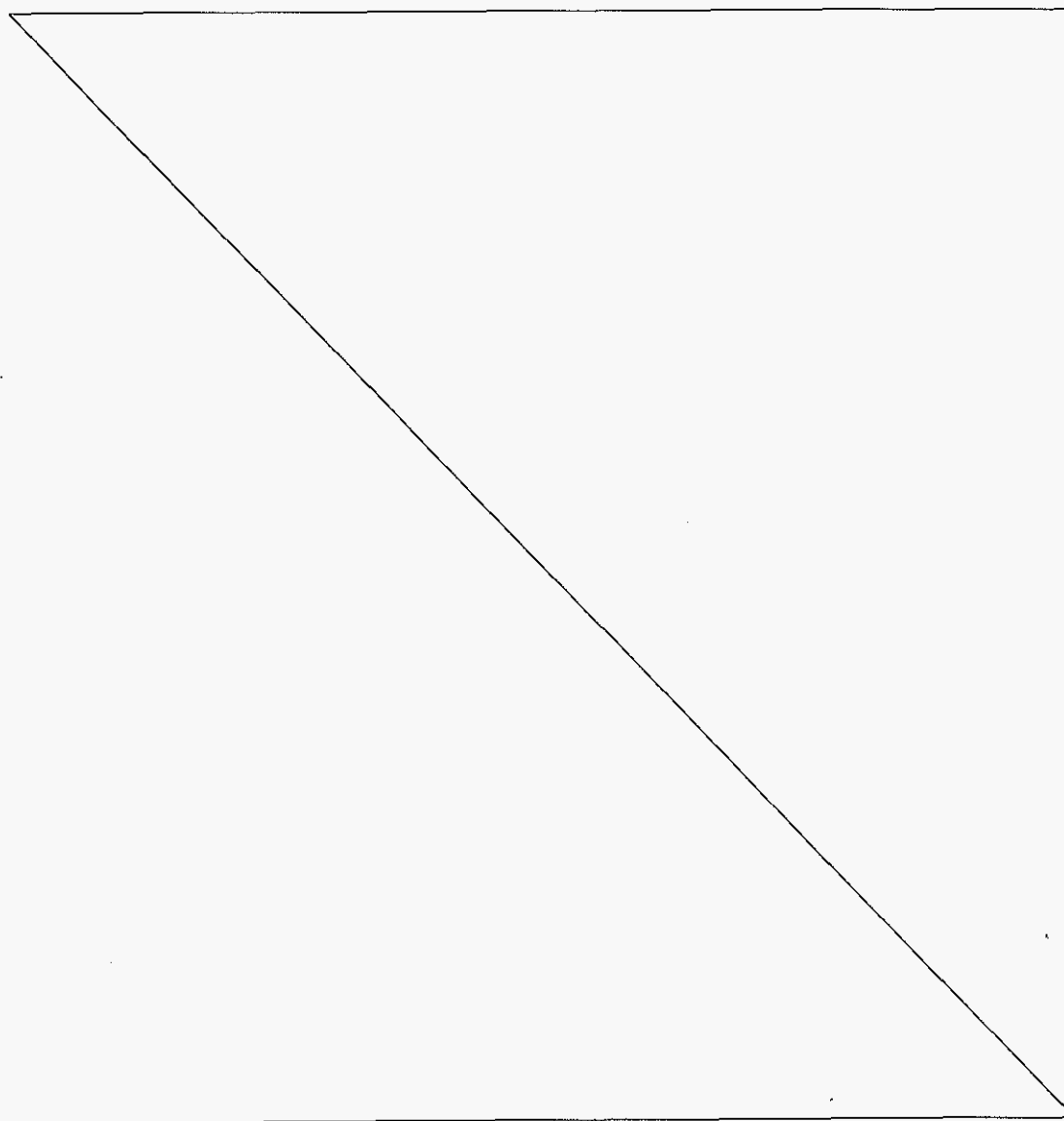
22. EXHIBITS AND ADDENDUMS

This Agreement incorporates the following exhibits and addendums which are specifically made a part of this Agreement:

- Exhibit A: Delivery and Use of Reclaimed Water Easement
- Exhibit B: Contract Conditions between LEE COUNTY and

Cypress Shadow Development L.L.C., a Florida limited liability company


(Balance of Page Left Intentionally Blank)



IN WITNESS WHEREOF, this **AGREEMENT**, with its attached Exhibits and/or Addendums, constitutes the entire Agreement between the parties and has been entered into voluntarily and with independent advice and legal counsel, and has been executed by the authorized representative of each party on the date written herein. Modifications to and waivers of the provisions herein shall be made in writing by the parties hereto.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

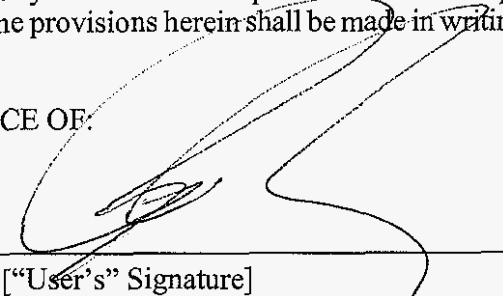
WITNESS:


[1st Witness' Signature]

R. A. Gonzalez
[Type or Print Name]


[2nd Witness' Signature]

CARY HOFFMAN
[Type or Print Name]


[User's Signature]

REYNALDO MAYOR
[Type or Print Name]

Managing Member
[Title]

STATE OF FLORIDA

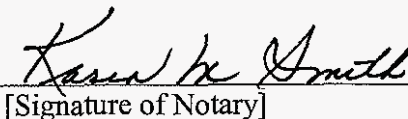
COUNTY OF LEE

The foregoing instrument was signed and acknowledged before me this 17th day of NOVEMBER, 20 06 by REYNALDO MAYOR who produced the following as identification _____ or is personally known to me, and who did/did not take an oath.

[Notary Seal]



Karen M Smith
My Commission DD229366
Expires October 23, 2007


[Signature of Notary]

KAREN M SMITH
[Typed or Printed Name]

The foregoing **AGREEMENT** was approved and accepted for and on behalf of Lee County, Florida, this _____ day of _____, 20_____.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS OF
LEE COUNTY, FLORIDA

BY: _____
Deputy Clerk

BY: _____
Chair

APPROVED AS TO FORM

BY: _____
Office of the County Attorney

EXHIBIT A
DELIVERY AND USE OF RECLAIMED WATER

EASEMENT

Cypress Shadow Development L.L.C., a Florida limited liability company, whose mailing address is 10846 Six Mile Cypress Parkway, Fort Myers, FL 33966, hereinafter referred to as "GRANTOR," in consideration of the mutual benefits to be derived, hereby grant and set over to the COUNTY OF LEE, a political subdivision of the State of Florida, with its mailing address being Post Office Box 398, Fort Myers, Florida 33902-0398, hereinafter referred to as "GRANTEE," an easement for the use and benefit of the Lee County Public Utilities Department for the delivery of reclaimed effluent water, and the use of public utility facilities and equipment in connection with the delivery of said reclaimed effluent water, through and across real property located in Lee County, Florida, being more particularly described in Figure A-1 attached hereto and made a part hereof.


This is a non-exclusive easement with the GRANTOR reserving reserves unto itself, its heirs, successors or assigns, the right to the continued free use and enjoyment of the property herein described, for any purposes which are not inconsistent or restrictive of the rights and uses granted herein unto the GRANTEE.

At such time as the facilities of GRANTEE are removed or abandoned, this EASEMENT shall terminate and all rights shall revert to the GRANTOR, its heirs, successors, or assigns.

IN WITNESS WHEREOF the GRANTOR, and GRANTEE have caused these presents to be duly executed this 17 day of NOVEMBER, 2006.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS:


[1st Witness' Signature]

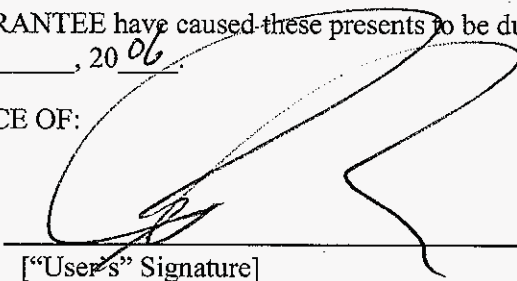
R.A. Gonzalez

[Type or Print Name]


[2nd Witness' Signature]

C. GARY HOFFMAN

[Type or Print Name]


[User's Signature]

REYNALDO MAYOR

[Type or Print Name]

Managing Member
[Title]

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was signed and acknowledged before me this 17th day of NOVEMBER, 2006 by REYNALDO MAYOR who produced the following as identification _____ or is personally known to me, and who did/did not take an oath.

[Notary Seal]



Karen M Smith
My Commission DD229368
Expires October 23, 2007


[Signature of Notary]

KAREN M SMITH
[Typed or Printed Name]

The foregoing **EASEMENT** was approved and accepted for and on behalf of Lee County,
Florida, this _____ day of _____, 20____.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS OF
LEE COUNTY, FLORIDA

BY: _____
Deputy Clerk

BY: _____
Chair

APPROVED AS TO FORM

BY: _____
Office of the County Attorney

**EXHIBIT A
(FIGURE A-1)**

Cypress Shadow Development L.L.C., a Florida limited liability company,
(NAME OF ASSOCIATION)

PUBLIC UTILITY EASEMENT

(INSERT/ATTACH HERE, EASEMENT DESCRIPTION, AND SITE SKETCH WITH “POINT OF DELIVERY” AT METER STATION INDICATED WITHIN THE EASEMENT)

Banks Engineering

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ PORT CHARLOTTE

DESCRIPTION
OF
A PARCEL OF LAND
LYING IN
SECTION 20, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

(PROPOSED LEE COUNTY UTILITY EASEMENT)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 26 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:


COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE N 01°10'24" W ALONG THE WEST LINE OF SAID FRACTION FOR 156.37 FEET; THENCE N 61°46'59" E FOR 116.42 FEET TO THE **POINT OF BEGINNING**; THENCE N 28°13'02" W FOR 20.00 FEET; THENCE N 61°46'59" E FOR 55.00 FEET; THENCE S 28°13'02" E FOR 20.00 FEET; THENCE S 61°46'59" W FOR 55.00 FEET TO THE **POINT OF BEGINNING**.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS AND DISTANCES ARE BASED ON "THE STATE PLANE COORDINATES SYSTEM" WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 26 EAST BEARS N 01°10'24" W. THE AVERAGE SCALE FACTOR IS 0.99994998.

PARCEL CONTAINS 0.03 ACRES, MORE OR LESS.

DESCRIPTION PREPARED 10-31-06

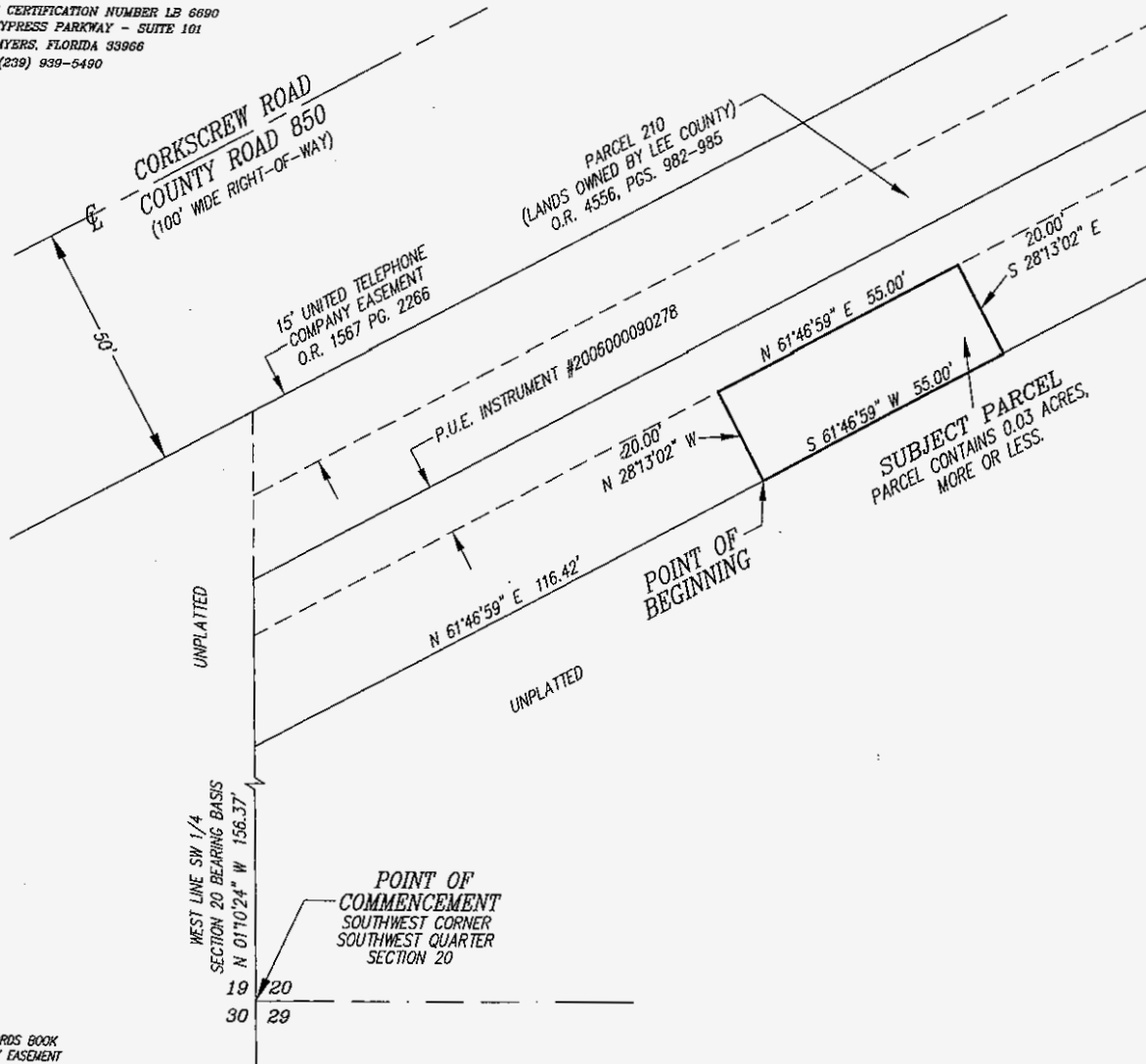

ROBERT TAD SIMPSON
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5559
DATE SIGNED 10-31-06

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COPY

Banks Engineering

PROFESSIONAL ENGINEERS, PLANNERS & LAND SURVEYORS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6890
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33966
(239) 939-5490



SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 20, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA
(PROPOSED LEE COUNTY UTILITY EASEMENT)

NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) BEARINGS AND DISTANCES ARE BASED ON "THE STATE PLANE COORDINATES SYSTEM" WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 26 EAST BEARS N 01°10'24" W. THE AVERAGE SCALE FACTOR IS 0.99994998.

LEGEND:

PG. INDICATES PAGE
PGS. INDICATES PAGES
O.R. INDICATES OFFICIAL RECORDS BOOK
P.U.E. INDICATES PUBLIC UTILITY EASEMENT

S:\JOBS\16XX\1611\SURVEY\DESCRIPTIONS\1611_LCUE_EAS_SKT.dwg
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PREPARED 10-31-06
SHEET 2 OF 2

SEE SHEET 1 OF 2 FOR COMPLETE
METES AND BOUNDS DESCRIPTION
THIS SKETCH OF DESCRIPTION
IS NOT A BOUNDARY SURVEY

Robert T. Simpson
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 3559
DATE SIGNED: 10-31-06
THIS SKETCH OF DESCRIPTION IS NOT VALID
WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

**EXHIBIT A
(FIGURE A-2)**

Cypress Shadow Development L.L.C., a Florida limited liability company,
(NAME OF ASSOCIATION)

LEGAL DESCRIPTION OF PROPERTY TO BE SERVED:

(INSERT/ATTACH LEGAL DESCRIPTION HERE OF PROPERTY WHICH IS
SUBJECT TO IRRIGATION WITH RECLAIMED WATER)

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA
HOLMES BEACH ♦ PORT CHARLOTTE

DESCRIPTION
OF
A TRACT OR PARCEL OF LAND
LYING IN
SECTIONS 20, AND 29, TOWNSHIP 46 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

(CYPRESS SHADOWS REVISED)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 20 AND 29, TOWNSHIP 46 SOUTH, RANGE 26 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

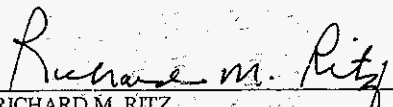
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE N.01°10'24"W., ALONG THE WEST LINE OF SAID FRACTION FOR 190.06 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF PARCEL 210 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4556, AT PAGES 982 THROUGH 985 OF THE PUBLIC RECORDS OF SAID LEE COUNTY BEING 30.00 FEET SOUTHERLY OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE SOUTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD (100.00 FEET WIDE); THENCE N.61°46'59"E. ALONG SAID PARALLEL LINE AND PARCEL LINE FOR 216.45 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2220.00 FEET; THENCE LEAVING SAID PARALLEL LINE EASTERLY ALONG SAID CURVE AND SAID PARCEL LINE THROUGH A CENTRAL ANGLE OF 24°45'24" FOR 959.23 FEET TO AN INTERSECTION WITH SAID PARALLEL LINE; THENCE N.86°32'23"E. ALONG SAID PARALLEL LINE AND PARCEL LINE FOR 1527.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID FRACTION, THE SAME BEING AN INTERSECTION WITH THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2232, AT PAGES 3955 THROUGH 3957 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S.01°09'48"E. ALONG SAID EAST LINE FOR 615.32 FEET PASSING THROUGH THE SOUTHWEST CORNER OF SAID LANDS AND THE NORTHWEST CORNER OF BELLA TERRA - UNIT ONE AS RECORDED IN PLAT BOOK 77, AT PAGES 84 THROUGH 99 OF THE PUBLIC RECORDS OF SAID LEE COUNTY AT 20.02 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE S.01°08'12"E. ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AND THE WEST LINE OF SAID BELLA TERRA - UNIT ONE FOR 2643.59 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE CONTINUE S.01°08'12"E. ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER FOR 2638.50 FEET PASSING THROUGH A CORNER COMMON TO SAID BELLA TERRA - UNIT ONE AND BELLA TERRA - UNIT TWO AS RECORDED IN PLAT BOOK 81, AT PAGES 1 THROUGH 36 OF THE PUBLIC RECORDS OF SAID LEE COUNTY AT 175.42 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE S.89°19'35"W. ALONG THE SOUTH LINE OF SAID FRACTION AND NORTHERLY LINE OF SAID BELLA TERRA - UNIT TWO FOR 2634.39 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION AND THE NORTHWESTERLY MOST CORNER OF SAID BELLA TERRA - UNIT TWO; THENCE N.01°11'25"W. ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER FOR 2642.03 FEET TO THE NORTHWEST CORNER OF SAID FRACTION AND THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE N.01°11'25"W. ALONG THE WEST LINE OF SAID NORTHWEST QUARTER FOR 2642.03 FEET TO THE POINT OF BEGINNING.

BEARINGS AND DISTANCES ARE BASED ON "THE STATE PLANE COORDINATES SYSTEM" WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 26 EAST BEARS N.01°10'24"W. THE AVERAGE SCALE FACTOR IS 0.99994998.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

PARCELS CONTAIN 350.62 ACRES, MORE OR LESS.

DESCRIPTION PREPARED ON MARCH 9, 2005.


RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009

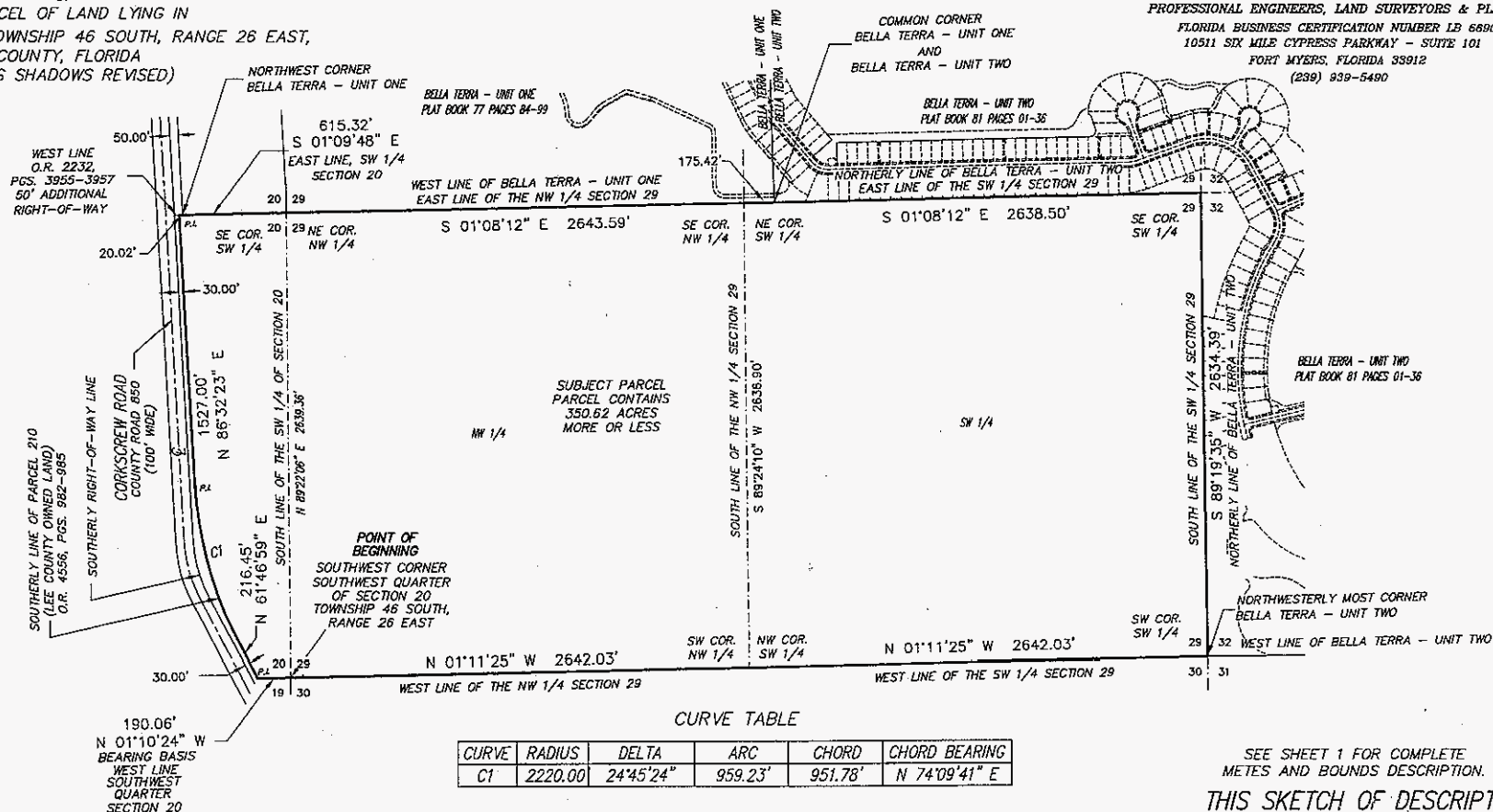
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SKETCH OF DESCRIPTION

OF
A PARCEL OF LAND LYING IN
SECTIONS 20 AND 29, TOWNSHIP 46 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA
(CYPRESS SHADOWS REVISED)



1" = 800'



NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) BEARINGS AND DISTANCES ARE BASED ON "THE STATE PLANE COORDINATES SYSTEM" WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 26 EAST BEARS N 01°10'24" W. THE AVERAGE SCALE FACTOR IS 0.99994998.

LEGEND:

- C1 INDICATES NUMBER ONE OF THE CURVE TABLE
 C INDICATES CENTERLINE
 COR. INDICATES CORNER
 O.R. INDICATES OFFICIAL RECORD BOOK
 PGS. INDICATES PAGES
 P.I. INDICATES POINT OF INTERSECTION

PREPARED 03-09-05
SHEET 2 OF 2

Banks Engineering, Inc.

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
 FLORIDA BUSINESS CERTIFICATION NUMBER LB 6890
 10511 SIX MILE CYPRESS PARKWAY - SUITE 101
 FORT MYERS, FLORIDA 33912
 (239) 939-5490

SEE SHEET 1 FOR COMPLETE
METES AND BOUNDS DESCRIPTION.
**THIS SKETCH OF DESCRIPTION
IS NOT A BOUNDARY SURVEY**

Richard M. Ritz
 RICHARD M. RITZ
 REGISTERED LAND SURVEYOR
 FLORIDA CERTIFICATION NO. 4009

- THIS SKETCH OF DESCRIPTION IS NOT VALID
WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

COPY

EXHIBIT B
CONTRACT CONDITIONS BETWEEN
USER AND LEE COUNTY

THE FOLLOWING conditions are agreed to by Cypress Shadow Development L.L.C., a Florida limited liability company, (hereinafter referred to as "USER"), and LEE COUNTY (hereinafter referred to as "COUNTY"), for the use of reclaimed effluent water. Conditions set forth in this Exhibit B are in accordance with the Agreement and are meant to meet the specific needs of the individual USER and the COUNTY.

All conditions of this Exhibit B are specifically added to and made part of this Agreement.

Location of Distribution Point and Property:

The distribution point (or Point of Delivery) to the meter station where the County is to deliver the reclaimed water shall be considered a point inside the easement shown in Figure A-1, of Exhibit A of the Agreement.

The property identified by the USER to receive reclaimed water is described in Exhibit A of the Agreement, and shown in Figure A-2 of Exhibit A of the Agreement.

Quantity of Reclaimed Water:

The COUNTY will deliver and the USER shall accept a monthly average flow of 0.80 million gallons per day (MGD) reclaimed water. Availability of the reclaimed water shall be determined by the COUNTY based upon: flow into the treatment facility, quality of the reclaimed water, and/or priority level as established in the Agreement. The maximum rate available to the USER, pursuant to adverse conditions under Section 7 (b) will be twice the average daily flow rate of 0.80 MGD, or 1.6 MGD.

Operation and Maintenance Practices:

The USER will apply reclaimed water in accordance with all appropriate Local, State, and Federal rules and regulations.

Reclaimed water irrigation systems shall protect human health and the environment, which includes, but is not limited to, the following:

1. Appropriate warning signs shall be posted around the sites utilizing reclaimed water by the USER to designate the nature of the water and its non-potability.
2. The USER will also take all reasonable precautions, including signs and labeling, to clearly identify reclaimed water systems to prevent inadvertent human consumption.
3. The USER shall ensure that no inter-connections are made between the reclaimed water system and other water systems, which includes the installation of irrigation check valves on existing wells that are to remain connected to the irrigation system for reclaimed water.
4. A distance of 500 feet should be maintained between the periphery of the reclaimed water irrigation system application site and any existing or approved (but not yet constructed) shallow drinking water wells.
5. A distance of 1,000 feet shall be maintained between potable water wells and holding ponds which are incorporated into the irrigation system.

6. The USER shall give approval to the COUNTY to conduct soil borings and locate monitoring wells at the perimeter of the property in areas agreeable to the USER so as not to interfere with USER'S operations. These monitoring wells shall be installed and sampled at periodic intervals by the COUNTY at the COUNTY'S expense.

COST ALLOCATION

All costs for operating and maintaining the USER'S irrigation distribution system shall be exclusively paid by the USER.

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