

Agenda Item Summary

**1. ACTION REQUESTED/PURPOSE:** Approve the Resolution of Necessity for the acquisition and condemnation of parcels required for the Summerlin Road Six-Laning (Cypress Lake Drive to Boy Scout Drive), Project No. 6007.

**2. WHAT ACTION ACCOMPLISHES:** Allows the County to proceed with condemnation, if necessary, so these parcels can be acquired for the Summerlin Road Six-Laning Project.

**3. MANAGEMENT RECOMMENDATION:** Management recommends Board approve the Action Requested.

**4. Departmental Category:** 12

*A12A*

**5. Meeting Date:**

*12-06-2005*

**6. Agenda:**

- Consent
- Administrative
- Appeals
- Public
- Walk-On

**7. Requirement/Purpose: (specify)**

- Statute *73,74,125,127*
- Ordinance
- Admin. Code
- Other

**8. Request Initiated:**

Commissioner \_\_\_\_\_  
 Department County Attorney  
 Division Litigation  
 By: John J. Renner  
 Chief Assistant County Attorney

**9. Background:**

The Summerlin Road Six-Laning Project No. 6007 provides for construction of overpass intersection improvements at College Parkway, and widening the segment of Summerlin Road from Cypress Lake Drive to Boy Scout Drive, in Fort Myers, to a six-lane roadway, with sidewalks, bike paths, stormwater drainage, and utilities.

Approval of the Resolution of Necessity is required should condemnation proceedings be necessary for the acquisition of the parcels required for this project.

Attachment: Resolution of Necessity

**10. Review for Scheduling:**

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
<i>Amel...</i>			<i>Co. Lant</i>	<i>[Signature]</i>	Analyst	Risk	Grants	Mgr.	<i>[Signature]</i>
<i>[Signature]</i>			<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>11-22</i>

**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN: *[Signature]*  
 11-18-05  
 4:35  
 COUNTY ADMIN FORWARDED TO: *[Signature]*  
 11-22-05

CC. ATTY. FORWARDED TO CO. ADMIN.  
 11/18/05

Rec. by CoAtty  
 Date: *11/18/05*  
 Time: *4:20pm*  
 Forwarded To:

**RESOLUTION OF NECESSITY  
OF THE BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA**

**WHEREAS**, after consideration of the availability of alternative routes, the costs of the project, environmental factors, long range area planning, and safety concerns, The Board of County Commissioners of Lee County, Florida, desires to exercise its right to condemn property for public use or purpose, and that the property to be condemned is necessary for that use.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY FLORIDA, that:**

The Capital Improvement Project provides for the construction of the Summerlin Road Six Laning, Project No. 6007, by acquiring the necessary land to expand the existing right-of-way for construction of overpass intersection improvements at College Parkway and the widening of Summerlin Road, designated a controlled access road per Resolution No. 93-11-112 (as amended by Resolution Nos. 94-05-24, 95-06-60, 95-10-44, 97-12-10, 99-01-13, 99-07-05, 99-11-42, 00-05-05, and 03-04-33), from Cypress Lake Drive to Boy Scout Drive.

**SECTION ONE: USE, NECESSITY AND DESCRIPTION OF PROPERTY**

The Board of County Commissioners finds that the fee simple rights to property described in the attached Exhibit "A", slope easement interest in property described in Exhibit "B", and sidewalk and slope easement interest in property described in Exhibit "C", are necessary for the Summerlin Road Six-Laning Project, and are being acquired for the following specific public use or purpose:

To improve traffic flow and transportation safety by providing right-of-way for an increased traffic flow for public as well as private vehicles, and improvement of evacuation routes. Provides for overpass intersection improvements at College Parkway, and widening this segment of Summerlin Road (designated a controlled access road per Resolution No. 93-11-112, as amended), to a six-lane roadway with sidewalk, bike path, stormwater drainage, and utilities.

Fee Simple Interest - Exhibit "A" - Parcels 201, 202, 203, 204-A, 204-B, 205, 206, 207, 213-A, 213-B, 214-A, 214-B, 215, 216-A, 216-B, 217-A, 217-B, 218-A, 218-B, 219, 221, 223, 301, 303, 304, 305, 306, and 308

Slope Easement Interest – Exhibit "B" – Parcel 200

Sidewalk and Slope Easement Interest – Exhibit "C" – Parcels 220 and 222

**SECTION TWO: AUTHORITY AND ESTATE**

By virtue of the authority granted to the Board of County Commissioners of Lee County by Chapters 73, 74, 125 and 127, Florida Statutes, and all other statutory or common law which grant to the Board of County Commissioners the power to institute and proceed with acquiring property under the exercise of the power of eminent domain, the Board of County Commissioners hereby authorizes and directs the County Attorney's Office to commence and prosecute any and all proceedings necessary to acquire the fee simple interest in the properties described in Exhibit "A", slope easement interest in the property described in Exhibit "B", and sidewalk and slope easement interest in the properties described in Exhibit "C," for the above described public use or purpose.

The foregoing Resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_, and upon being put to a vote was as follows:

- Bob Janes \_\_\_\_\_
- Douglas St. Cerny \_\_\_\_\_
- Ray Judah \_\_\_\_\_
- Tammy Hall \_\_\_\_\_
- John E. Albion \_\_\_\_\_

**DULY PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

ATTEST:  
CHARLIE GREEN, CLERK

LEE COUNTY, FLORIDA, BY ITS  
BOARD OF COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
Chairman

APPROVED AS TO FORM:

\_\_\_\_\_  
Office of County Attorney

## LEGAL DESCRIPTION PARCEL 201

A PARCEL OF LAND LYING IN TRACT A, UNIVERSITY CROSSING, ACCORDING TO THE PLAT THEREOF AND AS RECORDED IN PLAT BOOK 59, PAGES 62 AND 63, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY--MOST CORNER OF THE AFOREMENTIONED TRACT A SAID CORNER LYING ON THE EASTERLY RIGHT OF WAY LINE OF SUMMERLIN ROAD (C.R. 869) AND ON THE ARC OF A CURVE CONCAVE WESTERLY WHOSE RADIUS POINT BEARS NORTH 75°03'58" WEST A DISTANCE OF 2366.83 FEET;  
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE WESTERLY LINE OF SAID TRACT A THROUGH A CENTRAL ANGLE OF 4°55'45" AN ARC DISTANCE OF 203.62 FEET;  
THENCE LEAVING SAID EASTERLY LINE NORTH 35°12'13" EAST A DISTANCE OF 61.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND WHOSE RADIUS POINT BEARS NORTH 71°33'43" WEST A DISTANCE OF 2383.83 FEET;  
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE SAID ARC BEING 17.00 FEET EASTERLY OF AND CONCENTRIC WITH THE AFORESAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 3°32'32" AN ARC DISTANCE OF 147.38 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THE AFOREMENTIONED TRACT A;  
THENCE NORTH 80°24'00" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 17.07 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 2976 SQUARE FEET OF LAND MORE OR LESS;

SECTION 23, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

PARCEL NO. 202  
PROPERTY OWNER: ML FORT MYERS, LLC  
REFERENCE: O.R. 3053, PG. 2658  
STRAP NO.: 23-45-24-00-00001.0040  
AREA OF TAKE: 2,978 SQ. FT.  
AREA OF REMAINDER: 52,421 SQ. FT. ±

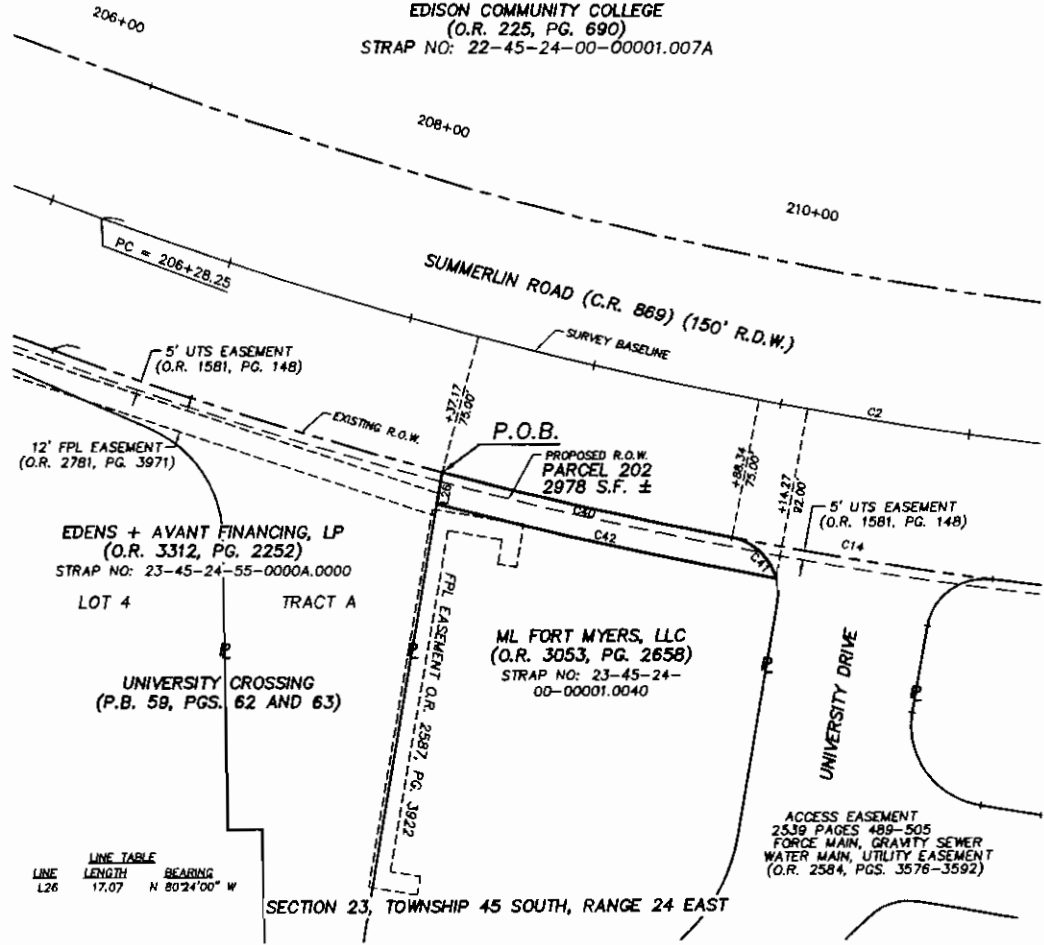
SCALE: 1" = 80'

Exhibit "A"

Page 2 of 43

SECTION 23, TOWNSHIP 45 SOUTH, RANGE 24 EAST

DISTRICT BOARD OF TRUSTEES  
EDISON COMMUNITY COLLEGE  
(O.R. 225, PG. 690)  
STRAP NO: 22-45-24-00-00001.007A



LINE TABLE

LINE	LENGTH	BEARING
L26	17.07	N 80°24'00" W

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C2	21°05'10"	2291.83	843.45	838.89	N 09°38'50" E
C14	21°05'10"	2368.83	871.05	866.14	N 09°38'50" E
C40	3°46'46"	2368.83	156.12	156.09	N 13°02'39" E
C41	63°59'50"	30.00	33.51	31.79	N 43°09'11" E
C42	4°23'22"	2363.83	182.82	182.58	S 12°42'04" W

P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
R.O.W. = RIGHT-OF-WAY

LEGAL DESCRIPTION AND SKETCH SHEET 1 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:

DESCRIPTION: PARCEL 202

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

12/31/03

3/05/04

BY: *George W. Hackney*  
GEORGE W. HACKNEY, P.S.M. NO. 5606

SCALE: 1" = 80' DATE: AUG. 20, 2003

DRAWN BY: JAN PROJECT NO.: 7993

ACAD NO: 8566-SD6 FILE NO: 8566



Professional engineers, planners, & land surveyors  
Collier County: Suite 800, 7400 Tamiami Trail, North, Naples, FL 34108 (941)997-8111  
Lee County: Suite 101, 1625 Hendry Street, Fort Myers, FL 33901 (941)937-8111  
Certificates of Authorization Nos. LC 3884 and LP 3884 Fax: (941)966-2808

N:\Land Projects\7993\_Summerlin\_Road\dwg\8566-Misc.BS's and SD's\8566-SD6.dwg, Model: 9/17/2004 9:00:49 AM, hanknev.1:80

SECTION 23, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

LEGAL DESCRIPTION OF PARCEL 202

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF TRACT A UNIVERSITY CROSSING ACCORDING TO THE PLAT THEREOF AND AS RECORDED IN PLAT BOOK 59 PAGES 62 THROUGH 63 PUBLIC RECORDS OF LEE COUNTY FLORIDA SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF THE ML FORT MYERS LLC PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3053 PAGE 2658 PUBLIC RECORDS OF LEE COUNTY FLORIDA SAID CORNER ALSO LYING ON THE ARC OF A CURVE ON THE EASTERLY RIGHT OF WAY LINE OF SUMMERLIN ROAD (C.R. 869) CONCAVE WESTERLY AND WHOSE RADIUS POINT BEARS NORTH 75°03'58" WEST A DISTANCE OF 2366.83;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY BOUNDARY OF SAID PROPERTY AND ALONG SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 3°46'46" AN ARC DISTANCE OF 156.12 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET SAID CURVE ALSO BEING ON THE SOUTHERLY LINE OF UNIVERSITY DRIVE;

THENCE LEAVING SAID EASTERLY LINE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE ALONG THE NORTHERLY BOUNDARY OF SAID PROPERTY AND ALONG SAID SOUTHERLY LINE OF UNIVERSITY DRIVE THROUGH A CENTRAL ANGLE OF 63°59'50" AN ARC LENGTH OF 33.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND WHOSE RADIUS POINT BEARS NORTH 79°29'37" WEST A DISTANCE OF 2383.83 FEET;

THENCE LEAVING SAID NORTHERLY BOUNDARY SOUTHERLY ALONG THE ARC OF SAID NON-TANGENT CURVE SAID ARC ALSO BEING 17.00 FEET EASTERLY OF AND CONCENTRIC WITH THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF SUMMERLIN ROAD THROUGH A CENTRAL ANGLE OF 4°23'22" AN ARC DISTANCE OF 182.62 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF SAID PROPERTY AND THE NORTHERLY LINE OF THE AFOREMENTIONED TRACT A;

THENCE NORTH 80°24'00" WEST ALONG SAID SOUTHERLY BOUNDARY AND ALONG SAID NORTHERLY LINE A DISTANCE OF 17.07 FEET TO AN INTERSECTION WITH THE AFORESAID EASTERLY LINE OF SUMMERLIN ROAD AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 2978 SQUARE FEET OF LAND, MORE OR LESS;

LEGAL DESCRIPTION AND SKETCH SHEET 2 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:

DESCRIPTION: PARCEL 202

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

BY: *George W. Hackney*  
GEORGE W. HACKNEY, P.S.M. NO. 5606

12/31/03

SCALE: N.T.S. DATE: AUG. 20, 2003

3/05/04

DRAWN BY: JAN PROJECT NO.: 7993

ACAD NO: 8566-SD6 FILE NO: 8566



Professional engineers, planners, & land surveyors  
Lee County: Suite 200, 7400 Translational Trail, North, Naples, FL 34108 (941) 977-8111  
Lee County: Suite 101, 1825 Emsley Street, Fort Myers, FL 33901 (941) 337-8111  
Certificate of Authorization Nos. LB 5064 and EB 5066 Fax: (941) 998-2203

N:\Land Projects\7993\_Summerlin\_Road.dwg\8566-Misc-BS's and\_SD's\8566-SD6.dwg\_Modal\_9/1/2004 9:01:01 AM Hackney, L:80

Exhibit "A"

Page 3 of 43

SECTION 23, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

LEGAL DESCRIPTION OF PARCEL 203

A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, SAID PARCEL BEING THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2692, PAGE 1332, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

Exhibit "A"  
Page 4 of 43

COMMENCING AT THE SUMMERLIN ROAD (C.R. 869) (150' R.D.W.) SURVEY BASELINE POINT OF TANGENCY AT STATION 214+71.69;  
THENCE NORTH 89°04'14" EAST ALONG A RADIAL LINE A DISTANCE OF 75.00 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SAID SUMMERLIN ROAD AND THE WESTERLY LINE OF THE ABOVE MENTIONED PARCEL AND THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED;  
THENCE NORTH 0°55'46" WEST ALONG SAID EASTERLY AND WESTERLY LINES A DISTANCE OF 71.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND WHOSE RADIUS BEARS NORTH 89°02'41" EAST A DISTANCE OF 448.14 FEET;  
THENCE LEAVING SAID EASTERLY AND WESTERLY LINES SOUTHERLY AND SOUTHEASTERLY ALONG THE EASTERLY BOUNDARY OF SAID PARCEL AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°07'59" AN ARC DISTANCE OF 212.22 FEET;  
THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 28°06'26" EAST A DISTANCE OF 66.31 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 222.50 FEET;  
THENCE CONTINUING ALONG SAID BOUNDARY SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°39'46" AN ARC DISTANCE OF 150.14 FEET;  
THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 10°33'22" WEST A DISTANCE OF 31.21 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 43.50 FEET;  
THENCE SOUTHERLY SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL THROUGH A CENTRAL ANGLE OF 89°02'39" AN ARC DISTANCE OF 67.60 FEET;  
THENCE CONTINUING ALONG SAID BOUNDARY NORTH 80°23'59" WEST A DISTANCE OF 47.12 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET;  
THENCE WESTERLY NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID BOUNDARY THROUGH A CENTRAL ANGLE OF 88°12'25" AN ARC DISTANCE OF 46.19 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF SUMMERLIN ROAD AND THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2366.83 FEET;  
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE WESTERLY BOUNDARY OF SAID PARCEL THROUGH A CENTRAL ANGLE OF 8°44'11" AN ARC DISTANCE OF 360.90 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 0.71 OF AN ACRE OF LAND MORE OR LESS;

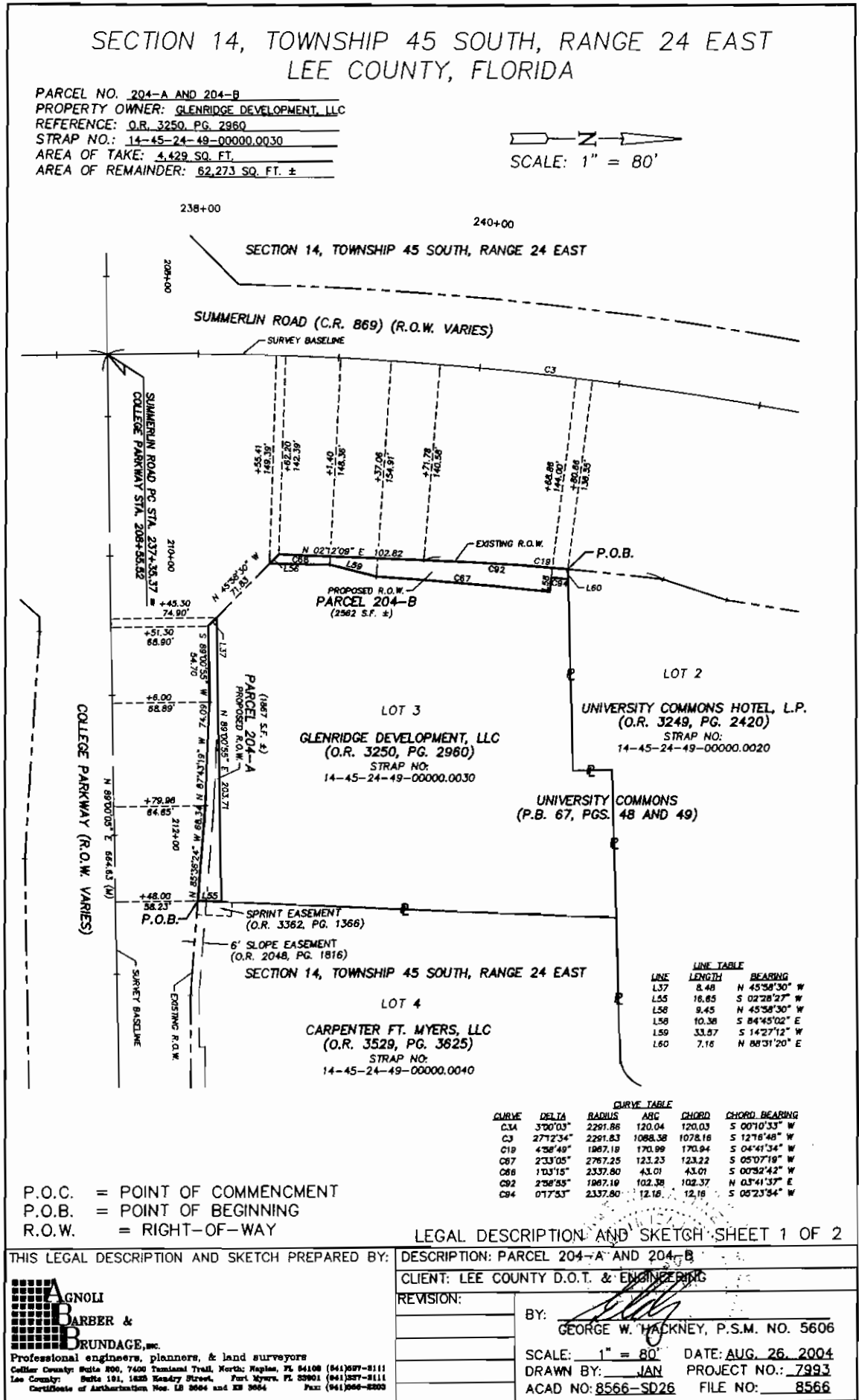
SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

PARCEL NO. 204-A AND 204-B  
PROPERTY OWNER: GLENRIDGE DEVELOPMENT, LLC  
REFERENCE: O.R. 3250, PG. 2960  
STRAP NO.: 14-45-24-49-00000.0030  
AREA OF TAKE: 4,429 SQ. FT.  
AREA OF REMAINDER: 62,273 SQ. FT. ±

SCALE: 1" = 80'

Exhibit "A"

Page 5 of 43



P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
R.O.W. = RIGHT-OF-WAY

LEGAL DESCRIPTION AND SKETCH SHEET 1 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY: DESCRIPTION: PARCEL 204-A AND 204-B

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

BY: *[Signature]*  
GEORGE W. HACKNEY, P.S.M. NO. 5606

SCALE: 1" = 80' DATE: AUG. 26, 2004  
DRAWN BY: JAN PROJECT NO.: 7993  
ACAD NO: 8566-SD26 FILE NO: 8566

**AGNOLI BARBER & BRUNDAGE, INC.**  
Professional engineers, planners, & land surveyors  
Collier County: Suite 800, 7400 Tamiami Trail, North Naples, FL 34108 (941)897-8111  
Lee County: Suite 101, 1825 Hendry Street, Fort Myers, FL 33901 (861)897-8111  
Certificate of Authorization Nos. LB 8064 and LB 8064 Fax: (941)898-8800



SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

LEGAL DESCRIPTION OF PARCEL 204-A

A PARCEL OF LAND LYING IN LOT 3 UNIVERSITY COMMONS ACCORDING TO THE PLAT THEREOF AND AS RECORDED IN PLAT BOOK 67, PAGES 48 AND 49 PUBLIC RECORDS OF LEE COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 3 SAID CORNER ALSO LYING ON THE NORTHERLY LINE OF COLLEGE PARKWAY;  
THENCE NORTH 85°36'24" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3 AND ALONG SAID NORTHERLY LINE OF COLLEGE PARKWAY A DISTANCE OF 68.34 FEET;  
THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF LOT 3 AND ALONG SAID NORTHERLY LINE OF COLLEGE PARKWAY NORTH 87°43'19" WEST A DISTANCE OF 74.09 FEET;  
THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF LOT 3 AND ALONG SAID NORTHERLY LINE OF COLLEGE PARKWAY SOUTH 89°00'55" WEST A DISTANCE OF 54.70 FEET;  
THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF LOT 3 AND ALONG SAID NORTHERLY LINE OF COLLEGE PARKWAY NORTH 45°58'30" WEST A DISTANCE OF 8.48 FEET;  
THENCE LEAVING SAID SOUTHERLY LINE OF LOT 3 AND SAID NORTHERLY LINE OF COLLEGE PARKWAY NORTH 89°00'55" EAST A DISTANCE OF 203.71 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID LOT 3;  
THENCE SOUTH 02°28'27" WEST ALONG SAID EASTERLY LINE OF LOT 3 A DISTANCE OF 16.65 FEET TO AN INTERSECTION WITH SAID NORTHERLY LINE OF COLLEGE PARKWAY AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 1867 SQUARE FEET OF LAND, MORE OR LESS;

LEGAL DESCRIPTION OF PARCEL 204-B

A PARCEL OF LAND LYING IN LOT 3 UNIVERSITY COMMONS ACCORDING TO THE PLAT THEREOF AND AS RECORDED IN PLAT BOOK 67, PAGES 48 AND 49 PUBLIC RECORDS OF LEE COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWESTERLY MOST CORNER OF SAID LOT 3 SAID CORNER ALSO LYING ON THE EASTERLY RIGHT OF WAY LINE OF SUMMERLIN ROAD (C.R. 869);  
THENCE NORTH 88°31'20" EAST ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 7.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND WHOSE RADIUS POINT BEARS SOUTH 84°27'10" EAST A DISTANCE OF 2337.80 FEET;  
THENCE SOUTHERLY ALONG THE ARC OF SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 0°17'53" AN ARC DISTANCE OF 12.16 FEET;  
THENCE ALONG A RADIAL LINE SOUTH 84°45'02" EAST A DISTANCE OF 10.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND WHOSE RADIUS POINT BEARS SOUTH 83°36'09" EAST A DISTANCE OF 2767.25 FEET;  
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°33'05" AN ARC DISTANCE OF 123.23 FEET;  
THENCE SOUTH 14°27'12" WEST A DISTANCE OF 33.57 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND WHOSE RADIUS BEARS SOUTH 88°35'40" EAST A DISTANCE OF 2337.80 FEET;  
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°03'15" AN ARC DISTANCE OF 43.01 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID LOT 3 AND THE NORTHERLY LINE OF COLLEGE PARKWAY;  
THENCE NORTH 45°58'30" WEST ALONG SAID SOUTHERLY LINE OF LOT 3 AND ALONG SAID NORTHERLY LINE OF COLLEGE PARKWAY A DISTANCE OF 9.45 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE AFOREMENTIONED SUMMERLIN ROAD;  
THENCE NORTH 02°12'09" EAST ALONG THE WESTERLY LINE OF SAID LOT 3 AND ALONG SAID EASTERLY LINE A DISTANCE OF 102.82 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1967.19 FEET;  
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY AND WESTERLY LINES THROUGH A CENTRAL ANGLE OF 2°58'55" AN ARC DISTANCE OF 102.38 FEET TO THE AFORESAID NORTHWEST CORNER OF LOT 3 AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 2562 SQUARE FEET OF LAND, MORE OR LESS;

LEGAL DESCRIPTION AND SKETCH SHEET 2 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:		DESCRIPTION: PARCEL 204-A AND 204-B	
		CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
		REVISION:	
		BY:	
		GEORGE W. HACKNEY, P.S.M. NO. 5606	
Professional engineers, planners, & land surveyors		SCALE: N.T.S.	DATE: AUG. 26, 2004
Office: Suite 206, 7400 Yamland Trail, North Naples, FL 34108 (813) 987-8111		DRAWN BY: JAN	PROJECT NO.: 7993
Lee County: Suite 101, 1626 Hendry Street, Fort Myers, FL 33901 (813) 937-8111		ACAD NO: 8566-SD26	FILE NO: 8566
Certificates of Authorization Nos. LP 5064 and EP 5064 Fax: (813) 986-2203			

Exhibit "A"

Page 6 of 43

SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

PARCEL NO. 205  
PROPERTY OWNER: CARPENTER FT. MYERS, LLC  
REFERENCE: O.R. 3529, PG. 3625  
STRAP NO.: 14-45-24-49-00000.0040  
AREA OF TAKE: 2,276 SQ. FT.  
AREA OF REMAINDER: 52,696 SQ. FT. ±

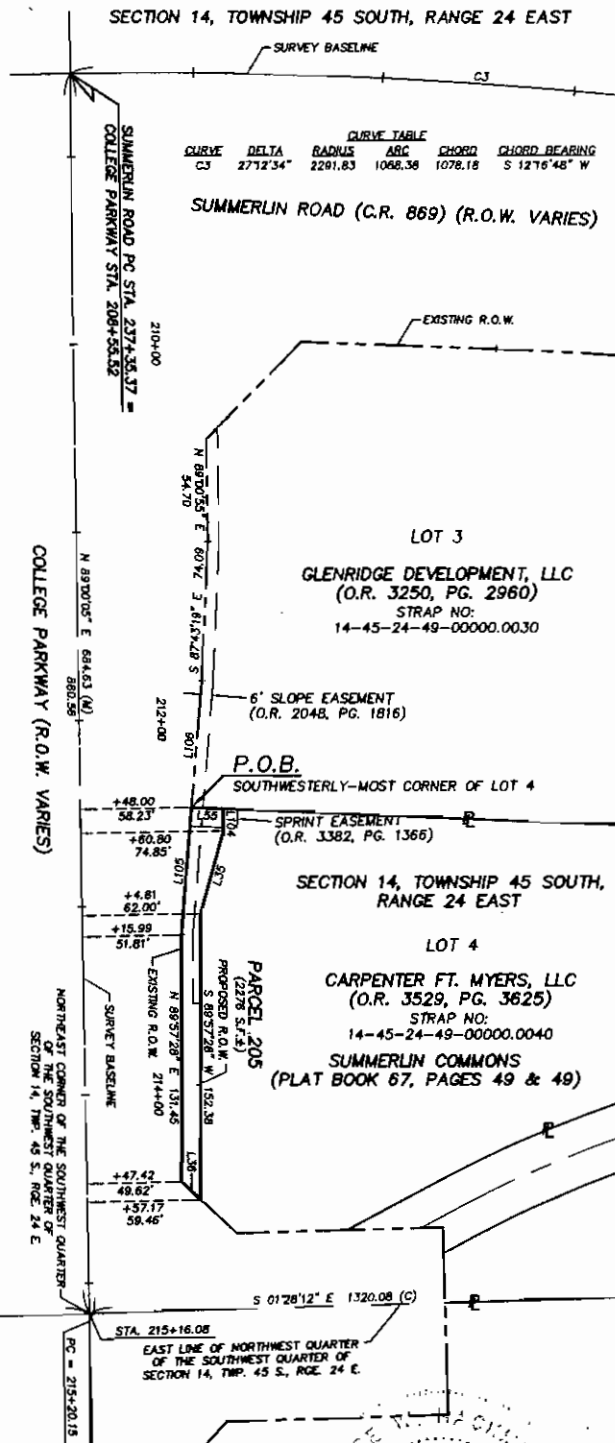
Exhibit "A"

Page 7 of 43

SCALE: 1" = 80'

LINE	LENGTH	BEARING
L35	45.84	N 74°43'23" W
L38	13.85	N 43°44'45" E
L55	16.65	S 02°28'27" W
L104	11.79	S 89°00'55" W
L105	88.29	S 85°36'24" E
L106	66.34	N 85°38'24" W

EAST LINE OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TWP. 45 S., RGE. 24 E.  
S 01°28'12" E 1320.21'



CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
CJ	27°12'34"	2291.83	1088.38	1078.18	S 12°16'48" W

SUMMERLIN ROAD (C.R. 869) (R.O.W. VARIES)

LOT 3  
GLENRIDGE DEVELOPMENT, LLC  
(O.R. 3250, PG. 2960)  
STRAP NO:  
14-45-24-49-00000.0030

P.O.B.  
SOUTHWESTERLY-MOST CORNER OF LOT 4

SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST

LOT 4  
CARPENTER FT. MYERS, LLC  
(O.R. 3529, PG. 3625)  
STRAP NO:  
14-45-24-49-00000.0040  
SUMMERLIN COMMONS  
(PLAT BOOK 67, PAGES 49 & 49)

P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
R.O.W. = RIGHT-OF-WAY

LEGAL DESCRIPTION AND SKETCH SHEET 1 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:

DESCRIPTION: PARCEL 205	
CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
REVISION:	BY: <i>George W. Hackney</i>
3/05/04	GEORGE W. HACKNEY, P.S.M. NO. 5606
SCALE: 1" = 80'	DATE: AUG. 20, 2003
DRAWN BY: JAN	PROJECT NO.: 7993
ACAD NO: 8566-SD9	FILE NO: 8566

**AGNOLI BARBER & BRUNDAGE, INC.**  
Professional engineers, planners, & land surveyors  
Office: Suite 800, 7400 Tamiami Trail, North, Naples, FL 34108 (941)587-8111  
Lee County: P.O. Box 181, 1800 Handry Street, Fort Myers, FL 33901 (941)587-8111  
Certificate of Authorization Nos. LP 2884 and EE 2884 Fax: (941)588-2203

N:\Land Projects\7993\_Summerlin Road\dwg\8566\_Misc\_85's and SD's\8566-SD9.dwg, Model: 9/11/2004 9:01:58 AM, hacknev, 1:80

SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

LEGAL DESCRIPTION OF PARCEL 205

A PARCEL OF LAND LYING IN LOT 4 UNIVERSITY COMMONS ACCORDING TO THE PLAT THEREOF AND AS RECORDED IN PLAT BOOK 67, PAGES 48 AND 49 PUBLIC RECORDS OF LEE COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWESTERLY-MOST CORNER OF SAID LOT 4 SAID CORNER ALSO LYING ON THE NORTHERLY LINE OF COLLEGE PARKWAY;  
 THENCE SOUTH 85°36'24" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 4 AND ALONG SAID NORTHERLY LINE OF COLLEGE PARKWAY A DISTANCE OF 68.29 FEET TO A SOUTHERLY CORNER OF SAID LOT 4;  
 THENCE CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG SAID NORTHERLY LINE NORTH 89°57'28" EAST A DISTANCE OF 131.45 FEET TO A SOUTHEASTERLY CORNER OF SAID LDT 4;  
 THENCE CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG SAID NORTHERLY LINE NORTH 43°44'45" EAST A DISTANCE OF 13.85 FEET;  
 THENCE LEAVING SAID SOUTHERLY LINE AND SAID NORTHERLY LINE SOUTH 89°57'28" WEST A DISTANCE OF 152.38 FEET;  
 THENCE NORTH 74°43'23" WEST A DISTANCE OF 45.84 FEET;  
 THENCE SOUTH 89°00'55" WEST A DISTANCE OF 11.79 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID LOT 4;  
 THENCE SOUTH 2°28'27" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 16.65 FEET TO THE AFOREMENTIONED SOUTHWESTERLY CORNER OF SAID LOT 4 AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 2276 SQUARE FEET OF LAND, MORE OR LESS;

LEGAL DESCRIPTION AND SKETCH SHEET 2 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:

DESCRIPTION: PARCEL 205

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

BY: *George W. Hackney*  
 GEORGE W. HACKNEY, P.S.M. NO. 5606

3/05/04

SCALE: N.T.S. DATE: AUG. 20, 2003

DRAWN BY: JAN PROJECT NO.: 7993

ACAD NO: 8566-SD9 FILE NO: 8566

**AGNOLI  
 BARBER &  
 BRUNDAGE, INC.**  
 Professional engineers, planners, & land surveyors  
 Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941) 597-8111  
 Lee County: Suite 101, 1425 Hoadley Street, Fort Myers, FL 33901 (941) 337-8111  
 Certificate of Authorization Nos. LP 3094 and SD 0504 Fax: (941) 596-2205

Exhibit "A"  
 Page 8 of 43

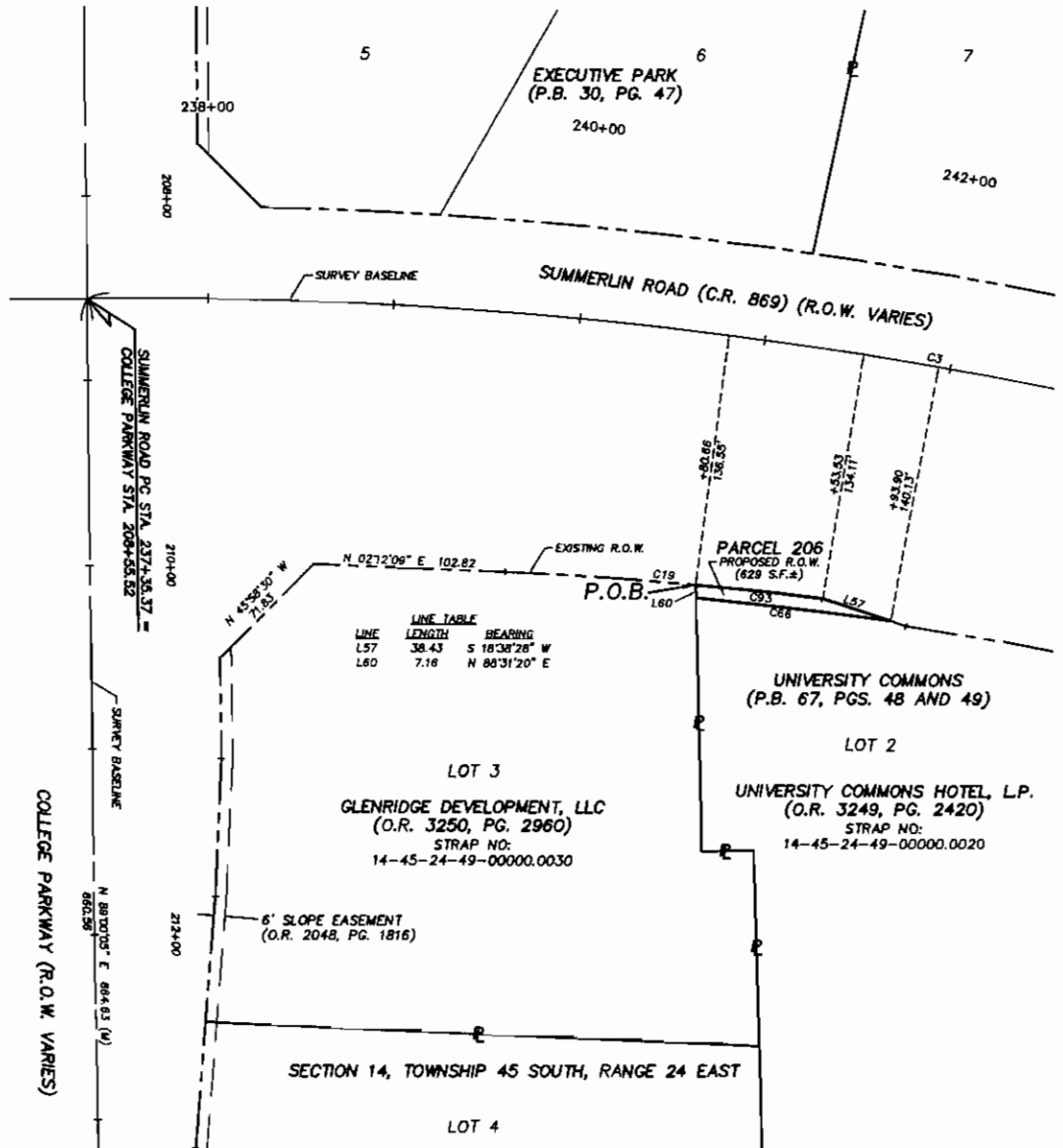
N:\Land Projects\7993\_Summerlin\_Road\dwg\8566-Misc-BS's and SD's\8566-SD9.dwg\_Modal\_9/1/2004 9:02:12 AM\_hacknev.1:80

SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

PARCEL NO. 206  
PROPERTY OWNER: UNIVERSITY COMMONS  
HOTEL, L.P.  
REFERENCE: O.R. 3249, PG. 2420  
STRAP NO.: 14-45-24-49-00000.0020  
AREA OF TAKE: 629 SQ. FT.  
AREA OF REMAINDER: 120,490 SQ. FT. ±

SCALE: 1" = 80'

Exhibit "A"  
Page 9 of 43



N:\land\Projects\7993\_Summerlin\_Road\dwg\8566\_Misc\_BS's and SD's\8566-SD10.dwg, Model: 9/17/2004 9:59:06 AM, hacknev.1:80

P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
R.O.W. = RIGHT-OF-WAY

LEGAL DESCRIPTION AND SKETCH SHEET 1 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:

DESCRIPTION: PARCEL 206



Professional engineers, planners, & land surveyors  
Celler County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941)897-8111  
Lee County: Suite 151, 1888 Broadway Street, Park View, FL 33901 (941)387-8111  
Certificate of Authorization Nos. LE 3686 and EE 3904 Fax: (941)896-2202

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:  
3/05/04

BY: *[Signature]*  
GEORGE W. HACKNEY, P.S.M. NO. 5606

SCALE: 1" = 80' DATE: AUG. 20, 2003  
DRAWN BY: JAN PROJECT NO.: 7993  
ACAD NO: 8566-SD10 FILE NO: 8566

SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

LEGAL DESCRIPTION OF PARCEL 206

A PARCEL OF LAND LYING IN LOT 2 UNIVERSITY COMMONS ACCORDING TO THE PLAT THEREOF AND AS RECORDED IN PLAT BOOK 67, PAGES 48 AND 49 PUBLIC RECORDS OF LEE COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWESTERLY MOST CORNER OF SAID LOT 2 SAID CORNER ALSO BEING THE NORTHWESTERLY MOST CORNER OF LOT 3 OF SAID PLAT AND LIES ON THE ARC OF A CURVE ON THE EASTERLY RIGHT OF WAY LINE OF SUMMERLIN ROAD (C.R. 869);

THENCE NORTH 88°31'20" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 2 AND THE NORTHERLY LINE OF SAID LOT 3 A DISTANCE OF 7.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND WHOSE RADIUS POINT BEARS SOUTH 84°27'10" EAST A DISTANCE OF 2337.80 FEET;  
THENCE LEAVING SAID SOUTHERLY AND NORTHERLY LINES NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°52'34" AN ARC DISTANCE OF 117.35 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID LDT 2 AND THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF SUMMERLIN ROAD;  
THENCE SOUTH 18°38'28" WEST ALONG SAID WESTERLY LINE AND EASTERLY RIGHT OF WAY LINE A DISTANCE OF 38.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND WHOSE RADIUS BEARS SOUTH 82°49'01" EAST A DISTANCE OF 1967.19 FEET;  
THENCE SOUTHERLY ALONG THE ARC OF SAID NON-TANGENT CURVE AND ALONG SAID WESTERLY LINE AND EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 1°59'54" AN ARC DISTANCE OF 68.61 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;


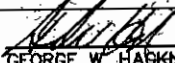
CONTAINING 629 SQUARE FEET OF LAND, MORE OR LESS;

Exhibit "A"

Page 10 of 43

N:\Land Projects\7993\_Summerlin\_Road\down\8566\_Misc\_PCs and SD\18566-SD10.dwg Model\_9/1/2004 9:59:31 AM hachney.1:80

LEGAL DESCRIPTION AND SKETCH SHEET 2 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:		DESCRIPTION: PARCEL 206	
 <p><b>AGNOLI BARBER &amp; BRUNDAGE, INC.</b></p> <p>Professional engineers, planners, &amp; land surveyors                  Collier County: Suite 202, 7400 Tinsland Trail, North Naples, FL 34108 (941)287-9111                  Lee County: Suite 101, 1400 Hensley Street, Fort Myers, FL 33901 (941)287-9111                  Certificate of Authorization Nos. LB 2884 and RB 2884 Fax: (941)288-8203</p>		REVISION:	BY: 
		3/05/04	GEORGE W. HACHNEY, P.S.M. NO. 5606
		SCALE: N.T.S.	DATE: AUG. 20, 2003
		DRAWN BY: JAN	PROJECT NO.: 7993
		ACAD NO: 8566-SD10	FILE NO: 8566

SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

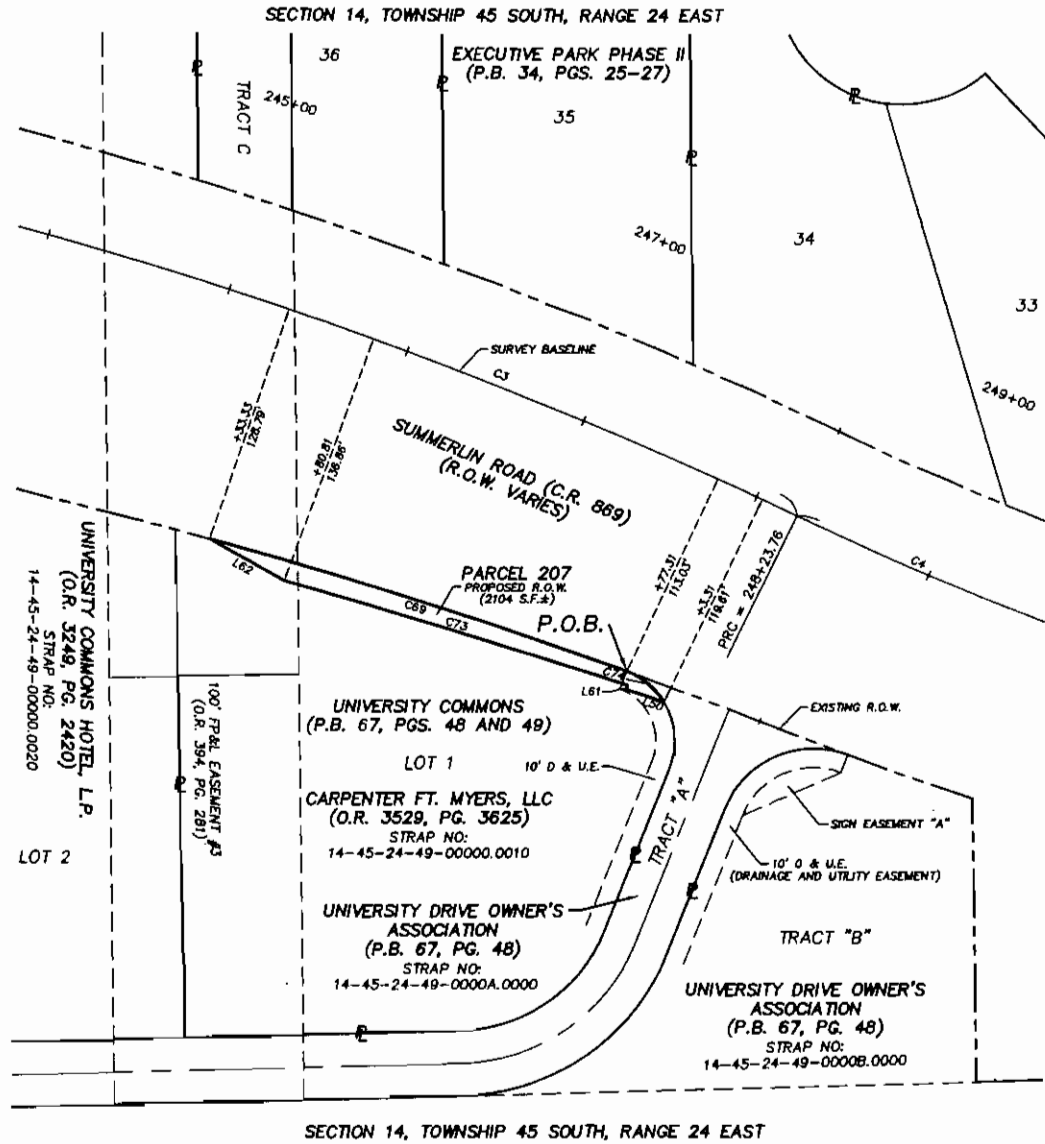
PARCEL NO. 207  
PROPERTY OWNER: CARPENTER FT. MYERS, LLC  
REFERENCE: O.R. 3529, PG. 3625  
STRAP NO.: 14-45-24-49-00000.0010  
AREA OF TAKE: 2,104 SQ. FT.  
AREA OF REMAINDER: 52,175 SQ. FT. ±

SCALE: 1" = 80'

Exhibit "A"

Page 11 of 43

N:\Land Projects\2993 Summerlin Road\dwg\18566 Misc. BS's and SD's\18566-SD11.dwg, Model: 9/11/2004 9:05:02 AM, hackney, 1:80



LINE	LENGTH	BEARING
L50	20.98	N 18°35'06" E
L81	2.26	S 71°40'59" E
L82	45.48	N 29°26'54" E

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C3	2772°34"	2291.83	1088.38	1078.18	S 12°18'48" W
C4	2706°30"	2291.83	1084.33	1074.24	N 12°19'50" E
C89	446°42"	2777.04	231.80	231.54	S 17°48'27" W
C73	228°11"	4462.00	189.74	189.73	S 17°06'16" W
C74	3774°32"	40.00	26.00	25.54	S 39°58'16" W

P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
R.O.W. = RIGHT-OF-WAY

LEGAL DESCRIPTION AND SKETCH SHEET 1 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:

DESCRIPTION: PARCEL 207

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

10/31/03

12/31/03

3/05/04

BY: *George W. Hackney*  
GEORGE W. HACKNEY, P.S.M. NO. 5606

SCALE: 1" = 80' DATE: AUG. 20, 2003

DRAWN BY: JAN PROJECT NO.: 7993

ACAD NO: 8566-SD11 FILE NO: 8566



Professional engineers, planners, & land surveyors  
Callier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941)897-8111  
Lee County: Suite 101, 1829 Easley Blvd., Fort Myers, FL 33901 (941)897-8111  
Certificate of Authorization Nos. LB 3064 and EB 3064 Fax: (941)898-2828

SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

LEGAL DESCRIPTION OF PARCEL 207

A PARCEL OF LAND LYING IN LOT 1 UNIVERSITY COMMONS ACCORDING TO THE PLAT THEREOF AND AS RECORDED IN PLAT BOOK 67, PAGES 48 AND 49 PUBLIC RECORDS OF LEE COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWESTERLY MOST CORNER OF SAID LOT 1 SAID CORNER ALSO BEING A NORTHWESTERLY CORNER OF TRACT "A" OF SAID PLAT AND LIES ON THE ARC OF A CURVE ON THE EASTERLY RIGHT OF WAY LINE OF SUMMERLIN ROAD (C.R. 869) WHOSE RADIUS BEARS SOUTH 69°50'11" EAST A DISTANCE OF 2777.04 FEET;  
 THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY LINE OF SAID LOT 1 AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 4°46'42" AN ARC DISTANCE OF 231.60 FEET;  
 THENCE LEAVING SAID WESTERLY LINE AND SAID EASTERLY RIGHT OF WAY LINE NORTH 29°26'54" EAST A DISTANCE OF 45.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND WHOSE RADIUS BEARS SOUTH 74°06'50" EAST A DISTANCE OF 4462.00 FEET;  
 THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°26'11" AN ARC DISTANCE OF 189.74 FEET;  
 THENCE SOUTH 71°40'58" EAST A DISTANCE OF 2.26 FEET;  
 THENCE NORTH 18°55'06" EAST TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 1 AND THE SOUTHERLY LINE OF SAID TRACT "A" AND THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND WHOSE RADIUS POINT BEARS SOUTH 31°24'28" EAST A DISTANCE OF 40.00 FEET;  
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY LINE OF LOT 1 THROUGH A CENTRAL ANGLE OF 37°14'32" AN ARC DISTANCE OF 26.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 2,104 SQUARE FEET OF LAND, MORE OR LESS;

Exhibit "A"

Page 12 of 43

N:\Land Projects\7993 Summerlin Road.dwg\8566-Misc.BS's and SD's\8566-SD11.dwg\_Modal\_9/17/2004 9:04:52 AM\_hackney\_1:80

LEGAL DESCRIPTION AND SKETCH SHEET 2 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:

DESCRIPTION: PARCEL 207

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

BY: *George W. Hackney*  
 GEORGE W. HACKNEY P.S.M. NO. 5606

10/31/03

SCALE: N.T.S. DATE: AUG. 20, 2003

12/31/03

DRAWN BY: JAN PROJECT NO.: 7993

3/05/04

ACAD NO: 8566-SD11 FILE NO: 8566



Professional engineers, planners, & land surveyors  
 Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941)287-8111  
 Lee County: Suite 181, 1636 Randy Street, Fort Myers, FL 33901 (941)287-8111  
 Certificate of Authorization Nos. LB 9084 and ED 9084 Fax: (941)288-2202

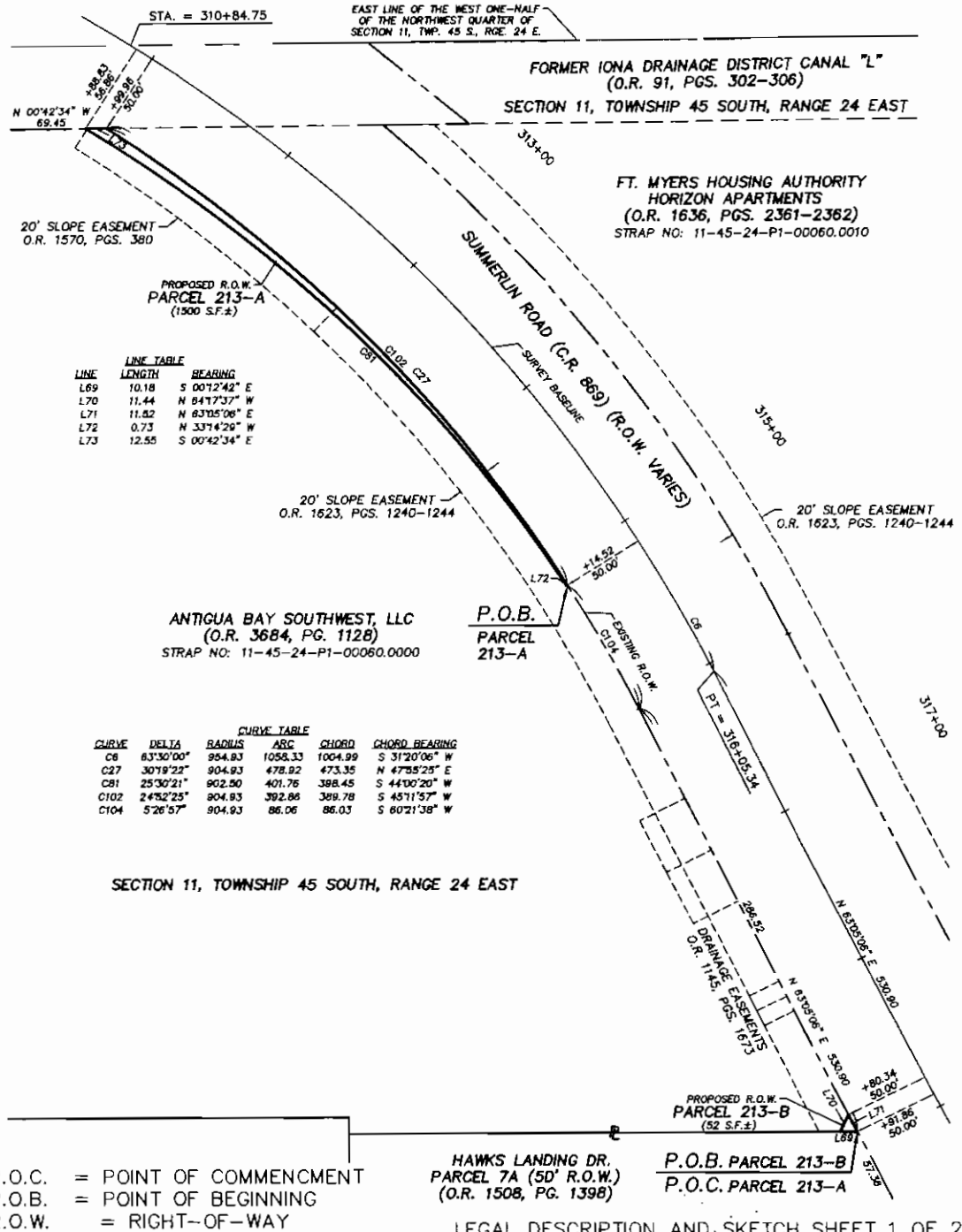
SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

PARCEL NO. 213-A AND 213-B  
PROPERTY OWNER: ANTIGUA BAY SOUTHWEST, LLC  
REFERENCE: O.R. 3684, PG. 1128  
STRAP NO.: 11-45-24-P1-00060.0000  
AREA OF TAKE: 1,552 SQ. FT.  
AREA OF REMAINDER: 489,989 SQ. FT. ±

SCALE: 1" = 80'

Exhibit "A"

Page 13 of 43



P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
R.O.W. = RIGHT-OF-WAY

LEGAL DESCRIPTION AND SKETCH SHEET 1 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY: DESCRIPTION: PARCELS 213-A AND 213-B

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

11/19/03	BY: <i>George W. Hackney</i>
3/05/04	GEORGE W. HACKNEY, P.S.M. NO. 5606
12/14/04	SCALE: 1" = 80'

DATE: AUG. 20, 2003  
DRAWN BY: JAN PROJECT NO.: 7993  
ACAD NO: 8566-SD12 FILE NO.: 8566

**AGNOLI**  
**BARBER &**  
**BRUNDAGE, INC.**  
Professional engineers, planners, & land surveyors  
Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941) 907-3111  
Lee County: Suite 101, 1620 Hendry Street, Fort Myers, FL 33901 (941) 337-3111  
Certificate of Authorization Nos. LB 3884 and EB 3884 Fax: (941) 906-2203



SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

Exhibit "A"

Page 14 of 43

LEGAL DESCRIPTION OF PARCEL 213-A

ALL THAT PART OF THE ANTIGUA BAY SOUTHWEST, LLC PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3684 PAGE 1128, PUBLIC RECORDS OF LEE COUNTY FLORIDA LYING IN SECTION 11, TOWNSHIP 45 SOUTH RANGE 24 EAST LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE AFORESAID PROPERTY SAID CORNER ALSO BEING THE NORTHWEST CORNER OF HAWKS LANDING DRIVE (PARCEL 7A) (50' ROW) AS RECORDED IN OFFICIAL RECORDS BOOK 1508 PAGE 1398 PUBLIC RECORDS OF LEE COUNTY FLORIDA SAID CORNER ALSO LYING ON the SOUTHEASTERLY RIGHT OF WAY LINE OF SUMMERLIN ROAD (C.R. 869) (R.O.W. VARIES);

THENCE SOUTH 63°05'06" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 286.52 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 904.93 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°26'57" AND ARC DISTANCE OF 86.06 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED;

THENCE CONTINUING SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG SAID ARC THROUGH A CENTRAL ANGLE OF 24°52'25" AN ARC DISTANCE OF 392.86 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE FORMER IONA DRAINAGE DISTRICT CANAL "L" AS RECORDED IN OFFICIAL RECORDS BOOK 91 PAGES 302 THROUGH 306 PUBLIC RECORDS OF LEE COUNTY FLORIDA AND THE WESTERLY LINE OF THE AFORESAID PROPERTY;

THENCE SOUTH 0°42'34" EAST ALONG SAID EASTERLY AND WESTERLY LINE A DISTANCE OF 12.55 FEET TO AN INTERSECTION WITH THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND WHOSE RADIUS BEARS SOUTH 58°44'50" EAST A DISTANCE OF 902.50 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 25°30'21" AN ARC DISTANCE OF 401.76 FEET;

THENCE NORTH 33°14'29" WEST A DISTANCE OF 0.73 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 1,500 SQUARE FEET OF LAND MORE OR LESS;

AND

LEGAL DESCRIPTION OF PARCEL 213-B

ALL THAT PART OF THE ANTIGUA BAY SOUTHWEST, LLC PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3684 PAGE 1128, PUBLIC RECORDS OF LEE COUNTY FLORIDA LYING IN SECTION 11, TOWNSHIP 45 SOUTH RANGE 24 EAST LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF THE AFORESAID PROPERTY SAID CORNER ALSO BEING THE NORTHWEST CORNER OF HAWKS LANDING DRIVE (PARCEL 7A) (50' ROW) AS RECORDED IN OFFICIAL RECORDS BOOK 1508 PAGE 1398 PUBLIC RECORDS OF LEE COUNTY FLORIDA SAID CORNER ALSO LYING ON the SOUTHEASTERLY RIGHT OF WAY LINE OF SUMMERLIN ROAD (C.R. 869) (R.O.W. VARIES);

THENCE SOUTH 0°12'42" EAST ALONG THE EASTERLY LINE OF SAID PROPERTY AND THE WESTERLY LINE OF SAID HAWKS LANDING DRIVE A DISTANCE OF 10.18 FEET;

THENCE NORTH 64°17'37" WEST A DISTANCE OF 11.44 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED RIGHT OF WAY LINE;

THENCE NORTH 63°05'06" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 11.52 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 52 SQUARE FEET OF LAND MORE OR LESS;

LEGAL DESCRIPTION AND SKETCH SHEET 2 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:

DESCRIPTION: PARCELS 213-A AND 213-B

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

11/19/03

3/05/04

12/14/04

BY:  GEORGE W. HACKNEY, P.S.M. NO. 5606

SCALE: N.T.S. DATE: AUG. 20, 2003

DRAWN BY: JAN PROJECT NO.: 7993

ACAD NO: 8566-SD12 FILE NO: 8566



Professional engineers, planners, & land surveyors  
Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941)597-8111  
Lee County: Suite 101, 1625 Hendry Street, Fort Myers, FL 33901 (941)587-8111  
Certificate of Authorization: Nov. 18 2004 and 03 2004 Fax: (941)586-2203

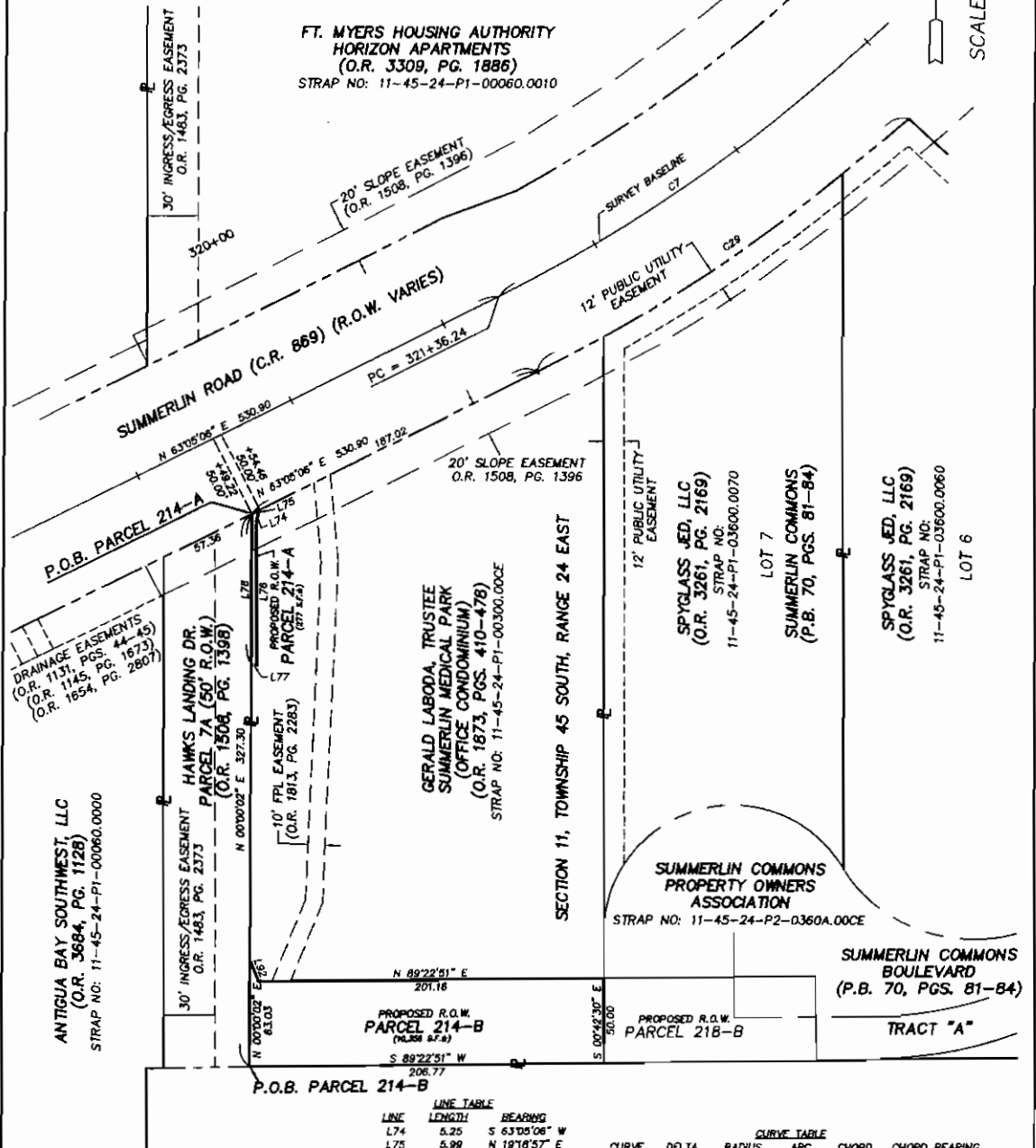
SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

PARCEL NO. 214-A AND 214-B  
PROPERTY OWNER: GERALD LABODA, TRUSTEE  
SUMMERLIN MEDICAL PARK  
REFERENCE: O.R. 1873, PGS. 410-478  
STRAP NO.: 11-45-24-P1-00300.00CE  
AREA OF TAKE: 10,633 SQ. FT.  
AREA OF REMAINDER: 87,377 SQ. FT. ±

SCALE: 1" = 80'

Exhibit "A"

Page 15 of 43



FT. MYERS HOUSING AUTHORITY  
HORIZON APARTMENTS  
(O.R. 3309, PG. 1886)  
STRAP NO: 11-45-24-P1-00060.0010

DRAINAGE EASEMENTS  
(O.R. 1131, PGS. 44-45)  
(O.R. 1145, PG. 1673)  
(O.R. 1654, PG. 2807)

ANTIGUA BAY SOUTHWEST, LLC  
(O.R. 3684, PG. 1128)  
STRAP NO: 11-45-24-P1-00060.0000

HAWKS LANDING DR  
PARCEL 7A (50' R.O.W.)  
(O.R. 1508, PG. 1398)

PROPOSED R.O.W.  
PARCEL 214-A  
(O.R. 1813, PG. 2283)

GERALD LABODA, TRUSTEE  
SUMMERLIN MEDICAL PARK  
(OFFICE CONDOMINIUM)  
(O.R. 1873, PGS. 410-478)  
STRAP NO: 11-45-24-P1-00300.00CE

SUMMERLIN COMMONS  
PROPERTY OWNERS  
ASSOCIATION  
STRAP NO: 11-45-24-P2-0360A.00CE

SUMMERLIN COMMONS  
BOULEVARD  
(P.B. 70, PGS. 81-84)

PROPOSED R.O.W.  
PARCEL 214-B  
(O.R. 358 87.8)

PROPOSED R.O.W.  
PARCEL 218-B

LINE	LENGTH	BEARING
L74	5.25	S 63°05'06" W
L75	5.99	N 19°18'57" E
L76	86.80	N 00°25'02" W
L77	3.33	S 89°52'58" E
L78	90.17	S 00°00'02" W
L92	13.90	S 21°04'51" E

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C7	47°21'07"	854.63	788.20	784.83	N 39°24'33" E
C29	15°04'27"	1004.83	284.39	283.63	N 55°32'53" E

P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
D.E. = DRAINAGE EASEMENT  
R.O.W. = RIGHT-OF-WAY

LEGAL DESCRIPTION AND SKETCH SHEET 1 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY: DESCRIPTION: PARCEL 214-A AND 214-B

AGNOLI BARBER & BRUNDAGE, INC.  
Professional engineers, planners, & land surveyors  
Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (841)587-8111  
Lee County: Suite 101, 1685 Hendry Street, Fort Myers, FL 33901 (841)387-8111  
Certificates of Authorization Nos. LB 8884 and EB 8864 Fax: (841)588-2208

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION: 1/02/04 BY: GEORGE W. HACKNEY, P.S.M. NO. 5606  
3/05/04  
12/07/04  
2/3/05

SCALE: 1" = 80' DATE: SEPT. 2, 2003  
DRAWN BY: JAN PROJECT NO.: 7993  
ACAD NO: 8566-SD3Q FILE NO: 8566

SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

Exhibit "A"

Page 16 of 43

ALL THAT PART OF SUMMERLIN MEDICAL PARK, AS RECORDED IN OFFICIAL RECORDS BOOK 1873 PAGES 410 THROUGH 478, PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LEGAL DESCRIPTION OF PARCEL 214-A

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID SUMMERLIN MEDICAL PARK SAID CORNER ALSO BEING THE NORTHEASTERLY CORNER OF HAWKS LANDING DRIVE PARCEL 7A (50' R.O.W.) AS RECORDED IN OFFICIAL RECORDS BOOK 1508 PAGE 1398 PUBLIC RECORDS OF LEE COUNTY FLORIDA;  
THENCE SOUTH 0°0'02" WEST ALDNC THE WESTERLY LINE OF SAID SUMMERLIN MEDICAL PARK AND THE EASTERLY LINE OF SAID HAWKS LANDING DRIVE A DISTANCE OF 90.17 FEET;  
THENCE LEAVING SAID WESTERLY AND EASTERLY LINES SOUTH 89°52'58" EAST A DISTANCE OF 3.33 FEET;  
THENCE NORTH 0°25'02" WEST A DISTANCE OF 86.90 FEET;  
THENCE NORTH 19°18'57" EAST A DISTANCE OF 5.99 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID SUMMERLIN MEDICAL PARK AND THE SOUTHERLY LINE OF SUMMERLIN ROAD (C.R. 869) (R.O.W. VARIES);  
THENCE SOUTH 63°05'06" WEST ALONG SAID NORTHERLY AND SOUTHERLY LINES A DISTANCE OF 5.25 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 277 SQUARE FEET OF LAND MORE OR LESS;

AND

LEGAL DESCRIPTION OF PARCEL 214-B

ALL THAT PART OF SUMMERLIN MEDICAL PARK, AS RECORDED IN OFFICIAL RECORDS BOOK 1873 PAGES 410 THROUGH 478, PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID SUMMERLIN MEDICAL PARK;  
THENCE NORTH 0°0'02" EAST ALONG THE WESTERLY LINE OF SUMMERLIN MEDICAL PARK AND THE EASTERLY LINE OF HAWKS LANDING DRIVE PARCEL 7A (50' R.O.W.) AS RECORDED IN OFFICIAL RECORDS BOOK 1508 PAGE 1398 PUBLIC RECORDS OF LEE COUNTY FLORIDA A DISTANCE OF 63.03 FEET;  
THENCE LEAVING SAID WESTERLY AND EASTERLY LINES SOUTH 21°04'51" EAST A DISTANCE OF 13.90 FEET;  
THENCE NORTH 89°22'51" EAST ALONG A LINE 50.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID SUMMERLIN MEDICAL PARK A DISTANCE OF 201.16 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID SUMMERLIN MEDICAL PARK;  
THENCE SOUTH 0°42'30" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 50.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID SUMMERLIN MEDICAL PARK;  
THENCE SOUTH 89°22'51" WEST ALONG THE SOUTHERLY LINE OF SAID SUMMERLIN MEDICAL PARK A DISTANCE OF 206.77 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 10,356 SQUARE FEET OF LAND MORE OR LESS;

LEGAL DESCRIPTION AND SKETCH SHEET 2 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:		DESCRIPTION: PARCEL 214-A AND 214-B	
		CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
		REVISION:	
		1/02/04	BY: <i>[Signature]</i>
		3/05/04	GEORGE W. HACKNEY, P.S.M. NO. 5606
		12/07/04	SCALE: N.T.S. DATE: SEPT. 2, 2003
2/3/05	DRAWN BY: JAN PROJECT NO.: 7993		
		ACAD NO: 8566-SD30 FILE NO: 8566	

SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

PARCEL NO. 215  
 PROPERTY OWNER: SPYGLASS JED, LLC  
 REFERENCE: O.R. 3261, PG. 2169  
 STRAP NO.: 11-45-24-P1-03600.0070  
 AREA OF TAKE: 692 SQ. FT.  
 AREA OF REMAINDER: 46,720 SQ. FT. ±

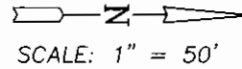
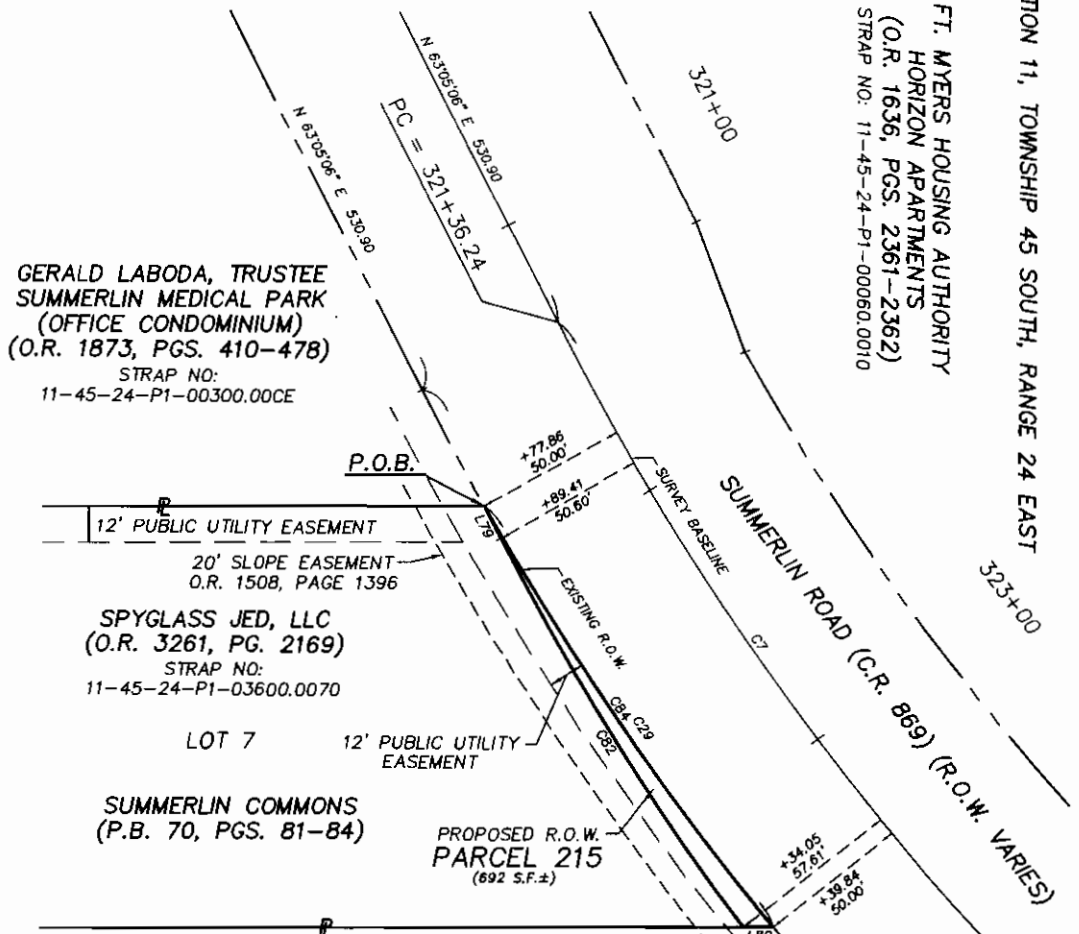


Exhibit "A"  
 Page 17 of 43



GERALD LABODA, TRUSTEE  
 SUMMERLIN MEDICAL PARK  
 (OFFICE CONDOMINIUM)  
 (O.R. 1873, PGS. 410-478)  
 STRAP NO:  
 11-45-24-P1-00300.00CE

SPYGLASS JED, LLC  
 (O.R. 3261, PG. 2169)  
 STRAP NO:  
 11-45-24-P1-03600.0070

LOT 7

SUMMERLIN COMMONS  
 (P.B. 70, PGS. 81-84)

PROPOSED R.O.W.  
 PARCEL 215  
 (692 S.F.±)

SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST

SPYGLASS JED, LLC  
 (O.R. 3261, PG. 2169)  
 STRAP NO:  
 11-45-24-P1-03600.0060

LOT 6

CURVE TABLE					
CURVE	DELTA	RADIUS	ABC	CHORD	CHORD BEARING
C7	47°21'07"	954.93	789.20	786.93	N 39°24'33" E
C29	15°04'27"	1004.93	264.39	263.83	N 55°32'53" E
C82	9°49'06"	893.05	153.03	152.85	N 58°10'33" E
C84	9°43'06"	1004.93	170.45	170.25	N 55°43'42" E

LINE TABLE		
LINE	LENGTH	BEARING
L79	12.17	N 83°05'06" E
L80	9.76	S 00°11'00" E

P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING  
 D.E. = DRAINAGE EASEMENT  
 R.O.W. = RIGHT-OF-WAY

LEGAL DESCRIPTION AND SKETCH SHEET 1 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY: DESCRIPTION: PARCEL 215

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

1/02/04	BY: <i>[Signature]</i>
3/05/04	GEORGE W. HACKNEY, P.S.M. NO. 5606
12/01/04	SCALE: 1" = 50' DATE: SEPT 3, 2003
2/03/05	DRAWN BY: JAN PROJECT NO.: 7993
	ACAD NO: 8566-SQ31 FILE NO: 8566

**AGNOLI BARBER & BRUNDAGE, INC.**  
 Professional engineers, planners, & land surveyors  
 Collier County: Suite 800, 7400 Tamiami Trail, North, Naples, FL 34108 (941)897-8111  
 Lee County: Suite 101, 1400 Hendry Street, Fort Myers, FL 33901 (941)897-8111  
 Certificates of Authorization Nos. LR 3884 and LR 3884 Fax: (941)898-8209

SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

Exhibit "A"

Page 18 of 43

LEGAL DESCRIPTION OF PARCEL 215

ALL THAT PART OF LOT 7 OF THE PLAT OF SUMMERLIN COMMONS AS RECORDED IN PLAT BOOK 70, PAGES 81 THROUGH 84 PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

BEGINNING AT THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 7; THENCE NORTH 63°05'06" EAST ALONG THE NORTH LINE OF SAID LOT 7 AND THE SOUTHERLY RIGHT OF WAY LINE OF SUMMERLIN ROAD (C.R. 869) (ROW VARIES) A DISTANCE OF 12.17 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1004.93 FEET;


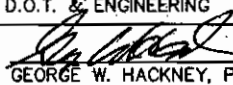
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY AND SOUTHERLY LINES THROUGH A CENTRAL ANGLE OF 9°43'06" AN ARC DISTANCE OF 170.45 FEET TO THE NORTHEAST CORNER OF SAID LOT 7;

THENCE LEAVING SAID NORTHERLY AND SOUTHERLY LINES SOUTH 0°11'00" EAST ALONG THE EASTERLY LINE OF SAID LOT 7 A DISTANCE OF 9.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND WHOSE RADIUS BEARS NORTH 36°43'59" WEST A DISTANCE OF 893.05 FEET;

THENCE LEAVING SAID EASTERLY LINE ALONG THE ARC OF SAID NON-TANGENT LINE THROUGH A CENTRAL ANGLE OF 9°49'06" AN ARC DISTANCE OF 153.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 7 AND THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED;

CONTAINING 692 SQUARE FEET OF LAND MORE OR LESS;

LEGAL DESCRIPTION AND SKETCH SHEET 2 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:		DESCRIPTION: PARCEL 215	
 <p><b>AGNOLI BARBER &amp; BRUNDAGE, INC.</b> Professional engineers, planners, &amp; land surveyors Collier County: Suite 200, 9400 Tusculum Trail, North Naples, FL 34108 (941) 597-8111 Lee County: Suite 101, 1020 Broadway Street, Fort Myers, FL 33901 (941) 337-8111 Certificate of Authorization Nos. LP 2864 and SP 2864 Fax: (941) 598-2206</p>		CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
		REVISION:	
		1/02/04	BY: 
		3/05/04	GEORGE W. HACKNEY, P.S.M. NO. 5606
12/01/04	SCALE: <u>N.T.S.</u> DATE: <u>SEPT. 3, 2003</u>		
2/03/05	DRAWN BY: <u>JAN</u> PROJECT NO.: <u>7993</u>		
		ACAD NO: <u>8566-SQ31</u> FILE NO: <u>8566</u>	

SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

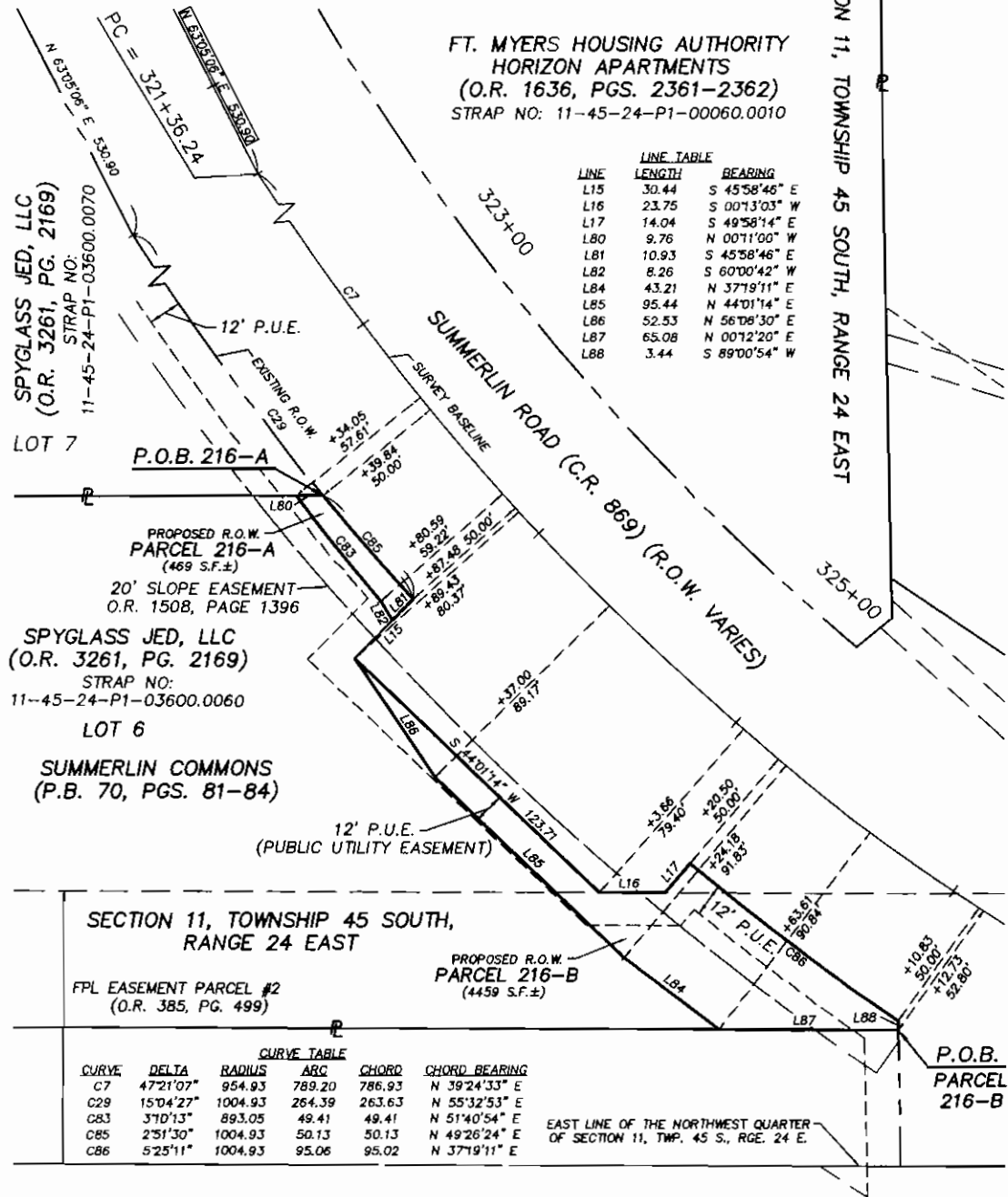
PARCEL NO. 216-A AND 216-B  
PROPERTY OWNER: SPYGLASS JED, LLC  
REFERENCE: O.R. 3261, PG. 2169  
STRAP NO.: 11-45-24-P1-03600.0060  
AREA OF TAKE: 4,928 SQ. FT.  
AREA OF REMAINDER: 92,803 SQ. FT. ±

SCALE: 1" = 50'

FT. MYERS HOUSING AUTHORITY  
HORIZON APARTMENTS  
(O.R. 1636, PGS. 2361-2362)  
STRAP NO: 11-45-24-P1-00060.0010

LINE	LENGTH	BEARING
L15	30.44	S 45°58'46" E
L16	23.75	S 00°13'03" W
L17	14.04	S 49°58'14" E
L80	9.76	N 00°11'00" W
L81	10.93	S 45°58'46" E
L82	8.26	S 60°00'42" W
L84	43.21	N 37°19'11" E
L85	95.44	N 44°01'14" E
L86	52.53	N 56°08'30" E
L87	65.08	N 00°12'20" E
L88	3.44	S 89°00'54" W

Exhibit "A"  
Page 19 of 43



SECTION 11, TOWNSHIP 45 SOUTH,  
RANGE 24 EAST

FPL EASEMENT PARCEL #2  
(O.R. 385, PG. 499)

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C7	47°21'07"	954.93	789.20	786.93	N 39°24'33" E
C29	15°04'27"	1004.93	264.39	263.63	N 55°32'53" E
C83	3°10'13"	893.05	49.41	49.41	N 51°40'54" E
C85	2°51'30"	1004.93	50.13	50.13	N 49°26'24" E
C86	5°25'11"	1004.93	95.06	95.02	N 37°19'11" E

EAST LINE OF THE NORTHWEST QUARTER  
OF SECTION 11, TWP. 45 S., RGE. 24 E.

P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
D.E. = DRAINAGE EASEMENT  
R.O.W. = RIGHT-OF-WAY

LEGAL DESCRIPTION AND SKETCH SHEET 1 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:		DESCRIPTION: PARCELS 216-A AND 216-B	
AGNOLI BARBER & BRUNDAGE, INC.		CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
Professional engineers, planners, & land surveyors Callar County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941)897-8111 Lee County: Suite 101, 1486 Bendy Street, Fort Myers, FL 33801 (941)387-8111 Certificate of Authorization Nos. LB 9884 and LB 9884 Fax: (941)966-8200		REVISION:	BY: <i>George W. Hackney</i>
		1/02/04	GEORGE W. HACKNEY, P.E. NO. 5606
		3/05/04	
		12/15/04	SCALE: 1" = 50' DATE: SEPT. 3, 2003
		2/03/05	DRAWN BY: JAN PROJECT NO.: 7993
			ACAD NO: 8566-SD32 FILE NO: 8566

SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

Exhibit "A"

Page 20 of 43

ALL THAT PART OF LOT 6, SUMMERLIN COMMONS, ACCORDING TO THE PLAT THEREOF AND AS RECORDED IN PLAT BOOK 70, PAGES 81 THROUGH 84, PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS PARCELS 216-A AND 216-B AS FOLLOWS:

LEGAL DESCRIPTION OF PARCEL 216-A

BEGINNING AT THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED LOT 6 SAID CORNER ALSO LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF SUMMERLIN ROAD (C.R. 869) (R.O.W. VARIES) AND ALSO BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS BEARS NORTH 39°07'51" WEST A DISTANCE OF 1004.93 FEET;  
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE AND ALONG THE NORTHERLY LINE OF SAID LOT 6 THROUGH A CENTRAL ANGLE OF 2°51'30" AN ARC DISTANCE OF 50.13 FEET;  
THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE NORTHERLY LINE OF SAID LOT 6 SOUTH 45°58'46" EAST A DISTANCE OF 10.93 FEET;  
THENCE LEAVING SAID LINE SOUTH 60°00'42" WEST A DISTANCE OF 8.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND WHOSE RADIUS BEARS NORTH 39°54'12" WEST A DISTANCE OF 893.05 FEET;  
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 3°10'13" AN ARC DISTANCE OF 49.41 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE AFOREMENTIONED LOT 6;  
THENCE NORTH 0°11'00" WEST ALONG THE WESTERLY LINE OF SAID LOT 6 A DISTANCE OF 9.76 FEET TO THE NORTHWEST CORNER OF SAID LOT 6 AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 469 SQUARE FEET OF LAND MORE OR LESS;


AND

LEGAL DESCRIPTION FOR PARCEL 216-B

BEGINNING AT THE NORTHEASTERLY CORNER OF THE AFOREMENTIONED LOT 6 SAID CORNER ALSO LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF SUMMERLIN ROAD (C.R. 869) (R.O.W. VARIES);  
THENCE SOUTH 89°00'54" WEST ALONG THE NORTHERLY LINE OF SAID LOT 6 AND THE SOUTHERLY RIGHT OF WAY LINE OF SUMMERLIN ROAD A DISTANCE OF 3.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND WHOSE RADIUS BEARS NORTH 55°23'25" WEST A DISTANCE OF 1004.93 FEET;  
THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE AND ALONG SAID NORTHERLY AND SOUTHERLY LINES THROUGH A CENTRAL ANGLE OF 5°25'11" AN ARC DISTANCE OF 95.06 FEET;  
THENCE CONTINUING ALONG SAID NORTHERLY AND SOUTHERLY LINES SOUTH 49°58'14" EAST A DISTANCE OF 14.04 FEET;  
THENCE CONTINUING ALONG SAID NORTHERLY AND SOUTHERLY LINES SOUTH 0°13'03" WEST A DISTANCE OF 23.75 FEET;  
THENCE CONTINUING ALONG SAID NORTHERLY AND SOUTHERLY LINES SOUTH 44°01'14" WEST A DISTANCE OF 123.71 FEET;  
THENCE LEAVING SAID NORTHERLY AND SOUTHERLY LINES NORTH 56°06'30" EAST A DISTANCE OF 52.53 FEET;  
THENCE NORTH 44°01'14" EAST A DISTANCE OF 95.44 FEET;  
THENCE NORTH 37°19'11" EAST A DISTANCE OF 43.21 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID LOT 6;  
THENCE NORTH 0°12'20" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 65.08 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 4,459 SQUARE FEET OF LAND MORE OR LESS;

LEGAL DESCRIPTION AND SKETCH SHEET 2 OF 2

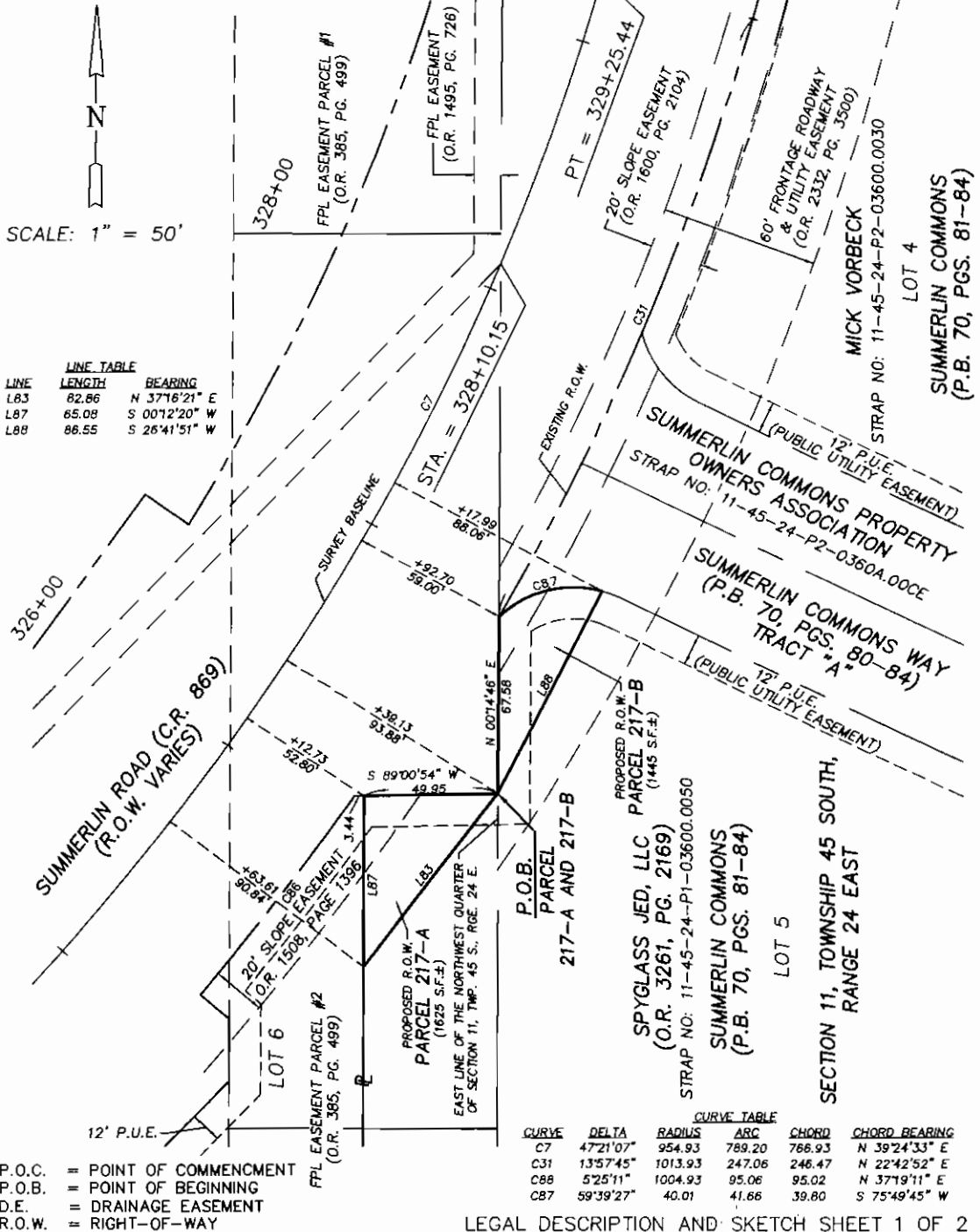
THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:		DESCRIPTION: PARCELS 216-A AND 216-B	
		CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
		REVISION:	BY: <i>George W. Hackney</i>
		1/02/04	GEORGE W. HACKNEY, B.S.M. NO. 5606
		3/05/04	SCALE: <u>N.T.S.</u> DATE: <u>SEPT. 3, 2003</u>
		12/15/04	DRAWN BY: <u>JAN</u> PROJECT NO.: <u>7993</u>
2/03/05	ACAD NO: <u>8566-SD32</u> FILE NO: <u>8566</u>		

SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

PARCEL NO. 217-A AND 217-B  
PROPERTY OWNER: SPYGLASS JED, LLC  
REFERENCE: O.R. 3261, PG. 2169  
STRAP NO.: 11-45-24-P1-03600.0050  
AREA OF TAKE: 3,070 SQ. FT.  
AREA OF REMAINDER: 104,961 SQ. FT. ±

Exhibit "A"

Page 21 of 43



THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY: DESCRIPTION: PARCELS 217-A AND 217-B

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

1/02/04	BY: <i>George W. Hackney</i>
3/05/04	GEORGE W. HACKNEY, P.S.M. NO. 5606
12/02/04	SCALE: 1" = 50' DATE: SEPT. 3, 2003
2/03/05	DRAWN BY: JAN PROJECT NO.: 7993
	ACAD NO: 8566-SD33 FILE NO: 8566

**AGNOLI**  
**BARBER &**  
**BRUNDAGE, INC.**  
Professional engineers, planners, & land surveyors  
Collier County: Suite 800, 7400 Panama Trail, North Naples, FL 34108 (813) 647-5111  
Lee County: Suite 101, 1825 Broadway Street, Fort Myers, FL 33901 (813) 487-5111  
Certificate of Authorization Nos. LB 5606 and LB 5604 Fax: (813) 666-2222



SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

Exhibit "A"

Page 22 of 43

ALL THAT PART OF LOT 5, SUMMERLIN COMMONS, ACCORDING TO THE PLAT THEREOF AND AS RECORDED IN PLAT BOOK 70, PAGES 81 THROUGH 84, PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS PARCELS 217-A AND 217-B AS FOLLOWS;

LEGAL DESCRIPTION OF PARCEL 217-A

BEGINNING AT A NORTHERLY CORNER OF THE AFOREMENTIONED LOT 5 SAID CORNER ALSO LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF SUMMERLIN ROAD (C.R. 869) (R.O.W. VARIES) AND ALSO LYING ON THE EASTERLY LINE OF SECTION 11 TOWNSHIP 45 SOUTH RANGE 24 EAST; THENCE SOUTH 89°00'54" WEST ALONG THE NORTHERLY LINE OF SAID LOT 5 AND SAID SOUTHERLY LINE OF SUMMERLIN ROAD A DISTANCE OF 49.95 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 5 SAID CORNER ALSO BEING THE NORTHEASTERLY CORNER OF LOT 6 OF SAID PLAT; THENCE SOUTH 0°12'20" WEST ALONG THE WESTERLY LINE OF SAID LOT 5 AND THE EASTERLY LINE OF SAID LOT 6 A DISTANCE OF 65.08 FEET; THENCE LEAVING SAID WESTERLY AND EASTERLY LINES NORTH 37°16'21" EAST A DISTANCE OF 82.86 FEET TO THE A NORTHERLY CORNER OF SAID LOT 5 AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 1625 SQUARE FEET OF LAND MORE OR LESS;

AND

LEGAL DESCRIPTION FOR PARCEL 217-B

BEGINNING AT A NORTHERLY CORNER OF THE AFOREMENTIONED LOT 5 SAID CORNER ALSO LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF SUMMERLIN ROAD (C.R. 869) (R.O.W. VARIES) AND ALSO LYING ON THE EASTERLY LINE OF SECTION 11 TOWNSHIP 45 SOUTH RANGE 24 EAST; THENCE NORTH 0°14'46" EAST ALONG THE NORTHERLY LINE OF SAID LOT 5 AND ALONG THE SOUTHERLY LINE OF SAID SUMMERLIN ROAD A DISTANCE OF 67.58 FEET TO AN INTERSECTION WITH THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHELRY AND WHOSE RADIUS POINT BEARS SOUTH 44°0'13" EAST A DISTANCE OF 44.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY LINE OF SAID LOT 5 AND THE SOUTHERLY LINE OF TRACT "A" OF THE AFOREMENTIONED PLAT THROUGH A CENTRAL ANGLE OF 59°39'27" AN ARC DISTANCE OF 41.66 FEET; THENCE LEAVING SAID NORTHERLY AND SOUTHERLY LINES SOUTH 26°41'51" WEST A DISTANCE OF 86.55 FEET TO A NORTHERLY CORNER OF SAID LOT 5 AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 1,445 SQUARE FEET OF LAND MORE OR LESS;

LEGAL DESCRIPTION AND SKETCH SHEET 2 OF 2



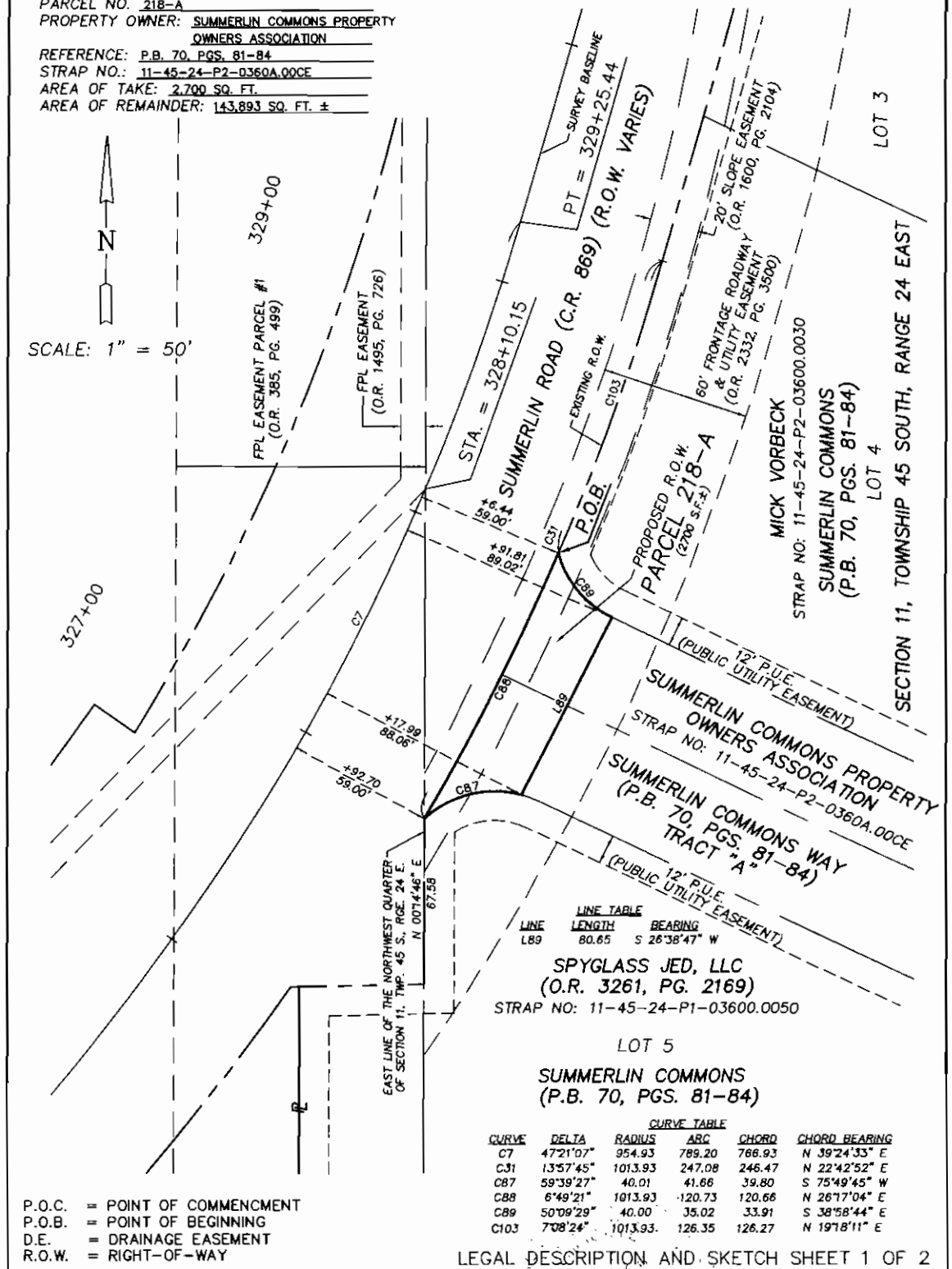
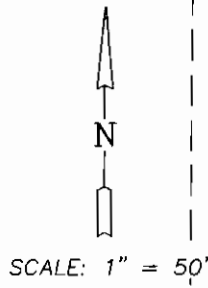
THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:		DESCRIPTION: PARCELS 217-A AND 217-B	
 <p>AGNOLI BARBER &amp; BRUNDAGE, INC. Professional engineers, planners, &amp; land surveyors Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941)597-8111 Lee County: Suite 101, 1625 Sanday Street, Fort Myers, FL 33901 (941)597-8111 Certificates of Authorization Nos. LB 9004 and RL 9004 Fax: (941)596-2200</p>		CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
		REVISION:	
		1/02/04	BY: 
		3/05/04	GEORGE W. HACKNEY, P.E. S.M. NO. 5606
12/02/04	SCALE: N.T.S. DATE: SEPT. 3, 2003		
2/03/05	DRAWN BY: JAN PROJECT NO.: 7993		
	ACAD NO: 8566-SD33 FILE NO: 8566		

Exhibit "A"

Page 23 of 43

SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

PARCEL NO. 218-A  
PROPERTY OWNER: SUMMERLIN COMMONS PROPERTY OWNERS ASSOCIATION  
REFERENCE: P.B. 70, PGS. 81-84  
STRAP NO.: 11-45-24-P2-0360A.00CE  
AREA OF TAKE: 2,700 SQ. FT.  
AREA OF REMAINDER: 143,893 SQ. FT. ±



LINE TABLE

LINE	LENGTH	BEARING
L89	80.65	S 26°38'47" W

SPYGLASS JED, LLC  
(O.R. 3261, PG. 2169)  
STRAP NO: 11-45-24-P1-03600.0050

LOT 5  
SUMMERLIN COMMONS  
(P.B. 70, PGS. 81-84)

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C7	47°21'07"	954.93	789.20	766.93	N 39°24'33" E
C31	13°57'45"	1013.93	247.08	246.47	N 22°42'52" E
C87	59°39'27"	40.01	41.66	39.80	S 75°49'45" W
C88	6°49'21"	1013.93	-120.73	120.66	N 26°17'04" E
C89	50°09'29"	40.00	35.02	33.91	S 38°58'44" E
C103	7°08'24"	1013.93	126.35	126.27	N 19°18'11" E

P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
D.E. = DRAINAGE EASEMENT  
R.O.W. = RIGHT-OF-WAY

LEGAL DESCRIPTION AND SKETCH SHEET 1 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:		DESCRIPTION: PARCEL 218-A	
<p>AGNOLI BARBER &amp; BRUNDAGE, INC. Professional engineers, planners, &amp; land surveyors Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34106 (841)897-3111 Lee County: Suite 101, 1425 Hendry Street, Fort Myers, FL 33901 (841)897-3111 Certificate of Authorization Nos. LB 9064 and EB 9064 Fax: (841)896-9300</p>		CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
		REVISION:	BY:
	3/05/04	GEORGE W. HACKNEY, P.S.M. NO. 5606	
	8/27/04	SCALE: 1" = 50' DATE: SEPT. 4, 2003	
	12/02/04	DRAWN BY: JAN PROJECT NO.: 7993	
	2/03/05	ACAD NO: 8566-SD34 FILE NO: 8566	

SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

Exhibit "A"

Page 24 of 43


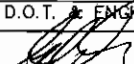
ALL THAT PART OF TRACT "A", SUMMERLIN COMMONS, ACCORDING TO THE PLAT THEREOF AND AS RECORDED IN PLAT BOOK 70, PAGES 81 THROUGH 84, PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LEGAL DESCRIPTION OF PARCEL 218

BEGINNING AT A NORTHERLY CORNER OF THE AFOREMENTIONED TRACT "A" SAID CORNER ALSO LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF SUMMERLIN ROAD (C.R. 869) (R.O.W. VARIES) AND ALSO BEING A NORTHWESTERLY CORNER OF LOT 4 OF SAID PLAT AND THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS POINT BEARS NORTH 76°06'00" EAST A DISTANCE OF 40.00 FEET;  
THENCE SOUTHWESTERLY SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHEASTERLY LINE OF SAID TRACT "A" THROUGH A CENTRAL ANGLE OF 50°09'29" AN ARC DISTANCE OF 35.02 FEET;  
THENCE LEAVING SAID LINE SOUTH 26°38'47" WEST A DISTANCE OF 80.65 FEET TO AN INTERSECTION WITH THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND WHOSE RADIUS POINT BEARS SOUTH 15°39'56" WEST A DISTANCE OF 40.01 FEET SAID ARC BEING ON THE SOUTHWESTERLY LINE OF SAID TRACT "A" AND ALSO BEING ON THE NORTHEASTERLY LINE OF LOT 5 OF SAID PLAT;  
THENCE NORTHWESTERLY WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE AND ALONG THE SOUTHWESTERLY LINE OF SAID TRACT "A" THROUGH A CENTRAL ANGLE OF 59°39'27" AN ARC DISTANCE OF 41.66 FEET TO AN INTERSECTION WITH THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND WHOSE RADIUS POINT BEARS NORTH 60°18'16" WEST A DISTANCE OF 1013.93 FEET SAID INTERSECTION BEING AT THE SOUTHERLY LINE OF THE AFOREMENTIONED SUMMERLIN ROAD AND A NORTHWESTERLY CORNER OF SAID TRACT "A" AND A NORTHEASTERLY CORNER OF SAID LOT 5;  
THENCE NORTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE AND ALONG A NORTHERLY LINE OF SAID TRACT "A" AND ALONG SAID SOUTHERLY LINE OF SAID SUMMERLIN ROAD THROUGH A CENTRAL ANGLE OF 6°49'21" AND ARC DISTANCE OF 120.73 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 2,700 SQUARE FEET OF LAND MORE OR LESS;

LEGAL DESCRIPTION AND SKETCH SHEET 2 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:		DESCRIPTION: PARCEL 218-A		
 <p>AGNOLI BARBER &amp; BRUNDAGE, INC. Professional engineers, planners, &amp; land surveyors Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941)367-8111 Lee County: Suite 101, 1825 Hendry Street, Fort Myers, FL 33901 (941)367-8111 Certificates of Authorization Nos. LB 3064 and EB 3064 Fax (941)364-2203</p>		CLIENT: LEE COUNTY D.O.T. & ENGINEERING		
		REVISION:		
		3/05/04	BY:  GEORGE W. HACKNEY, P.S.M. NO. 5606	
		8/27/04	SCALE: N.T.S. DATE: SEPT. 4, 2003	
		12/02/04	DRAWN BY: JAN PROJECT NO.: 7993	
2/03/05	ACAD NO: 8566-SD34 FILE NO: 8566			

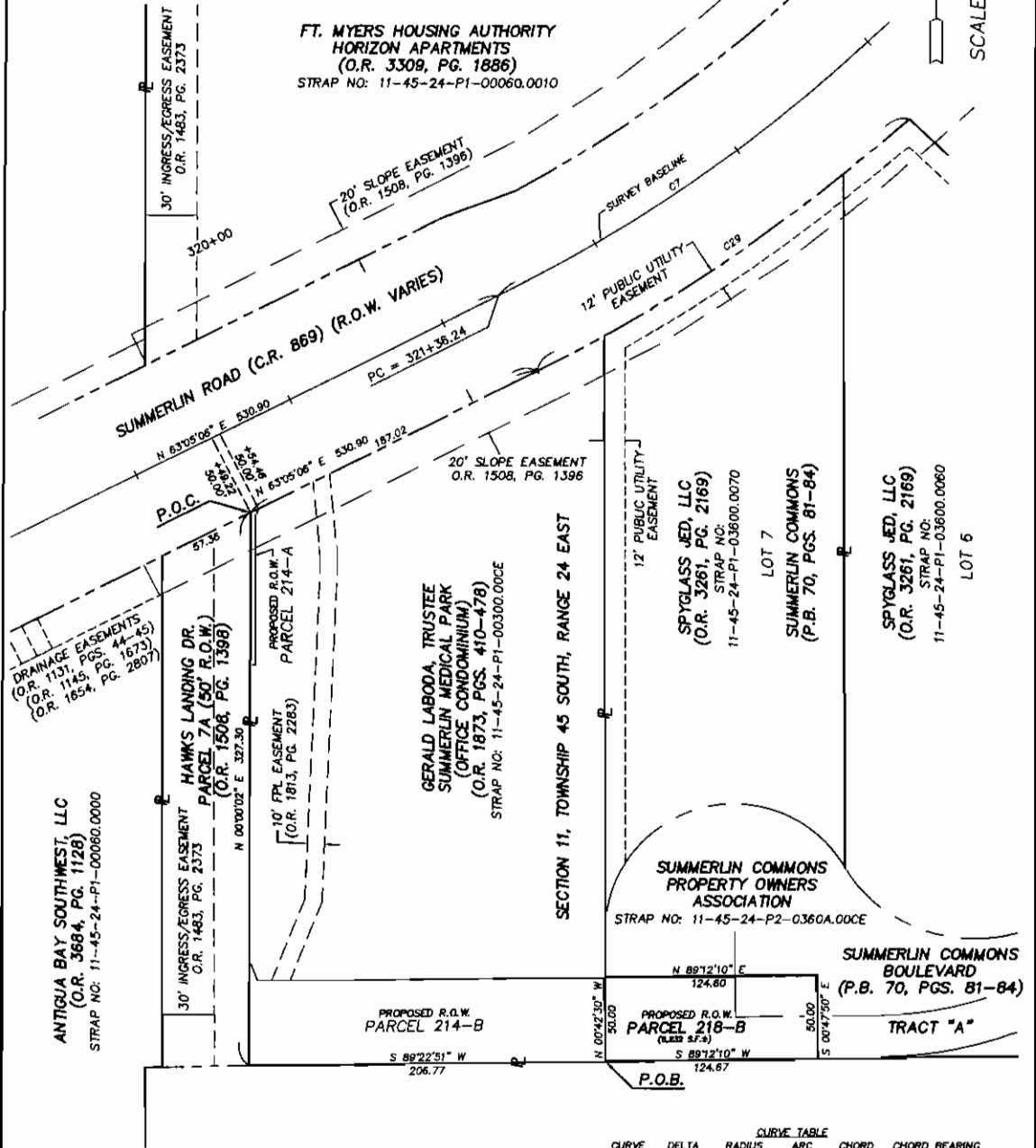
SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

Exhibit "A"

Page 25 of 43

PARCEL NO. 218-B  
PROPERTY OWNER: SUMMERLIN COMMONS PROPERTY OWNERS ASSOCIATION  
REFERENCE: P.B. 70, PGS. 81-84  
STRAP NO.: 11-45-24-P2-0360A.00CE  
AREA OF TAKE: 6,232 SQ. FT.  
AREA OF REMAINDER: XXXX SQ. FT. ±

N  
SCALE: 1" = 80'



CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C7	47°17'07"	954.93	789.20	786.93	N 39°24'33" E
C29	150°4'27"	1004.93	264.36	263.63	N 55°32'53" E

P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
D.E. = DRAINAGE EASEMENT  
R.O.W. = RIGHT-OF-WAY

LEGAL DESCRIPTION AND SKETCH SHEET 1 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:

DESCRIPTION: PARCEL 218-B



AGNOLI  
BARBER &  
BRUNDAGE, INC.  
Professional engineers, planners, & land surveyors  
Collins County: Suite 200, 7430 Sandhill Trail, Marietta, GA 30106 (841)297-1111  
Lee County: Suite 101, 1826 Hendry Street, Fort Myers, FL 33901 (841)297-1111  
Certificates of Authorization Nos. LB 3684 and SB 3684 Fax: (841)686-2203

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

2/03/05

BY: *George W. Hackney*  
GEORGE W. HACKNEY, P.S.M. NO. 5606

SCALE: 1" = 80' DATE: DEC. 8, 2004

DRAWN BY: JAN PROJECT NO.: 7993

ACAD NO: 8566-SD36 FILE NO: 8566

SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

Exhibit "A"

Page 26 of 43

ALL THAT PART OF TRACT "A", SUMMERLIN COMMONS, ACCORDING TO THE PLAT THEREOF AND AS RECORDED IN PLAT BOOK 70, PAGES 81 THROUGH 84, PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LEGAL DESCRIPTION OF PARCEL 218-B

BEGINNING AT A SOUTHWESTERLY CORNER OF THE AFOREMENTIONED TRACT "A" SAID CORNER ALSO BEING THE SOUTHEASTERLY CORNER OF SUMMERLIN MEDICAL PARK AS RECORDED IN OFFICIAL RECORDS BOOK 1873 PAGES 410 THROUGH 478 PUBLIC RECORDS OF LEE COUNTY FLORIDA;

THENCE NORTH 0°42'30" WEST ALONG A WESTERLY LINE OF SAID TRACT "A" AND THE EASTERLY LINE OF SAID SUMMERLIN MEDICAL PARK A DISTANCE OF 50.00 FEET;


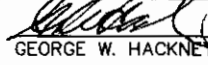
THENCE LEAVING SAID WESTERLY AND EASTERLY LINES NORTH 89°12'10" EAST ALONG A LINE 50.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT "A" A DISTANCE OF 124.60 FEET;

THENCE LEAVING SAID LINE SOUTH 0°47'50" EAST A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID TRACT "A";

THENCE SOUTH 89°12'10" WEST ALONG SAID SOUTH LINE A DISTANCE OF 124.67 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 6,232 SQUARE FEET OF LAND MORE OR LESS;

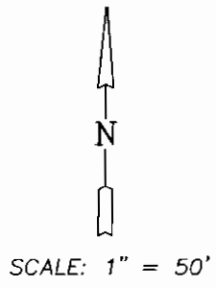
LEGAL DESCRIPTION AND SKETCH SHEET 2 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:		DESCRIPTION: PARCEL 218-B	
 <p><b>AGNOLI BARBER &amp; BRUNDAGE, INC.</b> Professional engineers, planners, &amp; land surveyors Collier County: Suite 800, 7400 Tamiami Trail, North Naples, FL 34108 (941)597-5111 Lee County: Suite 101, 1826 Broadway Street, Fort Myers, FL 33901 (941)357-5111 Certificate of Authorization Nos. LB 3464 and EB 9364 Fax: (941)566-2263</p>		CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
		REVISION:	BY: 
		2/03/05	GEORGE W. HACKNEY, P.S.M. NO. 5606
			SCALE: N.T.S. DATE: DEC. 8, 2004
			DRAWN BY: JAN PROJECT NO.: 7993
			ACAD NO: 8566-SD36 FILE NO: 8566

# Exhibit "A"

## SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST LEE COUNTY, FLORIDA

PARCEL NO. 219  
 PROPERTY OWNER: MICK VORBECK  
 REFERENCE: O.R. 4009, PG. 1023  
 STRAP NO.: 11-45-24-P2-03600.0030  
 AREA OF TAKE: 447 SQ. FT.  
 AREA OF REMAINDER: 138,596 SQ. FT. ±



LINE TABLE		CURVE TABLE	
LINE	BEARING	CURVE	DELTA
L90	N 21°07'32" W	C7	47°21'07"
L91	N 26°38'47" E	C31	13°57'45"
		C89	50°09'29"
		C95	106°48"
		C103	708°24"

CHORD	BEARING	RADIUS	ARC
N 39°24'33" E	766.93	954.93	769.20
N 22°42'52" E	246.47	1013.93	247.08
S 36°58'44" E	33.91	40.00	35.02
N 22°18'59" E	19.70	1013.93	19.70
N 19°18'11" E	126.27	1013.93	126.35

LINE	LENGTH
L90	43.72
L91	4.26

P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING  
 D.E. = DRAINAGE EASEMENT  
 R.O.W. = RIGHT-OF-WAY

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:

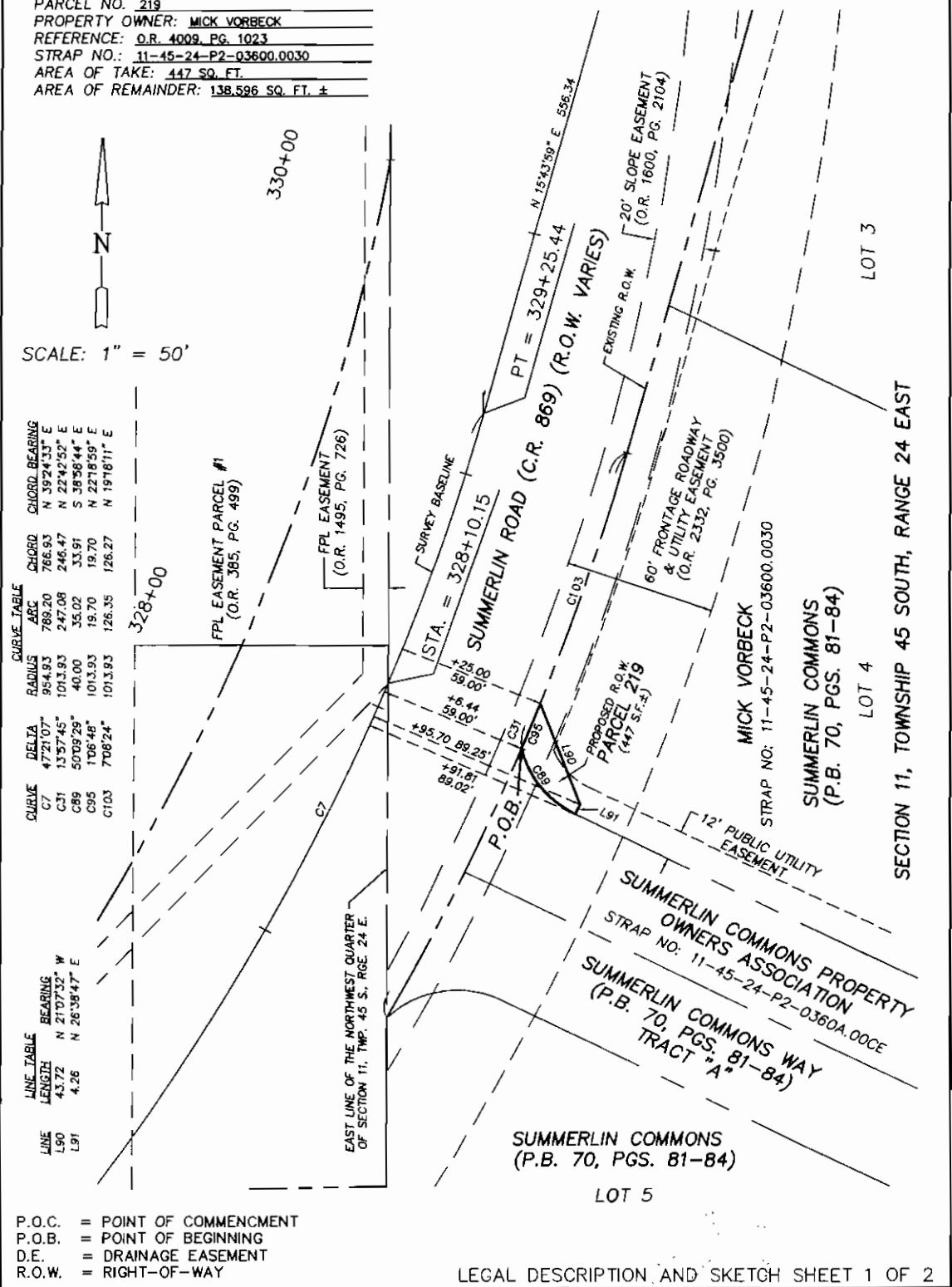
AGNOLI  
BARBER &  
BRUNDAGE, INC.  
Professional engineers, planners, & land surveyors  
 Office: Suite 200, 7400 Tamiami Trail, North Naples, FL 34106 (941)597-8111  
 Lee County: Suite 101, 1825 Hendry Street, Fort Myers, FL 33901 (813)877-8111  
 Certificate of Authorization Nos. LP 5694 and LP 5695 Fax: (941)506-2808

DESCRIPTION: PARCEL 219

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

3/5/04	BY: <i>[Signature]</i>
4/27/04	GEORGE W. HACKNEY, P.S.M. NO. 5606
9/01/04	SCALE: 1" = 50' DATE: SEPT. 4, 2003
2/03/05	DRAWN BY: JAN PROJECT NO.: 7993
	ACAD NO: 8566-SD35 FILE NO.: 8566



**Exhibit "A"**

Page 28 of 43

SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA


ALL THAT PART OF LOT 4, SUMMERLIN COMMONS, ACCORDING TO THE PLAT THEREOF AND AS RECORDED IN PLAT BOOK 70, PAGES 81 THROUGH 84, PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LEGAL DESCRIPTION OF PARCEL 219

BEGINNING AT A NORTHWESTERLY CORNER OF THE AFOREMENTIONED LOT 4 SAID CORNER ALSO LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF SUMMERLIN ROAD (C.R. 869) (R.O.W. VARIES) AND ALSO BEING A NORTHEASTERLY CORNER OF TRACT "A" OF SAID PLAT AND THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS POINT BEARS NORTH 76°06'00" EAST A DISTANCE OF 40.00 FEET; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4 THROUGH A CENTRAL ANGLE OF 50°09'29" AN ARC DISTANCE OF 35.02 FEET; THENCE LEAVING SAID LINE NORTH 26°38'47" EAST A DISTANCE OF 4.26 FEET; THENCE NORTH 21°07'32" WEST A DISTANCE OF 43.72 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY LINE OF SUMMERLIN ROAD AND THE NORTHWESTERLY LINE OF SAID LOT 4 AND THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND WHOSE RADIUS BEARS NORTH 68°14'25" WEST A DISTANCE OF 1013.93 FEET; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE AND ALONG SAID SOUTHERLY AND NORTHWESTERLY LINES THROUGH A CENTRAL ANGLE OF 1°06'48" AN ARC DISTANCE OF 19.70 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 447 SQUARE FEET OF LAND MORE OR LESS;

LEGAL DESCRIPTION AND SKETCH SHEET 2 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:		DESCRIPTION: PARCEL 219	
 <p><b>AGNOLI BARBER &amp; BRUNDAGE, INC.</b> Professional engineers, planners, &amp; land surveyors Collier County: Suite 200, 7400 Tansami Trail, North Naples, FL 34108 (941)597-8111 Lee County: Suite 151, 1825 Handley Street, Fort Myers, FL 33901 (941)597-8111 Certificate of Authorization Nos. LB 3686 and EB 3664 Fax: (941)566-2202</p>		CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
		REVISION:	BY: <i>[Signature]</i>
		3/5/04	GEORGE W. HACKNEY, P.S.M. NO. 5606
		4/27/04	SCALE: N.T.S. DATE: SEPT. 4, 2003
		9/01/04	DRAWN BY: JAN PROJECT NO.: 7993
2/03/05	ACAD NO: 8566-SD35 FILE NO: 8566		

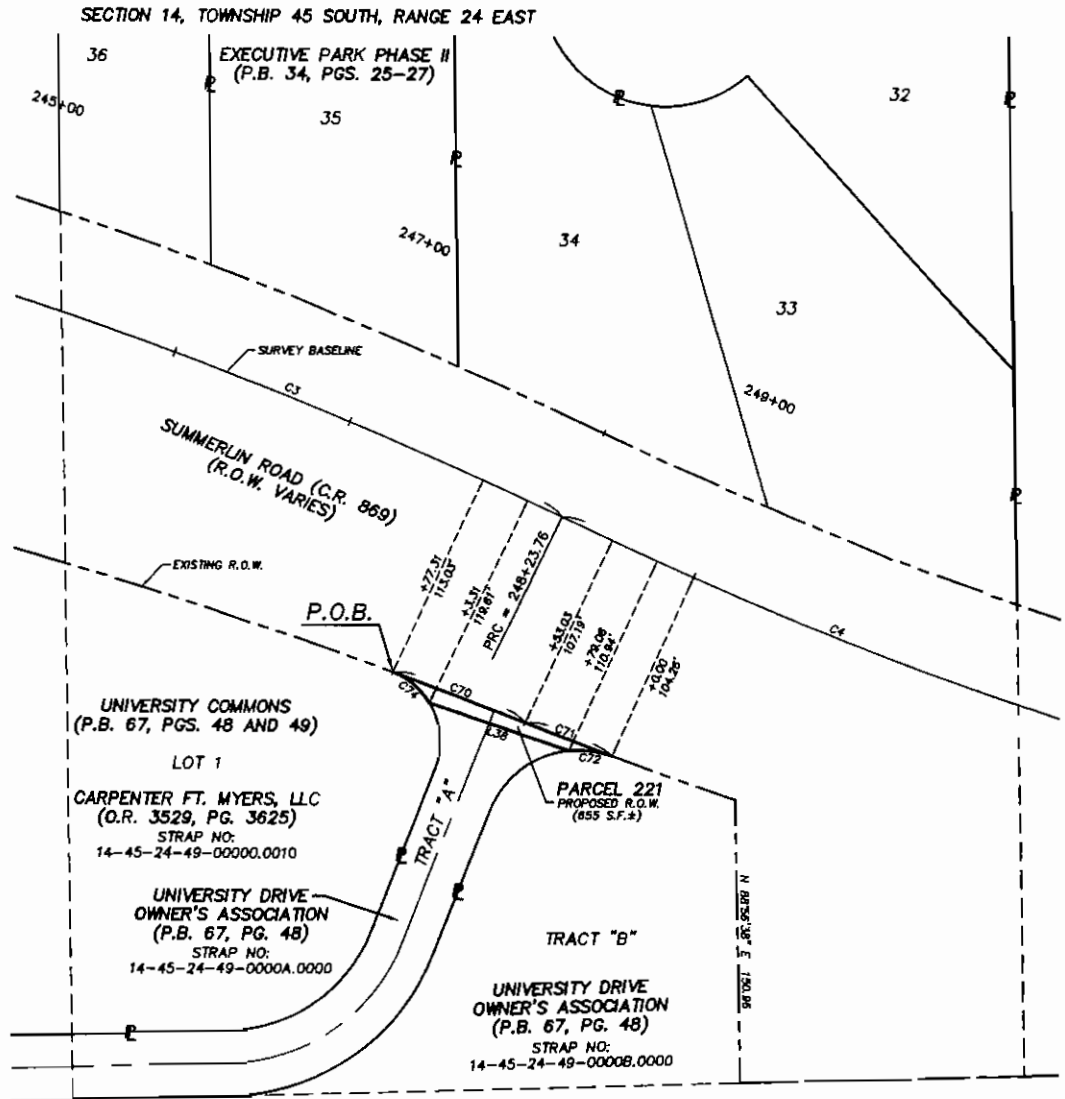
# Exhibit "A"

Page 29 of 43

## SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST LEE COUNTY, FLORIDA

PARCEL NO. 221  
 PROPERTY OWNER: UNIVERSITY DRIVE OWNER'S ASSOCIATION  
 REFERENCE: P.B. 67, PG. 48  
 STRAP NO.: 14-45-24-49-0000A.000E  
 AREA OF TAKE: 655 SQ. FT.  
 AREA OF REMAINDER: 34,008 SQ. FT. ±

SCALE: 1" = 80'



### SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST

LINE TABLE		
LINE	LENGTH	BEARING
L38	77.93	N 18°55'08" E

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C3	277°34"	2291.83	1088.38	1078.18	S 12°16'48" W
C4	27°00'30"	2291.83	1084.33	1074.24	N 12°19'50" E
C70	132°58"	2777.04	75.07	75.07	S 20°56'17" W
C71	108°39"	2542.00	48.28	48.28	N 21°08'25" E
C72	28°33'07"	50.00	23.17	22.98	S 07°19'33" W
C74	37°14'32"	40.00	26.00	25.54	S 38°56'18" W

P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING  
 R.O.W. = RIGHT-OF-WAY

### LEGAL DESCRIPTION AND SKETCH, SHEET 1 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:

DESCRIPTION: PARCEL 221



Professional engineers, planners, & land surveyors  
 Collier County: Suite 200, 7400 Tamiami Trail, North, Naples, FL 34108 (941)897-8111  
 Lee County: Suite 101, 1685 Sandby Street, Fort Myers, FL 33901 (941)897-8111  
 Certificate of Authorization Nos. LB 3004 and EB 5004 Fax: (941)896-8200

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

10/31/03
3/05/04
8/26/04

BY: GEORGE W. HACKNEY, P.S.M. NO. 5606

SCALE: 1" = 80' DATE: AUG. 20, 2003  
 DRAWN BY: JAN PROJECT NO.: 7993  
 ACAD NO: 8566-SD14 FILE NO: 8566



SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA


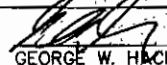
LEGAL DESCRIPTION OF PARCEL 221

A PARCEL OF LAND LYING IN TRACT "A" UNIVERSITY COMMONS ACCORDING TO THE PLAT THEREOF AND AS RECORDED IN PLAT BOOK 67, PAGES 48 AND 49 PUBLIC RECORDS OF LEE COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A NORTHWESTERLY CORNER OF SAID TRACT "A" SAID CORNER ALSO BEING A NORTHWESTERLY CORNER OF LOT 1 OF SAID PLAT LYING ON THE EASTERLY RIGHT OF WAY LINE OF SUMMERLIN ROAD (C.R. 869) AND THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND WHOSE RADIUS POINT BEARS SOUTH 68°39'00" EAST A DISTANCE OF 40.00 FEET;  
THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY LINE OF SAID TRACT "A" THROUGH A CENTRAL ANGLE OF 37°14'32" AN ARC DISTANCE OF 26.00 FEET;  
THENCE LEAVING SAID SOUTHERLY LINE NORTH 18°55'06" EAST A DISTANCE OF 77.93 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID TRACT "A" AND THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND WHOSE RADIUS BEARS NORTH 84°03'00" EAST A DISTANCE OF 50.00 FEET;  
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 26°33'07" AN ARC DISTANCE OF 23.17 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE AND THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY AND WHOSE RADIUS POINT BEARS NORTH 69°23'54" WEST A DISTANCE OF 2542.00 FEET;  
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 1°06'39" A DISTANCE OF 49.28 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2777.04 FEET;  
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY LINE OF SAID TRACT "A" AND ALONG SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 1°32'56" AN ARC DISTANCE OF 75.07 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 655 SQUARE FEET OF LAND, MORE OR LESS;

LEGAL DESCRIPTION AND SKETCH SHEET 2 OF 2

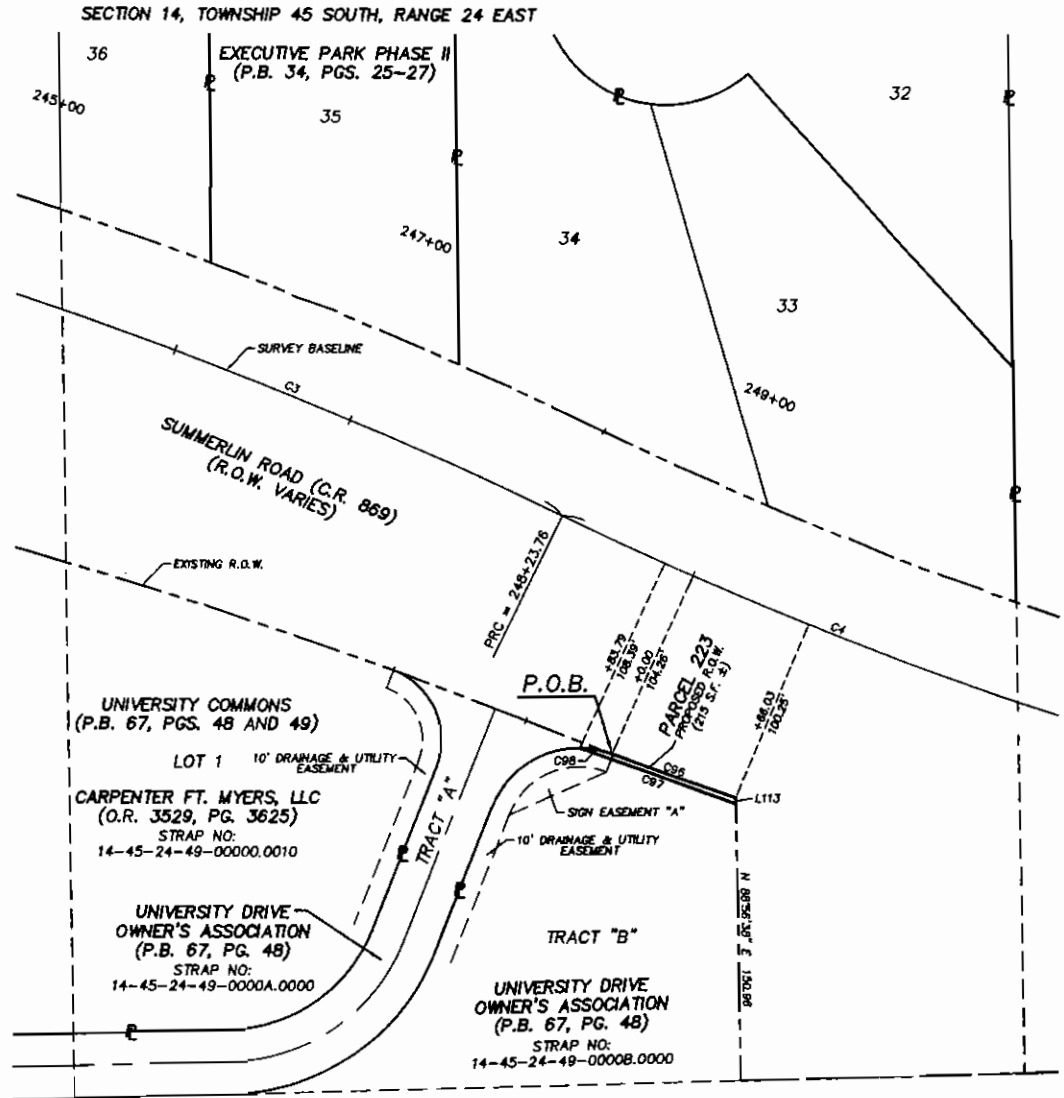
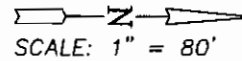
THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:		DESCRIPTION: PARCEL 221	
 <p><b>AGNOLI BARBER &amp; BRUNDAGE, INC.</b></p> <p>Professional engineers, planners, &amp; land surveyors                  Collier County: Suite 205, 7400 Tamiami Trail, North Naples, FL 34108 (941) 287-8111                  Lee County: Suite 101, 1825 Heady Street, Fort Myers, FL 33901 (941) 327-8111                  Certificate of Authorization Nos. LB 0664 and EB 0664 Fax: (941) 340-2328</p>		CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
		REVISION:	BY: 
		10/31/03	GEORGE W. HACKNEY, P.S.M. NO. 5606
		3/05/04	SCALE: N.T.S. DATE: AUG 20, 2003
8/26/04	DRAWN BY: JAN PROJECT NO.: 7993		
	ACAD NO: 8566-SQ14 FILE NO: 8566		

# Exhibit "A"

Page 31 of 43

## SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST LEE COUNTY, FLORIDA

PARCEL NO. 223  
 PROPERTY OWNER: UNIVERSITY DRIVE OWNER'S ASSOCIATION  
 REFERENCE: P.B. 67, PG. 48  
 STRAP NO.: 14-45-24-49-00008.000E  
 AREA OF TAKE: 215 SQ. FT.  
 AREA OF REMAINDER: 133,827 SQ. FT. ±



### SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST

LINE TABLE		
LINE	LENGTH	BEARING
L113	3.15	S 88°56'25" W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C3	2712°34"	2291.83	1088.38	1078.16	S 12°16'48" W
C4	27°08'30"	2291.83	1084.33	1074.24	N 12°19'50" E
C96	1°33'22"	2542.00	89.04	89.04	N 19°49'25" E
C97	0°53'48"	5588.00	87.44	87.44	S 19°53'56" W
C98	20°09'47"	50.00	17.60	17.50	S 10°31'13" W

P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING  
 R.O.W. = RIGHT-OF-WAY

### LEGAL DESCRIPTION AND SKETCH SHEET 1 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:		DESCRIPTION: PARCEL 223	
AGNOLI BARBER & BRUNDAGE, INC.		CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
Professional engineers, planners, & land surveyors Collier County: Suite 806, 7400 Tamiami Trail, North Naples, FL 34106 (941)997-8111 Lee County: Suite 101, 1688 Hensley Street, Fort Myers, FL 33901 (941)997-8111 Certificate of Authorization Nos. LP 3064 and ES 3064 Fax: (941)998-2820		REVISION:	BY: <i>George W. Hackney</i>
		1/2/04	GEORGE W. HACKNEY, P.S.M. NO. 5606
		3/05/04	
		8/26/04	
		SCALE: 1" = 80'	DATE: OCT. 31, 2003
		DRAWN BY: JAN	PROJECT NO.: 7993
		ACAD NO: 8566-SD20	FILE NO: 8566

**Exhibit "A"**

Page 32 of 43

SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA


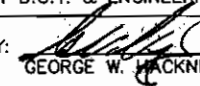
LEGAL DESCRIPTION OF PARCEL 223

A PARCEL OF LAND LYING IN TRACT "B" UNIVERSITY COMMONS ACCORDING TO THE PLAT THEREOF AND AS RECORDED IN PLAT BOOK 67, PAGES 48 AND 49 PUBLIC RECORDS OF LEE COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A NORTHWESTERLY CORNER OF SAID TRACT "B" SAID CORNER ALSO BEING A NORTHWESTERLY CORNER OF TRACT "A" OF SAID PLAT LYING ON THE EASTERLY RIGHT OF WAY LINE OF SUMMERLIN ROAD (C.R. 869) AND THE BEGINNING OF A CURVE CONCAVE EASTERLY WHOSE RADIUS POINT BEARS SOUTH 69°23'54" EAST A DISTANCE OF 50.00 FEET;  
 THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG A SOUTHERLY LINE OF SAID TRACT "B" THROUGH A CENTRAL ANGLE OF 20°09'47" AN ARC DISTANCE OF 17.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND WHOSE RADIUS BEARS 70°32'59" EAST A DISTANCE OF 5586.00 FEET;  
 THENCE LEAVING SAID SOUTHERLY LINE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°53'49" AN ARC DISTANCE OF 87.44 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID TRACT "B";  
 THENCE SOUTH 88°56'25" WEST ALONG SAID NORTH LINE A DISTANCE OF 3.15 FEET TO AN INTERSECTION WITH THE AFORESAID EASTERLY RIGHT OF WAY LINE AND THE ARC OF A NON TANGENT CURVE CONCAVE WESTERLY AND WHOSE RADIUS BEARS NORTH 70°57'15" WEST A DISTANCE OF 2542.00 FEET;  
 THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 1°33'22" AN ARC DISTANCE OF 69.04 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 215 SQUARE FEET OF LAND, MORE OR LESS;

LEGAL DESCRIPTION AND SKETCH SHEET 2 OF 2

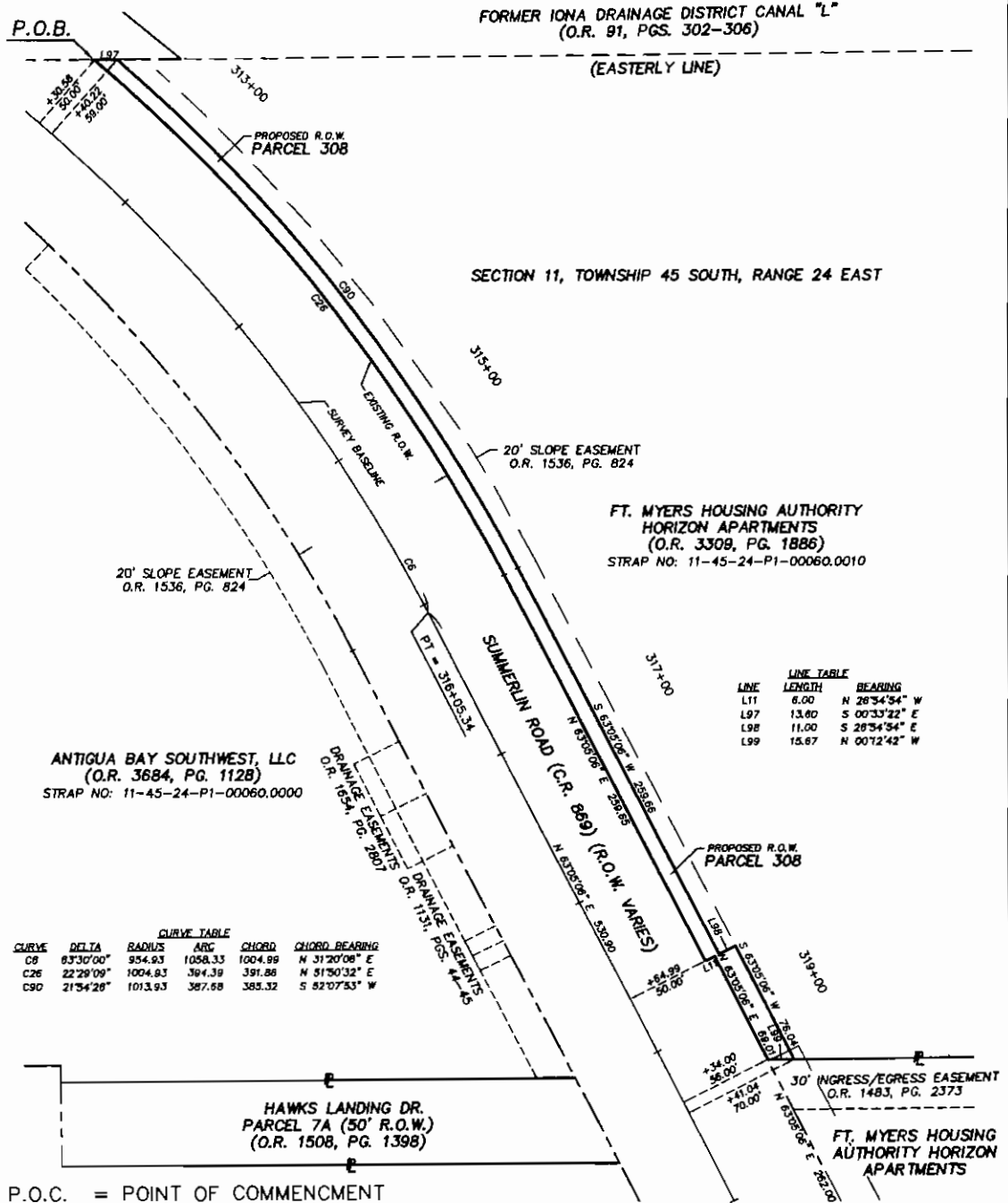
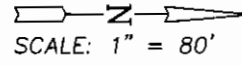
THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:		DESCRIPTION: PARCEL 223	
 <p><b>AGNOLI BARBER &amp; BRUNDAGE, INC.</b> Professional engineers, planners, &amp; land surveyors                  Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941)897-8111                  Lee County: Suite 101, 1825 Hendry Street, Fort Myers, FL 32901 (941)897-8111                  Certificates of Authorization Nos. LB 3884 and EB 3884 Fax (941)894-8303</p>		CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
		REVISION:	BY: 
		1/2/04	GEORGE W. HACKNEY, P.S.M. NO. 5606
		3/05/04	SCALE: <u>N.T.S.</u> DATE: <u>OCT. 31, 2003</u>
8/26/04	DRAWN BY: <u>JAN</u> PROJECT NO.: <u>7993</u>		
	ACAD NO: <u>8566-SD20</u> FILE NO: <u>8566</u>		

SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

Exhibit "A"

Page 33 of 43

PARCEL NO. 308 AND 301  
PROPERTY OWNER: FT. MYERS HOUSING AUTHORITY  
HORIZON APARTMENTS  
REFERENCE: O.R. 3309, PG. 1886  
STRAP NO.: 11-45-24-P1-00060.0010  
AREA OF TAKE: 11,492 SQ. FT.  
AREA OF REMAINDER: 363,854 SQ. FT. ±



LINE TABLE

LINE	LENGTH	BEARING
L11	6.00	N 28°54'34" W
L97	13.80	S 00°33'22" E
L98	11.00	S 28°54'54" E
L99	15.67	N 00°12'42" W

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C8	63°30'00"	954.93	1058.33	1004.89	N 31°20'08" E
C26	22°29'09"	1004.83	364.39	391.86	N 51°50'32" E
C90	21°54'28"	1013.93	367.68	383.32	S 82°07'53" W

P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
R.O.W. = RIGHT-OF-WAY

LEGAL DESCRIPTION AND SKETCH SHEET 1 OF 3

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:

DESCRIPTION: PARCEL 308 AND 301



AGNOLI  
BARBER &  
BRUNDAGE, INC.  
Professional engineers, planners, & land surveyors  
Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (813)897-8111  
Lee County: Suite 101, 1828 Hendry Street, Fort Myers, FL 33901 (813)887-8111  
Certificate of Authorization Nos. LB 9054 and LB 9054 Fax: (813)886-2828

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION: \_\_\_\_\_  
BY: *[Signature]*  
GEORGE W. HACKNEY, P.S.M. NO. 5606  
SCALE: 1" = 80' DATE: AUG. 26, 2004  
DRAWN BY: JAN PROJECT NO.: 7993  
ACAD NO: B566-S029 FILE NO: 8566

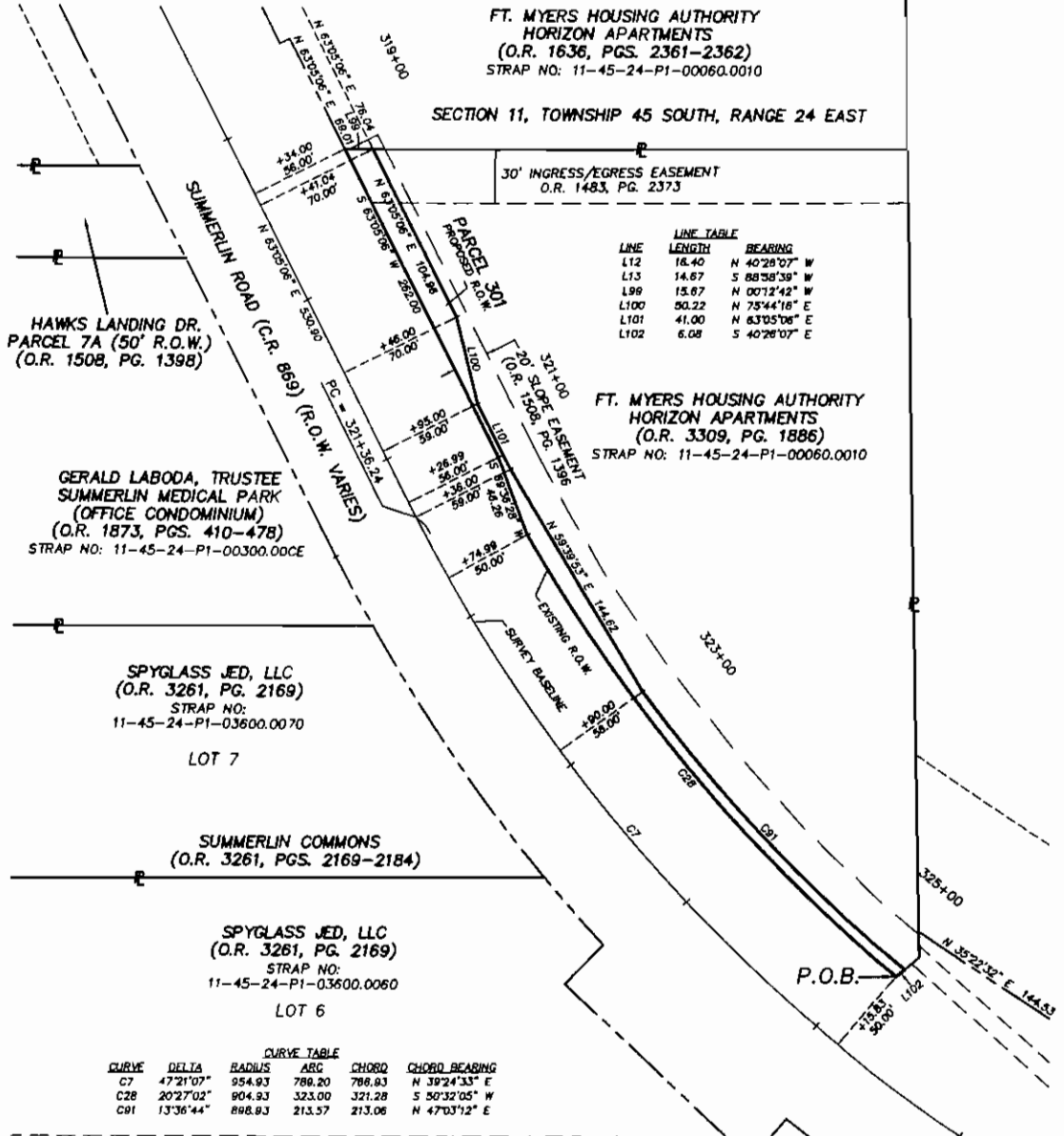
SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

Exhibit "A"

Page 34 of 43

PARCEL NO. 308 AND 301  
PROPERTY OWNER: FT. MYERS HOUSING AUTHORITY  
HORIZON APARTMENTS  
REFERENCE: O.R. 3309, PG. 1886  
STRAP NO.: 11-45-24-P1-00060.0010  
AREA OF TAKE: 11,492 SQ. FT.  
AREA OF REMAINDER: 363,854 SQ. FT. ±

SCALE: 1" = 80'



LINE TABLE

LINE	LENGTH	BEARING
L12	16.40	N 40°28'07" W
L13	14.67	S 88°58'39" W
L98	15.67	N 00°12'42" W
L100	50.22	N 75°44'18" E
L101	41.00	N 63°05'06" E
L102	6.08	S 40°28'07" E

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C7	47°21'07"	954.93	789.20	786.93	N 39°24'33" E
C28	20°27'02"	904.93	323.00	321.28	S 59°32'05" W
C91	13°36'44"	898.93	213.57	213.06	N 47°03'12" E

P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
R.O.W. = RIGHT-OF-WAY

LEGAL DESCRIPTION AND SKETCH SHEET 2 OF 3

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY: DESCRIPTION: PARCEL 308 AND 301

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

BY: *[Signature]*  
GEORGE W. HACKNEY, P.S.M. NO. 5606

SCALE: 1" = 80' DATE: AUG. 26, 2004  
DRAWN BY: JAN PROJECT NO.: 7993  
ACAD NO: 8566-SD29A FILE NO.: 8566

**AGNOLI**  
**BARBER &**  
**BRUNDAGE, Inc.**  
Professional engineers, planners, & land surveyors  
Lee County: Suite 800, 7400 Tamiami Trail, North, Naples, FL 34108 (941) 397-8111  
Lee County: Suite 101, 1825 Broadway Street, Fort Myers, FL 33901 (941) 397-8111  
Certificates of Authorization Nos. LB 9094 and EB 9094 Fax: (941) 804-8208

SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

Exhibit "A"

Page 35 of 43

LEGAL DESCRIPTION OF PARCEL 308

ALL THAT PART OF THE FORT MYERS HOUSING AUTHORITY - HORIZON APARTMENTS PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1636 PAGES 2361 & 2362, PUBLIC RECORDS OF LEE COUNTY FLORIDA LYING IN SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
 BEGINNING AT THE SOUTHWESTERLY CORNER OF THE ABOVEMENTIONED PROPERTY SAID CORNER BEING THE INTERSECTION OF THE EASTERLY LINE OF THE IDD CANAL "L" AS RECORDED IN OFFICIAL RECORDS BOOK 91 PAGE 302 WITH THE ARC OF THE CURVE ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SUMMERLIN ROAD (C.R. 869) (R.O.W. VARIES) WHOSE RADIUS BEARS SOUTH 49°24'02" EAST A DISTANCE OF 1004.93 FEET;  
 THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY LINE OF SAID PROPERTY AND ALONG SAID RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 22°29'09" AN ARC DISTANCE OF 394.39 FEET;  
 THENCE CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG SAID RIGHT OF WAY LINE NORTH 63°05'06" EAST A DISTANCE OF 259.65 FEET;  
 THENCE CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG SAID RIGHT OF WAY LINE NORTH 26°54'54" WEST A DISTANCE OF 6.00 FEET;  
 THENCE CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG SAID RIGHT OF WAY LINE NORTH 63°05'06" EAST A DISTANCE OF 69.01 FEET;  
 THENCE LEAVING SAID RIGHT OF WAY LINE AND LEAVING SAID SOUTHERLY LINE NORTH 07°42" WEST A DISTANCE OF 15.67 FEET;  
 THENCE SOUTH 63°05'06" WEST ALONG A LINE 14.00 FEET NORTHERLY OF AND PARALLEL WITH SAID RIGHT OF WAY LINE A DISTANCE OF 76.04 FEET;  
 THENCE LEAVING SAID LINE SOUTH 26°54'54" EAST A DISTANCE OF 11.00 FEET;  
 THENCE SOUTH 63°05'06" WEST ALONG A LINE 9.00 FEET NORTHERLY OF AND PARALLEL WITH SAID RIGHT OF WAY LINE A DISTANCE OF 259.66 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1013.93 FEET;  
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE BEING 9.00 FEET NORTHERLY OF AND CONCENTRIC WITH SAID RIGHT OF WAY LINE AN ARC DISTANCE OF 387.68 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID PROPERTY AND THE EASTERLY LINE OF SAID IDD CANAL "L";  
 THENCE SOUTH 0°33'22" EAST A DISTANCE OF 13.60 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;



CONTAINING 6871 SQUARE FEET OF LAND, MORE OR LESS;

LEGAL DESCRIPTION OF PARCEL 301

ALL THAT PART OF THE FORT MYERS HOUSING AUTHORITY - HORIZON APARTMENTS PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1636 PAGES 2361 & 2362, PUBLIC RECORDS OF LEE COUNTY FLORIDA LYING IN SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
 BEGINNING AT THE EASTERLY CORNER OF THE ABOVEMENTIONED PROPERTY SAID CORNER ALSO BEING AT THE BEGINNING OF THE CURVE CONCAVE NORTHWESTERLY ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SUMMERLIN ROAD (C.R. 869) (R.O.W. VARIES) WHOSE RADIUS BEARS NORTH 49°41'26" WEST A DISTANCE OF 904.93 FEET;  
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY LINE OF THE AFORESAID PROPERTY AND ALONG SAID RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 20°27'02" AN ARC DISTANCE OF 323.00 FEET;  
 THENCE CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG SAID RIGHT OF WAY LINE SOUTH 69°36'28" WEST A DISTANCE OF 46.26 FEET;  
 THENCE CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG SAID RIGHT OF WAY LINE SOUTH 63°05'06" WEST A DISTANCE OF 262.00 FEET;  
 THENCE LEAVING SAID SOUTHERLY LINE AND SAID RIGHT OF WAY LINE NORTH 07°42" WEST A DISTANCE OF 15.67 FEET;  
 THENCE NORTH 63°05'06" EAST ALONG A LINE 14.00 FEET NORTHERLY OF AND PARALLEL WITH SAID RIGHT OF WAY LINE A DISTANCE OF 104.96 FEET;  
 THENCE LEAVING SAID LINE NORTH 75°44'16" EAST A DISTANCE OF 50.22 FEET;  
 THENCE NORTH 63°05'06" EAST A DISTANCE OF 41.00 FEET;  
 THENCE NORTH 59°39'53" EAST A DISTANCE OF 144.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND WHOSE RADIUS BEARS NORTH 36°08'26" WEST A DISTANCE OF 898.93 FEET;  
 THENCE NORTHEASTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE BEING 6.00 FEET NORTHERLY OF AND CONCENTRIC WITH SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 13°36'44" AN ARC DISTANCE OF 213.57 FEET;  
 THENCE SOUTH 40°26'07" EAST A DISTANCE OF 6.08 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 4621 SQUARE FEET OF LAND, MORE OR LESS;

LEGAL DESCRIPTION AND SKETCH SHEET 3 OF 3

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:		DESCRIPTION: PARCEL 308 AND 301	
 <p><b>AGNOLI BARBER &amp; BRUNDAGE, INC.</b> Professional engineers, planners, &amp; land surveyors Collier County: Suite 300, 7400 Tamiami Trail, North Naples, FL 34108 (941)997-8111 Lee County: Suite 181, 1825 Eandry Street, Fort Myers, FL 33901 (941)887-8111 Certificate of Authorization Nos. LP 3864 and EE 3084 Fax: (941)646-2228</p>		CLIENT: LEE COUNTY D.O.T. & ENGINEERING	REVISION:
		BY:  GEORGE W. HACKNEY, P.S.M. NO. 5606	SCALE: N.T.S. DATE: AUG. 26, 2004
		DRAWN BY: JAN PROJECT NO.: 7993	ACAD NO: 8566-SD29A FILE NO: 8566

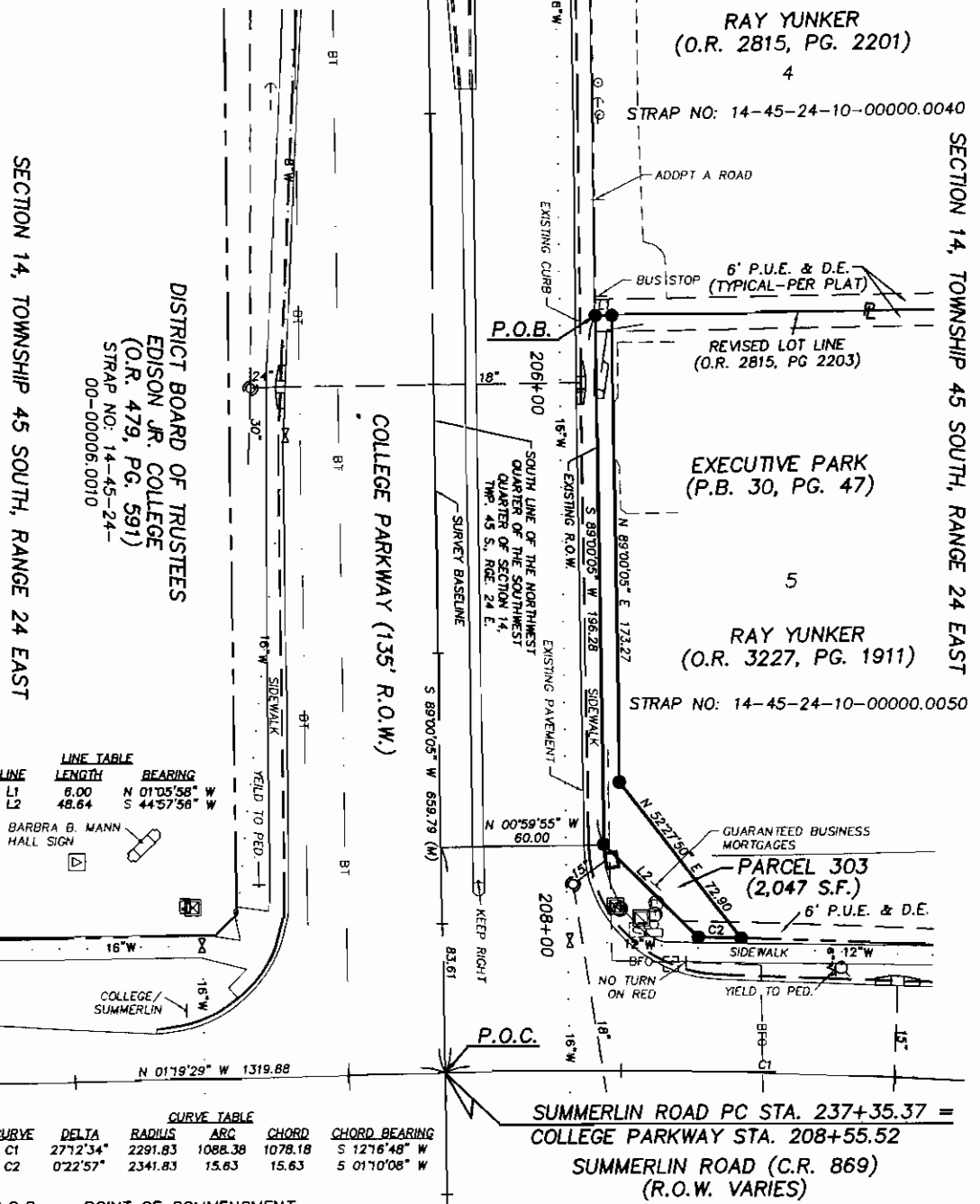
# Exhibit "A"

Page 36 of 43

## SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST LEE COUNTY, FLORIDA

PARCEL NO. 303  
 PROPERTY OWNER: RAY YUNKER  
 REFERENCE: O.R. 3227, PG. 1911  
 STRAP NO.: 14-45-24-10-00000.0050  
 AREA OF TAKE: 2,047 SQ. FT.  
 AREA OF REMAINDER: 42,706 SQ. FT. ±

SCALE: 1" = 50'



SEE SHEET 2 OF 2 FOR LEGEND AND DESCRIPTION  
 BOUNDARY SURVEY SHEET 1 OF 2

THIS BOUNDARY SURVEY PREPARED BY:		DESCRIPTION: BOUNDARY SURVEY	
 <b>AGNOLI BARBER &amp; BRUNDAGE, INC.</b> Professional engineers, planners, & land surveyors Lee County: Suite 200, 7400 Tamiami Trail, North, Naples, FL 34106 (941)697-8111 Lee County: Suite 101, 1825 Hendry Street, Fort Myers, FL 33901 (941)327-3111 Certificate of Authorization Nos. LD 2894 and RD 2894 Fax: (941)566-2203		CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
		REVISION:	BY: <i>George W. Hackney</i>
12/31/03	GEORGE W. HACKNEY, P.S.M. NO. 5606	SCALE: 1" = 50'	DATE: SEPT. 4, 2003
1/15/04		DRAWN BY: JAN	PROJECT NO.: 7993
3/05/04		ACAD NO: 8566-BS11	FILE NO.: 8566
9/02/04			

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SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

LEGAL DESCRIPTION OF PARCEL 303

ALL THAT PART OF LOT 5 EXECUTIVE PARK, RECORDED IN PLAT BOOK 30, PAGE 47 AND AS REVISED IN OFFICIAL RECORDS BOOK 2815 PAGE 2203, PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5 SAID CORNER BEING THE INTERSECTION OF THE COMMON LINE BETWEEN LOT 4 AND LOT 5 AS REVISED IN SAID OFFICIAL RECORDS BOOK 2815 PAGE 2203 AND THE NORTHERLY RIGHT OF WAY LINE OF COLLEGE PARKWAY (135' R.O.W.);  
THENCE NORTH 01°05'58" WEST ALONG SAID COMMON LINE A DISTANCE OF 6.00 FEET;  
THENCE LEAVING SAID COMMON LINE NORTH 89°00'05" EAST ALONG A LINE 6.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF COLLEGE PARKWAY (R.O.W. VARIES) A DISTANCE OF 173.27 FEET;  
THENCE LEAVING SAID LINE NORTH 52°27'50" EAST A DISTANCE OF 72.90 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF SAID SUMMERLIN ROAD (C.R. 869) (R.O.W. VARIES) AND THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY AND WHOSE RADIUS BEARS SOUTH 88°38'26" EAST A DISTANCE OF 2341.83 FEET;  
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 0°22'57" AN ARC DISTANCE OF 15.63 FEET TO AN INTERSECTION WITH SAID NORTHERLY RIGHT OF WAY LINE OF COLLEGE PARKWAY;  
THENCE LEAVING SAID WESTERLY LINE SOUTH 44°57'56" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 48.64 FEET;  
THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 89°00'05" WEST A DISTANCE OF 196.28 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 2,047 SQUARE FEET OF LAND, MORE OR LESS;

SURVEYORS NOTES:

1. UNDERGROUND UTILITIES LOCATIONS HEREON ARE APPROXIMATE.

EXISTING SYMBOLS LEGEND

- I — SIGN
- [ ] — ELEC. BOX
- [ ] — ELECTRIC MAN HOLE
- [ ] — ELECTRIC TRANS.
- [ ] — ELECTRIC METER
- [ ] — TELEPHONE SERVICE BOX
- [ ] — TELEPHONE UTS BOX
- [ ] — LIGHT POLE
- [ ] — POWER POLE—CONCRETE
- [ ] — POWER POLE—WOOD
- [ ] — TENSION POLE
- [ ] — GUY WIRE
- [ ] — PEDESTRIAN SIGNAL

- [ ] — BACKFLOW PREVENTER
- [ ] — WATER HYDRANT
- [ ] — WATER METER
- [ ] — WATER VALVE
- [ ] — FM VALVE
- [ ] — SANITARY SEWER MANHOLE
- [ ] — STORM CATCH BASIN
- [ ] — STORM DRAIN MANHOLE
- [ ] — DRAINAGE INLET
- [ ] — MITERED END SECTION

EXISTING LINE—TYPE LEGEND

- [ ] — SWALE
- [ ] — CHAINLINK FENCE
- [ ] — TREE LINE
- \* NUMBER INDICATES PIPE SIZE IN INCHES
- [ ] — 24" RCP — STORM SEWER
- [ ] — W — WATER MAIN
- [ ] — FM — FORCE MAIN
- [ ] — BE — BURIED ELECTRIC
- [ ] — BFO — BURIED FIBER OPTIC CABLE
- [ ] — TOE — TRANSFORMER LINES
- [ ] — OE — OVERHEAD ELECTRIC

BOUNDARY SURVEY SHEET 2 OF 2

THIS BOUNDARY SURVEY PREPARED BY:



Professional engineers, planners, & land surveyors  
 Collier County: Suite 200, 7600 Tamiami Trail, North, Naples, FL 34108 (941)897-8111  
 Lee County: Suite 101, 1828 Hensley Street, Fort Myers, FL 33901 (941)337-8111  
 Certificate of Authorization Nos. LB 3004 and EB 9004 Fax: (941)894-8208

DESCRIPTION: BOUNDARY SURVEY

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

12/31/03

1/15/04

3/05/04

9/02/04

BY: *[Signature]*  
 GEORGE W. HACKNEY, P.S.M. NO. 5606

SCALE: N.T.S. DATE: SEPT. 4, 2003

DRAWN BY: JAN PROJECT NO.: 7993

ACAD NO: 8566-BS11 FILE NO.: 8566

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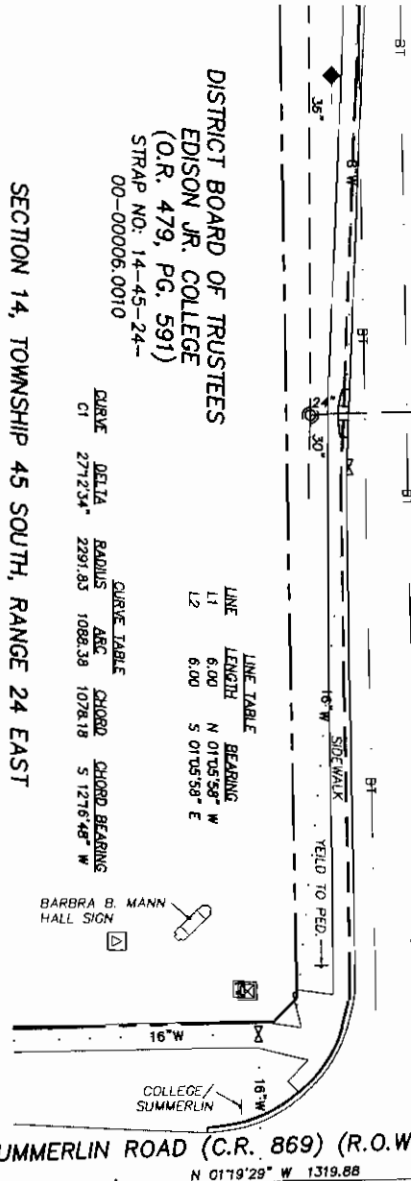


SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

Exhibit "A"  
Page 38 of 43

PARCEL NO. 304  
PROPERTY OWNER: RAY YUNKER  
REFERENCE: O.R. 2815, PG. 2201  
STRAP NO.: 14-45-24-10-00000.0040  
AREA OF TAKE: 1,110 SQ. FT.  
AREA OF REMAINDER: 35,996 SQ. FT. ±

SCALE: 1" = 50'



P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
D.E. = DRAINAGE EASEMENT  
R.O.W. = RIGHT-OF-WAY

SEE SHEET 2 OF 2 FOR LEGEND AND DESCRIPTION  
BOUNDARY SURVEY SHEET 1 OF 2

THIS BOUNDARY SURVEY PREPARED BY:



Professional engineers, planners, & land surveyors  
Office: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941) 587-3111  
Lee County: Suite 101, 1020 Hamdy Street, Fort Myers, FL 33901 (941) 587-3111  
Certificate of Authorization Nos. LP 3894 and EP 3894 Fax: (941) 586-2202

DESCRIPTION: BOUNDARY SURVEY	
CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
REVISION:	BY: <i>George W. Hackney</i>
1/02/04	GEORGE W. HACKNEY, P.S.M. NO. 5606
3/05/04	SCALE: 1" = 50' DATE: SEPT. 4, 2003
	DRAWN BY: JAN PROJECT NO.: 7993
	ACAD NO: 8566-BS12 FILE NO: 8566

N:\Land Projects\7993 Summerlin Road.dwg 18566-BS12.dwg Model: 9/17/2004 9:12:34 AM hackney.1.50

SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

LEGAL DESCRIPTION OF PARCEL 304

THE SOUTHERLY 6.00 FEET OF LOT 4 EXECUTIVE PARK, RECORDED IN PLAT BOOK 30, PAGE 47 AND AS REVISED IN OFFICIAL RECORDS BOOK 2815 PAGE 2203, PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4 SAID CORNER BEING THE INTERSECTION OF THE COMMON LINE BETWEEN LOT 4 AND LOT 5 AS REVISED IN SAID OFFICIAL RECORDS BOOK 2815 PAGE 2203 AND THE NORTHERLY RIGHT OF WAY LINE OF COLLEGE PARKWAY (135' R.O.W.); THENCE NORTH 01°05'58" WEST ALONG SAID COMMON LINE A DISTANCE OF 6.00 FEET;  
THENCE LEAVING SAID COMMON LINE SOUTH 89°00'05" WEST ALONG A LINE 6.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF COLLEGE PARKWAY (135' R.O.W.) A DISTANCE OF 185.00 FEET TO THE WESTERLY LINE OF SAID LOT 4;  
THENCE LEAVING SAID LINE SOUTH 1°05'58" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 6.00 FEET TO AN INTERSECTION WITH SAID NORTHERLY RIGHT OF WAY LINE;  
THENCE LEAVING SAID WESTERLY LINE NORTH 89°00'05" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 1,110 SQUARE FEET OF LAND, MORE OR LESS;

SURVEYORS NOTES:

1. UNDERGROUND UTILITIES LOCATIONS HEREON ARE APPROXIMATE.

EXISTING SYMBOLS LEGEND

	SIGN		TRAFFIC SIGNAL BOX
	ELEC. BOX		BACKFLOW PREVENTER
	ELECTRIC MAN HOLE		WATER HYDRANT
	ELECTRIC TRANS.		WATER METER
	ELECTRIC METER		WATER VALVE
	TELEPHONE SERVICE BOX		FM VALVE
	TELEPHONE UTS BOX		SANITARY SEWER MANHOLE
	LIGHT POLE		STORM CATCH BASIN
	POWER POLE-CONCRETE		STORM DRAIN MANHOLE
	POWER POLE-WOOD		DRAINAGE INLET
	TENSION POLE		MITERED END SECTION
	GUY WIRE		
	PEDESTRIAN SIGNAL		

EXISTING LINE-TYPE LEGEND

	SWALE		CHAINLINK FENCE
	TREE LINE		STORM SEWER
	BURIED ELECTRIC		WATER MAIN
	BURIED FIBER OPTIC CABLE		FORCE MAIN
	TRANSFORMER LINES		OVERHEAD ELECTRIC

\* NUMBER INDICATES PIPE SIZE IN INCHES  
24" RCP

BOUNDARY SURVEY SHEET 2 OF 2

THIS BOUNDARY SURVEY PREPARED BY:



Professional engineers, planners, & land surveyors  
 Collier County: Suite 200, 7400 Tamiami Trail, North, Naples, FL 34108 (813)997-8111  
 Lee County: Suite 101, 1825 Hamdy Street, Fort Myers, FL 33901 (813)937-8111  
 Certificate of Authorization Nos. LB 3884 and EB 3884 Fax: (813)998-3209

DESCRIPTION: BOUNDARY SURVEY

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

1/02/04

3/05/04

BY:   
 GEORGE W. HACKNEY, P.S.M. NO. 5606

SCALE: N.T.S. DATE: SEPT. 4, 2003

DRAWN BY: JAN PROJECT NO.: 7993

ACAD NO: 8566-BS12 FILE NO: 8566

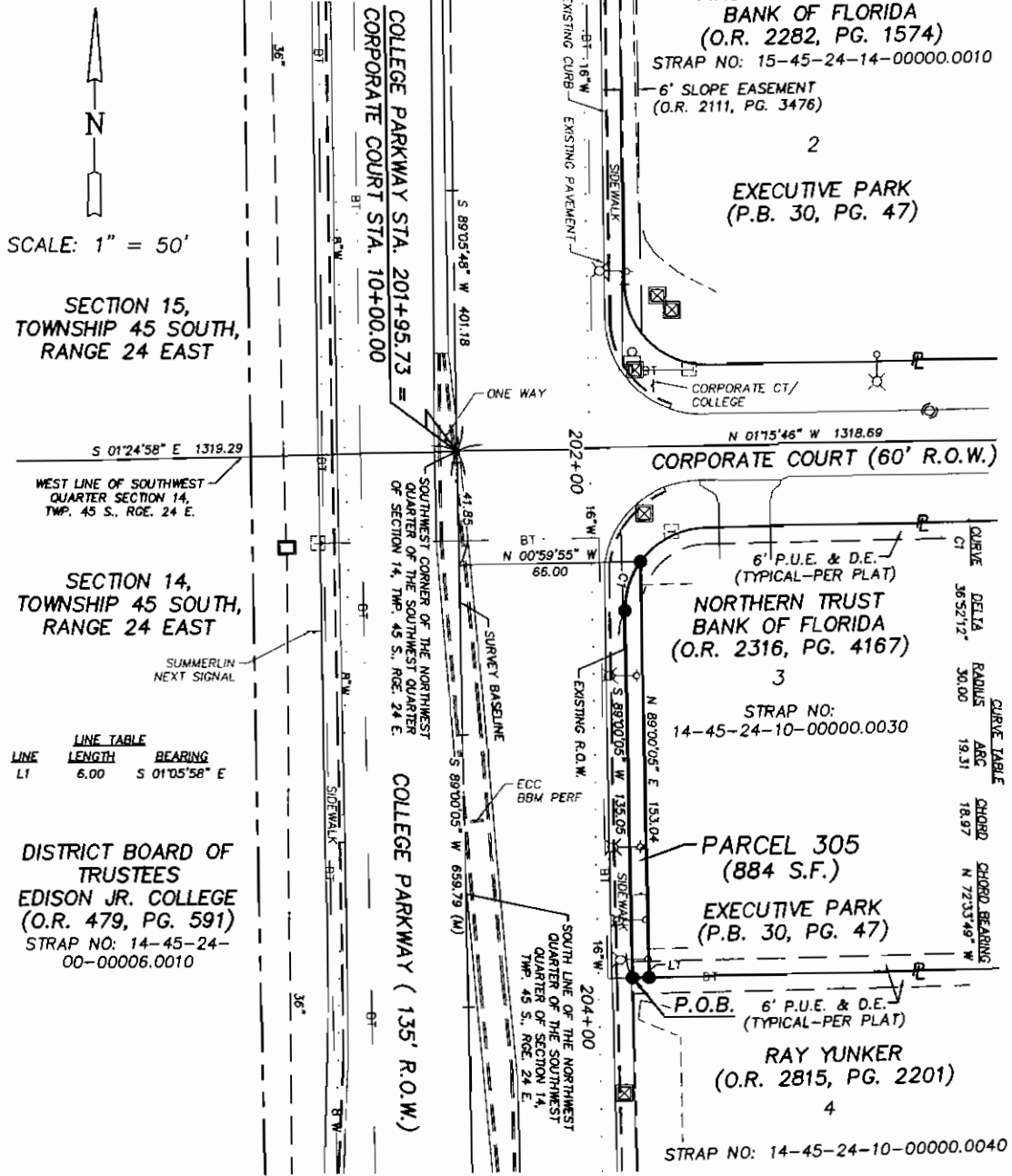
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SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

PARCEL NO. 305  
PROPERTY OWNER: NORTHERN TRUST BANK OF FLORIDA  
REFERENCE: O.R. 2316, PG. 4167  
STRAP NO.: 14-45-24-10-00000.0030  
AREA OF TAKE: 884 SQ. FT.  
AREA OF REMAINDER: 31,729 SQ. FT. ±

SCALE: 1" = 50'

Exhibit "A"  
Page 40 of 43



LINE TABLE

LINE	LENGTH	BEARING
L1	6.00	S 01'05'58" E

DISTRICT BOARD OF TRUSTEES  
EDISON JR. COLLEGE  
(O.R. 479, PG. 591)  
STRAP NO: 14-45-24-00-00006.0010

P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
D.E. = DRAINAGE EASEMENT  
R.O.W. = RIGHT-OF-WAY

SEE SHEET 2 OF 2 FOR LEGEND AND DESCRIPTION  
BOUNDARY SURVEY. SHEET 1 OF 2

N:\Land Projects\7993\_Summerlin Road\dwg\8566\_Misc.BS's and SD's\8566-BS13.dwg, Model: 9/11/2004 9:13:27 AM, hckney, 1:50

AGNOLI  
BARBER &  
BRUNDAGE, INC.  
Professional engineers, planners, & land surveyors  
Lee County: Suite 205, 7400 Tamiami Trail, North, Naples, FL 34108 (941)597-9111  
Lee County: Suite 191, 1600 Broadway Street, Fort Myers, FL 33901 (941)597-9111  
Certificate of Authorization Nos. LB 8804 and LB 8804 Fax: (941)566-2203

THIS BOUNDARY SURVEY PREPARED BY:

DESCRIPTION: BOUNDARY SURVEY

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

1/02/04	BY: <i>George W. Hackney</i>
3/05/04	GEORGE W. HACKNEY, P.S.M. NO. 5606

SCALE: 1" = 50' DATE: SEPT. 5, 2003  
DRAWN BY: JAN PROJECT NO.: 7993  
ACAD NO: 8566-BS13 FILE NO: 8566

# Exhibit "A"

Page 41 of 43

## SECTION 14, TOWNSHIP 45 SOUTH, RANGE 24 EAST LEE COUNTY, FLORIDA

### LEGAL DESCRIPTION OF PARCEL 305

ALL THAT PART OF LOT 3 EXECUTIVE PARK AS RECORDED IN PLAT BOOK 30, PAGE 47 AND AS REVISED IN OFFICIAL RECORDS BOOK 2316 PAGE 4170, PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3 OF SAID CORNER ALSO LYING ON THE NORTHERLY RIGHT OF WAY LINE OF COLLEGE PARKWAY (135' R.O.W.);  
 THENCE SOUTH 89°00'05" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE SOUTHERLY LINE OF SAID LOT 3 A DISTANCE OF 135.05 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET;  
 THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY LINE OF SAID LOT 3 THROUGH A CENTRAL ANGLE OF 36° 52'12" AN ARC DISTANCE OF 19.31 FEET;  
 THENCE LEAVING SAID SOUTHERLY LINE NORTH 89°00'05" EAST ALONG A LINE 6.00 FEET NORTHERLY OF AND PARALLEL WITH SAID RIGHT OF WAY LINE A DISTANCE OF 153.04 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID LOT 3;  
 THENCE LEAVING SAID LINE SOUTH 1°05'58" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 884 SQUARE FEET OF LAND, MORE OR LESS;

N:\Land Projects\7993 Summerville\Road\dwg\18566 Misc.BS's and SD's\18566-BS13.dwg, Model: 9/11/2004 9:13:17 AM, hacknev.150

### SURVEYORS NOTES:

1. UNDERGROUND UTILITIES LOCATIONS HEREON ARE APPROXIMATE.

### EXISTING SYMBOLS LEGEND

	SIGN		TRAFFIC SIGNAL BOX
	ELEC. BOX		BACKFLOW PREVENTER
	ELECTRIC MAN HOLE		WATER HYDRANT
	ELECTRIC TRANS.		WATER METER
	ELECTRIC METER		WATER VALVE
	TELEPHONE SERVICE BOX		FM VALVE
	TELEPHONE UTS BOX		SANITARY SEWER MANHOLE
	LIGHT POLE		STORM CATCH BASIN
	POWER POLE-CONCRETE		STORM DRAIN MANHOLE
	POWER POLE-WOOD		DRAINAGE INLET
	TENSION POLE		MITERED END SECTION
	GUY WIRE		
	PEDESTRIAN SIGNAL		

### EXISTING LINE-TYPE LEGEND

	SWALE		CHAINLINK FENCE
	TREE LINE		BURIED ELECTRIC
* NUMBER INDICATES PIPE SIZE IN INCHES			
	24" RCP		STORM SEWER
	W		FM
	BE		BFO
	TGE		OE

### BOUNDARY SURVEY SHEET 2 OF 2

THIS BOUNDARY SURVEY PREPARED BY:		DESCRIPTION: BOUNDARY SURVEY	
AGNOLI BARBER & BRUNDAGE, INC. Professional engineers, planners, & land surveyors Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941) 567-8111 Lee County: Suite 101, 1688 Hendry Street, Fort Myers, FL 33901 (941) 337-8111 Certificate of Authorization Nos. LB 9004 and SB 9004 Fax (941) 666-8203		CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
		REVISION:	BY:
		1/02/04	GEORGE W. HACKNEY, P.S.M. NO. 5606
3/05/04	SCALE: N.T.S. DATE: SEPT. 5, 2003		
	DRAWN BY: JAN PROJECT NO.: 7993		
	ACAD NO: 8566-BS13 FILE NO: 8566		

SECTION 15, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

Exhibit "A"

Page 42 of 43

PARCEL NO. 306  
PROPERTY OWNER: FIRST UNION NATIONAL BANK OF FLORIDA  
REFERENCE: O.R. 2282, PG. 1574  
STRAP NO.: 15-45-24-14-00000.0010  
AREA OF TAKE: 1,749 SQ. FT.  
AREA OF REMAINDER: 62,875 SQ. FT. ±

SCALE: 1" = 50'

CURVE	RADIUS	ABC	CHORD	CHORD BEARING
DELTA	36.53712"	30.00	19.31	S 70°39'42" W
C1	36.53712"	30.00	19.31	S 70°39'42" W
C2	34.0252"	30.00	20.80	N 73°52'46" W

DISTRICT BOARD OF TRUSTEES  
EDISON JR. COLLEGE  
(O.R. 479, PG. 591)  
STRAP NO: 14-45-24-00-00006.0010

SECTION 15,  
TOWNSHIP 45 SOUTH,  
RANGE 24 EAST

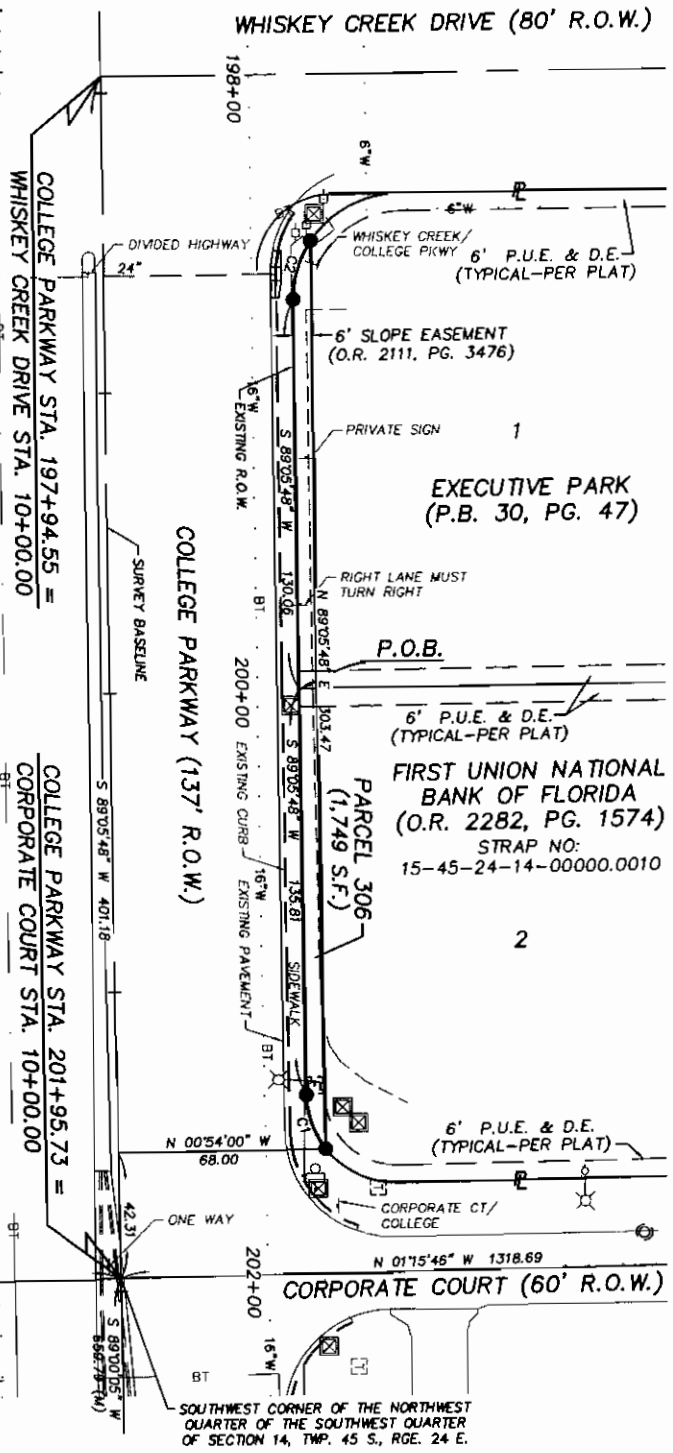
S 01°24'58" E 1319.29

WEST LINE OF SOUTHWEST QUARTER SECTION 14,  
TWP. 45 S., RGE. 24 E.

SECTION 14,  
TOWNSHIP 45 SOUTH,  
RANGE 24 EAST

P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
D.E. = DRAINAGE EASEMENT  
R.O.W. = RIGHT-OF-WAY

N:\Land Projects\7993\_Summerlin\_Road\dwg\18566-Misc-BS's and SD's\18566-BS14.dwg, Model: 9/11/2004 9:14:31 AM, hackney.1:50



SEE SHEET 2 OF 2 FOR-LEGEND AND DESCRIPTION  
BOUNDARY SURVEY SHEET 1 OF 2

THIS BOUNDARY SURVEY PREPARED BY:



Professional engineers, planners, & land surveyors  
 Collier County: Suite 200, 7400 Tamiami Trail, North, Naples, FL 34108 (941)297-8111  
 Lee County: Suite 101, 1485 Hundry Street, Fort Myers, FL 33901 (941)297-8111  
 Certificate of Authorization Nos. LS 2864 and ED 3864 Fax: (941)266-2203

DESCRIPTION: BOUNDARY SURVEY	
CLIENT: LEE COUNTY D.O.T. & ENGINEERING	
REVISION:	BY: <i>[Signature]</i>
12/31/03	GEORGE W. HACKNEY, P.S.M. NO. 5606
3/05/04	
SCALE: 1" = 50'	DATE: SEPT. 5, 2003
DRAWN BY: JAN	PROJECT NO.: 7993
ACAD NO: 8566-BS14	FILE NO: 8566

# Exhibit "A"

Page 43 of 43

## SECTION 15, TOWNSHIP 45 SOUTH, RANGE 24 EAST LEE COUNTY, FLORIDA

### LEGAL DESCRIPTION OF PARCEL 306

ALL THAT PART OF LOTS 1 AND 2 EXECUTIVE PARK RECORDED IN PLAT BOOK 30, PAGE 47 AND AS REVISED IN OFFICIAL RECORDS BOOK 2111 PAGE 3476, PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 2 OF THE AFOREMENTIONED PLAT AND AS REVISED IN SAID OFFICIAL RECORDS BOOK 2111 PAGE 3476;  
 THENCE SOUTH 89°05'48" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 AND THE NORTHERLY RIGHT OF WAY LINE OF COLLEGE PARKWAY (137' R.O.W.) A DISTANCE OF 130.06 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 35.00 FEET;  
 THENCE LEAVING SAID NORTHERLY LINE WESTERLY LAND NORTH WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 34°02'52" AN ARC DISTANCE OF 20.80 FEET;  
 THENCE LEAVING SAID SOUTHERLY LINE NORTH 89°05'48" EAST ALONG A LINE 6.00 FEET NORTHERLY OF AND PARALLEL WITH SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 303.47 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID LOT 2 AND THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND WHOSE RADIUS BEARS NORTH 37°46'24" WEST A DISTANCE OF 30.00 FEET;  
 THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 36°52'12" AN ARC DISTANCE OF 19.31 FEET;  
 THENCE SOUTH 89°05'48" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 2 AND ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 135.81 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 1,749 SQUARE FEET OF LAND, MORE OR LESS;

### SURVEYORS NOTES:

1. UNDERGROUND UTILITIES LOCATIONS HEREON ARE APPROXIMATE.

### EXISTING SYMBOLS LEGEND

	SIGN		TRAFFIC SIGNAL BOX
	ELEC. BOX		BACKFLOW PREVENTER
	ELECTRIC MAN HOLE		WATER HYDRANT
	ELECTRIC TRANS.		WATER METER
	ELECTRIC METER		WATER VALVE
	TELEPHONE SERVICE BOX		FM VALVE
	TELEPHONE UTS BOX		SANITARY SEWER MANHOLE
	LIGHT POLE		STDRM CATCH BASIN
	POWER POLE--CONCRETE		STORM DRAIN MANHOLE
	POWER POLE--WOOD		DRAINAGE INLET
	TENSION POLE		MITERED END SECTION
	GUY WIRE		
	PEDESTRIAN SIGNAL		

### EXISTING LINE-TYPE LEGEND

	SWALE
	CHAINLINK FENCE
	TREE LINE
* NUMBER INDICATES PIPE SIZE IN INCHES	
	24" RCP
	STORM SEWER
	WATER MAIN
	FORCE MAIN
	BURIED ELECTRIC
	BURIED FIBER OPTIC CABLE
	TRANSFORMER LINES
	OVERHEAD ELECTRIC

### BOUNDARY SURVEY SHEET 2 OF 2

THIS BOUNDARY SURVEY PREPARED BY:



Professional engineers, planners, & land surveyors  
 Collier County: Suite 800, 7400 Tamiami Trail, North, Naples, FL 34108 (941)597-3111  
 Lee County: Suite 101, 1828 Sandry Street, Fort Myers, FL 33901 (941)937-8111  
 Certificate of Authorization Nos. LP 2884 and LP 2884 Fax: (941)598-2202

DESCRIPTION: BOUNDARY SURVEY

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

1/02/04

3/05/04

BY:   
 GEORGE W. HACKNEY, P.S.M. NO. 5606

SCALE: N.T.S. DATE: SEPT. 5, 2003

DRAWN BY: JAN PROJECT NO.: 799J

ACAD NO: 8566-BS14 FILE NO: 8566

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**Exhibit "B"**

Page 1 of 1

SECTION 23, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

LEGAL DESCRIPTION OF PARCEL 200

A PARCEL OF LAND LYING IN LOT 3, UNIVERSITY CROSSING, ACCORDING TO THE PLAT THEREOF AND AS RECORDED IN PLAT BOOK 59, PAGES 62 AND 63, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3 SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 2 OF SAID PLAT AND LYING ON THE NORTHERLY RIGHT OF WAY LINE OF CYPRESS LAKE DRIVE (R.O.W. VARIES); THENCE NORTH 87°10'03" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3 A DISTANCE OF 53.53 FEET TO A SOUTHERLY CORNER OF SAID LOT 3; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°08'28" WEST A DISTANCE OF 158.97 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°08'28" WEST A DISTANCE OF 11.03 FEET TO A SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 51°30'59" WEST A DISTANCE OF 39.43 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SUMMERLIN ROAD (C.R. 869) (150' R.O.W.) AND A SOUTHWESTERLY CORNER OF SAID LOT 3 SAID CORNER ALSO LYING ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY AND WHOSE RADIUS BEARS SOUTH 75°29'08" EAST A DISTANCE OF 5654.60 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE AND ALONG THE WESTERLY LINE OF SAID LOT 3 THROUGH A CENTRAL ANGLE OF 0°26'10" AN ARC DISTANCE OF 43.05 FEET;

THENCE LEAVING SAID WESTERLY LINE AND LEAVING SAID EASTERLY RIGHT OF WAY LINE SOUTH 0°11'47" WEST A DISTANCE OF 47.86 FEET;

THENCE SOUTH 59°44'58" EAST A DISTANCE OF 36.01 FEET TO AN INTERSECTION WITH THE AFORESAID SOUTHERLY LINE AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 399 SQUARE FEET OF LAND MORE OR LESS;

N:\and Projects\7993\_Summerlin\_Road.dwg\8566-Misc.BS's and SD's\8566-SD4.dwg... Model: 9/11/2004 8:58:48 AM... hachney.1:80

LEGAL DESCRIPTION AND SKETCH SHEET 2 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:

DESCRIPTION: PARCEL 200



Professional engineers, planners, & land surveyors  
Lee County: Suite 300, 7400 Terminal Trail, Fort Meigs, FL 34108 (841)297-3111  
Lee County: Suite 101, 1800 Manday Street, Fort Myers, FL 32901 (841)297-3111  
Certificate of Authorization Nos. LP 3884 and ED 3884 Fax: (841)296-2223

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

12/30/03

3/05/04

BY: *George W. Hackney*  
GEORGE W. HACKNEY, P.S.M. NO. 5606

SCALE: N.T.S. DATE: AUG. 20, 2003

DRAWN BY: JAN PROJECT NO.: 7993

ACAD NO: 8566-SD4 FILE NO: 8566

# Exhibit "C"

Page 1 of 2

## LEGAL DESCRIPTION OF PARCEL 220

A PARCEL OF LAND LYING IN TRACT "B" OF UNIVERSITY CROSSING ACCORDING TO THE PLAT THEREOF AND AS RECORDED IN PLAT BOOK 59, PAGES 62 AND 63 PUBLIC RECORDS OF LEE COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A SOUTHWESTERLY CORNER OF SAID TRACT B SAID CORNER ALSO BEING A NORTHWESTERLY CORNER OF LOT 3 OF SAID PLAT AND LYING ON THE ARC OF THE CURVE ON THE EASTERLY RIGHT OF WAY LINE OF SUMMERLIN ROAD (C.R. 869) (150' R.O.W.) CONCAVE EASTERLY AND WHOSE RADIUS POINT BEARS SOUTH 73°30'20" EAST A DISTANCE OF 5654.60 FEET;  
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY LINE OF SAID TRACT B AND ALONG SAID RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 2°01'46" AN ARC DISTANCE OF 199.82 FEET;  
THENCE LEAVING SAID WESTERLY LINE AND SAID EASTERLY RIGHT OF WAY LINE NORTH 89°06'14" EAST A DISTANCE OF 5.30 FEET TO THE BEGINING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND WHOSE RADIUS BEARS SOUTH 71°27'47" EAST A DISTANCE OF 5649.60 FEET;  
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 5.00 FEET EASTERLY OF AND CONCENTRIC WITH SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 2°01'36" AN ARC DISTANCE OF 199.84 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT B;  
THENCE LEAVING SAID LINE SOUTH 89°06'14" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 5.24 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 999 SQUARE FEET OF LAND, MORE OR LESS;



SECTION 23, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

Exhibit "C"

Page 2 of 2

LEGAL DESCRIPTION OF PARCEL 222

A PARCEL OF LAND LYING IN TRACT "B" AND LOT 4 OF UNIVERSITY CROSSING ACCORDING TO THE PLAT THEREOF AND AS RECORDED IN PLAT BOOK 59, PAGES 62 AND 63 PUBLIC RECORDS OF LEE COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A SOUTHWESTERLY CORNER OF SAID TRACT "B" SAID CORNER ALSO BEING A NORTHWESTERLY CORNER OF LOT 3 OF SAID PLAT AND LYING ON THE ARC OF THE CURVE ON THE EASTERLY RIGHT OF WAY LINE OF SUMMERLIN ROAD (C,R, 869) (15D' R.O.W.) CONCAVE EASTERLY AND WHOSE RADIUS POINT BEARS SOUTH 73°30'20" EAST A DISTANCE OF 5654.60 FEET;  
 THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY LINE OF SAID TRACT B AND ALONG SAID RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 2°01'46" AN ARC DISTANCE OF 199.82 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED;  
 THENCE CONTINUING NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 1°37'12" AN ARC DISTANCE OF 161.63 FEET;  
 THENCE CONTINUE ALONG SAID RIGHT OF WAY NORTH 20°09'25" EAST A DISTANCE OF 69.28 FEET;  
 THENCE LEAVING SAID WESTERLY LINE AND SAID EASTERLY RIGHT OF WAY LINE NORTH 89°06'14" EAST A DISTANCE OF 5.30 FEET;  
 THENCE SOUTH 20°09'25" WEST A DISTANCE OF 69.38 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 5649.60 FEET;  
 THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 5.00 FEET EASTERLY OF AND CONCENTRIC WITH SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 1°37'12" AN ARC DISTANCE OF 159.73 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3155 PAGE 4657, PUBLIC RECORDS OF LEE COUNTY FLORIDA;  
 THENCE SOUTH 89°06'14" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 5.30 FEET TO AN INTERSECTION WITH THE AFORESAID RIGHT OF WAY LINE AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 1150 SQUARE FEET OF LAND, MORE OR LESS;

N:\Land Projects\7993 Summerlin Road\dwg\8566-Misc-RS's and SD's\8566-SD18R.dwg Model: 9/2/2004 4:16:58 PM Hackney, JRB

LEGAL DESCRIPTION AND SKETCH SHEET 2 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:

DESCRIPTION: PARCEL 222

CLIENT: LEE COUNTY D.O.T. & ENGINEERING

REVISION:

BY: *[Signature]*  
GEORGE W. HACKNEY, P.S.M. NO. 5606

4/27/04

9/2/04

SCALE: N.T.S. DATE: OCT. 20, 2003

DRAWN BY: JAN PROJECT NO.: 7993

ACAD NO: 8566-SD18 FILE NO: 8566



Professional engineers, planners, & land surveyors  
 Lee County: Suite 200, 7408 Tamiami Trail, North Naples, FL 34108 (941) 987-8111  
 Lee County: Suite 101, 1025 Broadway Street, Fort Myers, FL 33904 (941) 937-8111  
 Certificate of Authorization Nos. LC 3004 and 23 2004 Fax: (941) 989-8200