

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

Blue Sheet No. 20021472

1. REQUESTED MOTION:

ACTION REQUESTED: Accept by donation, Parcels 17, 18, 19 and 20 for right-of-way necessary for the Charlee Road Special Improvements MSBU for paving and maintenance of the existing road; authorize the Division of County Lands to handle and accept all documentation necessary; authorize payment of recording fees.

WHY ACTION IS NECESSARY: Charlee Road is currently a privately owned road and the County cannot initiate paving and maintenance without a fee interest.

WHAT ACTION ACCOMPLISHES: Acquisition of right-of-way via Quit-Claim Deed by donation from benefitted property owner.

2. DEPARTMENTAL CATEGORY: 06
COMMISSION DISTRICT #: 4

C6N

3. MEETING DATE:
01-07-2003

4. AGENDA:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON

TIME REQUIRED:

5. REQUIREMENT/PURPOSE:

- (Specify)
- STATUTE 125
 - ORDINANCE 98-25
 - ADMIN.
 - OTHER RSN 02-02-29

6. REQUESTOR OF INFORMATION

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

7. BACKGROUND:

The Board of County Commissioners created the Charlee Road Special Improvement MSBU on February 12, 2002, when it adopted Resolution Number 02-02-29. The principal purpose of the project is paving and maintenance of the currently existing roadway for Charlee Road in North Cape Coral, the cost of which will be assessed proportionately against benefitted property owners. A requirement for maintenance to be accepted by the County is to obtain Quit-Claim deeds from all benefitted property owners.

The attached is a copy of the deed received from the benefitted owner, WCI Communities, Inc. The original document is in the files of County Lands and will be recorded upon approval by the Board of County Commissioners.

There remains 3 more properties for which deed conveyances to the County are required.

Funds are available in Account Number: 80408235280.503150

Staff Recommends Board approve the Requested Motion.

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other MSBU	E County Attorney	F Budget Services			G County Manager
<i>K. Forsyth</i>	<i>Ma</i>	<i>Ma</i>	<i>[Signature]</i>	<i>[Signature]</i> 12-23-02	OA <i>[Signature]</i> 12/23/02	OM <i>[Signature]</i> 12/23/02	RISK <i>[Signature]</i> 12/23/02	GC <i>[Signature]</i> 12/23/02

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: *12/20/02*
Time: *2:55 PM*
Forwarded To:
[Signature]

RECEIVED BY
COUNTY ADMIN. *[Signature]*
12/23/02
COUNTY ADMIN.
FORWARDED TO:
[Signature]

12/23/02 4:45

This Instrument Prepared by:
County Lands
Post Office Box 398
Fort Myers, Florida 33902-0398
Project: Charlee Road MSBU
STRAP No.: 06-43-23-00-00004.0040; 011A; 0140; 0130
Parcel: 17, 18, 19 & 20

THIS SPACE FOR RECORDING

QUIT-CLAIM DEED

THIS Quit-Claim Deed, executed this 18th day of December, 2002, by WCI Communities, Inc., a corporation existing under the laws of the State of Delaware, and having its principal place of business at 24301 Walden Center Drive, Bonita Springs, FL 34134, Grantor, to **LEE COUNTY**, a political subdivision of the State of Florida, whose post office address is Post Office Box 398, Fort Myers, FL 33902-0398, Grantee:

(The terms "Grantor" and "Grantee" include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, The Grantor, for and in consideration of the sum of \$1.00 in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim to the Grantee, all the right, title interest, claim and demand that the Grantor has in the following described parcel of land located in Lee County, Florida.

SEE SCHEDULE "X" ATTACHED HERETO

TO HAVE and to HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

IN WITNESS WHEREOF, The Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of two separate witnesses:

WCI Communities, Inc.

Karen Gooch

[Signature]

1st Witness Signature

By

Name: **Christopher J. Hanlon**
Title: **Vice President**

Karen Gooch

Printed Name of 1st Witness

(CORPORATE SEAL)

Mary S. Cook

2nd Witness Signature

Mary S. Cook

Printed Name of 2nd Witness

ORIGINAL DOCUMENTS RETAINED IN
COUNTY LANDS FILES FOR HANDLING
UPON BOARD ACCEPTANCE.

STATE OF Florida)

COUNTY OF Lee)

The foregoing instrument was acknowledged before me this 18th day of December, 2002, by Christopher J. Hanlon, Vice President
(name of officer or agent, title of officer or agent)

of WCI Communities, Inc., a Delaware Corporation, on behalf of the corporation.
(name of corporation) (state)

He/she is personally known to me or has produced _____
(type of identification)
as identification.

SEAL

Mary S. Cook
(Signature of Notary Public)

Mary S. Cook
(Name typed, printed or stamped)
(Title or Rank)
(Serial Number, if any)



Mary S. Cook
Commission # CC 916338
Expires March 6, 2004
Bonded Through
Atlantic Bonding Co., Inc.

Ink Engineering

A Division of
LBFH, Inc.

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Parcel 17
APRIL 9, 2002
JOB NO. 01-7001
01-7001SK9.doc

Schedule X
SHEET 1 OF 8

A 30 FOOT WIDE PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP
43 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA.

DESCRIPTION OF PARCEL

A 30 FOOT WIDE PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP
43 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 30.00 FEET OF THE FOLLOWING DESCRIBED PARCEL
OF LAND:

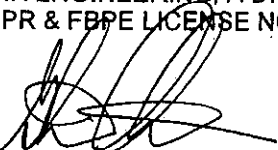
O.R. 2285, PAGE 3101, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
TRACT A-7: FROM THE SOUTHEAST CORNER OF SECTION 6,
TOWNSHIP 43 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, RUN
N.0°41'43"E., ALONG THE EAST LINE OF SAID SECTION 6 AND THE
CENTERLINE OF STATE ROAD 765 (BURNT STORE ROAD), 1246.02
FEET; THENCE S.88°22'18"W., 68.06 FEET TO A POINT ON THE WEST
RIGHT-OF-WAY LINE OF BURNT STORE ROAD AND THE POINT OF
BEGINNING; THENCE S.88°22'18"W., 706.62 FEET; THENCE
N.0°42'25"E., 415.34 FEET; THENCE N.88°22'18"E., 706.53 FEET;
THENCE S.0°41'43"W., 415.34 FEET TO THE POINT OF BEGINNING.

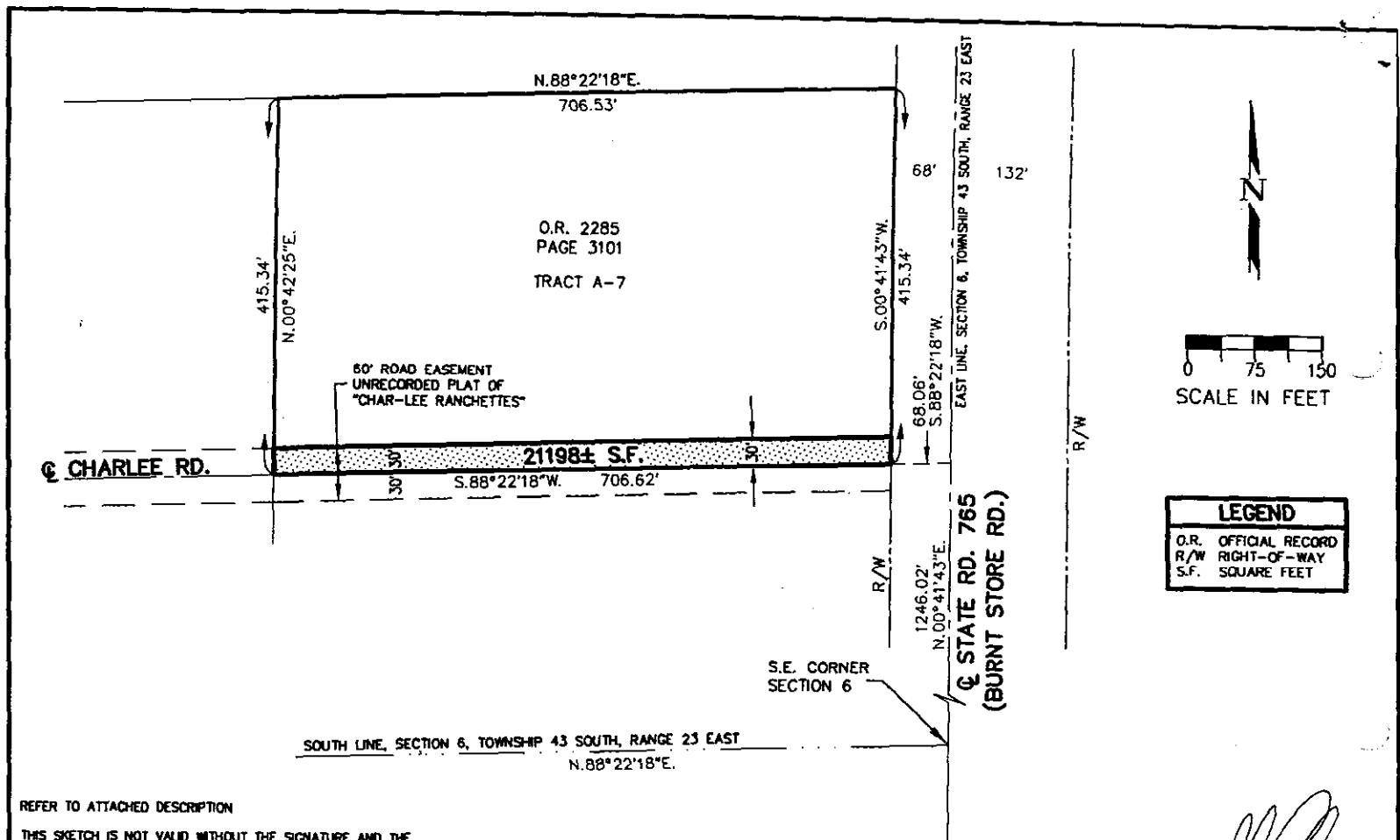
SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND
RIGHTS OF WAY OF RECORD.

CONTAINING 21198 SQUARE FEET MORE OR LESS.

REFER TO 8 1/2" X 11" SKETCH. (SHEET 2 OF 2)

INK ENGINEERING, A DIVISION OF LBFH INC.
BPR & FBPE LICENSE NO. 959


GLENN C. ADAMS, FOR THE FIRM
PROFESSIONAL LAND SURVEYOR
FL. CERT. NO. 6062



LEGEND	
O.R.	OFFICIAL RECORD
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET

[Signature]
 GLENN C. ADAMS, FOR THE FIRM
 PROFESSIONAL LAND SURVEYOR
 FLA. CERTIFICATE NO. 6062

REFER TO ATTACHED DESCRIPTION
 THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.
 BEARINGS (IF SHOWN HEREON) ARE BASED UPON THE CENTERLINE OF CHARLEE ROAD BEING N.88°22'18"E.

SHEET 2 OF 8

SKETCH (NOT A SURVEY)
 A 30' WIDE PARCEL OF LAND
 LYING IN
 SECTION 6, TOWNSHIP 43 SOUTH, RANGE 23 EAST
 LEE COUNTY, FLORIDA

DATE	4/09/02
SCALE	1"=150'
DRAWN	G.C.A.
CHECK	
APPROVED	

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 BPR & FBPE License No: 959 www.lbfh.com

FILE: 01-7001SK9
 JOB NO.:
01-7001

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Parcel 18
APRIL 9, 2002
JOB NO. 01-7001
01-7001SK8.doc

Schedule X
SHEET 3 OF 8

A 30 FOOT WIDE PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP
43 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA.

DESCRIPTION OF PARCEL

A 30 FOOT WIDE PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP
43 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 30.00 FEET OF THE FOLLOWING DESCRIBED PARCEL
OF LAND:

O.R. 2285, PAGE 3101, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
TRACT A-6: THE NORTH 415.00 FEET OF THE EAST 565.71 FEET OF
THE WEST 4525.68 FEET OF THE NORTH 830.00 FEET OF THE SOUTH
1660.00 FEET OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 23 EAST,
LEE COUNTY, FLORIDA.

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

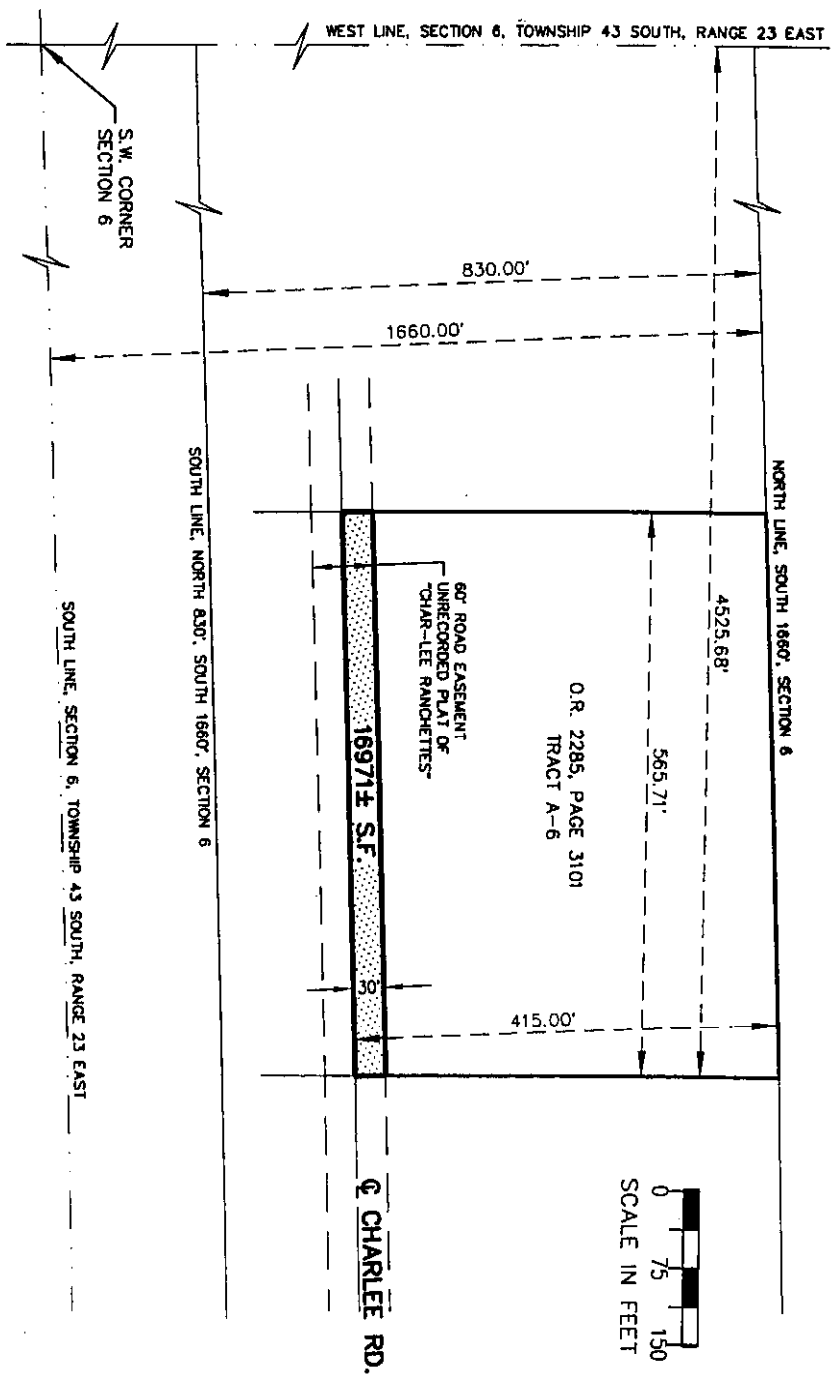
CONTAINING 16971 SQUARE FEET MORE OR LESS.

REFER TO 8 1/2" X 11" SKETCH. (SHEET 2 OF 2)

INK ENGINEERING, A DIVISION OF LBFH INC.
BPR & FBPE LICENSE NO. 959



GLENN C. ADAMS, FOR THE FIRM
PROFESSIONAL LAND SURVEYOR
FL. CERT. NO. 6062



REFER TO ATTACHED DESCRIPTION
 THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.
 BEARINGS (IF SHOWN HEREON) ARE BASED UPON THE CENTERLINE OF CHARLEE ROAD BEING N80°22'18"E.

SKETCH (NOT A SURVEY)

A 30' WIDE PARCEL OF LAND
 LYING IN
 SECTION 6, TOWNSHIP 43 SOUTH, RANGE 23 EAST
 LEE COUNTY, FLORIDA

LEGEND
 O.R. OFFICIAL RECORD
 S.F. SQUARE FEET

SHEET 4 OF 8

DATE	4/09/02
SCALE	1"=150'
DRAWN	G.C.A.
CHECK	
APPROVED	

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 BPR & FBPE License No: 959 www.iph.com

GLEN C. ADAMS, FOR THE FIRM
 PROFESSIONAL LAND SURVEYOR
 FLA. CERTIFICATE NO. 6062

FILE: 01-7001SK8
 JOB NO.:
01-7001

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Parcel 19
APRIL 9, 2002
JOB NO. 01-7001
01-7001SK7.doc

Schedule X
SHEET 5 OF 8

A 30 FOOT WIDE PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP
43 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA.

DESCRIPTION OF PARCEL

A 30 FOOT WIDE PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP
43 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 30.00 FEET OF THE FOLLOWING DESCRIBED PARCEL
OF LAND:

O.R. 2432, PAGE 3754, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
THE NORTH 415 FEET OF THE EAST 565.71 FEET OF THE WEST
3959.97 FEET OF THE NORTH 620.00 FEET OF THE SOUTH 1660.00
FEET OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 23 EAST, LEE
COUNTY, FLORIDA.

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

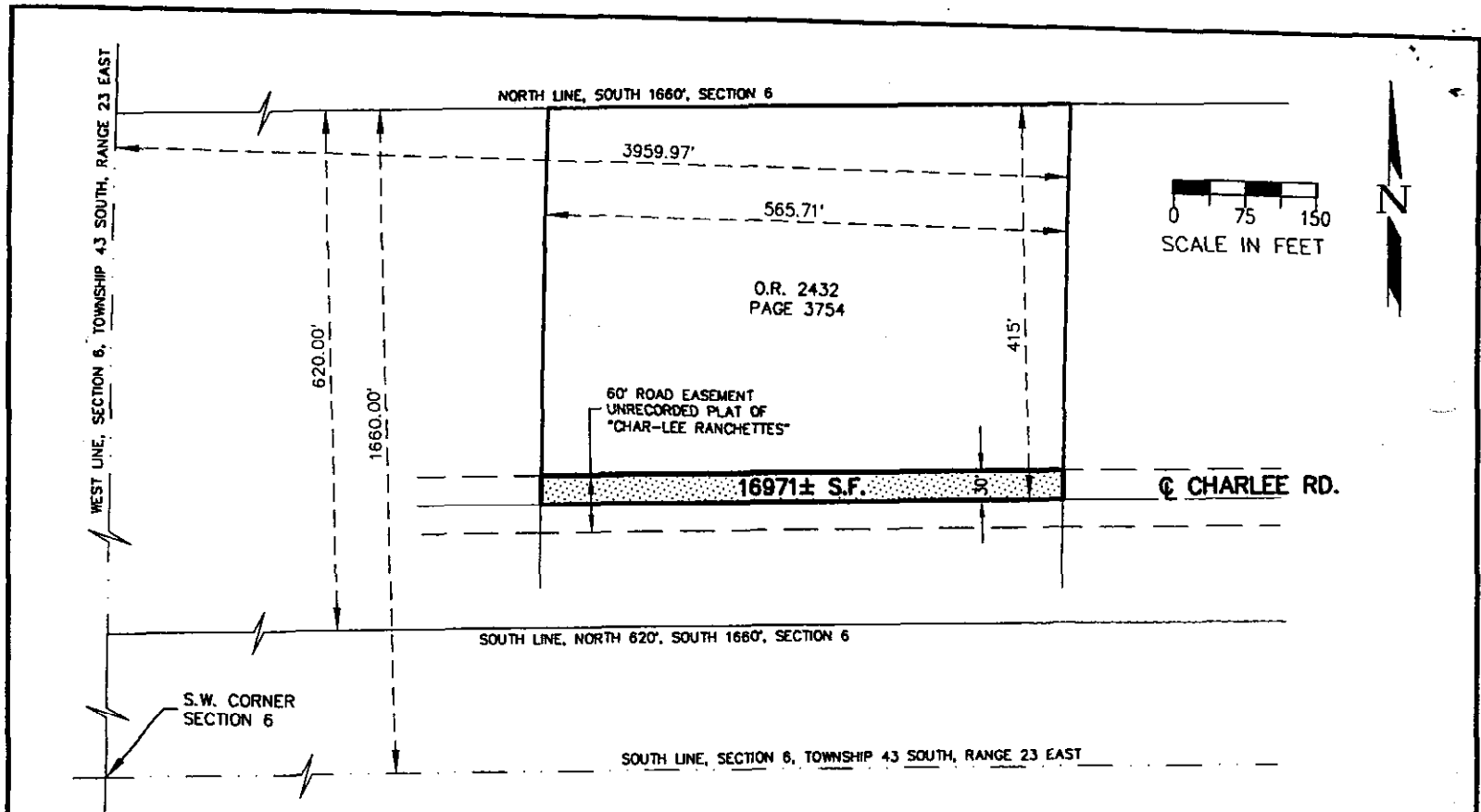
CONTAINING 16971 SQUARE FEET MORE OR LESS.

REFER TO 8 1/2" X 11" SKETCH. (SHEET 2 OF 2)

INK ENGINEERING, A DIVISION OF LBFH INC.
BPR & FBPE LICENSE NO. 959



GLENN C. ADAMS, FOR THE FIRM
PROFESSIONAL LAND SURVEYOR
FL. CERT. NO. 6062



REFER TO ATTACHED DESCRIPTION

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

BEARINGS (IF SHOWN HEREON) ARE BASED UPON THE CENTERLINE OF CHARLEE ROAD BEING N.88°22'18"E.

LEGEND	
O.R.	OFFICIAL RECORD
S.F.	SQUARE FEET

GLENN C. ADAMS, FOR THE FIRM
PROFESSIONAL LAND SURVEYOR
FLA. CERTIFICATE NO. 6062

SHEET 6 OF 8

SKETCH (NOT A SURVEY)

A 30' WIDE PARCEL OF LAND

LYING IN

SECTION 6, TOWNSHIP 43 SOUTH, RANGE 23 EAST

LEE COUNTY, FLORIDA

DATE	4/09/02
SCALE	1"=150'
DRAWN	G.C.A.
CHECK	
APPROVED	

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FILE: 01-7001SK7

JOB NO.:

01-7001

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Parcel 20
APRIL 9, 2002
JOB NO. 01-7001
01-7001SK6.doc

Schedule X
SHEET 7 OF 8

A 30 FOOT WIDE PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP
43 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA.

DESCRIPTION OF PARCEL

A 30 FOOT WIDE PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP
43 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 30.00 FEET OF THE FOLLOWING DESCRIBED PARCEL
OF LAND:

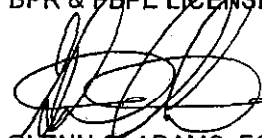
O.R. 2285, PAGE 3101, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
TRACT A-4: THE NORTH 415.00 FEET OF THE EAST 565.71 FEET OF
THE WEST 3394.26 FEET OF THE NORTH 830.00 FEET OF THE SOUTH
1660.00 FEET OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 23 EAST,
LEE COUNTY, FLORIDA.

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

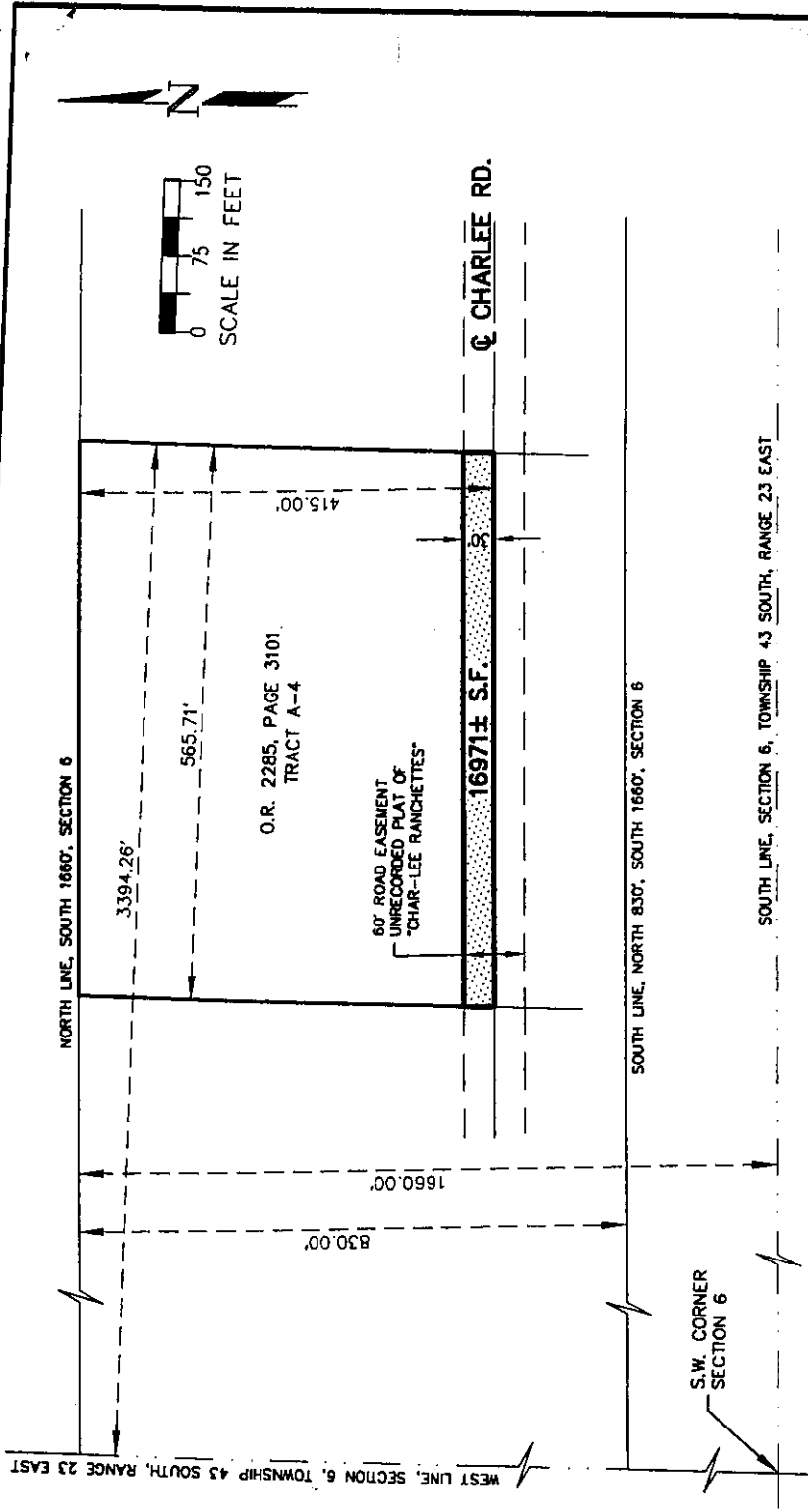
CONTAINING 16971 SQUARE FEET MORE OR LESS.

REFER TO 8 1/2" X 11" SKETCH. (SHEET 2 OF 2)

INK ENGINEERING, A DIVISION OF LBFH INC.
BPR & FBPE LICENSE NO. 959



GLENN C. ADAMS, FOR THE FIRM
PROFESSIONAL LAND SURVEYOR
FL. CERT. NO. 6062



REFER TO ATTACHED DESCRIPTION

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.
 BEARINGS (IF SHOWN HEREON) ARE BASED UPON THE CENTERLINE OF CHARLEE ROAD BEING N.88°27'18"E.

SKETCH (NOT A SURVEY)
 A 30' WIDE PARCEL OF LAND
 LYING IN
 SECTION 6, TOWNSHIP 43 SOUTH, RANGE 23 EAST
 LEE COUNTY, FLORIDA

LEGEND
 O.R. OFFICIAL RECORD
 S.F. SQUARE FEET

SHEET 8 OF 8

DATE	4/08/02
SCALE	1"=150'
DRAWN	G.C.A.
CHECK	
APPROVED	

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 BPR & FBPE License No: 959 www.lbfh.com

[Signature]
 GLENN C. ADAMS, FOR THE FIRM
 PROFESSIONAL LAND SURVEYOR
 FLA. CERTIFICATE NO. 6062

Executive Title Insurance Services, Inc.

17

1136 NE Pine Island Road
Cape Coral, Florida 33909

No change as of
12-9-02

File No.: LTP-1300

OWNERSHIP AND ENCUMBRANCE REPORT

THIS CERTIFIES, that according to the records in the Office of the Clerk of the Circuit Court Lee County, State of Florida, effective date: **March 3, 2002 at 5:00 PM.**, WCI Communities, Inc., a Delaware Corporation F/K/A Florida Design Communities, Inc., a Delaware Corporation F/K/A Sun City Corporation, a Delaware Corporation, is/are the apparent record owner(s) of the following described land (hereinafter referred to as the "Property"), situate, lying and being in the County of Lee, State of Florida, to-wit:

LEGAL DESCRIPTION:

From the Southeast corner of Section 6, Township 43 South, Range 23 East, Lee County, Florida, run N.0°41'43''E., along the East line of said Section 6 and the centerline of State Road 765 (Burnt Store Road), 1246.02 feet; thence S. 88°22'18'' W., 68.06 feet to a point on the West Right-of-Way line of Burnt Store Road and the Point of Beginning; thence S. 88°22'18''W., 706.62 feet; thence N. 0°42'25''E., 415.34 feet; thence N 88°22'18''E., 706.53 feet; thence S. 0°41'43''W., 415.34 feet to the Point of Beginning.

SUBJECT TO THE FOLLOWING:

(The items shown herein are the only pertinent instruments affecting the above land, for the period stated above)

1. Warranty Deed recorded in Official Record Book 2285, Page 3101.
2. Certificate of Incorporation recorded in Official Record Book 2533, Page 3883.

THIS COMPANY, in issuing this O & E Report (hereinafter referred to as the "Report"), assumes no liability on account of any instrument or proceedings, in the chain of title to the Property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid.

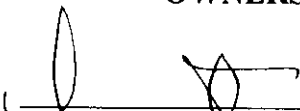
The Company's liability for this Report is limited to \$1,000 and extends only to the Customer who placed the order with the Company. No one else may rely upon this Report. Customer, by accepting this Report, agrees to indemnify and hold Company harmless from any claims or losses in excess of the limited amount stated above. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for title information and, therefore, should be verified by a commitment for title insurance.

Date: March 11, 2002.

Executive Title Insurance Services, Inc.

OWNERSHIP AND ENCUMBRANCE REPORT (continued)

BY:



Authorized Signature

Executive Title Insurance Services, Inc.

18

1136 NE Pine Island Road
Cape Coral, Florida 33909

No change as of
12-9-02 ESI

File No.: LTP-1311

OWNERSHIP AND ENCUMBRANCE REPORT

THIS CERTIFIES, that according to the records in the Office of the Clerk of the Circuit Court Lee County, State of Florida, effective date **March 3, 2002 at 5:00 PM.**, **WCI Communities, Inc., a Delaware Corporation f/k/a Florida Design Communities, Inc., a Delaware Corporation f/k/a Sun City Center Corporation, a Delaware Corporation**, is/are the apparent record owner(s) of the following described land (hereinafter referred to as the "Property"), situate, lying and being in the County of Lee, State of Florida, to-wit:

LEGAL DESCRIPTION:

The North 415.00 Feet of the East 565.71 Feet of the West 4525.68 Feet of the North 830.00 Feet of the South 1660.00 Feet of Section 6, Township 43 South, Range 23 East, Lee County, Florida, Less Condominium descriptions.

SUBJECT TO THE FOLLOWING:

(The items shown herein are the only pertinent instruments affecting the above land, for the period stated above)

1. Warranty Deed recorded in Official Record Book 2285, Page 3101.
2. Certificate of Incorporation recorded in Official Record Book 2533, Page 3883.


THIS COMPANY, in issuing this O & E Report (hereinafter referred to as the "Report"), assumes no liability on account of any instrument or proceedings, in the chain of title to the Property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid.

The Company's liability for this Report is limited to \$1,000 and extends only to the Customer who placed the order with the Company. No one else may rely upon this Report. Customer, by accepting this Report, agrees to indemnify and hold Company harmless from any claims or losses in excess of the limited amount stated above. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for title information and, therefore, should be verified by a commitment for title insurance.

Date: March 12, 2002.

Executive Title Insurance Services, Inc.

BY:


Authorized Signature

Executive Title Insurance Services, Inc.

19

1136 NE Pine Island Road
Cape Coral, Florida 33909

No change as of
12-9-02 [Signature]

File No.: LTP-1317

OWNERSHIP AND ENCUMBRANCE REPORT

THIS CERTIFIES, that according to the records in the Office of the Clerk of the Circuit Court Lee County, State of Florida, Effective Date: **March 3, 2002 at 5:00 PM.**, WCI Communities, Inc., a Delaware Corporation f/k/a Florida Design Communities, Inc., a Delaware Corporation f/k/a Sun City Center Corporation, a Delaware Corporation f/k/a BSM Marina, Inc., a Florida Corporation, is/are the apparent record owner(s) of the following described land (hereinafter referred to as the "Property"), situate, lying and being in the County of Lee, State of Florida, to-wit:

LEGAL DESCRIPTION:

The North 415 Feet of the East 565.71 Feet of the West 3959.97 Feet of the North 620.00 Feet of the South 1660.00 Feet of Section 6, Township 43 South, Range 23 East, Public Records of Lee County, Florida.

SUBJECT TO THE FOLLOWING:

(The items shown herein are the only pertinent instruments affecting the above land, for the period stated above)

1. Warranty Deed recorded in Official Record Book 2432, Page 3754.

THIS COMPANY, in issuing this O & E Report (hereinafter referred to as the "Report"), assumes no liability on account of any instrument or proceedings, in the chain of title to the Property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid.

The Company's liability for this Report is limited to \$1,000 and extends only to the Customer who placed the order with the Company. No one else may rely upon this Report. Customer, by accepting this Report, agrees to indemnify and hold Company harmless from any claims or losses in excess of the limited amount stated above. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for title information and, therefore, should be verified by a commitment for title insurance.

Date: March 12, 2002.

Executive Title Insurance Services, Inc.

BY:



Authorized Signature

Executive Title Insurance Services, Inc.

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1136 NE Pine Island Road
Cape Coral, Florida 33909

No charge as of
12-09-02
SS

File No.: LTP-1316

OWNERSHIP AND ENCUMBRANCE REPORT

THIS CERTIFIES, that according to the records in the Office of the Clerk of the Circuit Court Lee County, State of Florida, effective date **March 3, 2002 at 5:00 PM.**, WCI Communities, Inc., a Delaware Corporation f/k/a Florida Design Communities, Inc., a Delaware Corporation f/k/a Sun City Center Corporation, a Delaware Corporation, is/are the apparent record owner(s) of the following described land (hereinafter referred to as the "Property"), situate, lying and being in the County of Lee, State of Florida, to-wit:

LEGAL DESCRIPTION:

The North 415.00 Feet of the East 565.71 Feet of the West 3394.26 Feet of the North 830.00 Feet of the South 1660.00 Feet of Section 6, Township 43 South, Range 23 East, Lee County, Florida.

SUBJECT TO THE FOLLOWING:

(The items shown herein are the only pertinent instruments affecting the above land, for the period stated above)

1. Warranty Deed recorded in Official Record Book 2285, Page 3101
2. Certificate of Incorporation recorded in Official Record Book 2533, Page 3883.

THIS COMPANY, in issuing this O & E Report (hereinafter referred to as the "Report"), assumes no liability on account of any instrument or proceedings, in the chain of title to the Property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid.

The Company's liability for this Report is limited to \$1,000 and extends only to the Customer who placed the order with the Company. No one else may rely upon this Report. Customer, by accepting this Report, agrees to indemnify and hold Company harmless from any claims or losses in excess of the limited amount stated above. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for title information and, therefore, should be verified by a commitment for title insurance.

Date: March 12, 2002.

Executive Title Insurance Services, Inc.

BY:



Authorized Signature