

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

Blue Sheet No. 20041675

1. REQUESTED MOTION:

ACTION REQUESTED: Approve Easement Purchase Agreements (2) for reimbursement of construction costs and acquisition of Parcels 101A, B, C, D & Pond Site for Corkscrew Road Service Area (CRSA) MSBU Road Widening Project No. 4723, in the amount of \$59,760.48; authorize payment of costs to close and the Division of County Lands to handle all documentation necessary to complete transaction.

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

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

2. DEPARTMENTAL CATEGORY: 06
COMMISSION DISTRICT #: 5 *C6A*

3. MEETING DATE:
01-11-2005

4. AGENDA: <input checked="" type="checkbox"/> CONSENT <input type="checkbox"/> ADMINISTRATIVE <input type="checkbox"/> APPEALS <input type="checkbox"/> PUBLIC <input type="checkbox"/> WALK ON TIME REQUIRED:	5. REQUIREMENT/PURPOSE: (Specify) <input checked="" type="checkbox"/> STATUTE 125 <input type="checkbox"/> ORDINANCE <input type="checkbox"/> ADMIN. <input checked="" type="checkbox"/> OTHER BS 20030686; Res. 94-07-11, 94-07-12, 94-09-04, 94-09-05	6. REQUESTOR OF INFORMATION	
		A. _____ B. DEPARTMENT <u>Independent</u> C. DIVISION <u>County Lands</u>	BY <u>Karen L. W. Forsyth, Director</u> <i>[Signature]</i>

7. BACKGROUND:

Negotiated for: Department of Transportation

Interest to Acquire: Parcels 101A, B, C, D & Pond Site- Drainage Easements

Property Details

Owner: Florida Development Partners, L.C., a Florida limited liability company
 Address: Corkscrew Road, Estero
 STRAP No.: 30-46-26-00-00FR1.00CE (Prior 30-46-26-00-00001.1000)

Purchase Details

Purchase Price: \$59,760.48 (Total of \$22,000, for the easement conveyances, will be paid as a credit toward future assessments of the CRSA MSBU. Construction expenses, attributable to the road widening improvements, will be reimbursed in the amount of \$37,760.48).
 Costs to Close: Approximately \$1,500 (The seller is responsible for attorney fees and real estate broker fees, if any.)

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

Account: 80472310405.506110 *R.M.*

Attachments: Easement Purchase Agreements (2); Value Justification, Certified Cost Letter – Reimbursement, Location Map; Affidavit of Interest; Title Data; 5-Year Sales History

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
<i>[Signature]</i>			<i>MSBU</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

10. COMMISSION ACTION:

APPROVED
 DENIED
 DEFERRED
 OTHER

Rec. by CoAtty Date: 12/22/04 Time: 4:10 PM Forwarded To:	RECEIVED BY COUNTY ADMIN: 12/27/04 10:45 AM COUNTY ADMIN FORWARDED TO: 12/27/04 440
--------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------

2/10/04
cc: [Signature]
12/27/04 10:44

Parcels: 101A, B, C & D (Pipe Easement/Construction)
Project: Corkscrew Road, CRSA 4723
STRAP Nos.: 25-46-25-16-000R1.0000
30-46-26-07-0000A.0000

EASEMENT PURCHASE AGREEMENT

This Agreement made and entered into this ____ day of _____, 20 ____, by and between **FLORIDA DEVELOPMENT PARTNERS, L.C.**, a Florida limited liability company, whose address is 4501 Tamiami Trail North, Suite 300, Naples, Florida 34103, hereinafter referred to as Owner, and **LEE COUNTY**, a political subdivision of the State of Florida, for the use and benefit of said County, hereinafter referred to as Purchaser.

Whereas, Purchaser requires a perpetual, nonexclusive stormwater drainage easement located and described as set forth in Exhibit "A", attached hereto and made a part hereof by reference, for the construction and maintenance of stormwater drainage facilities.

- a) Owner will grant said easement to Purchaser for the sum of \$6,000; Purchaser to pay recording costs, documentary stamps and title insurance.
- b) Purchaser agrees to reimburse Owner in the amount of \$37,760.48, the total amount incurred by Owner for the construction of additional drainage improvements to accommodate stormwater runoff from Corkscrew Road Drainage Basin 2, Project No. 4723.
- c) Owner agrees that said easement will be granted to Purchaser by execution of a perpetual easement in form and substance as provided by Purchaser, as described in attached Exhibit "B".
- d) Owner will receive the amount agreed upon in item (a) of this agreement as a credit toward assessments of the Corkscrew Road Service Area MSBU within 60 days of the execution and acceptance of this Easement Purchase Agreement and the Perpetual Easement instrument by Purchaser.
- e) Purchaser will pay Owner the amount agreed upon in item (b) of this agreement by County Warrant within 60 days of the execution and acceptance of this Easement Purchase Agreement and the Perpetual Easement instrument by Purchaser.
- f) Owner agrees that Purchaser, its successors and assigns will be allowed to use said perpetual easement area as specified in the Perpetual Easement instrument.
- g) Purchaser agrees to conduct any maintenance activities within the easement area in a timely manner.

IN WITNESS WHEREOF, the parties have caused these presents to be executed in their respective names on the date first above written.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

Dated: December 6, 2004

TWO SEPARATE WITNESSES:

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

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

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

Tom Masters
1st Witness Signature

Tom Masters
Printed name of 1st Witness

[Signature]
2nd Witness Signature

Brod S Black
Printed name of 2nd Witness

ATTEST:

CHARLIE GREEN, CLERK

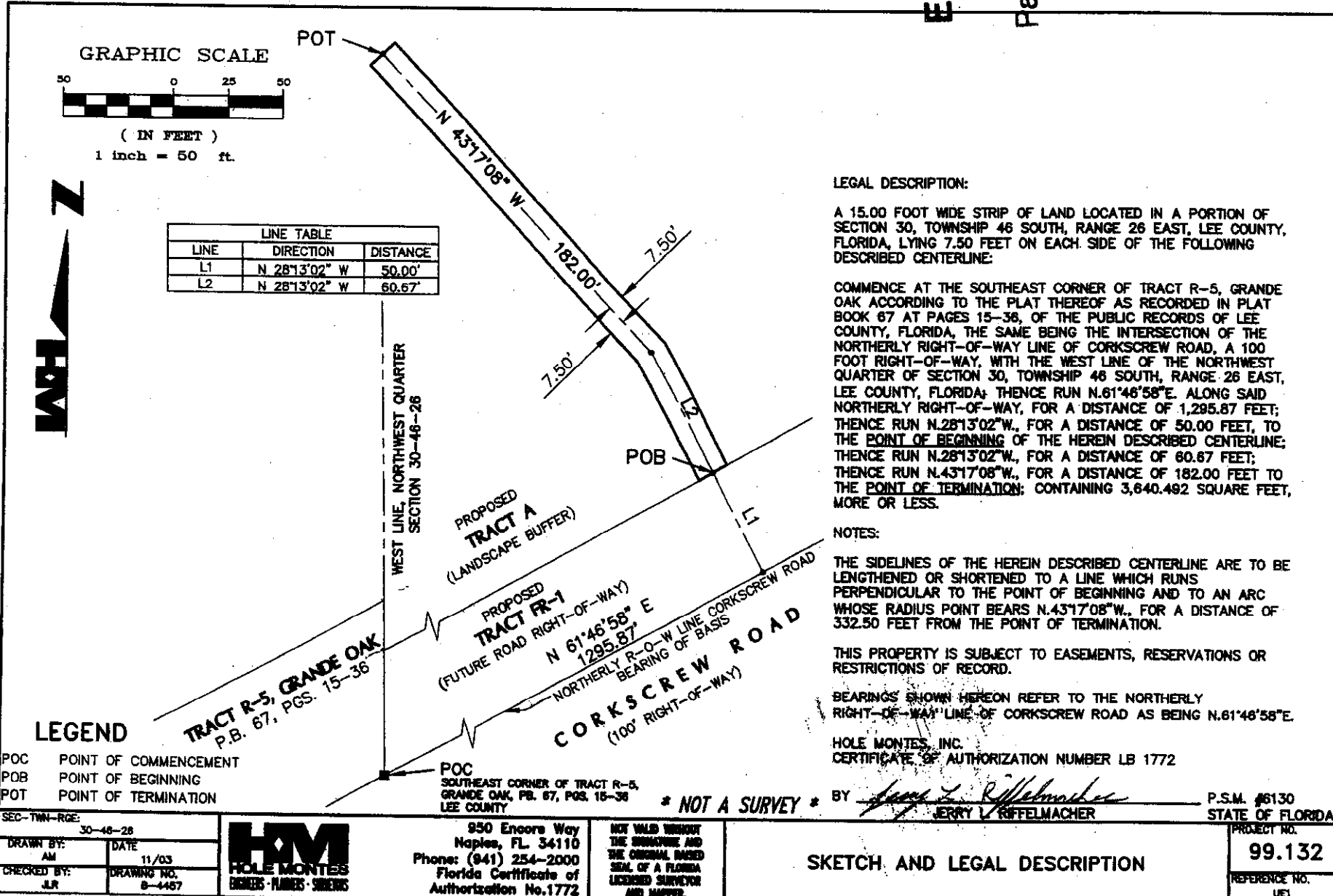
By: _____
Deputy Clerk

LEE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

By: _____
Chairman or Vice-Chairman

APPROVED AS TO LEGAL FORM

Office of County Attorney



LEGAL DESCRIPTION:

A 15.00 FOOT WIDE STRIP OF LAND LOCATED IN A PORTION OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT R-5, GRANDE OAK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67 AT PAGES 15-36, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100 FOOT RIGHT-OF-WAY, WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.61°46'58"E. ALONG SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 1,295.87 FEET; THENCE RUN N.28°13'02"W., FOR A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE RUN N.28°13'02"W., FOR A DISTANCE OF 60.67 FEET; THENCE RUN N.43°17'08"W., FOR A DISTANCE OF 182.00 FEET TO THE POINT OF TERMINATION; CONTAINING 3,640.492 SQUARE FEET, MORE OR LESS.

NOTES:

THE SIDELINES OF THE HEREIN DESCRIBED CENTERLINE ARE TO BE LENGTHENED OR SHORTENED TO A LINE WHICH RUNS PERPENDICULAR TO THE POINT OF BEGINNING AND TO AN ARC WHOSE RADIUS POINT BEARS N.43°17'08"W., FOR A DISTANCE OF 332.50 FEET FROM THE POINT OF TERMINATION.

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

BEARINGS SHOWN HEREON REFER TO THE NORTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD AS BEING N.61°46'58"E.

HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

* NOT A SURVEY * BY *Jerry L. Riffelmacher*

P.S.M. #6130
 STATE OF FLORIDA

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SEC-TWN-RGE: 30-46-26	
DRAWN BY: AM	DATE 11/03
CHECKED BY: JLR	DRAWING NO. 8-4467

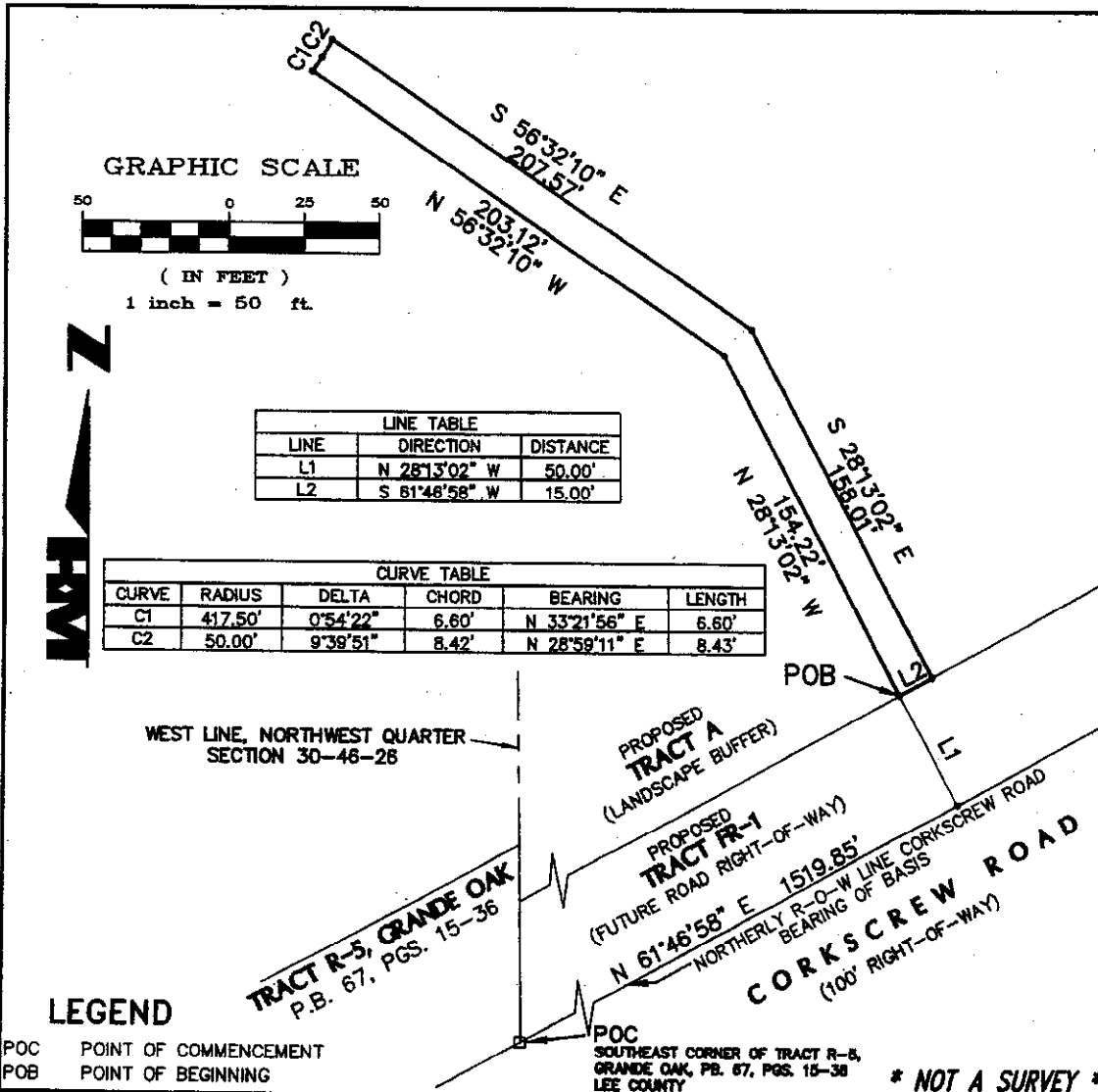


850 Encora Way
 Naples, FL 34110
 Phone: (941) 254-2000
 Florida Certificate of
 Authorization No.1772

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

SKETCH AND LEGAL DESCRIPTION

PROJECT NO. 99.132
REFERENCE NO. UE1



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 28°13'02" W	50.00'
L2	S 81°46'58" W	15.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C1	417.50'	0°54'22"	6.60'	N 33°21'56" E	6.60'
C2	50.00'	9°39'51"	8.42'	N 28°59'11" E	8.43'

LEGAL DESCRIPTION:

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

COMMENCE AT THE SOUTHEAST CORNER OF TRACT R-5, GRANDE OAK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67 AT PAGES 15-36, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100 FOOT RIGHT-OF-WAY, WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.61°46'58"E. ALONG SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 1,519.85 FEET; THENCE RUN N.28°13'02"W., FOR A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.28°13'02"W., FOR A DISTANCE OF 154.22 FEET; THENCE RUN N.56°32'10"W., FOR A DISTANCE OF 203.12 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS S.57°05'15"E, A DISTANCE OF 417.50 FEET THEREFROM; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 417.50 FEET, THROUGH A CENTRAL ANGLE OF 00°54'22", SUBTENDED BY A CHORD OF 6.60 FEET AT A BEARING OF N.33°21'56"E., FOR A DISTANCE OF 6.60 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 09°39'51", SUBTENDED BY A CHORD OF 8.42 FEET AT A BEARING OF N.28°59'11"E., FOR A DISTANCE OF 8.43 FEET TO THE END OF SAID CURVE; THENCE RUN S.56°32'10"E., FOR A DISTANCE OF 207.57 FEET; THENCE RUN S.28°13'02"E., FOR A DISTANCE OF 158.01 FEET; THENCE RUN S.61°46'58"W., FOR A DISTANCE OF 15.00 FEET, TO THE POINT OF BEGINNING; CONTAINING 5,418.813 SQUARE FEET, MORE OR LESS.

NOTES:

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

BEARINGS SHOWN HEREON REFER TO THE NORTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD AS BEING N.61°46'58"E.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

LEGEND

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING

SEC-TWN-RGE:
30-46-28

DRAWN BY: AM
DATE: 11/03
CHECKED BY: JLR
DRAWING NO. B-4458



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

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

* NOT A SURVEY *

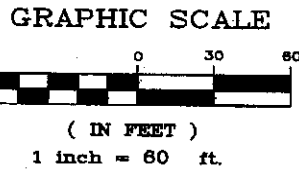
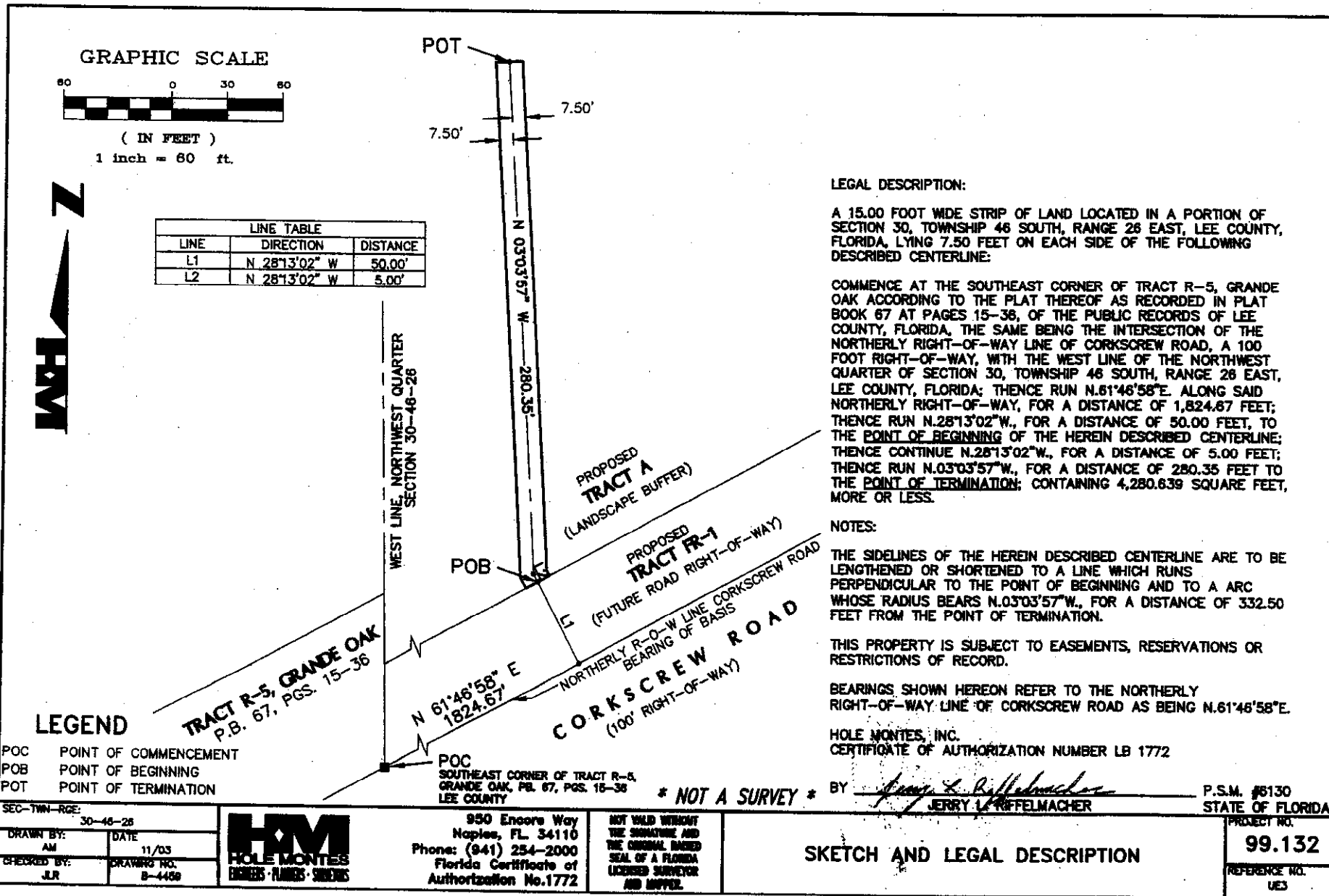
BY: *Jerry G. Riffelmacher*
JERRY G. RIFFELMACHER

P.S.M. #6130
STATE OF FLORIDA

SKETCH AND LEGAL DESCRIPTION

PROJECT NO.
99.132

REFERENCE NO.
UE2



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 28°13'02" W	50.00'
L2	N 28°13'02" W	5.00'

LEGAL DESCRIPTION:
 A 15.00 FOOT WIDE STRIP OF LAND LOCATED IN A PORTION OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT R-5, GRANDE OAK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67 AT PAGES 15-36, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100 FOOT RIGHT-OF-WAY, WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.61°46'58"E. ALONG SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 1,824.67 FEET; THENCE RUN N.28°13'02"W., FOR A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE CONTINUE N.28°13'02"W., FOR A DISTANCE OF 5.00 FEET; THENCE RUN N.03°03'57"W., FOR A DISTANCE OF 280.35 FEET TO THE POINT OF TERMINATION; CONTAINING 4,280.639 SQUARE FEET, MORE OR LESS.

NOTES:
 THE SIDELINES OF THE HEREIN DESCRIBED CENTERLINE ARE TO BE LENGTHENED OR SHORTENED TO A LINE WHICH RUNS PERPENDICULAR TO THE POINT OF BEGINNING AND TO A ARC WHOSE RADIUS BEARS N.03°03'57"W., FOR A DISTANCE OF 332.50 FEET FROM THE POINT OF TERMINATION.

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

BEARINGS SHOWN HEREON REFER TO THE NORTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD AS BEING N.61°46'58"E.

HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

LEGEND
 POC POINT OF COMMENCEMENT
 POB POINT OF BEGINNING
 POT POINT OF TERMINATION

SEC-TWN-RGE: 30-46-28	
DRAWN BY: AM	DATE 11/03
CHECKED BY: JLR	DRAWING NO. 8-4459



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

NOT VALID WITHOUT
 THE SIGNATURE AND
 THE ORIGINAL RANDED
 SEAL OF A FLORIDA
 LICENSED SURVEYOR
 AND BUFFER.

* NOT A SURVEY * BY *Jerry L. Ruffelmacher*

P.S.M. #6130
 STATE OF FLORIDA

SKETCH AND LEGAL DESCRIPTION

PROJECT NO. 99.132
REFERENCE NO. UES

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SEC-TMM-R02	30-46-26
DRAWN BY:	AM
DATE:	11/03
DRAWING NO.:	B-4480
CHECKED BY:	ALR



950 Encore Way
Naples, FL 34110
Phone: (941) 254-2000
Florida Certificate of
Authorization No. 1772
NOT WILD WOOD
THE GENERAL BASED
STATE OF FLORIDA
LICENSED SURVEYOR
AND MAPPER.

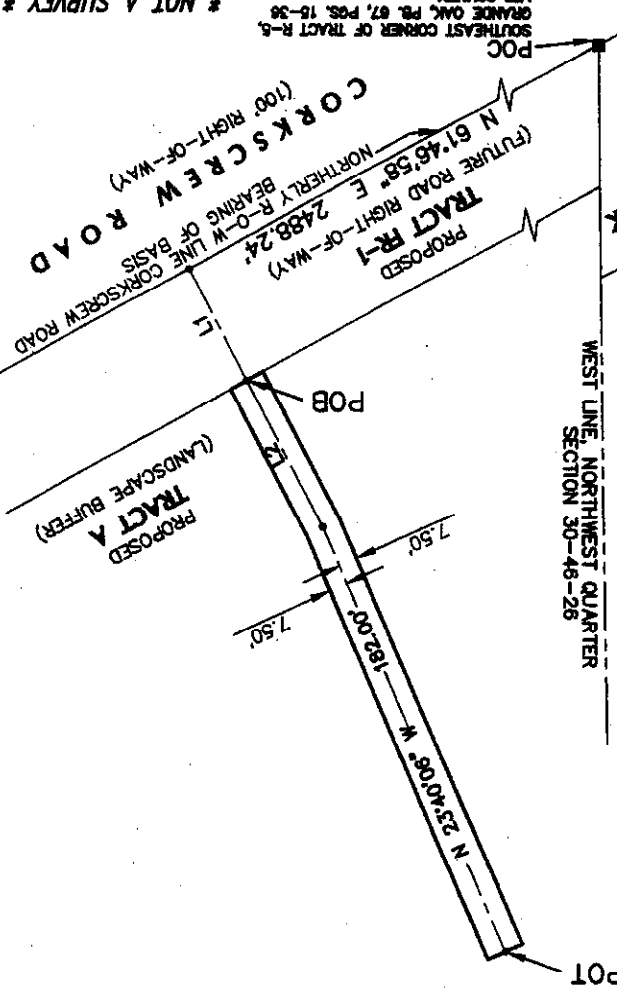
SKETCH AND LEGAL DESCRIPTION

REFERENCE NO.
99.132
PROJECT NO.
STATE OF FLORIDA
P.S.M. #6130

LEGEND
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
POI POINT OF TERMINATION

NOTES:
THE SIDELINES OF THE HEREIN DESCRIBED CENTERLINE ARE TO BE LENGTHENED OR SHORTENED TO A LINE WHICH RUNS PERPENDICULAR TO THE POINT OF BEGINNING AND TO A LINE WHICH RUNS PERPENDICULAR TO THE POINT OF TERMINATION. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
BEARINGS SHOWN HEREON REFER TO THE NORTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD AS BEING N.61°46'58"E. HOLE MONTES, INC. CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

LEGAL DESCRIPTION:
A 15.00 FOOT WIDE STRIP OF LAND LOCATED IN A PORTION OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCE AT THE SOUTHEAST CORNER OF TRACT R-5, GRANDE OAK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87 AT PAGES 15-36, OF THE PUBLIC RECORD OF LEE COUNTY, FLORIDA, THE SAME BEING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100 FOOT RIGHT-OF-WAY, WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.61°46'58"E, ALONG SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 2,488.24 FEET; THENCE RUN N.28°13'02"W, FOR A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE CONTINUE N.28°13'02"W, FOR A DISTANCE OF 65.61 FEET; THENCE RUN N.23°40'06"W, FOR A DISTANCE OF 182.00 FEET TO THE POINT OF TERMINATION; CONTAINING 3,714.18 SQUARE FEET, MORE OR LESS.



LINE	DIRECTION	DISTANCE
L1	N 28°13'02" W	50.00'
L2	N 23°40'06" W	65.61'

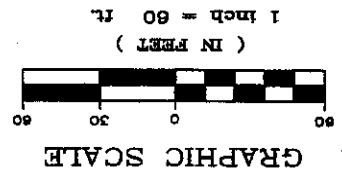


Exhibit "B"

This Instrument Prepared by:
COUNTY LANDS DIVISION
P.O. Box 398
Fort Myers, FL 33902-0398

Page 1 of 6

Parcels: 101 A, B, C, D - Drainage Easements
Project: Corkscrew Road, No. 4723

Strap No.: 25-46-25-16-000R1.0000
30-46-26-07-0000A.0000

THIS SPACE FOR RECORDING

PERPETUAL STORMWATER DRAINAGE EASEMENT

This easement grant is made between FLORIDA DEVELOPMENT PARTNERS, L.C., a Florida limited liability company, "Owner", whose address is 4501 Tamiami Trail North, Suite 300, Naples, Florida 34103 (Grantor) and LEE COUNTY, a political subdivision of the State of Florida, whose address is P.O. Box 398, Fort Myers, Florida 33902-0398 (Grantee) as follows:

1. In consideration of the sum of one dollar and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor grants to Grantee, its successors and assigns, a drainage easement in, under and across that portion of Grantor's property legally described in Exhibit "A".
2. Grantee has the right and authority to construct and maintain stormwater drainage facilities, including the installation of pipe, within the easement area in accordance with appropriate permits issued for construction and maintenance.
3. Grantee also has the right and authority to remove or trim any roots, trees or other vegetation or structures, including fencing, within the easement area in order to properly install and/or maintain stormwater drainage facilities.
4. Grantor may use the easement area for landscaping (except trees), walkway, drainage or similar uses, provided no structures, such as sheds, carports, garages or other buildings, are constructed within the easement area.
5. Title to any drainage facilities constructed or funded by the Grantee in the easement area will remain in the Grantee, its successors or assigns.
6. Grantor warrants that subject to any existing public roadway or utility easements, Grantor is in lawful possession of the subject property free and clear of all liens and encumbrances, except those recorded in the public records, and has the right and power to convey this easement.

7. This easement runs with the land and is binding on Grantor and Grantor's successors and assigns.

Dated: _____, 20__

TWO SEPARATE WITNESSES:

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

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

1st Witness Signature

BY: _____
Brian K. Stock, Its Managing Member

Printed name of 1st Witness

2nd Witness Signature

Printed name of 2nd Witness

STATE OF

COUNTY OF

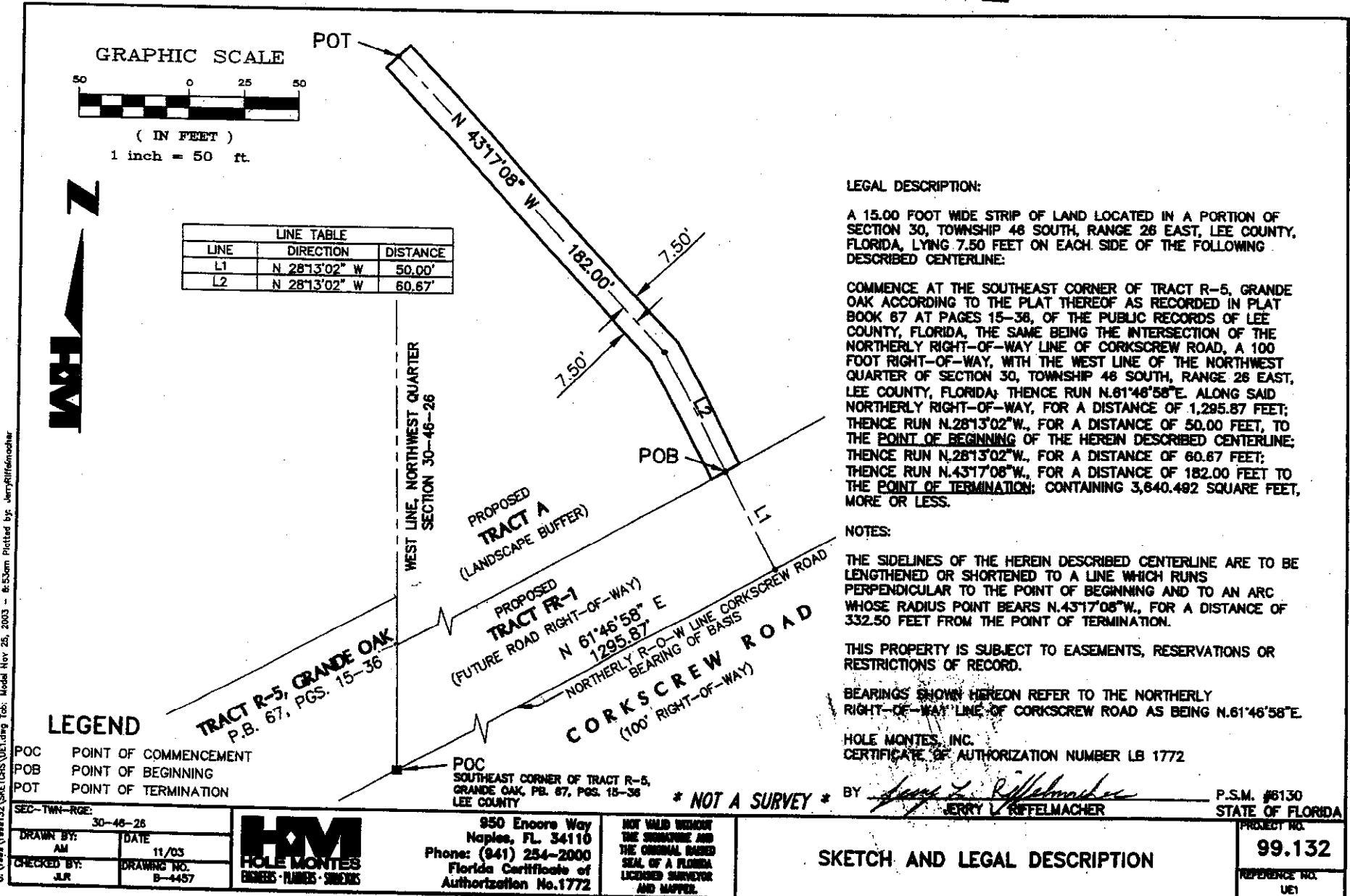
The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by Brian K. Stock, the Managing Member of Stock Development, L.L.C., a Florida limited liability company, the Managing Member of Florida Development Partners, L.C., a Florida limited liability company, on behalf of the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

(type of identification)

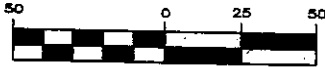
(SEAL)

(Signature of Notary Public)

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



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 28°13'02" W	50.00'
L2	N 28°13'02" W	60.67'

LEGAL DESCRIPTION:

A 15.00 FOOT WIDE STRIP OF LAND LOCATED IN A PORTION OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT R-5, GRANDE OAK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67 AT PAGES 15-36, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100 FOOT RIGHT-OF-WAY, WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.61°46'58"E. ALONG SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 1,295.87 FEET; THENCE RUN N.28°13'02"W., FOR A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE RUN N.28°13'02"W., FOR A DISTANCE OF 60.67 FEET; THENCE RUN N.43°17'08"W., FOR A DISTANCE OF 182.00 FEET TO THE POINT OF TERMINATION; CONTAINING 3,640.492 SQUARE FEET, MORE OR LESS.

NOTES:

THE SIDELINES OF THE HEREIN DESCRIBED CENTERLINE ARE TO BE LENGTHENED OR SHORTENED TO A LINE WHICH RUNS PERPENDICULAR TO THE POINT OF BEGINNING AND TO AN ARC WHOSE RADIUS POINT BEARS N.43°17'08"W., FOR A DISTANCE OF 332.50 FEET FROM THE POINT OF TERMINATION.

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

BEARINGS SHOWN HEREON REFER TO THE NORTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD AS BEING N.61°46'58"E.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

* NOT A SURVEY *

BY *Jerry Riffelmacher*
JERRY RIFFELMACHER

P.S.M. #6130
STATE OF FLORIDA

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
POT POINT OF TERMINATION

SEC-TWN-RGE: 30-46-26	
DRAWN BY: AM	DATE 11/03
CHECKED BY: JLR	DRAWING NO. B-4457



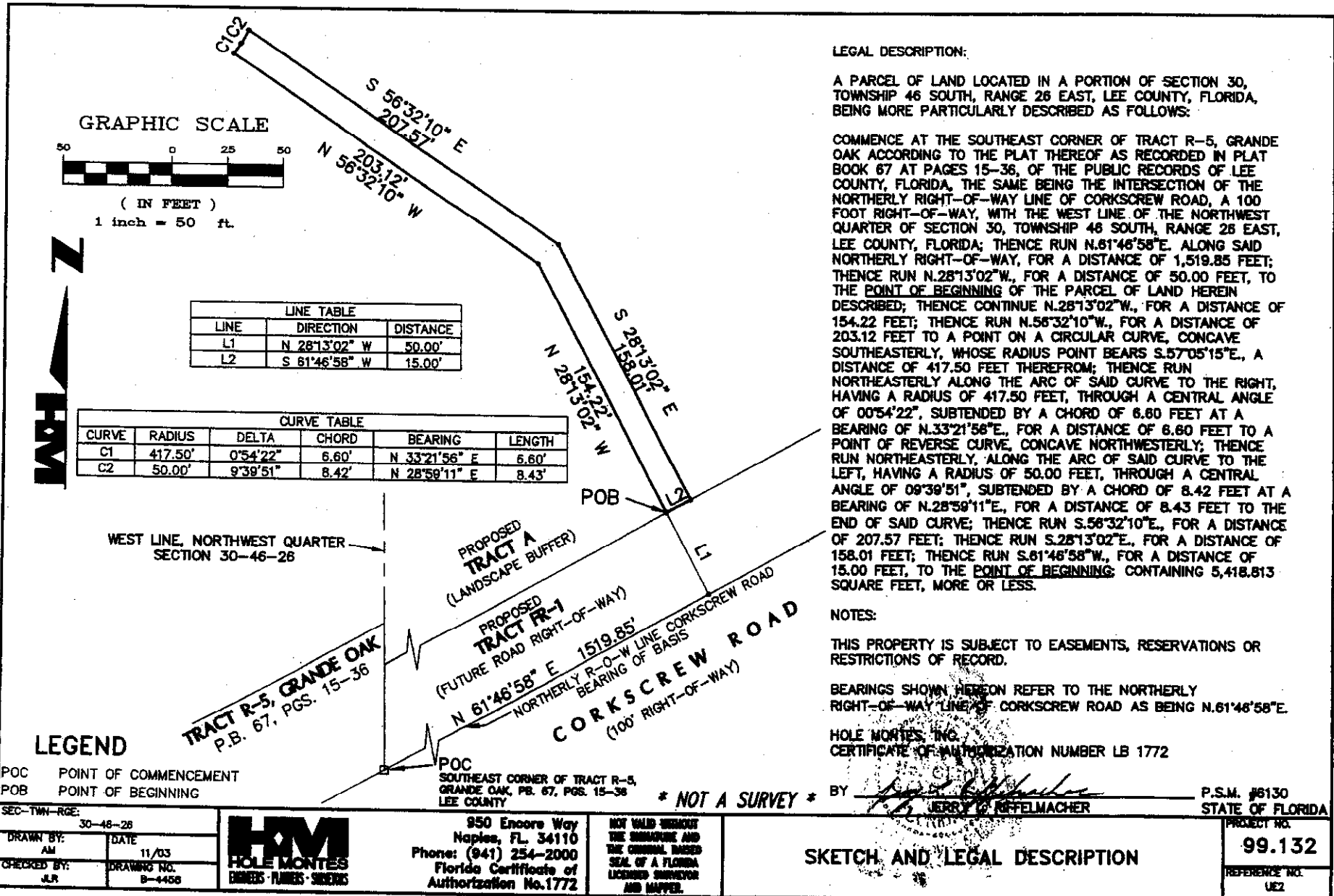
950 Enoree Way
Naples, FL 34110
Phone: (841) 254-2000
Florida Certificate of
Authorization No.1772

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

SKETCH AND LEGAL DESCRIPTION

PROJECT NO. 99.132
REFERENCE NO. UE1

U:\1999\1999132\SKETCHES\UE1.dwg Tab: Model Nov 26, 2003 - 8:53am Plotted by: Jerry Riffelmacher



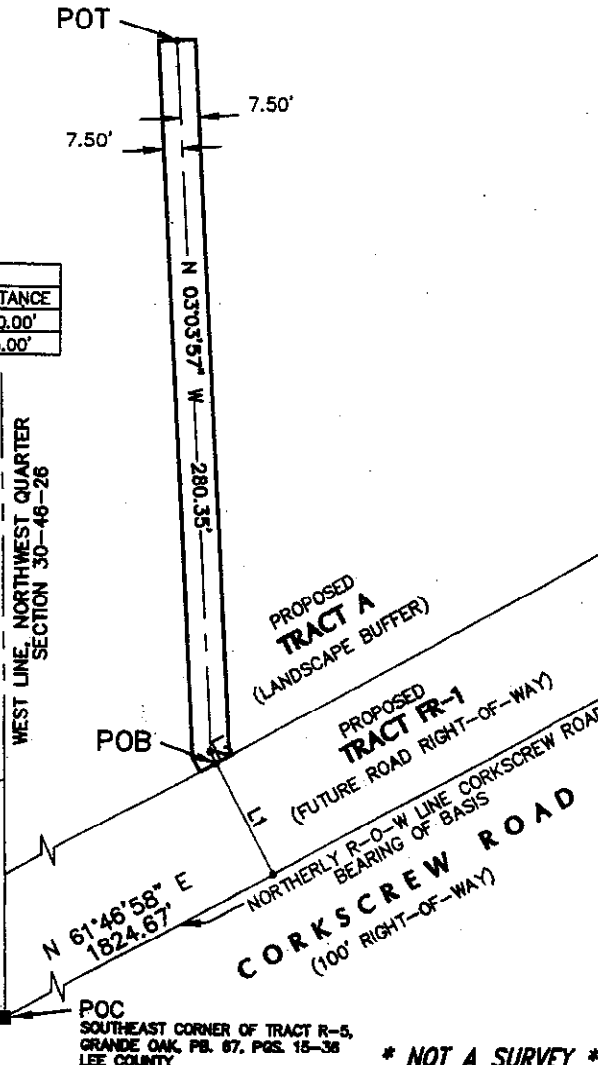
U:\1999\1999132\SKETCH\UF2.dwg Tbl: Model Nov 25, 2003 - B:Blom Plotted by: Jerry R. Keffelmacher

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N. 28°13'02" W	50.00'
L2	N. 28°13'02" W	5.00'



LEGAL DESCRIPTION:

A 15.00 FOOT WIDE STRIP OF LAND LOCATED IN A PORTION OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 28 EAST, LEE COUNTY, FLORIDA, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT R-5, GRANDE OAK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67 AT PAGES 15-36, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100 FOOT RIGHT-OF-WAY, WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 28 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.61°46'58"E. ALONG SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 1,824.67 FEET; THENCE RUN N.28°13'02"W, FOR A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE CONTINUE N.28°13'02"W, FOR A DISTANCE OF 5.00 FEET; THENCE RUN N.03°03'57"W, FOR A DISTANCE OF 280.35 FEET TO THE POINT OF TERMINATION; CONTAINING 4,280.639 SQUARE FEET, MORE OR LESS.

NOTES:

THE SIDELINES OF THE HEREIN DESCRIBED CENTERLINE ARE TO BE LENGTHENED OR SHORTENED TO A LINE WHICH RUNS PERPENDICULAR TO THE POINT OF BEGINNING AND TO A ARC WHOSE RADIUS BEARS N.03°03'57"W, FOR A DISTANCE OF 332.50 FEET FROM THE POINT OF TERMINATION.

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

BEARINGS SHOWN HEREON REFER TO THE NORTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD AS BEING N.61°46'58"E.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY *Jerry L. Riffelmacher* P.S.M. #8130
JERRY L. RIFFELMACHER STATE OF FLORIDA

LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- POT POINT OF TERMINATION

SEC-TWN-RGE: 30-48-28	
DRAWN BY: AM	DATE 11/03
CHECKED BY: JLR	DRAWING NO. B-4459



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

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

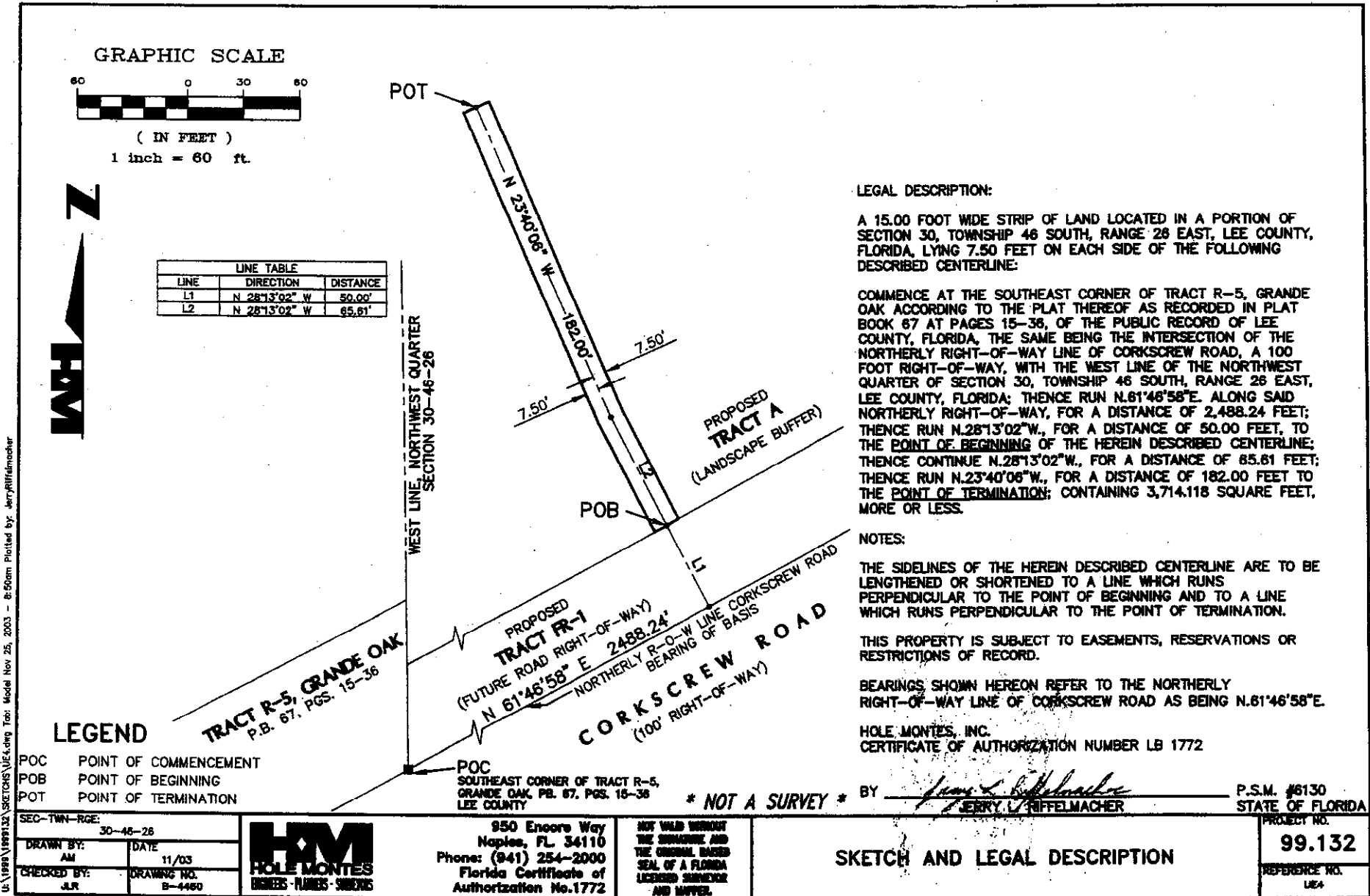
SKETCH AND LEGAL DESCRIPTION

PROJECT NO. 99.132
REFERENCE NO. UES

U:\1999\1999132\SKETCHES\UES.dwg Tab: Model Nov 25, 2003 - 8:48am Plotted by: Jerry Riffelmacher

* NOT A SURVEY *

EASEMENT
Exhibit "A"



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 28°13'02" W	50.00'
L2	N 28°13'02" W	65.61'

LEGAL DESCRIPTION:

A 15.00 FOOT WIDE STRIP OF LAND LOCATED IN A PORTION OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT R-5, GRANDE OAK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67 AT PAGES 15-36, OF THE PUBLIC RECORD OF LEE COUNTY, FLORIDA, THE SAME BEING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100 FOOT RIGHT-OF-WAY, WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.61°46'58"E. ALONG SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 2,488.24 FEET; THENCE RUN N.28°13'02"W, FOR A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE CONTINUE N.28°13'02"W, FOR A DISTANCE OF 65.61 FEET; THENCE RUN N.23°40'06"W, FOR A DISTANCE OF 182.00 FEET TO THE POINT OF TERMINATION; CONTAINING 3,714.118 SQUARE FEET, MORE OR LESS.

NOTES:

THE SIDELINES OF THE HEREIN DESCRIBED CENTERLINE ARE TO BE LENGTHENED OR SHORTENED TO A LINE WHICH RUNS PERPENDICULAR TO THE POINT OF BEGINNING AND TO A LINE WHICH RUNS PERPENDICULAR TO THE POINT OF TERMINATION.

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

BEARINGS SHOWN HEREON REFER TO THE NORTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD AS BEING N.61°46'58"E.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

* NOT A SURVEY * BY *Jerry L. Riffelmacher*
JERRY L. RIFFELMACHER

P.S.M. #6130
STATE OF FLORIDA

LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- POT POINT OF TERMINATION

SEC-TWN-RGE: 30-46-26	
DRAWN BY: AM	DATE 11/03
CHECKED BY: JLR	DRAWING NO. B-4460



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

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

SKETCH AND LEGAL DESCRIPTION

PROJECT NO. 99.132
REFERENCE NO. LIE4

U:\9909\99132\SKETCHES\UE4.dwg Tab: Model Nov 25, 2003 - 8:50am Plotted by: Jerry Riffelmacher

Parcels: Pond Easement
Project: Corkscrew Road, CRSA 4723
STRAP Nos.: 25-46-25-16-000R1.0000
30-46-26-07-0000A.0000

EASEMENT PURCHASE AGREEMENT

This Agreement made and entered into this ____ day of _____, 20 ____, by and between **FLORIDA DEVELOPMENT PARTNERS, L.C., a Florida limited liability company**, whose address is 4501 Tamiami Trail North, Suite 300, Naples, Florida 34103, hereinafter referred to as Owner, and **LEE COUNTY, a political subdivision of the State of Florida**, for the use and benefit of said County, hereinafter referred to as Purchaser.

Whereas, Purchaser requires a perpetual, nonexclusive drainage easement located and described as: "ALL OF TRACT L, GRANDE OAK EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77 AT PAGES 26 THROUGH 38 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA", for the construction and maintenance of stormwater drainage facilities and retention.

- a) Owner will grant said easement to Purchaser for the sum of \$16,000; Purchaser to pay recording costs, documentary stamps and title insurance.
- b) Owner agrees that said easement will be granted to Purchaser by execution of a perpetual easement in form and substance as provided by Purchaser, as described in attached Exhibit "A".
- d) Owner will receive the amount agreed upon in item (a) of this agreement as a credit toward assessments of the Corkscrew Road Service Area MSBU within 60 days of the execution and acceptance of this Easement Purchase Agreement and the Perpetual Easement instrument by Purchaser.
- e) Owner agrees that Purchaser, its successors and assigns will be allowed to use said perpetual easement area as specified in the Perpetual Easement instrument.
- g) Purchaser agrees to conduct any maintenance activities within the easement area in a timely manner.


(The remainder of this page intentionally left blank).

IN WITNESS WHEREOF, the parties have caused these presents to be executed in their respective names on the date first above written.

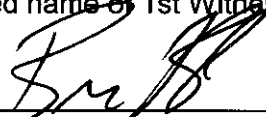
**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

Dated: December 6, 2004

TWO SEPARATE WITNESSES:


1st Witness Signature

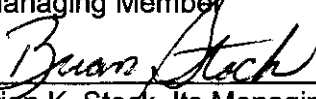
Tom Masters
Printed name of 1st Witness


2nd Witness Signature

Brad J Black
Printed name of 2nd Witness

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

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

BY: 
Brian K. Stock, Its Managing Member

ATTEST:

CHARLIE GREEN, CLERK

By: _____
Deputy Clerk

LEE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

By: _____
Chairman or Vice-Chairman

APPROVED AS TO LEGAL FORM

Office of County Attorney

THIS INSTRUMENT PREPARED BY:

Lee County Division of County Lands
Post Office Box 398
Fort Myers, Florida 33902

Strap Nos.: 25-46-25-16-000R1.0000
30-46-26-07-0000A.0000

PERPETUAL DRAINAGE EASEMENT

This indenture is made this ___ day of _____, 2004 between FLORIDA DEVELOPMENT PARTNERS, L.C., a Florida limited liability company, whose address is 4501 Tamiami Trail North, Suite 300, Naples, Florida 34103 (Grantor), and LEE COUNTY, a political subdivision of the State of Florida, Post Office Box 398, Fort Myers, Florida, 33902 (Grantee), as follows:

For good and valuable consideration, receipt of which is hereby acknowledged, Grantor grants to Grantee, its successors and assigns, a perpetual drainage easement over that portion of the surface water management system on Grantor's property identified in South Florida Water Management District General Permit and Stormwater Discharge Certification No. 36-01871-S-07, and more particularly described as:

ALL OF TRACT L, GRANDE OAK EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77 AT PAGES 26 THROUGH 38 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

This easement includes the right to use the water management system to store water quality volumes in accordance with the South Florida Water Management District Permit Application #031224-12 and subsequent permit requirements applicable to the improvements associated with the Corkscrew Road Widening, East of Ben Hill Griffin Parkway, Lee County Project 4723. Grantee has the right and authority to maintain the water management system within the easement area, including the right to enter upon Grantor's lands, in the event the Grantor fails to properly maintain the system so that it will continuously accommodate the off-site water volume storage required by the Corkscrew Road Widening, East of Ben Hill Griffin Parkway, Lee County Project 4723. However, primary maintenance responsibility rests with Grantor.

Grantor warrants that subject to existing easements, if any, for public highways, roads, railroads, laterals, ditches, pipelines and electrical transmission and/or distribution lines and telephone and cable television lines covering the land described above, Grantor is lawfully possessed of the land and has good and lawful right and power to convey, and that the property is free and clear of all liens and encumbrances except as recorded in the public records.

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

Dated: _____, 2004

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

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

1st Witness Signature

BY: _____
Brian K. Stock, Its Managing Member

Printed Name of 1st Witness

2nd Witness Signature

Printed Name of 2nd Witness

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2004 by Brian K. Stock, the Managing Member of Stock Development, L.L.C., a Florida limited liability company, Managing Member of Florida Development Partners, L.C., a Florida limited liability company, on behalf of the company. He is personally known to me or has produced the following identification: _____.

Notary Signature

Printed Name

LEE COUNTY BOARD OF
COUNTY COMMISSIONERS

ATTEST:
CHARLIE GREEN, CLERK

By: _____
Deputy Clerk

By: _____
Chairman or Vice Chairman

APPROVED AS TO FORM

By: _____
County Attorney's Office

Value Justification Report

Parcel Nos. 101A, B, C, D & Pond Site

Corkscrew Road CRSA
Project No. 4723

The Division of County Lands has negotiated two proposed easement purchase agreements in the amounts of \$16,000 (Pond Site) and \$6,000 (Four Pipe Easements), for the total acquisition of five drainage easements for the Corkscrew Road widening project. The easements are being acquired from Florida Development Partners, L.C., a Florida limited liability company.

The negotiated purchase price of the Pond Site easement is based upon a value of \$117,000/acre for the approximate increase of .133 acre to the owner's existing pond. (Excerpts from the County's appraisal of the parent tract, utilized on a previous parcel, is attached and substantiates the unit price of \$117,000).

The negotiated purchase price for the four Pipe Easements (\$1,500/easement) is based on a nominal property value and administrative costs incurred by the owner to complete the conveyance.



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

APPRAISERS - CONSULTANTS

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

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

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

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

ASSOCIATE APPRAISERS

William E. McInnis
State-Certified General Appraiser
Certification 0002232

Timothy D. Rieckhoff
State-Certified General Appraiser
Certification 0002261

Andrea Terregrossa
Registered Trainee Appraiser
RI10787

6 February 2004

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

Attention: Mr. J. Keith Gomez
Property Acquisitions Agent

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

Dear Mr. Gomez:

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

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

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

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

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

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

Respectfully submitted,



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



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

DESCRIPTION OF TAKE:

Lee County proposes to acquire the southerly 50' of the subject property along Corkscrew Road. Additionally, a slope easement area of 6,046 square feet will be acquired. The purpose of these acquisitions is to make certain roadway improvements to Corkscrew Road. There are presumed to be no major site improvements within the take areas. Again, this appraisal assumes that any utility disconnections, landscaping, berming, etc. affected (if any) will be restored at the county's expense.

VALUE OF PART TAKEN:

The acquisition consists of two fee takings identified as Parcels 100 and 101. Parcel 100 consists of 2.86 acres. Parcel 101 consists of 5.31 acres of which 5.043 acres is unencumbered and 0.2697 acre is within the existing FPL easement. The appraiser has on file retained sales which indicate a retained value for utility easements at 33%. A large portion of these rights have already been acquired. Lee County will now acquire the balance of these retained rights. The fee taking and slope easement will be valued at \$117,000 per acre. The slope easement will have a contributory value of 25% as there are still rights retained by the owner. The value of the takings can now be shown as follows:

Parcel 100 - 2.86 Acres @ \$117,000 Per Acre =	\$334,620
Parcel 101 (Unencumbered) - 5.0403 Acres @ \$117,000 Per Acre =	\$589,715
Parcel 101 (Encumbered - FPL) - 0.2697 Acre @ \$117,000 Per Acre x 33% =	\$ 10,413
Parcel 101-SE - 0.1388 Acre @ \$117,000 Per Acre x 25% =	<u>\$ 4,060</u>
Total for All Acquisitions	\$938,808

REMAINDER VALUE AS PART OF WHOLE:

The remainder value as a part of the whole is simply the difference between the before take value

After Take Analysis

and the part being acquired. In this case, the remainder value as a part of the whole, is \$13,158,019.

REMAINDER TRACT VALUE AFTER TAKE:

The remainder tract, after the take, is considered to have the same value per acre as before the take. The remainder tract will continue to have the same utility. The highest and best use remains for large scale residential development. This appraisal also assumes that there are no substantial grade changes and that Lee County will reinstall, reconnect, alter, or otherwise reconstruct any lost improvements, utility connections, etc. as a result of the take, if applicable. No quantification of any items in take (if any) was made available to the appraiser and no cost-to-cures are reflected as it is presumed that there are no required cures. The remainder tract therefore continues to have a similar value of \$117,000 per acre. The remainder tract after the take is \$13,158,019.



SEVERANCE DAMAGES:

No severance damages are shown as the remainder value as a part of the whole is the same as the remainder value after the take. Therefore, no severance damages are present.

AMOUNT DUE OWNER:

The amount due owner is, in this case, simply the value of the part taken or \$938,808.



November 1, 2004

Ms. Jessica White
Project Manager
Lee County Department of Transportation
1500 Monroe Street
Fort Myers, FL 33902

RE: Corkscrew Road/Grande Oak East Water Management Facilities
HM Project No. 1999.132E

Dear Ms. White:

The purpose of this letter is to certify the following:

1. The additional and larger size storm piping and the control structures to accommodate stormwater runoff from Corkscrew Road Drainage Basin 2 were constructed in substantial compliance with the plans for the Lee County Corkscrew Road project.
2. The difference in cost for the developer to construct the facilities required for the Grande Oak East development and the upgraded facilities to accommodate the flow from Corkscrew Road Drainage Basin 2, based on actual contractor prices, is \$37,760.48, as summarized on the attached spreadsheet.

If you have any questions in this regard, please contact me.

Very truly yours,

HOLE MONTES, INC.

Thomas W. McLean, P.E.
FL PE No. 48890

TWM/jj

Enclosure

Corkscrew Road (CR 850) East of Ben Hill Griffin Parkway

Lee County Project 440

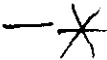
Additional Construction Cost for Grande Oak East Piping

To Provide Combined Stormwater Management Offsite at Grande Oak East for Drainage Basin 2

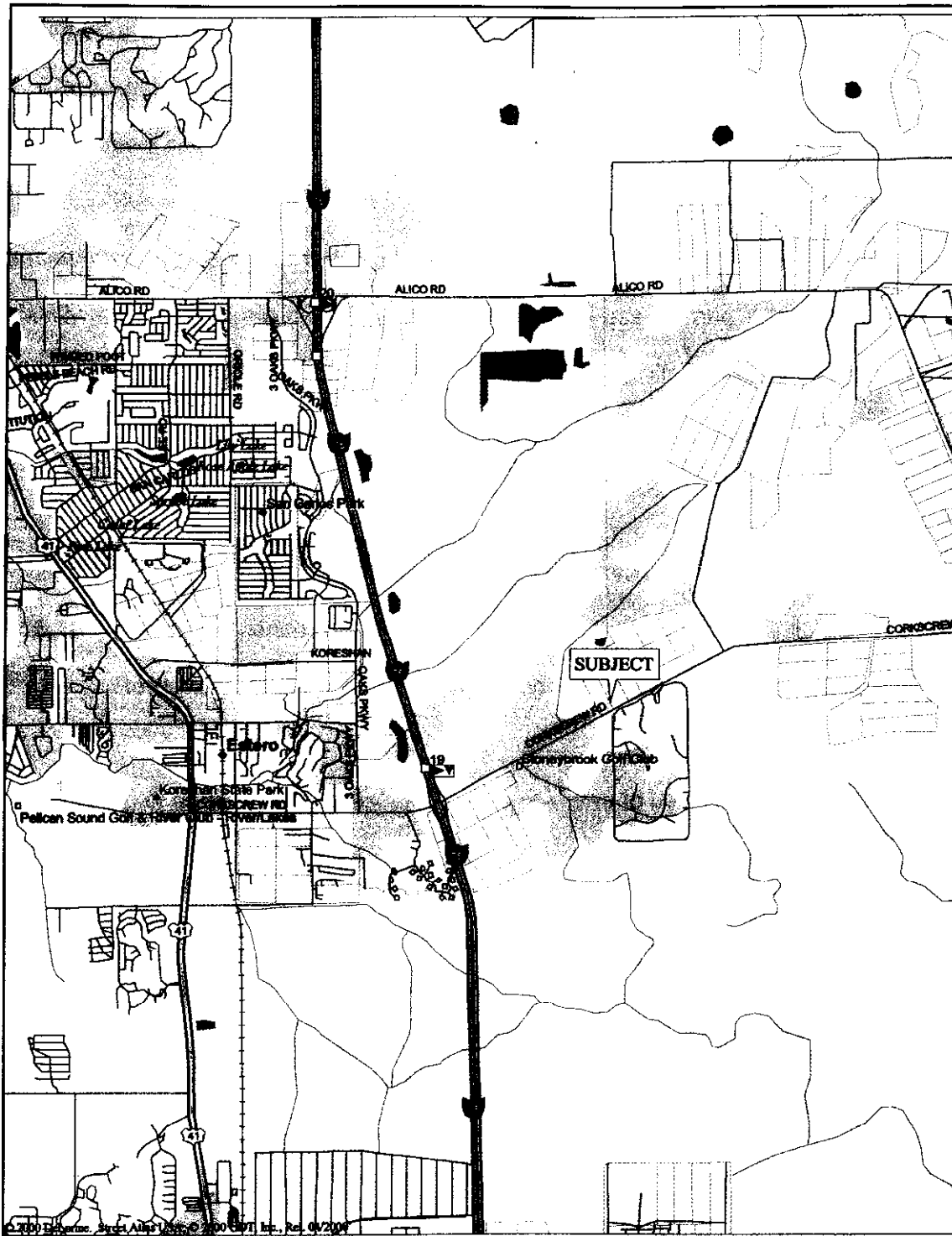
Prepared for Lee County Department of Transportation

BASED ON TABULATED BIDS

Easement Location [Approximate Corkscrew Road Stationing]	Pipe Segment	From	To	Current GOE Size [inches]	Current GOE Length [feet]	Low Bidder Unit Price [\$/lf]	Current GOE Amount	Upgraded LCDOT Size [inches]	Upgraded LCDOT Length [feet]	Low Bidder Unit Price [\$/lf]	Upgraded LCDOT Amount	Net LCDOT Cost
STA 700+50 TO 701+50	1 S-228B	S-228C		--			\$ -	48	71	\$ 79.18	\$ 5,621.78	\$ 5,621.78
	2 S-228C	Outfall		24	23	\$ 30.84	\$ 709.32	48	23	\$ 79.18	\$ 1,821.14	\$ 1,111.82
	3 S-228C	Outfall		30	203	\$ 38.45	\$ 7,805.35	48	203	\$ 79.18	\$ 16,073.54	\$ 8,268.19
STA 706+00 TO 708+00	4 S-230B	S-230C		--			\$ -	48	0	\$ 79.18	\$ -	\$ -
	5 S-230C	Outfall		24	23	\$ 30.84	\$ 709.32	48	23	\$ 79.18	\$ 1,821.14	\$ 1,111.82
	6 S-230C	Outfall		30	203	\$ 38.45	\$ 7,805.35	48	203	\$ 79.18	\$ 16,073.54	\$ 8,268.19
STA 713+00 TO 713+50	7 S-234B	S-234C		--			\$ -	48	48	\$ 79.18	\$ 3,800.64	\$ 3,800.64
	8 S-234C	Outfall		18	23	\$ 22.23	\$ 511.29	48	23	\$ 79.18	\$ 1,821.14	\$ 1,309.85
	9 S-234C	Outfall		24	203	\$ 38.45	\$ 7,805.35	48	203	\$ 79.18	\$ 16,073.54	\$ 8,268.19
Total							\$ 25,345.98				\$ 63,106.46	\$ 37,760.48



MARKET AREA MAP:



STRAP Nos.: 25-46-25-16-000R1.0000
30-46-26-00-00001.1000
Project: Corkscrew Road CRSA/4723

AFFIDAVIT OF INTEREST IN REAL PROPERTY

THIS AFFIDAVIT OF INTEREST IN REAL PROPERTY is made and entered this 6th day of December, 2004 for the sole purpose of compliance with Section 286.23 of the Florida Statutes.

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

The Name and Address of the Grantor is:

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

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

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

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

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

FURTHER AFFIANT SAYETH NAUGHT.

Signed, sealed and delivered
in our presences:

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

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

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

Tom Mast
Witness Signature

Tom Mast
Printed Name

Brian J. Black
Witness Signature

Brian J. Black
Printed Name

Affidavit of Interest in Real Property
Parcel: Drainage Easements
STRAP: 25-46-25-16-000R1.0000
30-46-26-00-00001.1000
Project: Corkscrew Road CRSA/4723

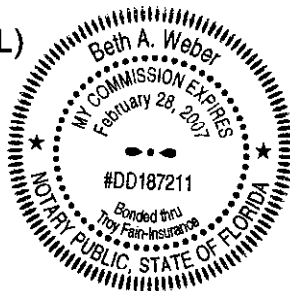
STATE OF Florida
COUNTY OF Collier

SWORN TO AND SUBSCRIBED before me this 7th day of Dec, 2004 by Brian K.
Stock, the Managing Member of Stock Development, L.L.C., a Florida limited liability company,
the Managing Member of Florida Development Partners, L.C., a Florida limited liability
company, on behalf of the company. He is personally known to me or has produced N/A

_____ as identification
(type of identification)

Beth A. Weber
(Notary Signature)

(SEAL)



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

POND EASEMENT - LEGAL DESCRIPTION

ALL OF TRACT L, GRANDE OAK EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 77 AT PAGES 26 THROUGH 38 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Exhibit "A"

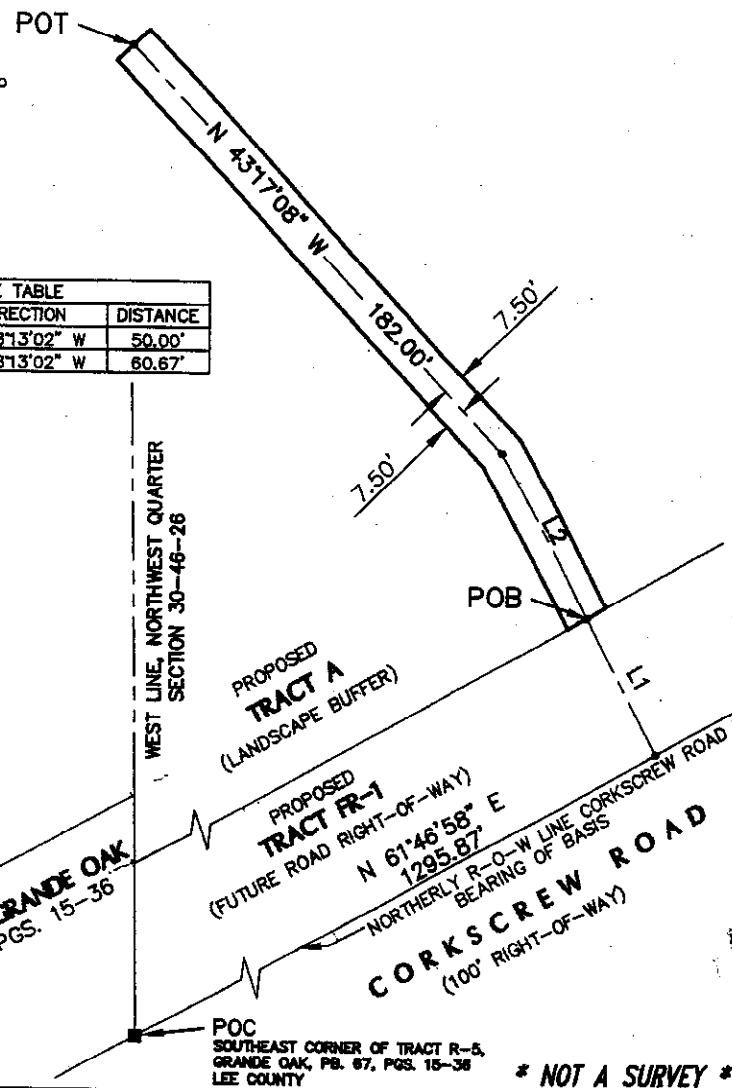
Page 1 of 5

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 28°13'02" W	50.00'
L2	N 28°13'02" W	60.67'



LEGAL DESCRIPTION:

A 15.00 FOOT WIDE STRIP OF LAND LOCATED IN A PORTION OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 28 EAST, LEE COUNTY, FLORIDA, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT R-5, GRANDE OAK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67 AT PAGES 15-36, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100 FOOT RIGHT-OF-WAY, WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 28 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.61°46'58"E. ALONG SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 1,295.87 FEET; THENCE RUN N.28°13'02"W, FOR A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE RUN N.28°13'02"W, FOR A DISTANCE OF 60.67 FEET; THENCE RUN N.43°17'08"W, FOR A DISTANCE OF 182.00 FEET TO THE POINT OF TERMINATION; CONTAINING 3,640.492 SQUARE FEET, MORE OR LESS.

NOTES:

THE SIDELINES OF THE HEREIN DESCRIBED CENTERLINE ARE TO BE LENGTHENED OR SHORTENED TO A LINE WHICH RUNS PERPENDICULAR TO THE POINT OF BEGINNING AND TO AN ARC WHOSE RADIUS POINT BEARS N.43°17'08"W, FOR A DISTANCE OF 332.50 FEET FROM THE POINT OF TERMINATION.

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

BEARINGS SHOWN HEREON REFER TO THE NORTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD AS BEING N.61°46'58"E.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

* NOT A SURVEY *

BY *Jerry L. Riffelmacher*
JERRY L. RIFFELMACHER

P.S.M. #6130
STATE OF FLORIDA

LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- POT POINT OF TERMINATION

SEC-TWN-RGE: 30-46-26	
DRAWN BY: AM	DATE 11/03
CHECKED BY: JLR	DRAWING NO. B-4457



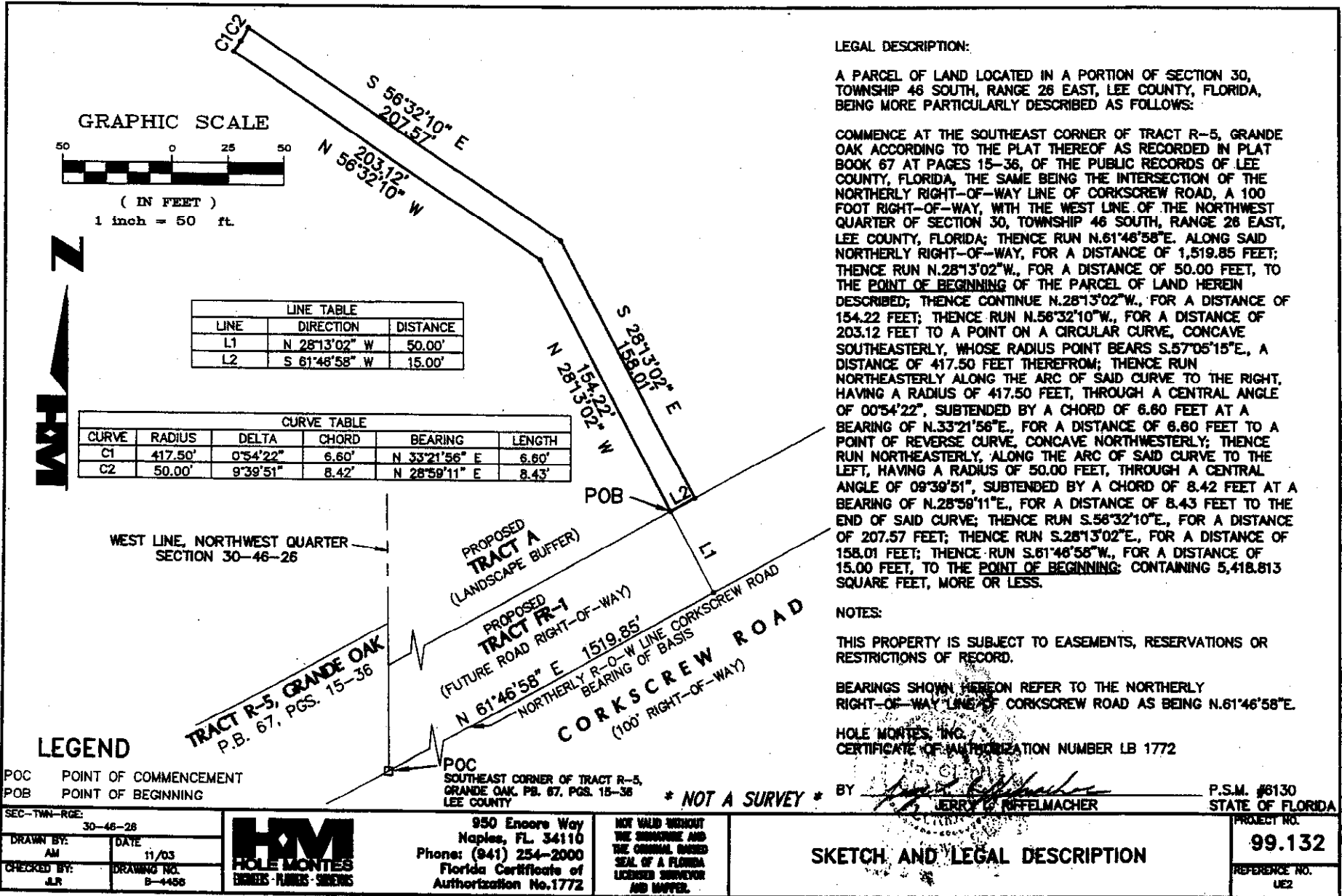
950 Encore Way
Naples, FL 34110
Phone: (941) 254-2000
Florida Certificate of
Authorization No.1772

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

SKETCH AND LEGAL DESCRIPTION

PROJECT NO. 99.132
REFERENCE NO. UE1

U:\1999\1999132\SURVEYS\UE1.dwg Tab: Modal Nov 26, 2003 - 8:53am Plotted by: Jerry Riffelmacher



LEGAL DESCRIPTION:

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

COMMENCE AT THE SOUTHEAST CORNER OF TRACT R-5, GRANDE OAK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67 AT PAGES 15-36, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100 FOOT RIGHT-OF-WAY, WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.61°46'58"E. ALONG SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 1,519.85 FEET; THENCE RUN N.28°13'02"W., FOR A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.28°13'02"W., FOR A DISTANCE OF 154.22 FEET; THENCE RUN N.56°32'10"W., FOR A DISTANCE OF 203.12 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS S.57°05'15"E., A DISTANCE OF 417.50 FEET THEREFROM; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 417.50 FEET, THROUGH A CENTRAL ANGLE OF 00°54'22", SUBTENDED BY A CHORD OF 6.60 FEET AT A BEARING OF N.33°21'56"E., FOR A DISTANCE OF 6.60 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 09°39'51", SUBTENDED BY A CHORD OF 8.42 FEET AT A BEARING OF N.28°59'11"E., FOR A DISTANCE OF 8.43 FEET TO THE END OF SAID CURVE; THENCE RUN S.56°32'10"E., FOR A DISTANCE OF 158.01 FEET; THENCE RUN S.61°46'58"W., FOR A DISTANCE OF 15.00 FEET, TO THE POINT OF BEGINNING; CONTAINING 5,418.813 SQUARE FEET, MORE OR LESS.

NOTES:

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
 BEARINGS SHOWN HEREON REFER TO THE NORTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD AS BEING N.61°46'58"E.
 HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

LEGEND

POC POINT OF COMMENCEMENT
 POB POINT OF BEGINNING

SEC-TWN-RGE: 30-46-26	
DRAWN BY: AM	DATE 11/03
CHECKED BY: JLR	DRAWING NO. B-4456



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

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

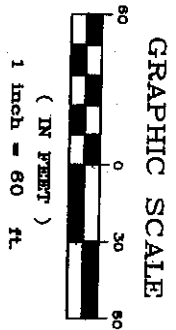
SKETCH AND LEGAL DESCRIPTION

P.S.M. #6130 STATE OF FLORIDA
PROJECT NO. 99.132
REFERENCE NO. UEZ

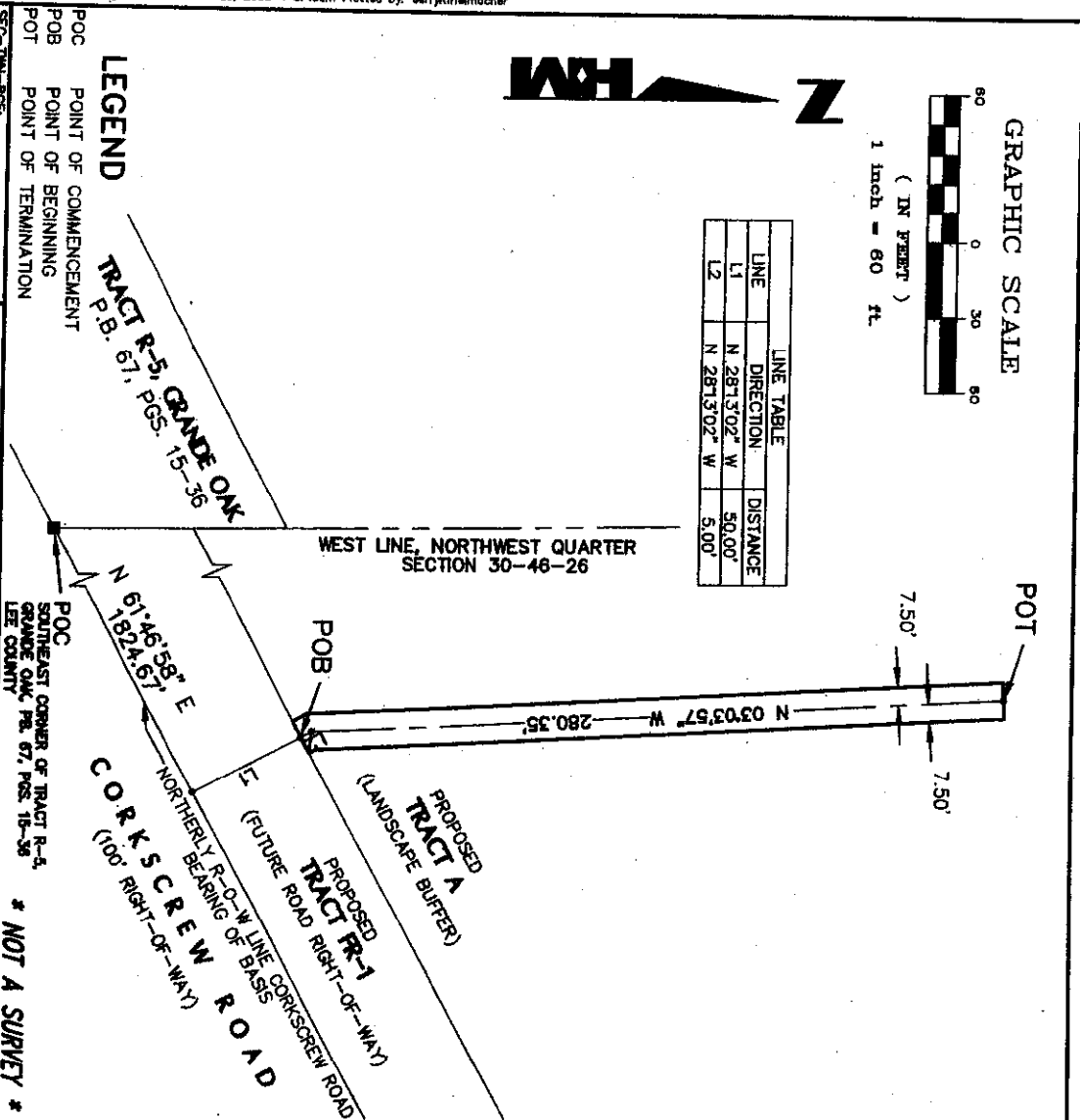
U:\1999\1999132\SKETCHS\UEZ.dwg Tab: Moral Nov 25, 2003 - 6:51am Plotted by: Jerry Riffelmacher

* NOT A SURVEY *

BY *[Signature]*
 JERRY R. RIFFELMACHER



LINE	DIRECTION	DISTANCE
L1	N 281°30'2" W	50.00'
L2	N 281°30'2" W	5.00'



DATE: 11/03
 DRAWING NO.: B-4469
 CHECKED BY: LR
 DRAWN BY: DATE: 11/03
 DRAWING NO.: B-4469

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

NOT A SURVEY

BY: *Jerry Riffelmaacher*
 JERRY RIFFELMAACHER
 STATE OF FLORIDA
 P.S.M. #6130
 PROJECT NO. 99.132
 REFERENCE NO. UE3

NOTES:
 THE SIDELINES OF THE HERIN DESCRIBED CENTERLINE ARE TO BE LENGTHENED OR SHORTENED TO A LINE WHICH RUNS PERPENDICULAR TO THE POINT OF BEGINNING AND TO A ARC WHOSE RADIUS BEARS N.03°03'57"W, FOR A DISTANCE OF 332.50 FEET FROM THE POINT OF TERMINATION.

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

BEARINGS SHOWN HEREON REFER TO THE NORTHERLY RIGHT-OF-WAY LINE OF CORRSREW ROAD AS BEING N.61°48'58"E.

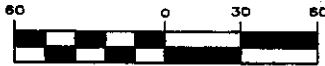
HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

LEGAL DESCRIPTION:
 A 15.00 FOOT WIDE STRIP OF LAND LOCATED IN A PORTION OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

LEGAL DESCRIPTION:
 COMMENCE AT THE SOUTHEAST CORNER OF TRACT R-5, GRANDE OAK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67 AT PAGES 15-36, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CORRSREW ROAD, A 100 FOOT RIGHT-OF-WAY, WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.61°48'58"E ALONG SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 1,824.67 FEET; THENCE RUN N.281°30'2"W, FOR A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING OF THE HERIN DESCRIBED CENTERLINE; THENCE CONTINUE N.281°30'2"W, FOR A DISTANCE OF 5.00 FEET; THENCE RUN N.03°03'57"W, FOR A DISTANCE OF 280.35 FEET TO THE POINT OF TERMINATION; CONTAINING 4,280.839 SQUARE FEET, MORE OR LESS.

SKETCH AND LEGAL DESCRIPTION

GRAPHIC SCALE

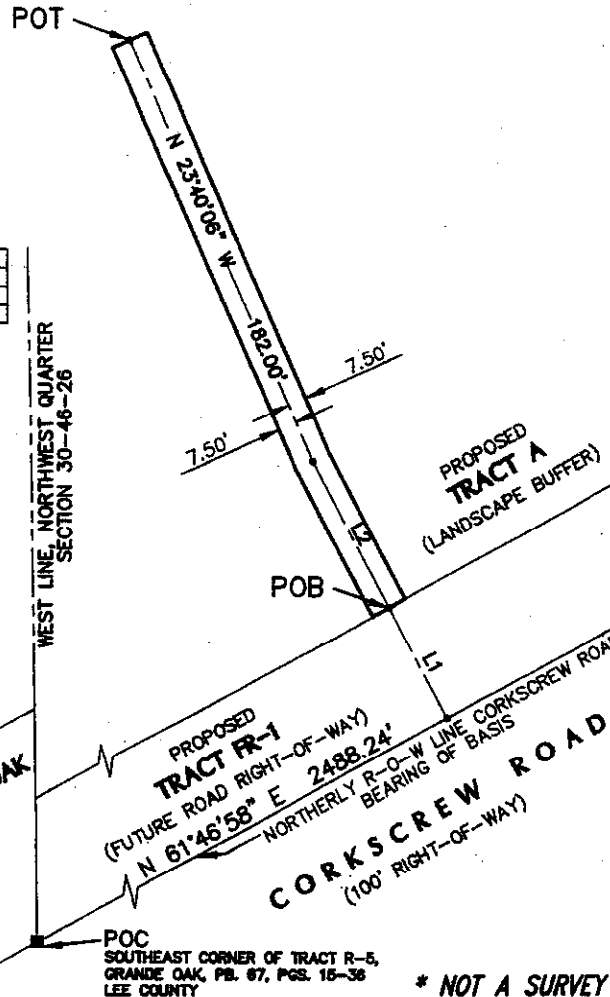


(IN FEET)

1 inch = 60 ft.



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 28°13'02" W	50.00'
L2	N 28°13'02" W	65.61'



LEGAL DESCRIPTION:

A 15.00 FOOT WIDE STRIP OF LAND LOCATED IN A PORTION OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT R-5, GRANDE OAK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67 AT PAGES 15-36, OF THE PUBLIC RECORD OF LEE COUNTY, FLORIDA, THE SAME BEING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100 FOOT RIGHT-OF-WAY, WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.61°46'58"E. ALONG SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 2,488.24 FEET; THENCE RUN N.28°13'02"W., FOR A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE CONTINUE N.28°13'02"W., FOR A DISTANCE OF 65.61 FEET; THENCE RUN N.23°40'06"W., FOR A DISTANCE OF 182.00 FEET TO THE POINT OF TERMINATION; CONTAINING 3,714.118 SQUARE FEET, MORE OR LESS.

NOTES:

THE SIDELINES OF THE HEREIN DESCRIBED CENTERLINE ARE TO BE LENGTHENED OR SHORTENED TO A LINE WHICH RUNS PERPENDICULAR TO THE POINT OF BEGINNING AND TO A LINE WHICH RUNS PERPENDICULAR TO THE POINT OF TERMINATION.

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

BEARINGS SHOWN HEREON REFER TO THE NORTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD AS BEING N.61°46'58"E.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- POT POINT OF TERMINATION

SEC-TWN-RGE: 30-46-26	
DRAWN BY: AM	DATE 11/03
CHECKED BY: JLR	DRAWING NO. B-4460



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

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LICENSED SURVEYOR
AND MAPPER.

* NOT A SURVEY *

BY *Jerry L. Ruffelmacher*
JERRY L. RUFFELMACHER

P.S.M. #6130
STATE OF FLORIDA

SKETCH AND LEGAL DESCRIPTION

PROJECT NO. 99.132
REFERENCE NO. UE4

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Division of County Lands

Updated In House Title Search
Search No. 21807/D
Date: October 21, 2003
Parcel: 101
Project: Corkscrew Road/Ben Hill
Griffin to East of Habitat, Project
#4723

To: J. Keith Gomez
Property Acquisition Agent

From: Kenneth Pitt 
Real Estate Title Examiner

STRAP: 30-46-25-00-00001.1000

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

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

Title to the subject property is vested in the following:

Florida Development Partners (a Florida Limited Liability Company)

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

Subject to:

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

Updated In House Title Search
Search No. 21807/D
Date: October 21, 2003
Parcel: 101
Project: Corkscrew Road/Ben Hill
Griffin to East of Habitat, Project
#4723

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

Updated In House Title Search
Search No. 21807/D
Date: October 21, 2003
Parcel: 101
Project: Corkscrew Road/Ben Hill
Griffin to East of Habitat, Project
#4723

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

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

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

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

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

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

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

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

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

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

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

Parcel 101A, B, C, D & Pond Site/Florida Development Partners, L.C.
STRAP No. 30-46-26-07-00FR1.00CE

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

*The referenced transaction represents the sale of multiple tracts.