Lee County Board Of County Commissioners Agenda Item Summary

Blue Sheet No. 20051774

- 1. ACTION REQUESTED/PURPOSE: Authorize: 1) the Division of County Lands to make a binding offer to Bonita Springs Utilities, Inc. in the amount of \$1,482,000 for Parcels 302 through 305F, Three Oaks Parkway South Extension Project No. 4043, pursuant to the Purchase Agreement; 2) the Division of County Lands to handle and accept all documentation necessary to complete the acquisition; 3) authorize payment of costs to close.
- 2. WHAT ACTION ACCOMPLISHES: Makes binding offer to property owner.
- 3. MANAGEMENT RECOMMENDATION: Management recommends Board approve the Action Requested.

4. Departmental Category: 6	_	C6 Z		5. Meeting	Date: 12-20-2005
6. Agenda:	7. Requir	rement/Purpose:	(specify)	8. Request	
X Consent	X	Statute	73 & 125	Commissio	ner
Administrative		Ordinance		Departmen	t Independent
Appeals		Admin. Code		Division	County Lands
Public	X	Other	BS20050292	By:	Karen L.W. Forsyth, Director
Walk-On					

9. Background:

Negotiated for: Department of Transportation

Interest to Acquire: Fee-simple interests (±8,08 acres), Slope/Drainage Easements (±,97 acres), Slope Easements (±,76 acres), Right of Way Easements (±,13 acres) and Temporary Construction Easements (±,06 acres), in vacant residential tracts.

Property Details:

Owner: Bonita Springs Utilities, Inc., a Florida non-profit corporation

Property Address: Miscellaneous Strike Lane/Waterfall Drive, Bonita Springs, FL 34135

STRAP Nos.: 14-47-25-B2-0020H.8530, and ~.8540, 14-47-25-B2-00200.3390, ~.2810, ~.2780, ~.2160, ~.2190, ~.1570, ~.1540, ~.0950, ~.0920, ~.0330, ~.1580, ~.1530, ~.0960, ~.0910, ~.0340 and ~.0290

Purchase Details:

Binding Offer Amount: \$1,482,000 Estimated Closing Costs: \$10,000

Staff recommends the Board make a binding offer in the amount of \$1,482,000, and commence Eminent Domain procedures.

Appraisal Information:

Appraisal Firm: Maxwell & Hendry Valuation Services, Inc.

Appraised Value: \$1,482,000

Account: 20404330709.506110

Attachments: Purchase and Sale Agreement, Appraisal Data, Location Map, Title Data, Sales History

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services	County Manager/P.W. Director
XXXX			KWI: 18/de	John	Analyst Risk Grants Mgr.	8 128/5
711. Comm	nission Action:ApprovedDeferredDeniedOther	•	- (RECEIVED BY COUNTY ADMINIT	4
					COUNTY ADMIN FORWARDED TO:	

This document prepared by

Lee County

County Lands Division

Project: Three Oaks Parkway South, No. 4043

Parcels: 302 - 305F

STRAP No.: 14-47-25-B2-0020H.8530, .8540, 14-47-25-B2-00200.0290, .0340, .0330, .0910, .0920, .0960, .0950, .1530, .1540,

.1580, .1570, .2160, .2190, .2780, .2810 & .3390

BOARD OF COUNTY COMMISSIONERS

LEE COUNTY

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

THIS AGREEMENT for purchase and sale of real property is made this __ day of ______, 20__ by and between Bonita Springs Utilities, Inc., a Florida non-profit corporation, hereinafter referred to as SELLER, whose address is 11860 East Terry Street, Bonita Springs, Florida 34135, and Lee County, a political subdivision of the State of Florida, hereinafter referred to as BUYER.

WITNESSETH:

1. AGREEMENT TO PURCHASE AND TO SELL: SELLER agrees to sell and BUYER agrees to purchase, subject to the terms and conditions set forth below, a fee-simple parcel of land consisting of 8.08 acres, more or less, being more particularly described in attached Exhibit "A"; and a perpetual, non-exclusive slope/drainage easement consisting of .97 acres, more or less, being more particularly described in attached Exhibit "B"; and a perpetual, non-exclusive slope easement consisting of .76 acres, more or less, being more particularly described in attached Exhibit "C"; and a perpetual, non-exclusive right of way easement consisting of .13 acres, more or less, being more particularly described in attached Exhibit "D"; and a temporary construction easement consisting of .06 acres, more or less, being more particularly described in attached Exhibit "D"; and

with all fee-simple and easement parcels being collectively located on Strike Lane and Waterfall Drive, San Carlos Estates, Bonita Springs, Florida 34135, hereinafter collectively called "the Property." This Property will be acquired for the Three Oaks Parkway South Extension Project, No. 4043, hereinafter called "the Project."

- 2. **PURCHASE PRICE AND TIME OF PAYMENT:** The total purchase price ("Purchase Price") will be One Million Four Hundred Eighty-Two Thousand and No/100 (\$1,482,000), payable at closing by County Warrant.
- 3. EVIDENCE OF TITLE: BUYER will obtain at BUYER'S expense an American Land Title Association Form B Title Commitment and provide title insurance Owner's Policy in the amount of the Purchase Price, from a title company acceptable to BUYER. The commitment will be accompanied by one copy of all documents that constitute exceptions to the title commitment. The commitment will also show title to be good and marketable with legal access, subject only to real estate taxes for the current year, zoning and use restrictions imposed by governmental authority, and restrictions and easements common to the area.
- 4. CONDITION OF PROPERTY; RISK OF LOSS: BUYER has inspected the Property and, except as is otherwise provided herein, accepts the Property in the condition inspected. Any loss and/or damage to the Property occurring between the date of this offer and the date of closing or date of possession by BUYER, whichever occurs first, will be at SELLER's sole risk and expense. However, BUYER may accept the damaged property or BUYER may cancel this Agreement without obligation.
- 5. **SELLER'S INSTRUMENTS AND EXPENSES:** SELLER will pay for and provide:
 - (a) A statutory warranty deed, a slope/drainage easement, a slope easement, a right of way easement, a temporary construction easement (the form of all easements are attached hereto as Exhibits "F", "G", "H", and "I",

- respectively), and an affidavit regarding liens, possession, and withholding under FIRPTA in a form sufficient to allow "gap" coverage by title insurance;
- (b) utility services up to, but not including the date of closing;
- (c) taxes or assessments for which a bill has been rendered on or before the date of closing;
- (d) payment of partial release of mortgage fees, if any;
- (e) SELLER's attorney and appraiser fees and costs, if any.

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

- (a) Recording fee for deed and easements;
- (b) title insurance;
- (c) survey, (if desired by BUYER).
- 7. TAXES: SELLER will be charged for Real Estate taxes and personal property taxes (if applicable) up to, but not including the date of closing.
- 8. DEFECTS IN TITLE AND LEGAL ACCESS: Prior to closing, BUYER will have a reasonable time to examine the title and documents establishing legal access to the property. If title or legal access is found to be defective, BUYER will notify SELLER in writing of the defects and SELLER will make a prompt and diligent effort to correct such defects. If SELLER fails to make corrections within 60 days after notice, BUYER may elect to accept the Property in its existing condition or may terminate this Agreement without obligation.
- 9. SURVEY: BUYER may order the Property surveyed at BUYER's expense. SELLER agrees to provide access to the Property for the survey to be performed. If the survey shows a discrepancy in the size or dimensions of the Property, or shows encroachments onto the Property or that improvements located on the Property encroach onto adjacent lands, or if the survey identifies violations of recorded covenants or covenants of this Agreement, upon notice to the SELLER,

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE Page 4 of 7

the BUYER may elect to treat those discrepancies, violations or encroachments as a title defect.

- 10. **ENVIRONMENTAL AUDIT:** BUYER may perform or have performed, at BUYER's expense, an environmental audit of the Property. If the audit identifies environmental conditions unacceptable to the BUYER, BUYER may elect to accept the Property in its existing condition or BUYER may terminate this Agreement without obligation.
- 11. ABSENCE OF ENVIRONMENTAL LIABILITIES: The SELLER hereby warrants and represents, to the best of SELLER's knowledge, that the Property is free from hazardous materials and does not constitute an environmental hazard under any federal, state or local law or regulation. To the best of SELLER's knowledge, no hazardous, toxic or polluting substances have been released or disposed of on the Property in violation of any applicable law or regulation. best of SELLER's knowledge, the SELLER further warrants that there is no evidence that hazardous, toxic or polluting substances are contained on or emitting from the property in violation of applicable law or regulation. To the best of SELLER's knowledge, there are no surface impoundments, waste piles, land fills, injection wells, underground storage areas, or other man-made facilities that have or may have accommodated hazardous materials. To the best of SELLER's knowledge, there is no proceeding or inquiry by any qovernmental agency with respect to production, disposal or storage on the property of any hazardous materials, or of any activity that could have produced hazardous materials or toxic effects on humans, flora or fauna. To the best of SELLER's knowledge, there are no buried, partially buried, or above-ground tanks, storage vessels, drums or containers located on the Property, and there is no evidence of release of hazardous materials onto or into the Property.

The SELLER also warrants that there have been no requests from any governmental authority or other party for information, notices of claim, demand letters or other notification that there is any potential for responsibility with respect to any investigation or clean-up of hazardous substance releases on the property. All

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE Page 5 of 7

warranties described herein will survive the closing of this transaction.

In the event the SELLER breaches the warranties as to environmental liability, SELLER agrees to indemnify and hold the BUYER harmless from all fines, penalties, assessments, costs and reasonable attorneys' fees resulting from contamination and remediation of the property.

- 12. TIME AND BINDING AGREEMENT: Time is of the essence for closing this transaction. The BUYER's written acceptance of this offer will constitute an Agreement for the purchase and sale of the Property and will bind the parties, their successors and assigns. In the event the BUYER abandons this project after execution of this Agreement, but before closing, BUYER may terminate this Agreement without obligation.
- 13. DATE AND LOCATION OF CLOSING: The closing of this transaction will be held at the office of the insuring title company on or before sixty (60) days from the date this Agreement is made. The time and location of closing may be changed by mutual agreement of the parties.
- 14. ATTORNEYS' FEES: The prevailing party in any litigation concerning this Agreement will be entitled to recover reasonable attorneys' fees and costs.
- 15. REAL ESTATE BROKERS: Each of the parties represent that there have been no real estate brokerage companies responsible for procuring of this contract. Each party agrees to indemnify and hold harmless the other to the extent of a misrepresentation in this section.
- 16. POSSESSION: SELLER warrants that there are no parties in possession other than SELLER unless otherwise stated herein. SELLER agrees to deliver possession of Property to BUYER at time of closing unless otherwise stated herein.

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE Page 6 of 7

- 17. TYPEWRITTEN/HANDWRITTEN PROVISIONS: Typewritten and handwritten provisions inserted herein or attached hereto as addenda, and initialed by all parties, will control all printed provisions in conflict therewith.
- 18. SPECIAL CONDITIONS: Any and all special conditions will be attached to this Agreement and signed by all parties to this Agreement. Special Conditions have been delineated on Page 7 of this Agreement.

WITNESSES:	SELLER:
	BONITA SPRINGS UTILITIES, INC., a Florida non-profit corporation
	BY:(DATE)
	(Print Name and Title)
	BUYER:
CHARLIE GREEN, CLERK	LEE COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS
BY: DEPUTY CLERK (DATE)	BY: CHAIRMAN OR VICE CHAIRMAN
	APPROVED AS TO LEGAL FORM AND SUFFICIENCY
	COUNTY ATTORNEY (DATE)

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE Page 7 of 7

Parcels: 302 - 305F

Owner: BSU

SPECIAL CONDITIONS

- 1. BUYER and SELLER agree that, at time of closing, BUYER shall convey to SELLER a 70' wide perpetual waterline utility easement along the western portion of Tracts 157, 154, 95, 92, and a 30' wide perpetual waterline utility easement along the northern 30' of the southern 70' of Tracts H853 and H854. All six tracts located within San Carlos Estates, according to the unrecorded plat recorded in Official Records Book 557, Page 354. Said easements shall be conveyed in a form as set forth in Exhibit "J", attached hereto and made a part hereof.
- 2. BUYER and SELLER agree that existing pipes currently crossing under the proposed right-of-way for the Three Oaks Parkway South Extension Project No. 4043, in San Carlos Estates, will be cased by BUYER in accordance with the terms and conditions specified in the Grant of Perpetual Waterline Utility Easement as set forth in Exhibit "J", attached hereto and made a part hereof.

TWO WITNESSES:	SELLER:
	BONITA SPRINGS UTILITIES, INC., a Florida non-profit corporation
	(DATE)
	(Print Name and Title)
	BUYER:
CHARLIE GREEN, CLERK	LEE COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS
BY:	BY:CHAIRMAN OR VICE CHAIRMAN
	APPROVED AS TO LEGAL FORM AND SUFFICIENCY
	COUNTY ATTORNEY (DATE)



January 20, 2004

THREE OAKS PARKWAY

PARCEL 302

PART OF TRACT H 853, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel of land , being part of Tract H 853, San Carlos Estates, according to the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, being more particularly described as follows:

From the southeast corner of the Northeast Quarter (NE-1/4) of said Section 14 run S 88° 48' 21" W along the south line of the Northeast Quarter (NE-1/4) of said section for 717.22 feet to the southwest corner of Tract H 862, San Carlos Estates; thence run N 00° 13' 03" W along the west line of said Tract H 862, for 250.04 feet to the southwest corner of said Tract H 853; thence run N 88° 48' 21" E along the south line of said tract for 119.08 feet to the Point of Beginning.

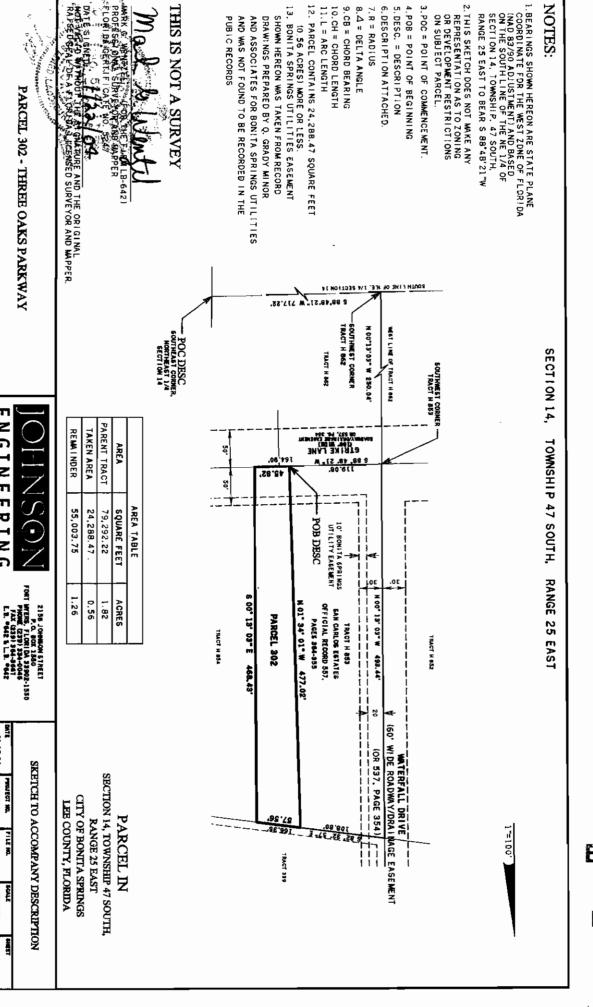
From said Point of Beginning run N 01° 34′ 01" W for 477.02 feet to an intersection with the north line of said tract; thence run S 82° 32′ 57" E along said north line for 57.56 feet to the northeast corner of said tract; thence run S 00° 13′ 03" E along the east line of said tract, for 468.43 feet to the southeast corner of said tract; thence run S 88° 48′ 21" W along said south line, for 45.82 feet to the Point of Beginning;

Containing 24,288.47 square feet or 0.56 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the south line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear S 88° 48' 21" W.

Exhibit "A"

20013033 Parcel 302 012004



PARCEL 302 - THREE OAKS PARKWAY

NGI

NEERING

01-12-04

E0013033

14-47-25

1-100

Exhibit "A"

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Parcel 303/BSU STRAP NO. 14-47-25-B2-0020H.8540

EXHIBIT "A"

Tract H 854, San Carlos Estates, according to the unrecorded plat thereof as recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida. Less and excepting there from: That part of Tract H 854, San Carlos Estates, according to the plat thereof recorded in Official Records Book 557, Page 354, of the Public Records of Lee County, Florida, as being described as follows: BEGIN at the Northeast corner thereof, thence run North 82° 23'31.04" West 85.264 feet, thence South 01° 34'05.18" East 401.057 feet, thence North 88° 48'15.46" East 75.672 feet, thence North 0° 18'45.26" West 388.045 feet to the Point of Beginning.

S:\POOL\3-Oaks 4043\302-305 BSU\Parcel 303 Legal Description.doc

Exhibit "A"

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January 20, 2004

THREE OAKS PARKWAY

PARCEL 304A

PART OF TRACT 339, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel of land , being part of Tract 339, San Carlos Estates, 1 7 according the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East. City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of said Section 14, run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 458.21 feet to an intersection with the west right-of-way line of Interstate 75 (State Road 93); thence run S 01° 34' 01" E along said right-of-way line for 1655.64 feet to an intersection with the north line of said Tract 339, San Carlos Estates and said west right-of-way line; thence run N 82° 32' 57" W along the north line of said tract for 10.13 feet to the Point of Beginning.

From said Point of Beginning run S 01° 34' 01" E along a line 10.00 feet east of (as measured on a perpendicular) and parallel with said right-of-way line for 165.57 feet to an intersection with the south line of said tract; thence run N 82° 32' 57" W along the south line of said tract for 151.88 feet; thence departing said south line, run N 01° 34' 01" W parallel to said right-of-way line for 165.57 feet to an intersection with the north line of said tract; thence run S 82° 32' 57" E along said north line for 151.88 feet to the Point of Beginning. Containing 24,835.64 square feet (0.57 acres) more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

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20013033 Parcel 304A 012004

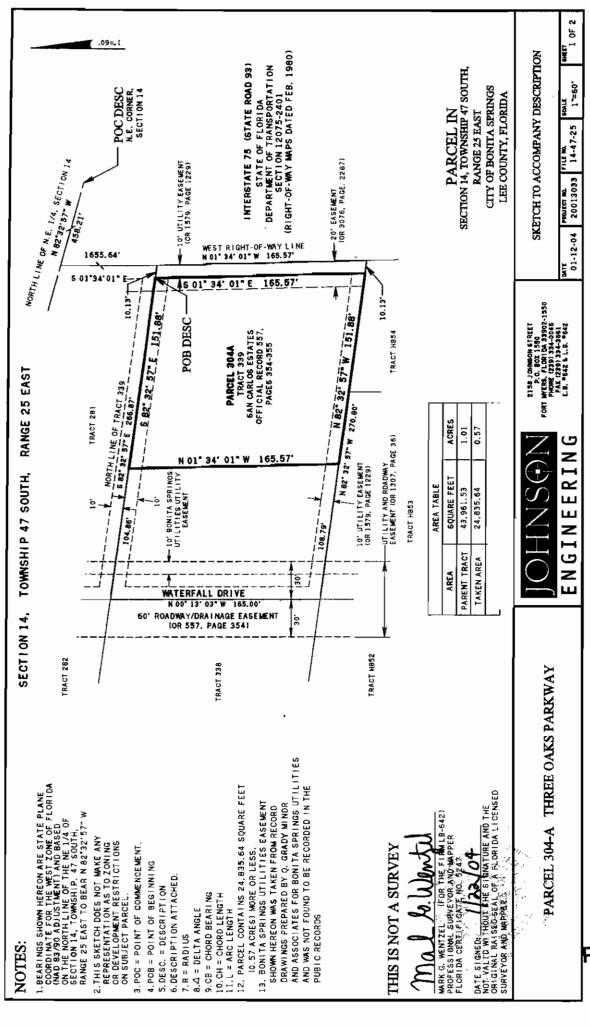


Exhibit "A"

Page <u>5</u> of <u>29</u>



June 2, 2004

THREE OAKS PARKWAY

PARCEL 304B

PART OF TRACT 281, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel of land i, being part of Tract 281, San Carlos Estates, according the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of said Section 14, run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 458.21 feet to an intersection with the west right-of-way line of Interstate 75 (State Road 93); thence run S 01° 34' 01" E along said right-of-way line for 1490.07 feet to an intersection with the north line of said Tract 281, San Carlos Estates and said west right-of-way line; thence run N 82° 32' 57" W along the north line of said tract for 10.13 feet to the Point of Beginning.

From said Point of Beginning run S 01° 34' 01" E along a line 10.00 feet east of (as measured on a perpendicular) and parallel with said right-of-way line for 165.57 feet to an intersection with the south line of said tract; thence run N 82° 32' 57" W along the south line of said tract for 151.88 feet; thence departing said south line, run N 01° 34' 01" W parallel to said right-of-way line for 165.57 feet to an intersection with the north line of said tract; thence run S 82° 32' 57" E along said north line for 151.88 feet to the Point of Beginning. Containing 24,835.64 square feet (0.57 acres) more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

Exhibit "A"

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20013033 Parcel 304B 060204

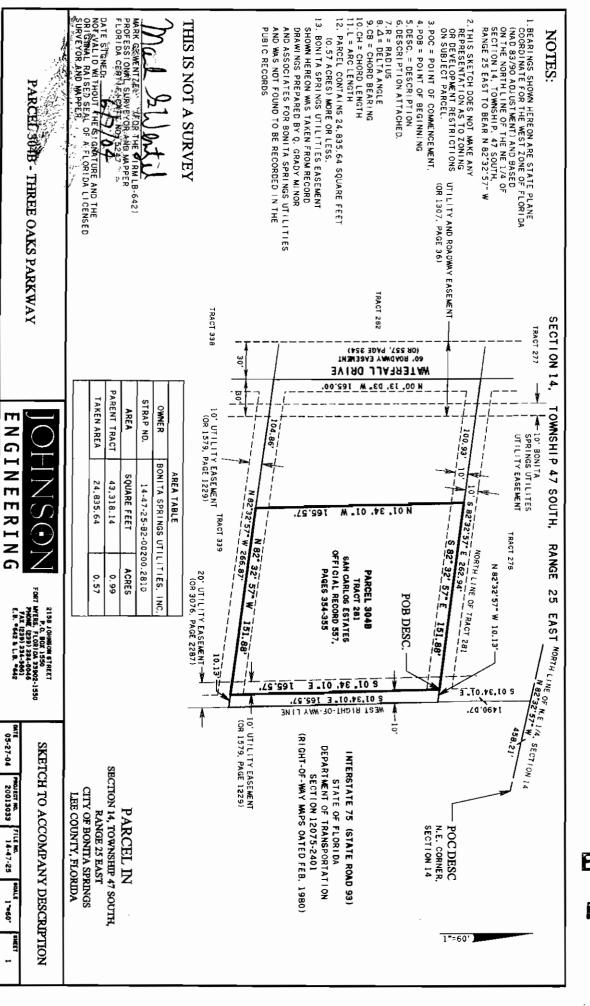


Exhibit "A"

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January 20, 2004

THREE OAKS PARKWAY

PARCEL 304C

PART OF TRACT 278, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel of land , being part of Tract 278, San Carlos Estates, according the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of said Section 14, run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 458.21 feet to an intersection with the west right-of-way line of Interstate 75 (State Road 93); thence run S 01° 34' 01" E along said right-of-way line for 1,324.50 feet an intersection with the north line of Tract 278, San Carlos Estates and said west right-of-way line; thence run N 82° 32' 57" W along the north line of said tract for 10.13 feet to the Point of Beginning.

From said Point of Beginning run S 01° 34′ 01" E along a line 10.00 feet east of (as measured on a perpendicular) and parallel with said right-of-way line for 165.57 feet to an intersection with the south line of said tract; thence run N 82° 32′ 57" W along said south line for 151.88 feet; thence departing said south line run N 01° 34′ 01" W parallel with said right-of-way line for 165.57 feet to an intersection with the north line of said tract; thence run S 82° 32′ 57" E along said north line for 151.88 feet to the Point of Beginning; Containing 24,835.64 square feet, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

Exhibit "A"

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20013033 Parcel 304C 012004

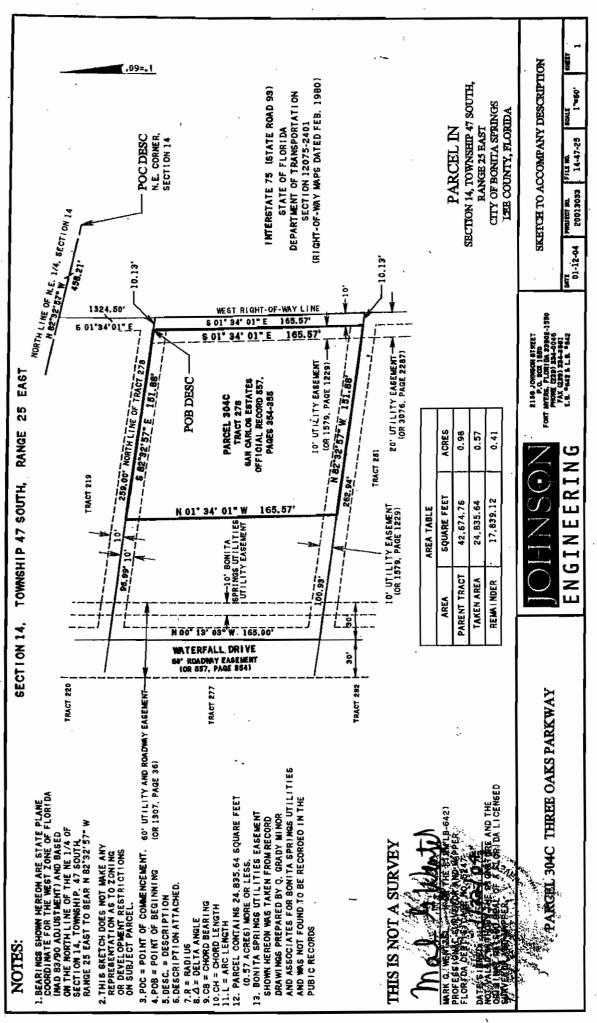


Exhibit "A"

Page 9 of 29



January 20, 2004

THREE OAKS PARKWAY

PARCEL 304D

PART OF TRACT 219, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel of land ; being part of Tract 219, San Carlos Estates, according the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of said Section 14, run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 458.21 feet to an intersection with the west right-of-way line of Interstate 75 (State Road 93); thence run S 01° 34' 01" E along said right-of-way line for 1,158.93 feet to an intersection with the north line of Tract 219, San Carlos Estates and said west right-of-way line; thence run N 82° 32' 57" W along the north line of said tract for 10.13 feet to the Point of Beginning.

From said Point of Beginning run S 01° 34′ 01" E along a line 10.00 feet east of (as measured on a perpendicular) and parallel with said right-of-way line for 165.57 feet to an intersection with the south line of said tract; thence run N 82° 32′ 57" W along said south line for 151.88 feet; thence departing said south line run N 01° 34′ 01" W parallel with said right-of-way line for 165.57 feet to an intersection with the north line of said tract; thence run S 82° 32′ 57" E along said north line for 151.88 feet to the Point of Beginning;

Containing 24,835.64 square feet, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

Exhibit "A"

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20013033 Parcel 304D 012004

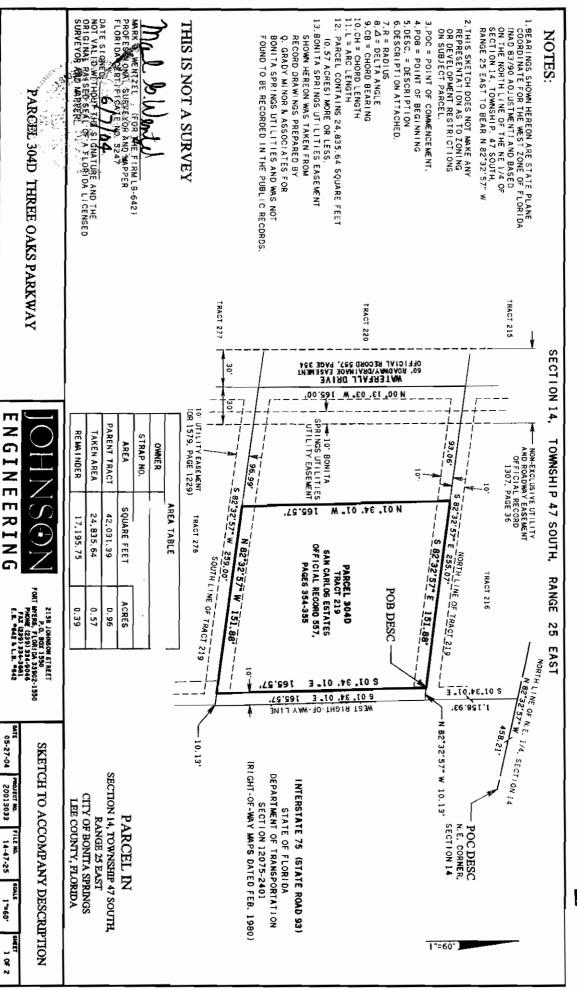


Exhibit "A"

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June 2, 2004

THREE OAKS PARKWAY

PARCEL 304E

PART OF TRACT 216, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel of land , being part of Tract 216, San Carlos Estates, according the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of said Section 14, run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 458.21 feet to an intersection with the west right-of-way line of Interstate 75 (State Road 93); thence run S 01° 34' 01" E along said right-of-way line for 993.36 feet to an intersection with the north line of Tract 216, San Carlos Estates and said west right-of-way line; thence run N 82° 32' 57" W along the north line of said tract for 10.18 feet to the Point of Beginning.

From said Point of Beginning also being the point of curvature with a non-tangent curve to the right; thence southerly and easterly along the arc of said curve to the right having a radius of 1105.00 feet (delta angle of 00° 33' 51") (chord bearing S 01° 50' 56" E) (chord 10.88) for 10.88 feet to a point of tangency; thence run S 01° 34' 01" E along a line 10.00 feet east of (as measured on a perpendicular) and parallel with said right-of-way line for 154.70 feet to an intersection with the south line of said tract; thence run N 82° 32' 57" W along said south line for 151.88 feet; thence departing said south line run N 01° 34' 01" W parallel with said right-of-way line for 130.90 feet to a point of curvature of a non-tangent curve to the left; thence northerly and westerly along the arc of said curve having a radius of 955.00 feet (delta angle of 02° 05' 13") (chord bearing of N 02° 36' 37" W) (chord 34.78) for 34.78 feet to an intersection with the north line of said tract; thence run S 82° 32' 57" E along said north line for 152.46 feet to the Point of Beginning;

Containing 24,842.93 square feet, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

Exhibit "A"

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20013033 Parcel 304E 060204

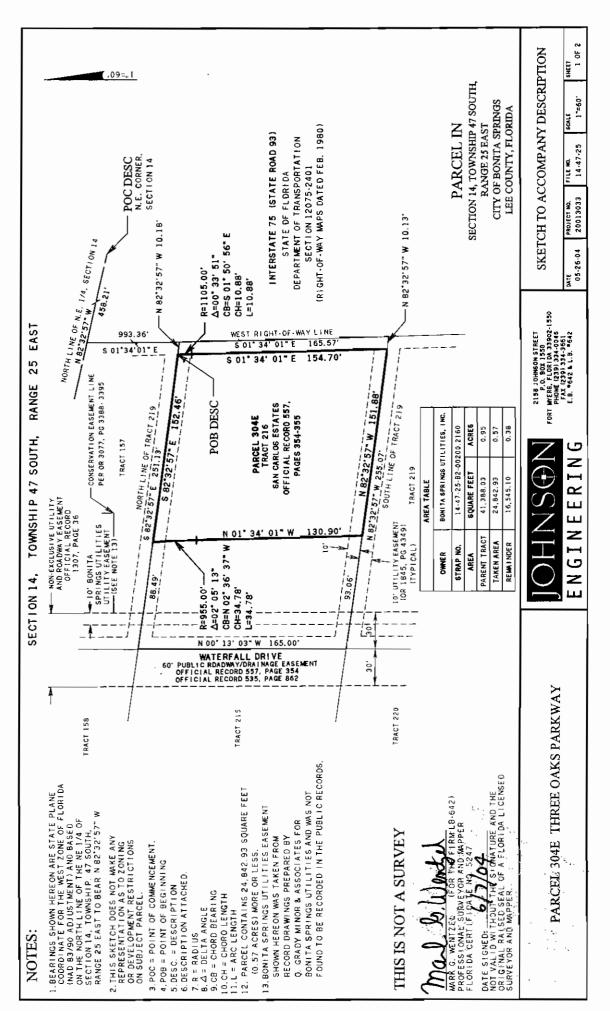


Exhibit "A"
Page <u>13</u> of <u>29</u>





September 14, 2004

THREE OAKS PARKWAY

PARCEL 304F

PART OF TRACT 157, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel of land for right-of-way purposes, being part of Tract 157, San Carlos Estates, according the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of said Section 14 run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 458.21 feet to an intersection with the west right-of-way line of Interstate 75 (State Road 93); thence run S 01° 34' 01" E along said right-of-way line for 827.79 feet to an intersection with the north line of said Tract 157 and said west right-of-way line; thence run N 82° 32' 57" W along the north line of said tract for 24.86 feet to an intersection with a non-tangent curve and the Point of Beginning.

From said Point of Beginning run southerly along the arc of said curve to the right, having a radius of 1,105.00 feet (delta 08° 44' 43") (chord bearing S 06° 30' 13" E) (chord 168.50 feet) for 168.66 feet to an intersection with the south line of said tract; thence run N 82° 32' 57" W along said south line for 152.46 feet to an intersection with a non-tangent curve; thence departing said south line run northerly along the arc of said curve to the left having a radius of 955.00 feet (delta 10° 13' 52") (chord bearing N 08° 46' 10" W) (chord 170.30 feet) for 170.53 feet to an intersection with said north line; thence run S 82° 32' 57" E along said north line for 159.40 feet to the Point of Beginning. Containing 25,428.21 square feet or 0.58 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

Exhibit "A"
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20013033 Parcel 304F 091404

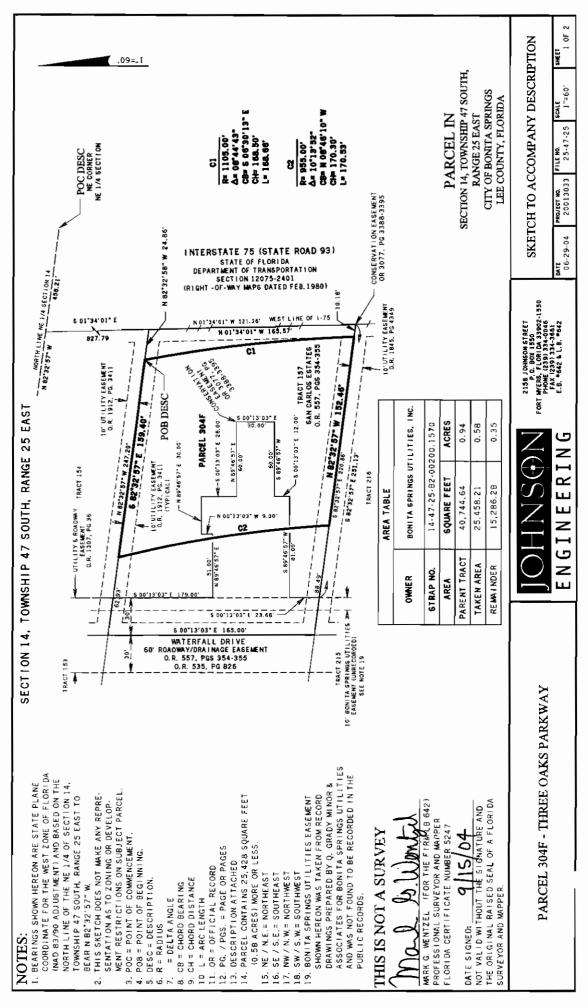


Exhibit "A Page 15 of 29





July 8, 2004

THREE OAKS PARKWAY

PARCEL 304G

PART OF TRACT 154, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel of land for right-of-way purposes, being part of Tract 154, San Carlos Estates, according the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast eorner of said Section 14 run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 458.21 feet to an intersection with the west right-of-way line of Interstate 75 (State Road 93); thence run S 01° 34' 01" E along said right-of-way line for 662.22 feet to an intersection with the north line of said Tract 154 and said west right-of-way line; thence run N 82° 32' 57" W along the north line of said tract for 68.11 feet to an intersection with a non-tangent curve and the Point of Beginning.

From said Point of Beginning run southerly along the arc of said eurve to the right, having a radius of 1,105.00 feet (delta 09° 13' 00") (ehord bearing S 15° 29' 05" E) (ehord 177.56 feet) for 177.75 feet to an intersection with the south line of said tract; thence run N 82° 32' 57" W along said south line for 159.40 feet to an intersection with a non-tangent curve; thence departing said south line run northerly along the arc of said curve to the left, having a radius of 955.00 feet (delta 11° 00' 45") (chord bearing N 19° 23' 28" W) (chord 183.27 feet) for 183.55 feet to an intersection with the north line of said tract; thence run S 82° 32' 57" E along said north line for 172.96 feet to the Point of Beginning. Containing 27,058.71 square feet or 0.62 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

20013033 Parcel 304G 070804

2158 Johnson Street ■ Post Office Box 1550 ■ Fort Myers, Florida 33901-1550 (239) 334-0046 • Fax (239) 334-3661

Exhibit "A"
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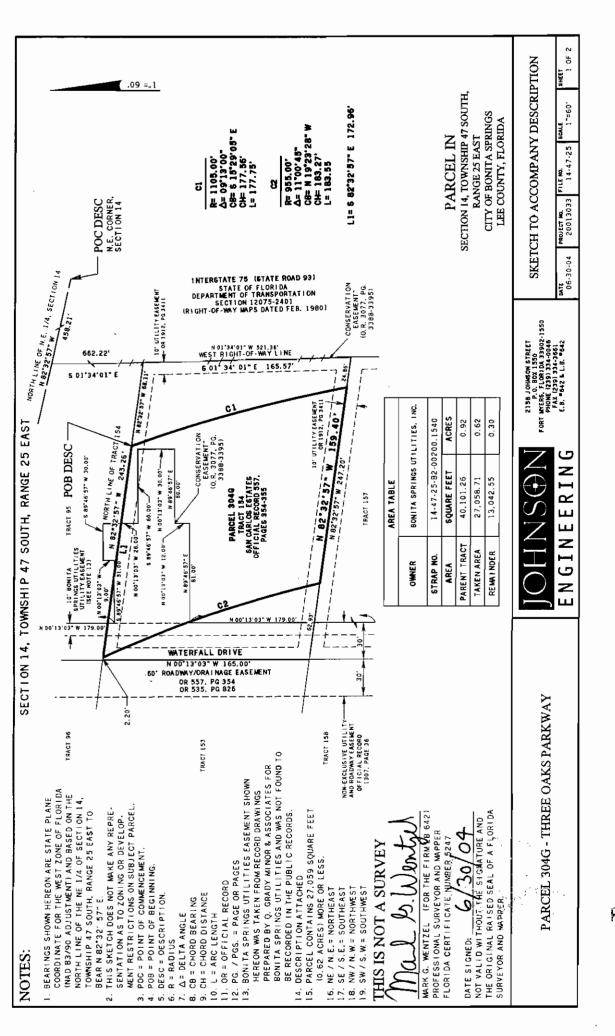


Exhibit "A" Page 7 of 29



June 2, 2004

THREE OAKS PARKWAY

PARCEL 304H

PART OF TRACT 95, SAN CARLOS ESTATES
LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA

A tract or parcel of land , being part of Tract 95, San Carlos Estates, according the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of said Section 14, run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 458.21 feet to an intersection with the west right-of-way line of Interstate 75 (State Road 93); thence run S 01° 34' 01" E along said right-of-way line for 496.65 feet to an intersection with the north line of Tract 95, San Carlos Estates and said west right-of-way line; thence run N 82° 32' 57" W along the north line of said tract for 146.66 feet to a point of intersection with a non-tangent curve and the Point of Beginning.

From said Point of Beginning run southeasterly along the arc of said curve to the right having a radius of 1,105.00 feet (delta 10° 04' 32") (chord bearing S 25° 07' 51" E) (chord 194.07 feet) for 194.32 feet to a point of intersection with the south line of said tract; thence run N 82° 32' 57" W along said south line for 172.96 feet to a point of intersection with a non-tangent curve; thence northwesterly along the arc of said curve to the left having a radius of 955.00 feet (delta 00° 18' 40") (chord bearing N 25° 03' 10" W) (chord 5.19 feet) for 5.19 feet, to a point of intersection with the west line of said tract; thence run N 00° 13' 03" W along said west line for 160.59 feet to the northwest corner of Tract 95; thence run S 82° 32' 57" E along the north line of said tract for 92.67 feet to the Point of Beginning.

Containing 22,445.78 square feet or 0.52 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NB-1/4) of Section 14. Township 47 South, Range 25 East to bear N 82° 32' 57" W.

Exhibit "A"

20013033 Parcel 304H 060204

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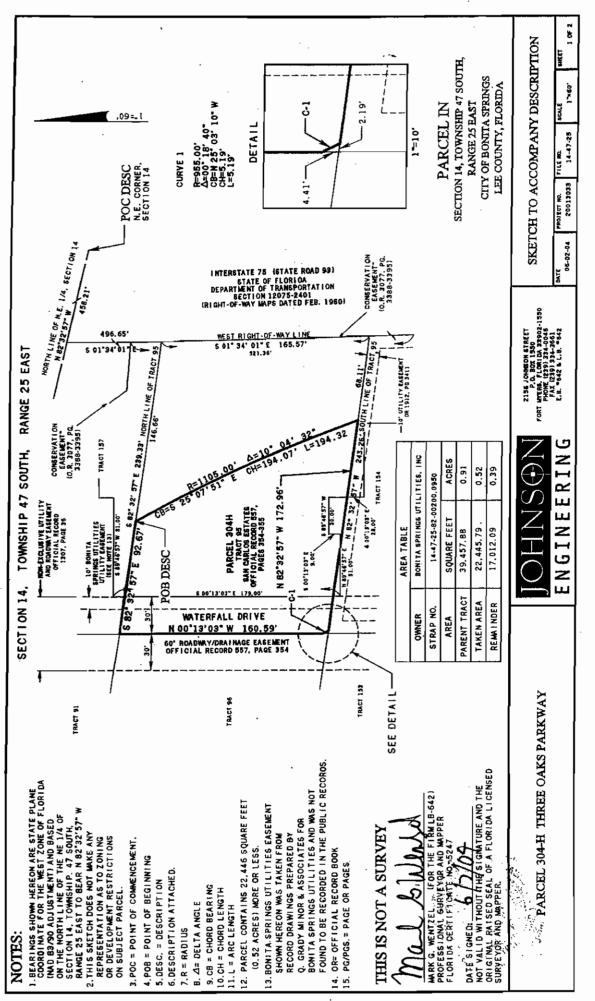


Exhibit "A"

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February 18, 2004

THREE OAKS PARKWAY

PARCEL 304I

PART OF TRACT 92, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel of land , being part of Tract 92, San Carlos Estates, according the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of said Section 14, run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 458.21 feet to an intersection with the west right-of-way line of Interstate 75 (State Road 93); thence run S 01° 34' 01" E along said right-of-way line for 331.08 feet to an intersection with the north line of Tract 92, San Carlos Estates and said west right-of-way line; thence continue S 01° 34' 01" E for 165.57 feet to an intersection with the south line of said tract; thence run N 82° 32' 57" W along said south line for 146.66 feet to the Point of Beginning.

From said Point of Beginning continue N 82° 32' 57" W along said south line for 92.67 feet to the southwest corner of said tract; thence run N 00° 13' 03" W along the west line of said tract for 122.82 feet to an intersection with a non-tangent curve; thence southeasterly along the arc of said curve to the right, having a radius of 1,105.00 feet (delta 08° 28' 54") (chord bearing S 34° 24' 34" E) (chord 163.43 feet) for 163.58 feet to an intersection with said south line and the Point of Beginning.

Containing 5,969.46 square feet or 0.14 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W:

Exhibit "A

20013033 Parcel 304I 021804

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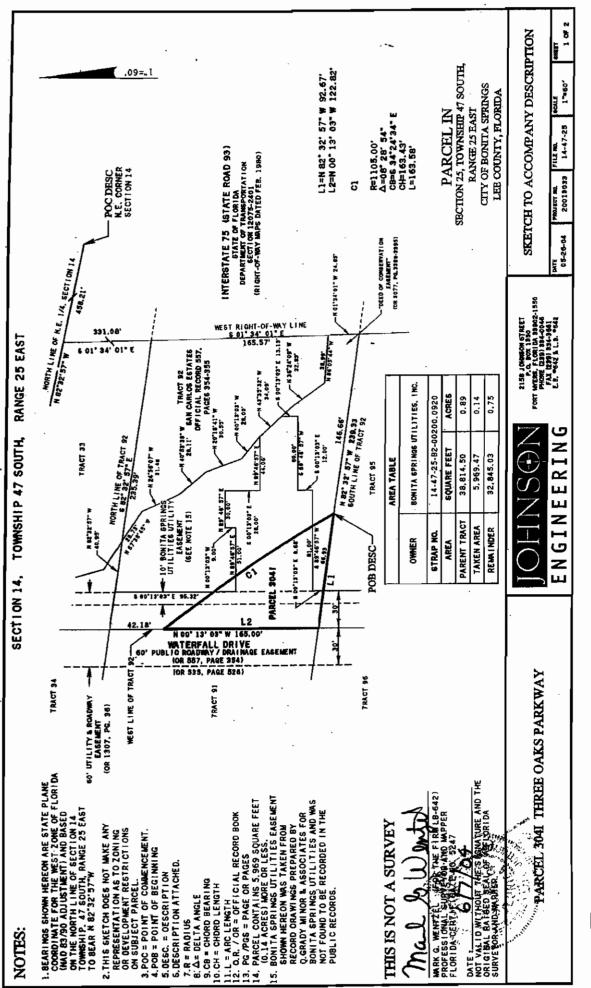


Exhibit "A

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February 18, 2004

PARCEL 305C

PART OF TRACT 96, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel of land , being part of Tract 96, San Carlos Estates, according the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of said Section 14, run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 685.74 feet to an intersection with a line being the center of Waterfall Drive (a 60 foot Roadway and Drainage Easement) according to the map thereof of San Carlos Estates; thence run S 00° 13' 03" E along said line for 494.94 feet to the northeast corner of said tract and the Point of Beginning.

From said Point of Beginning run S 00° 13' 03" E along the east line of said tract for 160.59 feet, to a point of intersection with a non-tangent curve; thence northwesterly along the arc of said curve to the left having a radius of 955.00 feet (delta 12° 16' 29") (chord bearing N 31° 20' 45" W) (chord 204.20 feet) for 204.59 feet to an intersection with the north line of said tract; thence run S 82° 32' 57" E along said north line for 106.52 feet to the Point of Beginning. Containing 7,730.39 square feet or 0.18 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

Exhibit "A"

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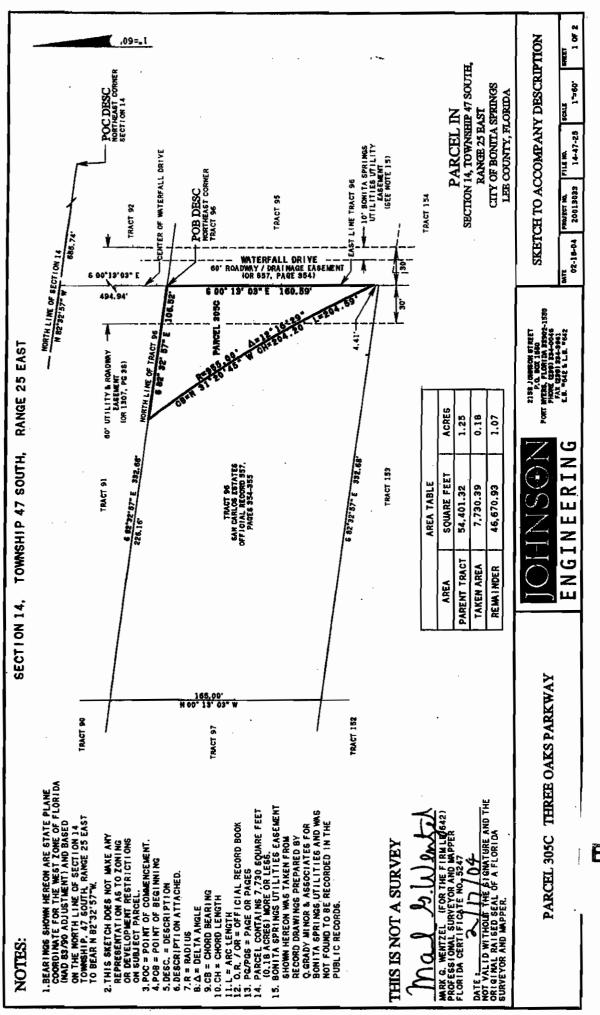


Exhibit "A"

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February 18, 2004

PARCEL 305D

PART OF TRACT 91, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel of land , being part of Tract 91, San Carlos Estates, according the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of said Section 14, run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 685.74 feet to an intersection with a line being the center of Waterfall Drive (a 60 foot Roadway and Drainage Easement) according to the map thereof of San Carlos Estates; thence run S 00° 13' 03" E along said line for 329.94 feet to the northeast corner of said tract; thence continue S 00° 13' 03" E along the east line of said tract for 42.18 feet to the Point of Beginning.

From said Point of Beginning continue S 00° 13' 03" E along said east line for 122.82 feet to the southeast corner of said tract; thence run N 82° 32' 57" W along the south line of said tract for 106.52 feet to a point of intersection with a non-tangent curve; thence northwesterly along the arc of said curve to the left having a radius of 955.00 feet (delta 16° 24' 39") (chord bearing N 45° 41' 18" W) (chord 272.60 feet) for 273.53 feet to an intersection with the north line of said tract; thence run S 82° 32' 57" E along said north line for 262.27 feet to a point of intersection with a non-tangent curve; thence southeasterly along the arc of said curve to the right having a radius of 1,105.00 feet (delta 03° 13' 20") (chord bearing S 40° 15' 41" E) (chord 62.13 feet) for 62.14 feet to the Point of Beginning.

Containing 30,846.87 square feet or 0.71 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

Exhibit "A"

20013033 Parcel 305D 021804

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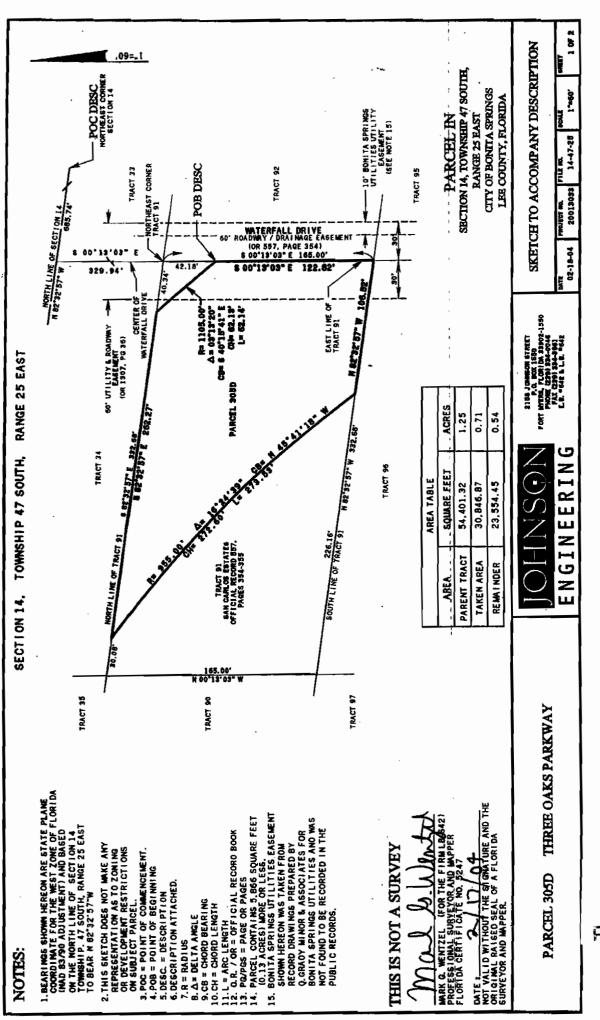


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February 18, 2004

PARCEL 305E

PART OF TRACT 34, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel of land ., being part of Tract 34, San Carlos Estates, according the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of said Section 14, run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 685.74 feet to an intersection with a line being the center of Waterfall Drive (a 60 foot Roadway and Drainage Easement) according to the map thereof of San Carlos Estates; thence run S 00° 13' 03" E along said line for 164.94 feet to the northeast corner of said tract; thence run N 82° 32' 57" W along the north line of said tract for 271.74 feet to a point of intersection with a non-tangent curve and the Point of Beginning.

From said Point of Beginning run southeasterly along the arc of said curve to the right having a radius of 1,105.00 feet (delta 15° 41' 14") (chord bearing S 49° 42' 58" E) (chord 301.60 feet) for 302.54 feet to an intersection with the south line of said tract; thence run N 82° 32' 57" W along said south line for 262.27 feet, to a point of intersection with a non-tangent curve; thence northwesterly along the arc of said curve to the left having a radius of 955.00 feet (delta 02° 11' 22") (chord bearing N 54° 59' 19" W) (chord 36.49 feet) for 36.49 feet to an intersection with the west line of said tract; thence run N 00° 13' 03" W along said west line for 147.96 feet to the northwest corner of said tract; thence run S 82° 32' 57" E along said north line for 60.94 feet to the Point of Beginning. Containing 30,707.84 square feet or 0.70 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

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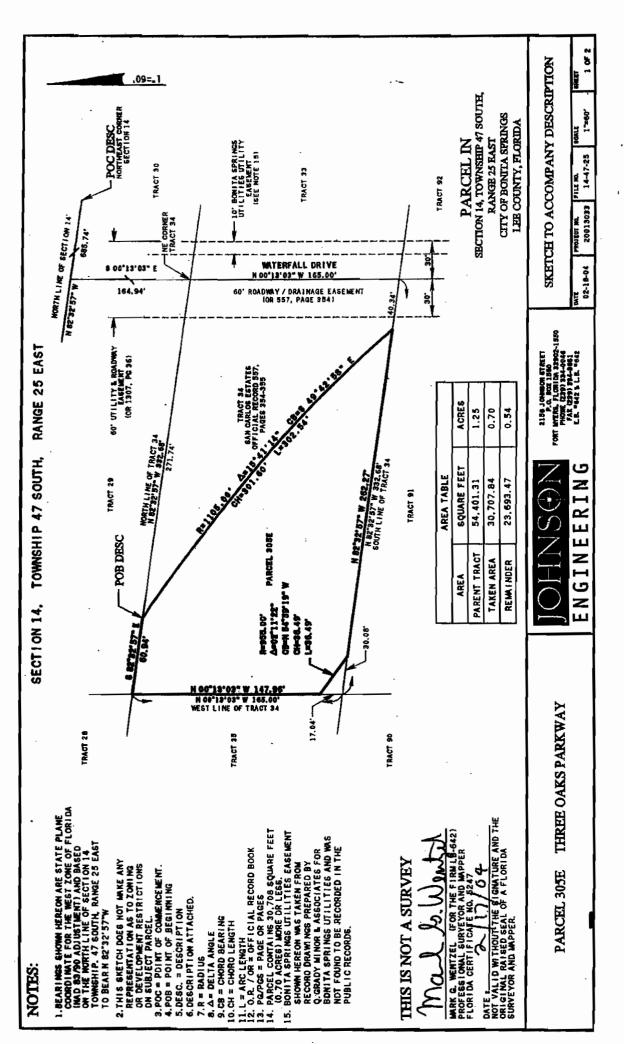


Exhibit "A"

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July 13, 2004

THREE OAKS PARKWAY

PARCEL 305F

PART OF TRACT 29 SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel being part of Tract 29, San Carlos Estates, according to the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25, East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of the Northeast Quarter (NE-1/4) of said section run N 82° 32' 57" W along the north line of said Northeast Quarter (NE-1/4) for 685.74 feet to the northeast corner of said tract; thence continue N 82° 32' 57" W along the north line of said tract for 332.68 feet to the northwest corner of said tract; thence run S 00° 13' 03" E along the west line of said tract for 137.02 feet to an intersection with a non-tangent curve and the Point of Beginning.

From said Point of Beginning run southeasterly along the arc of said curve to the right, having a radius of 1,105.00 feet (delta 03°38'52") (chord bearing S 59° 23' 01" E) (chord 70.34 feet) for 70.35 feet to an intersection with the south line of said tract; thence run N 82° 32' 57" W along said south line for 60.94 feet to the southwest corner of said tract; thence run N 00° 13' 03" W along the west line of said tract for 27.92 feet to the Point of Beginning.

Containing 869.40 square feet or 0.02 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 14. Township 47 South, Range 25 East to bear N 82° 32' 57" W.

Exhibit "A"

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20013033 Parcel 305F 071304

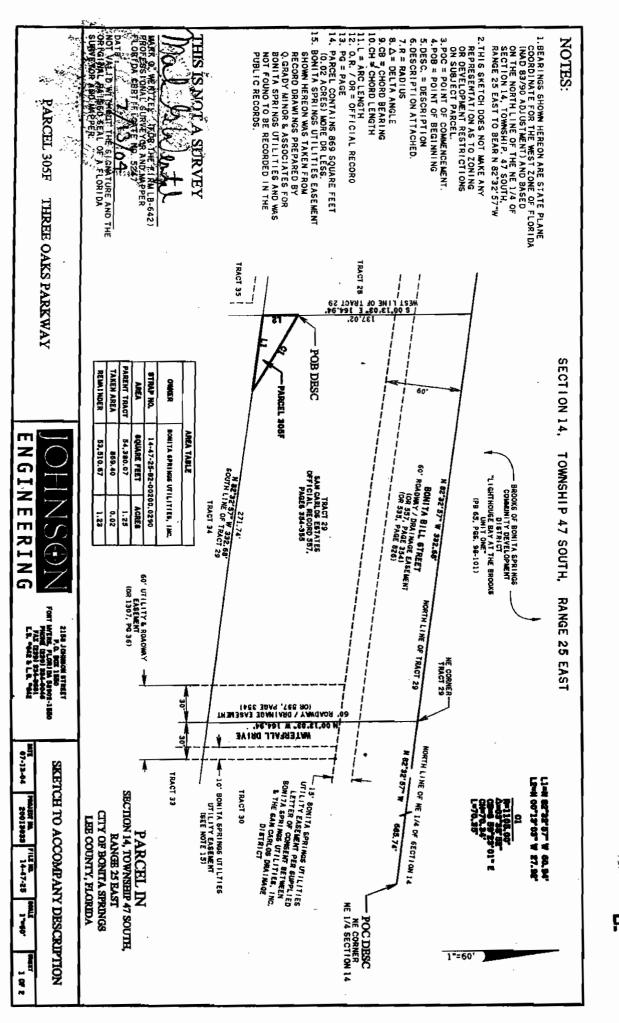


Exhibit "A"

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January 20, 2004

THREE OAKS PARKWAY

PARCEL 302-SDE

PART OF TRACT H 853, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel of land , being part of Tract H 853, San Carlos Estates, according to the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, being more particularly described as follows:

From the southeast corner of the Northeast Quarter (NE-1/4) of said Section 14 run S 88° 48' 21" W along the south line of the Northeast Quarter (NE-1/4) of said section for 717.22 feet to the southwest corner of Tract H 862, San Carlos Estates; thence run N 00° 13' 03" W along the west line of said Tract H 862 for 250.04 feet to the southwest corner of Tract H 853; thence run N 88° 48' 21" E along the south line of said tract for 89.08 feet to the Point of Beginning.

From said Point of Beginning run N 01° 34' 01" W for 50.00 feet; thence run N 88° 48' 21" E along a line 50.00 feet north of (as measured on a perpendicular) and parallel with said south line of Tract H 853 for 10.00 feet; thence run N 01° 34' 01" W for 430.06 feet to an intersection with the north line of said tract; thence run S 82° 32' 57" E along said north line for 20.25 feet; thence departing said north line run S 01° 34' 01" E for 477.02 feet to an intersection with the south line said tract; thence run S 88° 48' 21" W along said south line for 30.00 feet to the Point of Beginning.

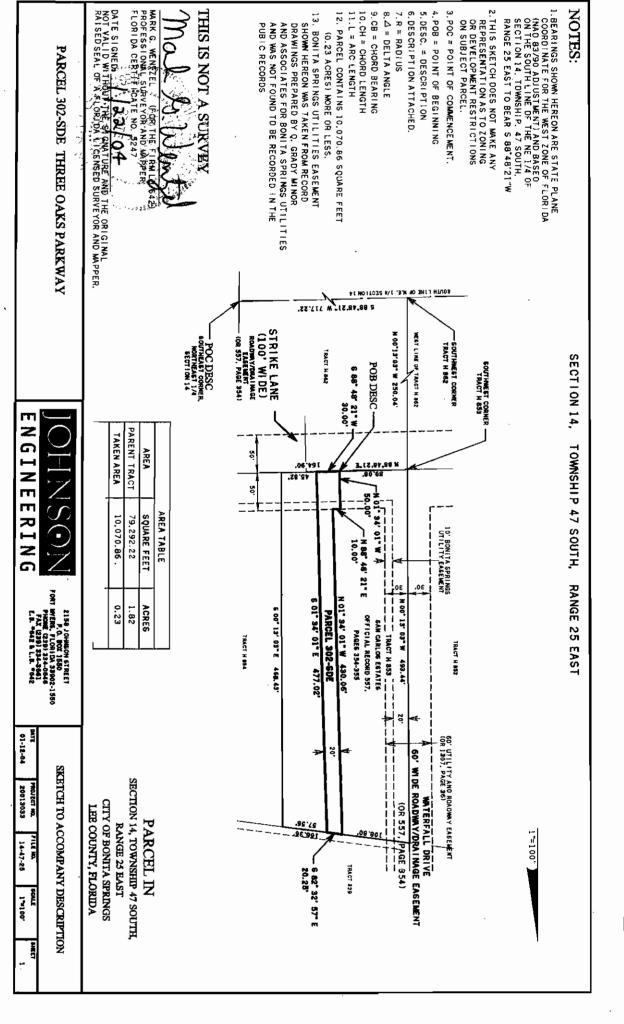
Containing 10,070.86 square feet or 0.23 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the south line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear S 88° 48' 21" W.

Exhibit "B"

20013033 Parcel 302-SDE 012004

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January 20, 2004

THREE OAKS PARKWAY

PARCEL 304A-SDE

PART OF TRACT 339, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel of land , being part of Tract 339, San Carlos Estates, according the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of said Section 14 run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 458.21 feet to an intersection with the west right-of-way line of Interstate 75 (State Road 93); thence run S 01° 34' 01" E, along said west line for 1,655.64 feet to an intersection with the north line of said Tract 339, San Carlos Estates and said west right-of-way line; thence run N 82° 32' 57" W along the north line of said tract for 162.00 feet to the Point of Beginning.

From said Point of Beginning run S 01° 34' 01" E parallel with said right-of-way line for 165.57 feet to the south line of said tract; thence run N 82° 32' 57" W, along said south line for 20.25 feet; thence departing said south line run N 01° 34' 01" W parallel with the aforesaid right-of-way line for 165.57 feet to an intersection with the north line of said tract; thence run S 82° 32' 57" E along said north line for 20.25 feet to the Point of Beginning.

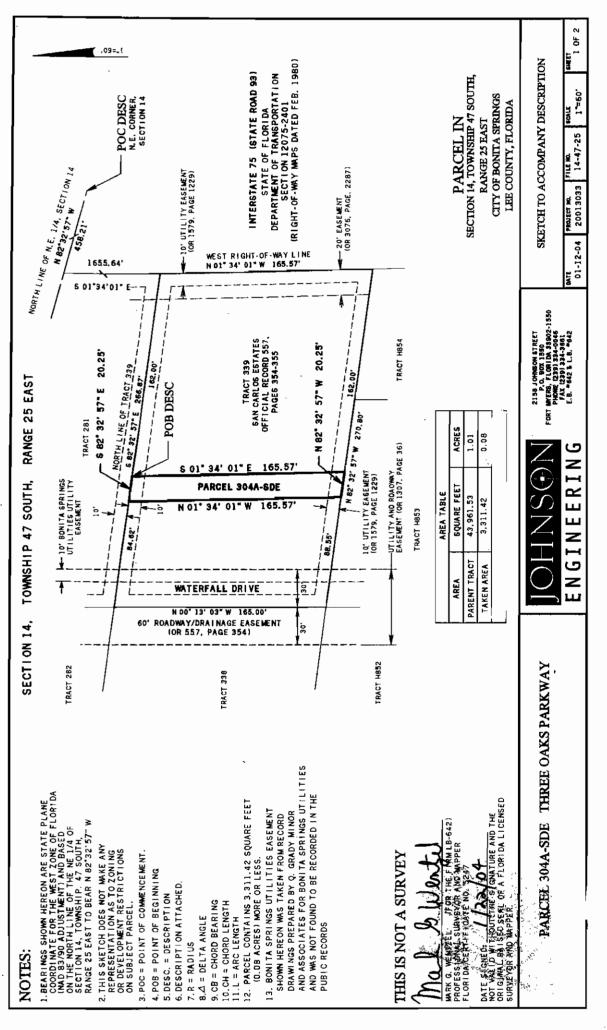
Containing 3,311.42 square feet more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

Exhibit "B"

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20013033 Parcel 304A-SDE 012004





January 20, 2004

THREE OAKS PARKWAY

PARCEL 304B-SDE

PART OF TRACT 281, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel of land i, being part of Tract 281, San Carlos Estates, according the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of said Section 14 run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 458.21 feet to an intersection with the west right-of-way line of Interstate 75 (State Road 93); thence run S 01° 34' 01" E, along said west line for 1,490.07 feet to an intersection with the north line of said Tract 281, San Carlos Estates and said west right-of-way line; thence run N 82° 32' 57" W along the north line of said tract for 162.00 feet to the Point of Beginning.

From said Point of Beginning run S 01° 34' 01" E parallel with said right-of-way line for 165.57 feet to the south line of said tract; thence run N 82° 32' 57" W, along said south line for 20.25 feet; thence departing said south line run N 01° 34' 01" W parallel with the aforesaid right-of-way line for 165.57 feet to an intersection with the north line of said tract; thence run S 82° 32' 57" E along said north line for 20.25 feet to the Point of Beginning.

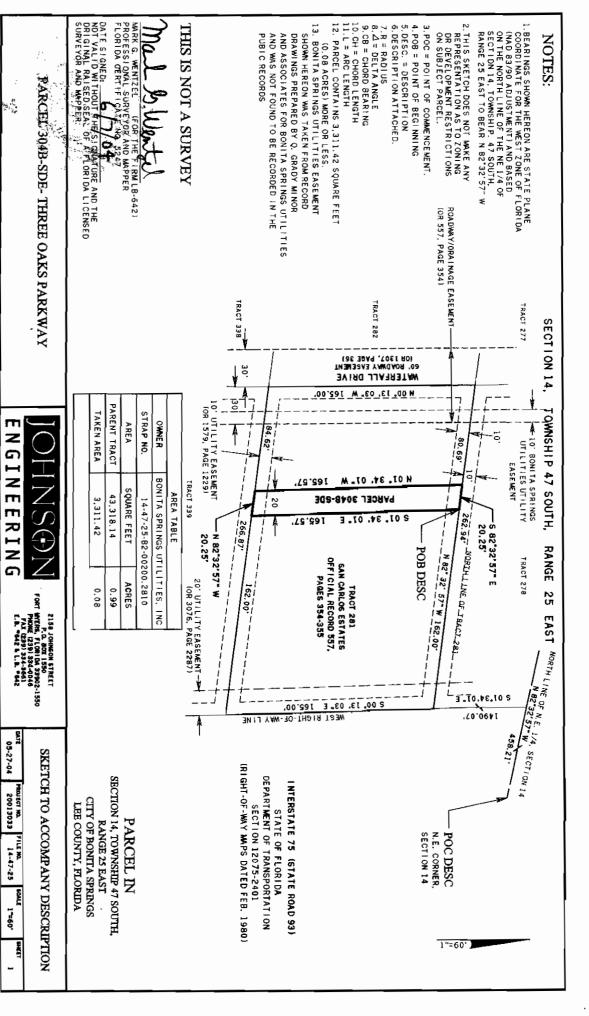
Containing 3,311.42 square feet more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

Exhibit "B"

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20013033 Parcel 304B-SDE 012004



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January 28, 2005

THREE OAKS PARKWAY

PARCEL 304C-SDE

PART OF TRACT 278, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel, being part of Tract 278, San Carlos Estates according to the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, being more particularly described as follows:

Commencing at the northeast corner of said Section 14, run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 458.21 feet to an intersection with the west right-of-way line of Interstate 75 (State Road 93); thence run S 01° 34' 01" E along said west line for 1,324.50 feet to an intersection with the north line of said Tract 278, San Carlos Estates and said west right-of-way line; thence continue S 01° 34' 01" E along the east line of said tract to the southeast corner; thence run N 82° 32' 57" W along the south line of said tract for 162.00 feet to the Point of Beginning.

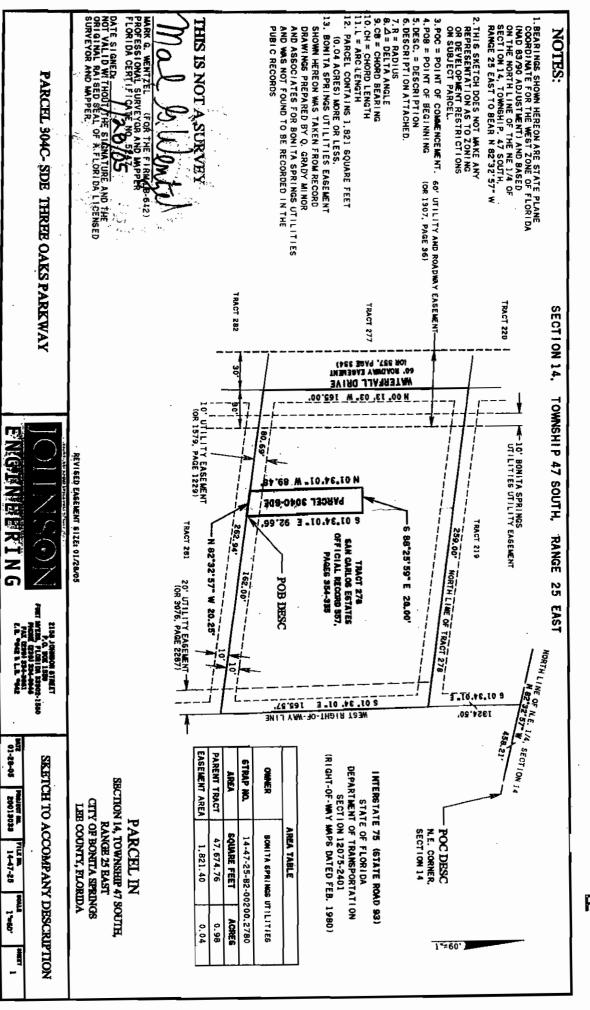
From said Point of Beginning continue N 82° 32' 57" W along said south line for 20.25 feet; departing said south line thence run N 01° 34' 01" W along a line 180.00 feet west of (as measured on a perpendicular) and parallel with said right-of-way line for 89.48 feet; thence run S 88° 25' 59" E 20.00 feet; thence run S 01° 34' 01" E for 92.66 feet to an intersection with the south line of said tract to the Point of Beginning.

Containing 1,821.40 square feet, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

Exhibit "B"

20013033 Parcel 304C-SDE 012805



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January 28, 2005

THREE OAKS PARKWAY

PARCEL 304D-SDE

PART OF TRACT 219, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel, being part of Tract 219, San Carlos Estates according to the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, being more particularly described as follows:

Commencing at the northeast corner of said Section 14, run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 458.21 feet to an intersection with the west right-of-way line of Interstate 75 (State Road 93); thence run S 01° 34' 01" E along said west line for 1,158.93 feet to an intersection with the north line of said Tract 219, San Carlos Estates and said west right-of-way line; thence run N 82° 32' 57" W along the north line of said tract for 162.00 feet to the Point of Beginning.

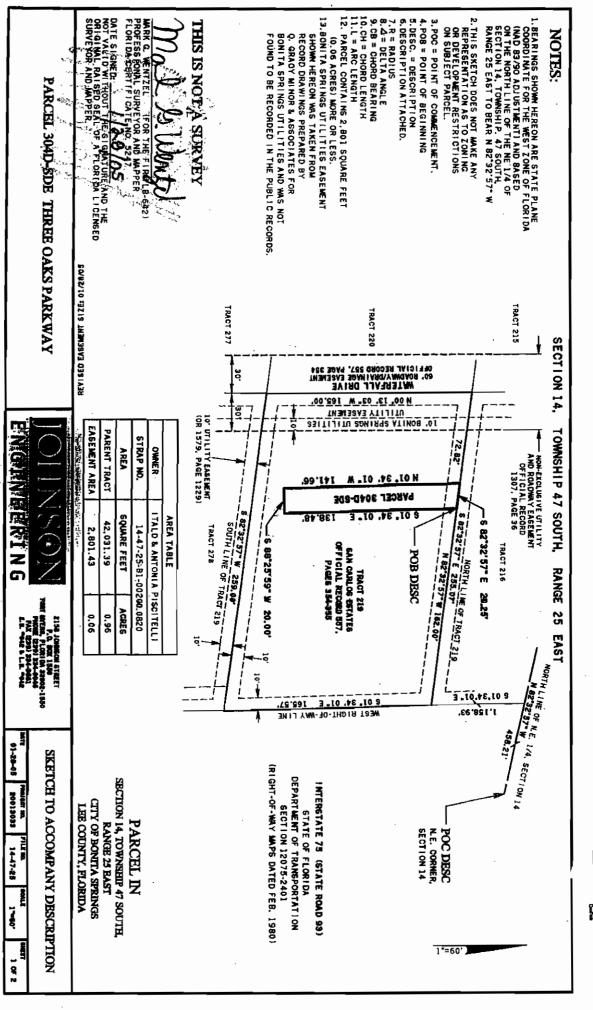
From said Point of Beginning run S 01° 34′ 01″ E along a line 160.00 feet west of (as measured on a perpendicular) and parallel with said right-of-way line for 138.48; thence run S 88° 25′ 59" W for 20.00 feet; thence run N 01° 34′ 01″ W for 141.66 feet to an intersection with the north line of said tract; thence run S 82° 32′ 57″ E along said north line for 20.25 feet to the Point of Beginning. Containing 2,801.43 square feet, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

Exhibit "B"

20013033 Parcel 304D-SDE 012805

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June 2, 2004

THREE OAKS PARKWAY

PARCEL 304E-SDE

PART OF TRACT 216, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel of land , being part of Tract 216, San Carlos Estates according to the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, being more particularly described as follows:

From the northeast corner of said Section 14, run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 458.21 feet to an intersection with the west right-of-way line of Interstate 75 (State Road 93); thence run S 01° 34' 01" E along said west line for 993.36 feet to an intersection with the north line of said Tract 216, San Carlos Estates and said west right-of-way line; thence run N 82° 32' 57" W along the north line of said tract for 162.65 feet to the Point of Beginning

From said Point of Beginning also being the point of curvature of a non-tangent curve to the right; thence southerly and easterly along the arc of said curve having a radius of 955.00 feet (delta angle of 02°05'13") (chord bearing S 02°36'37" E) (chord 34.78) for 34.78 to a point of tangency; thence run S 01°34'01" E along a line 160.00 feet west of (as measured on a perpendicular) and parallel with said right-of-way line for 130.90 feet to an intersection with the south line of said tract; thence run N 82°32'57" W along said south line for 20.25 feet; thence departing said south line run N 01°34'01" W for 127.72 feet to a point of curvature of a curve to the left; thence northerly and westerly along the arc of said curve having a radius of 935.00 feet (delta angle of 02°19'39") (chord bearing N 02°43'51" W) (chord 37.98) for 37.98 feet to an intersection with the north line of said tract; thence run S 82°32'57" E along said north line for 20.39 feet to the Point of Beginning.

Containing 3,313.83 square feet, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

Exhibit "B"

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20013033 Parcel 304E-SDE 060204

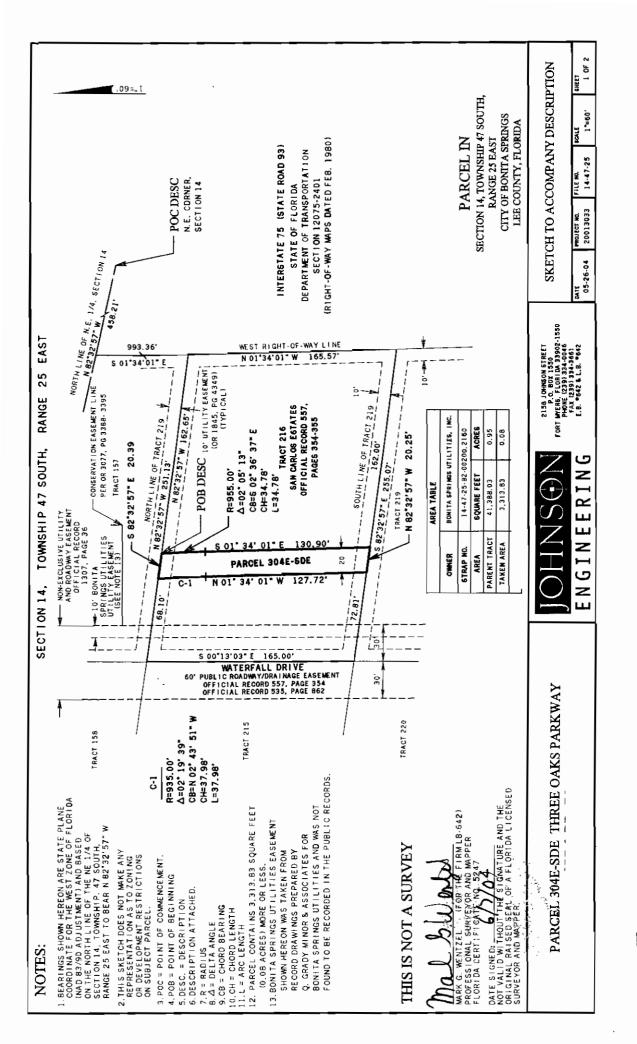


Exhibit "B"

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September 14, 2004

THREE OAKS PARKWAY

PARCEL 304F-SDE

PART OF TRACT 157, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

An easement for slope and drainage purposes, being part of Tract 157, San Carlos Estates, according the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of said Section 14 run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 458.21 feet to an intersection with the west right-of-way line of Interstate 75 (State Road 93); thence run S 01° 34' 01" E along said right-of-way line for 827.79 feet to an intersection with the north line of said Tract 157 and said west right-of-way line; thence run N 82° 32' 57" W along the north line of said tract for 184.26 feet to an intersection with a non-tangent curve and the Point of Beginning of the herein described easement.

From said Point of Beginning run southerly along the arc of said curve to the right, having a radius of 955.00 feet (delta 10° 13' 52") (chord bearing S 08° 46' 10" E) (chord 170.30 feet) for 170.53 feet to an intersection with the south line of said tract; thence run N 82° 32' 57" W along said south line for 20.39 feet to an intersection with a non-tangent curve; thence departing said south line run northerly along the arc of said curve to the left having a radius of 935.00 feet (delta 10° 28' 12") (chord bearing N 09° 07' 46" W) (chord 170.62 feet) for 170.86 feet to an intersection with said north line; thence run S 82° 32' 57" E along said north line for 21.51 feet to the Point of Beginning.

Containing 3,413.82 square feet or 0.08 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

20013033 Parcel 034F-SDE 091404

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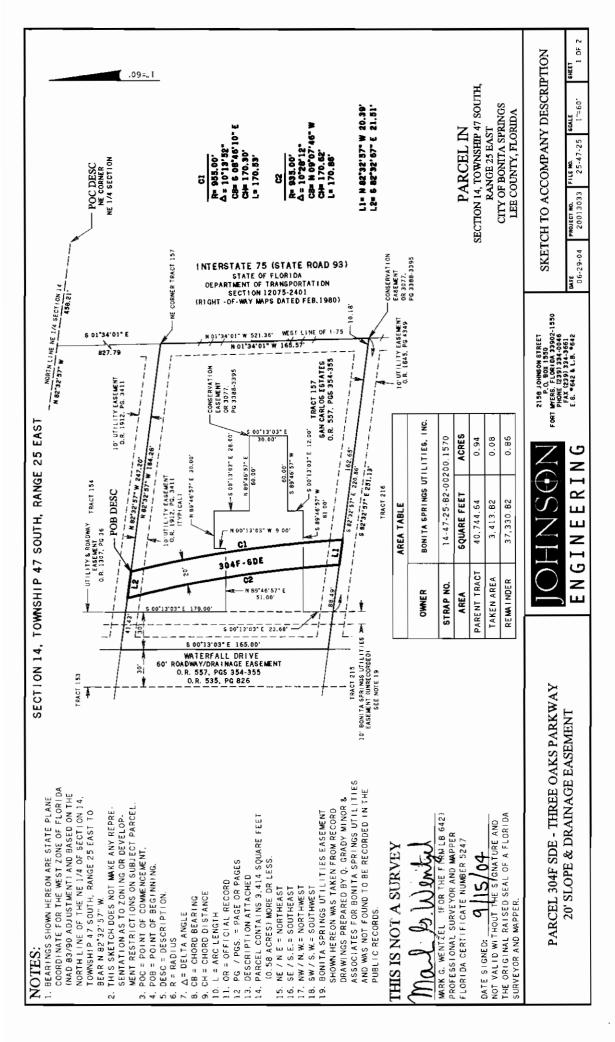


Exhibit "B"

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July 8, 2004

THREE OAKS PARKWAY

PARCEL 304G-SDE

PART OF TRACT 154, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

An easement for slope and drainage purposes, being part of Tract 154, San Carlos Estates, according the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of said Section 14 run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 458.21 feet to an intersection with the west right-of-way line of Interstate 75 (State Road 93); thence run S 01° 34' 01" E along said right-of-way line for 662.22 feet to an intersection with the north line of said Tract 154 and said west right-of-way line; thence run N 82° 32' 57" W along the north line of said tract for 241.07 feet to an intersection with a non-tangent curve and the Point of Beginning of the herein described easement.

From said Point of Beginning run southerly along the are of said curve to the right, having a radius of 955.00 feet (delta 11° 00' 45") (ehord bearing S 19° 23' 28" E) (chord 183.27 feet) for 183.55 feet to an intersection with the south line of said tract; thence run N 82° 32' 57" W along said south line for 21.51 feet to an intersection with a non-tangent curve; thence departing said south line run northerly along the arc of said eurve to the left, having a radius of 935.00 feet (delta 08° 04' 10") (chord bearing N 18° 23' 57" W) (ehord 131.58 feet) for 131.69 feet to an intersection with the west line of said tract; thenee run N 00° 13' 03" W along said west line for 45.52 feet to the northwest corner of said tract; thence run S 82° 32' 57" E along the north line of said tract for 2.20 feet to the Point of Beginning.

Containing 3,207.94 square feet or 0.07 acres, more or less.

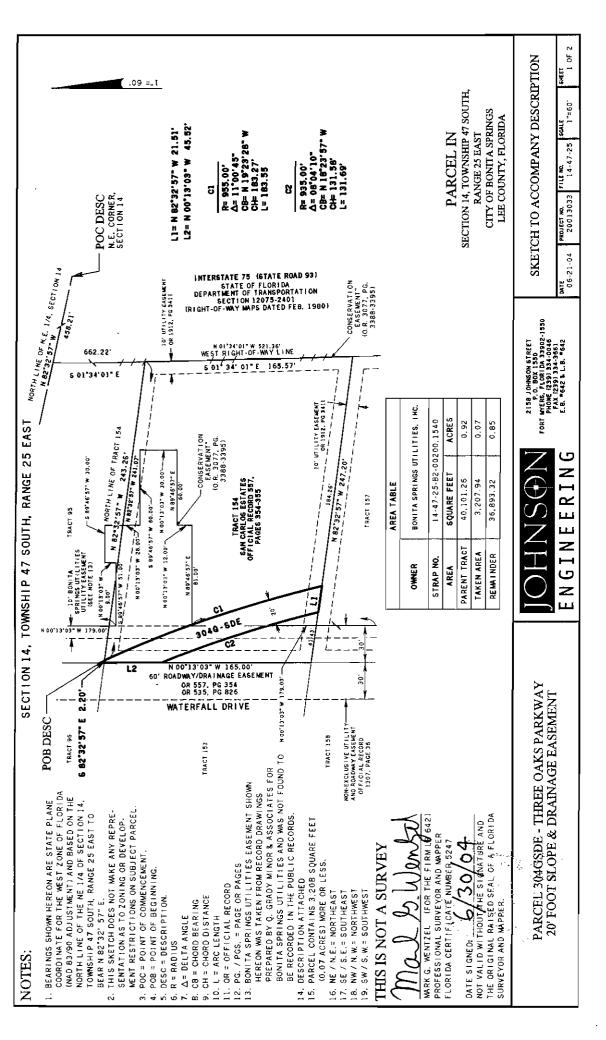
Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

20013033 Parcel 304G-SDE 070804

2158 Johnson Street ■ Post Office Box 1550 ■ Fort Myers, Florida 33901-1550 (239) 334-0046 • Fax (239) 334-3661

Exhibit "B"

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September 14, 2004

THREE OAKS PARKWAY

PARCEL 305B-SDE

PART OF TRACT 153, SAN CARLOS ESTATES
LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA

A tract or parcel of land, being part of Tract 153, San Carlos Estates, according the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of the Northeast quarter of said Section 14 run N 82° 32' 57" W along the north line of said Northeast Quarter (NE-1/4) for 685.74 feet to the northeast corner of Tract 29 of said San Carlos Estates; thence run S 00° 13' 03" E 659.94 feet to the northeast corner of said Tract 153 and the Point of Beginning.

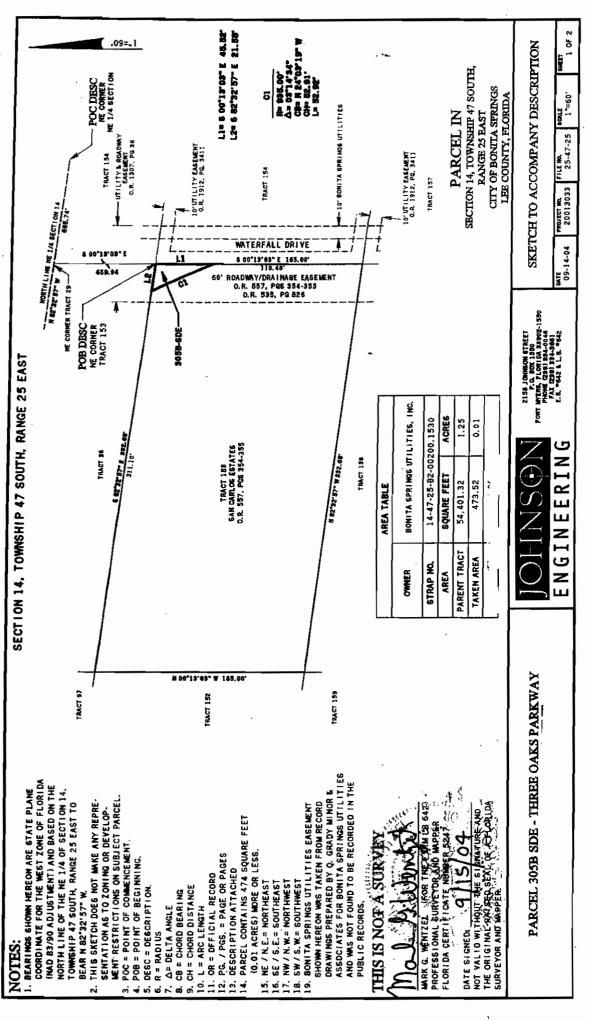
From said Point of Beginning continue S 00° 13' 03" E along the east line of said tract for 45.52 feet to an intersection with a non-tangent curve; thence departing said east line run northwesterly along the arc of said curve to the left, having a radius of 935.00 feet (delta 03° 14' 34") (chord bearing N 24° 03' 19" W) (chord 52.91 feet) for 52.92 feet to an intersection with the north line of said tract; thence run S 82° 32' 57" E along said north line for 21.58 feet to the Point of Beginning. Containing 473.52 square feet or 0.01 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

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February 18, 2004

THREE OAKS PARKWAY

PARCEL 305C-SDE

PART OF TRACT 96, SAN CARLOS ESTATES
LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA

A tract or parcel of land, being part of Tract 96, San Carlos Estates, according to the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, being more particularly described as follows:

From the northeast corner of said Section 14, run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 685.74 feet to an intersection with a line being the center of Waterfall Drive (a 60 foot Roadway and Drainage Easement) according to the map thereof of San Carlos Estates; thence run S 00° 13' 03" E along said line for 494.94 feet to the northeast corner of said tract; thence run N 82° 32' 57" W along the north line of said tract for 106.52 feet to a point of intersection with a non-tangent curve and the Point of Beginning.

From said Point of Beginning run southeasterly along the arc of said curve to the right having a radius of 955.00 feet (delta 12° 16' 29") (chord bearing S 31° 20' 45" E) (chord 204.20 feet) for 204.59 feet to an intersection with the east line of said tract; thence run S 00° 13' 03" E for 4.41 feet to the southeast corner of said tract; thence run N 82° 32' 57" W along the south line of said tract for 21.58 feet to a point of intersection with a non-tangent curve; thence northwesterly along the arc of said curve to the left having a radius of 935.00 feet (delta 13° 02' 33") (chord bearing N 32° 11' 53" W) (chord 212.38 feet) for 212.84 feet to an intersection with said north line; thence run S 82° 32' 57" E along said north line for 28.56 feet to the Point of Beginning.

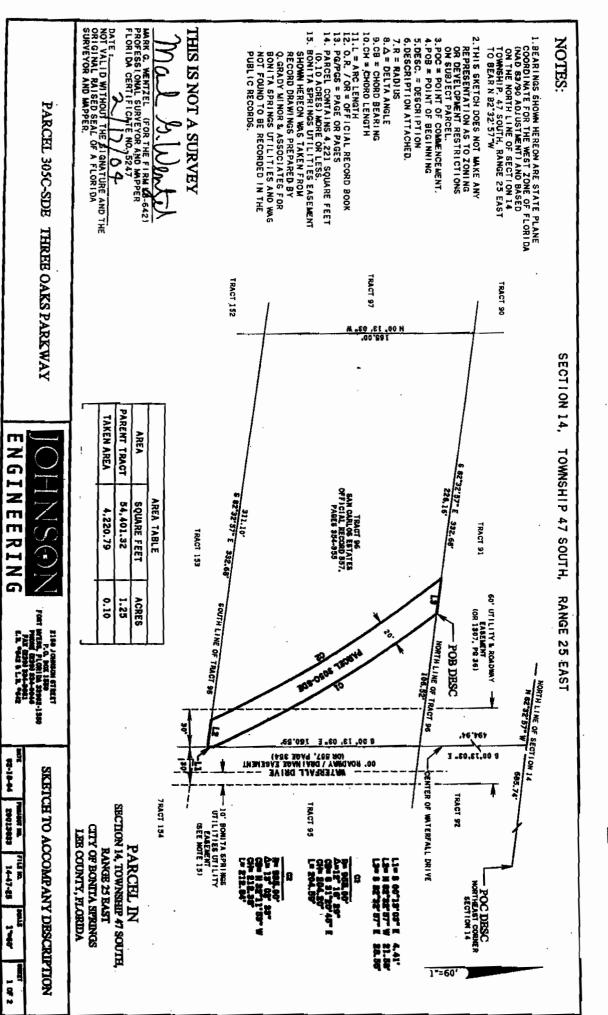
Containing 4,220.79 square feet or 0.10 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

Exhibit "B"

20013033 Parcel 305C-SDE 021804

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February 18, 2004

THREE OAKS PARKWAY

PARCEL 305D-SDE

PART OF TRACT 91, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel of land, being part of Tract 91, San Carlos Estates, according to the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, being more particularly described as follows:

From the northeast corner of said Section 14, run N 82° 32' 57" W along the north line of said section for 685.74 feet to an intersection with a line being the center of Waterfall Drive (a 60 foot Roadway and Drainage Easement) according to the map thereof of San Carlos Estates; thence run S 00° 13' 03" E along said line for 494.94 feet to the southeast corner of said tract; thence run N 82° 32' 57" W along the south line of said tract for 106.52 feet to the Point of Beginning.

From said Point of Beginning continue N 82° 32' 57" W along said south line for 28.56 feet to a point of intersection with a non-tangent curve; thence northwesterly along the arc of said curve to the left having a radius of 935.00 feet (delta 16° 31' 44") (chord bearing N 46° 59' 01" W) (chord 268.80 feet) for 269.73 feet to an intersection with the west line of said tract; thence run N 00° 13' 03" W along said west line for 7.25 feet to the northwest corner of said tract; thence run S 82° 32' 57" E along the north line of said tract for 30.08 feet to a point of intersection with a non-tangent curve; thence run southeasterly along the arc of said curve to the right having a radius of 955.00 feet (delta 16° 24' 39") (chord bearing \$ 45° 41' 18" E) (chord 272.60 feet) for 273.53 feet to the Point of Beginning.

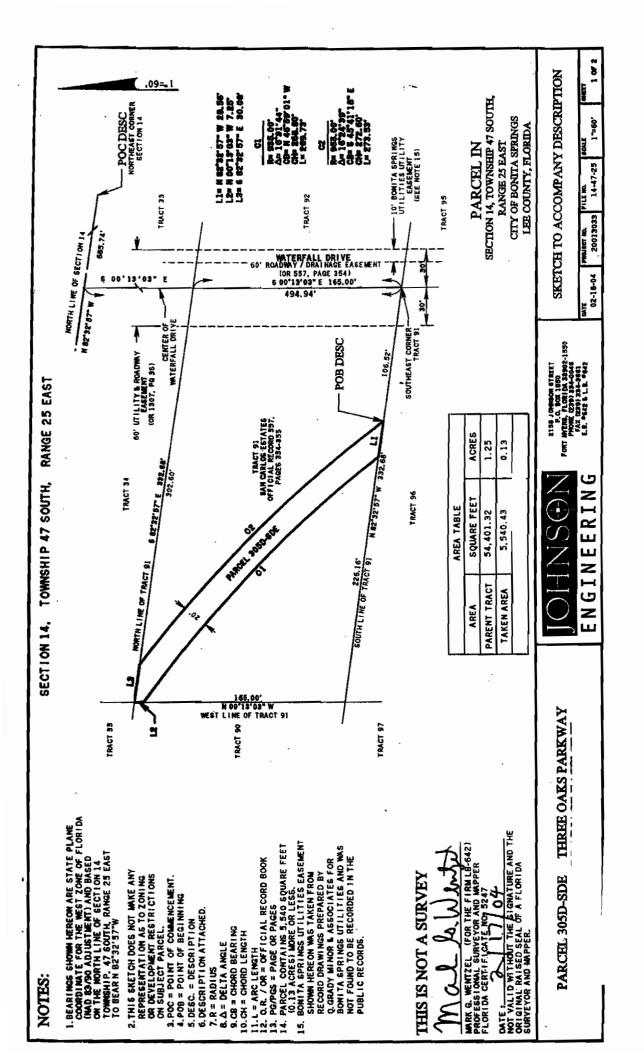
Containing 5,540.43 square feet or 0.13 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

20013033 Parcel 305D-SDE 021804

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January 05, 2005

PARCEL 305E-SDE

PART OF TRACT 34, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel of land, being part of Tract 34, San Carlos Estates, according the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of said Section 14, run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 685.74 feet to an intersection with a line being the center of Waterfall Drive (a 60 foot Roadway and Drainage Easement) according to the map thereof of San Carlos Estates; thence run S 00° 13' 03" E along said line for 164.94 feet to the northeast corner of said tract; thence continue S 00° 13' 03" E along the east line of said tract for 165.00 feet to the southeast corner of said tract; thence run N 82° 32' 57" W along the south line of said tract for 302.60 feet to the Point of Beginning.

From said Point of Beginning continue N 82° 32' 57" W along said south line for 30.08 feet to the southwest corner of said tract; thence run N 00° 13' 03" W along the west line of said tract for 17.04 feet, to a point of intersection with a non-tangent curve; thence run southeasterly along the arc of said curve to the right having a radius of 955.00 feet (delta 02° 11' 22") (chord bearing S 54° 59' 19" E) (chord 36.49 feet) for 36.49 feet to the Point of Beginning.

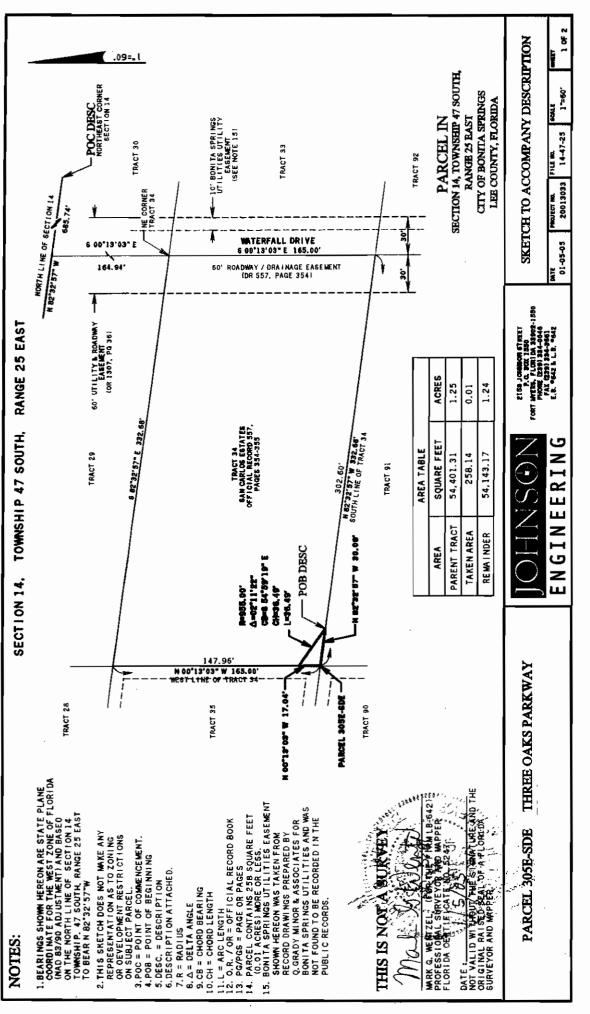
Containing 258.14 square feet or 0.01 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

Exhibit "B"

20013033 Parcel 305E-SDE

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Exhibit "B"

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January 20, 2004

THREE OAKS PARKWAY

PARCEL 304A-SE

PART OF TRACT 339, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel of land , being part of Tract 339, San Carlos Estates, according the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of said Section 14, run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 458.21 feet to an intersection with the west right-of-way line of Interstate 75 (State Road 93); thence run S 01° 34' 01" E along said right-of-way line for 1,655.64 feet to an intersection with the north line of said Tract 339, San Carlos Estates and said west right-of-way line and the Point of Beginning.

From said Point of Beginning continue S 01° 34′ 01" E along said right-of-way line for 165.57 feet to an intersection with the south line of said tract; thence run N 82° 32′ 57" W, along said south line for 10.13 feet; thence departing said south line run N 01° 34′ 01" W along a line 10.00 feet east of (as measured on a perpendicular) and parallel with said right-of-way line for 165.57 feet to an intersection with the north line of said tract; thence run S 82° 32′ 57" E along said north line for 10.13 feet to the Point of Beginning.

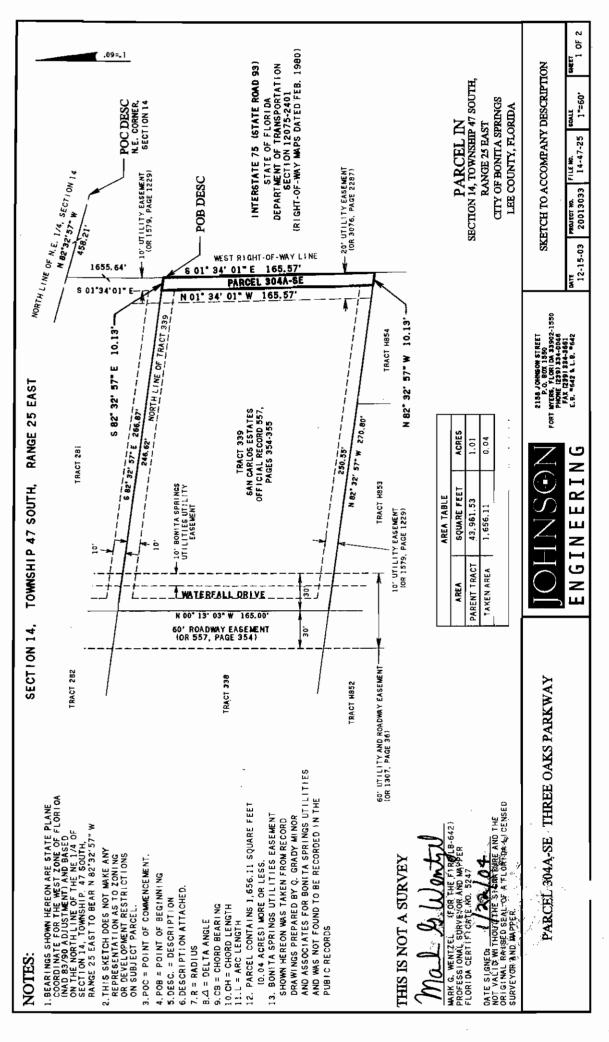
Containing 1,656.11 square feet (0.04 acres) more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

Exhibit "C"

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January 20, 2004

THREE OAKS PARKWAY

PARCEL 304B-SE

PART OF TRACT 281, SAN CARLOS ESTATES
LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA

A tract or parcel of land , being part of Tract 281, San Carlos Estates, according the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of said Section 14, run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 458.21 feet to an intersection with the west right-of-way line of Interstate 75 (State Road 93); thence run S 01° 34' 01" E along said right-of-way line for 1,490.07 feet to an intersection with the north line of said Tract 281, San Carlos Estates and said west right-of-way line and the Point of Beginning.

From said Point of Beginning continue S 01° 34' 01" E along said right-of-way line for 165.57 feet to an intersection with the south line of said tract; thence run N 82° 32' 57" W, along said south line for 10.13 feet; thence departing said south line run N 01° 34' 01" W along a line 10.00 feet east of (as measured on a perpendicular) and parallel with said right-of-way line for 165.57 feet to an intersection with the north line of said tract; thence run S 82° 32' 57" E, along said north line for 10.13 feet to the Point of Beginning.

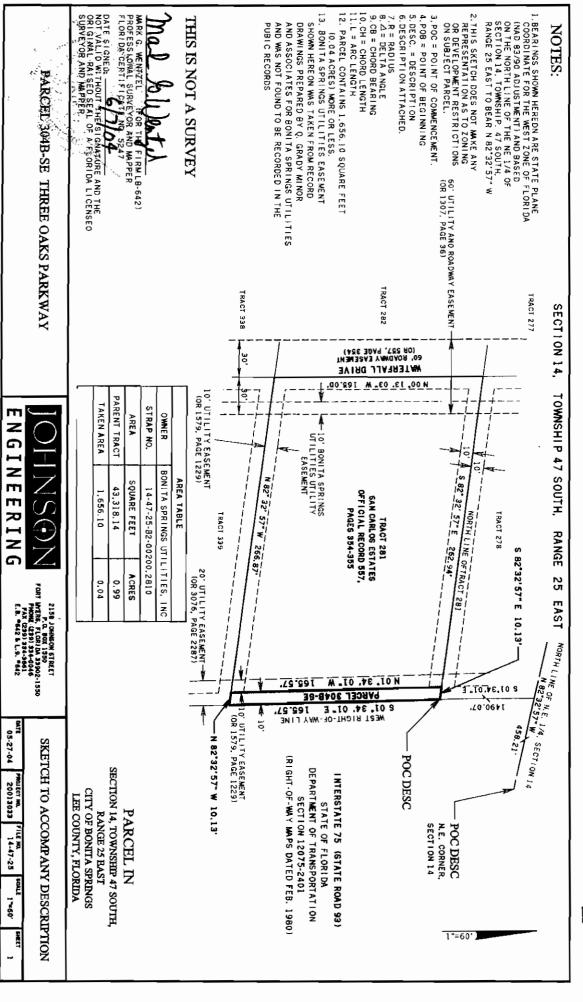
Containing 1,656.10 square feet, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

Exhibit "C"

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January 20, 2004

THREE OAKS PARKWAY

PARCEL 304C-SE

PART OF TRACT 278, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel of land , being part of Tract 278, San Carlos Estates, according to the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, being more particularly described as follows:

From the northeast corner of said Section 14 run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 458.21 feet to an intersection with the west right-of-way line of Interstate 75 (State Road 93); thence run S 01° 34' 01" E along said right-of-way line for 1,324.50 feet to an intersection with the north line of Tract 278, San Carlos Estates and said west right-of-way line and the Point of Beginning.

From said Point of Beginning continue S 01° 34′ 01" E along said right-of-way line for 165.57 feet to an intersection with the south line of said tract; thence run N 82° 32′ 57" W along said south line for 10.13 feet; thence departing said south line run N 01° 34′ 01" W along a line 10.00 feet west of (as measured on a perpendicular) and parallel with said right-of-way line for 165.57 feet to an intersection with the north line of said tract; thence run S 82° 32′ 57" E along said north line for 10.13 feet to the Point of Beginning.

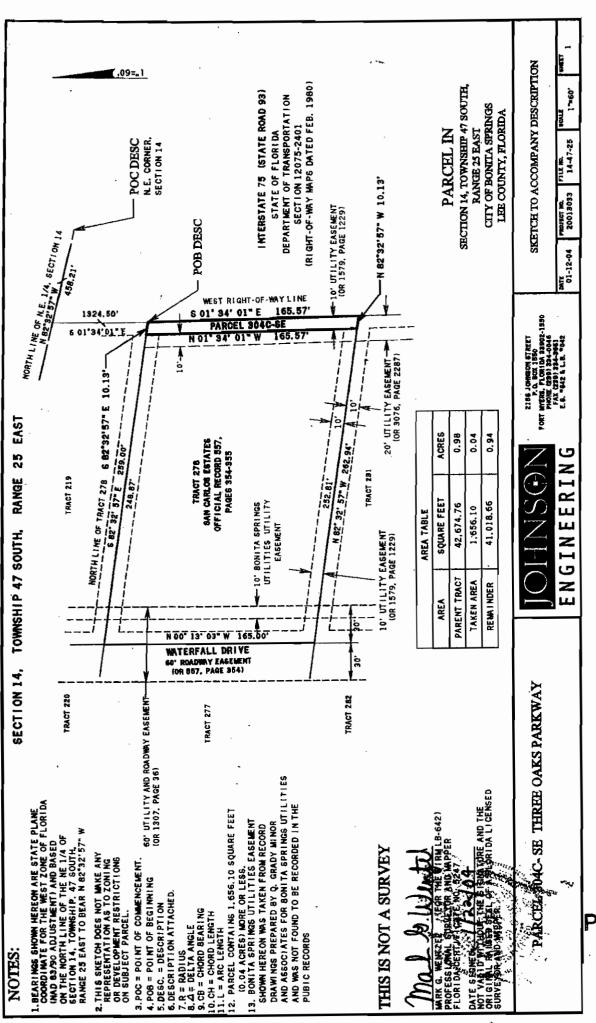
Containing 1,656.10 square feet or 0.04 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

Exhibit "C"

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20013033 Parcel 304C-SE 012004



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January 20, 2004

THREE OAKS PARKWAY

PARCEL 304D-SE

PART OF TRACT 219, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel of land, being part of Tract 219, San Carlos Estates, according to the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, being more particularly described as follows:

From the northeast corner of said Section 14 run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 458.21 feet to an intersection with the west right-of-way line of Interstate 75 (State Road 93); thence run S 01° 34' 01" E along said right-of-way line for 1,158.93 feet to an intersection with the north line of Tract 219, San Carlos Estates and said west right-of-way line and the Point of Beginning.

From said Point of Beginning continue S 01° 34' 01" E along said right-of-way line for 165.57 feet to an intersection with the south line of said tract; thence run N 82° 32' 57" W along said south line for 10.13 feet; thence departing said south line run N 01° 34' 01" W along a line 10.00 feet west of (as measured on a perpendicular) and parallel with said right-of-way line for 165.57 feet to an intersection with the north line of said tract; thence run S 82° 32' 57" E along said north line for 10.13 feet to the Point of Beginning.

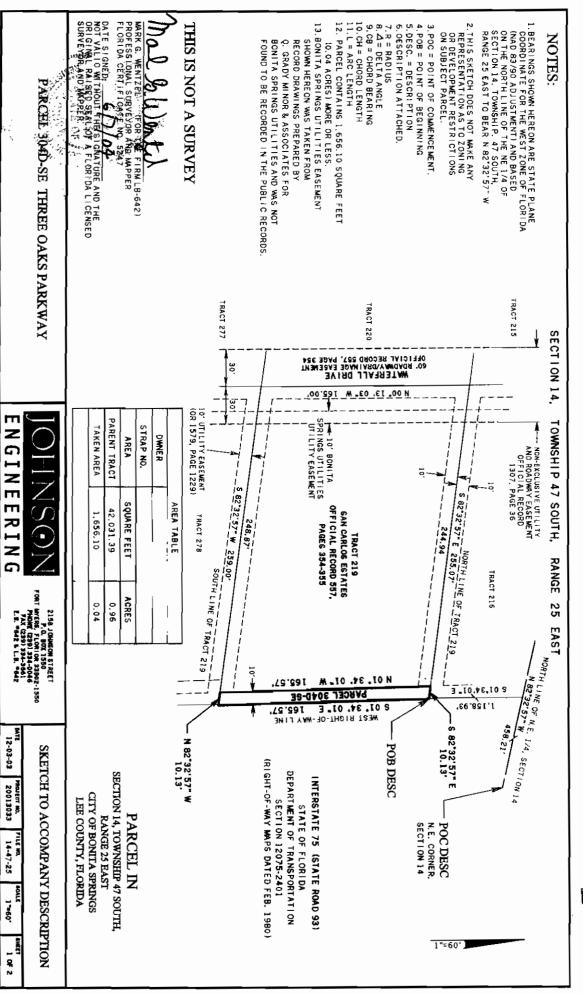
Containing 1,656.10 square feet or 0.04 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

Exhibit "C"

20013033 Parcel 304D-SE 012004

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June 2, 2004

THREE OAKS PARKWAY

PARCEL 304E-SE

PART OF TRACT 216, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel of land , being part of Tract 216, San Carlos Estates, according to the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, being more particularly described as follows:

From the northeast corner of said Section 14 run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 458.21 feet to an intersection with the west right-of-way line of Interstate 75 (State Road 93); thence run S 01° 34' 01" E along said right-of-way line for 993.36 feet to an intersection with the north line of Tract 216, San Carlos Estates and said west right-of-way line and the Point of Beginning

From said Point of Beginning continue S 01° 34' 01" E along said right-of-way line for 165.57 feet to an intersection with the south line of said tract; thence run N 82° 32' 57" W along said south line for 10.13 feet; thence departing said south line run N 01° 34' 01" W along a line 10.00 feet west of (as measured on a perpendicular) and parallel with said right-of-way line for 154.70 feet to a point of curvature of a non-tangent curve to the left; thence northerly and westerly along the arc of said curve having a radius of 1105.00 feet (delta angle of 00°33'51") (chord bearing N 01° 50' 56" W) (chord 10.88 feet) for 10.88 feet to an intersection with the north line of said tract; thence run S 82° 32' 57" E along said north line for 10.18 feet to the Point of Beginning.

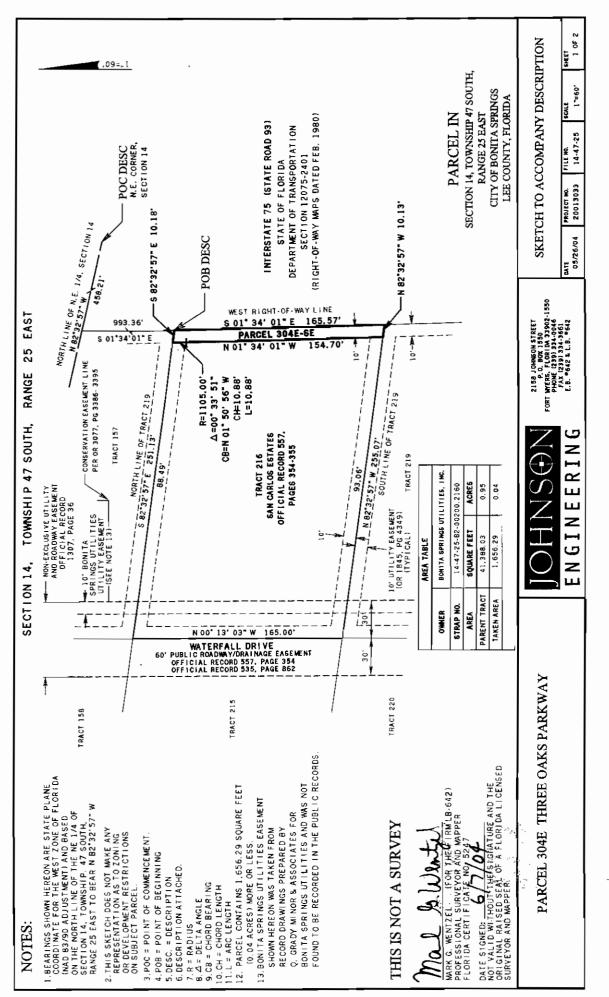
Containing 1,656.29 square feet or 0.04 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

Exhibit "C"

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20013033 Parcel 304E-SE 060204



Page /o of 24





September 14, 2004

THREE OAKS PARKWAY

PARCEL 304F-SE

PART OF TRACT 157, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

An easement for slope purposes, being part of Tract 157, San Carlos Estates, according the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs. Lee County Florida, being more particularly described as follows:

From the northeast corner of said Section 14 run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 458.21 feet to an intersection with the west right-of-way line of Interstate 75 (State Road 93); thence run S 01° 34' 01" E along said right-of-way line for 827.79 feet to an intersection with the north line of said Tract 157 and said west right-of-way line; thence run N 82° 32' 57" W along the north line of said tract for 3.81 feet to an intersection with a non-tangent curve to the right and the Point of Beginning of the herein described easement.

From said Point of Beginning run southerly along the arc of said curve to the right, having a radius of 1,125.00 feet (delta 01° 19' 41") (chord bearing S 09° 52' 31" E) (chord 26.08 feet) for 26.08 feet to an intersection with the east line of said tract; thence run S 01° 34′ 01" E along said east line for 140.37 feet to the southeast corner of said tract; thence run N 82° 32' 57" W along the south line of said tract for 10.18 feet to an intersection with a non-tangent curve; thence departing said south line run northerly along the arc of said curve to the left, having a radius of 1,105.00 feet (delta 08° 44' 43") (chord bearing N 06° 30' 13" W) (chord 168.50 feet) for 168.66 feet to an intersection with the north line of said tract; thence run S 82° 32' 57" E along said north line for 21.05 feet to the Point of Beginning;

Containing 2,457.79 square feet or 0.06 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

20013033 Parcel 304F-SE 091404

Exhibit "C"

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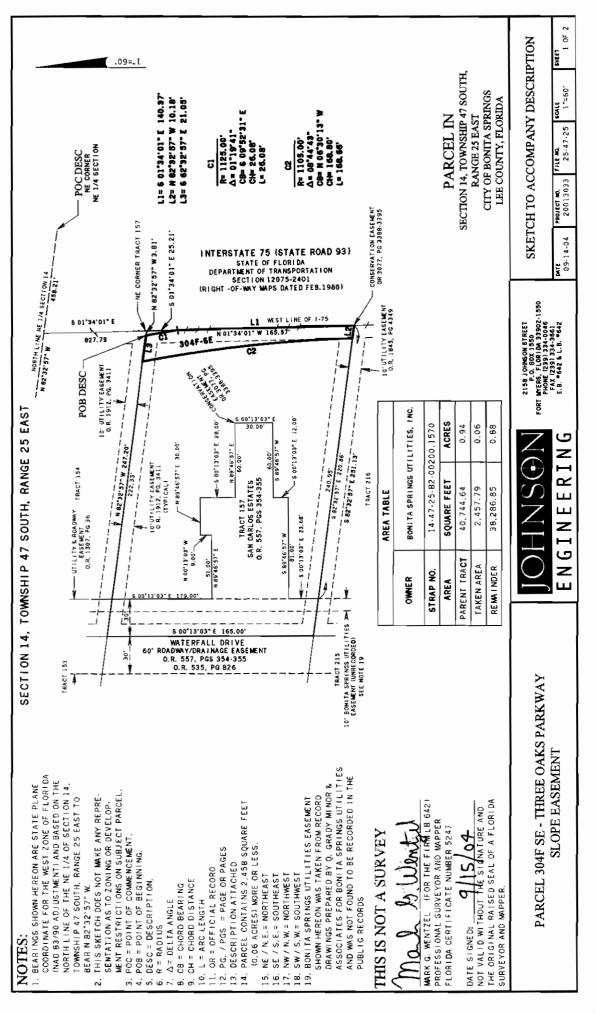


Exhibit "C"

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July 8, 2004

THREE OAKS PARKWAY

PARCEL 304G-SE

PART OF TRACT 154, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

An easement for slope purposes, being part of Tract 154, San Carlos Estates, according the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of said Section 14 run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 458.21 feet to an intersection with the west right-of-way line of Interstate 75 (State Road 93); thenee run S 01° 34' 01" E along said right-of-way line for 662.22 feet to an intersection with the north line of said Tract 154 and said west right-of-way line; thence run N 82° 32' 57" W along the north line of said tract for 45.60 feet to an intersection with a non-tangent curve and the Point of Beginning of the herein described easement.

From said Point of Beginning run southerly along the arc of said eurve to the right, having a radius of 1,125.00 feet (delta 09° 01' 26") (chord bearing S 15° 03' 04" E) (chord 177.00 feet) for 177.18 feet to an intersection with the south line of said tract; thence run N 82° 32' 57" W along said south line for 21.05 feet to an intersection with a non-tangent curve; thence departing said south line run northerly along the arc of said eurve to the left, having a radius of 1,105.00 feet (delta 09° 13' 00") (ehord bearing N 15° 29' 05" W) (ehord 177.56 feet) for 177.75 feet to an intersection with the north line of said tract; thence run S 82° 32′ 57" E along said north line for 22.50 feet to the Point of Beginning. Containing 3,549.30 square feet or 0.08 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

20013033 Parcel 304G-SE 070804

2158 Johnson Street ■ Post Office Box 1550 ■ Fort Myers, Florida 33901-1550 (239) 334-0046 • Fax (239) 334-3661

Exhibit "C"

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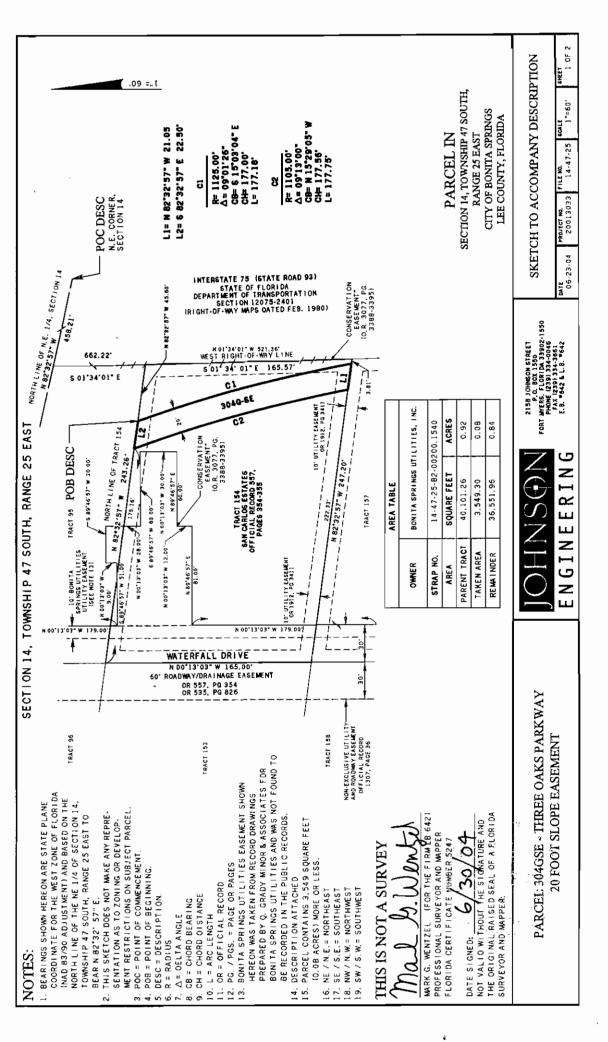


Exhibit "C"

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February 18, 2004

THREE OAKS PARKWAY

PARCEL 304H-SE

PART OF TRACT 95, SAN CARLOS ESTATES
LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA

A tract or parcel of land, being part of Tract 95, San Carlos Estates, according the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of said Section 14, run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 458.21 feet to an intersection with the west right-of-way line of Interstate 75 (State Road 93); thence run S 01° 34' 01" E along said right-of-way line for 496.65 feet to an intersection with the north line of Tract 95, San Carlos Estates and said west right-of-way line; thence run N 82° 32' 57" W along the north line of said tract for 121.54 feet to a point of intersection with a non-tangent curve and the Point of Beginning.

From said Point of Beginning run southeasterly along the arc of said curve to the right having a radius of 1,125.00 feet (delta 09° 49' 29") (chord bearing S 24° 28' 31" E) (chord 192.67 feet) for 192.91 feet to an intersection with the south line of said tract; thence run N 82° 32' 57" W along said south line for 22.50 feet to a point of intersection with a non-tangent curve; thence northwesterly along the arc of said curve to the left having a radius of 1,105.00 feet (delta 10° 04' 32") (chord bearing N 25° 07' 51" W) (chord 194.07 feet) for 194.32 feet, to an intersection with the north line of said tract; thence run S 82° 32' 57" B along the north line of said tract for 25.12 feet to the Point of Beginning.

Containing 3,872.05 square feet or 0.09 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

Exhibit "C"

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20013033 Parcel 304H-SB 021804

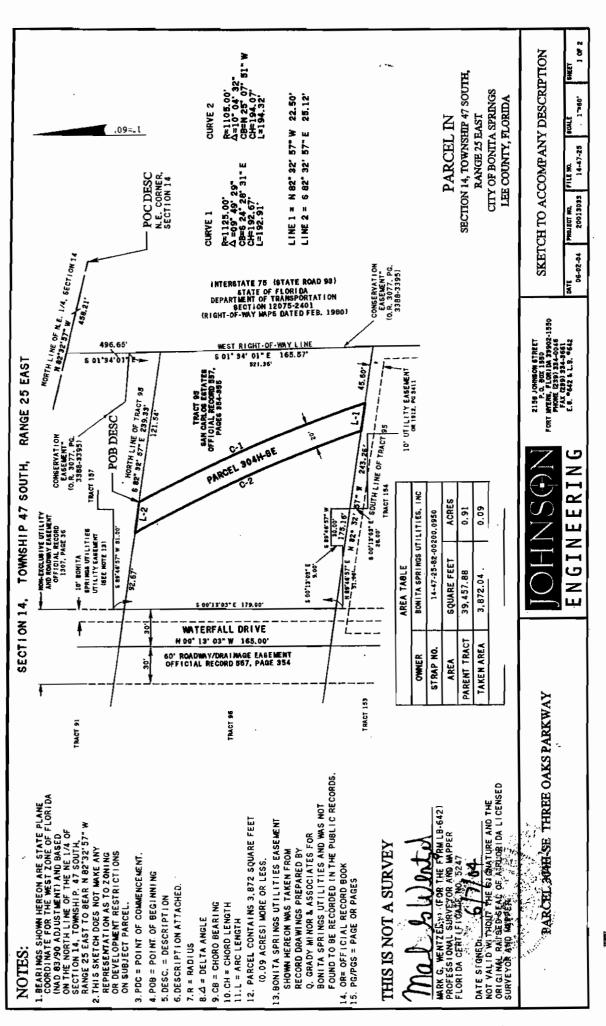


Exhibit "C"

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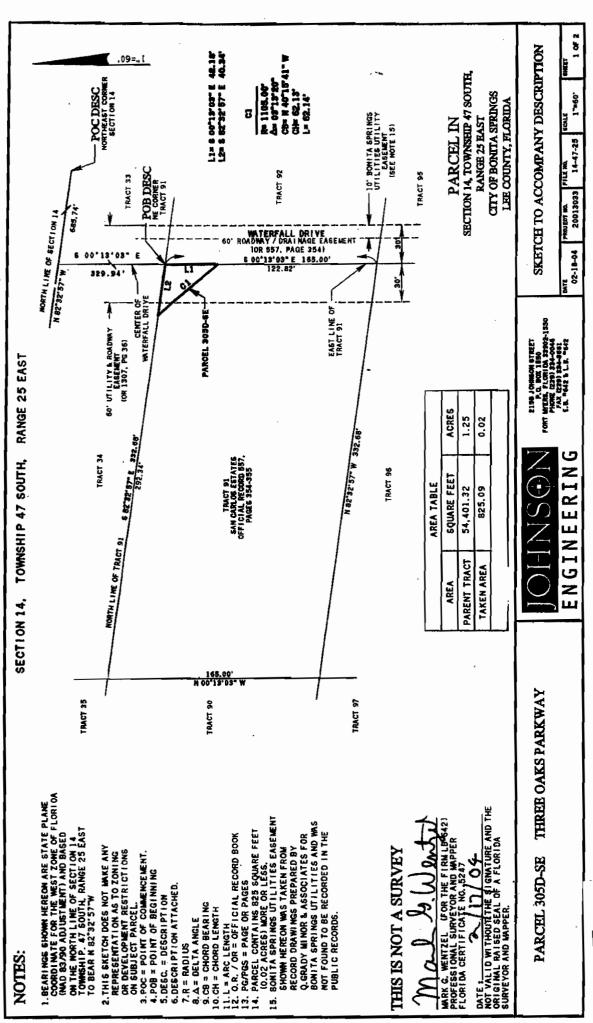


Exhibit "C"

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February 18, 2004

THREE OAKS PARKWAY

PARCEL 305E-SE

PART OF TRACT 34, SAN CARLOS ESTATES
LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA

A tract or parcel of land, being part of Tract 34, San Carlos Estates according to the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, being more particularly described as follows:

From the northeast corner of said Section 14, run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 685.74 feet to an intersection with a line being the center of Waterfall Drive (a 60 foot Roadway and Drainage Easement) according to the map thereof of San Carlos Estates; thence run S 00° 13' 03" E along said line for 164.94 feet to the northeast corner of said tract; thence run N 82° 32' 57" W along the north line of said tract for 226.19 feet to a point of intersection with a non-tangent curve and the Point of Beginning.

From said Point of Beginning run southeasterly along the arc of said curve to the right, having a radius of 1,125.00 feet (delta 14° 45' 20") (chord bearing S 48° 04' 44" E) (chord 288.92 feet) for 289.72 feet to an intersection with the south line of said tract; thence run N 82° 32' 57" W along said south line for 30.32 feet, to a point of intersection with a non-tangent curve; thence northwesterly along the arc of said curve to the left having a radius of 1,105.00 feet (delta 15° 41' 14") (chord bearing N 49° 42' 58" W) (chord 301.60 feet) for 302.54 feet to an intersection with said north line; thence run S 82° 32' 57" E along said north line for 45.55 feet to the Point of Beginning.

Containing 5,918.42 square feet or 0.14 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

Exhibit "C"

20013033 Parcel 305E-SDE 021804

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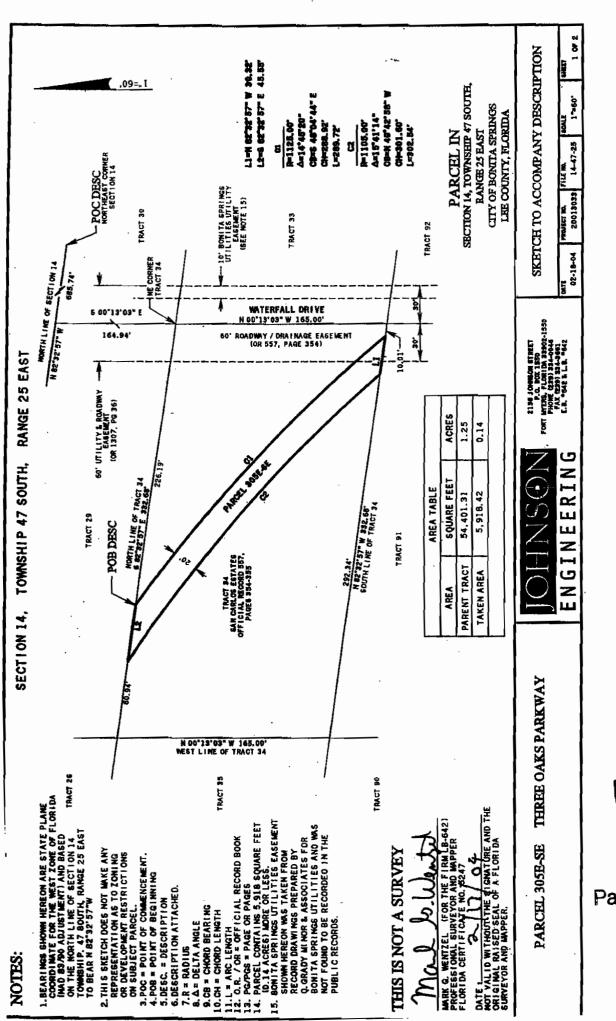


Exhibit "C"

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July 13, 2004

THREE OAKS PARKWAY

PARCEL 305F-SE

PART OF TRACT 29
SAN CARLOS ESTATES
LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA

A tract or parcel of land being part of Tract 29, San Carlos Estates, according to the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25, East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of the Northeast Quarter (NE-1/4) of said section run N 82° 32' 57" W along the north line of said Northeast Quarter (NE-1/4) for 685.74 feet to the northeast corner of said tract; thence continue N 82° 32' 57" W along the north line of said tract for 332.68 feet to the northwest corner of said tract; thence run S 00° 13' 03" E along the west line of said tract for 114.21 feet to an intersection with a non-tangent curve and the Point of Beginning.

From said Point of Beginning run southeasterly along the arc of said curve to the right, having a radius of 1,125.00 feet (delta 06° 18' 51") (chord bearing S 58° 36' 49" E) (chord 123.92 feet) for 123.98 feet to an intersection with the south line of said tract; thence run N 82° 32' 57" W along said south line for 45.55 feet to an intersection with a non-tangent curve; thence departing said south line run northwesterly along the arc of said curve to the left, having a radius of 1,105.00 feet (delta 03° 38' 52") (chord bearing N 59° 23' 01" W) (chord 70.34 feet) for 70.35 feet to an intersection with the west line of said tract; thence run N 00° 13' 03" W along said west line for 22.81 feet to the Point of Beginning. Containing 1,948.52 square feet or 0.04 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

Exhibit "C"

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20013033 Parcel 305F-SE 071304

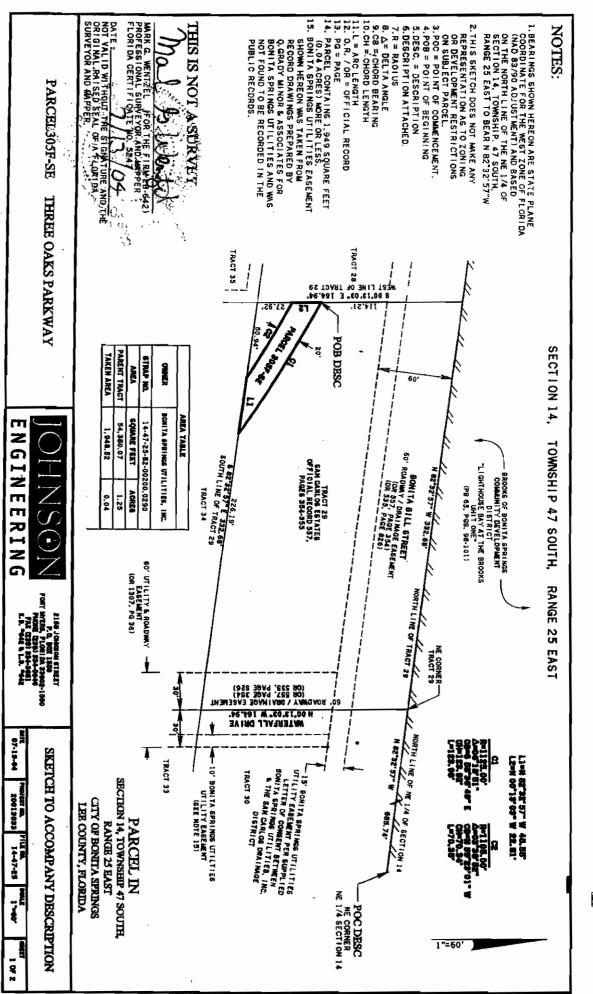


Exhibit "C"

Page <u>24</u> of <u>24</u>





September 14, 2004

THREE OAKS PARKWAY

PARCEL 305A-RW

PART OF TRACT 158, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel of land , being part of Tract 158, San Carlos Estates, according the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of the Northeast quarter of said Section 14 run N 82° 32' 57" W along the north line of said Northeast Ouarter (NE-1/4) for 685.74 feet to the northeast corner of Tract 29 of said San Carlos Estates; thence run S 01° 34' 03" E 824.94 feet to the northeast corner of said Tract 158; thence run N 82° 32' 57" W along the north line of said tract for 30.27 feet to an intersection of the north line of said tract with the west line of Waterfall Drive (60 feet wide) as shown and recorded in Official Record Book 557, Pages 354 and 355 and Official Record Book 535, Page 826 and the Point of Beginning.

From said Point of Beginning run S 00° 13' 03" E along said west line for 161.73 feet to an intersection with a non-tangent curve; thence departing said west line run northwesterly along the arc of said curve to the left, having a radius of 90.00 feet (delta 48° 24' 15") (chord bearing N 24° 25' 10" W) (chord 73.79 feet) for 76.03 feet to a point of reverse curvature; thence run northerly along the arc of said curve to the right, having a radius of 65.00 feet (delta 98° 18' 04") (chord bearing N 00° 31' 44" E) (chord 98.34 feet) for 111.52 feet to an intersection with the north line of said tract; thence run S 82° 32' 57" E along said north line for 29.23 feet to the Point of Beginning.

Containing 5,014.43 square feet or 0.12 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Ouarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

20013033 Parcel 305A-RW 091404

Exhibit "D"
Page ___ot __

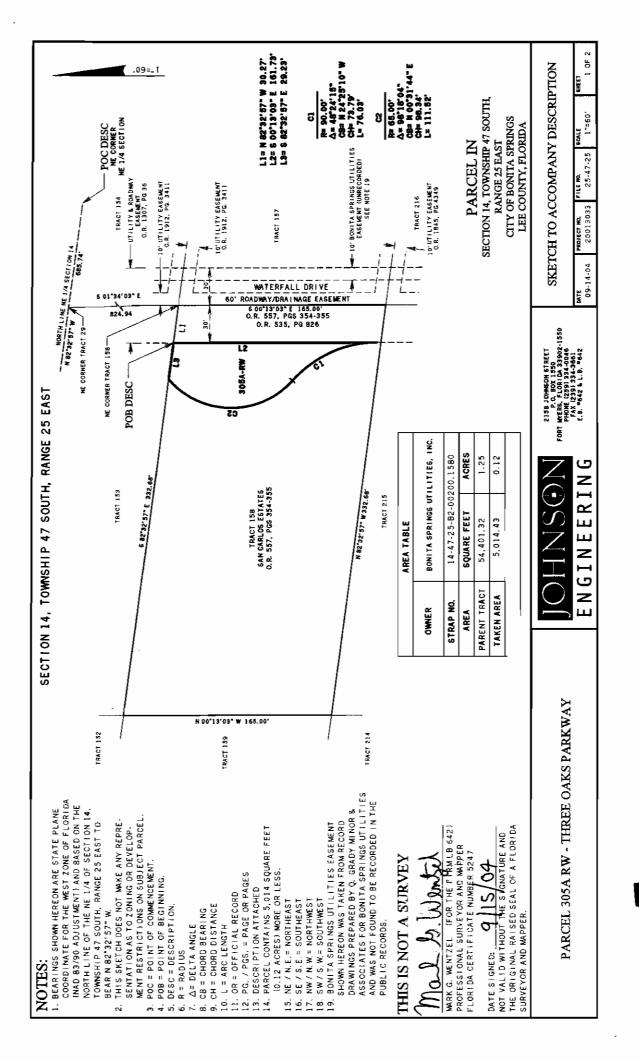


Exhibit "D"

Page > of 4





September 14, 2004

THREE OAKS PARKWAY

PARCEL 305B-RW

PART OF TRACT 153, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST **CITY OF BONITA SPRINGS** LEE COUNTY, FLORIDA

A tract or parcel of land , being part of Tract 153, San Carlos Estates, according the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of the Northeast Quarter (NE-1/4) of said Section 14 run N 82° 32' 57" W along the north line of said Northeast Quarter (NE-1/4) for 685.74 feet to the northeast corner of Tract 29 of said San Carlos Estates; thence run S 00° 13' 03" E for 659.94 feet to the northeast corner of said Tract 153; thence continue S 00° 13' 03" E along the east line of said tract for 165.00 feet to the southeast corner of said tract; thence run N 82° 32' 57" W along the south line of said tract for 30.27 feet to an intersection of the south line of said tract with the west line of Waterfall Drive (60 feet wide) as shown and recorded in Official Record Book 557, Pages 354 and 355 and Official Record Book 535, Page 826, and the Point of Beginning.

From said Point of Beginning continue N 82° 32' 57" W along said south line for 29.23 feet, to an intersection with a non-tangent curve; thence departing said south line run northeasterly along the arc of said curve to the right, having a radius of 65.00 feet (delta 28° 39' 21") (chord bearing N 64° 00' 27" E) (chord 32.17 feet) for 32.51 feet to an intersection with the west line of said Waterfall Drive; thence run S 00° 13' 03" E along said west line for 17.89 feet to the Point of Beginning.

Containing 302.64 square feet or 0.01 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of the Northeast Quarter (NE-1/4) of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

20013033 Parcel 305B-RW 091404

Exhibit "D"

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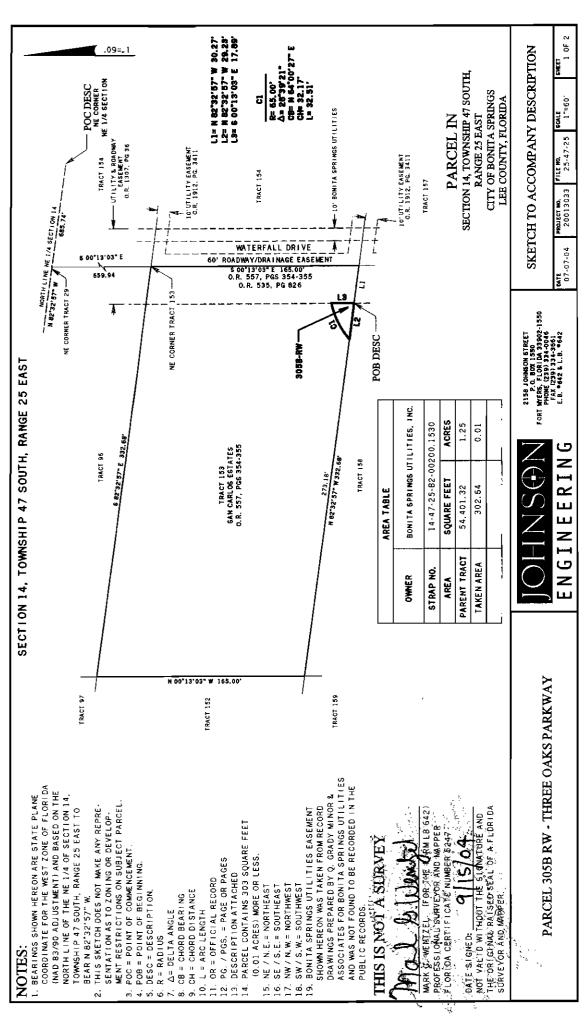


Exhibit "D"

Page # of #



March 7, 2005

THREE OAKS PARKWAY

PARCEL 304J-TCE

TEMPORARY CONSTRUCTION EASEMENT PART OF TRACT 33, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel being a part of Tract 33, San Carlos Estates, according to the map thereof as recorded in Official Record Book 557, Pages 354 and 355 in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, being more particularly described as follows:

From the northeast corner of the Northeast Quarter (NE-1/4) of said Section 14, run N 82° 32' 57" W along the north line of said Northeast Quarter (NE-1/4) for 458.21 feet to an intersection with the west right-of-way line of Interstate 75 (State Road 93); thence run S 01° 34' 01" E along said right-of-way line for 165.51 feet to the southeast corner of Tract 30 of said San Carlos Estates; thence continue S 01° 34' 01" E along said right-of-way line for 165.57 feet to the northeast corner of Tract 92 of said San Carlos Estates; thence run N 82° 32' 57" W along the north line of said tract for 205.12 feet to the east line of Waterfall Drive (60 feet wide) as shown and recorded in Official Records Book 557 at Page 354 and Official Records Book 535 at Page 826 of said Public Records of Lee County, Florida; thence run N 00° 13' 03" W along said east line for 47.94 feet to the Point of Beginning.

From said Point of Beginning continue N 00° 13' 03" W along said east line of Waterfall Drive (60 feet wide) for 107.11 feet; thence run N 89° 46' 56" E for 15.00 feet; thence run S 00° 13' 03" E (on a perpendicular to and parallel with said east line) for 107.11 feet; thence run S 89° 46' 56" W for 15.00 feet to the Point of Beginning.

Containing 1,606.59 square feet or 0.04 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

20013033 Parcel 304J-TCE 030705

Exhibit "E"

Page ___ot __4

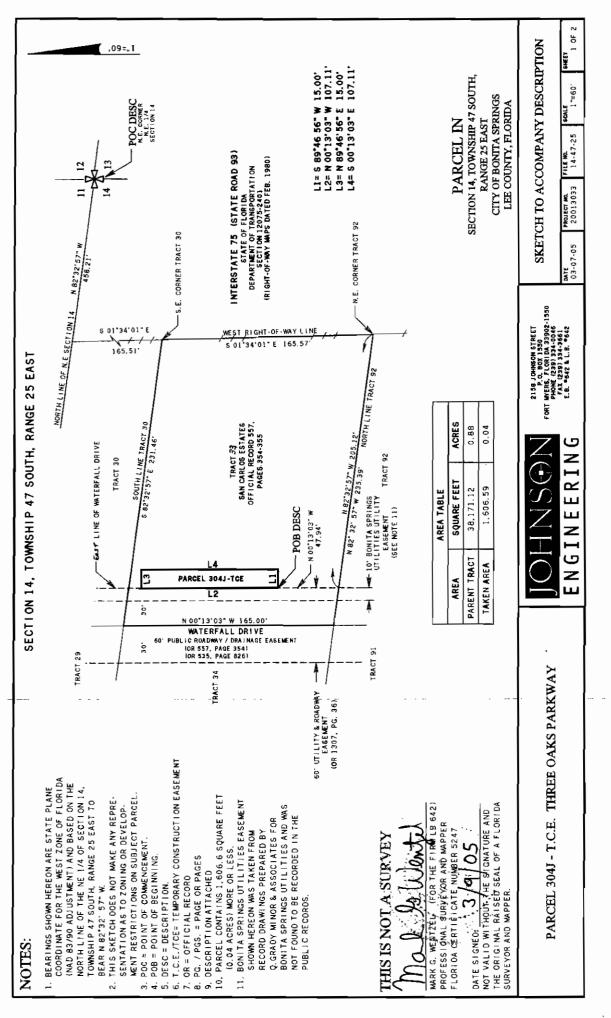


Exhibit <u>"ε"</u>

Page 2 of 4



February 18, 2004

PARCEL 305E-TCE

PART OF TRACT 34, SAN CARLOS ESTATES LYING IN SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST CITY OF BONITA SPRINGS LEE COUNTY, FLORIDA

A tract or parcel of land, being part of Tract 34, San Carlos Estates, according the map thereof recorded in Official Record Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida, being more particularly described as follows:

From the northeast corner of said Section 14, run N 82° 32' 57" W along the north line of the Northeast Quarter (NE-1/4) of said section for 685.74 feet to an intersection with a line being the center of Waterfall Drive (a 60 foot Roadway and Drainage Easement) according to the map thereof of San Carlos Estates; thence run S 00° 13' 03" E along said line for 164.94 feet to the northeast corner of said tract; thence continue S 00° 13' 03" E along the east line of said tract for 165.00 feet to the southeast corner of said tract; thence run N 82° 32' 57" W along the south line of said tract for 30.27 feet to an intersection with the west line of said 60 foot wide Waterfall Drive; thence run N 00° 13' 03" W along said west line for 20.18 feet to a point of intersection with a non-tangent curve and the Point of Beginning

From said Point of Beginning run northwesterly along the arc of said curve to the left having a radius of 1,125.00 feet (delta 02° 26' 14") (chord bearing N 43° 28' 13" W) (chord 47.85 feet) for 47.85 feet to a point of intersection with a non-tangent line; thence run N 45° 33' 57" E along said line for 45.75 feet to an intersection with the east line of said tract; thence run S 00° 13' 03" E along said east line for 66.75 feet to the point of beginning.

Containing 1,086.18 square feet or 0.02 acres, more or less.

Bearings hereinabove mentioned are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the north line of Section 14, Township 47 South, Range 25 East to bear N 82° 32' 57" W.

Exhibit "\vec{\varepsilon}"

Page 3 of \(\frac{\varphi}{\varphi}\)

20013033 Parcel 305E-TCE 021804

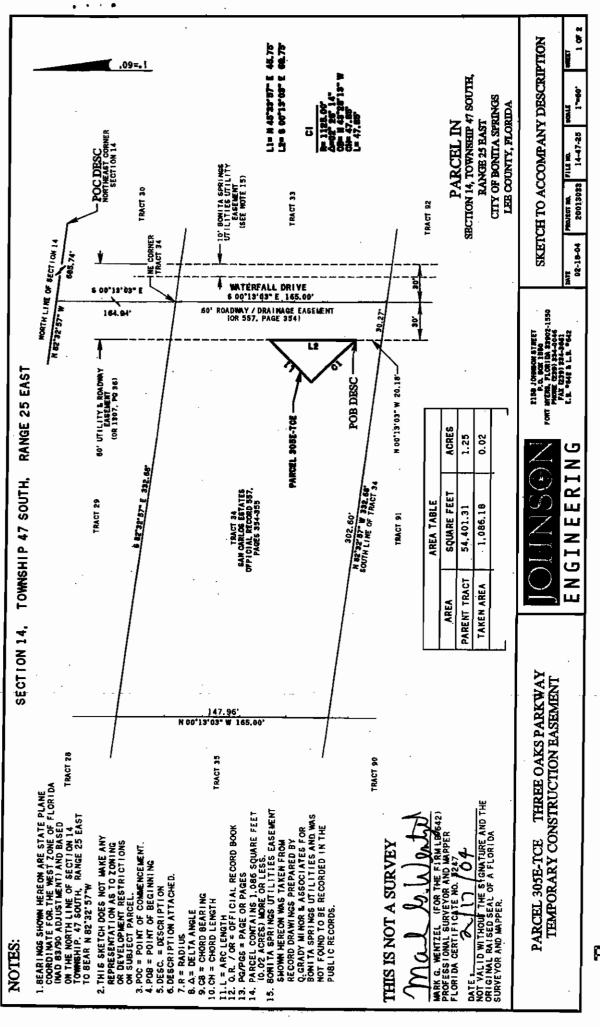


Exhibit <u>"e"</u>

Page 4 of 4

This instrument prepared by:

Lee County
Division of County Lands
Post Office Box 398
Fort Myers, Florida 33902-0398

Parcel: 302SDE, 304ASDE - 304GSDE, 305BSDE - 305ESDE/BSU

Project: Three Oaks Parkway South Extension/4043

SLOPE/RESTORATION AND DRAINAGE EASEMENT

This INDENTURE, made and entered into this day of	20,
between BON ITA SPRINGS UTILITIES, INC., a Florida non-profit corporation, whose	address is
11860 E. Terry Street, Bonita Springs, FL 34135, (Grantor), and LEE COUNTY,	a political
subdivision of the State of Florida, whose address is Post Office Box 398, Fort Mye	ers, Florida
33902-0398, (Grantee):	

WITNESSETH:

- 1. For good and valuable consideration, receipt of which is hereby acknowledged, Grantor grants to the Grantee, its successors and assigns, a perpetual, non-exclusive slope/restoration and drainage easement situated in Lee County, Florida, and located and described as set forth in attached Exhibit "A" (Easement Parcel).
- 2. Grantee, its successors and assigns, are granted the right, privilege, and authority to construct, replace, repair, remove, extend, and maintain a slope, and drainage facilities on the Easement Parcel to support, reinforce, and stabilize the adjacent public roadway, and to maintain stormwater drainage within the Easement Parcel.
- 3. The improvements that may be placed within the Easement Parcel for roadway slope/restoration, and drainage purposes are not limited to a particular type, style, material or design.
 - 4. Grantor may not construct or place any structures within the Easement Parcel.
- 5. Title to the improvements constructed by the Grantee within the Easement Parcel will remain in the Grantee, it's successors or assigns.
- 6. Subject to any existing easements for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and telephone and cable television lines covering the land herein described, Grantors covenant they are lawfully seized and possessed of the real property described in Exhibit "A", have good and lawful right and power to convey it, and that the property is free and clear of all liens and encumbrances, except as herein stated, and accordingly, Grantor will forever warrant and defend the title and terms to this said easement and the quiet possession thereof against all claims and demands of all other entities.

Page ____of ___

Slope/Rest./Drainage Easement Project: Three Oaks Pkwy South/4043

Page 2 of 2

- 7. Grantee has a reasonable right of access across Grantor's property for the purposes of reaching the Easement Parcel on either paved or unpaved surfaces. Any damage to Grantor's property or permitted improvements thereon resulting from Grantee's use of this access right will be restored by the Grantee, to the condition in which it existed prior to the damage.
- 8. This easement runs with the land and is binding upon the parties, their successors and assigns.

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

TWO SEPARATE WITNESSES:	As to Grantor: Bonita Springs Utilities, Inc., a Florida non-profit corporation
	BY <u>:</u>
1st Witness Signature	
Printed name of 1st Witness	(Print Name and Title)
2nd Witness Signature	
Printed name of 2nd Witness	
STATE OF	
COUNTY OF	
The foregoing instrument was acknowledge	ed before me this day of,
	of Bonita Springs Utilities, Inc., a Florida non-profit
(Print Name and Title)	
corporation, on behalf of the corporation. He/	She is personally known to me or who has produced
(Seal)	(Signature of Notary Public)
	(Name typed, printed or stamped) (Title or Rank) (Serial Number, if any)

Page 2 of 2

This instrument prepared by:

Lee County
Division of County Lands
Post Office Box 398
Fort Myers, Florida 33902-0398

Parcel: 304ASE - 304ISE and 305DSE - 305FSE

Project: Three Oaks Parkway, 4043

SLOPE/RESTORATION EASEMENT

This INDENTURE, made and entered into this day of	20,
between BONITA SPRINGS UTILITIES, INC., a Florida non-profit corporation,	whose address is
11860 E. Terry Street, Bonita Springs, FL 34135, (Grantor), and LEE CO	UNTY, a political
subdivision of the State of Florida, whose address is Post Office Box 398, F	ort Myers, Florida
33902-0398, (Grantee):	

WITNESSETH:

- 1. For good and valuable consideration, receipt of which is hereby acknowledged, Grantor grants to the Grantee, its successors and assigns, a slope/restoration easement situated in Lee County, Florida, and located and described as set forth in attached Exhibit "A" (Easement Parcel).
- 2. Grantee, its successors and assigns, are granted the right, privilege, and authority to construct, replace, repair, remove, extend, and maintain a slope/restoration easement on the Easement Parcel to support, reinforce, and stabilize the adjacent public roadway.
- 3. The improvements that may be placed within the Easement Parcel for roadway slope/restoration purposes are not limited to a particular type, style, material or design. These improvements may include the use of foliage.
 - 4. Grantor may not construct or place any structures or foliage within the Easement Parcel.
- 5. Title to the improvements constructed by the Grantee within the Easement Parcel will remain in the Grantee, it's successors or assigns.
- 6. Subject to any existing easements for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and telephone and cable television lines covering the land herein described, Grantors covenant they are lawfully seized and possessed of the real property described in Exhibit "A", have good and lawful right and power to convey it, and that the property is free and clear of all liens and encumbrances, except as herein stated, and accordingly, Grantor will forever warrant and defend the title and terms to this said easement and the quiet possession thereof against all claims and demands of all other entities.

Exhibit <u>"</u>"

Slope/Restoration Easement
Project: Three Oaks Pkwy South/4043

Page 2 of 2

- 7. Grantee has a reasonable right of access across Grantor's property for the purposes of reaching the Easement Parcel on either paved or unpaved surfaces. Any damage to Grantor's property or permitted improvements thereon resulting from Grantee's use of this access right will be restored by the Grantee, to the condition in which it existed prior to the damage.
- **8.** This easement runs with the land and is binding upon the parties, their successors and assigns.

IN WITNESS WHEREOF,	, Grantor, has caused this document to
be signed on the date first above written.	
TWO SEPARATE WITNESSES:	As to Grantor:
	Bonita Springs Utilities, Inc., a Florida non-profit corporation
1st Witness Signature	BY:
Printed name of 1st Witness	(Print Name and Title)
2nd Witness Signature	
Printed name of 2nd Witness	
STATE OF	
COUNTY OF	
The foregoing instrument was acknowledge	ed before me this day of,
20, by	of Bonita Springs Utilities, Inc., a Florida non-profit
(Print Name and Title)	
corporation, on behalf of the corporation. He/	She is personally known to me or who has produced
	as identification.
(type of identification)	(Signature of Notary Public)
	(Name typed, printed or stamped) (Title or Rank)

(Serial Number, if any)

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

Parcels: 305A-RW, 305B-RW

Project: Three Oaks Parkway, No. 4043

STRAP Nos.: 14-47-25-B2-00200.1580 & .1530

GRANT OF PERPETUAL RIGHT-OF-WAY EASEMENT

This :	INDENTURE,	made and	entered	into th	is		day of
	, 200,	between BO	ONITA SPRI	NGS UTIL	ITIES, I	NC., a	Florida
non-profit	corporation	, Owner, w	hose addre	ess is 11	860 East	Terry	Street,
Bonita Spri	ings, Florid	a 34135, h	ereinafte	r "Grant	or", and	LEE CO	UNTY, a
political	subdivision	of the St	ate of F	lorida,	whose ad	ldress :	is Post
Office Box	398, Fort M	yers, Flor	ida 33902-	-0398 her	einafter	"Grant	ee":

WITNESSETH:

- For and in consideration of the sum of One Dollar and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor hereby grants and transfers to the Grantee, its successors and assigns, the use of a perpetual public right-of-way easement situated in Lee County, Florida, and located and described as set forth in Exhibit "A" attached.
- Grantee, its successors, appointees and assigns, are granted the right, privilege, and authority to construct, replace, renew, extend and maintain a public roadway, signalization equipment including overhead signal pole and the roadway drainage system, together with, but not limited to, swales, culverts, manholes and appurtenances, to be located on, under, across, and through the easement which is located on the property described in Exhibit "A", with the additional right, privilege and authority to remove, replace, repair and enlarge said system within the easement.

Exhibit "#"

Page ____ of __3__

Page 2

- The right-of-way easement will not limit the particular type of drainage necessary for said roadway, nor will it limit the placement of improvements within the easement to a particular type, style, material or The Grantor may not construct any structures within said easement, nor will any foliage be placed in said easement.
- Title to the constructed improvements will remain in the Grantee, Grantee's successors, appointees and/or assigns.
- Subject to any existing easements for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and telephone and cable television lines covering the land herein described, Grantor covenant that they are lawfully seized and possessed of the described real property in Exhibit "A", have good and lawful right and power to sell and convey it, and that the property is free and clear of all liens and encumbrances, except as herein stated, and accordingly, Grantor will forever warrant and defend the title and terms to this said easement and the quiet possession thereof against all claims and demands of all other entities.
- Grantor, its heirs, successors or assigns, will indemnify and hold the Grantee harmless for any consequential damages to any houses, fences, buildings, carports, garages, storage sheds or any other structures subsequently constructed by Grantor in violation of paragraph 3. within the above easement, resulting from the required activities of the Grantee for any construction, maintenance or repairs to the rights-of-way located within the above-described easement.
- Grantee will have a reasonable right of access across Grantor's property for the purposes of reaching the described easement in Exhibit "A" on either paved or unpaved surfaces. Any damage to Grantor's property or permitted improvements resulting from use of the access to the easement or the Grant of Perpetual Right-of-Way Easement construction, maintenance, or repairs located within the easement will be restored by the Grantee, to the condition it existed prior to the damage.
- THIS AGREEMENT is binding upon the parties, their successors and assigns.

Project: Three Oaks Parkway, No. 4043	
Page 3 IN WITNESS WHEREOF, OWNER, has caused this document to be s above written.	
TWO SEPARATE WITNESSES:	BONITA SPRINGS UTILITIES, INC., a Florida non-profit corporation
1st Witness Signature	GRANTOR
Printed name of 1st Witness	(Print Name and Title)
2nd Witness Signature	
Printed name of 2nd Witness	
STATE OF) COUNTY OF)	
The foregoing instrument was acknown	wledged before me this
day of, 20, by(name and	title of person acknowledged)
of Bonita Springs Utilities, Inc., a Flo	orida non-profit corporation, on
behalf of the corporation. He/she is per	rsonally known to me or who has
produced(type of identification)	as identification.
(Sign	nature of Notary Public)
(Tit	e typed, printed or stamped) le or Rank) ial Number, if any)

Exhibit "#"

Page 3 of 3

Grant of Perpetual Right-of-Way Easement

Project: Three Oaks Parkway, No. 4043

STRAP No.: 14-47-25-B2-00200.0340

& .0330

This Space for Recording

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

THIS AGREEMENT is made and entered into this	day of
, 20, between BONITA SPRINGS UTILITIES,	INC., a
Florida non-profit corporation, whose address is 11860 Eas	t Terry
Street, Bonita Springs, Florida 34135, hereinafter referred	l to as
GRANTOR, and LEE COUNTY, a political subdivision of the S	tate of
Florida, whose address is Post Office Box 398, Fort Myers,	Florida
33902, hereinafter referred to as GRANTEE.	

WITNESSETH:

THAT the GRANTOR is the owner of the lands described in Exhibit "A" and as such has the power to grant the GRANTEE an interest in such lands.

THAT the GRANTOR, for good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant unto the GRANTEE, permission to enter upon the following described lands, as described in Exhibit "A" (attached hereto and incorporated herein), herein after referred to as "Property", for the purpose of ingress and egress to the Three Oaks Parkway South Extension Project, No. 4043, where it abuts the above described property, by workmen, machinery and vehicles, the storing and/or stockpiling materials as needed for said construction; and then restoring the said property and thereby connecting all new construction resulting from the project to that existing prior to construction.

THE construction period is expected to last for approximately three (3) years commencing on or before February 1, 2006. All rights granted to the GRANTEE by this Agreement shall terminate on January 31, 2009, or upon completion of the work contemplated by this Agreement, whichever occurs first, unless extended by a written agreement between the parties.

GRANTEE will repair damage, if any, to GRANTOR's utility facilities resulting from GRANTEE's construction activities on the Property, and

Page / of 3

Exhibit " \pm "

Temporary Construction Easement Agreement

Project: Three Oaks Parkway, No. 4043

Page 2

restore the property described above to a safe and aesthetic condition, as such existed prior to construction. GRANTEE will grade the lands to match the new construction at no cost to GRANTOR. The completed work shall include, but not be limited to, restoring or replacing sod, mailboxes, driveways, sprinkler systems, and landscaping.

GRANTEE's contractor will name GRANTOR as an additional insured for work being performed on GRANTOR's Property.

IN WITNESS WHEREOF, the GRANTOR has caused this document to be signed on the date and year first above written.

TWO SEPARATE WITNESSES:	AS TO GRANTOR: BONITA SPRINGS UTILITIES, INC., a Florida non-profit corporation		
1st Witness Signature	BY:		
Printed Name of 1st Witness	(Print Name and Title)		
2nd Witness Signature			
Printed Name of 2nd Witness			
STATE OF)			
COUNTY OF)			
The foregoing instrument was ack	nowledged before me this		
day of, 20, by(name and	title of person acknowledged)		
of BONITA SPRINGS UTILITIES, INC., a	Florida non-profit corporation, on		
behalf of the corporation. He/she is	personally known to me or who has		
produced(type of identifica	as identification.		
(SEAL)	Notary Public		
	Printed Name of Notary Public		
	My Commission Expires:		

Page 2 of 3

Exhibit "__"

Temporary Construction Easement Agreement Project: Three Oaks Parkway, No. 4043 Page 3				
ATTEST: Charlie Green, Clerk	AS TO GRANTEE: LEE COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS			
By: Deputy Clerk	By:Chairman or Vice Chairman			
	Approved As to Form:			
	Office of County Attorney			

Exhibit "___"

Page $\frac{3}{2}$ of $\frac{3}{2}$

This Instrument Prepared by: COUNTY LANDS DIVISION P.O. Box 398

Fort Myers, FL 33902-0398 Parcels: 302, 303, 304F-I

Project:Three Oaks Parkway South Ext. 4043

STRAP No.: Multiple

GRANT OF PERPETUAL WATERLINE UTILITY EASEMENT

This INDENTURE, made and entered into this ___ day of ______, 20____, between LEE COUNTY, a political subdivision of the State of Florida, Owners, whose post office address is Post Office Box 398, Fort Myers, Florida 33902-0398, hereinafter "Grantor", and BONITA SPRINGS UTILITIES, INC. a Florida non-profit corporation, whose address is 11860 East Terry Street, Bonita Springs, Florida 34135, hereinafter "Grantee":

WITNESSETH

- 1. For and in consideration of the sum of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor hereby grants and transfers to the Grantee, its successors and assigns, the use of a perpetual waterline utility easement situated in Lee County, Florida, and located and described as set forth in Exhibits "A" and "B", hereinafter the "Property", attached hereto and made a part hereof.
- 2. Grantee, its successors, appointees, heirs and assigns, are hereby granted the right, privilege, and authority to replace, renew, extend and maintain an existing 20" water main and a 20" HDPE raw water main with all appurtenances thereto, to be located under, through and within the easement which is located on the property described (Exhibit "A"), and an existing 24" water main and a 20" HDPE raw water main within a 30" HDPE casing with all appurtenances thereto, to be located under, through and within the easement which is located on the property described (Exhibit "B"). However, all right, privilege and authority granted under this Easement shall be conducted by Grantee under such conditions, including access to the site, as will be satisfactory to Grantor, and as will not unreasonably interfere with the Property and safe use, operation and enjoyment of the property of Grantor or its successors or assigns.
- 3. Title to any water lines constructed hereunder will remain in the Grantee, Grantee's successors, appointees and/or assigns, or the utility providing the service.
- 4. Grantee will have a reasonable right of access across Grantor's property for the purposes of reaching the described easement (Exhibits "A" and "B") on either paved or unpaved surfaces, pending the proper notification to and approval by the Lee County Department of Transportation (LCDOT), as stated herein, which approval shall not be unreasonably withheld or delayed. LCDOT shall be notified at least fourteen (14) days in advance of the performance of any work within the easement area, as described in attached Exhibits "A" and "B", excepting emergency repairs in which case Grantee shall notify LCDOT as soon as reasonably possible. Any damage to Grantor's property or improvements thereon as the result of such access to the described easement or the maintenance, or repairs located on the Property will be restored by the Grantee or the particular utility providing service, to the condition in which it existed prior to the damage, at no cost to the Grantor.

Exhibit "__"

Page ____ot _5

Grant of Perpetual Public Utility Easement

Page 2

Project: Three Oaks 4043

Notification as to Grantor:

Lee County Department of Transportation

Attn: Nicole Maxey, P.E.

1500 Monroe Street, 3rd Floor

Fort Myers, Florida 33901

(239) 479-8580

Notification as to Grantee:

Bonita Springs Utilities, Inc.

Fred Partin

11860 East Terry Street

Bonita Springs, Florida 34135

(239) 992-0711

- Grantor, at its sole cost and expense, shall case the three existing water mains located on the Property, where the lines will cross under the Three Oaks Parkway South Extension roadway. The casing of the water mains shall occur before or at time of construction of the Three Oaks Parkway South Extension Project, No. 4043. Grantor may elect, at its sole discretion, to have Grantee construct said casing improvements and reimburse Grantee for such costs.
- 6. Grantee shall comply with all Federal, State, and local laws, now or hereinafter enacted, in conjunction with this Easement and associated activities on the Property and shall assume all costs, expense and responsibility in connection therewith, without any liability whatsoever on the part of Grantor.
 - THIS AGREEMENT will be binding upon the parties hereto, their successors and assigns.

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

SIGNED. SEALED AND DELIVERED IN THE PRESENCE OF TWO WITNESSES:

Grantor: CHARLIE GREEN, CLERK LEE COUNTY, FLORIDA, BY ITS DEPUTY CLERK (DATE)

BOARD OF COUNTY COMMISSIONERS

CHAIRMAN OR VICE CHAIRMAN

APPROVED AS TO LEGAL FORM AND SUFFICIENCY

COUNTY ATTORNEY (DATE)

Exhibit "__" Page 2 of 5

Grant of Perpetual Public Utility Easement Page 3 Project: Three Oaks 4043	
TWO SEPARATE WITNESSES:	Grantee:
	BONITA SPRINGS UTILITIES, INC., a Florida non- profit corporation
1st Witness Signature	BY:
Printed name of 1st Witness	(Print Name and Title)
2nd Witness Signature	
Printed name of 2nd Witness	
STATE OF) COUNTY OF)	
(name and title of person acknowledged)	me this day of, 20, by Bonita Springs Utilities, Inc., a Florida non-profit corporation,
on behalf of the corporation. He/she is personally known to me or	who has produced as identification. (type of identification)
	(Signature of Notary Public)
	(Name typed, printed or stamped) (Title or Rank) (Serial Number, if any)

Exhibit "5" Page Z of 5

Exhibit "A"

The Grantor's portion of the West 70' of Tracts 157, 154, 95, 92, San Carlos Estates, according to the map thereof recorded in Official Records Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida,

Exhibit <u>"__"</u>

Page 4_of 5

Exhibit "B"

The Grantor's portion of the North 30' of the South 70' of Tracts H853 and H854, San Carlos Estates, according to the map thereof recorded in Official Records Book 557, Pages 354 and 355, in the Public Records of Lee County, Florida, lying in Section 14, Township 47 South, Range 25 East, City of Bonita Springs, Lee County Florida.

Exhibit "__"

Page <u>5</u> of <u>5</u>

Executive Summary

File No. 510365

Borrower/Client Lee County				
Property Address 10851 Strike I	ane			
City Bonita Springs	County Lee	State Flori	da Zip Code	34135
Lender Lee County Board of	County Commissioners	•		

Property Reference: Parcel 302

Property Type: Vacant Residential Parcel

Address: 10851 Strike Lane, Bonita Springs, Lee County, Florida, 34135

Location: North of Strike Lane, West of Interstate 75 (SR 93)

STRAP: 14-47-25-B2-0020H.8530

Census Tract: 503.08

Owner of Record: Bonita Springs Utilities, Inc.

Site Area (square feet/acres): 79,292.22 / 1.82 (per survey provided)

Fee Simple Take Area (square feet/acres): 24,288.47 / 0.56 (per survey provided)

Slope/Drainage Easement Take Area (square feet/acres): 10,070.86 / 0.23 (per survey provided)

Remainder Area (square feet/acres): 55,003.75 / 1.26 (per survey provided)

Zoning/Land Use: AG-2 / Low Density Single Family Residential

Highest and Best Use as Vacant: Residential Development

Highest and Best Use as Vacant After Take: Residential Development

Condition Appraised: As Is

Interest Appraised: Fee Simple
Value Appraised: Market Value

Date of Inspection: September 9, 2005

Date of Value: September 9, 2005

Date of Report: October 7, 2005

Cost Approach: Not Applicable

Sales Comparison Approach: \$170,000 (As Is)
Income Capitelization Approach: Not Applicable

Final Opinion of Value:

\$116,534 (Amount Due Owner)*

*(Value of the Part Taken = \$62,752; Severance Damages = \$53,782)

Special Assumptions: For the purposes of this appraisal, it is assumed that the 10' unrecorded Bonita Springs Utility easement that runs along the perimeter of the property will continue to exist. Lee County will acquire this property subject to this easement.

In addition, there is a BSU water main that runs north to south through the western portion of the encumbered area of the subject. For purposes of this appraisal, we have treated this as though it were a 20' easement along the eastern border of the existing Waterfall Drive ROW. While we have considered the adverse effect of this water main in the Before Take value, Lee County will make consideration with BSU in the After Take condition.

Appraisers: W. Michael Maxwell, MAI, SRA; Matthew H. Caldwell

Executive Summary

File No. 510366

Borrower/Client Lee County			
Property Address 10901 Strike Lane			
City Bonita Springs	County Lee	State Florida	Zip Code 34135
Lender Lee County Board of County Commissioners			

Property Reference: Parcel 303

Property Type: Vacant Residential Parcel

Address: 10901 Strike Lane, Bonita Springs, Lee County, Florida, 34135

Location: North of Strike Lane, West of Interstate 75 (SR 93)

STRAP: 14-47-25-B2-0020H.8540

Census Tract: 503.08

Owner of Record: Bonita Springs Utilities, Inc.

Site Area (square feet/acres): 52,440 / 1.20 (per survey provided)

Take Area (square feet/acres): 52,440 / 1.20 (per survey provided)

Zoning/Land Use: AG-2 / Low Density Single Family Residential

Highest and Best Use as Vacant: Residential Development

Condition Appraised: As Is Interest Appraised: Fee Simple

Value Appraised: Market Value

Date of Inspection: September 9, 2005

Date of Value: September 9, 2005

Date of Report: October 7, 2005

Cost Approach: Not Applicable

Sales Comparison Approach: \$135,000 (As Is)
Income Capitalization Approach: Not Applicable

Final Opinion of Value: \$135,000 (Amount Due Owner)

Special Assumptions: For the purposes of this appraisal, it is assumed that the 10' unrecorded Bonita Springs Utility easement that runs along the perimeter of the property will continue to exist. Lee County will acquire this property subject to this easement.

Appraisers: W. Michael Maxwell, MAI, SRA; Matthew H. Caldwell

File No. 510364 Page #2

Executive Summary

File No. 510364

Borrower/Client Lee County Property Address 24311 Waterfall Drive City Bonita Springs County Lee State Florida Zip Code 34135 Lender Lee County Board of County Commissioners

Property Reference: Parcel 304A Property Type: Vacant Residential Parcel

Address: 24311 Waterfall Drive, Bonita Springs, Lee County, Florida, 34135

Location: North of Strike Lane, West of Interstate 75

STRAP: 14-47-25-B2-00200.3390

Census Tract: 503.08

Owner of Record: Bonita Springs Utilities, Inc.

Site Area (square feet/acres): 43,961.53 / 1.01 (per survey provided)

Fee Simple Take Area (square feet/acres): 24,835.64 / 0.57 (per survey provided)

West Slope/Drainage Easement Take Area (square feet/acres): 3,311.42 / 0.08 (per survey provided)

East Slope Easement Take Area (square feet/acres): 1,656.11 / 0.04 (per survey provided)

Remainder Ares (square feet/acres): 19,125.89 / 0.44 (per survey provided)

Zoning/Land Use: AG-2 / Low Density Single Family Residential

Highest and Best Use as Vacant: Residential Development

Remainder Area: Highest and Best Use as Vacant After Take: Uneconomic Remainder

Condition Appraised: As Is Interest Appraised: Fee Simple Value Appraised: Market Value

Date of Inspection: September 9, 2005 Date of Value: September 9, 2005

Date of Report: October 7, 2005 Cost Approach: Not Applicable

Sales Comparison Approach: \$75,000 (As Is) Income Capitalization Approach: Not Applicable

Final Opinion of Value: \$74,000 (Amount Due Owner)*

*(Value of the Part Taken = \$46,444; Severance Damages = \$27,556),

Special Assumptions: For the purposes of this appraisal, it is assumed that the 10' unrecorded Bonita Springs Utility easement that runs along the perimeter of the property will continue to exist. Lee County will acquire this property subject to this

In addition, there is a BSU water main that runs north to south through the western portion of the encumbered area of the subject. For purposes of this appraisal, we have treated this as though it were a 20' easement along the eastern border of the existing Waterfall Drive ROW. While we have considered the adverse effect of this water main in the Before Take value, Lee County will make consideration with BSU in the After Take condition.

Appraisers: W. Michael Maxwell, MAI, SRA; Matthew H. Caldwell

File No. 510363 Page #2

Executive Summary

File No. 510363 Вопоwer/Client Lee County Property Address 24299 Waterfall Drive City Bonita Springs County Lee State Florida Zip Code 34135 Lender Lee County Board of County Commissioners

Property Reference: Parcel 304B

Property Type: Vacant Residential Parcel

Address: 24299 Waterfall Drive, Bonita Springs, Lee County, Florida, 34135

Location: North of Strike Lane, West of Interstate 75

STRAP: 14-47-25-B2-00200.2810

Census Tract: 503.08

Owner of Record: Bonita Springs Utilities, Inc.

Site Araa (square feet/acras): 43,318.14 / 1.00 (per survey provided)

Fee Simple Take Area (square feet/acres): 24,835.64 / 0.57 (per survey provided)

West Slope/Drainage Easement Take Area (square feet/acres): 3,311.42 / 0.08 (per survey provided)

East Slope Easement Take Area (square feet/acres): 1,656.10 / 0.04 (per survey provided)

Remainder Area (square feet/acres); 18,482.50 / 0.42 (per survey provided)

Zoning/Land Use: AG-2 / Low Density Single Family Residential

Highest and Best Use as Vacant: Residential Development

Remainder Area: Highest and Best Use as Vacant After Take: Uneconomic Remainder

Condition Appraised: As Is Interest Appraised: Fee Simple Value Appraised: Market Value

Date of Inspection: September 9, 2005

Date of Value: September 9, 2005 Date of Report: October 7, 2005 Coat Approach: Not Applicable

Sales Comparison Approach: \$75,000 (As Is) Income Capitalization Approach: Not Applicable

Final Opinion of Value:

\$74,000 (Amount Due Owner)*

*(Value of the Part Taken = \$47,537; Severance Damages = \$26,463)

Special Assumptions: For the purposes of this appraisal, it is assumed that the 10' unrecorded Bonita Springs Utility easement that runs along the penmeter of the property will continue to exist. Lee County will acquire this property subject to this

In addition, there is a BSU water main that runs north to south through the western portion of the encumbered area of the subject. For purposes of this appraisal, we have treated this as though it were a 20 easement along the eastern border of the existing Waterfall Drive ROW. While we have considered the adverse effect of this water main in the Before Take value, Lee County will make consideration with BSU in the After Take condition.

File No. 510362

Borrower/Client Lee County					
Property Address 24265 Waterfall Drive					
City Bonita Springs	County Lee	State Florida	Zip Code 34135		
Lender Lee County Board of County Commissioners					

Property Reference: Parcel 3040

Property Type: Vacant Residential Parcel

Address: 24265 Waterfall Drive, Bonita Springs, Lee County, Florida, 34135

Location: North of Strike Lane, West of Interstate 75

STRAP: 14-47-25-B2-00200.2780

Census Tract: 503.08

Owner of Record: Bonita Springs Utilities, Inc.

Site Area (square feet/acres): 42,674.76 / 0.98 (per survey provided)

Fee Simple Take Area (square feet/acres): 24,835.64 / 0.57 (per survey provided)

Slope/Drainage Easement Take Area (square feet/acres): 1,821.40 / 0.04 (per survey provided)

Slope Easement Take Area (square feet/acres): 1,656.10 / 0.04 (per survey provided)

Remainder Area (square feet/acres): 17,839.12 / 0.41 (per survey provided)

Zoning/Land Use: AG-2 / Low Density Single Family Residential

Highest and Best Use as Vacant: Residential Development

Remainder Area: Highest and Best Use as Vacant After Take: Uneconomic Remainder

Condition Appraised: As Is Interest Appraised: Fee Simple Value Appraised: Market Value

Date of Inspection: September 9, 2005

Date of Value: September 9, 2005

Date of Report: October 7, 2005

Cost Approach: Not Applicable

Sales Comparison Approach: \$115,000 (As Is)
Income Capitalization Approach: Not Applicable

Final Opinion of Value: \$114,000 (Amount Due Owner)*

*(Value of the Part Taken = \$71,486; Severance Damages = \$42,514)

Special Assumptions: For the purposes of this appraisal, it is assumed that the 10' unrecorded Bonita Springs Utility easement that runs along the perimeter of the property will continue to exist. Lee County will acquire this property subject to this easement.

In addition, there is a BSU water main that runs north to south through the western portion of the encumbered area of the subject. For purposes of this appraisal, we have treated this as though it were a 20' easement along the eastern border of the existing Waterfall Drive ROW. While we have considered the adverse effect of this water main in the Before Take value, Lee County will make consideration with BSU in the After Take condition.

File No. 510361 Page #2

Executive Summary

File No. 510361

Borrower/Client Lee County

Property Address 24231 Waterfall Drive

City Bonita Springs County Lee State Florida Zip Code 34135

Lender Lee County Board of County Commissioners

Property Reference/Parcel 304D

Property Type: Vacant Residential Parcel

Addreaa: 24231 Waterfall Drive, Bonita Springs, Lee County, Florida, 34135

Location: North of Strike Lane, West of Interstate 75 (SR 93)

STRAP: 14-47-25-B2-00200.2190

Census Tract: 503.08

Owner of Record: Bonita Springs Utilities, Inc.

Site Area (square feet/acres): 42,031.39 / 0.96 (per survey provided)

Fee Simple Take Area (square feet/acrea): 24,835.64 / 0.57 (per survey provided)

Stope/Drainage Easement Take Area (square feet/acres): 2,801.43 / 0.06 (per survey provided)

Slope Easament Take Area (square feet/acres): 1,656.10 / 0.04 (per survey provided)

Remainder Area (square feet/acrea): 17,195.75 / 0.39 (per survey provided)

Zoning/Land Use: AG-2 / Low Density Single Family Residential Highest and Best Use as Vacant: Residential Development

Remainder Area: Higheat and Best Use as Vacant After Take: Uneconomic Remainder

Condition Appraised: As Is Interest Appraised: Fee Simple Value Appraised: Market Value

Date of Inspection: September 9, 2005

Date of Value: September 9, 2005

Date of Report: October 7, 2005

Coet Approach: Not Applicable

Sales Comparison Approach: \$140,000 (As Is)

Income Capitalization Approach: Not Applicable

Final Opinion of Value: \$139,000 (Amount Due Owner)*

*(Value of the Part Taken = \$90,667; Severance Damages = \$48,333)

Special Assumptions: For the purposes of this appraisal, it is assumed that the 10' unrecorded Bonita Springs Utility easement that runs along the perimeter of the property will continue to exist. Lee County will acquire this property subject to this easement.

In addition, there is a BSU water main that runs north to south through the western portion of the encumbered area of the subject. For purposes of this appraisal, we have treated this as though it were a 20' easement along the eastern border of the existing Waterfall Drive ROW. While we have considered the adverse effect of this water main in the Before Take value, Lee County will make consideration with BSU in the After Take condition.

File No. 510360

Borrower/Client Lee County
Properly Address 24199 Waterfall Drive

City Bonita Springs County Lee State Florida Zip Code 34135

Lender Lee County Board of County Commissioners

Property Reference: Parcel 304E

Property Type: Vecant Residential Parcel

Address: 24199 Waterfall Drive, Bonita Springs, Lee County, Florida, 34135

Location: North of Strike Lane, West of Interstate 75

STRAP: 14-47-25-B2-00200.2160

Census Tract: 503.08

Owner of Record: Bonita Springs Utilities, Inc.

Site Area (square feet/acres): 41,388.03 / 0.95 (per survey provided)

Fee Simple Take Area (square feet/acres): 24,842.93 / 0.57 (per survey provided)

Slope/Drainage Easement Take Area (square feet/acres): 3,313.83 / 0.08 (per survey provided)

Slope Easement Take Area (square feet/acres): 1,656.29 / 0.04 (per survey provided)

Remainder Area (square feet/acres): 16,545.10 / 0.38 (per survey provided)

ZonIng/Land Use: AG-2 / Low Density Single Family Residential Highest and Best Use as Vacant: Residential Development

Remainder Area: Highest and Best Use as Vacant After Take: Uneconomic Remainder

Condition Appraised: As Is
Interest Appraised: Fee Simple
Value Appraised: Market Value

Date of Inspection: September 9, 2005

Date of Value: September 9, 2005

Date of Report: October 7, 2005

Cost Approach: Not Applicable

Sales Comparison Approach: \$160,000 (As is)

Income Capitalization Approach: Not Applicable

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Final Opinion of Yalue: \$159,000 (Amount Due Owner)*

*(Value of the Part Taken = \$105,760; Severance Damages = \$53,240)

Special Assumptions: For the purposes of this appraisal, it is assumed that the 10' unrecorded Bonita Springs Utility easement that runs along the perimeter of the property will continue to exist. Lee County will acquire this property subject to this

easement.

In addition, there is a BSU water main that runs north to south through the western portion of the encumbered area of the subject. For purposes of this appraisal, we have treated this as though it were a 20' easement along the eastern border of the existing Waterfall Drive ROW. While we have considered the adverse effect of this water main in the Before Take value, Lee County will make consideration with BSU in the After Take condition.

File No. 510359

Borrower/Client Lee County
Property Address 24165 Waterfall Drive
City Bonita Springs County Lee State Florida Zip Code 34135
Lender Lee County Board of County Commissioners

Property Reference: Parcel 304F

Property Type: Vacant Residential Parcel

Address: 24165 Waterfall Drive, Bonita Springs, Lee County, Florida, 34135

Location; North of Strike Lane, West of Interstate 75 (SR 93)

STRAP: 14-47-25-B2-00200.1570

Census Tract: 503.08

Owner of Record: Bonita Springs Utilities, Inc.

Site Area (square feet/acres): 40,744.64 / 0.94 (per survey provided)

Buildable Area (square feet/acres): 6,960 / 0.16 (per appraiser calculations)

Conservation Easement Area (square feet/acres): 33,785 / 0.78 (per appraiser calculations)

Three Oaks Parkway Fee Simple Take Area (square feet/acres): 25,458.21 / 0.58 (per survey provided)

Waterfall Drive ROW Easement Take Area (square feet/acres): 30.14 / 0.0007 (per survey provided)

West Slope/Drainage Easement Take Area (square feet/acres): 3,413.82 / 0.08 (per survey provided)

East Slope Easement Take Area (square feet/acres): 2,457.79 / 0.06 (per survey provided)

West & East Remainder Area (square feet/acres): 15,286.03 / 0.35 (per survey provided, East Not Calculated)

Zoning/Land Use: AG-2 / Low Density Single Family Residential

Highest and Best Use as Vacant: Residential Development

Highest and Best Use as Vacant After Take: Residential Development

Condition Appraised: As Is

Interest Appraised: Fee Simple
Value Appraised: Market Value

Date of Inspection: September 9, 2005

Date of Value: September 9, 2005

Date of Report: October 7, 2005

Cost Approach: Not Applicable

Sales Comparison Approach: \$115,000 (As Is)
Income Capitalization Approach: Not Applicable

Final Opinion of Value: \$114,500 (Amount Due Owner)

Special Assumptions: For the purposes of this appraisal, it is assumed that the 10' unrecorded Bonita Springs Utility easement that runs along the perimeter of the property will continue to exist. Lee County will acquire this property subject to this assument.

In addition, there is a BSU water main that runs north to south through the western portion of the encumbered area of the subject. For purposes of this appraisal, we have traated this as though it were a 20' easement along the eastern border of the existing Waterfall Drive ROW. While we have considered the adverse effect of this water main in the Before Take value, Lee County will make consideration with BSU in the After Take condition. We have also assumed that this water main does not adversely affect the ability to construct an improvement in the "building envelope" not encumbered by the conservation easement.

File No. 510358

Borrower/Client Lee County				
Property Address 24099 & 24131 Waterfall Drive				
City Bonita Springs	County Lee	State Florida	Zip Code 34135	
Lender Lee County Board of County Commissioners				

Property Reference: Parcel 304G & 304H

Property Type: Vacant Residential Parcel

Address: 24099 & 24131 Waterfall Drive, Bonita Springs, Lee County, Florida, 34135

Location: North of Strike Lane, West of Interstate 75 (SR 93)

STRAP: 14-47-25-B2-00200..0950; 1540

Census Tract: 503.08

Owner of Record: Bonita Springs Utilities, Inc.

Site Area (square feet/acres): 79,559.14 / 1.83 (per survey provided)

Buildable Area (square feet/acres): 6,900 / 0.16 (per appraiser calculations)

Conservation Easement Area (square feet/scres): 72,659 / 1.67 (per appraiser calculations)

Parcel G - Three Oaks Parkway Fee Simple Take Area (square feet/acres): 27,058.71 / 0.62 (per survey provided)

Parcel G - Waterfall Drive ROW Easement Take Area (square feet/acres): 24.05 / 0.0006 (per survey provided)

Parcel H - Three Oaks Parkway Fee Simple Take Area (square feet/acres): 22,445.79 / 0.52 (per survey provided)

Parcel G - Stope/Drainage Easement Take Area (square feet/acres): 3,207.94 / 0.07 (per survey provided)

Parcel G - Slope Easement Take Area (square feet/acres): 3,549.30 / 0.08 (per survey provided)

Parcel H - Slope Easement Take Area (square feet/acres): 3,872.04 / 0.09 (per survey provided)

Remainder Area (square feet/acres): 30,055.18 / 0.69 (per survey provided)

Zoning/Land Use: AG-2 / Low Density Single Family Residential

Highest and Best Use as Vacant: Residential Development

Highest and Best Use as Vacant After Take: Residential Development

Condition Appraised: As Is Interest Appraised: Fee Simple Value Appraised: Market Value

Date of Inspection: September 9, 2005

Date of Value: September 9, 2005

Date of Report: October 7, 2005

Cost Approach: Not Applicable

Sales Comparison Approach: \$170,000 (As Is)
Income Capitalization Approach: Not Applicable

Final Opinion of Value: \$169,000 (Amount Due Owner)

Special Assumptions: For the purposes of this appraisal, it is assumed that the 10' unrecorded Bonita Springs Utility easement that runs along the perimeter of the property will continue to exist. Lee County will acquire this property subject to this easement.

In addition, there is a BSU water main that runs north to south through the western portion of the encumbered area of the subject. For purposes of this appraisal, we have treated this as though it were a 20' easement along the eastern border of the existing Waterfall Drive ROW. While we have considered the adverse effect of this water main in the Before Take value, Lee County will make consideration with BSU in the After Take condition. We have also assumed that this water main does not adversely affect the ability to construct an improvement in the "building envelope" not encumbered by the conservation easement.

File No. 510357

Borrower/Client Lee County
Property Address 24065 Waterfall Drive
City Bonita Springs County Lee State Florida Zip Code 34135
Lender

Property Reference: Parcel 3041

Property Type: Vacant Residential Parcel

Address: 24065 Waterfall Drive, Bonita Springs, Lee County, Florida, 34135

Location: North of Strike Lane, West of Interstate 75 (SR 93)

STRAP: 14-47-25-B2-00200.0920

Census Tract: 503.08

Owner of Record: Bonita Springs Utilities, Inc.

Site Area (square feet/acres): 38,814.50 / 0.89 (per survey provided)

Three Oaks Parkway Fee Simple Take Area (square feet/acres): 5,969.47 / 0.14 (per survey provided)

Slope Easement Take Area (square feet/acres): 5,865.91 / 0.13 (per survey provided)

Remainder Area (square feet/acres): 32,845.03 / 0.7540 (per appraiser calculations)

Zoning/Land Use: AG-2 / Low Density Single Family Residential

Highest and Best Use as Vacant: Residential Development

Highest and Best Use as Vacant After Take: Residential Development

Condition Appraised: As Is

Interest Appraised: Fee Simple
Value Appraised: Market Value

Date of Inspection: September 9, 2005

Date of Value: September 9, 2005

Date of Report: October 7, 2005

Cost Approach: Not Applicable

Sales Comparison Approach: \$90,000 (Land Value)

Income Capitalization Approach: Not Applicable

Amount Due Owner: \$55,301 *(Value of the Part Taken - \$20,655; Severance Damages - \$34,646)

Special Assumptions:

This parcel is subject to a leased area set aside for a cell tower. For the purposes of this appraisal, we have not valued any of the improvements associated with the cell tower. Also, we have assumed that any division of proceeds from condemnation, as it relates to the cell tower, will be decided at an apportionment hearing.

For the purposes of this appraisal, it is assumed that the 10' unrecorded Bonita Springs Utility easement that runs along the perimeter of the property will continue to exist. Lee County will acquire this property subject to this easement.

In addition, there is a BSU water main that runs north to south through the western portion of the encumbered area of the subject. For purposes of this appraisal, we have treated this as though it were a 20' easement along the eastern border of the existing Waterfall Drive ROW. While we have considered the adverse effect of this water main in the Before Take value, Lee County will make consideration with BSU in the After Take condition. We have also assumed that this water main does not adversely affect the ability to construct an improvement in the "building envelope" not encumbered by the conservation easement.

File No. 510356

Borrower/Client Lee County
Property Address 24033 Waterfall Drive
City Bonita Springs County Lee State Florida Zip Code 34135
Lender Lee County Board of County Commissioners

Property Reference: Parcel 304J

Property Type: Vacant Residential Parcel

Address: 24033 Waterfall Drive, Bonita Springs, Lee County, Florida, 34135

Location: North of Strike Lane, West of Interstate 75

STRAP: 14-47-25-B2-00200.0330

Census Tract: 503.08

Owner of Record: Bonita Springs Utilities, Inc.

Site Area (square feet/acres): 38,171.12 / 0.88 (per survey provided)

Temporary Construction Easement Take Area (square feet/acres): 1,606.59 / 0.04 (per survey provided)

Remainder Area (square feet/acres): 38,171.12 / 0.88 (per survey provided)

Zoning/Land Use: AG-2 / Low Density Single Family Residential

Highest and Best Use as Vacant: Residential Development

Remainder Area: Highest and Best Use as Vacant After Take: Residential Development

Condition Appraised: As Is Interest Appraised: Fee Simple Value Appraised: Market Value

Date of Inspection: September 9, 2005

Date of Value: September 9, 2005

Date of Report: October 7, 2005

Cost Approach: Not Applicable

Sales Comparison Approach: \$140,000 (Land Only)

Income Capitalization Approach: Not Applicable

Final Opinion of Value: \$677 (Amount Due Owner)

Special Assumptions: For the purposes of this appraisal, we have made the following assumptions:

As the taking is a temporary construction easement, we have valued the property as though vacant. Therefore, as we have not valued the improvements, this is a Limited Appraisal.

It is assumed that the 10' unrecorded Bonita Springs Utility easement that runs along the perimeter of the property will continue to exist. Lee County will acquire this property subject to this easement.

In addition, there is a BSU water main that runs north to south through the western portion of the encumbered area of the subject. For purposes of this appraisal, we have treated this as though it were a 20' easement along the sastem border of the existing Waterfall Drive ROW. While we have considered the adverse effect of this water main in the Before Take value, Lee County will make consideration with BSU in the After Take condition.

Although the southwestern corner of the parcel is encumbered by a conservation easement, it is assumed that the taking is not contained within this area. It is also assumed that this conservation easement does not adversely affect the Value of the Whole before Take, as the remainder is still a buildable site.

File No. 510350 Page #2

Executive Summary

File No. 510350 Borrower/Client Lee County Property Address 24166 Waterfall Drive City_Bonita Springs Zip Code 34135 County Lee State Florida Lender Lee County Board of County Commissioners

Property Reference Parcel 305A

Property Type: Vacant Residential Parcel

Address: 24166 Waterfall Drive, Bonita Springs, Lee County, Florida, 34135

Location: North of Strike Lane, West of Interstate 75 (SR 93)

STRAP: 14-47-25-B2-00200.1580

Census Tract: 503.08

Owner of Record: Bonita Springs Utilities, Inc.

Site Area (square feet/acres): 54,401.32 / 1.25 (per survey provided)

ROW Easement (square feet/acres): 5,014.43 / 0.12 (per survey provided)

Remainder Area (square feet/acres): 49,386.89 / 1.13 (per survey provided)

Zoning/Land Use: AG-2 / Low Density Single Family Residential

Highest and Best Use as Vacent: Residential Development

Highest and Best Use as Vacant After Take: Residential Development

Condition Appraised: As Is

Interest Appraised: Fee Simple

Value Appraised; Market Value

Date of Inspection: September 9, 2005

Date of Value: September 9, 2005 Date of Report: October 7, 2005

Cost Approach: Not Applicable

Sales Comparison Approach: \$180,000 (As Is) Income Capitalization Approach: Not Applicable

Final Opinion of Value: \$15,766 (Amount Due Owner)

Special Assumptions: None.

File No. 510351 Page #2

Executive Summary

File No. 510351

Borrower/Client Lee County			<u> </u>		
Property Address 24132 Waterfall Drive					
City Bonita Springs	County Lee	State Florida	Zip Code 34135		
Lender Lee County Board of County Commissioners					

Property Reference: Parcel 305B

Property Type: Vacant Residential Parcel

Address: 24132 Waterfall Drive, Bonita Springs, Lee County, Florida, 34135

Location: North of Strike Lane, West of Interstate 75 (SR 93)

STRAP: 14-47-25-B2-00200.1530

Census Tract: 503.08

Owner of Record: Bonita Springs Utilities, Inc.

Site Area (square feet/acres): 54,401.32 / 1.25 (per survey provided)

ROW Easement Take Area (square feet/acres): 302.64 / 0.01 (per survey provided)

Slope/Drainage Easement Take Area (equare feet/acres): 473.52 / 0.01 (per survey provided)

Remainder Area (square feet/acrea): 54,098.68 / 1.2419 (per survey provided)

Zoning/Land Use: AG-2 / Low Density Single Family Residential

Highest and Best Use as Vacant: Residential Development

Highest and Best Use as Vacant After Take: Residential Development

Condition Appraised: As Is

Interest Appraised: Fee Simple

Value Appraised: Market Value

Date of Inapection: September 9, 2005

Date of Value: September 9, 2005

Date of Report: October 7, 2005

Coat Approach: Not Applicable

Sales Comparison Approach: \$180,000 (As Is)
Income Capitalization Approach: Not Applicable

Final Opinion of Value: \$1,738 (Amount Due Owner)

Special Assumptions: None.

File No. 510352 Page #2

Executive Summary

File No. 510352

Borrower/Client Lee County
Property Address 24100 Waterfall Drive
City Bonita Springs County Lee State Florida Zip Code 34135
Lender Lee County Board of County Commissioners

Property Reference: Parcel 305C

Property Type: Vacant Residential Parcel

Address: 24100 Waterfall Drive, Bonita Springs, Lee County, Florida, 34135

Location: North of Strike Lane, West of Interstate 75 (SR 93)

STRAP: 14-47-25-B2-00200.0960 -

Census Tract: 503.08

Owner of Record: Bonita Springs Utilities, Inc.

Site Area (aquare feet/acres): 54,401.32 / 1.25 (per survey provided)

Fee Simple Take Area (square feet/acres): 7,730.39 / 0.18 (per survey provided)

Slope/Drainage Easement Take Area (square feet/acres): 4,220.79 / 0.10 (per survey provided)

Remainder Area (square feet/acres): 46,670.93 / 1.0714 (per survey provided)

Zoning/Land Use: AG-2 / Low Density Single Family Residential

Highest and Best Use as Vacant: Residential Development

Highest and Best Use as Vacant After Take: Residential Development

Condition Appraised: As Is /

Interest Appraised: Fee Simple /

Value Appraised: Market Value

Date of Inspection: September 9, 2005

Date of Value: September 9, 2005 /

Date of Report: October 7, 2005 /

Cost Approach: Not Applicable

Sales Comparison Approach: \$180,000 (As Is)

Income Capitalization Approach: Not Applicable

Final Opinion of Value: \$47,209 (Amount Due Owner)*

*(Value of the Part Taken = \$32,572; Severance Damages = \$14,637)

Special Assumptions: None.

File No. 510353

Borrower/Client Lee County					
Property Address 24066 Waterfall Drive					
City Bonita Springs	County Lee	State Florida	Zip Code 34135		
Lender Lee County Board of County Commissioners					

Property Reference: Parcel 305D

Property Type: Vacant Residential Parcel

Address: 24066 Waterfall Drive, Bonita Springs, Lee County, Florida, 34135

Location: North of Strike Lage, West of Interstate 75 (SR 93)

STRAP: 14-47-25-B2-00200.0910

Census Tract: 503.08 /

Owner of Record: Bonita Springs Utilities, Inc.

Site Area (square feet/acres): 54,401.32 / 1.25 (per survey provided)

Fee Simple Take Area (square feet/acres): 30,846.87 / 0.71 (per survey provided)

SW Slope/Drainage Easement Take Area (square feet/acres): 5,540.43 / 0.13 (per survey provided)

NE Slope Easement Take Area (square feet/acres); 825.09 / 0.02 (per survey provided)

SW Remainder Area (square feet/acres): 22,729.36 / 0.5218 (per survey provided)

NE Remainder Area (square feet/acres): 825.09 / 0.02 (per survey provided)

Zoning/Land Use: AG-2 / Low Density Spagle Family Residential

Highest and Best Use as Vacant: Residential Development

SW Remainder Area: Highest and Best Use as Vacent After Take: Residential Development

NE Remainder Area: Highest and Best Use as Vacant After Take: Uneconomic Remainder

Condition Appraised: As Is

Interest Appraised: Fee Simple

Value Appraised: Market Value -

Date of Inspection: September 9, 2005

Date of Value: September 9, 2005

Date of Report: October 7, 2005

Cost Approach: Not Applicable

Sales Comparison Approach: \$160,000 (As Is)

Income Capitalization Approach: Not Applicable

Final Opinion of Value: \$130,160 (Amount Due Owner)* >

*(Value of the Part Taken = \$100,047; Severance Damages = \$30,113)

Special Assumptions: None.

File No. 510354

Borrower/Client Lee County
Property Address 24032 Waterfall Drive
City Bonita Springs County Lee State Florida Zip Code 34135
Lender Lee County Board of County Commissioners

Property Reference: Parcel 305E

Property Type: Vacant Residential Parcel

Address: 24032 Waterfall Drive, Bonita Springs, Lee County, Florida, 34135

Location: North of Strike Lane, West of Interstate 75 (SR 93) <

STRAP: 14-47-25-B2-00200.0340 /

Census Tract: 503.08 /

Owner of Record: Bonita Springs Utilities, Inc.

Site Area (equare feet/acres): 54,401,81 / 1.25 (per survey provided)

Fee Simple Take Area (square feet/acres): 30,707.84 / 0.70 (per survey provided)

SW Slope/Drainage Easement Take Area (square feet/acres): 258.14 / 0.01 (per survey provided)

NE Slope Easement Take Area (square feet/acres): 5,918,42 / 0.14 (per survey provided)

Temporary Construction Easement Area (square feet/acres): 1,086/18 / 0.02 (per survey provided)

SW Remainder Area (square feet/acres): 258.14 \(\mu 0.01 \) (per survey provided)

NE Remainder Area (square feet/acres): 23,435.34 / 0.54 (per survey provided)

Zoning/Land Use: AG-2 / Low Density Single Family Residential

Highest and Best Use as Vacant: Residential Development

NE Remainder Area: Highest and Best Use as Vacant After Take: Residential Development

SW Remainder Area: Highest and Best Use as Vacant After Take: Uneconomic Remainder

Condition Appraised: As Is

Interest Appraised: Fee Simple

Value Appraised: Market Value

Date of Inspection: September 9, 2005

Date of Value: September 9, 2005

Date of Report: October 7, 2005

Cost Approach: Not Applicable

Sales Comparison Approach: \$160,000 (As Is)

Income Capitalization Approach: Not Applicable

Final Opinion of Value: \$121,571 (Amount Due Owner)*

"(Value of the Part Taken = \$99,361; Severance Damages = \$21,840; Temp. Cons. Easement = \$370)

Special Assumptions: None.

File No. 510355

Borrower/Client Lee County			, , , , , , , , , , , , , , , , , , , ,		
Property Address 24000 Waterfall Drive					
City Bonita Springs	County Lee	State Florida	Zip Code 34135		
Lender Lee County Board of County Commissioners					

Property Reference: Parcel 305F

Property Type: Vacant Residential Parcel

Address: 24000 Waterfall Drive, Bonita Springs, Lee County, Florida, 34135

Location: North of Strike Lane, West of Interstate 75 (SR 93)

STRAP: 14-47-25-B2-00200.0290

Census Tract: 503.08

Owner of Record: Bonita Springs Utilities, Inc.

Site Area (square feet/acres): 54,380.07 / 1.25 (per survey provided)

Fee Simple Take Ares (square feet/acres): 869.40 / 0.02 (per survey provided)

Slope Easement Take Area (square feet/acres): 1,948.52 / 0.04 (per survey provided)

Remainder Area (square feet/acres): 53,510.67 / 1.2284 (per survey provided)

Zoning/Land Use: AG-2 / Low Density Single Family Residential

Highest and Best Use as Vacant: Residential Development

Highest and Beat Use as Vacant After Take: Residential Development

Condition Appraised: As Is

Interest Appraised: Fee Simple

Value Appraised: Market Value

Date of Inspection: September 9, 2005

Date of Value: September 9, 2005

Date of Report: October 7, 2005

Cost Approach: Not Applicable

Sales Comparison Approach: \$150,000 (As Is)
Income Capitelization Approach: Not Applicable

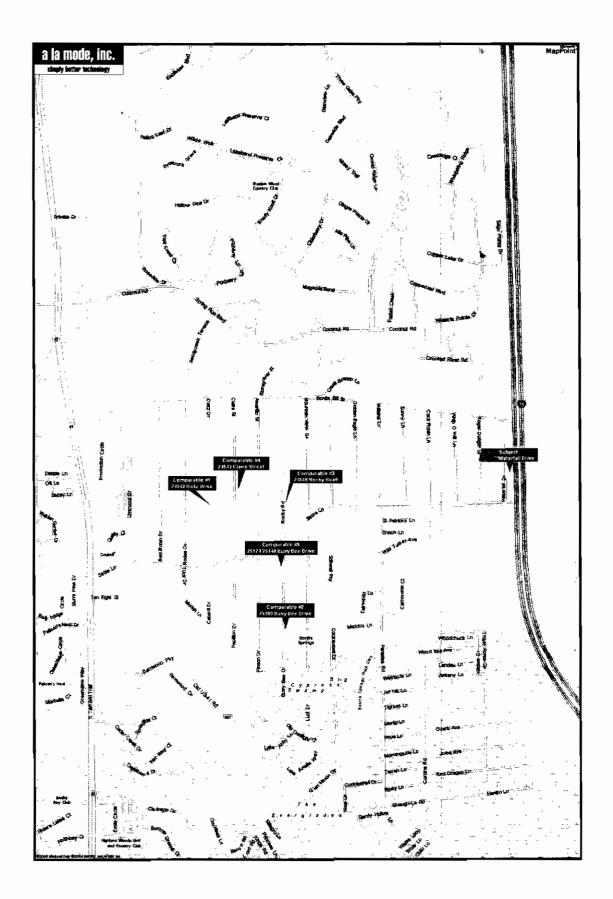
Final Opinion of Value: \$19,709 (Amount Due Owner)*

*(Value of the Part Taken = \$5,070; Severance Damages = \$14,639)

Special Assumptions: None.

Location Map

Borrower/Client Lee County				
Property Address 24265 Waterfall	Drive			
City Bonita Springs	County Lee	State Florida	Zip Code 34135	
Leader Lee County Roard of County Commissioners				



Updated Ownership and Easement Search

Search No. 14-47-25-B2-0020H.8530

Date: September 26, 2005

Parcel: 302

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos

Estates South to Leitner Creek Manor),

To: J. Keith Gomez

Property Acquisition Agent

From: Shelia A. Bedwell, CLS

Property Acquisition Assistant

STRAP: 14-47-25-B2-0020H.8530

Effective Date: August 15, 2005, at 5:00 p.m.

Subject Property: Tract H 853, San Carlos Estates, according to the plat thereof recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida

Title to the subject property is vested in the following:

Bonita Springs Utilities, Inc., a Florida non-profit corporation

By that certain instrument dated October 22, 2002, recorded October 31, 2002, in Official Record Book 3764, Page 2902, Public Records of Lee County, Florida.

Easements:

- 1. Dedication of Easements for public roads and drainage purposes to San Carlos Estates Drainage District, recorded in Official Record Book 535, Page 826, Public Records of Lee County, Florida.
- 2. Subject to roadway/drainage easements as shown on the map of San Carlos Estates which is recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida, affects the Southerly and Westerly lines of the subject property.
- 3. Subject to a non-exclusive utility and roadway easement over and across or below the roadway to Florida Power & Light Company and all abutting property owners, jointly and severally, as shown on the plat of San Carlos Estates, recorded in Official Record Book 1307, Page 36, Public Records of Lee County, Florida.

NOTE (1): Subject to a Judgment creating and incorporating the San Carlos Drainage District, recorded in Official Record Book 521, Page 120, Public Records of Lee County, Florida. NOTE (2): Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

Tax Status: \$618.35 paid on November 18, 2004 for Tax Year 2004. (The end user of this report is responsible for verifying tax and/or assessment information.)

Updated Ownership and Easement Search

Search No. 14-47-25-B2-0020H.8540

Date: September 26, 2005

Parcel: 303

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos Estates South to Leitner Creek Manor)

To: J. Keith Gomez

Property Acquisition Agent

rom: Shelia A. Bedwell, CL⁄S

Property Acquisition Assista

STRAP: 14-47-25-B2-0020H.8540

Effective Date: August 15, 2005, at 5:00 p.m.

Subject Property: Tract H 854, San Carlos Estates, according to the unrecorded plat thereof as recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida. Less and excepting therefrom: That part of Tract H 854, San Carlos Estates, according to the plat thereof recorded in Official Records Book 557, Page 354, of the Public Records of Lee County, Florida, as being described as follows: BEGIN at the Northeast corner thereof, thence run North 82°23'31.04" West 85.264 feet, thence South 01°34'05.18" East 401.057 feet, thence North 88°48'15.46" East 75.672 feet, thence North 0°18'45.26" West 388.045 feet to the Point of Beginning.

Title to the subject property is vested in the following:

Bonita Springs Utilities, Inc., a Florida non-profit corporation

By that certain instrument dated October 22, 2002, recorded October 31, 2002, in Official Record Book 3764, Page 2905, Public Records of Lee County, Florida.

Easements:

- Dedication of Easements for public roads and drainage purposes, recorded in Official Record Book 535, Page 826, Public Records of Lee County, Florida.
- 2. Subject to roadway/drainage easements as shown on the map of San Carlos Estates which is recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida, affects the Northerly and Easterly lines of the subject property.
- 3. Subject to a non-exclusive utility and roadway easement over and across or below the roadway as shown on the plat of San Carlos Estates, recorded in Official Record Book 1307, Page 36, Public Records of Lee County, Florida.
- 4. Subject to a Utility Easement granted to Bonita Springs Utilities, recorded in Official Record Book 3076, Page 2271, Public Records of Lee County, Florida.

Updated Ownership and Easement Search

Search No. 14-47-25-B2-0020H.8540

Date: September 26, 2005

Parcel: 303

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos Estates South to Leitner Creek Manor)

NOTE (1): Subject to a Judgment creating and incorporating the San Carlos Drainage District, recorded in Official Record Book 521, Page 120, Public Records of Lee County, Florida.

NOTE (2): Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

Tax Status: \$409.95 paid on November 18, 2004 for Tax Year 2004. (The end user of this report is responsible for verifying tax and/or assessment information.)

Updated Ownership and Easement Search

Search No. 14-47-25-B2-00200.3390

Date: September 27, 2005 Parcel: 303 3044

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos

Estates South to Leitner Creek Manor)

To: J. Keith Gomez

Property Acquisition Agent

Shelia A. Bedwell, CLS From:

Property Acquisition Assistan

STRAP: 14-47-25-B2-00200.3390

Effective Date: August 15, 2005, at 5:00 p.m.

Subject Property: Tract 339, San Carlos Estates, according to the plat thereof recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida. Less and except I-75 right-ofway.

Title to the subject property is vested in the following:

Bonita Springs Utilities, Inc., a Florida non-profit corporation

By that certain instrument dated July 9, 2002, recorded July 19, 2002, in Official Record Book 3688, Page 5080, Public Records of Lee County, Florida.

Easements:

- 1. Dedication of Easements for public roads and drainage purposes, recorded in Official Record Book 535, Page 826, Public Records of Lee County, Florida.
- 2. Subject to roadway/drainage easements as shown on the map of San Carlos Estates which is recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida, affects the Westerly line of the subject property.
- 3. Subject to a non-exclusive utility and roadway easement over and across or below the roadway as shown on the plat of San Carlos Estates, recorded in Official Record Book 1307, Page 36, Public Records of Lee County, Florida.
- 4. Subject to a ten foot easement reservation affecting all sides of the tract for utility maintenance, recorded in Official Record Book 1579, Page 1230, Public Records of Lee County, Florida.
- 5. Subject to a Utility Easement granted to Bonita Springs Utilities, recorded in Official Record Book 3076, Page 2287, Public Records of Lee County, Florida.

NOTE (1): Subject to a Judgment creating and incorporating the San Carlos Drainage District, recorded in Official Record Book 521, Page 120, Public Records of Lee County, Florida.

Updated Ownership and Easement Search

Search No. 14-47-25-B2-00200.3390

Date: September 27, 2005

Parcel: 203 364 A

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos Estates South to Leitner Creek Manor)

NOTE (2): Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

NOTE (3): Subject to a Quit Claim Deed between Roy W. Evans and Mario Ribet, Trustees in the dissolution of M&R Construction, Inc. to M. Victoria Stillwell as Trustee, which appears to convey the subject property. It appears to be a scrivener's error and should be cleared up prior to any acquisition.

Tax Status: \$256.22 paid on November 18, 2004 for Tax Year 2004. (The end user of this report is responsible for verifying tax and/or assessment information.)

Updated Ownership and Easement Search

Search No. 14-47-25-B2-00200.2810 🗸

Date: September 27, 2005

Parcel: 304B

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos Estates South to Leitner Creek Manor)

From: Shelia A. Bedwell, CL

Property Acquisition Assista

To: J. Keith Gomez

Property Acquisition Agent

STRAP: 14-47-25-B2-00200.2810

Effective Date: August 15, 2005, at 5:00 p.m.

Subject Property: Tract 281, San Carlos Estates, according to the plat thereof recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida, less and except I-75 right-ofway.

Title to the subject property is vested in the following:

Bonita Springs Utilities, Inc., a Florida non-profit corporation

by that certain instrument dated July 9, 2002, recorded July 19, 2002, in Official Record Book 3688, Page 5080, Public Records of Lee County, Florida.

Easements:

- 1. Dedication of Easements for public roads and drainage purposes, recorded in Official Record Book 535, Page 826, Public Records of Lee County, Florida.
- 2. Subject to roadway/drainage easements as shown on the map of San Carlos Estates which is recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida, affects the Westerly line of the subject property.
- 3. Subject to a non-exclusive utility and roadway easement over and across or below the roadway as shown on the plat of San Carlos Estates, recorded in Official Record Book 1307, Page 36, Public Records of Lee County, Florida.
- 4. Subject to a 10 foot easement reservation affecting all sides of the tract for utility maintenance, recorded in Official Record Book 1579, Page 1229, Public Records of Lee County, Florida.
- 5. Subject to a Utility Easement granted to Bonita Springs Utilities, recorded in Official Record Book 3076, Page 2287, Public Records of Lee County, Florida.

NOTE (1): Subject to a Judgment creating and incorporating the San Carlos Drainage District, recorded in Official Record Book 521, Page 120, Public Records of Lee County, Florida.

Updated Ownership and Easement Search

Search No. 14-47-25-B2-00200.2810

Date: September 27, 2005

Parcel: 304B

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos Estates South to Leitner Creek Manor)

NOTE (2): Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

Tax Status: \$256.22 paid on November 18, 2004 for Tax Year 2004.

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

Updated Ownership and Easement Search

Search No. 14-47-25-B2-00200.2780

Date: September 27, 2005

Parcel: 304C

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos Estates South to Leitner Creek Manor)

To: J. Keith Gomez

Property Acquisition Agent

From: Shelia A. Bedwell, CLS

Property Acquisition Assistant

STRAP: 14-47-25-B2-00200.2780

Effective Date: August 15, 2005, at 5:00 p.m.

Subject Property: Tract 278, San Carlos Estates, according to the plat thereof recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Bonita Springs Utilities, Inc., a Florida non-profit corporation

by that certain instrument dated July 15, 2002, recorded July 24, 2002, in Official Record Book 3691, Page 4659, Public Records of Lee County, Florida.

Easements:

- 1. Dedication of Easements for public roads and drainage purposes, recorded in Official Record Book 535, Page 826, Public Records of Lee County, Florida.
- Subject to roadway/drainage easements as shown on the map of San Carlos Estates which is recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida, affects the Westerly line of the subject property.
- 3. Subject to a non-exclusive utility and roadway easement over and across or below the roadway as shown on the plat of San Carlos Estates, recorded in Official Record Book 1307, Page 36, Public Records of Lee County, Florida.
- 4. Subject to a ten foot easement reservation affecting all sides of the tract for utility maintenance, recorded in Official Record Book 1604, Page 130, Public Records of Lee County, Florida.
- 5. Subject to a Utility Easement granted to Bonita Springs Utilities, recorded in Official Record Book 3076, Page 2330, Public Records of Lee County, Florida.

NOTE (1): Subject to a Judgment creating and incorporating the San Carlos Drainage District, recorded in Official Record Book 521, Page 120, Public Records of Lee County, Florida.

Updated Ownership and Easement Search

Search No. 14-47-25-B2-00200.2780

Date: September 27, 2005

Parcel: 304C

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos Estates South to Leitner Creek Manor)

NOTE (3): Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

Tax Status: \$256.22 paid on November 18, 2004 for Tax Year 2004. (The end user of this report is responsible for verifying tax and/or assessment information.)

Updated Ownership and Easement Search

Page 1 of 2/

Search No. 14-47-25-B2-00200.2160 & .2190

Date: September 27, 2005 Parcel: 304D & 304E

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos Estates South to Leitner Creek Manor)

To: J. Keith Gomez

Property Acquisition Agent

From: Shelia A. Bedwell, CLS,

Property Acquisition Assistant

STRAP: 14-47-25-B2-00200.2160 & .2190

Effective Date: August 15, 2005, at 5:00 p.m.

Subject Property: Tracts 216 and 219, San Carlos Estates, according to the plat thereof recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida, less and except I-75 right of way.

Title to the subject property is vested in the following:

Bonita Springs Utilities, Inc., a Florida non-profit corporation

by that certain instrument dated July 15, 2002, recorded July 24, 2002, in Official Record Book 3691, Page 4681, Public Records of Lee County, Florida.

Easements:

- 1. Dedication of Easements for public roads and drainage purposes, recorded in Official Record Book 535, Page 826, Public Records of Lee County, Florida.
- 2. Subject to roadway/drainage easements as shown on the map of San Carlos Estates which is recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida, affects the Westerly line of the subject property.
- 3. Subject to a non-exclusive utility and roadway easement over and across or below the roadway as shown on the plat of San Carlos Estates, recorded in Official Record Book 1307, Page 36, Public Records of Lee County, Florida.
- 4. Subject to a ten foot easement reservation on all sides for utility maintenance, recorded in Official Record Book 1845, Page 4349, Public Records of Lee County, Florida.

NOTE (1): Subject to a Judgment creating and incorporating the San Carlos Drainage District, recorded in Official Record Book 521, Page 120, Public Records of Lee County, Florida.

NOTE (2): Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

Updated Ownership and Easement Search

Search No. 14-47-25-B2-00200.2160 & .2190

Date: September 27, 2005 Parcel: 304D & 304E

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos Estates South to Leitner Creek Manor)

Tax Status: \$256.22 paid on November 18, 2004 for Tax Year 2004 as to 14-47-25-B2-00200.2160 and \$256.22 paid on November 18, 2004 for Tax Year 2004 as to 14-47-25-B2-00200.2190. (The end user of this report is responsible for verifying tax and/or assessment information.)

Updated Ownership and Easement Search

Search No. 14-47-25-B2-00200.1570

Date: September 27, 2005

Parcel: 304F

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos Estates South to Leitner Creek Manor)

To: J. Keith Gomez

Property Acquisition Agent

From: Shelia A. Bedwell

Property Acquisition Assistant

STRAP: 14-47-25-B2-00200.1570

Effective Date: August 15, 2005, at 5:00 p.m.

Subject Property: Tract 157, less I-75, San Carlos Estates, according to the plat thereof recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Bonita Springs Utilities, Inc., a Florida non-profit corporation

by that certain instrument dated December 22, 1997, recorded December 31, 1997, in Official Record Book 2904, Page 3862, Public Records of Lee County, Florida.

Easements:

- 1. Dedication of Easements for public roads and drainage purposes, recorded in Official Record Book 535, Page 826, Public Records of Lee County, Florida.
- Subject to roadway/drainage easements as shown on the map of San Carlos Estates which is recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida, affects the Westerly line of the subject property.
- Subject to a non-exclusive utility and roadway easement over and across or below the roadway as shown on the plat of San Carlos Estates, recorded in Official Record Book 1307, Page 36, Public Records of Lee County, Florida.
- 4. Subject to a reservation of a ten foot easement on all sides for utility maintenance, recorded in Official Record Book 1912, Page 3411, Public Records of Lee County, Florida.
- 5. Subject to a Deed of Conservation Easement between Bonita Springs Utilities, Inc. and South Florida Water Management District, recorded in Official Record Book 3077, Page 3388, Public Records of Lee County, Florida.

NOTE (1): Subject to a Judgment creating and incorporating the San Carlos Drainage District, recorded in Official Record Book 521, Page 120, Public Records of Lee County, Florida.

Updated Ownership and Easement Search

Search No. 14-47-25-B2-00200.1570

Date: September 27, 2005

Parcel: 304F

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos Estates South to Leitner Creek Manor)

NOTE (2): Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

NOTE (3): Subject to a Notice of Development Order Approval, recorded in Official Record Book 3076, Page 3247, Public Records of Lee County, Florida.

Tax Status: \$256.22 paid on November 18, 2004 for Tax Year 2004. (The end user of this report is responsible for verifying tax and/or assessment information.)

Page 1 of 2

Updated Ownership and Easement Search

Search No. 14-47-25-B2-00200.1540

Date: September 27, 2005

Parcel: 304G

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos Estates South to Leitner Creek Manor)

To: J. Keith Gomez

Property Acquisition Agent

From: Shelia A. Bedwell, CLS/

Property Acquisition Assistant

STRAP: 14-47-25-B2-00200.1540

Effective Date: August 15, 2005, at 5:00 p.m.

Subject Property: Tract 154, less I-75, San Carlos Estates, according to the plat thereof recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Bonita Springs Utilities, Inc., a Florida non-profit corporation

by that certain instrument dated December 22, 1997, recorded December 31, 1997, in Official Record Book 2904, Page 3862, Public Records of Lee County, Florida.

Easements:

- 1. Dedication of Easements for public roads and drainage purposes, recorded in Official Record Book 535, Page 826, Public Records of Lee County, Florida.
- 2. Subject to roadway/drainage easements as shown on the map of San Carlos Estates which is recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida, affects the Westerly line of the subject property.
- 3. Subject to a non-exclusive utility and roadway easement over and across or below the roadway as shown on the plat of San Carlos Estates, recorded in Official Record Book 1307, Page 36, Public Records of Lee County, Florida.
- 4. Subject to a reservation of a ten foot easement on all sides for utility maintenance, recorded in Official Record Book 1912, Page 3411, Public Records of Lee County, Florida.
- 5. Subject to a Deed of Conservation Easement between Bonita Springs Utilities, Inc. and South Florida Water Management District, recorded in Official Record Book 3077, Page 3388, Public Records of Lee County, Florida.

NOTE (1): Subject to a Judgment creating and incorporating the San Carlos Drainage District, recorded in Official Record Book 521, Page 120, Public Records of Lee County, Florida.

Updated Ownership and Easement Search

Search No. 14-47-25-B2-00200.1540

Date: September 27, 2005

Parcel: 304G

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos Estates South to Leitner Creek Manor)

NOTE (2): Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

NOTE (3): Subject to a Notice of Development Order Approval, recorded in Official Record Book 3076, Page 3247, Public Records of Lee County, Florida.

Tax Status: \$256.22 paid on November 18, 2004 for Tax Year 2004. (The end user of this report is responsible for verifying tax and/or assessment information.)

Updated Ownership and Easement Search

Search No. 14-47-25-B2-00200.0950

Date: September 28, 2005

Parcel: 304H

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos Estates South to Leitner Creek Manor)

To: J. Keith Gomez

Property Acquisition Agent

From: Shelia A. Bedwell, CLS

Property Acquisition Assist

STRAP: 14-47-25-B2-00200.0950

Effective Date: August 15, 2005, at 5:00 p.m.

Subject Property: Tract 95, San Carlos Estates, according to the plat thereof recorded in Official Record Book 557, Page 354 and 355, of the Public Records of Lee County, Florida. Less and except the following: Begin at the Northeast corner thereof, thence run North 82° 25'54.16" West 114.549 feet, thence South 1° 34'05.18" East 165.532 feet, thence South 82° 25'35.44" East 110.889 feet, thence North 0° 18'45.26" West 165 feet to the Point of Beginning.

Title to the subject property is vested in the following:

Bonita Springs Utilities, Inc., a Florida non-profit corporation

by that certain instrument dated December 24, 1997, recorded January 12, 1998, in Official Record Book 2908, Page 917, Public Records of Lee County, Florida.

Easements:

- 1. Dedication of Easements for public roads and drainage purposes, recorded in Official Record Book 535, Page 826, Public Records of Lee County, Florida.
- 2. Subject to roadway/drainage easements as shown on the map of San Carlos Estates which is recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida, affects the Westerly line of the subject property.
- 3. Subject to a non-exclusive utility and roadway easement over and across or below the roadway as shown on the plat of San Carlos Estates, recorded in Official Record Book 1307. Page 36, Public Records of Lee County, Florida.
- 4. Subject to a reservation of a ten foot easement for utility maintenance, as referenced in Official Record Book 1692, Page 951, Public Records of Lee County, Florida.
- 5. Subject to a Deed of Conservation Easement between Bonita Springs Utilities, Inc. and South Florida Water Management District, recorded in Official Record Book 3077, Page 3388, Public Records of Lee County, Florida.

Updated Ownership and Easement Search

Search No. 14-47-25-B2-00200.0950

Date: September 28, 2005

Parcel: 304H

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos Estates South to Leitner Creek Manor)

NOTE (1): Subject to a Judgment creating and incorporating the San Carlos Drainage District, recorded in Official Record Book 521, Page 120, Public Records of Lee County, Florida.

NOTE (2): Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

NOTE (3): Subject to Notice of Development Order Approval recorded in Official Record Book 3076, Page 3248, Public Records of Lee County, Florida.

Tax Status: \$256.22 paid on November 18, 2004 for Tax Year 2004. (The end user of this report is responsible for verifying tax and/or assessment information.)

Updated Ownership and Easement Search

Search No. 14-47-25-B2-00200.0920

Date: September 28, 2005

Parcel: 3041

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos Estates South to Leitner Creek Manor)

To: J. Keith Gomez

Property Acquisition Agent

From: Shelia A. Bedwell, CLŞ

Property Acquisition Assistant

STRAP: 14-47-25-B2-00200.0920

Effective Date: August 15, 2005 at 5:00 p.m.

Subject Property: Tract 92, less I-75, San Carlos Estates, according to the plat thereof recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Bonita Springs Utilities, Inc., a Florida non-profit corporation

by that certain instrument dated December 22, 1997, recorded December 31, 1997, in Official Record Book 2904, Page 3862, Public Records of Lee County, Florida.

Easements:

- 1. Dedication of Easements for public roads and drainage purposes, recorded in Official Record Book 535, Page 826, Public Records of Lee County, Florida.
- 2. Subject to roadway/drainage easements as shown on the map of San Carlos Estates which is recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida, affects the Westerly line of the subject property.
- Subject to a non-exclusive utility and roadway easement over and across or below the roadway as shown on the plat of San Carlos Estates, recorded in Official Record Book 1307, Page 36, Public Records of Lee County, Florida.
- Subject to a Deed of Conservation Easement between Bonita Springs Utilities, Inc. and South Florida Water Management District, recorded in Official Record Book 3077, Page 3388, Public Records of Lee County, Florida.

NOTE (1): Subject to a Judgment creating and incorporating the San Carlos Drainage District, recorded in Official Record Book 521, Page 120, Public Records of Lee County, Florida.

NOTE (2): Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

Updated Ownership and Easement Search

Search No. 14-47-25-B2-00200.0920

Date: September 28, 2005

Parcel: 304I

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos Estates South to Leitner Creek Manor)

NOTE (3): Subject to Notice of Development Order Approval recorded in Official Record Book 3076, Page 3247, Public Records of Lee County, Florida.

Tax Status: \$256.22 paid on November 18, 2004 for Tax Year 2004. (The end user of this report is responsible for verifying tax and/or assessment information.)

Page 1 of 2

Division of County Lands

Updated Ownership and Easement Search

Search No. 14-47-25-B2-00200.0330

Date: September 28, 2005

Parcel: 3015

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos Estates South to Leitner Creek Manor)

To: J. Keith Gomez

Property Acquisition Agent

From: Shelia A. Bedwell, CLS,

Property Acquisition Assistant

STRAP: 14-47-25-B2-00200.0330

Effective Date: August 15, 2005, at 5:00 p.m.

Subject Property: Tract 33, San Carlos Estates, according to the plat thereof recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida. Less and Except: that portion of the subject property acquired by the State of Florida Department of Transportation by Order of Taking, recorded in Official Record Book 1169 Page 1893, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Bonita Springs Utilities, Inc., a Florida non-profit corporation

by that certain instrument dated December 22, 1997, recorded December 31, 1997 in Official Record Book 2904, Page 3862, Public Records of Lee County, Florida.

Easements:

- 1. Dedication of Easements for public roads and drainage purposes, recorded in Official Record Book 535, Page 826, Public Records of Lee County, Florida.
- Subject to roadway/drainage easements as shown on the map of San Carlos Estates which is recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida, affects the Westerly line of the subject property.
- 3. Subject to a non-exclusive utility and roadway easement over and across or below the roadway as shown on the plat of San Carlos Estates, recorded in Official Record Book 1307, Page 36, Public Records of Lee County, Florida.
- 4. Subject to a Deed of Conservation Easement, recorded in Official Record Book 3077 Page 3388, Public Records of Lee County, Florida.

NOTE (1): Subject to a Judgment creating and incorporating the San Carlos Drainage District, recorded in Official Record Book 521, Page 120, Public Records of Lee County, Florida.

Updated Ownership and Easement Search

Search No. 14-47-25-B2-00200.0330

Date: September 28, 2005

Parcel:

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos Estates South to Leitner Creek Manor)

NOTE (2): Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

NOTE (3): Subject to a Notice of Development Order Approval, recorded in Official Record Book 3076 Page 3247, Public Records of Lee County, Florida.

Tax Status: \$256.22 paid on November 18, 2004 for Tax Year 2004. (The end user of this report is responsible for verifying tax and/or assessment information.)

Updated Ownership and Easement Search

Search No. 14-47-25-B2-00200.1580

Date: September 28, 2005

Parcel: 305A

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos

Estates South to Leitner Creek Manor)

To: J. Keith Gomez

Property Acquisition Agent

From: Shelia A. Bedwell, CLS

Property Acquisition Assistant

STRAP: 14-47-25-B2-00200.1580

Effective Date: August 15, 2005, at 5:00 p.m.

Subject Property: Tract 158, San Carlos Estates, according to the plat thereof recorded in Official

Record Book 557, Page 354, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Bonita Springs Utilities, Inc., a Florida non-profit corporation

by that certain instrument dated December 29, 1999, recorded January 6, 2000, in Official Record Book 3207, Page 1283, Public Records of Lee County, Florida.

Easements:

- 1. Dedication of Easements for public roads and drainage purposes, recorded in Official Record Book 535, Page 826, Public Records of Lee County, Florida.
- Subject to roadway/drainage easements as shown on the map of San Carlos Estates which is recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida, affects the Easterly line of the subject property.
- 3. Subject to a non-exclusive utility and roadway easement over and across or below the roadway as shown on the plat of San Carlos Estates, recorded in Official Record Book 1307, Page 36, Public Records of Lee County, Florida.

NOTE (1): Subject to a Judgment creating and incorporating the San Carlos Drainage District, recorded in Official Record Book 521, Page 120, Public Records of Lee County, Florida.

NOTE (2): Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

Tax Status: \$430.44 paid on November 18, 2004 for Tax Year 2004. (The end user of this report is responsible for verifying tax and/or assessment information.)

Updated Ownership and Easement Search

Search No. 14-47-25-B2-00200.1530

Date: September 28, 2005

Parcel: 305B

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos

Estates South to Leitner Creek Manor)

To: J. Keith Gomez

Property Acquisition Agent

From: Shelia A. Bedwell, CLS/

Property Acquisition Assistan

STRAP: 14-47-25-B2-00200.1530

Effective Date: August 15, 2005, at 5:00 p.m.

Subject Property: Tract 153, San Carlos Estates, according to the plat thereof recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Bonita Springs Utilities, Inc., a Florida non-profit corporation

by that certain instrument dated March 29, 2000, recorded March 31, 2000, in Official Record Book 3237, Page 3594, Public Records of Lee County, Florida.

Easements:

- 1. Dedication of Easements for public roads and drainage purposes, recorded in Official Record Book 535, Page 826, Public Records of Lee County, Florida.
- Subject to roadway/drainage easements as shown on the map of San Carlos Estates which is recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida, affects the Easterly line of the subject property.
- 3. Subject to a non-exclusive utility and roadway easement over and across or below the roadway as shown on the plat of San Carlos Estates, recorded in Official Record Book 1307, Page 36, Public Records of Lee County, Florida.

NOTE (1): Subject to a Judgment creating and incorporating the San Carlos Drainage District, recorded in Official Record Book 521, Page 120, Public Records of Lee County, Florida.

NOTE (2): Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

NOTE (3): Subject to Judgment vs. Robert Thompson in the sum of \$1,366.30 recorded in Official Record Book 3149, Page 1447, Public Records of Lee County, Florida.

Tax Status: \$427.04 paid on November 18, 2004 for Tax Year 2004. (The end user of this report is responsible for verifying tax and/or assessment information.)

Updated Ownership and Easement Search

Search No. 14-47-25-B2-00200.0960

Date: September 28, 2005

Parcel: 305C

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos

Estates South to Leitner Creek Manor)

To: J. Keith Gomez

Property Acquisition Agent

From: Shelia A. Bedwell, CLS

Property Acquisition Assista

STRAP: 14-47-25-B2-00200.0960

Effective Date: August 15, 2005, at 5:00 p.m.

Subject Property: Tract 96, San Carlos Estates, according to the plat thereof recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Bonita Springs Utilities, Inc., a Florida non-profit corporation

by that certain instrument dated December 28, 1999, recorded January 6, 2000, in Official Record Book 3207, Page 1047, Public Records of Lee County, Florida.

Easements:

Dedication of Easements for public roads and drainage purposes, recorded in Official Record 1. Book 535, Page 826, Public Records of Lee County, Florida.

Subject to roadway/drainage easements as shown on the map of San Carlos Estates which is 2. recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida, affects the Easterly line of the subject property.

Subject to a non-exclusive utility and roadway easement over and across or below the 3. roadway as shown on the plat of San Carlos Estates, recorded in Official Record Book 1307, Page 36, Public Records of Lee County, Florida.

NOTE (1): Subject to a Judgment creating and incorporating the San Carlos Drainage District, recorded in Official Record Book 521, Page 120, Public Records of Lee County, Florida.

NOTE (2): Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

Tax Status: \$430.44 paid on November 18, 2004 for Tax Year 2004. (The end user of this report is responsible for verifying tax and/or assessment information.)

Updated Ownership and Easement Search

Search No. 14-47-25-B2-00200.0910

Date: September 28, 2005

Parcel: 305D

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos Estates South to Leitner Creek Marlor)

To: J. Keith Gomez

Property Acquisition Agent

From: Shelia A. Bedwell, CLS

Property Acquisition Assistant

STRAP: 14-47-25-B2-00200.0910

Effective Date: August 15, 2005, at 5:00 p.m.

Subject Property: Tract 91, San Carlos Estates, according to the plat thereof recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Bonita Springs Utilities, Inc., a Florida non-profit corporation

by that certain instrument dated January 3, 2000, recorded January 13, 2000, in Official Record Book 3210, Page 153, Public Records of Lee County, Florida.

Easements:

- 1. Dedication of Easements for public roads and drainage purposes, recorded in Official Record Book 535, Page 826, Public Records of Lee County, Florida.
- Subject to roadway/drainage easements as shown on the map of San Carlos Estates which is recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida, affects the Easterly line of the subject property.
- 3. Subject to a non-exclusive utility and roadway easement over and across or below the roadway as shown on the plat of San Carlos Estates, recorded in Official Record Book 1307, Page 36, Public Records of Lee County, Florida.

NOTE (1): Subject to a Judgment creating and incorporating the San Carlos Drainage District, recorded in Official Record Book 521, Page 120, Public Records of Lee County, Florida.

NOTE (2): Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

Tax Status: \$430.44 paid on November 18, 2004 for Tax Year 2004. (The end user of this report is responsible for verifying tax and/or assessment information.)

Updated Ownership and Easement Search

Search No. 14-47-25-B2-00200.0340

Date: September 28, 2005

Parcel: 305E

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos

Estates South to Leitner Creek Matter)

To: J. Keith Gomez

Property Acquisition Agent

From: Shelia A. Bedwell, CLS

Property Acquisition Assistant

STRAP: 14-47-25-B2-00200.0340

Effective Date: August 15, 2005, at 5:00 p.m.

Subject Property: Tract 34, San Carlos Estates, according to the plat thereof recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Bonita Springs Utilities, Inc., a Florida non-profit corporation

by that certain instrument dated January 11, 2000, recorded January 24, 2000, in Official Record Book 3212, Page 4741, Public Records of Lee County, Florida.

Easements:

- 1. Dedication of Easements for public roads and drainage purposes, recorded in Official Record Book 535, Page 826, Public Records of Lee County, Florida.
- Subject to roadway/drainage easements as shown on the map of San Carlos Estates which is recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida, affects the Easterly line of the subject property.
- 3. Subject to a non-exclusive utility and roadway easement over and across or below the roadway as shown on the plat of San Carlos Estates, recorded in Official Record Book 1307, Page 36, Public Records of Lee County, Florida.

NOTE (1): Subject to a Judgment creating and incorporating the San Carlos Drainage District, recorded in Official Record Book 521, Page 120, Public Records of Lee County, Florida.

NOTE (2): Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

Tax Status: \$430.44 paid on November 18, 2004 for Tax Year 2004. (The end user of this report is responsible for verifying tax and/or assessment information.)

Updated Ownership and Easement Search

Search No. 14-47-25-B2-00200.0290

Date: September 28, 2005

Parcel: 305F

Project: Three Oaks Parkway South Extension,

Project 4043, (BSU parcels in San Carlos

Estates South to Leitner Creek Manor) (/

To: J. Keith Gomez

Property Acquisition Agent

From: Shelia A. Bedwell, CLS,

Property Acquisition Assistant

STRAP: 14-47-25-B2-00200.0290

Effective Date: August 15, 2005, at 5:00 p.m.

Subject Property: Tract 29, San Carlos Estates, according to the map or plat thereof, as recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

Bonita Springs Utilities, Inc., a Florida non-profit corporation

by that certain instrument dated December 29, 1999, recorded January 7, 2000, in Official Record Book 3207, Page 4375, Public Records of Lee County, Florida.

Easements:

- 1. Dedication of Easements for public roads and drainage purposes, recorded in Official Record Book 535, Page 826, Public Records of Lee County, Florida.
- 2. Subject to roadway/drainage easements as shown on the map of San Carlos Estates which is recorded in Official Record Book 557, Page 354, Public Records of Lee County, Florida, affects the Northerly and Easterly lines of the subject property.
- 3. Subject to a non-exclusive utility and roadway easement over and across or below the roadway as shown on the plat of San Carlos Estates, recorded in Official Record Book 1307, Page 36, Public Records of Lee County, Florida.

NOTE (1): Subject to a Judgment creating and incorporating the San Carlos Drainage District, recorded in Official Record Book 521, Page 120, Public Records of Lee County, Florida.

NOTE (2): Subject to Lee County Ordinance No. 86-14, relating to garbage and solid waste collection recorded in Official Record Book 2189, Page 3281 and amended by Official Record Book 2189, Page 3334, Public Records of Lee County, Florida.

Tax Status: \$430.44 paid on November 18, 2004 for Tax Year 2004. (The end user of this report is responsible for verifying tax and/or assessment information.)

5-Year Sales History

Bonita Springs Utilities, Inc. (BSU)

Three Oaks Parkway South Extension Project No. 4043

	Grantor	Grantee	Price	Date	Arms Length Y/N
302	Coryell	BSU	\$18,000	10/22/02	Y*
303	Coryell	BSU	\$18,000	10/22/02	Y*
304A and 304B	McKever	BSU	\$40,000	7/9/02	Y*
304C	Santos	BSU	\$20,000	7/15/02	Y*
304D and 304E	McKever	BSU	\$40,000	7/15/02	Y*

^{*}The referenced transaction includes the entire parent tract.

5-Year Sales History

Parcel Nos. 304F, 304H, 304G, 304I, 304J, 305A, 305B, 305C, 305D, 305E, 305F

NO SALES in PAST 5 YEARS