

This instrument prepared by:

Mark J. Woodward, Esquire
Woodward, Pires & Lombardo, P.A.
3200 Tamiami Trail N., Suite 200
Naples, Florida 34103
Naples, FL 34103
(Oyster Harbor Village)

Parcel ID# 741120003, #763880509, #763881003, #741160102 and #741160209
Grantee's TIN#46-3915251

SPECIAL WARRANTY DEED

This Indenture, made this 1st day of July, 2014, between **FCC PRESERVE, LLC**, a Florida limited liability company, of 8156 Fiddler's Creek Parkway, Naples, Florida 34114, GRANTOR, and

FC OYSTER HARBOR, LLC, a Delaware limited liability company

GRANTEE, whose post office address is: 551 N. Cattleman Road, Suite 200, Sarasota, FL 34232

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Collier, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT ALSO to the Permitted Exceptions as set forth on attached Exhibit "B", without re-imposing the same.

SUBJECT ALSO to taxes for the year 2014, as well as the taxes and assessments imposed by the Fiddler's Creek Community District 2.

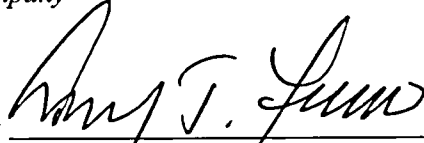
And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through, or under Grantor but against none other.

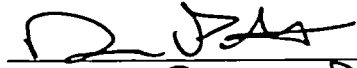
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

FCC PRESERVE, LLC, a Florida limited liability company


Print Name: MARGARET BAKER

By: 
Aubrey J. Ferrao, as President and Chief Executive Officer, and not in his individual capacity


Print Name: Dennis Potter

(CORPORATE SEAL)

STATE OF Vermont
COUNTY OF Windsor

The foregoing instrument was acknowledged before this 21 day of June, 2014, by AUBREY J. FERRAO, as President and Chief Executive Officer of FCC PRESERVE, LLC, a Florida limited liability company, on behalf of the limited liability company. He is personally known to me and did take an oath.

Brittany A. Sheldrick
Print Name: Brittany Sheldrick
Notary Public
Commission No. _____
My Commission Expires: _____

BRITTANY A. SHELDRIK, Notary Public (SEAL)
My Commission Expires February 10, 2018

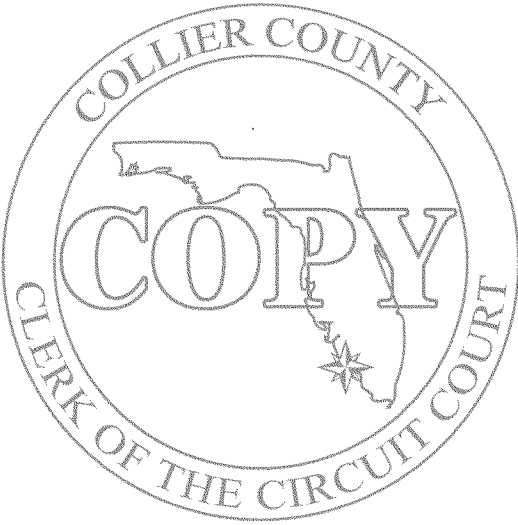
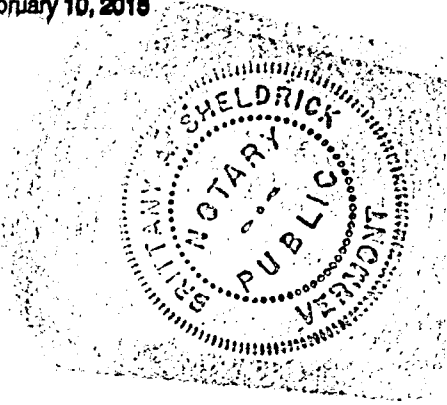


EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

OYSTER HARBOR
(LEGAL DESCRIPTION)

A PARCEL OF LAND LOCATED IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST AND SECTION 18, TOWNSHIP 51 SOUTH, RANGE 27 EAST, COLLIER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "A" (SANDPIPER DRIVE) OF FIDDLER'S CREEK AVIAMAR PHASE 5, UNIT TWO, PLAT BOOK 48, PAGES 86 THROUGH 93, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, THE SAME BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF US 41 TAMiami TRAIL (SR 90); THENCE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 54°21'06" EAST, A DISTANCE OF 2,826.44 FEET; THENCE SOUTH 35°38'54" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON A NON TANGENTIAL CURVE TO THE RIGHT; THENCE SOUTHERLY 457.02 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 74°48'56", (CHORD BEARING SOUTH 16°56'38" EAST, A DISTANCE OF 425.24 FEET) TO A POINT ON A REVERSE CURVE TO THE LEFT; THENCE SOUTHEASTERLY 289.19 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 110°27'50", (CHORD BEARING SOUTH 34°46'05" EAST, A DISTANCE OF 246.44 FEET); THENCE NORTH 90°00'00" EAST, A DISTANCE OF 58.44 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 18.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 52°30'17", (CHORD BEARING NORTH 63°44'51" EAST, A DISTANCE OF 17.69 FEET) TO A POINT ON A REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY 24.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 15°00'34", (CHORD BEARING NORTH 45°00'00" EAST, A DISTANCE OF 24.82 FEET) TO A POINT ON A REVERSE CURVE TO THE LEFT; THENCE NORTHEASTERLY 18.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 52°30'17", (CHORD BEARING NORTH 26°15'09" EAST, A DISTANCE OF 17.69 FEET); THENCE NORTH 90°00'00" EAST, A DISTANCE OF 100.00 FEET TO A POINT ON A NON TANGENTIAL CURVE TO THE LEFT; THENCE SOUTHEASTERLY 18.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 52°30'17", (CHORD BEARING SOUTH 26°15'09" EAST, A DISTANCE OF 17.69 FEET) TO A POINT ON A REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 24.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 15°00'34", (CHORD BEARING SOUTH 45°00'00" EAST, A DISTANCE OF 24.82 FEET) TO A POINT ON A REVERSE CURVE TO THE LEFT; THENCE SOUTHEASTERLY 18.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 52°30'17", (CHORD BEARING SOUTH 63°44'51" EAST, A DISTANCE OF 17.69 FEET); THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 130.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 113.79 FEET; THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 150.36 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 165.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 29°39'13", (CHORD BEARING SOUTH 14°49'36" WEST, A DISTANCE OF 163.77 FEET) TO A POINT ON A COMPOUND CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 386.52 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,190.00 FEET, A CENTRAL ANGLE OF 18°36'36", (CHORD BEARING SOUTH 38°57'31" WEST, A DISTANCE OF 384.82 FEET) TO A POINT ON A NON TANGENTIAL CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 46.86 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 59°39'38", (CHORD BEARING SOUTH 44°45'36" EAST, A DISTANCE OF 44.77 FEET) TO A POINT ON A REVERSE CURVE TO THE LEFT; THENCE SOUTHEASTERLY 20.36 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 62.58 FEET, A CENTRAL ANGLE OF 18°38'25", (CHORD BEARING SOUTH 24°15'00" EAST, A DISTANCE OF 20.27 FEET) TO A POINT ON A REVERSE CURVE TO THE RIGHT; THENCE SOUTHERLY 48.52 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 61°46'37", (CHORD BEARING SOUTH 02°40'53" EAST, A DISTANCE OF 46.20 FEET); THENCE SOUTH 28°12'25" WEST, A DISTANCE OF 70.46 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 139.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A

RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 26°33'16", (CHORD BEARING SOUTH 14°55'47" WEST, A DISTANCE OF 137.80 FEET) TO A POINT ON A REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 389.19 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 74°19'47", (CHORD BEARING SOUTH 38°49'03" WEST, A DISTANCE OF 362.47 FEET) TO A POINT ON A REVERSE CURVE TO THE LEFT; THENCE SOUTHWESTERLY 450.20 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 85°58'55", (CHORD BEARING SOUTH 32°59'29" WEST, A DISTANCE OF 409.13 FEET) TO A POINT ON A REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 87.83 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 111°49'56", (CHORD BEARING SOUTH 45°55'00" WEST, A DISTANCE OF 74.54 FEET) ; THENCE NORTH 78°10'02" WEST, A DISTANCE OF 194.68 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHERLY 91.65 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 116°41'28", (CHORD BEARING NORTH 19°49'18" WEST, A DISTANCE OF 76.61 FEET); THENCE NORTH 38°31'26" EAST, A DISTANCE OF 111.08 FEET; THENCE NORTH 51°28'34" WEST, A DISTANCE OF 105.27 FEET TO A POINT ON A NON TANGENTIAL CURVE TO THE RIGHT; THENCE WESTERLY 483.85 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 75°57'07", (CHORD BEARING SOUTH 78°42'43" WEST, A DISTANCE OF 449.19 FEET) TO A POINT ON A NON TANGENTIAL CURVE TO THE RIGHT; THENCE SOUTHERLY 84.57 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 107°40'34", (CHORD BEARING SOUTH 16°59'07" WEST, A DISTANCE OF 72.66 FEET) TO A POINT ON A NON TANGENTIAL CURVE TO THE LEFT; THENCE SOUTHWESTERLY 339.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 74°43'05", (CHORD BEARING SOUTH 33°47'18" WEST, A DISTANCE OF 315.54 FEET); THENCE SOUTH 03°34'14" EAST, A DISTANCE OF 87.88 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 371.61 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 94°37'47", (CHORD BEARING SOUTH 43°44'40" WEST, A DISTANCE OF 330.79 FEET); THENCE NORTH 88°56'27" WEST, A DISTANCE OF 322.37 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY 92.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 18°35'10", (CHORD BEARING NORTH 79°38'52" WEST, A DISTANCE OF 92.05 FEET); THENCE NORTH 88°56'16" WEST, A DISTANCE OF 664.33 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 61.84 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 44°17'24", (CHORD BEARING SOUTH 68°55'02" WEST, A DISTANCE OF 60.31 FEET) TO A POINT ON A REVERSE CURVE TO THE RIGHT; THENCE WESTERLY 134.08 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 96°01'51", (CHORD BEARING NORTH 85°12'44" WEST, A DISTANCE OF 118.93 FEET); THENCE SOUTH 05°13'55" WEST, A DISTANCE OF 123.12 FEET; THENCE NORTH 84°46'05" WEST, A DISTANCE OF 430.00 FEET; THENCE NORTH 81°13'05" WEST, A DISTANCE OF 393.50 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 40.61 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°04'05", (CHORD BEARING SOUTH 52°14'52" WEST, A DISTANCE OF 36.29 FEET); THENCE SOUTH 05°42'49" WEST, A DISTANCE OF 16.93 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 49.00 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 112°17'57", (CHORD BEARING SOUTH 61°51'48" WEST, A DISTANCE OF 41.52 FEET); THENCE NORTH 61°59'14" WEST, A DISTANCE OF 75.11 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHERLY 42.43 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 81°02'25", (CHORD BEARING NORTH 21°28'01" WEST, A DISTANCE OF 38.98 FEET) TO A POINT ON A REVERSE CURVE TO THE LEFT; THENCE NORTHWESTERLY 213.13 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 135°41'08", (CHORD BEARING NORTH 48°47'23" WEST, A DISTANCE OF 166.71 FEET) TO A POINT ON A REVERSE CURVE TO THE RIGHT; THENCE WESTERLY 61.99 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 54°38'43", (CHORD BEARING NORTH 89°18'36" WEST, A DISTANCE OF 59.67 FEET); THENCE NORTH 61°59'14" WEST, A DISTANCE OF 433.96 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHWESTERLY 142.48 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 29°41'05", (CHORD BEARING NORTH 47°08'42" WEST, A DISTANCE OF 140.89 FEET) TO A POINT ON A REVERSE CURVE TO THE LEFT; THENCE NORTHWESTERLY 504.88 FEET

ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 68°03'55", (CHORD BEARING NORTH 66°20'07" WEST, A DISTANCE OF 475.71 FEET) TO A POINT ON A REVERSE CURVE TO THE RIGHT; THENCE WESTERLY 187.48 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 47°44'29", (CHORD BEARING NORTH 76°29'50" WEST, A DISTANCE OF 182.10 FEET) TO A POINT ON A REVERSE CURVE TO THE LEFT; THENCE NORTHWESTERLY 405.29 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,075.00 FEET, A CENTRAL ANGLE OF 21°36'05", (CHORD BEARING NORTH 63°25'38" WEST, A DISTANCE OF 402.90 FEET) TO A POINT ON A REVERSE CURVE TO THE RIGHT; THENCE NORTHWESTERLY 112.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 51°37'21", (CHORD BEARING NORTH 48°25'00" WEST, A DISTANCE OF 108.85 FEET) TO A POINT ON A REVERSE CURVE TO THE LEFT; THENCE NORTHWESTERLY 822.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 585.00 FEET, A CENTRAL ANGLE OF 80°32'24", (CHORD BEARING NORTH 62°52'31" WEST, A DISTANCE OF 756.28 FEET) TO A POINT ON A COMPOUND CURVE TO THE LEFT; THENCE SOUTHWESTERLY 199.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 30°26'48", (CHORD BEARING SOUTH 61°37'53" WEST, A DISTANCE OF 196.94 FEET) TO A POINT ON A REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 247.56 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 37°49'29", (CHORD BEARING SOUTH 65°19'13" WEST, A DISTANCE OF 243.09 FEET); THENCE SOUTH 84°13'58" WEST, A DISTANCE OF 169.90 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 348.46 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 34°43'19", (CHORD BEARING SOUTH 66°52'18" WEST, A DISTANCE OF 343.15 FEET) TO A POINT ON A REVERSE CURVE TO THE RIGHT; THENCE WESTERLY 102.76 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 39°15'10", (CHORD BEARING SOUTH 69°08'14" WEST, A DISTANCE OF 100.77 FEET) TO A POINT ON A COMPOUND CURVE TO THE RIGHT; THENCE WESTERLY 50.01 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 62.00 FEET, A CENTRAL ANGLE OF 46°13'05", (CHORD BEARING NORTH 68°07'39" WEST, A DISTANCE OF 48.67 FEET); THENCE NORTH 45°01'07" WEST, A DISTANCE OF 117.94 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 105.99 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 44°58'53", (CHORD BEARING NORTH 67°30'34" WEST, A DISTANCE OF 103.28 FEET); THENCE NORTH 90°00'00" WEST, A DISTANCE OF 70.48 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 136.81 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 133.00 FEET, A CENTRAL ANGLE OF 58°56'14", (CHORD BEARING SOUTH 60°31'53" WEST, A DISTANCE OF 130.86 FEET) TO A POINT ON A REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 68.37 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 21°45'51", (CHORD BEARING SOUTH 41°56'41" WEST, A DISTANCE OF 67.96 FEET); THENCE SOUTH 52°49'37" WEST, A DISTANCE OF 93.07 FEET; THENCE NORTH 00°25'25" WEST, A DISTANCE OF 2,330.68 FEET TO A POINT ON THE RIGHT-OF-WAY OF TRACT "A", SANDPIPER DRIVE OF FIDDLER'S CREEK AVIAMAR PHASE 5, UNIT ONE, PLAT BOOK 45, PAGES 34 THROUGH 39, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, THE SAME BEING A POINT ON A NON TANGENTIAL CURVE TO THE LEFT; THENCE RUN ALONG THE RIGHT-OF-WAY OF TRACT "A" OF SAID AVIAMAR PHASE 5, UNIT ONE AND THE AFOREMENTIONED RIGHT-OF-WAY OF TRACT "A" AVIAMAR PHASE 5, UNIT TWO, FOR THE FOLLOWING TWELVE (12) CALLS: 1) NORTHEASTERLY 33.59 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 02°24'21", (CHORD BEARING NORTH 61°35'06" EAST, A DISTANCE OF 33.59 FEET); 2) THENCE NORTH 60°22'56" EAST, A DISTANCE OF 460.48 FEET TO A POINT ON A CURVE TO THE RIGHT; 3) THENCE EASTERLY 989.67 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 850.00 FEET, A CENTRAL ANGLE OF 66°42'38", (CHORD BEARING SOUTH 86°15'45" EAST, A DISTANCE OF 934.71 FEET); 4) THENCE SOUTH 52°54'27" EAST, A DISTANCE OF 586.77 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 205.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,050.00 FEET, A CENTRAL ANGLE OF 11°13'28", (CHORD BEARING SOUTH 58°31'11" EAST, A DISTANCE OF 205.37 FEET) TO A POINT ON A REVERSE CURVE TO THE RIGHT; 5) THENCE SOUTHERLY 44.05 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 84°07'49", (CHORD BEARING SOUTH 22°04'00" EAST, A DISTANCE OF 40.20 FEET) TO A POINT ON A REVERSE CURVE TO THE LEFT; 6) THENCE SOUTHERLY 5.96 FEET ALONG THE ARC

OF SAID CURVE, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 00°21'47", (CHORD BEARING SOUTH 19°49'01" WEST, A DISTANCE OF 5.95 FEET); 7) THENCE SOUTH 70°21'52" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON A NON TANGENTIAL CURVE TO THE RIGHT; 8) THENCE NORTHEASTERLY 46.49 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 88°47'38", (CHORD BEARING NORTH 64°01'55" EAST, A DISTANCE OF 41.98 FEET) TO A POINT ON A NON TANGENTIAL CURVE TO THE LEFT; 9) THENCE EASTERLY 717.88 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,050.00 FEET, A CENTRAL ANGLE OF 39°10'23", (CHORD BEARING NORTH 88°50'35" EAST, A DISTANCE OF 703.98 FEET); 10) THENCE NORTH 69°15'24" EAST, A DISTANCE OF 312.21 FEET TO A POINT ON A NON TANGENTIAL CURVE TO THE RIGHT; THENCE EASTERLY 596.40 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 948.91 FEET, A CENTRAL ANGLE OF 36°00'40", (CHORD BEARING NORTH 87°14'27" EAST, A DISTANCE OF 586.64 FEET); 11) THENCE SOUTH 74°46'30" EAST, A DISTANCE OF 52.53 FEET TO A POINT ON A CURVE TO THE LEFT; 12) THENCE EASTERLY 573.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 46°57'56", (CHORD BEARING NORTH 81°44'32" EAST, A DISTANCE OF 557.86 FEET); THENCE SOUTH 31°44'25" EAST, A DISTANCE OF 275.25 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 227.12 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 34°42'05", (CHORD BEARING SOUTH 49°05'28" EAST, A DISTANCE OF 223.67 FEET) TO A POINT ON A REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 225.60 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 30°24'51", (CHORD BEARING SOUTH 51°14'05" EAST, A DISTANCE OF 222.96 FEET) TO A POINT ON A REVERSE CURVE TO THE LEFT; THENCE EASTERLY 469.23 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 105°25'49", (CHORD BEARING SOUTH 88°44'34" EAST, A DISTANCE OF 405.77 FEET) TO A POINT ON A REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY 211.55 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 48°29'00", (CHORD BEARING NORTH 62°47'01" EAST, A DISTANCE OF 205.29 FEET); THENCE NORTH 57°09'32" EAST, A DISTANCE OF 292.69 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHERLY 101.84 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 77°47'48", (CHORD BEARING NORTH 18°15'38" EAST, A DISTANCE OF 94.19 FEET); THENCE NORTH 20°38'15" WEST, A DISTANCE OF 125.98 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHWESTERLY 36.73 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 21°02'39", (CHORD BEARING NORTH 31°09'34" WEST, A DISTANCE OF 36.52 FEET) TO A POINT ON A REVERSE CURVE TO THE RIGHT; THENCE NORTHWESTERLY 19.40 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 14°49'25", (CHORD BEARING NORTH 34°16'11" WEST, A DISTANCE OF 19.35 FEET) TO A POINT ON A REVERSE CURVE TO THE LEFT; THENCE NORTHWESTERLY 197.49 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 30°10'28", (CHORD BEARING NORTH 41°56'43" WEST, A DISTANCE OF 195.22 FEET) TO A POINT ON A REVERSE CURVE TO THE RIGHT; THENCE NORTHWESTERLY 212.25 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 28°36'52", (CHORD BEARING NORTH 42°43'31" WEST, A DISTANCE OF 210.05 FEET); THENCE NORTH 28°25'05" WEST, A DISTANCE OF 181.70 FEET; THENCE NORTH 49°00'17" EAST, A DISTANCE OF 23.28 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 213.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 48°59'33", (CHORD BEARING NORTH 24°30'30" EAST, A DISTANCE OF 207.32 FEET); THENCE NORTH 00°00'44" EAST, A DISTANCE OF 104.44 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHERLY 107.14 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 11°09'39", (CHORD BEARING NORTH 05°34'06" WEST, A DISTANCE OF 106.97 FEET); THENCE NORTH 11°08'55" WEST, A DISTANCE OF 51.76 FEET TO A POINT ON A NON TANGENTIAL CURVE TO THE RIGHT; THENCE WESTERLY 100.01 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,050.00 FEET, A CENTRAL ANGLE OF 02°47'43", (CHORD BEARING SOUTH 78°51'05" WEST, A DISTANCE OF 100.00 FEET); THENCE SOUTH 11°08'55" EAST, A DISTANCE OF 51.76 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 87.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 11°09'39", (CHORD BEARING SOUTH 05°34'05" EAST, A DISTANCE OF 87.52 FEET); THENCE SOUTH 00°00'44" WEST, A DISTANCE OF 104.44 FEET TO A POINT ON A CURVE TO THE

RIGHT; THENCE SOUTHWESTERLY 128.26 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 48°59'33", (CHORD BEARING SOUTH 24°30'31" WEST, A DISTANCE OF 124.39 FEET); THENCE SOUTH 49°00'17" WEST, A DISTANCE OF 23.28 FEET TO A POINT ON A NON TANGENTIAL CURVE TO THE LEFT; THENCE WESTERLY 126.43 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 32°11'45", (CHORD BEARING NORTH 69°55'58" WEST, A DISTANCE OF 124.78 FEET) TO A POINT ON A REVERSE CURVE TO THE RIGHT; THENCE WESTERLY 43.49 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 33°13'13", (CHORD BEARING NORTH 69°25'14" WEST, A DISTANCE OF 42.88 FEET); THENCE NORTH 52°48'37" WEST, A DISTANCE OF 84.15 FEET TO A POINT ON THE AFOREMENTIONED RIGHT-OF-WAY OF TRACT "A" (SANDPIPER DRIVE), AVIAMAR PHASE FIVE, UNIT TWO, THE SAME BEING A POINT ON A NON TANGENTIAL CURVE TO THE LEFT; THENCE RUN ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING FIVE (5) CALLS: 1) NORTHERLY 304.40 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 398.65 FEET, A CENTRAL ANGLE OF 43°45'00", (CHORD BEARING NORTH 15°24'40" EAST, A DISTANCE OF 297.06 FEET); 2) THENCE NORTH 04°47'25" WEST, A DISTANCE OF 199.22 FEET TO A POINT ON A CURVE TO THE RIGHT; 3) THENCE NORTHERLY 92.10 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 28°31'32", (CHORD BEARING NORTH 09°28'21" EAST, A DISTANCE OF 91.16 FEET); 4) THENCE NORTH 23°44'07" EAST, A DISTANCE OF 50.84 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHEASTERLY 80.29 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 11°56'54", (CHORD BEARING NORTH 29°42'34" EAST, A DISTANCE OF 80.14 FEET); 5) THENCE NORTH 35°41'01" EAST, A DISTANCE OF 188.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 474.89 ACRES, MORE OR LESS.

TOGETHER WITH:

All and singular the rights and appurtenances pertaining to the foregoing Land, including any easement, and all right and interest of Grantor in and to adjacent streets, alleys and rights-of-way, and any and all water, water rights or similar rights or privileges (including tap rights) appurtenant to or used in connection with the ownership or operation of such Land.

EXHIBIT "B"

Permitted Exceptions – Oyster Harbor

1. Ordinances 75-20 (water), 75-21 (trees) and 75-24 (zoning) as recorded in O.R. Book 619, pages 1177 through 1381, Public Records of Collier County, Florida.
2. Notice of Adoption of Development Order by the Board of County Commissioners for Unit 30, Isle of Capri Commercial and Key Marco (Horr's Island) and part of Marco Shores Planned Unit Development located in Sections 11, 14, 22, 23, 24 and 33, Township 51 South, Range 26 East, and Sections 14, 15, 21, 22, 23, 26 and 28, Township 52 South, Range 26 East, Collier County, Florida, as recorded in O.R. Book 1505, at Pages 1728,-1782, and Amendment in Collier County Resolution 89-149, recorded in O.R. Book 1505, at Pages 1795-1803; an Resolution 88-117 recorded in O.R. Book 1505, at Pages 2348-2351; Notice recorded March 21, 1990 in O.R. Book 1514, at Pages 746-760 executed by Robert L. Weintraub, Esq., which states as follows: "that the development orders constitute land development regulations applicable to the subject property, but the recordation of the notices and of the development orders shall not constitute a lien, cloud, or encumbrance on any real property, or actual constructive notice of any of the same", Resolution No. 96-333 adopted July 23, 1996; Resolution No. 96-530, adopted November 26, 1996; Resolution No. 98-49 adopted February 24, 1998; and Resolution No. 00-458 adopted December 12, 2000; all of the Public Records of Collier County, Florida. Notice of Adoption of Development Order recorded in O.R. Book 2274, Page 2129, and Notification of the Adoption of a Development Order Amendment recorded in O.R. Book 2774, Page 3254, Public Records of Collier County, Florida.
3. Subject property lies within the boundaries of the Fiddler's Creek Community Development District #2 as evidenced by Notice of Establishment of Fiddler's Creek Community Dev. District #2 recorded in Official Records Book 3174, Page 3473, notice recorded in Official Records Book 3191 page 1020 and Final Judgment recorded in Official Records Book 3222 page 458, of the Public Records of Collier County, Florida.
4. Agreement to Assign Reservations and Dedicate and/or convey recorded in Official Records Book 3315, Page 2999, Public Records of Collier County, Florida.
5. Grant of temporary construction and access easement recorded in Official Records Book 3323, Page 875, Public Records of Collier County, Florida.
6. Nonexclusive Ingress, Egress and Utility Easements recorded in Official Records Book 3939 page 923, Public Records of Collier County, Florida.
7. Nonexclusive Ingress, Egress and Utility Easements granted to Florida Power & Light Company, Sprint and all other licensed or franchised public or private utilities. recorded in Official Records Book 4185 page 2883, Public Records of Collier County, Florida.
8. Easement granted to Florida Power & Light Company recorded in Official Records Book 4217 page 911, Public Records of Collier County, Florida.
9. Grant of Nonexclusive Ingress and Egress Access Easement recorded in Official Records Book 4362 page 2796, Public Records of Collier County, Florida.
10. Grant of Nonexclusive Ingress and Utility Easement recorded in Official Records Book 4362 page 2864, Public Records of Collier County, Florida.
11. Grant of Nonexclusive Drainage and Access Easements recorded in Official Records Book 4362 page 2933, Public Records of Collier County, Florida.
12. Terms, provisions and covenants contained in the Declaration of Density Allocation among 951 Land Holdings, Ltd., DY Land Associates, Ltd., DY Land Holdings II, LLC, FC Parcel 73, LLC and FC Commercial, LLC recorded in Official Records Book 4362, page 2990.
13. Grant of Drainage and Access Easement dated May 16, 2008, and recorded in Official Records Book 4362, Page 3548, Public Records of Collier County, Florida.

14. Resolution 2010-168 pertaining to Solid Waste Municipal Service Benefit Unit, Service District No. I recorded in Official Records Book 4610 page 2307, Resolution 2011-150 recorded in Official Records Book 4721 page 1527 and Resolution 2013-183 recorded in Official Records Book 4965 page 1660, Public Records of Collier County, Florida.
15. Non-exclusive Ingress and Egress Easement recorded in Official Records Book 4717 page 1686, Public Records of Collier County, Florida.
16. Non-exclusive Ingress and Egress Easement recorded in Official Records Book 4717 page 1695, Public Records of Collier County, Florida.
17. Terms, provisions and covenants contained in that certain Assignment of Density Allocation recorded in Official Records Book 4717, page 1640, Public Records of Collier County, Florida.
18. General Assignment between FCC Preserve, LLC, FCC Marsh, LLC and FCC Creek, LLC recorded in Official Records Book 4717, page 1580, Public Records of Collier County, Florida.
19. Terms, covenants, conditions and other matters contained in that certain Farm Lease in favor of Gargiulo P.R. Inc. dated July 1, 1999 as amended and all rights thereunder of the Lessee(s) and of any person claiming by, through or under the Lessee(s). (pertains to Section 18 T51S, R27E.)
20. Terms, covenants, conditions and other matters contained in that certain cattle lease in favor of Shadow Creek Investments, LLC. and all rights thereunder of the Lessee(s) and of any person claiming by, through or under the Lessee(s). (pertains to Section 13 T51S, R26E.)
21. That certain Planned Unit Development (P.U.D.) issued by Collier County under Ordinance No. 84-41 (84-42) on June 12, 1984, as amended by Ordinance Nos. 88-48 and 89-34, as issued on May 24, 1988 and June 13, 1989; as amended by Ordinance No. 96-42, as issued on July 23, 1996, as amended by Ordinance No. 96-74, as issued on November 26, 1996, as amended by Ordinance No. 96-529, as issued on November 26, 1996, as amended by Ordinance No. 98-12, as issued on February 24, 1998, as amended by Ordinance No. 98-13, as issued on February 27, 1998, Ordinance No. 00-84, as issued on December 12, 2000 respectively, Collier County, Florida.
22. Nonexclusive Ingress and Egress Easement (Parcel 73) over and across the Easement Area as described therein recorded in Official Records Book 5054, Page 1824 Public Records of Collier County, Florida.
23. Declaration of Density Allocation between FCC Preserve, LLC and FC Oyster Harbor, LLC recorded in Official Records Book 5054, Page 2027 Public Records of Collier County, Florida.

This instrument prepared by:

Mark J. Woodward, Esquire
 Woodward, Pires & Lombardo, P.A.
 801 Laurel Oak Drive, Suite 710
 Naples, FL 34108
 (941) 566-3131

RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
 03/28/2000 at 10:04AM DWIGHT B. BROCK, CLERK
 RNC FEE 82.50
 DOC-.70 .70

Retn:
 FIRST TITLE & ABSTRACT
 PICK UP

THIS QUIT-CLAIM DEED, executed this 14th day of March, 2000, by 951 Land Holdings Joint Venture, a Florida general partnership, first party,

whose post office address is: 3470 Club Center Blvd.
 Naples, FL 34114

second party, to 951 Land Holdings, Ltd., a Florida Limited Partnership
 3470 CLUB CENTER BLVD NAPLES FL 34114

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, place or parcel of land, situate, lying and being in the County of Collier, State of Florida, to-wit::

SEE ATTACHED EXHIBIT "A"

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

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

Signed, sealed and delivered in the presence of:

951 Land Holdings Joint Venture

By: Gulf Bay 100, Ltd. a Florida Limited Partnership
 a Partner

By: Gulf Bay 100, Inc., a Florida corporation, its
 general partner

Print Name:

Print Name:

By:

Aubrey J. Ferrao, as President and not
 individually

STATE OF FLORIDA
 COUNTY OF DADE

The foregoing instrument was acknowledged before this 14th day of March, 2000, by Aubrey J. Ferrao, as President of Gulf Bay 100, Inc. as general partner of Gulf Bay 100 Ltd., as a partner of 951 Land Holdings Joint Venture, who is personally known to me or has produced a driver's license (#) as identification and did not take an oath.

Print Name:

Notary Public

Commission No.

My Commission Expires:

(SEAL)



Luanne Wukovits
 MY COMMISSION # CC765792 EXPIRE
 August 9, 2002
 BONDED THRU TROY FAIR INSURANCE INC.

Partner

Print Name:

John A. McCain
John A. McCain

Print Name:

Mark J. Woodward

J. McCarthy, as President and not individually

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before this 13th day of March 2000, by J. McCarthy, as President of Parcel Z, Inc., as a partner of 951 Land Holdings Joint Venture, who is personally known to me or has produced a driver's license (# _____) as identification and did not take an oath.

Print Name:

Notary Public

Commission No. _____

My Commission Expires: _____

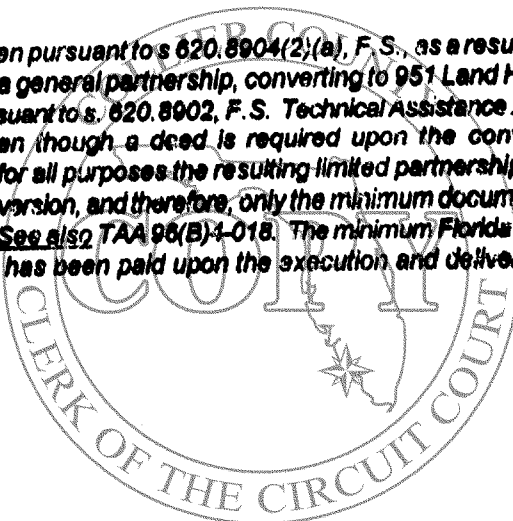


K. Lawrence Grogg
MY COMMISSION # CC850710 EXPIRES
July 1, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

(SEAL)

PREPARATION OF DEED ONLY WITHOUT OPINION OF TITLE

[This deed is being given pursuant to s. 620.8904(2)(a), F.S., as a result of 951 Land Holdings Joint Venture, a Florida general partnership, converting to 951 Land Holdings, Ltd., a Florida limited partnership, pursuant to s. 620.8902, F.S. Technical Assistance Advisement No. 96(B)4-017 provides that even though a deed is required upon the conversion pursuant to s. 620.8904(2)(a), F.S., for all purposes the resulting limited partnership is the same entity that existed before the conversion, and therefore, only the minimum documentary stamp tax is due upon the conversion. See also TAA 96(B)4-018. The minimum Florida documentary stamp tax in the amount of \$.70 has been paid upon the execution and delivery of this deed.]



OR: 2656 PG: 0712

EXHIBIT "A"

A parcel of land, lying in SECTIONS 22, 23, 24 and 25, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 22, thence run S88°58'10"E along the North line thereof for a distance of 1239.30 feet to an intersection with the Easterly Right of Way Line of State Road No. 951 as conveyed from The Deltona Corporation to the State of Florida Department of Transportation by Warranty Deed dated January 29, 1985 and recorded in Official Records Book 1119, Pages 607 through 609, inclusive of the Public Records of Collier County, Florida, said intersection being the POINT OF BEGINNING of the parcel of land hereinafter described; thence S02°29'39"W along said Easterly Right of Way Line of State Road No. 951 a distance of 1537.88 feet; thence leaving said Easterly Right of Way line, S86°54'19"E a distance of 1322.20 feet; thence S89°27'22"E a distance of 125.79 feet; thence S80°38'36"E a distance of 85.82 feet; thence S48°57'39"E a distance of 143.49 feet; thence S22°38'28"E a distance of 101.19 feet; thence S07°16'34"E a distance of 159.01 feet; thence S22°27'03"E a distance of 80.97 feet; thence S51°50'53"E a distance of 124.40 feet; thence S74°04'40"E a distance of 144.06 feet; thence S85°45'26"E a distance of 187.62 feet; thence N82°02'11"E a distance of 108.47 feet; thence N28°53'36"E a distance of 104.27 feet; thence N10°26'56"E a distance of 87.33 feet; thence N46°09'57"E a distance of 161.84 feet; thence N68°40'14"E a distance of 191.80 feet; thence N79°08'54"E a distance of 121.22 feet; thence S87°33'02"E a distance of 275.66 feet; thence S85°36'34"E a distance of 196.37 feet; thence S87°39'51"E a distance of 185.04 feet; thence S87°21'43"E a distance of 105.83 feet; thence N85°51'57"E a distance of 86.75 feet; thence S87°50'25"E a distance of 33.97 feet; thence S43°21'06"E a distance of 96.83 feet; thence S39°51'17"E a distance of 59.10 feet; thence S12°45'05"E a distance of 48.21 feet; thence S54°17'48"E a distance of 252.73 feet; thence N55°30'51"E a distance of 83.75 feet; thence N74°56'13"E a distance of 64.13 feet; thence S82°07'55"E a distance of 60.59 feet; thence S51°36'21"E a distance of 159.30 feet; thence S00°11'44"W a distance of 120.56 feet; thence S02°12'06"W a distance of 166.85 feet; thence N80°34'08"E a distance of 106.80 feet; thence S77°52'52"E a distance of 122.93 feet; thence N85°11'20"E a distance of 119.84 feet; thence S73°31'25"E a distance of 106.53 feet; thence N78°58'26"E a distance of 31.97 feet; thence N05°41'54"E a distance of 125.98 feet; thence N01°41'54"E a distance of 77.72 feet; thence N15°43'51"E a distance of 164.03 feet; thence N21°55'44"E a distance of 141.05 feet; thence N23°51'30"E a distance of 142.54 feet; thence N53°47'38"E a distance of 116.07 feet; thence N88°01'01"E a distance of 145.07 feet; thence N38°00'59"E a distance of 369.42 feet; thence N39°43'19"E a distance of 299.43 feet; thence N44°48'34"E a distance of 108.44 feet; thence N74°20'58"E a distance of 101.17 feet; thence N77°28'10"E a distance of 117.54 feet; thence N41°29'16"E a distance of 102.86 feet; thence N16°25'45"E a distance of 68.07 feet; thence N32°16'13"E a distance of 99.28 feet; thence N56°07'35"E a distance of 115.20 feet; thence N22°53'12"E a distance of 132.37 feet; thence N34°53'40"E a distance of 81.02 feet; thence N67°14'28"E a distance of 68.26 feet; thence N76°07'18"E a distance of 77.37 feet; thence S86°19'59"E a distance of 263.41 feet; thence S14°15'46"E a distance of 83.69 feet; thence S23°58'55"W a distance of 58.61 feet; thence S36°30'17"W a distance of 141.77 feet; thence S48°14'20"W a distance of 110.87 feet; thence S46°59'04"W a distance of 86.08 feet; thence S24°17'17"W a distance of 78.68 feet; thence S59°03'57"E a distance of 32.26 feet; thence S76°14'25"E a

SHEET 1 OF 11

distance of 287.74 feet; thence S87°00'36"E a distance of 151.16 feet; thence S68°28'26"E a distance of 113.50 feet; thence S43°13'27"E a distance of 112.77 feet; thence S18°34'02"E a distance of 220.03 feet; thence S21°18'18"E a distance of 172.00 feet; thence S18°33'08"E a distance of 163.52 feet; thence S76°44'26"E a distance of 123.93 feet; thence N74°26'22"E a distance of 115.09 feet; thence N47°34'17"E a distance of 55.95 feet; thence N12°06'43"W a distance of 69.72 feet; thence N31°18'44"W a distance of 100.54 feet; thence N16°38'37"W a distance of 133.88 feet; thence N09°53'00"E a distance of 213.52 feet; thence N48°28'23"E a distance of 119.96 feet; thence N87°30'26"E a distance of 33.64 feet; thence S32°37'51"E a distance of 138.09 feet; thence S40°52'24"E a distance of 125.01 feet; thence S39°17'22"E a distance of 115.06 feet; thence S62°18'24"E a distance of 145.81 feet; thence S61°21'50"E a distance of 121.46 feet; thence S59°49'44"E a distance of 115.57 feet; thence S74°50'34"E a distance of 94.71 feet; thence N24°24'43"E a distance of 91.83 feet; thence N40°52'29"E a distance of 247.62 feet; thence N40°23'40"E a distance of 276.26 feet; thence N39°53'20"E a distance of 411.53 feet; thence S58°13'26"E a distance of 962.09 feet; thence S19°09'18"E a distance of 96.31 feet; thence S08°45'22"W a distance of 121.08 feet; thence S13°25'07"W a distance of 159.04 feet; thence S20°02'48"W a distance of 189.88 feet; thence S57°19'10"W a distance of 559.88 feet; thence S77°05'05"W a distance of 327.57 feet; thence S43°14'14"W a distance of 401.58 feet; thence N66°08'10"W a distance of 54.49 feet; thence S64°07'14"W a distance of 44.31 feet; thence S48°23'22"W a distance of 35.08 feet; thence S11°10'06"W a distance of 174.79 feet; thence S04°12'55"W a distance of 151.70 feet; thence S00°26'51"E a distance of 131.06 feet; thence S07°57'23"E a distance of 52.02 feet; thence S05°32'11"E a distance of 73.70 feet; thence S39°42'25"W a distance of 60.13 feet; thence S75°24'24"W a distance of 513.63 feet; thence N71°23'16"W a distance of 78.08 feet; thence N54°31'46"W a distance of 292.73 feet; thence N36°53'16"W a distance of 88.54 feet; thence N75°02'38"W a distance of 101.42 feet; thence N58°07'21"W a distance of 145.39 feet; thence N63°16'52"W a distance of 100.54 feet; thence N70°16'01"W a distance of 52.57 feet; thence N76°18'47"W a distance of 139.12 feet; thence N88°18'46"W a distance of 118.58 feet; thence S78°23'37"W a distance of 120.58 feet; thence S70°42'34"W a distance of 58.35 feet; thence S54°33'13"W a distance of 236.73 feet; thence S01°33'17"W a distance of 304.71 feet; thence S30°08'16"E a distance of 194.40 feet; thence S01°31'06"W a distance of 139.28 feet; thence S24°09'25"E a distance of 317.35 feet; thence S07°39'57"E a distance of 618.63 feet; thence S05°14'32"E a distance of 48.49 feet; thence S86°37'33"E a distance of 144.20 feet; thence N74°58'46"E a distance of 84.50 feet; thence N89°49'58"E a distance of 166.94 feet; thence N54°40'25"E a distance of 153.08 feet; thence S47°04'16"E a distance of 183.90 feet; thence S75°30'01"E a distance of 292.56 feet; thence S74°07'29"E a distance of 184.37 feet; thence N53°12'13"E a distance of 77.41 feet; thence N71°22'37"E a distance of 85.20 feet; thence S85°53'26"E a distance of 92.10 feet; thence S83°23'30"E a distance of 128.98 feet; thence N68°54'10"E a distance of 100.70 feet; thence N55°32'22"E a distance of 148.01 feet; thence N32°25'17"E a distance of 235.05 feet; thence N33°14'22"E a distance of 159.06 feet; thence N48°38'03"E a distance of 111.62 feet; thence N40°09'31"E a distance of 96.63 feet; thence N18°03'03"E a distance of 245.56 feet; thence N38°55'34"E a distance of 367.01 feet; thence S72°39'46"E a distance of 90.19 feet; thence S68°05'01"E a distance of 88.10 feet; thence S32°29'30"E a distance of 134.26 feet; thence N58°20'15"E a distance of 1006.12 feet; thence N08°49'07"E a distance of 121.76 feet; thence N86°01'20"E a distance of 76.03 feet; thence S01°56'11"E a distance of 62.99 feet; thence S62°22'55"E a distance of 61.06 feet; thence

SHEET 2 OF 11

328°55'42"E a distance of 96.72 feet; thence 307°03'01"E a distance of 98.19 feet; thence 320°24'01"W a distance of 97.27 feet; thence 364°30'14"E a distance of 119.77 feet; thence N42°57'49"E a distance of 68.97 feet; thence N19°23'04"E a distance of 158.14 feet; thence N75°28'14"E a distance of 446.92 feet; thence N06°56'07"E a distance of 178.75 feet; thence N66°12'10"W a distance of 63.59 feet; thence N71°24'18"W a distance of 133.29 feet; thence N30°53'00"W a distance of 112.15 feet; thence N16°04'21"W a distance of 86.40 feet; thence N28°52'24"E a distance of 62.66 feet; thence N59°42'26"E a distance of 91.21 feet; thence N88°57'04"E a distance of 137.96 feet; thence S51°15'23"E a distance of 66.98 feet; thence S57°59'46"E a distance of 90.38 feet; thence N83°57'39"E a distance of 185.60 feet; thence S69°53'36"E a distance of 103.27 feet; thence S33°27'20"E a distance of 47.82 feet; thence S01°07'11"E a distance of 174.02 feet; thence S57°10'59"E a distance of 90.42 feet; thence S59°52'00"E a distance of 215.96 feet; thence S40°50'50"E a distance of 100.90 feet; thence S01°41'10"W a distance of 221.55 feet; thence S44°25'43"E a distance of 177.22 feet; thence S57°17'08"E a distance of 194.66 feet; thence S49°41'29"E a distance of 234.47 feet; thence S51°45'12"E a distance of 283.65 feet; thence S46°48'39"E a distance of 77.27 feet; thence S51°26'25"E a distance of 87.85 feet; thence N83°37'01"E a distance of 54.43 feet; thence N59°38'02"E a distance of 133.38 feet; thence N86°08'02"E a distance of 77.48 feet; thence S67°01'55"E a distance of 118.58 feet; thence S45°03'14"E a distance of 2560.69 feet; thence N29°52'54"E a distance of 85.21 feet; thence N27°30'00"E a distance of 86.22 feet; thence N25°35'58"E a distance of 48.08 feet; thence N21°40'44"E a distance of 96.89 feet; thence N69°44'52"W a distance of 38.61 feet; thence S75°26'58"W a distance of 151.66 feet; thence N09°04'17"W a distance of 117.55 feet; thence N12°06'14"E a distance of 74.75 feet; thence N16°03'43"E a distance of 74.91 feet; thence N12°46'58"W a distance of 32.83 feet; thence N19°55'33"W a distance of 74.92 feet; thence S32°11'57"W a distance of 85.42 feet; thence S69°25'44"W a distance of 67.21 feet; thence N65°02'17"W a distance of 75.03 feet; thence N86°16'33"W a distance of 109.50 feet; thence S69°49'21"W a distance of 95.29 feet; thence N31°09'36"W a distance of 62.54 feet; thence N01°12'06"W a distance of 153.58 feet; thence N36°23'56"E a distance of 106.80 feet; thence N10°55'24"W a distance of 140.47 feet; thence N22°37'48"E a distance of 51.15 feet; thence N37°19'10"E a distance of 162.48 feet; thence N19°33'02"E a distance of 118.05 feet; thence N08°08'12"E a distance of 108.72 feet; thence N04°59'51"W a distance of 137.15 feet; thence N20°30'53"E a distance of 147.93 feet; thence N03°46'25"E a distance of 148.33 feet; thence N17°32'07"W a distance of 160.04 feet; thence N15°13'39"W a distance of 140.97 feet; thence N00°05'49"W a distance of 75.02 feet; thence N25°39'35"E a distance of 96.53 feet; thence N59°22'21"E a distance of 73.73 feet; thence S40°11'48"E a distance of 52.95 feet; thence S01°53'33"W a distance of 116.69 feet; thence S82°33'24"E a distance of 120.72 feet; thence S63°38'53"E a distance of 64.07 feet; thence S44°52'32"E a distance of 54.42 feet; thence S10°29'59"E a distance of 79.18 feet; thence S37°18'09"W a distance of 50.11 feet; thence S29°48'39"W a distance of 75.80 feet; thence S25°22'43"W a distance of 103.06 feet; thence S10°56'20"W a distance of 103.37 feet; thence S10°07'11"E a distance of 107.10 feet; thence S42°29'24"E a distance of 116.91 feet; thence S08°18'17"W a distance of 36.66 feet; thence S40°16'31"W a distance of 106.48 feet; thence S23°42'39"W a distance of 130.40 feet; thence S06°54'48"E a distance of 85.19 feet; thence S30°38'43"E a distance of 62.59 feet; thence S85°18'35"E a distance of 164.23 feet; thence S88°28'10"E a distance of 101.60 feet to an intersection with the East Line of aforesaid Section 26; thence N00°15'26"E along said East Section Line a distance of 4476.41 feet to the

CR BOOK

PAGE

SHEET 3 OF 11

Northeast corner thereof; thence $N88^{\circ}58'55''W$ along the North Line of said Section 24 a distance of 2713.71 feet to the North $1/4$ corner thereof; thence continuing along the North Line of said Section 24, run $N88^{\circ}59'02''W$ a distance of 2713.25 feet to the Northwest corner thereof, said corner also being the Northeast corner of aforesaid Section 23; thence $N88^{\circ}58'53''W$ along the North line of said Section 23 a distance of 2796.34 feet to the North $1/4$ corner thereof; thence continuing along the North Line of said Section 23, run $N88^{\circ}58'53''W$ a distance of 2796.45 feet to the Northwest corner thereof, said corner also being the Northeast corner of aforesaid Section 22; thence $N88^{\circ}58'51''W$ along the North Line of said Section 22 a distance of 2738.08 feet to the North $1/4$ corner thereof; thence continuing along the North Line of said Section 22, run $N88^{\circ}58'10''W$ a distance of 1448.52 feet to the Point of Beginning.

ALSO

A parcel of land, lying in aforesaid SECTION 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 24, thence run $S00^{\circ}15'28''W$ along the East Section Line thereof for a distance of 4679.59 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence $N72^{\circ}12'44''W$ a distance of 86.92 feet; thence $N69^{\circ}28'32''W$ a distance of 94.14 feet; thence $S85^{\circ}05'50''W$ a distance of 80.86 feet; thence $S78^{\circ}39'42''W$ a distance of 79.41 feet; thence $S46^{\circ}52'35''W$ a distance of 76.76 feet; thence $S54^{\circ}05'10''E$ a distance of 62.53 feet; thence $S81^{\circ}19'02''E$ a distance of 71.38 feet; thence $N88^{\circ}47'42''E$ a distance of 97.52 feet; thence $N83^{\circ}27'32''E$ a distance of 84.68 feet; thence $N84^{\circ}27'57''E$ a distance of 82.73 feet; thence $N00^{\circ}15'28''E$ a distance of 43.22 feet to the Point of Beginning.

ALSO

A parcel of land, lying in aforesaid SECTION 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 24, thence run $S00^{\circ}15'28''W$ along the East Section Line thereof for a distance of 4790.92 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence $N86^{\circ}15'35''W$ a distance of 52.39 feet; thence $S56^{\circ}39'23''W$ a distance of 67.01 feet; thence $S12^{\circ}10'16''W$ a distance of 74.05 feet; thence $S07^{\circ}47'40''E$ a distance of 77.35 feet; thence $S16^{\circ}03'58''E$ a distance of 121.00 feet; thence $S34^{\circ}56'39''E$ a distance of 136.99 feet; thence $N00^{\circ}15'28''E$ a distance of 410.92 feet to the Point of Beginning.

ALSO

That part of the Southeast Quarter (SE $1/4$) of the Northeast Quarter (NE $1/4$) of SECTION 11, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida, lying South of Tamiami Trail (U.S. NO. 41), LESS AND EXCEPTING THEREFROM the following described lands: BEGIN at the Northwest corner of the said Southeast Quarter (SE $1/4$) of the Northeast Quarter (NE $1/4$) of Section 11, thence run $N01^{\circ}15'15''E$ for a distance of 93.97 feet to the Southern Right-of-Way Line of the Tamiami Trail, thence $S54^{\circ}20'07''E$ along said Southern Right-of-Way Line for a distance of 412.12 feet; thence leaving said Southern Right-of-Way Line run $S01^{\circ}15'16''W$ for a distance of 100.00 feet; thence $N89^{\circ}44'44''W$ for a distance of 10.00 feet; thence $N01^{\circ}15'15''W$ for a distance of 293.15 feet; thence $N54^{\circ}20'07''W$

SHEET 4 OF 11

for a distance of 400.00 feet; thence $N01^{\circ}15'15''E$ for a distance of 306.03 feet to the Point of Beginning.

ALSO

The Northeast Quarter (NE 1/4) of the Southeast (SE 1/4) of SECTION 11, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of SECTION 11, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The West One-Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of SECTION 14, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The South One-Half (S 1/2) of the Northeast Quarter (NE 1/4) of SECTION 14, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The South One-Half (S 1/2) of the Northwest Quarter (NW 1/4) of SECTION 14, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of SECTION 14, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of SECTION 14, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The Southeast Quarter (SE 1/4) of SECTION 14, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida, and the South One-Half (S 1/2) of the Southwest Quarter (SW 1/4) of SECTION 14, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The East One-Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of SECTION 13, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The West One-Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of SECTION 13, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The East One-Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of SECTION 13, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida.

SHEET 5 OF 11

OR BOOK

PAGE

ALSO

The West One-Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of SECTION 15, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida.

LESS AND EXCEPTING THEREFROM

All that part of SECTIONS 14 and 15, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said SECTION 14, thence along the West Line of said SECTION 14, $50^{\circ}18'41''$ W 1398.76 feet to the North Line of the South 1/2 of the Northwest 1/4 of said SECTION 14; thence continue along said West Line, $50^{\circ}18'41''$ W 525.02 feet to the POINT OF BEGINNING of the parcel herein described; thence leaving said West Line, $S80^{\circ}52'40''$ E 155.30 feet; thence $S73^{\circ}36'48''$ E 242.56 feet; thence $S59^{\circ}34'14''$ E 204.02 feet; thence $S51^{\circ}31'43''$ E 245.00 feet; thence $S52^{\circ}39'56''$ E 179.62 feet; thence $S16^{\circ}58'45''$ W 146.34 feet; thence Southwesterly 34.53 feet along the arc of a circular curve concave to the Northwest, having a radius of 270.00 feet, through a central angle of $7^{\circ}19'36''$ and being subtended by a chord which bears $S20^{\circ}38'33''$ W 34.50 feet; thence $S24^{\circ}18'21''$ W 87.46 feet; thence $N67^{\circ}48'09''$ W 52.42 feet; thence $S59^{\circ}28'59''$ W 118.34 feet; thence $S11^{\circ}57'36''$ W 240.26 feet; thence $S19^{\circ}24'53''$ E 331.77 feet; thence $S26^{\circ}36'59''$ E 221.37 feet; thence $S12^{\circ}46'33''$ E 222.46 feet; thence $S14^{\circ}49'57''$ W 311.45 feet; thence $S19^{\circ}29'27''$ W 310.91 feet; thence $S15^{\circ}20'12''$ E 166.90 feet; thence $S62^{\circ}39'50''$ E 186.95 feet; thence $S40^{\circ}18'50''$ E 128.43 feet; thence $S83^{\circ}30'53''$ E 65.63 feet; thence $S15^{\circ}32'32''$ E 117.48 feet; thence Southeasterly 100.22 feet along the arc of a circular curve concave to the Northeast, having a radius of 230.00 feet, through a central angle of $24^{\circ}57'58''$ and being subtended by a chord which bears $S28^{\circ}01'31''$ E 99.43 feet; thence $S46^{\circ}41'04''$ W 226.90 feet; thence $S15^{\circ}32'29''$ W 142.88 feet; thence $N50^{\circ}51'54''$ W 741.96 feet; thence $N74^{\circ}24'33''$ W 58.68 feet; thence $N89^{\circ}40'14''$ W 217.63 feet; thence $N0^{\circ}19'46''$ E 125.00 feet; thence $S89^{\circ}40'14''$ E 150.00 feet; thence along a line which lies 230.00 feet Easterly of and parallel with the West Line of said SECTION 14, $N0^{\circ}19'46''$ E 1748.56 feet; thence Northerly, Northwesterly and Westerly 437.08 feet along the arc of a circular curve concave to the Southwest, having a radius of 280.00 feet, through a central angle of $89^{\circ}26'21''$ and being subtended by a chord which bears $N44^{\circ}23'25''$ W 394.04 feet; thence $N89^{\circ}06'35''$ W 539.43 feet; thence $N59^{\circ}36'22''$ W 88.29 feet; thence $N36^{\circ}20'55''$ W 200.00 feet; thence $N15^{\circ}39'34''$ W 75.43 feet; thence $N0^{\circ}46'08''$ E 411.99 feet; thence $S89^{\circ}13'52''$ E 50.00 feet; thence $S0^{\circ}46'08''$ W 175.00 feet; thence $S89^{\circ}13'52''$ E 751.25 feet to the POINT OF BEGINNING of the parcel herein described; bearings are based on Florida State Plane Coordinate System, Florida East Zone;

ALSO LESS AND EXCEPT

All that part of SECTION 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said SECTION 14, thence along the West Line of said Section 14, $50^{\circ}18'41''$ W 1398.76 feet to the North Line of the South 1/2 of the Northwest 1/4 of said SECTION 14; thence continue along said West Line, $50^{\circ}18'41''$ W 525.02 feet; thence leaving said West Line $S80^{\circ}52'40''$ E 155.30 feet; thence $S73^{\circ}36'48''$ E 242.56 feet; thence $S59^{\circ}34'14''$ E 204.02 feet; thence $S51^{\circ}31'43''$ E 245.00 feet; thence $S52^{\circ}39'56''$ E 243.48 feet to the POINT OF BEGINNING of the parcel herein described;

SHEET 6 OF 11

OR BOOK

PAGE

thence continue S52°59'36"E 251.09 feet; thence S39°00'37"E 357.85 feet; thence S59°23'53"E 917.29 feet; thence Southwesterly 904.01 feet along the arc of a non-tangential circular curve concave to the Southeast, having a radius of 3050.00 feet, through a central angle of 14°05'12" and being subtended by a chord which bears S38°04'24"W 502.74 feet; thence S31°01'48"W 636.92 feet; thence Southwesterly 485.63 feet along the arc of a circular curve concave to the Southeast, having a radius of 3050.00 feet, through a central angle of 13°34'25" and being subtended by a chord which bears S24°14'35"W 484.52 feet; thence S17°27'23"W 118.04 feet; thence N72°32'37"W 51.36 feet; thence Northwesterly 169.13 feet along the arc of a circular curve concave to the Northeast, through a central angle of 57°00'05" having a radius of 170.00 feet and being subtended by a chord which bears N44°02'35"W 162.24 feet; thence N15°32'32"W 119.30 feet; thence N51°11'49"E 63.41 feet; thence N4°15'20"E 239.68 feet; thence N5°13'34"E 250.06 feet; thence N25°22'51"E 316.69 feet; thence N42°14'15"E 254.14 feet; thence N7°38'46"W 272.39 feet; thence N61°25'30"W 285.93 feet; thence N43°07'51"W 358.70 feet; thence N31°47'55"W 188.15 feet; thence N0°03'05"W 78.23 feet; thence N24°18'21"E 85.46 feet; thence Northeasterly 42.20 feet along the arc of a circular curve concave to the Northwest, having a radius of 330.00 feet, through a central angle of 7°19'36" and being subtended by a chord which bears N20°38'33"E 42.17 feet; thence N16°38'45"E 124.48 feet to the POINT OF BEGINNING of the parcel herein described; bearings are based on Florida State Plane Coordinate System, Florida East Zone;

ALSO LESS AND EXCEPT

All that part of SECTION 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said SECTION 14, thence along the West line of said SECTION 14, S0°19'41"W 1399.78 feet to the North Line of the South 1/2 of the Northwest 1/4 of said SECTION 14; thence along said North Line, S88°20'10"E 1381.45 feet; thence leaving said line, S1°39'30"W 260.00 feet to the POINT OF BEGINNING of the parcel herein described; thence S88°20'10"E and parallel with said North Line 1920.33 feet; thence S63°35'29"E 993.33 feet; thence Southwesterly 729.11 feet along the arc of a non-tangential circular curve concave to the Northwest, having a radius of 950.00 feet through a central angle of 43°58'24" and being subtended by a chord which bears S19°12'04"W 711.34 feet; thence S81°18'16"W 97.92 feet; thence N5°29'51"W 101.16 feet; thence N72°33'30"W 220.98 feet; thence S81°11'16"W 256.28 feet; thence S73°07'03"W 382.16 feet; thence N67°58'59"W 1351.01 feet; thence S32°54'47"W 150.00 feet; thence N57°05'13"W 25.00 feet; thence N32°54'47"E 97.71 feet; thence Northeasterly and Northarly 270.60 feet along the arc of a circular curve concave to the West, having a radius of 480.00 feet through a central angle of 32°18'02" and being subtended by a chord which bears N16°45'45"E 267.03 feet; thence N0°36'44"E 133.84 feet to the POINT OF BEGINNING of the parcel herein described; bearings are based on Florida State Plane Coordinate System, Florida East Zone;

ALSO LESS AND EXCEPT

SHEET 7 OF 11

All that part of SECTION 14, TOWNSHIP 31 SOUTH, RANGE 26 EAST, Collier County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said SECTION 14; thence along the West Line of said SECTION 14 $50^{\circ}18'41''$ W 1398.76 feet to the North Line of the South 1/2 of the Northwest 1/4 of said SECTION 14; thence along said North Line, $888^{\circ}20'10''$ E 1381.43 feet; thence leaving said line, $81^{\circ}39'50''$ W 260.00 feet; thence $888^{\circ}20'10''$ E and parallel with said North Line 1920.33 feet; thence $863^{\circ}35'29''$ E 1096.99 feet to the POINT OF BEGINNING of the parcel herein described; thence continue along said line South $63^{\circ}35'29''$ E 145.88 feet; thence leaving said line Southeasterly 185.76 feet along the arc of a tangential circular curve concave to the Northeast, having a radius of 586.00 feet, through a central angle of $18^{\circ}21'02''$ and being subtended by a chord which bears $872^{\circ}46'00''$ E 184.97 feet; thence $881^{\circ}56'31''$ E 683.37 feet; thence $50^{\circ}25'33''$ E 2304.00 feet; thence $887^{\circ}42'01''$ W 47.48 feet; thence $364^{\circ}05'37''$ W 311.29 feet; thence $889^{\circ}01'40''$ W 888.19 feet; thence $839^{\circ}49'48''$ W 421.93 feet; thence $W50^{\circ}13'17''$ W 800.31 feet; thence leaving said line Northwesterly 618.40 feet along the arc of a tangential circular curve concave to the Southwest, having a radius of 4050.00 feet through a central angle of $08^{\circ}46'55''$ and subtended by a chord which bears $N54^{\circ}35'44''$ W 617.80 feet; thence leaving said curve $N50^{\circ}53'12''$ W 892.33 feet; thence Northwesterly, Northerly and Northeasterly 78.34 feet along the arc of a tangential circular curve concave to the Northeast, having a radius of 50.00 feet, through a central angle of $90^{\circ}00'00''$ and being subtended by a chord which bears North $13^{\circ}58'12''$ W 70.71 feet; thence leaving said curve $N31^{\circ}01'48''$ E 93.18 feet; thence Northeasterly 479.42 feet along the arc of a tangential circular curve concave to the Southeast, having a radius of 1950.00 feet, through a central angle of $14^{\circ}05'12''$ and being subtended by a chord which bears $N38^{\circ}04'24''$ E 478.22 feet; thence $N45^{\circ}07'00''$ E 477.85 feet; thence Northeasterly 737.92 feet along the arc of a tangential circular curve concave to the Southeast, having a radius of 1200.00 feet through a central angle of $36^{\circ}11'16''$ and being subtended by a chord which bears $N63^{\circ}13'38''$ E 745.36 feet; thence leaving said curve $N81^{\circ}18'16''$ E 336.55 feet; thence Northeasterly 295.68 feet along the arc of a tangential circular curve concave to the Northwest, having a radius of 1050.00 feet, through a central angle of $16^{\circ}08'04''$ and being subtended by a chord which bears $N73^{\circ}14'14''$ E 294.70 feet to a point of reverse curvature; thence Easterly and Southeasterly 36.49 feet along the arc of a tangential circular curve concave to the South, having a radius of 25.00 feet through a central angle of $83^{\circ}38'06''$ and being subtended by a chord which bears $S73^{\circ}00'45''$ E 33.34 feet; thence $S31^{\circ}11'42''$ E 38.43 feet; thence Southeasterly and Southerly 63.46 feet along the arc of a tangential circular curve concave to the Southwest, having a radius of 170.00 feet, through a central angle of $21^{\circ}23'23''$ and being subtended by a chord which bears $S20^{\circ}30'00''$ E 63.10 feet; thence $S73^{\circ}05'25''$ W 131.22 feet; thence $S41^{\circ}46'27''$ W 374.54 feet; thence $S42^{\circ}46'26''$ W 223.61 feet; thence $S61^{\circ}09'43''$ W 207.66 feet; thence $S74^{\circ}02'38''$ W 177.60 feet; thence $S31^{\circ}24'31''$ W 178.58 feet; thence $S45^{\circ}47'13''$ W 144.97 feet; thence $S02^{\circ}46'40''$ E 42.05 feet; thence $S49^{\circ}57'02''$ E 149.04 feet; thence $S56^{\circ}12'50''$ E 193.24 feet; thence $S77^{\circ}11'03''$ E 212.84 feet; thence $N85^{\circ}19'19''$ E 172.79 feet; thence $N28^{\circ}46'40''$ E 231.79 feet; thence $N33^{\circ}52'19''$ E 272.36 feet; thence $N37^{\circ}03'56''$ E 278.40 feet; thence $N34^{\circ}48'11''$ E 341.21 feet; thence $N38^{\circ}32'09''$ E 246.91 feet; thence $N40^{\circ}55'13''$ E 50.33 feet; thence $N33^{\circ}44'29''$ W 93.74 feet; thence $N69^{\circ}33'32''$ W 154.93 feet; thence Northerly and Northwesterly 113.17 feet along the arc of a non-tangential circular curve concave to the Southwest, having a radius of 230.00 feet, through a central angle of $28^{\circ}11'33''$ and being subtended by a chord which bears $N17^{\circ}05'55''$ W 112.03 feet; thence $N31^{\circ}11'42''$ W 31.84 feet to a point of curvature; thence

SHEET 8 OF 11

Northwesterly, Northerly and Northeasterly 39.48 feet along the arc of a tangential circular curve concave to the East, having a radius of 25.00 feet, through a central angle of $90^{\circ}29'21''$ and being subtended by a chord which bears $N14^{\circ}02'58''E$ 35.51 feet to a point of reverse curvature; thence Northeasterly 421.76 feet along the arc of a tangential circular curve concave to the Northwest having a radius of 1050.00 feet through a central angle of $23^{\circ}00'51''$ and being subtended by a chord which bears $N47^{\circ}47'13''E$ 418.93 feet to the POINT OF BEGINNING of the parcel herein described; bearings are based on Florida State Plane Coordinate System, Florida East Zone;

ALSO LESS AND EXCEPT

That certain parcel of land lying in and being a part of Section 22, Township 31 South, Range 26 East, Collier County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 22; thence run $N88^{\circ}58'51''W$, along the North line of said section, a distance of 462.41 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue $N88^{\circ}58'51''W$, along the North line of said Section, a distance of 1,214.19 feet; thence leaving said Section line, run $S01^{\circ}01'09''W$ a distance of 971.59 feet; thence run $S38^{\circ}00'21''E$ a distance of 154.52 feet; thence run $N51^{\circ}39'39''E$ a distance of 97.46 feet to the point of curvature of a circular curve to the right having a radius of 2,050.00 feet; thence run Northeasterly along the arc of said curve, through a central angle of $22^{\circ}52'11''$, a distance of 818.26 feet to the point of tangency; thence run $N74^{\circ}51'50''E$ a distance of 490.03 feet; thence run $N15^{\circ}08'10''W$ a distance of 538.74 feet to the Point of Beginning. (CCSB1)

ALSO LESS AND EXCEPT

That certain parcel of land lying in and being a part of Sections 23 and 24, Township 31 South, Range 26 East, Collier County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 23; thence run $N88^{\circ}58'51''W$, along the North line of said Section 23, a distance of 318.01 feet; thence leaving said Section line, run $S39^{\circ}46'43''W$ a distance of 711.68 feet; thence run $S50^{\circ}13'17''E$ a distance of 1,515.63 feet; thence run $S39^{\circ}46'43''W$ a distance of 1,050.00 feet; thence run $S50^{\circ}13'17''E$ a distance of 50.00 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue $S50^{\circ}13'17''E$ a distance of 739.75 feet; thence run $N39^{\circ}46'43''E$ a distance of 706.62 feet; thence run $N50^{\circ}13'17''W$ a distance of 739.75 feet; thence run $S39^{\circ}46'43''W$ a distance of 706.62 feet to the Point of Beginning. (CCSB2)

ALSO LESS AND EXCEPT

That certain parcel of land lying in and being a part of Section 22, Township 31 South, Range 26 East, Collier County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 22; thence run N88°38'31"W, along the North line of said Section 22, a distance of 1,676.60 feet; thence leaving said Section line, run S01°01'09"W a distance of 157.84 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue S01°01'09"W a distance of 813.75 feet; thence S38°00'21"E a distance of 154.52 feet; thence S51°59'39"W a distance of 286.11 feet to the point of curvature of a circular curve to the right having a radius of 950.00 feet; thence run southwesterly along the arc of said curve through a central angle of 19°07'32" for a distance of 317.11 feet to the end of a said curve; thence run N18°52'49"W, radial to the last described curve, for a distance of 102.10 feet; thence N30°34'19"W a distance of 149.24 feet; thence N09°20'00"W a distance of 108.55 feet; thence N10°43'55"E a distance of 146.72 feet; thence N04°23'25"E a distance of 177.72 feet; thence N03°30'54"E a distance of 126.79 feet; thence N03°48'24"W a distance of 117.09 feet; thence run N15°00'45"W a distance of 135.05 feet; thence N17°22'40"W a distance of 97.99 feet; thence N54°39'40"E a distance of 57.32 feet; thence N80°14'13"E a distance of 114.61 feet; thence N72°37'40"E a distance of 130.56 feet; thence N82°37'01"E a distance of 151.24 feet; thence N77°44'12"E a distance of 141.11 feet to the Point of Beginning. (CCSB3)

ALSO LESS AND EXCEPT

That certain parcel of land lying in Sections 24 and 23, Township 31 South, Range 26 East, Collier County, Florida, being more particularly described as follows:

Commence at the Northeast boundary corner of said Section 24, thence along the East boundary of said Section 24 S00°15'28"W a distance of 1,676.41 feet to a point on said boundary; thence leaving said East boundary N88°28'10"W a distance of 201.60 feet; thence N85°18'35"W a distance of 164.23 feet; thence N20°38'43"W a distance of 62.59 feet; thence N08°54'48"W a distance of 85.19 feet; thence N23°42'39"E a distance of 130.40 feet; thence N60°16'31"E a distance of 106.48 feet; thence N08°16'17"E a distance of 34.66 feet; thence N42°29'24"W a distance of 116.91 feet; thence N10°07'11"W a distance of 107.10 feet; thence N10°56'20"E a distance of 105.37 feet; thence N25°22'43"E a distance of 103.06 feet; thence N29°46'39"E a distance of 75.80 feet; thence N37°18'09"E a distance of 50.11 feet; thence N10°29'59"W a distance of 79.18 feet; thence N44°52'32"W a distance of 54.42 feet; thence N63°38'53"W a distance of 54.07 feet; thence N82°33'24"W a distance of 120.72 feet; thence N01°53'33"E a distance of 116.69 feet; thence N40°21'48"W a distance of 52.95 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence S59°22'21"W a distance of 73.73 feet; thence S25°39'35"W a distance of 95.53 feet; thence S00°05'49"E a distance of 73.02 feet; thence S15°13'39"E a distance of 140.97 feet; thence S17°32'07"E a distance of 160.04 feet; thence S03°46'25"W a distance of 148.33 feet; thence S20°30'53"W a distance of 147.93 feet; thence S04°59'51"E a distance of 137.15 feet; thence S08°08'12"W a distance of 108.72 feet; thence S19°33'02"W a distance of 118.95 feet; thence S37°19'10"W a distance of 162.48 feet; thence S22°37'48"W a distance of 51.15 feet; thence S10°55'24"E a distance of 140.47 feet; thence S36°23'56"W a distance of 106.80 feet; thence S01°12'06"E a distance of 153.58 feet; thence S31°09'56"E a distance of 62.54 feet; thence N69°48'24"E a distance of 95.29

SHEET 10 OF 11

CR BOOK

PAGE

feet; thence $S86^{\circ}16'33''E$ a distance of 109.50 feet; thence $S65^{\circ}02'17''E$ a distance of 75.05 feet; thence $N69^{\circ}25'44''E$ a distance of 67.21 feet; thence $N32^{\circ}11'57''E$ a distance of 85.42 feet; thence $S19^{\circ}55'33''E$ a distance of 74.92 feet; thence $S12^{\circ}46'58''E$ a distance of 32.83 feet; thence $S16^{\circ}03'43''W$ a distance of 74.51 feet; thence $S12^{\circ}06'14''W$ a distance of 74.75 feet; thence $S09^{\circ}04'17''E$ a distance of 117.55 feet; thence $N75^{\circ}26'58''E$ a distance of 151.66 feet; thence $S69^{\circ}44'52''E$ a distance of 38.61 feet; thence $S21^{\circ}40'44''W$ a distance of 96.89 feet; thence $S25^{\circ}35'58''W$ a distance of 48.08 feet; thence $S27^{\circ}30'00''W$ a distance of 86.22 feet; thence $S29^{\circ}52'54''W$ a distance of 85.21 feet; thence $N45^{\circ}09'14''W$ a distance of 2560.59 feet; thence $N00^{\circ}15'28''E$ a distance of 265.00 feet; thence $S89^{\circ}44'32''E$ a distance of 375.00 feet; thence $N84^{\circ}04'19''E$ a distance of 149.18 feet; thence $N79^{\circ}01'36''E$ a distance of 484.64 feet; thence $N61^{\circ}23'47''E$ a distance of 447.94 feet; thence $S89^{\circ}44'32''E$ a distance of 264.73 feet; thence $S00^{\circ}15'28''W$ a distance of 141.70 feet to the Point of Beginning. (DUX)

OR BOOK

Less and except therefrom property conveyed to Board of County Commissioners of Collier County, Florida, as recorded in Official Records Book 1755, Page 361, as more particularly described as follows:

All that part of the Northeast 1/4 of Section 15, Township 51 South, Range 26 East, Collier County, Florida and being more particularly described as follows;

PAGE

Commencing at the Southwesterly most corner of Championship Drive, Marco Shores Unit 30 Golf Course, Plat Book 17, Pages 98 through 103, Collier County, Florida;

thence along the Southerly line of said Championship Drive South 89 degrees -13-52" East 35.40 feet to the Point of Beginning of the parcel herein described;

thence continue along said line South 89 degrees -13'-52" East 109.79 feet;

thence leaving said line South 00 degrees -18'-43" West 153.94 feet;

thence North 86 degrees -07'-06 West 110.00 feet;

thence North 00 degrees -18-43" East 147.96 feet to the Point of Beginning.

SHEET 11 OF 11

EXHIBIT A-1

SCHOOL SITE NO. 1
Legal Description

That certain parcel of land lying in and being a part of Section 22, Township 51 South, Range 26 East, Collier County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 22; thence run N 88°58'51" W, along the North line of said section, a distance of 462.41 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue N 88°58'51" W, along the North line of said Section, a distance of 1,214.19 feet; thence leaving said Section line, run S 01°01'09" W a distance of 971.59 feet; thence run S 38°00'21" E a distance of 154.52 feet; thence run N 51°59'39" E a distance of 97.46 feet to the point of curvature of a circular curve to the right having a radius of 2,050.00 feet; thence run Northeasterly along the arc of said curve, through a central angle of 22°52'11", a distance of 818.26 feet to the point of tangency; thence run N 74°51'50" E a distance of 490.03 feet; thence run N 15°08'10" W a distance of 538.74 feet to the Point of Beginning.

Containing 23.00 acres, more or less.



EXHIBIT A-2

MULTI-FAMILY SITE
Legal Description

That certain parcel of land lying in and being a part of Section 22, Township 51 South, Range 26 East, Collier County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 22; thence run N 88°58'51" W, along the North line of said Section 22, a distance of 1,676.60 feet; thence leaving said Section line, run S 01°01'09" W a distance of 157.94 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue S 01°01'09" W a distance of 813.75 feet; thence S 38°00'21" E a distance of 154.52 feet; thence S 51°59'39" W a distance of 286.11 feet to the point of curvature of a circular curve to the right having a radius of 950.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 19°07'32" for a distance of 317.11 feet to the end of said curve; thence run N 18°52'49" W, radial to the last described curve, for a distance of 102.10 feet; thence N 30°34'19" W a distance of 149.24 feet; thence N 09°20'00" W a distance of 108.55 feet; thence N 10°43'55" E a distance of 146.72 feet; thence N 04°23'25" E a distance of 177.72 feet; thence N 03°30'54" E a distance of 126.79 feet; thence N 03°48'24" W a distance of 117.09 feet; thence run N 15°00'45" W a distance of 135.05 feet; thence N 17°22'40" W a distance of 97.99 feet; thence N 54°39'40" E a distance of 57.32 feet; thence N 80°14'13" E a distance of 114.61 feet; thence N 72°37'40" E a distance of 130.56 feet; thence N 82°37'01" E a distance of 151.24 feet; thence N 77°44'12" E a distance of 141.11 feet to the Point of Beginning.

Containing 13.20 acres, more or less.

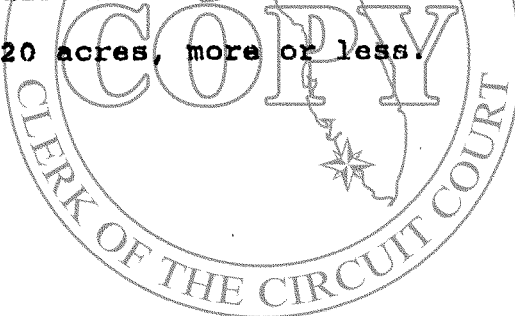


EXHIBIT A-3

That portion of the South 1/2 of the South 1/2 of the Southwest 1/4 lying East of State Road 951, Section 15, Township 51 South, Range 26 East, less right-of-way for State Road 951 described in that certain deed recorded in Official Records Book 1166, pages 1070-1071, of the Public Records of Collier County, Florida.



EXHIBIT "A-Y"

LEGAL DESCRIPTION

A parcel of land located in a portion of Section 13, Township 51 South, Range 26 East, Collier County, Florida, being more particularly described as follows:

Begin at the Southwest corner of the Southwest one-quarter of Section 13, Township 51 South, Range 26 East, Collier County, Florida; thence run N.00°25'48"W., along the West line of the Southwest one-quarter of said Section 13, for a distance of 1,424.99 feet; thence run N.89°56'52"E., for a distance of 2,599.20 feet; thence run S.00°00'38"W., for a distance of 652.56 feet; thence run S.89°17'28"E., for a distance of 1,605.24 feet; thence run S.88°52'17"E., for a distance of 1,185.93 feet; thence run S.00°23'21"W., for a distance of 826.75 feet to a point on the South line of the Southeast one-quarter of said Section 13; thence run N.88°59'33"W., along the South line of the Southeast one-quarter of for a distance of 2,661.04 feet to the Southeast corner of the Southwest one-quarter of said Section 13; thence run N.88°58'40"W., along the South line of the Southwest one-quarter of said Section 13; for a distance of 2,713.39 feet, to the Point of Beginning; containing 139.183 acres, more or less.



EXHIBIT "A-5"

LEGAL DESCRIPTION

A parcel of land located in a portion of Section 13, Township 51 South, Range 26 East, Collier County, Florida, being more particularly described as follows:

Begin at the Southwest corner of the Southwest one-quarter of Section 13, Township 51 South, Range 26 East, Collier County, Florida; thence run N.00°25'48"W., along the West line of the Southwest one-quarter of said Section 13, for a distance of 1,424.99 feet; thence run N.89°56'52"E., for a distance of 2,599.20 feet; thence run S.00°00'38"W., for a distance of 652.56 feet; thence run S.89°17'28"E., for a distance of 1,605.24 feet; thence run S.88°52'17"E., for a distance of 1,185.93 feet; thence run S.00°23'21"W., for a distance of 826.75 feet to a point on the South line of the Southeast one-quarter of said Section 13; thence run N.88°59'33"W., along the South line of the Southeast one-quarter of for a distance of 2,661.04 feet to the Southeast corner of the Southwest one-quarter of said Section 13; thence run N.88°58'40"W., along the South line of the Southwest one-quarter of said Section 13; for a distance of 2,713.39 feet, to the Point of Beginning; containing 139.183 acres, more or less.



RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
05/21/2008 at 12:47PM DWIGHT E. BROCK, CLERK

| | |
|----------|-------------|
| CONS | 18600000.00 |
| REC FEE | 103.50 |
| INDEXING | 4.00 |
| DOC-.70 | 130200.00 |

This Instrument was Prepared By,
Record and Return To:

Peter L. Desiderio, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
New River Center
200 East Las Olas Boulevard
Suite 2100
Ft. Lauderdale, Florida 33301

Retn:
WOODWARD PIRRES ET AL
3200 TAMiami TRAIL N STE 200
NAPLES FL 34103

Property Appraiser Identification No:

Grantee A's Tax Identification No.

Grantee B's Tax Identification No.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 16th day of May, 2008 between **951 LAND HOLDINGS, LTD., a Florida limited partnership** (hereinafter "Grantor A"), whose mailing address is 8156 Fiddler's Creek Parkway, Naples, Florida 34114, and **FC COMMERCIAL, LLC, a Florida limited liability company**, ("Grantee A"), whose mailing address is 8156 Fiddler's Creek Parkway, Naples, Florida 34114 and between **DY LAND ASSOCIATES, LTD., a Florida limited partnership** (hereinafter "Grantor B"), whose mailing address is 8156 Fiddler's Creek Parkway, Naples, Florida 34114, and **FC PARCEL 73, LLC, a Florida limited liability company**, ("Grantee B"), whose mailing address is 8156 Fiddler's Creek Parkway, Naples, Florida 34114.

WITNESSETH:

That Grantor A, for and in consideration of the sum of TEN DOLLARS (\$ 10.00) and other good and valuable consideration, to Grantor A in hand paid by Grantee A, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, transfer, release, convey and confirm unto Grantee A and Grantee A's successors, heirs and assigns the real property located in Collier County, Florida, and more particularly described in **Exhibit "A"** attached hereto and made a part hereof ("Property A").

That Grantor B, for and in consideration of the sum of TEN DOLLARS (\$ 10.00) and other good and valuable consideration, to Grantor B in hand paid by Grantee B, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, transfer, release, convey and confirm unto Grantee B and Grantee B's successors, heirs and assigns the real property located in Collier County, Florida, and more particularly described in **Exhibit "B"** attached hereto and made a part hereof (hereinafter "Property B").

SUBJECT TO:

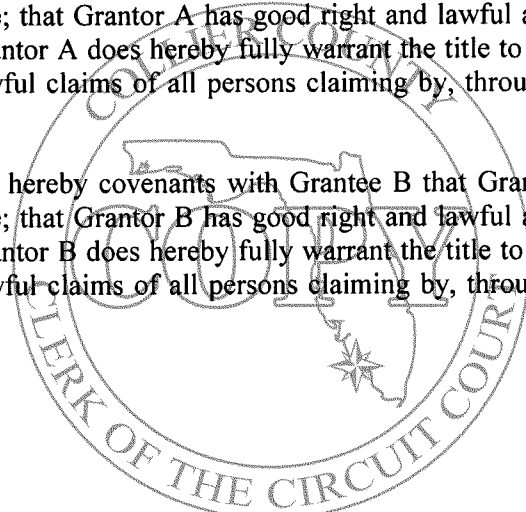
1. All easements, conditions, covenants, restrictions, reservations, limitations, agreements and other matters of record, provided that this instrument shall not reimpose same.
2. Real estate taxes for the year 2008 and all subsequent years.
3. Existing applicable governmental building and zoning ordinances and other governmental regulations.
4. Matters that would appear on a current and accurate survey.

AND TOGETHER with all the tenements, hereditaments, and appurtenances belonging or in any way appertaining to Property A and/or Property B.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor A hereby covenants with Grantee A that Grantor A is lawfully seized of Property A in fee simple; that Grantor A has good right and lawful authority to sell and convey Property A; and that Grantor A does hereby fully warrant the title to Property A and will defend the same against the lawful claims of all persons claiming by, through or under Grantor A, but against none other.

AND Grantor B hereby covenants with Grantee B that Grantor B is lawfully seized of Property B in fee simple; that Grantor B has good right and lawful authority to sell and convey Property B; and that Grantor B does hereby fully warrant the title to Property B and will defend the same against the lawful claims of all persons claiming by, through or under Grantor B, but against none other.



[EXECUTIONS ON FOLLOWING PAGES]

IN WITNESS WHEREOF, Grantor A and Grantor B have caused this Special Warranty Deed to be executed on the day and year first above written.

WITNESSES:

GRANTOR A:

951 LAND HOLDINGS, LTD., a Florida limited partnership

By: 951 Land Holdings, LLC, a Delaware limited liability company and its sole general partner

By: Fiddler's Creek, LLC, a Delaware limited liability company, its Member

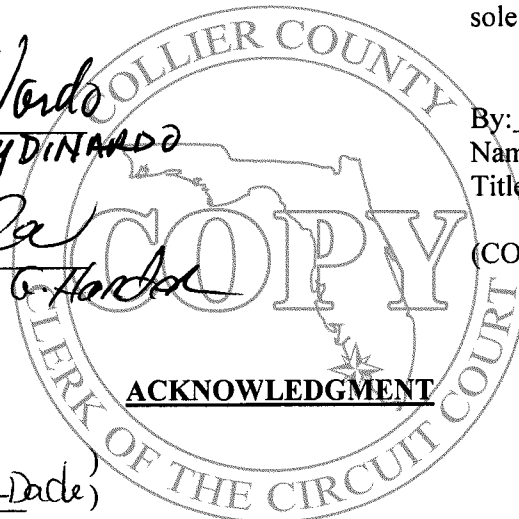
By: GBFC II, L.P., a Delaware limited partnership and its Manager

By: GBFC II, LLC, a Delaware limited liability company, its sole general partner

Anthony DiNardo
Print Name: ANTHONY DINARDO

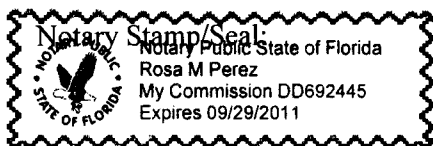
Maria G. Ferrao
Print Name: Maria G. Ferrao

By: *Aubrey J. Ferrao*
Name: Aubrey J. Ferrao
Title: Chief Executive Officer
(and not individually)
(CORPORATE SEAL)



STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was sworn to, subscribed, and acknowledged before me this 16 day of May, 2008, by Aubrey J. Ferrao, as Chief Executive Officer (and not individually) of GBFC II, LLC, a Delaware limited liability company, the sole general partner of GBFC II, L.P., a Delaware limited partnership, the Manager of Fiddler's Creek, LLC, a Delaware limited liability company, the Member of 951 Land Holdings, LLC, a Delaware limited liability company, the sole general partner of 951 Land Holdings, Ltd., a Florida limited partnership, on behalf of the limited partnership. He is personally known to me or presented a _____ driver's license as identification.



Notary Signature: *Rosa M. Perez*
Notary Print: Rosa M. Perez
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

WITNESSES:

GRANTOR B:

DY LAND ASSOCIATES, LTD., a Florida limited partnership

By: DY Associates, LLC, a Delaware limited liability company and its sole general partner

By: Fiddler's Creek, LLC, a Delaware limited liability company, its Member

By: GBFC II, L.P., a Delaware limited partnership and its Manager

By: GBFC II, LLC, a Delaware limited liability company, its sole general partner

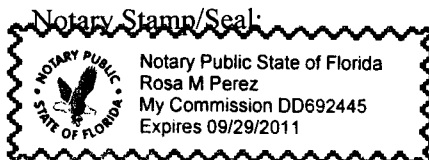
Anthony D. Nardo
Print Name: ANTHONY DINARDO

Maria G. Hader
Print Name: Maria G. Hader

By: *Aubrey J. Ferrao*
Name: Aubrey J. Ferrao
Title: Chief Executive Officer
(and not individually)
(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was sworn to, subscribed, and acknowledged before me this 16 day of May, 2008, by Aubrey J. Ferrao, as Chief Executive Officer (and not individually) of GBFC II, LLC, a Delaware limited liability company, the sole general partner of GBFC II, L.P., a Delaware limited partnership, the Manager of Fiddler's Creek, LLC, a Delaware limited liability company, the Member of DY Associates, LLC, a Delaware limited liability company, the sole general partner of DY Land Associates, Ltd., a Florida limited partnership, on behalf of the limited partnership. He is personally known to me or presented a _____ driver's license as identification.



Notary Signature: *Rosa M Perez*
Notary Print: Rosa M Perez
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

[DY Land Associates: Special Warranty Deed to FC Parcel 73, LLC]

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY A



EXHIBIT "A"

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF TRACT "A" AND "1-1", FIDDLER'S CREEK PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27 AT PAGES 70 THROUGH 71 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AND A PORTION OF SECTIONS 15 AND 22, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN S.88°58'11"E., ALONG THE NORTH LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 22 FOR A DISTANCE OF 1253.35 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N.20°02'03"E., FOR A DISTANCE OF 23.16 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 281.75 FEET, THROUGH A CENTRAL ANGLE OF 15°39'03", SUBTENDED BY A CHORD OF 76.72 FEET AT A BEARING OF N.12°12'32"E., FOR A DISTANCE OF 76.96 FEET TO THE END OF SAID CURVE; THENCE RUN N.04°23'00"E., FOR A DISTANCE OF 405.68 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 93°23'19", SUBTENDED BY A CHORD OF 43.66 FEET AT A BEARING OF N.42°18'39"W., FOR A DISTANCE OF 48.90 FEET TO THE END OF SAID CURVE; THENCE RUN N.89°00'19"W., FOR A DISTANCE OF 17.17 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 951, A 200' WIDE RIGHT-OF-WAY (ISLE OF CAPRI ROAD); THENCE RUN N.02°28'14"E., ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 951 FOR A DISTANCE OF 82.46 FEET; THENCE RUN S.89°00'19"E., FOR A DISTANCE OF 653.73 FEET; THENCE RUN S.87°39'01"E., FOR A DISTANCE OF 263.55 FEET; THENCE RUN S.89°50'11"E., FOR A DISTANCE OF 55.53 FEET; THENCE RUN S.00°59'41"W., FOR A DISTANCE OF 490.53 FEET; THENCE RUN S.63°49'17"E., FOR A DISTANCE OF 46.28 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 91.00 FEET, THROUGH A CENTRAL ANGLE OF 51°42'54", SUBTENDED BY A CHORD OF 79.38 FEET AT A BEARING OF S.37°57'50"E., FOR A DISTANCE OF 82.14 FEET TO THE END OF SAID CURVE; THENCE RUN S.12°06'23"E., FOR A DISTANCE OF 40.69 FEET TO A POINT ON THE NORTH LINE OF TRACT "P-1", FIDDLER'S CREEK PHASE 1B, UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28 AT PAGES 35 THROUGH 38 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, THE SAME BEING A POINT ON THE NORTH LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 22; THENCE RUN S.88°58'11"E., ALONG THE NORTH LINE OF SAID TRACT "P-1" AND ALONG THE NORTH LINE OF THE NORTHWEST ONE QUARTER OF SAID SECTION 22, FOR A DISTANCE OF 13.34 FEET; THENCE RUN S.12°07'50"E., ALONG THE BOUNDARY OF SAID TRACT "P-1", FOR A DISTANCE OF 104.78 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG THE BOUNDARY OF SAID TRACT "P-1" AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 48°30'53", SUBTENDED BY A CHORD OF 246.50 FEET AT A BEARING OF S.12°07'36"W., FOR A DISTANCE OF 254.02 FEET TO A POINT OF REVERSE CURVE, CONCAVE EASTERLY; THENCE RUN SOUTHERLY ALONG THE BOUNDARY OF SAID TRACT "P-1" AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 650.00 FEET, THROUGH A CENTRAL ANGLE OF 44°39'59", SUBTENDED BY A CHORD OF 493.99 FEET AT A BEARING OF S.14°03'03"W., FOR A DISTANCE OF 506.72 FEET TO THE END OF SAID CURVE; THENCE RUN N.78°41'48"W., FOR A DISTANCE OF 58.82 FEET; THENCE RUN S.11°18'12"W., FOR A DISTANCE OF 18.03 FEET; THENCE RUN N.78°41'34"W., FOR A DISTANCE OF 104.30 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 277.13 FEET, THROUGH A CENTRAL ANGLE OF 16°10'59", SUBTENDED BY A CHORD OF 78.01 FEET AT A BEARING OF S.23°44'41"W., FOR A DISTANCE OF 78.27 FEET TO THE END OF SAID CURVE; THENCE RUN S.25°49'22"E., FOR A DISTANCE OF 48.32 FEET TO A POINT ON THE BOUNDARY OF TRACT "A", FIDDLER'S CREEK PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27 AT PAGES 70 THROUGH 71 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, THE SAME BEING A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS S.25°49'22"E., THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE

BOUNDARY OF SAID TRACT "A" AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 143.00 FEET, THROUGH A CENTRAL ANGLE OF $5^{\circ}08'51''$, SUBTENDED BY A CHORD OF 12.84 FEET AT A BEARING OF $S.61^{\circ}36'12''W.$, FOR A DISTANCE OF 12.85 FEET TO A POINT OF COMPOUND CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG THE BOUNDARY OF SAID TRACT "A" AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,380.00 FEET, THROUGH A CENTRAL ANGLE OF $04^{\circ}06'53''$, SUBTENDED BY A CHORD OF 170.89 FEET AT A BEARING OF $S.56^{\circ}58'20''W.$, FOR A DISTANCE OF 170.93 FEET TO THE END OF SAID CURVE; THENCE RUN $S.54^{\circ}54'53''W.$, ALONG THE BOUNDARY OF SAID TRACT "A" FOR A DISTANCE OF 87.08 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN SOUTHERLY ALONG THE BOUNDARY OF SAID TRACT "A" AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, SUBTENDED BY A CHORD OF 35.38 FEET AT A BEARING OF $S.09^{\circ}54'53''W.$, FOR A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE RUN $N.35^{\circ}05'07''W.$, ALONG THE BOUNDARY OF SAID TRACT "A" FOR A DISTANCE OF 140.00 FEET, TO A POINT OF CUSP WITH A CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS $N.54^{\circ}54'53''E.$, A DISTANCE OF 25.00 FEET THEREFROM; THENCE RUN EASTERLY ALONG THE BOUNDARY OF SAID TRACT "A" AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, SUBTENDED BY A CHORD OF 35.36 FEET AT A BEARING OF $S.80^{\circ}05'07''E.$, FOR A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE RUN $N.54^{\circ}54'53''E.$, ALONG THE BOUNDARY OF SAID TRACT "A" FOR A DISTANCE OF 147.13 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY ALONG THE BOUNDARY OF SAID TRACT "A" AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 42.80 FEET, THROUGH A CENTRAL ANGLE OF $82^{\circ}47'27''$, SUBTENDED BY A CHORD OF 56.60 FEET AT A BEARING OF $N.13^{\circ}31'10''E.$, FOR A DISTANCE OF 61.84 FEET TO A POINT OF COMPOUND CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG THE BOUNDARY OF SAID TRACT "A" AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,316.53 FEET, THROUGH A CENTRAL ANGLE OF $06^{\circ}00'16''$, SUBTENDED BY A CHORD OF 137.91 FEET AT A BEARING OF $N.30^{\circ}52'41''W.$, FOR A DISTANCE OF 137.97 FEET TO A POINT OF REVERSE CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG THE BOUNDARY OF SAID TRACT "A" AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 358.59 FEET, THROUGH A CENTRAL ANGLE OF $35^{\circ}30'19''$, SUBTENDED BY A CHORD OF 218.67 FEET AT A BEARING OF $N.16^{\circ}07'40''W.$, FOR A DISTANCE OF 222.21 FEET TO A POINT OF COMPOUND CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG THE BOUNDARY OF SAID TRACT "A" AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,147.58 FEET, THROUGH A CENTRAL ANGLE OF $16^{\circ}29'05''$, SUBTENDED BY A CHORD OF 329.03 FEET AT A BEARING OF $N.09^{\circ}52'02''E.$, FOR A DISTANCE OF 330.17 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG THE BOUNDARY OF SAID TRACT "A" AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, THROUGH A CENTRAL ANGLE OF $107^{\circ}04'45''$, SUBTENDED BY A CHORD OF 144.77 FEET AT A BEARING OF $N.35^{\circ}25'48''W.$, FOR A DISTANCE OF 168.20 FEET TO THE END OF SAID CURVE; THENCE RUN $N.88^{\circ}58'11''W.$, FOR A DISTANCE OF 137.11 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, THROUGH A CENTRAL ANGLE OF $13^{\circ}06'23''$, SUBTENDED BY A CHORD OF 20.54 FEET AT A BEARING OF $S.84^{\circ}28'38''W.$, FOR A DISTANCE OF 20.59 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF $23^{\circ}57'34''$, SUBTENDED BY A CHORD OF 153.60 FEET AT A BEARING OF $S.89^{\circ}54'13''W.$, FOR A DISTANCE OF 154.72 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF $10^{\circ}51'10''$, SUBTENDED BY A CHORD OF 56.74 FEET AT A BEARING OF $N.83^{\circ}32'35''W.$, FOR A DISTANCE OF 56.83 FEET TO THE END OF SAID CURVE; THENCE RUN $N.88^{\circ}58'10''W.$, FOR A DISTANCE OF 12.09 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF $25^{\circ}15'49''$, SUBTENDED BY A CHORD OF 21.87 FEET AT A BEARING OF $S.78^{\circ}23'55''W.$, FOR A DISTANCE OF 22.05 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 55.00 FEET, THROUGH A CENTRAL ANGLE OF $134^{\circ}16'02''$, SUBTENDED BY A CHORD OF 101.36 FEET AT A BEARING OF $N.47^{\circ}05'58''W.$, FOR A DISTANCE OF 128.89 FEET TO THE END OF SAID CURVE; THENCE RUN $N.20^{\circ}02'03''E.$, FOR A DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING

**A PORTION OF
FIDDLER'S CREEK PARKWAY EXTENSION
PHASE FOUR (TRACT B-21)
LEGAL DESCRIPTION
(C-3587)**

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "P-120" OF FIDDLER'S CREEK
PHASE FOUR, UNIT ONE AS RECORDED IN PLAT BOOK 43 AT PAGES 55 THROUGH
61 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN NORTH
01°13'17" EAST, FOR A DISTANCE OF 465.22 FEET; THENCE RUN SOUTH 54°21'35"
EAST, FOR A DISTANCE OF 400.00 FEET; THENCE RUN NORTH 01°13'17" EAST, FOR A
DISTANCE OF 293.15 FEET; THENCE RUN SOUTH 88°46'43" EAST, FOR A DISTANCE
OF 10.00 FEET; THENCE RUN NORTH 01°13'17" EAST, FOR A DISTANCE OF 100.00
FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF U.S. 41 - TAMiami
TRAIL (S.R. 90); THENCE RUN SOUTH 54°21'35" EAST, ALONG SAID
SOUTHWESTERLY RIGHT-OF-WAY, FOR A DISTANCE OF 1,095.51 FEET TO A POINT
ON A CIRCULAR CURVE CONCAVE EAST, WHOSE RADIUS POINT BEARS SOUTH
57°12'32" EAST, A DISTANCE OF 250.00 FEET THEREFROM; THENCE RUN
SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS
OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 31°47'18", SUBTENDED BY A
CHORD OF 136.93 FEET AT A BEARING OF SOUTH 16°53'49" WEST, FOR AN ARC
LENGTH OF 138.70 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH
01°00'10" WEST, FOR A DISTANCE OF 306.53 FEET TO THE BEGINNING OF A
TANGENTIAL CIRCULAR CURVE CONCAVE WEST; THENCE RUN SOUTHERLY
ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 485.00
FEET; THROUGH A CENTRAL ANGLE OF 10°14'02", SUBTENDED BY A CHORD OF
86.51 FEET AT A BEARING OF SOUTH 06°07'11" WEST, FOR AN ARC LENGTH OF 86.63
FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN SOUTHWESTERLY
ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET,
THROUGH A CENTRAL ANGLE OF 79°36'49"; SUBTENDED BY A CHORD OF 32.01
FEET AT A BEARING OF SOUTH 51°02'36" WEST, FOR AN ARC LENGTH OF 34.74
FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN WESTERLY ALONG
THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 237.00 FEET,
THROUGH A CENTRAL ANGLE OF 34°37'19"; SUBTENDED BY A CHORD OF 141.04
FEET AT A BEARING OF NORTH 71°50'20" WEST, FOR AN ARC LENGTH OF 143.21
FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHWESTERLY
ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET,
THROUGH A CENTRAL ANGLE OF 00°23'09", SUBTENDED BY A CHORD OF 3.37 FEET
AT A BEARING OF NORTH 54°43'14" WEST, FOR AN ARC LENGTH OF 3.37 FEET TO
THE END OF SAID CURVE;

THENCE RUN NORTH $54^{\circ}54'48''$ WEST, FOR A DISTANCE OF 395.59 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE NORTHEAST; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET; THROUGH A CENTRAL ANGLE OF $59^{\circ}28'45''$; SUBTENDED BY A CHORD OF 322.44 FEET AT A BEARING OF NORTH $25^{\circ}10'25''$ WEST; FOR AN ARC LENGTH OF 337.39 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF $54^{\circ}46'17''$; SUBTENDED BY A CHORD OF 122.82 FEET AT A BEARING OF NORTH $42^{\circ}27'06''$ EAST, FOR AN ARC LENGTH OF 132.25 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 65.00 FEET, THROUGH A CENTRAL ANGLE OF $224^{\circ}42'42''$, SUBTENDED BY A CHORD OF 120.23 FEET AT A BEARING OF NORTH $32^{\circ}01'07''$ WEST, FOR AN ARC LENGTH OF 254.93 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 375.00 FEET, THROUGH A CENTRAL ANGLE OF $34^{\circ}34'32''$; SUBTENDED BY A CHORD OF 222.88 FEET AT A BEARING OF SOUTH $18^{\circ}20'16''$ WEST, FOR AN ARC LENGTH OF 226.30 FEET TO THE NORTHEAST CORNER OF SAID TRACT "P-120"; THENCE RUN NORTH $88^{\circ}46'43''$ WEST, ALONG THE NORTH LINE OF SAID TRACT "P-120", FOR A DISTANCE OF 515.93 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED,

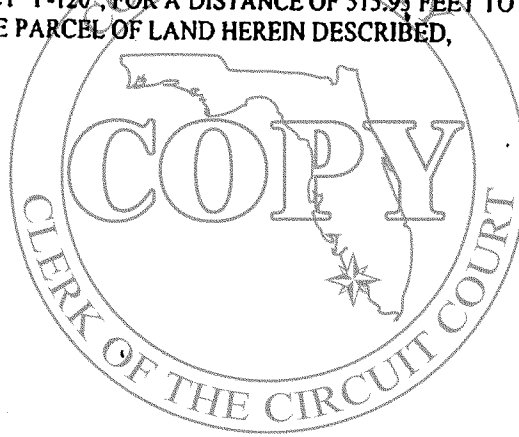


EXHIBIT "B"

LEGAL DESCRIPTION OF PROPERTY B



G:\W-DAM\38042\Combination Deed to FC Comm and FC Parcel v2.doc

EXHIBIT "B"

FIDDLER'S CREEK ACLF
LEGAL DESCRIPTION
(C-3578)

A PARCEL OF LAND LOCATED IN SECTION 13 AND SECTION 18, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST; THENCE RUN NORTH 89°27'12" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 934.15 FEET; THENCE RUN NORTH 00°32'48" EAST, FOR A DISTANCE OF 786.40 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THE SAME BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SANDPIPER DRIVE (TRACT "A") (100' WIDE) AS RECORDED IN PLAT BOOK 48, PAGES 86-93 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; ALSO BEING A POINT ON A CIRCULAR CURVE CONCAVE NORTHWEST, WHOSE RADIUS POINT BEARS NORTH 31°45'09" WEST A DISTANCE OF 700.00 FEET THEREFROM; THENCE RUN NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 700.00 FEET, THROUGH A CENTRAL ANGLE OF 14°11'15", SUBTENDED BY A CHORD OF 172.89 FEET AT A BEARING OF NORTH 51°09'13" EAST, FOR AN ARC LENGTH OF 173.33 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 44°03'35" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 663.75 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWEST, WHOSE RADIUS POINT BEARS NORTH 45°49'11" WEST, A DISTANCE OF 398.65 FEET THEREFROM; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 398.65 FEET, THROUGH A CENTRAL ANGLE OF 06°54'23", SUBTENDED BY A CHORD OF 48.02 FEET AT A BEARING OF NORTH 40°43'38" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR AN ARC LENGTH OF 48.05 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 52°49'21" EAST, FOR A DISTANCE OF 84.15 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE NORTH; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET; THROUGH A CENTRAL ANGLE OF 33°13'13"; SUBTENDED BY A CHORD OF 42.88 FEET AT A BEARING OF SOUTH 69°25'58" EAST, FOR AN ARC LENGTH OF 43.49 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 57°36'45", SUBTENDED BY A CHORD OF 216.83 FEET AT A BEARING OF SOUTH 57°14'12" EAST, FOR AN ARC LENGTH OF 226.24 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 28°25'49" EAST, FOR A DISTANCE OF 182.73 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 425.00 FEET; THROUGH A CENTRAL ANGLE OF 28°36'52"; SUBTENDED BY A CHORD OF 210.05 FEET AT A BEARING OF SOUTH 42°44'15" EAST, FOR AN ARC LENGTH OF 212.25 FEET

TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00 FEET, THROUGH A CENTRAL ANGLE OF $30^{\circ}10'28''$, SUBTENDED BY A CHORD OF 195.22 FEET AT A BEARING OF SOUTH $41^{\circ}57'27''$ EAST, FOR AN ARC LENGTH OF 197.49 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF $14^{\circ}49'25''$, SUBTENDED BY A CHORD OF 19.35 FEET AT A BEARING OF SOUTH $34^{\circ}16'55''$ EAST, FOR AN ARC LENGTH OF 19.40 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF $38^{\circ}42'48''$, SUBTENDED BY A CHORD OF 66.29 FEET AT A BEARING OF SOUTH $22^{\circ}20'14''$ EAST, FOR AN ARC LENGTH OF 67.57 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 490.63 FEET, THROUGH A CENTRAL ANGLE OF $13^{\circ}02'53''$, SUBTENDED BY A CHORD OF 111.49 FEET AT A BEARING OF SOUTH $09^{\circ}30'16''$ EAST, FOR AN ARC LENGTH OF 111.73 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 78.71 FEET, THROUGH A CENTRAL ANGLE OF $16^{\circ}49'29''$, SUBTENDED BY A CHORD OF 23.03 FEET AT A BEARING OF SOUTH $24^{\circ}26'27''$ EAST, FOR AN ARC LENGTH OF 23.11 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH $32^{\circ}51'11''$ EAST, FOR A DISTANCE OF 28.47 FEET; THENCE RUN SOUTH $57^{\circ}08'49''$ WEST, FOR A DISTANCE OF 334.04 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHEAST, WHOSE RADIUS POINT BEARS SOUTH $02^{\circ}59'13''$ EAST, A DISTANCE OF 250.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF $48^{\circ}29'00''$, SUBTENDED BY A CHORD OF 205.29 FEET AT A BEARING OF SOUTH $62^{\circ}46'17''$ WEST, FOR AN ARC LENGTH OF 211.55 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 255.00 FEET, THROUGH A CENTRAL ANGLE OF $105^{\circ}25'49''$, SUBTENDED BY A CHORD OF 405.77 FEET AT A BEARING OF NORTH $88^{\circ}45'19''$ WEST, FOR AN ARC LENGTH OF 469.23 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 425.00 FEET, THROUGH A CENTRAL ANGLE OF $30^{\circ}24'51''$, SUBTENDED BY A CHORD OF 222.96 FEET AT A BEARING OF NORTH $51^{\circ}14'49''$ WEST, FOR AN ARC LENGTH OF 225.60 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00 FEET, THROUGH A CENTRAL ANGLE OF $34^{\circ}42'05''$, SUBTENDED BY A CHORD OF 223.67 FEET AT A BEARING OF NORTH $49^{\circ}06'12''$ WEST, FOR AN ARC LENGTH OF 227.12 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH $31^{\circ}45'09''$ WEST, FOR A DISTANCE OF 275.25 FEET TO THE POINT OF BEGINNING

CONVERSION/MERGER AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLLIER

BEFORE ME, the undersigned authority, this day personally appeared MARK J. WOODWARD, being first duly sworn, on oath, deposes and says:

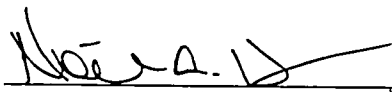
1. THAT I am a licensed Florida attorney and representing FCC Preserve, LLC, FCC Marsh, LLC, FCC Aviamar, LLC, FCC Veneta, LLC, FCC Commercial, LLC, GB 31, Ltd., and FCC Veneta, Ltd. in the mortgage and refinance with Mount Kellett Fiddler's Lender LLC, which closed on September 2, 2011.
2. THAT the attached Certificate of Conversions and Mergers were properly filed with either the Florida Secretary of State or Delaware Secretary of State as applicable.

Further Affiant sayeth not.



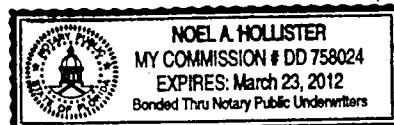
Mark J. Woodward

SWORN TO and subscribed before me this 2nd day of September, 2011, by Mark J. Woodward, who is personally known to me.



Print Name: Noel A. Hollister
Notary Public
Commission No. _____
My Commission Expires: _____

(SEAL)



CERTIFICATE OF CONVERSION
for
DY LAND ASSOCIATES, LTD.,
a Florida limited partnership,
into
FCC PRESERVE, LLC,
a Florida limited liability company

This Certificate of Conversion and attached Articles of Organization are submitted to convert DY Land Associates, Ltd., a Florida limited partnership, into FCC Preserve, LLC, a Florida limited liability company, in accordance with §620.2104 and §608.439, Florida Statutes.

1. Immediately prior to the filing of this Certificate of Conversion with the Florida Department of State, the name of the entity converting hereby into a Florida limited liability company was DY Land Associates, Ltd., a Florida limited partnership.
2. DY Land Associates, Ltd. was formed under the laws of the State of Florida on March 14, 2000.
3. Effective as of the date of filing of this Certificate of Conversion with the Florida Department of State, DY Land Associates, Ltd. will convert into a Florida limited liability company, the name of which, as set forth in the attached Articles of Organization, shall be FCC Preserve, LLC, and the principal office of which shall be located at 8156 Fiddler's Creek Parkway, Naples, Florida 34114.
4. The Plan of Conversion dated as of the date hereof, relating to the conversion contemplated hereby, has been approved by the general partner and limited partner of DY Land Associates, Ltd. in accordance with Chapter 620, Florida Statutes.
5. The conversion contemplated hereby complies with all applicable laws relating to limited partnerships and limited liability companies organized under the laws of the State of Florida.
6. The effective date of the conversion contemplated hereby shall be the date on which this Certificate of Conversion is filed with the Florida Department of State.

IN WITNESS WHEREOF, each of DY Land Associates, Ltd. and FCC Preserve, LLC, has caused this certificate to be signed by its authorized person this 2nd day of September, 2011.

DY LAND ASSOCIATES, LTD.,
a Florida limited partnership

By: DY Associates, LLC,
a Delaware limited liability company,
its General Partner

By: FIDDLER'S CREEK LLC,
a Delaware limited liability company,
its Sole Member

By: GBFC II, L.P.,
a Delaware limited partnership,
its Manager

By: GBFC II, LLC,
a Delaware limited liability company,
its General Partner

By: Aubrey J. Ferrao
Aubrey J. Ferrao, as Chief Executive Officer.
and not in his individual capacity

FCC PRESERVE, LLC
a Florida limited liability company

By: Aubrey J. Ferrao
Aubrey J. Ferrao, as Manager and President,
and not in his individual capacity

CERTIFICATE OF CONVERSION
for
951 LAND HOLDINGS, LTD.,
a Florida limited partnership,
into
FCC MARSH, LLC,
a Florida limited liability company

This Certificate of Conversion and attached Articles of Organization are submitted to convert 951 Land Holdings, Ltd., a Florida limited partnership, into FCC Marsh, LLC, a Florida limited liability company, in accordance with §620.2104 and §608.439, Florida Statutes.

1. Immediately prior to the filing of this Certificate of Conversion with the Florida Department of State, the name of the entity converting hereby into a Florida limited liability company was 951 Land Holdings, Ltd., a Florida limited partnership.
2. 951 Land Holdings, Ltd. was formed under the laws of the State of Florida on March 14, 2000.
3. Effective as of the date of filing of this Certificate of Conversion with the Florida Department of State, 951 Land Holdings, Ltd. will convert into a Florida limited liability company, the name of which, as set forth in the attached Articles of Organization, shall be FCC Marsh, LLC, and the principal office of which shall be located at 8156 Fiddler's Creek Parkway, Naples, Florida 34114.
4. The Plan of Conversion dated as of the date hereof, relating to the conversion contemplated hereby, has been approved by the general partner and limited partner of 951 Land Holdings, Ltd. in accordance with Chapter 620, Florida Statutes.
5. The conversion contemplated hereby complies with all applicable laws relating to limited partnerships and limited liability companies organized under the laws of the State of Florida.
6. The effective date of the conversion contemplated hereby shall be the date on which this Certificate of Conversion is filed with the Florida Department of State.

IN WITNESS WHEREOF, each of 951 Land Holdings, Ltd. and FCC Marsh, LLC, has caused this certificate to be signed by its authorized person this 2nd day of September, 2011.

951 LAND HOLDINGS, LTD.,
a Florida limited partnership

By: 951 LAND HOLDINGS, LLC,
a Delaware limited liability company,
its General Partner

By: FIDDLER'S CREEK LLC,
a Delaware limited liability company,
its Sole Member

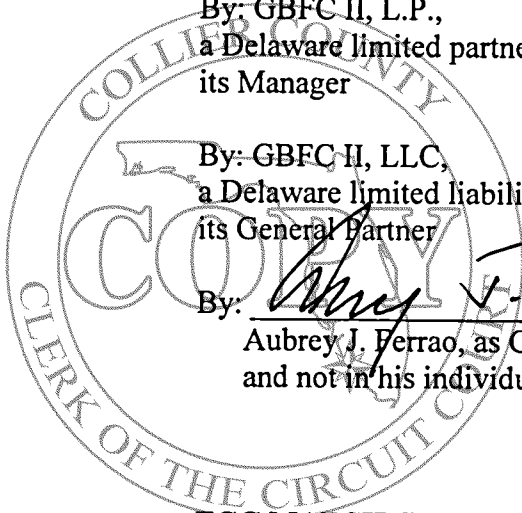
By: GBFC II, L.P.,
a Delaware limited partnership,
its Manager

By: GBFC II, LLC,
a Delaware limited liability company,
its General Partner

By: Aubrey J. Ferrao
Aubrey J. Ferrao, as Chief Executive Officer,
and not in his individual capacity

FCC MARSH, LLC
a Florida limited liability company

By: Aubrey J. Ferrao
Aubrey J. Ferrao, as Manager and President,
and not in his individual capacity



CERTIFICATE OF CONVERSION
for
GBFC DEVELOPMENT, LTD.,
a Florida limited partnership,
into
FCC AVIAMAR, LLC,
a Florida limited liability company

This Certificate of Conversion and attached Articles of Organization are submitted to convert GBFC Development, Ltd., a Florida limited partnership, into FCC Aviamar, LLC, a Florida limited liability company, in accordance with §620.2104 and §608.439, Florida Statutes.

1. Immediately prior to the filing of this Certificate of Conversion with the Florida Department of State, the name of the entity converting hereby into a Florida limited liability company was GBFC Development, Ltd., a Florida limited partnership.
2. GBFC Development, Ltd. was formed under the laws of the State of Florida on March 14, 2000.
3. Effective as of the date of filing of this Certificate of Conversion with the Florida Department of State, GBFC Development, Ltd. will convert into a Florida limited liability company, the name of which, as set forth in the attached Articles of Organization, shall be FCC Aviamar, LLC, and the principal office of which shall be located at 8156 Fiddler's Creek Parkway, Naples, Florida 34114.
4. The Plan of Conversion dated as of the date hereof, relating to the conversion contemplated hereby, has been approved by the general partner and limited partner of GBFC Development, Ltd. in accordance with Chapter 620, Florida Statutes.
5. The conversion contemplated hereby complies with all applicable laws relating to limited partnerships and limited liability companies organized under the laws of the State of Florida.
6. The effective date of the conversion contemplated hereby shall be the date on which this Certificate of Conversion is filed with the Florida Department of State.

IN WITNESS WHEREOF, each of GBFC Development, Ltd. and FCC Avjamar, LLC, has caused this certificate to be signed by its authorized person this 2nd day of September, 2011.

GBFC DEVELOPMENT, LTD.,
a Florida limited partnership

By: GBFC Development, LLC,
a Delaware limited liability company,
its General Partner

By: FIDDLER'S CREEK LLC,
a Delaware limited liability company,
its Sole Member

By: GBFC II, L.P.,
a Delaware limited partnership,
its Manager

By: GBFC II, LLC,
a Delaware limited liability company,
its General Partner

By: Aubrey J. Ferrao
Aubrey J. Ferrao, as Chief Executive Officer,
and not in his individual capacity

FCC AVIAMAR, LLC
a Florida limited liability company

By: Aubrey J. Ferrao
Aubrey J. Ferrao, as Manager and President,
and not in his individual capacity

**CERTIFICATE OF MERGER
OF
DY ASSOCIATES, LLC
AND
FC PARCEL 73, LLC
WITH AND INTO
FCC PRESERVE, LLC**

Pursuant to Title 6, Section 18-209 of the Delaware Limited Liability Company Act.

First: The name and jurisdiction of each entity to merge is as follows:

- (i) FCC Preserve, LLC, a Florida limited liability company;
- (ii) FC Parcel 73, LLC, a Florida limited liability company; and
- (iii) DY Associates, LLC, a Delaware limited liability company.

Second: The Agreement and Plan of Merger dated as of the date hereof by and among FCC Preserve, LLC, FC Parcel 73, LLC and DY Associates, LLC (the "Agreement and Plan of Merger") has been approved and executed by each of the parties thereto.

Third: The name of the surviving limited liability company is FCC Preserve, LLC.

Fourth: The merger shall be effective upon the date of the filing of this Certificate of Merger.

Fifth: The Agreement and Plan of Merger is on file at a place of business of the surviving foreign limited liability company and the address thereof is FCC Preserve, LLC, c/o Gulf Bay Group of Companies, 8156 Fiddler's Creek Parkway, Naples, Florida 34114.

Sixth: A copy of the Agreement and Plan of Merger will be furnished by the surviving foreign limited liability company on request and without cost to any member of the domestic limited liability company which is to merge.

Seventh: The surviving foreign limited liability company agrees that it may be served with process in the State of Delaware in any action, suit or proceeding for which the enforcement of any obligation of the domestic limited liability company which is to merge, irrevocably appointing the Secretary of State as its agent to accept service of process in any such action, suit or proceeding, and the address to which a copy of such process shall be mailed to by the Secretary of State is: FCC Preserve, LLC, c/o Gulf Bay Group of Companies, 8156 Fiddler's Creek Parkway, Naples, Florida 34114.

[Remainder of page intentionally blank]

IN WITNESS WHEREOF, said limited liability company has caused this certificate to be signed by its authorized representative this 2nd day of September, 2011.

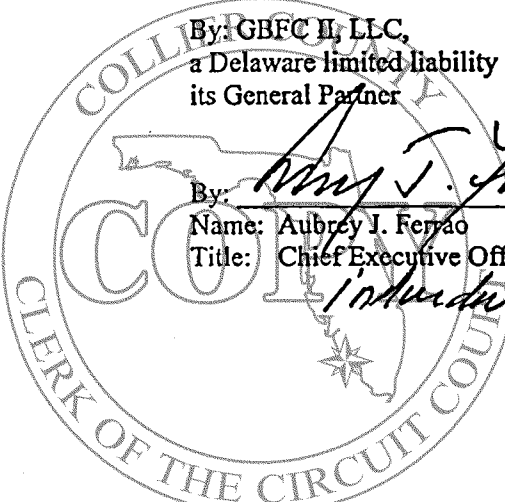
DY ASSOCIATES, LLC,
a Delaware limited liability company

By: FIDDLER'S CREEK LLC,
a Delaware limited liability company,
its Sole Member

By: GBFC II, L.P.,
a Delaware limited partnership,
its Manager

By: GBFC II, LLC,
a Delaware limited liability company,
its General Partner

By: *Aubrey J. Ferrao*
Name: Aubrey J. Ferrao
Title: Chief Executive Officer *and not*
individually

The seal is circular with a double border. The outer border contains the text "COLLIER COUNTY, FLORIDA" at the top and "CLERK OF THE CIRCUIT COURT" at the bottom. The inner circle features a map of Florida with a star positioned over Collier County.

CERTIFICATE OF CONVERSION
for
GB PENINSULA, LTD.,
a Florida limited partnership,
into
FCC VENETA, LLC,
a Florida limited liability company

This Certificate of Conversion and attached Articles of Organization are submitted to convert GB Peninsula, Ltd., a Florida limited partnership, into FCC Veneta, LLC, a Florida limited liability company, in accordance with §620.2104 and §608.439, Florida Statutes.

1. Immediately prior to the filing of this Certificate of Conversion with the Florida Department of State, the name of the entity converting hereby into a Florida limited liability company was GB Peninsula, Ltd., a Florida limited partnership.
2. GB Peninsula, Ltd. was formed under the laws of the State of Florida on March 10, 2000.
3. Effective as of the date of filing of this Certificate of Conversion with the Florida Department of State, GB Peninsula, Ltd. will convert into a Florida limited liability company, the name of which, as set forth in the attached Articles of Organization, shall be FCC Veneta, LLC, and the principal office of which shall be located at 8156 Fiddler's Creek Parkway, Naples, Florida 34114.
4. The Plan of Conversion dated as of the date hereof, relating to the conversion contemplated hereby, has been approved by the general partner and limited partner of GB Peninsula, Ltd. in accordance with Chapter 620, Florida Statutes.
5. The conversion contemplated hereby complies with all applicable laws relating to limited partnerships and limited liability companies organized under the laws of the State of Florida.
6. The effective date of the conversion contemplated hereby shall be the date on which this Certificate of Conversion is filed with the Florida Department of State.

08/30/2011 12:40 8506565454

SUNSTATERESEARCH

PAGE 03

IN WITNESS WHEREOF, each of GB Peninsula, Ltd. and FCC Veneta, LLC, has caused this certificate to be signed by its authorized person this 2 day of Sept, 2011.

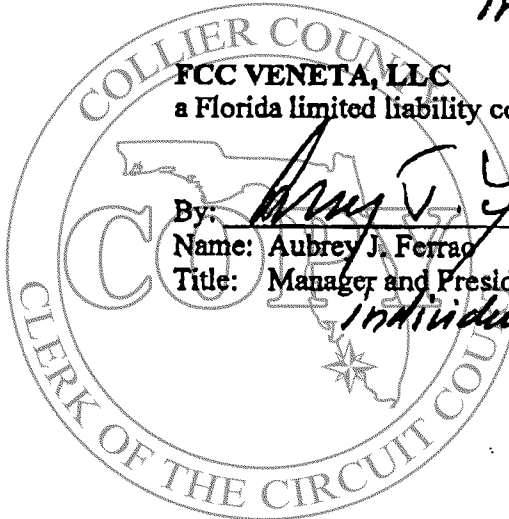
GB PENINSULA, LTD.,
a Florida limited partnership

By: GB PENINSULA, INC.
a Florida corporation,
its General Partner

By: *Aubrey J. Ferrao*
Name: Aubrey J. Ferrao
Title: Director and President *and not individually*

FCC VENETA, LLC
a Florida limited liability company

By: *Aubrey J. Ferrao*
Name: Aubrey J. Ferrao
Title: Manager and President *and not individually*



**ARTICLES OF ORGANIZATION
OF
FCC VENETA, LLC
UNDER THE
FLORIDA LIMITED LIABILITY COMPANY ACT**

ARTICLE I - NAME

The name of the Limited Liability Company is FCC VENETA, LLC.

ARTICLE II - ADDRESS

The mailing and street address of the principal office of the Limited Liability Company is:

FCC Veneta, LLC
c/o Gulf Bay Group of Companies
8156 Fiddler's Creek Parkway
Naples, Florida 34114

**ARTICLE III -
REGISTERED AGENT, REGISTERED OFFICE AND REGISTERED AGENT'S
SIGNATURE**

The name and address of the registered agent is:

Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S.

Corporation Service Company

By: Karl L. Dunn

Karl L. Dunn, Assistant VP

08/30/2011 12:40 8506565454

SUNSTATERESEARCH

PAGE 05

In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. The undersigned is aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in section 817.155, Florida Statutes.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization of FCC Veneta, LLC, this 24th day of Sept, 2011.

FIDDLER'S CREEK, LLC,
a Delaware limited liability company,
its Sole Member

By: GBFC II, L.P.,
a Delaware limited partnership,
its Manager

By: GBFC II, LLC,
a Delaware limited liability company,
its General Partner

By: Aubrey J. Ferrao
Name: Aubrey J. Ferrao
Title: Chief Executive Officer *ad not*
individually

