



COLLIER COUNTY GOVERNMENT  
GROWTH MANAGEMENT DIVISION  
[www.colliergov.net](http://www.colliergov.net)

2800 NORTH HORSESHOE DRIVE  
NAPLES, FLORIDA 34104  
(239) 252-2400 FAX: (239) 252-6358

### COVENANT OF UNIFIED CONTROL

The undersigned do hereby swear or affirm that we are the fee simple titleholders and owners of record of property commonly known as Marco Shores/Fiddler's Creek PUD (PL20160002496)

and legally described in *Exhibit A* attached hereto.

The property described herein is the subject of an application for Mixed Use planned unit development (MPUD) zoning. We hereby designate Q. Grady Minor and Associates, P.A. and Coleman, Yovanovich & Koester, P.A., legal representative thereof, as the legal representatives of the property and as such, these individuals are authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes, but is not limited to, the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning approval on the site. These representatives will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to Collier County.

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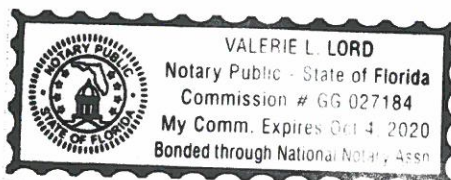
Owner Signature: By: 

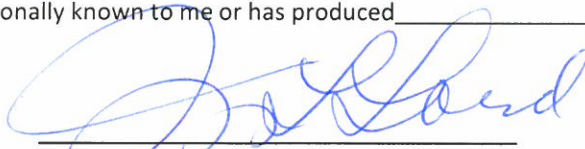
Printed Name: Aubrey J. Ferrao

Title: as President and CEO of FCC Commercial LLC a Florida Limited Liability Company and not individually

STATE OF FLORIDA COUNTY  
OF COLLIER)

Sworn to (or affirmed) and subscribed before me this 11<sup>th</sup> day of January 2018 by Aubrey J. Ferrao, as President and CEO of FCC Commercial, LLC and not individually who is personally known to me or has produced \_\_\_\_\_ as identification.



  
Notary Public  
(Name typed, printed or stamped)

4/15/2015

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FC Oyster Harbor, LLC

Owner Signature: \_\_\_\_\_

By: \_\_\_\_\_

*Anthony DiNardo*

Printed Name: Anthony DiNardo

as

Delaware

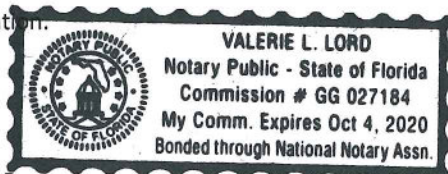
Title: Authorized Representative of FC Oyster Harbor LLC a Florida Limited Liability Company  
and not individually

STATE OF Florida

COUNTY OF Collier

Sworn to (or affirmed) and subscribed before me this 28<sup>th</sup> day of July, 2017 by Anthony DiNardo  
Authorized Representative of  
as FC Oyster Harbor, LLC who is personally known to me or has produced \_\_\_\_\_ as

identification.



*[Signature]*  
Notary Public  
(Name typed, printed or stamped)

4/15/2015

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FCC Golf Club, LLC

Owner Signature: By: Aubrey J. Ferrao

Printed Name: Aubrey J. Ferrao as

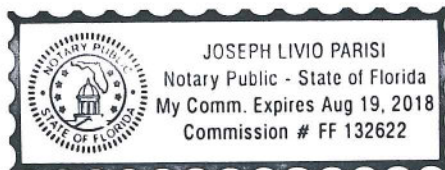
Title: President and CEO of FCC Golf Club LLC a Florida Limited Liability Company  
and not individually

STATE OF Florida

COUNTY OF Collier

Sworn to (or affirmed) and subscribed before me this 27<sup>th</sup> day of July, 2017 by Aubrey J. Ferrao

as President and CEO of FCC Golf Club, LLC who is personally known to me or has produced \_\_\_\_\_ as identification.



4/15/2015

Notary Public  
(Name typed, printed or stamped)



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FCC Creek, LLC

Owner Signature: By: *Aubrey J. Ferrao*

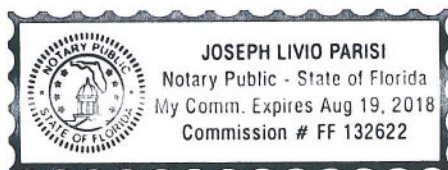
*Aubrey J. Ferrao* as

President and CEO of FCC Creek LLC a Florida Limited Liability Company  
and not individually

STATE OF Florida

COUNTY OF Collier

Sworn to (or affirmed) and subscribed before me this 27<sup>th</sup> day of July, 2017 by Aubrey J. Ferrao  
as President and CEO of FCC Creek, LLC who is personally known to me or has produced \_\_\_\_\_ as  
identification.



*Joseph Livio Parisi*  
Notary Public  
(Name typed, printed or stamped)

4/15/2015

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FCC Marsh, LLC

Owner Signature: By: *Aubrey J. Ferrao*

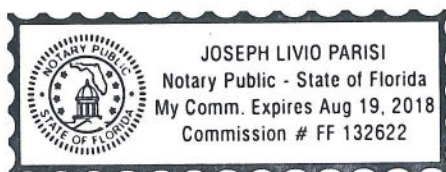
Printed Name: Aubrey J. Ferrao as

Title: President and CEO of FCC Marsh LLC a Florida Limited Liability Company  
and not individually

STATE OF Florida

COUNTY OF Collier

Sworn to (or affirmed) and subscribed before me this 27<sup>th</sup> day of July, 2017 by Aubrey J. Ferrao  
as President and CEO of FCC Marsh, LLC who is personally known to me or has produced \_\_\_\_\_ as  
identification.



*Joseph Livio Parisi*  
Notary Public  
(Name typed, printed or stamped)

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FCC Preserve, LLC

Owner Signature: By: Aubrey J. Ferrao

Printed Name: Aubrey J. Ferrao \_\_\_\_\_ as

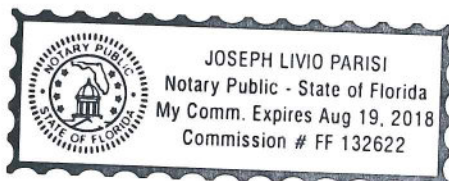
Title: President and CEO \_\_\_\_\_ of FCC Preserve LLC a Florida Limited Liability Company  
and not individually

STATE OF Florida )

COUNTY OF Collier )

Sworn to (or affirmed) and subscribed before me this 27th day of July, 2017 by Aubrey J. Ferrao

as President and CEO of FCC Preserve, LLC who is personally known to me or has produced \_\_\_\_\_ as identification.



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FCC Veneta, LLC

 **Owner Signature:**

By: 

**Printed Name:** Aubrey J. Ferrao as

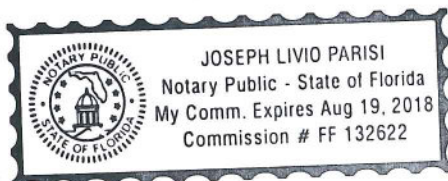
**Title:** President and CEO of FCC Veneta LLC a Florida Limited Liability Company  
and not individually

STATE OF Florida

COUNTY OF Collier

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GB Hidden Cove, LLC

 Owner Signature: By: \_\_\_\_\_

Printed Name: Aubrey J. Ferrao as

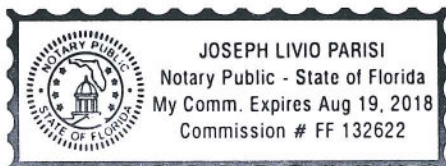
Title: President and CEO of GB Hidden Cove, LLC and not individually

STATE OF FLORIDA \_\_\_\_\_)

COUNTY OF COLLIER \_\_\_\_\_)

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4/15/2015

  
Notary Public  
(Name typed, printed or stamped)

Fiddler's Creek PUD Amendment  
Petition Number PL20160002496

Covenant of Unified Control  
Exhibit A

EXHIBIT "FC-C1"  
FIDDLER'S CREEK LEGAL DESCRIPTION

UK: 4050 PG: 0/13

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 1239.50 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 86.82 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°33'36"E a distance of 104.27 feet; thence N10°26'56"E a distance of 47.33 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 103.83 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 96.33 feet; thence S39°51'17"E a distance of 55.10 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 64.15 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 115.84 feet; thence S73°31'25"E a distance of 106.53 feet; thence N78°58'26"E a distance of 51.97 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°51'20"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 132.57 feet; thence N34°55'40"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°58'59"W a distance of 58.61 feet; thence S56°50'17"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

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distance of 287.74 feet; thence S87°00'36"E a distance of 151.16 feet; thence S68°28'26"E a distance of 113.80 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 125.93 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 N11°18'44"W a distance of 100.5 feet; thence N16°38'57"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 33.6 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 121.40 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 247.6 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 96.3 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 32.02 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°25'16"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°25'37"W a distance of 120.58 feet; thence S70°42'34"W a distance of 58.35 feet; thence S54°33'15"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 155.08 feet; thence S87°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 164.37 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 199.06 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 N58°55'34"E a distance of 367.04 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°29'50"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 S81°56'11"E a distance of 62.99 feet; thence S62°22'55"E a distance of 61.06 feet; thence

328°55'42"E a distance of 96.72 feet; thence S07°03'01"E a distance of 98.49 feet; thence S20°24'01"W a distance of 97.27 feet; thence S64°30'14"E a distance of 119.77 feet; thence N42°57'49"E a distance of 68.57 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 123.29 feet; thence N50°53'00"W a distance of 112.15 feet; thence N16°06'21"W a distance of 86.40 feet; thence N28°52'24"E a distance of 62.66 feet; thence N69°42'26"E a distance of 91.21 feet; thence N88°57'04"E a distance of 137.96 feet; thence S51°13'23"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 176.02 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 285.65 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°57'01"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°08'14"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 N46°03'43"E a distance of 74.51 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 75.05 feet; thence N86°16'33"W a distance of 109.50 feet; thence S69°48'24"W a distance of 95.29 feet; thence N31°09'56"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 162.44 feet; thence N19°33'02"E a distance of 118.95 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 73.02 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°21'48"E a distance of 52.95 feet; thence S01°53'33"W a distance of 116.69 feet; thence S82°33'21"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°45'39"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 105.37 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°16'17"W a distance of 34.66 feet; thence S60°16'31"W a distance of 106.48 feet; thence S23°42'39"W a distance of 130.40 feet; thence S08°54'48"E a distance of 85.19 feet; thence S20°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 201.60 feet to an intersection with the East Line of aforesaid Section 24; thence N00°15'28"E along said East Section Line a distance of 476.41 feet to the

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Northeast corner thereof; thence N88°38'53"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°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°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°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°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°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°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°12'44"W a distance of 86.92 feet; thence N69°28'32"W a distance of 94.14 feet; thence S85°05'50"W a distance of 80.86 feet; thence S78°39'42"W a distance of 79.41 feet; thence S46°52'35"W a distance of 76.76 feet; thence S54°05'10"E a distance of 62.53 feet; thence S81°19'02"E a distance of 71.38 feet; thence N88°47'42"E a distance of 97.52 feet; thence N83°27'32"E a distance of 84.68 feet; thence N84°27'57"E a distance of 82.73 feet; thence N00°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°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°15'35"W a distance of 52.39 feet; thence S56°39'23"W a distance of 67.01 feet; thence S12°30'16"W a distance of 74.05 feet; thence S07°47'40"E a distance of 77.35 feet; thence S16°03'58"E a distance of 121.00 feet; thence S34°56'39"E a distance of 136.99 feet; thence N00°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°15'15"E for a distance of 93.97 feet to the Southern Right-of-Way Line of the Tamiami Trail, thence S54°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°15'16"W for a distance of 100.00 feet; thence N88°41'44"W for a distance of 10.00 feet; thence S01°15'15"W for a distance of 293.13 feet; thence N54°20'07"W

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for a distance of 400.00 feet; thence N01°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 51 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 51 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 51 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 51 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 51 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 51 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 51 SOUTH, RANGE 26 EAST, Collier County, Florida.

ALSO

The Southeast Quarter (SE 1/4) of SECTION 14, TOWNSHIP 51 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 51 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 15, TOWNSHIP 51 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 15, TOWNSHIP 51 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 15, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida.

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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

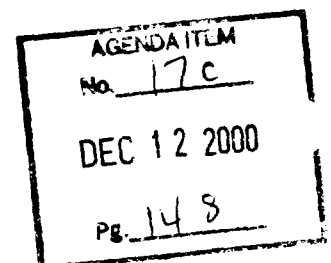
All that part of SECTIONS 14 and 15, TOWNSHIP 51 SOUTH, RANGE 26 EAST, Collier County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said SECTION 14, thence along the West Line of said SECTION 14, S0°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, S0°18'41"W 525.02 feet to the POINT OF BEGINNING of the parcel herein described; thence leaving said West Line, S40°52'40"E 155.30 feet; thence S73°36'48"E 242.56 feet; thence S59°34'14"E 204.02 feet; thence S51°31'43"E 245.00 feet; thence S52°59'36"E 179.62 feet; thence S16°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°19'36" and being subtended by a chord which bears S20°38'33"W 34.50 feet; thence S24°18'21"W 87.46 feet; thence N67°48'09"W 52.42 feet; thence S59°28'59"W 118.34 feet; thence S11°57'36"W 240.26 feet; thence S19°24'53"E 331.77 feet; thence S26°36'59"E 221.37 feet; thence S12°46'33"E 222.46 feet; thence S14°49'57"W 311.45 feet; thence S19°29'27"W 310.91 feet; thence S15°20'12"E 166.90 feet; thence S62°39'50"E 186.95 feet; thence S40°18'50"E 128.43 feet; thence S83°30'53"E 65.63 feet; thence S15°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°57'58" and being subtended by a chord which bears S28°01'31"E 99.43 feet; thence S46°41'04"W 226.90 feet; thence S15°32'29"W 142.88 feet; thence N50°51'54"W 741.96 feet; thence N74°24'33"W 58.68 feet; thence N89°40'14"W 217.63 feet; thence N0°19'46"E 125.00 feet; thence S89°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°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°26'21" and being subtended by a chord which bears N44°23'25"W 394.04 feet; thence N89°06'33"W 539.43 feet; thence N59°36'22"W 88.29 feet; thence N16°20'55"W 200.00 feet; thence N15°39'34"W 75.43 feet; thence N0°46'08"E 411.99 feet; thence S89°13'52"E 50.00 feet; thence S0°46'08"W 175.00 feet; thence S89°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, S0°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, S0°18'41"W 525.02 feet; thence leaving said West Line S40°52'40"E 155.30 feet; thence S73°36'48"E 242.56 feet; thence S59°34'14"E 204.02 feet; thence S51°31'43"E 245.00 feet; thence S52°59'36"E 243.48 feet to the POINT OF BEGINNING of the parcel herein described;



thence continue S52°59'56"E 251.09 feet; thence S39°00'37"E 357.45 feet; thence S59°23'53"E 917.29 feet; thence Southwesterly 504.01 feet along the arc of a non-tangential circular curve concave to the Southeast, having a radius of 2050.00 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 485.65 feet along the arc of a circular curve concave to the Southeast, having a radius of 2050.00 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 285.95 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°58'45"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°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, S88°20'10"E 1381.45 feet; thence leaving said line, S1°39'50"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 995.33 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 S59°19'04"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°11'18"W 296.28 feet; thence S73°07'05"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

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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 S0°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, S88°20'10"E 1381.45 feet; thence leaving said line, S1°39'50"W 260.00 feet; thence S88°20'10"E and parallel with said North Line 1920.33 feet; thence S63°35'29"E 1096.99 feet to the POINT OF BEGINNING of the parcel herein described; thence continue along said line South 63°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 580.00 feet, through a central angle of 18°21'02" and being subtended by a chord which bears S72°46'00"E 184.97 feet; thence S81°56'31"E 683.37 feet; thence S0°25'53"E 2304.08 feet; thence S87°42'01"W 47.48 feet; thence S64°05'37"W 311.29 feet; thence S89°01'40"W 888.19 feet; thence S39°49'48"W 424.93 feet; thence N50°13'17"W 800.51 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°44'55" and subtended by a chord which bears N54°35'44"W 617.80 feet; thence leaving said curve N58°58'12"W 892.53 feet; thence Northwesterly, Northerly and Northeasterly 78.54 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°00'00" and being subtended by a chord which bears North 13°58'12"W 70.71 feet; thence leaving said curve N31°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°05'12" and being subtended by a chord which bears N38°04'24"E 478.22 feet; thence N45°07'00"E 477.85 feet; thence Northeasterly 757.92 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°11'16" and being subtended by a chord which bears N63°12'38"E 745.38 feet; thence leaving said curve N81°18'16"E 356.55 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°08'04" and being subtended by a chord which bears N73°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°38'06" and being subtended by a chord which bears S73°00'45"E 33.34 feet; thence S31°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°23'23" and being subtended by a chord which bears S20°30'00"E 63.10 feet; thence S73°05'25"W 131.22 feet; thence S41°46'27"W 574.54 feet; thence S42°46'26"W 223.61 feet; thence S61°09'43"W 207.66 feet; thence S74°02'38"W 177.60 feet; thence S31°24'31"W 178.58 feet; thence S45°47'13"W 144.97 feet; thence S02°46'40"E 42.05 feet; thence S49°57'02"E 149.04 feet; thence S56°12'50"E 193.24 feet; thence S77°11'03"E 212.84 feet; thence N85°19'19"E 172.79 feet; thence N28°46'40"E 231.79 feet; thence N33°52'19"E 272.36 feet; thence N37°03'56"E 278.40 feet; thence N34°48'11"E 341.21 feet; thence N38°32'09"E 246.91 feet; thence N40°55'13"E 50.33 feet; thence N33°44'29"W 93.74 feet; thence N69°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°11'33" and being subtended by a chord which bears N17°05'55"W 112.03 feet; thence N31°11'42"W 31.84 feet to a point of curvature; thence

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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  $90^{\circ}39'31''$  and being subtended by a chord which bears  $N14^{\circ}02'58''E$  38.81 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  $23^{\circ}00'31''$  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 971.39 feet; thence run  $S38^{\circ}00'21''E$  a distance of 154.52 feet; thence run  $N51^{\circ}59'39''E$  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  $22^{\circ}52'11''$ , 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  $N88^{\circ}58'53''W$ , along the North line of said Section 23, a distance of 218.01 feet; thence leaving said Section line, run  $S39^{\circ}46'43''W$  a distance of 711.64 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

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That certain parcel of land lying in and being a part of Section 22, Township 51 south, Range 36 East, Collier County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 22; thence run N88°58'31"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 266.11 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 25, Township 51 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 4,476.41 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°16'11"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 105.57 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 64.07 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 118.99 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

UN DWG

PLATE

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feet; thence S86°16'33"E a distance of 109.50 feet; thence S63°02'17"E a distance of 75.05 feet; thence N69°25'44"E a distance of 67.21 feet; thence N32°11'57"E a distance of 85.42 feet; thence S19°55'33"E a distance of 74.92 feet; thence S12°46'58"E a distance of 32.83 feet; thence S16°03'43"W a distance of 74.51 feet; thence S12°06'14"W a distance of 74.75 feet; thence S09°04'17"E a distance of 117.85 feet; thence N75°26'58"E a distance of 151.66 feet; thence S69°44'52"E a distance of 38.61 feet; thence S21°40'44"W a distance of 96.89 feet; thence S25°35'58"W a distance of 48.08 feet; thence S27°30'00"W a distance of 86.22 feet; thence S29°52'54"W a distance of 85.21 feet; thence N45°08'14"W a distance of 2560.69 feet; thence N00°15'28"E a distance of 265.00 feet; thence S89°44'32"E a distance of 375.00 feet; thence N84°04'19"E a distance of 149.18 feet; thence N79°01'56"E a distance of 484.64 feet; thence N61°23'47"E a distance of 447.94 feet; thence S89°44'32"E a distance of 264.73 feet; thence S00°15'28"W a distance of 141.70 feet to the Point of Beginning. (DUI)

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;

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.

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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.

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MULTI-FAMILY SITE  
Legal Description

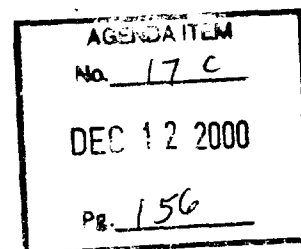
That certain parcel of land lying in and being a part of Section 22, Township 51 South, Range 26 East, Collier County, Florida, being more particularly described as follows:

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 157.84 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.

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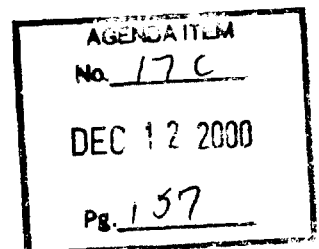
That portion of the South 1/2 of the South 1/2 of the Southwest 1/4 lying East of State Road 951, Section 15, Township 51 South, Range 26 East, less right-of-way for State Road 951 described in that certain deed recorded in Official Records Book 1166, pages 1070-1071, of the Public Records of Collier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



## 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.



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.

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(DY Associates)

Parcel 1

The West ½ of Section 13, Township 51 South, Range 26 East, Collier County, Florida.

Parcel 2

All that part of the East ½ of Section 13, Township 51 South, Range 26 East, Collier County, Florida, lying southwesterly of the right-of-way line of US 41.

Parcel 3

The West ½ of Section 19, Township 51 South, Range 27 East, Collier County, Florida.

Parcel 4

All that part of Section 18, Township 51 South, Range 27 East, Collier County, Florida, lying southwesterly of the right-of-way of US 41; LESS the following described parcel;

Commencing at the southeast corner of Section 18, Township 51 South, Range 27 East, Collier County, Florida;  
thence along the southerly line of said Section 18, North 89°34'04" West 1939.73 feet;  
thence leaving said southerly line of said Section 18, North 00°31'32" East 2639.72 feet to the right-of-way line of US 41;  
thence along said right-of-way line, South 54°20'43" East 2371.72 feet to the east line of said Section 18;  
thence along the said east line, South 00°31'32" West 1271.82 feet to the southeast corner of said Section 18 and the Point of Beginning.

Subject to easements, restrictions, and reservations of record.

Bearings are based on the southerly line of said Section 18 as being North 89°34'04" West.

Parcel contains 294.00 acres more or less.

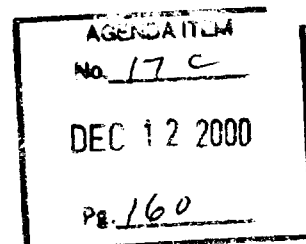
LESS AND EXCEPT that property described on Exhibit "B" Attached hereto

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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.



The SE ¼ of the NE ¼ of the NE ¼, Section 14, Township 51 South, Range 26 East, Public Records of Collier County, Florida. Subject to easement for road purposes over the south fifty (50) feet and the east Fifty (50) feet thereof.

AGENDA ITEM
No. <u>17C</u>
DEC 12 2000
Pg. <u>161</u>

LEGAL DESCRIPTION:

THE WEST ONE-HALF OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST, SITUATED AND LYING IN COLLIER COUNTY, FLORIDA.

AND

THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER AND THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST, SITUATED AND LYING IN COLLIER COUNTY, FLORIDA.

AND

THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER; THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, LESS THE WESTERLY 100 FEET THEREOF; THE SOUTHERLY 124.29 FEET OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER; THE SOUTHERLY 124.29 FEET OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, LESS THE WESTERLY 100 FEET THEREOF; ALL IN SECTION 11, TOWNSHIP 51 SOUTH, RANGE 26 EAST, SITUATED AND LYING IN COLLIER COUNTY, FLORIDA.

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

BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, AS BEING S.88°20'44"E.

ENVIRONMENTAL CONCERNS, WILDLIFE POPULATIONS AND JURISDICTIONAL WETLANDS, IF ANY, HAVE NOT BEEN LOCATED ON THIS SURVEY.

LEGAL DESCRIPTION WAS PROVIDED BY CLIENT.

PROPERTY AREA: 157.074 ACRES, MORE OR LESS.

THIS PROPERTY WAS VACANT ON 6/21/99.

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

CERTIFIED TO: GULF BAY 100, LTD  
WOODWARD, PIRES, & LOMBARDO, P.A.  
CHICAGO TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THIS SKETCH OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION ON 6/21/99. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 61G17-6, F.A.C.

HOLE, MONTES AND ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION LB #1772

BY Thomas M. Murphy  
THOMAS M. MURPHY

P.S.M. #5628  
STATE OF FLORIDA

AGENDA ITEM
No. <u>17c</u>
DEC 12 2000
Pg. <u>162</u>

*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

Parcel ID [See attached Exhibit "B"]  
Documentary Stamps Tax due upon recording \$1,149.97\*\*

[\*\*THE BENEFICIAL OWNER OF THE GRANTORS: FCC MARSH, LLC AND FCC PRESERVE, LLC OWNS 100% OF THE DIRECT INTERESTS IN THE GRANTEE; GB HIDDEN COVE, LLC AND THERE IS NO CONSIDERATION GIVEN FOR SAID TRANSFER, SO PURSUANT TO F.S. 201.02 NO DOCUMENTARY STAMP TAX IS DUE. THE LANDS CONVEYED BY FCC CREEK, LLC ARE NOT ENCUMBERED BY A MORTGAGE AND THIS CONVEYANCE ONLY RESULTS IN A CHANGE IN 50% OF THE BENEFICIAL OWNERSHIP IN SUCH LANDS. THEREFORE, DOCUMENTARY STAMPS TAX DUE HEREON HAS BEEN CALCULATED BASED UPON THE PER-ACRE VALUE OF THE PROPERTIES BEING EXCHANGED (\$43,750.00/ACRE) MULTIPLIED BY ACTUAL ACREAGE (7.51) = \$328,562.50, MULTIPLIED BY 50% = \$164,281.25 x .007 = \$1,149.97 IN DOCUMENTARY STAMP TAX DUE HEREON.]

## **SPECIAL WARRANTY DEED**

This Indenture, made this 19 day of July, 2017, between **FCC PRESERVE, LLC, a Florida limited liability company** (as to Parcel 2), **FCC MARSH, LLC, a Florida limited liability company** (as to Parcels 1, 3, 4 and 5) and **FCC CREEK, LLC, a Delaware limited liability company** (as to Parcel 6), all of 8156 Fiddler's Creek Parkway, Naples, Florida 34114, GRANTOR, and

**GB HIDDEN COVE, LLC, a Florida limited liability company**

GRANTEE, whose post office address is: 8156 Fiddler's Creek Parkway, Naples, FL 34114

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:

Parcel 1 – See Attached Exhibit A-1  
Parcel 2 – See Attached Exhibit A-2  
Parcel 3 – See Attached Exhibit A-3  
Parcel 4 – See Attached Exhibit A-4  
Parcel 5 – See Attached Exhibit A-5  
Parcel 6 – See Attached Exhibit A-6

SUBJECT ALSO to easements, restrictions and reservations of record, zoning and other governmental regulations, and taxes for the year 2017, as well as the taxes and assessments imposed by the Fiddler's Creek Community District 1 (as to Parcel 2), and Fiddler's Creek Community District 2 (as to Parcels 1, 3, 4 and 5).

And each said Grantor does hereby fully warrant the title to their respective parcels, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through, or under Grantor of such parcel 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

Dennis Potter  
Print Name: Dennis Potter

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

Michael J. Tolaro  
Print Name: MICHAEL J. TOLARO

(CORPORATE SEAL)

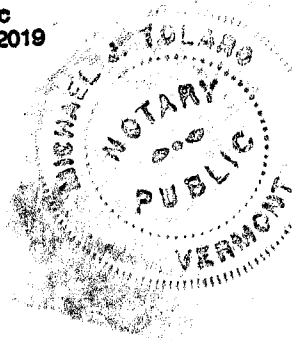
STATE OF VERMONT  
COUNTY OF WINDSOR

The foregoing instrument was acknowledged before this 12<sup>th</sup> day of July, 2017, 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.

Michael J. Tolaro  
Print Name: \_\_\_\_\_  
Notary Public  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

(SEAL)

MICHAEL J. TOLARO, Notary Public  
My Commission Expires February 10, 2019



FCC MARSH, LLC, a Florida limited liability company

Dennis Potter  
Print Name: Dennis Potter

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

Michael J. Tolaro  
Print Name: MICHAEL J. TOLARO

(CORPORATE SEAL)

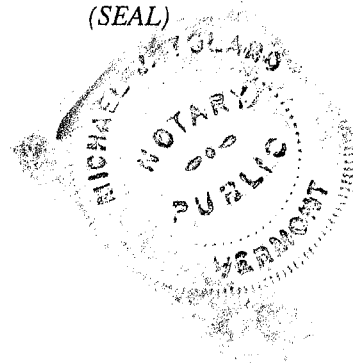
STATE OF VERMONT  
COUNTY OF WINDSOR

The foregoing instrument was acknowledged before this 12<sup>th</sup> day of JULY, 2017, by AUBREY J. FERRAO, as President and Chief Executive Officer of FCC MARSH, LLC, a Florida limited liability company, on behalf of the limited liability company. He is personally known to me and did take an oath.

Michael J. Tolaro  
Print Name: \_\_\_\_\_  
Notary Public \_\_\_\_\_  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

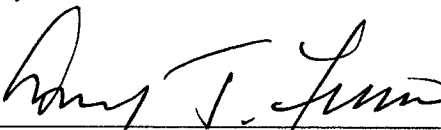
MICHAEL J. TOLARO, Notary Public  
My Commission Expires February 10, 2019


(SEAL)



FCC CREEK, LLC, a Delaware limited liability company

  
Print Name: Dennis Potter

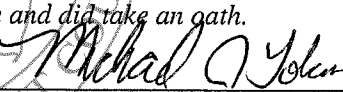
By:   
Aubrey J. Ferrao, as Manager, and not  
in his individual capacity: GBFC FCC  
Creek, LLC

  
Print Name: MICHAEL J TOLARO

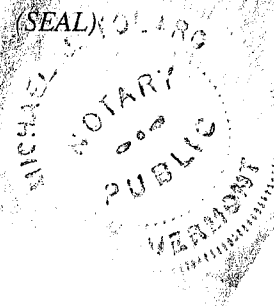
(CORPORATE SEAL)

STATE OF VERMONT  
COUNTY OF WINESBORO

The foregoing instrument was acknowledged before this 12<sup>th</sup> day of July, 2017, by  
AUBREY J. FERRAO, as Manager of FCC CREEK, LLC, a Delaware limited liability company, on behalf  
of the limited liability company. He is personally known to me and did take an oath.

  
Print Name: \_\_\_\_\_  
Notary Public  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

MICHAEL J. TOLARO, Notary Public  
My Commission Expires February 10, 2019



FCC CREEK, LLC, a Delaware limited liability company

Lauren Esposito  
Print Name: Lauren Esposito

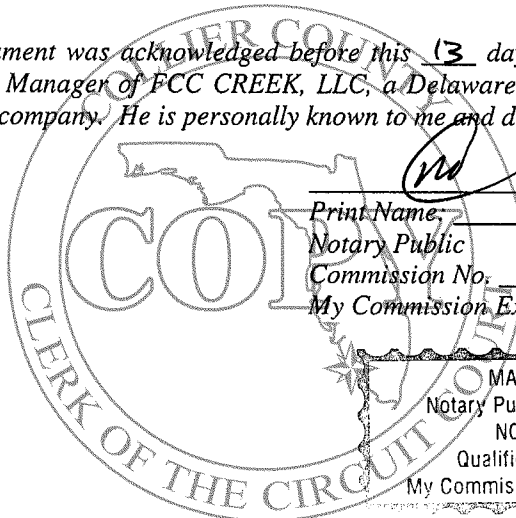
Kristina Linn  
Print Name: Kristina Linn

By: Jonathan Fiorello  
Jonathan Fiorello, Manager and not in his individual capacity: Fiddler's Land Investments, LLC

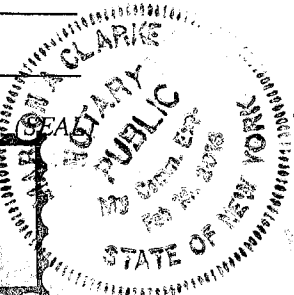
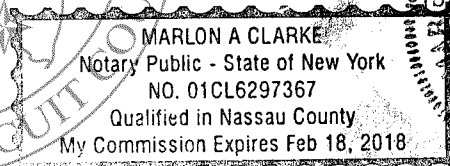
(CORPORATE SEAL)

STATE OF New York  
COUNTY OF New York

The foregoing instrument was acknowledged before this 13 day of July, 2017, by JONATHAN FIORELLO, as Manager of FCC CREEK, LLC, a Delaware limited liability company, on behalf of the limited liability company. He is personally known to me and did take an oath.



Marlon A. Clarke  
Print Name: \_\_\_\_\_  
Notary Public  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



POC  
SOUTHWEST CORNER OF TRACT  
"L-7", OYSTER HARBOR AT  
FIDDLEE'S CREEK PHASE 2,  
(PB 61, PG 22-27)

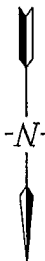
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	43.00'	38.30'	58°22'04"	S 2°41'23" W	37.95'
C2	104.00'	30.53'	16°40'02"	S 4°54'51" W	30.42'
C3	78.00'	36.25'	20°03'50"	S 0°43'33" E	37.87'
C4	150.00'	194.70'	74°22'10"	S 22°24'33" W	181.32'
C5	88.14'	100.97'	65°38'17"	S 6°28'23" W	95.54'
C6	400.00'	141.92'	30°19'41"	N 31°42'19" E	141.17'
C7	590.00'	281.45'	27°15'56"	N 35°12'25" E	278.79'

**PARCEL 1**

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 01°19'47" E	26.47'
L2	S 38°07'31" W	53.07'
L3	N 45°28'07" W	39.52'

**LEGEND**

PGC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
OR	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE(S)
LAKE	LAKE MAINTENANCE EASEMENT



SCALE: 1" = 100'

NOT COMPLETE WITHOUT SHEETS 1 -4 OF 4

GradyMinor

**Civil Engineers • Land Surveyors • Planners • Landscape Architects**  
 Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business Lic. 26000266  
 Bonita Springs: 239.947.1144 [www.GradyM/inor.com](http://www.GradyM/inor.com) Fort Myers: 239.690.4380

### SKETCH AND DESCRIPTION

A PARCEL OF LAND

LYING IN  
SECTIONS 13 AND 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST  
COLLIER COUNTY, FLORIDA

DONALD L. SAINTENOY III, P.S.M.  
FL LICENSE #6761  
FOR THE FIRM

**\* NOT A SURVEY \***

PROPERTY DESCRIPTION

PARCEL 1  
A PARCEL OF LAND LYING WITHIN SECTIONS 13 AND 14, TOWNSHIP 51 SOUTH, RANGE 26 EAST,  
COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "L-7", OYSTER HARBOR AT FIDDLER'S CREEK PHASE 2, PLAT BOOK 61, PAGES 22 THROUGH 27, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE SOUTH 00°25'25" EAST, A DISTANCE OF 193.81 FEET; THENCE SOUTH 89°34'35" WEST, A DISTANCE OF 140.16 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

THE SAME BEING A POINT ON A MON TANGENTIAL CURVE TO THE LEFT, THENCE SOUTHWESTERLY 18.30 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 43.00 FEET, A CENTRAL ANGLE OF 52.22°40", (CHORD BEARING SOUTH 22°41'23" WEST, A DISTANCE OF 37.95 FEET) TO A POINT ON A REVERSE CURVE TO THE RIGHT, THENCE SOUTHERLY 30.53 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 104.00 FEET, A CENTRAL ANGLE OF 16°49'02", (CHORD BEARING SOUTH 04°54'51" WEST, A DISTANCE OF 30.42 FEET) TO A POINT ON A REVERSE CURVE TO THE LEFT, THENCE SOUTHERLY 38.25 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 78.00 FEET, A CENTRAL ANGLE OF 28°05'50", (CHORD BEARING SOUTH 00°43'33" EAST, A DISTANCE OF 37.87 FEET) TO A POINT ON A REVERSE CURVE TO THE RIGHT, THENCE SOUTHERLY 194.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 4°22'10", (CHORD BEARING SOUTH 22°27'57" WEST, A DISTANCE OF 18.02 FEET) TO A POINT ON A MON TANGENTIAL CURVE TO THE LEFT, THENCE SOUTHWESTERLY 58.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 88.14 FEET, A CENTRAL ANGLE OF 65°38'13", (CHORD BEARING SOUTH 67°28'57" WEST, A DISTANCE OF 95.54 FEET, THENCE SOUTH 37°07'31" WEST, A DISTANCE OF 53.07 FEET, THENCE NORTH 45°28'07" WEST, A DISTANCE OF 39.52 FEET TO A POINT ON A MON TANGENTIAL CURVE TO THE RIGHT, THENCE NORTHEASTERLY 141.92 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 20°19'41", (CHORD BEARING NORTH 31°42'19" EAST, A DISTANCE OF 141.17 FEET) TO A POINT ON A REVERSE CURVE TO THE RIGHT, THENCE NORTHEASTERLY 281.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 27°19'56", (CHORD BEARING NORTH 53°12'27" EAST, A DISTANCE OF 278.79 FEET) TO THE POINT OF BEGINNING.

CONTAINING 0.65 ACRE OR LESS.

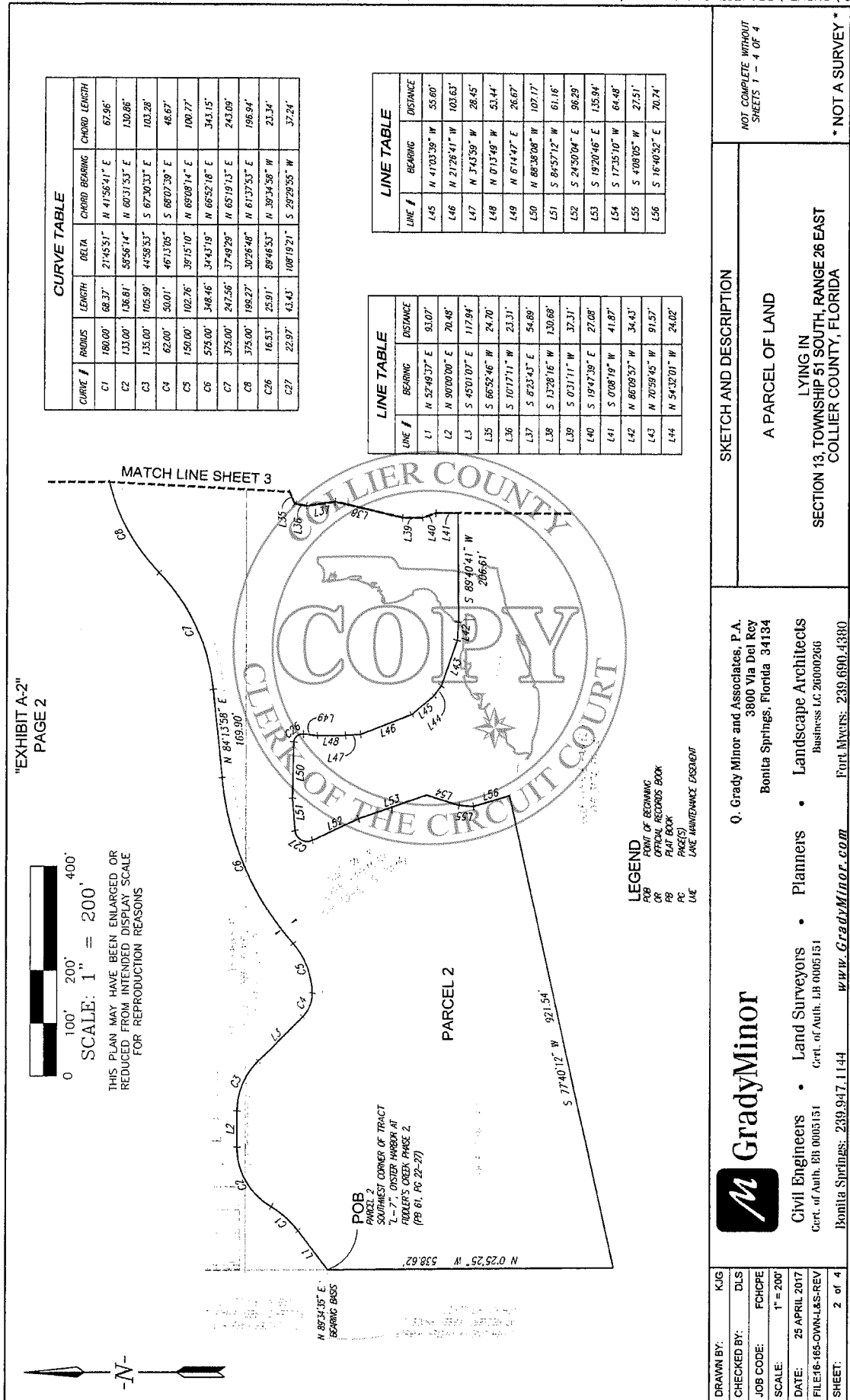
NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF OYSTER HARBOR AT FIDDLER'S CREEK  
PHASE 2, PLAT BOOK 61, PAGES 22 THROUGH 27, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA AS  
BEING N 89° 34' 35" E.

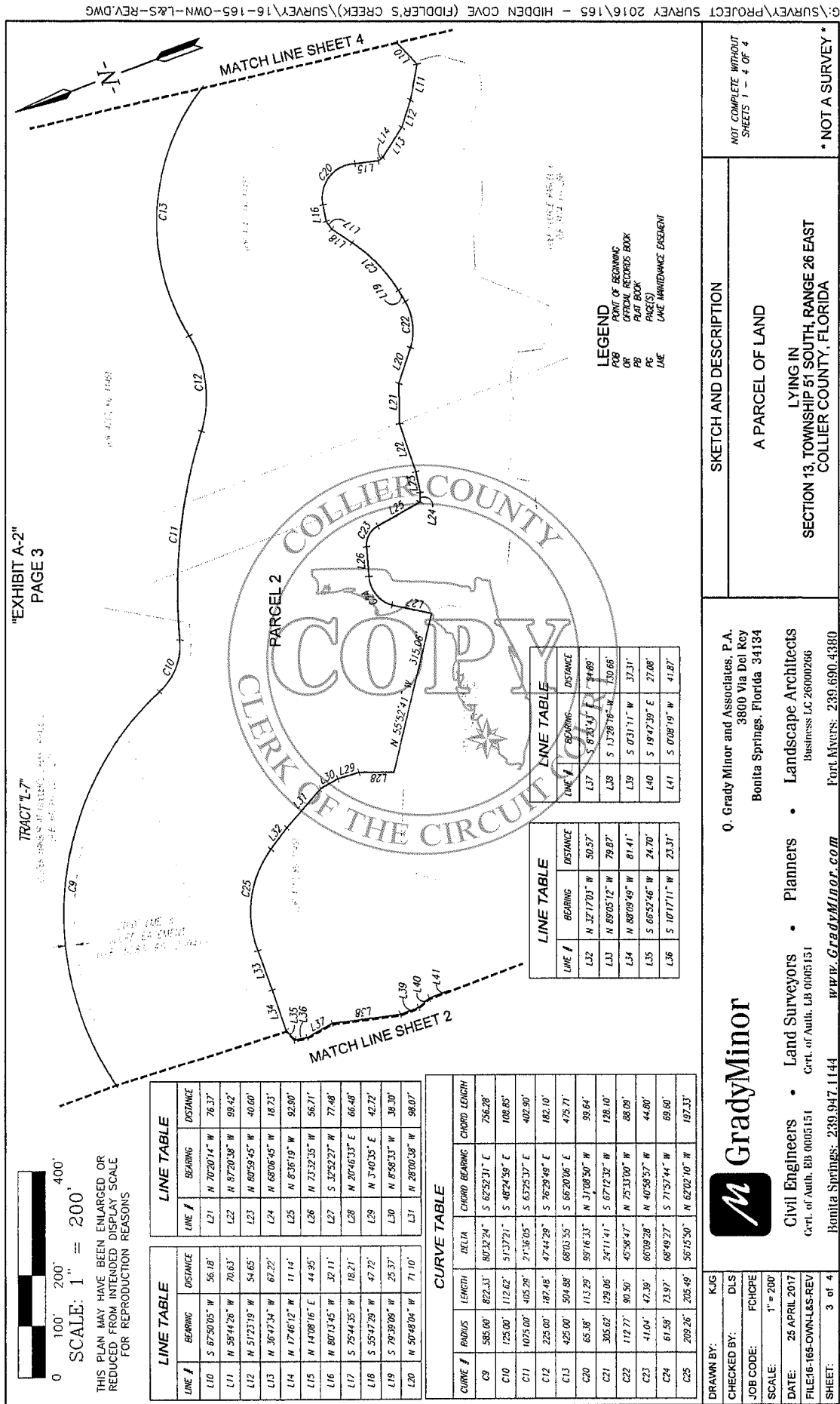
2. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.





<b>DRAWN BY:</b> KUG <b>CHECKED BY:</b> DLS <b>JOB CODE:</b> FCHCPE <b>SCALE:</b> 1" = 200' <b>DATE:</b> 25 APRIL 2017 <b>FILE:</b> 16-165-OWN-L&S-REV <b>SHEET:</b> 2 of 4	<b>SKETCH AND DESCRIPTION</b>  A PARCEL OF LAND  LYING IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST COLLIER COUNTY, FLORIDA	<b>NOT COMPLETE WITHOUT SHEETS 1 - 4 OF 4</b>
	<b>GradyMinor</b>  Civil Engineers • Land Surveyors • Planners • Landscape Architects Cert. of Auth. #B 0005151 Fort Myers: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380	<b>NOT A SURVEY</b>



G:\SURVEY\PROJECT SURVEY 2016\165 - HIDDEN COVE (FIDDLER'S CREEK)\SURVEY\16-165-OWN-L&S-REV.DWG



"EXHIBIT A-3"  
PAGE 1

PROPERTY DESCRIPTION

PARCEL 3  
A PARCEL OF LAND LYING WITHIN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

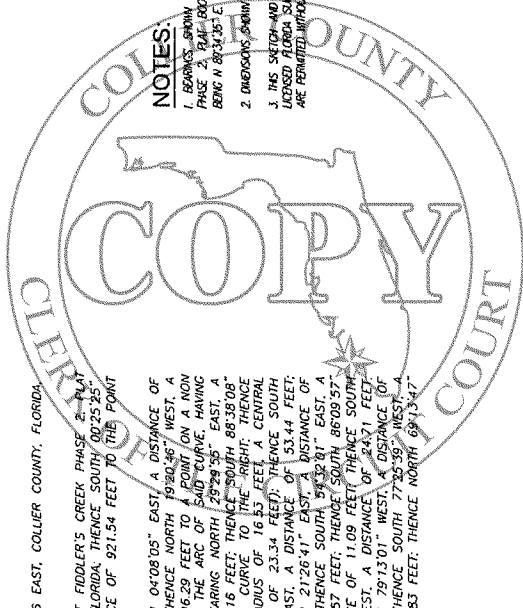
COMMENCE AT THE SOUTHWEST CORNER OF TRACT "L-7" OISTER HARBOR AT FIDDLER'S CREEK PHASE 2, PLAT  
BOOK 61, PAGES 22 THROUGH 27, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE SOUTH 00°25'25"  
EAST, A DISTANCE OF 538.62 FEET; THENCE NORTH 77°40'12" EAST, A DISTANCE OF 921.54 FEET TO THE POINT  
OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE NORTH 16°10'52" WEST, A DISTANCE OF 70.74 FEET; THENCE NORTH 04°08'05" EAST, A DISTANCE OF  
22.51 FEET; THENCE NORTH 17°15'10" EAST, A DISTANCE OF 84.48 FEET; THENCE NORTH 69°00'57" WEST, A  
DISTANCE OF 135.94 FEET; THENCE NORTH 24°50'04" WEST, A DISTANCE OF 96.29 FEET TO A POINT ON A NON  
TANGENTIAL CURVE TO THE RIGHT, THENCE NORTHEASTERLY 43.43 FEET ALONG THE ARC OF SAID CURVE, HAVING  
A RADIUS OF 22.97 FEET, A CENTRAL ANGLE OF 108°19'21", (CHORD BEARING NORTH 28°29'55" EAST, A  
DISTANCE OF 37.24 FEET); THENCE NORTH 84°57'12" EAST, A DISTANCE OF 61.16 FEET; THENCE SOUTH 88°18'08"  
EAST, A DISTANCE OF 107.17 FEET TO A POINT ON A NON TANGENTIAL CURVE TO THE RIGHT; THENCE  
SOUTHEASTERLY 25.91 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 16.53 FEET; THENCE SOUTH  
08°14'47" WEST, A DISTANCE OF 26.67 FEET; THENCE SOUTH 00°13'49" EAST, A DISTANCE OF 53.44 FEET;  
THENCE SOUTH 03°43'59" EAST, A DISTANCE OF 28.45 FEET; THENCE SOUTH 21°26'41" EAST, A DISTANCE OF  
103.63 FEET; THENCE SOUTH 41°03'39" EAST, A DISTANCE OF 55.60 FEET; THENCE SOUTH 59°32'01" EAST, A  
DISTANCE OF 24.02 FEET; THENCE SOUTH 70°59'45" EAST, A DISTANCE OF 91.57 FEET; THENCE SOUTH 86°08'57"  
EAST, A DISTANCE OF 34.43 FEET; THENCE SOUTH 22°37'52" EAST, A DISTANCE OF 11.09 FEET; THENCE SOUTH  
00°29'33" EAST, A DISTANCE OF 22.52 FEET; THENCE SOUTH 30°24'14" WEST, A DISTANCE OF 24.71 FEET;  
THENCE SOUTH 65°20'44" WEST, A DISTANCE OF 59.88 FEET; THENCE NORTH 79°13'01" WEST, A DISTANCE OF  
47.16 FEET; THENCE SOUTH 69°39'30" WEST, A DISTANCE OF 76.08 FEET; THENCE SOUTH 77°25'39" WEST, A  
DISTANCE OF 77.61 FEET; THENCE NORTH 86°33'45" WEST, A DISTANCE OF 36.83 FEET; THENCE NORTH 69°13'47"  
WEST, A DISTANCE OF 41.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.03 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS, SPOUN HEREON ARE BASED ON THE SOUTH LINE OF OISTER HARBOR AT FIDDLER'S CREEK  
PHASE 2, PLAT BOOK 61, PAGES 22 THROUGH 27, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA AS  
BEING A BEARING.
2. DIMENSIONS, SPOUN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
3. THIS SKETCH AND DESCRIPTION IS MADE WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A  
LICENSED FLORIDA SURVEYOR AND HAPPEN NO ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION  
ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNED PARTY.



NOT COMPLETE WITHOUT  
SHEETS 1 - 2 OF 2

\* NOT A SURVEY \*

DRAWN BY: KJG		DATE SIGNED	
CHECKED BY: DLS		DONALD L. SANTIENY III, P.S.M.	
JOB CODE: F040PE		FL LICENSE #6761	
SCALE: N/A		FOR THE FIRM	
DATE: 25 APRIL 2017			
FILE#16-185-OWN-L&S-REV			
SHEET: 1 of 2			

O. Grady Minor and Associates, P.A. 3800 Via Del Rey Bonita Springs, Florida 34134		A PARCEL OF LAND  LYING IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST COLLIER COUNTY, FLORIDA
Civil Engineers • Land Surveyors • Planners • Landscape Architects Cert. of Auth. ICB 00061511 Cert. of Auth. L&S 00051511 Business Lic. 20000266 Bonita Springs: 239.947.1144 Fort Myers: 239.690.4380 www.GradyMinor.com		



"EXHIBIT A-4"  
PAGE 1

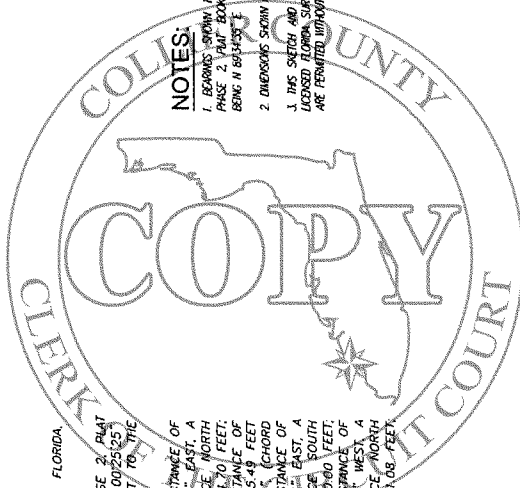
PROPERTY DESCRIPTION

PARCEL 4  
A PARCEL OF LAND LYING WITHIN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "L-7" OYSTER HARBOR AT FIDDLER'S CREEK PHASE 2, PLAT  
BOOK 61, PAGES 22 THROUGH 27, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE SOUTH 00°25'25"  
EAST, A DISTANCE OF 251.96 FEET; THENCE NORTH 89°40'41" EAST, A DISTANCE OF 1440.06 FEET TO THE  
POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE NORTH 00°08'19" EAST, A DISTANCE OF 41.87 FEET; THENCE NORTH 19°47'39" WEST, A DISTANCE OF  
27.08 FEET; THENCE NORTH 00°31'11" EAST, A DISTANCE OF 37.31 FEET; THENCE NORTH 13°28'16" EAST, A  
DISTANCE OF 130.68 FEET; THENCE NORTH 08°23'43" WEST, A DISTANCE OF 54.89 FEET; THENCE NORTH  
10°17'11" EAST, A DISTANCE OF 23.31 FEET; THENCE NORTH 66°52'46" EAST, A DISTANCE OF 24.70 FEET;  
THENCE SOUTH 88°09'49" EAST, A DISTANCE OF 81.41 FEET; THENCE SOUTH 89°05'12" EAST, A DISTANCE OF  
79.87 FEET TO A POINT ON A NON TANGENTIAL CURVE TO THE RIGHT; THENCE SOUTHEASTERLY, A DISTANCE OF  
ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 208.26 FEET, A CENTRAL ANGLE OF 36°19'56" EAST, OF  
BEARING SOUTH 62°02'10" EAST, A DISTANCE OF 197.33 FEET; THENCE SOUTH 32°17'03" EAST, A DISTANCE OF  
50.37 FEET; THENCE SOUTH 18°00'00" EAST, A DISTANCE OF 88.07 FEET; THENCE SOUTH 08°58'33" EAST, A  
DISTANCE OF 38.30 FEET; THENCE SOUTH 03°40'35" WEST, A DISTANCE OF 42.72 FEET; THENCE SOUTH  
12°12" WEST, A DISTANCE OF 66.48 FEET; THENCE SOUTH 23°09'55" WEST, A DISTANCE OF 30.90 FEET;  
THENCE NORTH 66°31'22" WEST, A DISTANCE OF 120.58 FEET; THENCE SOUTH 88°30'00" WEST, A DISTANCE OF  
50.05 FEET; THENCE SOUTH 30°14'03" WEST, A DISTANCE OF 64.53 FEET; THENCE SOUTH 72°37'31" WEST, A  
DISTANCE OF 68.28 FEET; THENCE SOUTH 84°53'34" WEST, A DISTANCE OF 44.28 FEET; THENCE NORTH  
80°32'17" WEST, A DISTANCE OF 32.03 FEET; THENCE NORTH 54°47'45" WEST, A DISTANCE OF 41.08 FEET;  
THENCE NORTH 23°01'27" WEST, A DISTANCE OF 61.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.35 ACRES, MORE OR LESS.



NOTES:  
1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF OYSTER HARBOR AT FIDDLER'S CREEK  
PHASE 2, PLAT BOOK 61, PAGES 22 THROUGH 27, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA AS  
BEING A BUSINESS  
2. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.  
3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A  
LICENSED FLORIDA SURVEYOR AND HAPPEL NO ADDITIONS OR RELATIONS TO THIS SKETCH AND DESCRIPTION  
ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SOWING PARTY.

DRAWN BY: KJG		DATE: 25 APRIL 2017		FILE: 16-165-OWN-L&S-REV		SHEET: 1 of 2	
CHECKED BY: DLS		JOB CODE: FORCPE		SCALE: N/A		DATE SIGNED: _____	
Q. Grady Minor and Associates, P.A. 3800 Via Del Rey Bonita Springs, Florida 34134				A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST COLLIER COUNTY, FLORIDA			
Civil Engineers • Land Surveyors • Planners • Landscape Architects Cert. of Auth. B01 0005151 Cert. of Auth. L&S 0005151 Bonita Springs, 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380				DONALD L. SAWYER III, P.S.M. FL LICENSE #8761 FOR THE FIRM			

NOT COMPLETE WITHOUT  
SHEETS 1 - 2 OF 2

\* NOT A SURVEY \*



LINE #	BORING	DISTANCE
140	S 5° 45' 35" E	427.2
141	S 20° 46' 33" W	66.48
142	S 27° 09' 35" W	30.00
143	N 68° 17' 22" W	120.58
144	S 68° 10' 03" W	50.05
145	S 39° 14' 03" W	64.43
146	S 72° 17' 35" W	68.28
147	S 65° 13' 14" W	44.26
148	N 80° 32' 17" W	32.03
149	N 54° 47' 45" W	41.08
150	N 23° 10' 27" W	95

**LEGEND**

POB	POINT OF BEGINNING
OR	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE(S)
LA	LAKE MAINTENANCE EASEMENT

• **D. Grady Minor and Associates, P.A.**  
3800 Via Del Rey  
Bonita Springs, Florida 34134

• **Landscape Architects**  
Business LC 26000266  
Fort Myers: 239.690.4380

A PARCEL OF LAND

LYING IN  
SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST  
COLLIER COUNTY, FLORIDA

NOT COMPLETE WITHOUT  
SHEETS 1 - 2 OF 2

\* NOT A SURVEY \*





"EXHIBIT A-6"  
PAGE 1

PROPERTY DESCRIPTION

PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 7-7, OISTER HARBOR AT FIDLER'S CREEK, PHASE 2, PLAT BOOK 61, PAGES 22 THROUGH 27, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, SOUTH 00°25'25" EAST, A DISTANCE OF 1,283.96 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN ALONG SAID SOUTH LINE, SOUTH 88°42'51" EAST, A DISTANCE OF 2,487.09 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 13; THENCE RUN ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, SOUTH 88°22'27" EAST, A DISTANCE OF 1,486.43 FEET; THENCE NORTH 06°46'22" WEST, A DISTANCE OF 162.02 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE CONTINUE, NORTH 06°46'22" WEST, A DISTANCE OF 53.04 FEET; THENCE NORTH 87°20'15" EAST, A DISTANCE OF 158.00 FEET TO A POINT ON A NON TANGENTIAL CURVE TO THE LEFT; THENCE NORTHERLY 192.32 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 151.50 FEET, A CENTRAL ANGLE OF 72°43'54"; (CHORD BEARING NORTH 20°25'33" WEST, A DISTANCE OF 178.66 FEET) TO A POINT ON A NON TANGENTIAL CURVE TO THE LEFT; THENCE NORTHEASTERLY 31.08 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 136.64 FEET, A CENTRAL ANGLE OF 13°02'05"; (CHORD BEARING NORTH 43°19'29" EAST, A DISTANCE OF 31.02 FEET); THENCE SOUTH 76°59'14" EAST, A DISTANCE OF 47.89 FEET; THENCE NORTH 08°46'55" EAST, A DISTANCE OF 106.88 FEET; THENCE SOUTH 81°13'05" EAST, A DISTANCE OF 339.86 FEET; THENCE SOUTH 84°46'05" EAST, A DISTANCE OF 357.62 FEET TO A POINT ON A NON TANGENTIAL CURVE TO THE LEFT; THENCE SOUTHEASTERLY 84.17 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 185.03 FEET, A CENTRAL ANGLE OF 26°03'53"; (CHORD BEARING SOUTH 35°03'46" EAST, A DISTANCE OF 83.45 FEET) TO A POINT ON A NON TANGENTIAL CURVE TO THE RIGHT; THENCE SOUTHERLY 176.12 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.30 FEET, A CENTRAL ANGLE OF 67°12'56"; (CHORD BEARING SOUTH 03°19'21" EAST, A DISTANCE OF 168.24 FEET) TO A POINT ON A NON TANGENTIAL CURVE TO THE LEFT; THENCE SOUTHERLY 109.03 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 41°38'46"; (CHORD BEARING SOUTH 05°39'48" WEST, A DISTANCE OF 106.64 FEET) TO A POINT ON A REVERSE CURVE TO THE RIGHT; THENCE SOUTHERLY 88.74 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 33°53'51"; (CHORD BEARING SOUTH 01°47'20" WEST, A DISTANCE OF 87.45 FEET); THENCE SOUTH 07°00'00" EAST, A DISTANCE OF 34.38 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 70.16 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY 175.47 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 37°56'16"; (CHORD BEARING NORTH 71°01'52" WEST, A DISTANCE OF 172.28 FEET) TO A POINT ON A REVERSE CURVE TO THE LEFT; THENCE WESTERLY 114.16 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 32°42'20"; (CHORD BEARING NORTH 82°24'54" WEST, A DISTANCE OF 112.62 FEET); THENCE NORTH 84°46'05" WEST, A DISTANCE OF 71.90 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY 77.44 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1250.00 FEET, A CENTRAL ANGLE OF 03°32'50"; (CHORD BEARING NORTH 82°59'35" WEST, A DISTANCE OF 77.43 FEET); THENCE NORTH 81°13'05" WEST, A DISTANCE OF 199.25 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY 177.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 14°32'18"; (CHORD BEARING NORTH 73°56'56" WEST, A DISTANCE OF 177.14 FEET) TO A POINT ON A REVERSE CURVE TO THE LEFT; THENCE WESTERLY 21.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 04°27'20"; (CHORD BEARING NORTH 68°54'27" WEST, A DISTANCE OF 21.77 FEET) TO THE POINT OF BEGINNING.

CONTAINING 7.51 ACRES, MORE OR LESS

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF OISTER HARBOR AT FIDLER'S CREEK, PHASE 2, PLAT BOOK 61, PAGES 22 THROUGH 27, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA AS BEING N 89°34'35" E.
2. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL PASED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SOWING PARTY.

\* NOT A SURVEY \*

NOT COMPLETE WITHOUT SHEETS 1 - 2 OF 2

DRAWN BY: KJG		SKETCH AND DESCRIPTION	
CHECKED BY: DLS		A PARCEL OF LAND	
JOB CODE: F04CPE		LYING IN	
SCALE: N/A		SECTIONS 13 AND 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST	
DATE: 25 APRIL 2017		COLLIER COUNTY, FLORIDA	
FILE/16-OWN-L&S-REV		DONALD L. SAWYER III, P.S.M. FL LICENSE #6761 FOR THE FIRM	
SHEET: 1 of 2		Q. Grady Minor and Associates, P.A. 3800 Via Del Rey Bonita Springs, Florida 34134	
		Civil Engineers • Land Surveyors • Planners • Landscape Architects Cert. of Auth. BB 00051511 Cert. of Auth. LB 00051511 Business LC 26000266 Fort Myers: 239.690.4380 www.GradyMinor.com	



*EXHIBIT "B"*  
*To Special Warranty Deed*

Parcel 1 (FCC Preserve, LLC)

*Parcel ID Numbers:* 00741160610 and 00741120003

Parcel 2 (FCC Marsh, LLC)

*Parcel ID Numbers:* portion of 00741160306 and  
portion of 324330300026

Parcel 3, 4 and 5 (FCC Marsh, LLC)

*Parcel ID Numbers:* 00741160306

Parcel 6 (FCC Creek, LLC)

*Parcel ID Numbers:* 00741160717 and portion of 00741160209

