

COLLIER COUNTY GOVERNMENT GROWTH MANAGEMENT DEPARTMENT www.colliergov.net

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

COVENANT OF UNIFIED CONTROL

COVENANT OF	UNIFIED CONTROL
commonly known as I-75/Alligator Alley CPUD - PL201800000 116 Joyrose Pl., Naples, FL 34104	
(Street address and Ci	ity, State and Zip Code)
and legally described in Exhibit A attached hereto.	
The property described herein is the subject of an (C PUD) zoning. We hereby designate representatives of the property and as such, these individes the course of seeking the necessary approvals to develop authorization of agents to assist in the preparation of approximately.	duals are authorized to legally bind all owners of the property in p. This authority includes, but is not limited to, the hiring and plications, plans, surveys, and studies necessary to obtain zoning the only entity to authorize development activity on the property
The undersigned recognize the following and will be project:	guided accordingly in the pursuit of development of the
 The property will be developed and used in conformi on the development and all commitments agree development rezoning. 	ity with the approved master plan including all conditions placed d to by the applicant in connection with the planned unit
stipulations made at the time of approval of the mas	sible for compliance with all terms, conditions, safeguards, and ter plan, even if the property is subsequently sold in whole or in f unified control is delivered to and recorded by Collier County.
A departure from the provisions of the approved plan	ans or a failure to comply with any requirements, conditions, or ment process will constitute a violation of the Land Development
4. All terms and conditions of the planned unit dev	relopment approval will be incorporated into covenants and notice to subsequent owners that all development activity within with those terms and conditions
So long as this covenant is in force, Collier Count safeguards, and conditions of the planned unit compliance. The County will not issue permits, certi	y can, upon the discovery of noncompliance with the terms, development, seek equitable relief as necessary to compel ficates, or licenses to occupy or use any part of the planned unit truction activity until the project is brought into compliance with
93 FLRPT LLC	122 T 2 1
	WR-I ASSOCIATES, LTD
Owner A H VS IA	Owner 11-32 \A
Printed Name DANID H. BANDAN	Printed Name DAND H BALDAN
MANAGEZ	Direct Fire Direction
STATE OF FLORIDA)	MANAGER OF
COUNTY OF COLLIER MANATEE	BE THE VILLAGE, LLC, GET PARNOT
	19 dough mazort 2018 1 2010 11 20201
who is personally known to me or has produced	19 day of marcut, 2018 by DAVID H. BAWAUF
	0 - () ())
	alidal ()
	Notary Public
	(Name typed, printed or stamped)

Updated 2/01/2018

ALICIA H. GAYTON
MY COMMISSION #FF207584
EXPIRES: MAR 31, 2019

Bonded through 1st State Insurance

Page 8 of 11

EXHIBIT A

Lots 3,4,5,6 and Tract P-1, 951 COMMERCE CENTER, in accordance with and subject to the plat thereof as recorded in Plat Book 17, Pages 1 and 2 of the Public Records of Collier County, Florida, less the lands conveyed by Warranty Deed recorded in Official Records Book 2011, Page 2377, Public Records of Collier County, Florida.



3105/Davis Commons



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COVENANT OF UNI	FIED CONTROL
The undersigned do hereby swear or affirm that we are the fee commonly known as 1-75/Alligator Alley CPUD - PL20180000049	simple titleholders and owners of record of property
195 Bedzel Cir., Naples, FL 34104	
(Street address and City, Sta	ate and Zip Code)
and legally described in Exhibit A attached hereto.	
The property described herein is the subject of an applic (C PUD) zoning. We hereby designate Thompson Them Described to the property and as such, these individuals at the course of seeking the necessary approvals to develop. The authorization of agents to assist in the preparation of application approval on the site. These representatives will remain the onluntil such time as a new or amended covenant of unified contractions.	networker. Inc. , legal representative thereof, as the legal are authorized to legally bind all owners of the property in his authority includes, but is not limited to, the hiring and ons, plans, surveys, and studies necessary to obtain zoning y entity to authorize development activity on the property
The undersigned recognize the following and will be guide project:	d accordingly in the pursuit of development of the
1. The property will be developed and used in conformity wit	th the approved master plan including all conditions placed by the applicant in connection with the planned unit
The legal representative identified herein is responsible f stipulations made at the time of approval of the master pl	for compliance with all terms, conditions, safeguards, and an, even if the property is subsequently sold in whole or in led control is delivered to and recorded by Collier County.
3. A departure from the provisions of the approved plans or	ra failure to comply with any requirements, conditions, or process will constitute a violation of the Land Development
4. All terms and conditions of the planned unit develope	ment approval will be incorporated into covenants and to subsequent owners that all development activity within
So long as this covenant is in force, Collier County can safeguards, and conditions of the planned unit devel compliance. The County will not issue permits, certificate	o, upon the discovery of noncompliance with the terms, lopment, seek equitable relief as necessary to compeles, or licenses to occupy or use any part of the planned unit on activity until the project is brought into compliance with
05 ELPPT 11C	
Owner 1/3 C	Owner
1841CAC	
Printed Name DANIOH. BAWANT MANAGEL	Printed Name
STATE OF FLORIDA)	
COUNTY OF COLLIER) MANATEE	
Sworn to (or affirmed) and subscribed before me this 19	day of MARCH 2018 by DAND H. BAWA
who is personally known to me or has produced	as identification.
	alical ()
	Notary Public
	(Name typed, printed or stamped)

Updated 2/01/2018

ALICIA H. GAYTON MY COMMISSION #FF207584 EXPIRES: MAR 31, 2019 Bonded through 1st State Insurance

Page 8 of 11

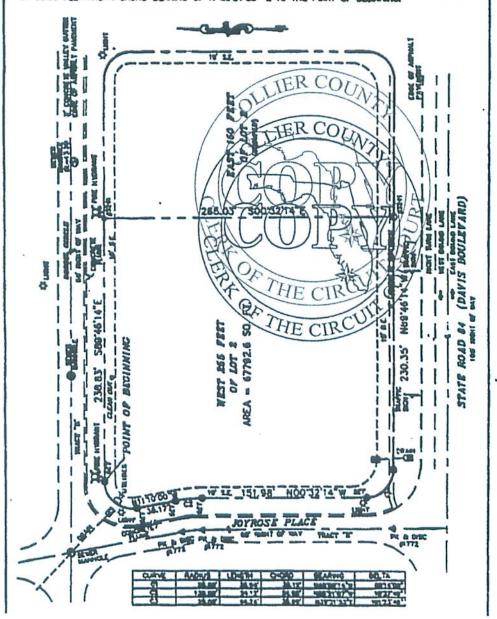
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Exhibit A

LECAL DESCRIPTION

BEING A PART OF LOT 2, 981 COMMERCE CENTER, RECORDED IN PLAT BOOK 17, PAGES 1 AND 2 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS POLLOWS:

BEDINGING AT THE HORTHWEST CORNER OF LOT 2, SET COMMERCE CENTER, RECORDED IN PLAT BOOK 17, PAGES 1 AND 2 OF THE PUBLIC RECORDE OF COLLER COUNTY, FLORIDA, AND REM S 88746"14" E FOR 238.83 FEET; THENCE RUM S 05732"14" E FOR 288.03 FEET; THENCE RUM IN 88745"14" W FOR 238.83 FEET TO A POINT OF CURWITTINE OF A CURVE CONCINE TO THE HORTH DIST; THENCE RUM 38.94 FEET ALONG THE ARC OF SAID CURVE HIMMIS A RADIUS OF 28.0 FEET, A CENTRAL ANGLE OF 88714"00", A CHORD OF 38.12 FEET AND A-CHORD BEARING OF NAS*OS*14" W TO A POINT OF TAMBERCY; THENCE RUM IN 00732"14" W POR 151.88 FEET TO A POINT OF CURWITTINE OF A CURVE CONCINE TO THE SOUTHWEST; THENCE RUM 24.12 FEET ALONG THE ARC OF SAID CURVE HIMMIS A RADIUS OF 130.0 FEET, A CENTRAL ANGLE OF 10737"48", A CHORD OF 24.08 FEET AND A CHORD BEARING OF IN 00751"07" W TO A POINT OF TAMBERCY; THENCE RUM IN 11"10"00" W POR 38.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCINE TO THE SOUTHWAST; THENCE RUM 44.24 FEET ALONG THE ARC OF SAID CURVE HIMMIS A RADIUS OF 28.0 FEET, A CENTRAL ANGLE OF 101"23"46", A CHORD OF 38.00 FEET AND A CHORD BEARING OF IN 38"31"86" E TO THE POINT OF BECOMBIC.





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COVENANT OF U	NIFIED CONTROL
The undersigned do hereby swear or affirm that we are the from the commonly known as 1-75/Alligator Alley CPUD - PL20180000049 165 Bedzel Cir., Naples, FL 34104	ee simple titleholders and owners of record of property
(Street address and City,	State and Zin Code\
and legally described in Exhibit A attached hereto.	State and ZIP Code)
The property described herein is the subject of an approximate (C PUD) zoning. We hereby designate to representatives of the property and as such, these individual the course of seeking the necessary approvals to develop authorization of agents to assist in the preparation of application approval on the site. These representatives will remain the countil such time as a new or amended covenant of unified control of the subject of an approximation and the subject of an approximation approximation as a such that subject of an approximation approximation and the subject of an approximation approximation as a such that subject of an approximation approximation approximation as a such that subject of an approximation appro	, legal representative thereof, as the legal s are authorized to legally bind all owners of the property in This authority includes, but is not limited to, the hiring and tions, plans, surveys, and studies necessary to obtain zoning only entity to authorize development activity on the property
The undersigned recognize the following and will be guid project:	ded accordingly in the pursuit of development of the
on the development and all commitments agreed to development rezoning.	vith the approved master plan including all conditions placed oby the applicant in connection with the planned unit
stipulations made at the time of approval of the master	e for compliance with all terms, conditions, safeguards, and plan, even if the property is subsequently sold in whole or in ified control is delivered to and recorded by Collier County.
3. A departure from the provisions of the approved plans	or a failure to comply with any requirements, conditions, or t process will constitute a violation of the Land Development
 All terms and conditions of the planned unit develor restrictions which run with the land so as to provide notion the planned unit development must be consistent with 	pment approval will be incorporated into covenants and ce to subsequent owners that all development activity within those terms and conditions
 So long as this covenant is in force, Collier County ca safeguards, and conditions of the planned unit dev compliance. The County will not issue permits, certificate 	en, upon the discovery of noncompliance with the terms, elopment, seek equitable relief as necessary to compel tes, or licenses to occupy or use any part of the planned unit tion activity until the project is brought into compliance with
951 commerce certer property	OWNER'S ASSOCIATION, INC.
Printed Name DAVID H. BAWAYF	Printed Name
COUNTY OF COLLIER) MANATEE	
Sworn to (or affirmed) and subscribed before me this	day of march, 2018 by DAND H. BALDAN
~	Notary Public
Updated 2/01/2018	(Name typed, printed or stamped) ALICIA H. GAYTON MY COMMISSION #FF207584 EXPIRES: MAR 31, 2019 Bonded through 1st State Insurance

EXHIBIT A

Collier County Property Appraiser Property Summary

Parcel No.	21968000121	Site Ad	r. 165 BEI	ZEL CIR,	NAPLE	S, FL 3	4104	
Name / Address	951 COMMERCE	CENTER	PROPERTY	,				
	OWNERS ASSOC	CIATION						
	ATTN: RNADALI	L BENDER	SON, PRES	S	7.00.000.000			
	8441 COOPER C	REEK BLV	D					
City	UNIVERSITY PA	RK	Si	tate FL		7	Zip 34201	-2006
Map No.	Strap No).	Section	Townsl	hip F	Range	Acres	*Estimated
4B34	163205 14	B34	34	49		26		4.38
Legal	ALLIGATOR ALL PREVIOUSLY DE ONE	EY COMM SC AS TR	ERCE CEN A & TR R I	TER PHA N 951 CC	SE TWO	O A PO	RTION O	F LOT 1 ITER PHASE
Millage Area 0	31				Mi	llage R	ates 0 *C	aculations
Sub./Condo	163205 - ALLIGATOR ALLEY COMM CTR PH2 COMMERCE CENTER PHASE TWO			ool	Other	Total		
	94 - RIGHT-OF-V	MAY STOP	FETS ROA	nc		22	6.5246	

Latest Sales History

(Not all Sale	s are listed due to	Confidentiality)
Date	Book-Page	Amount

2017 Certified Tax Roll

(Subject to Change)

Land Value	\$ 219
(+) Improved Value	\$ 0
(=) Market Value	\$ 219
(=) Assessed Value	\$ 219
(=) School Taxable Value	\$ 219
(=) Taxable Value	\$ 219

If all Values shown above equal 0 this parcel was created after the Final Tax Roll