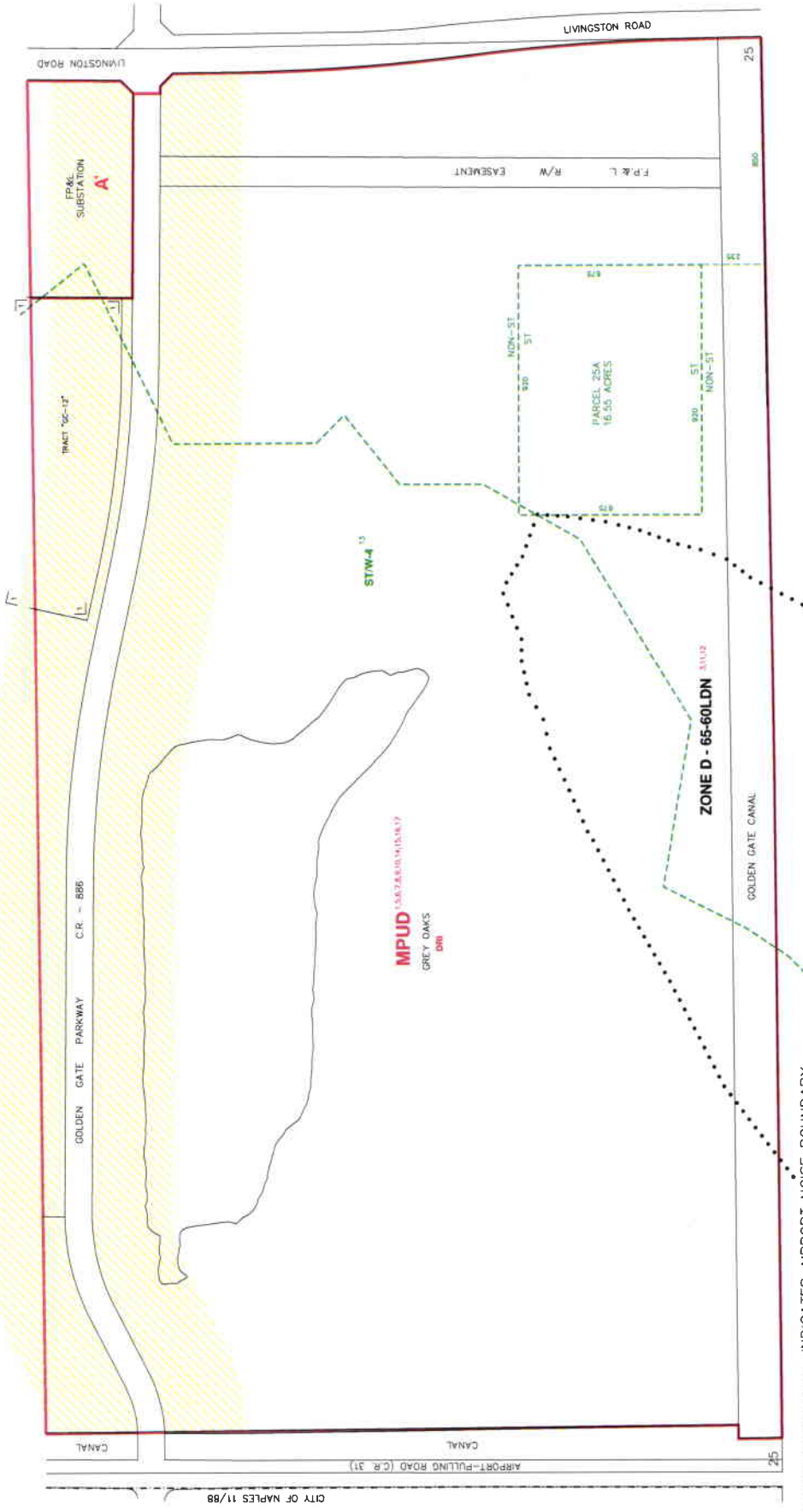


9525N



0618

CITY OF NAPLES 11/88

9528S

- INDICATES AIRPORT NOISE BOUNDARY
- INDICATES CITY LIMITS
- INDICATES SPECIAL TREATMENT OVERLAY
- ▨ INDICATES CORRIDOR MANAGEMENT OVERLAY DISTRICT (330' OFFSET FROM R/W LINE)

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY REFERENCE BY ORDINANCE NO. 04-41 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED JUNE 22, 2004.

ZONING NOTES

1	6-6-90	R-69-6	90-48
2	7-1-90	COMM. MANAGE.-	
3	5-22-91	ZO-90-21	91-40
4	12-18-95	OVERLAY DISTRICT	
5	1-11-96	PLD-89-6(2)	97-45
6	1-11-96	PLD-89-6(1)	96-82
7	1-11-96	PLD-89-6(2)	97-45
8	1-11-96	PLD-89-6(1)	96-82
9	1-11-96	PLD-89-6(2)	97-45
10	1-11-96	PLD-89-6(1)	96-82
11	1-11-96	PLD-89-6(2)	97-45
12	1-11-96	PLD-89-6(1)	96-82
13	1-11-96	PLD-89-6(2)	97-45
14	1-11-96	PLD-89-6(1)	96-82
15	1-11-96	PLD-89-6(2)	97-45
16	1-11-96	PLD-89-6(1)	96-82
17	1-11-96	PLD-89-6(2)	97-45
18	1-11-96	PLD-89-6(1)	96-82
19	1-11-96	PLD-89-6(2)	97-45
20	1-11-96	PLD-89-6(1)	96-82

NO	NAME	P.B.	Pg	P.B.	Pg
1	GREY OAKS UNIT 14	33	59-64		

BY _____ CHAIRMAN

ATTEST _____ CLERK

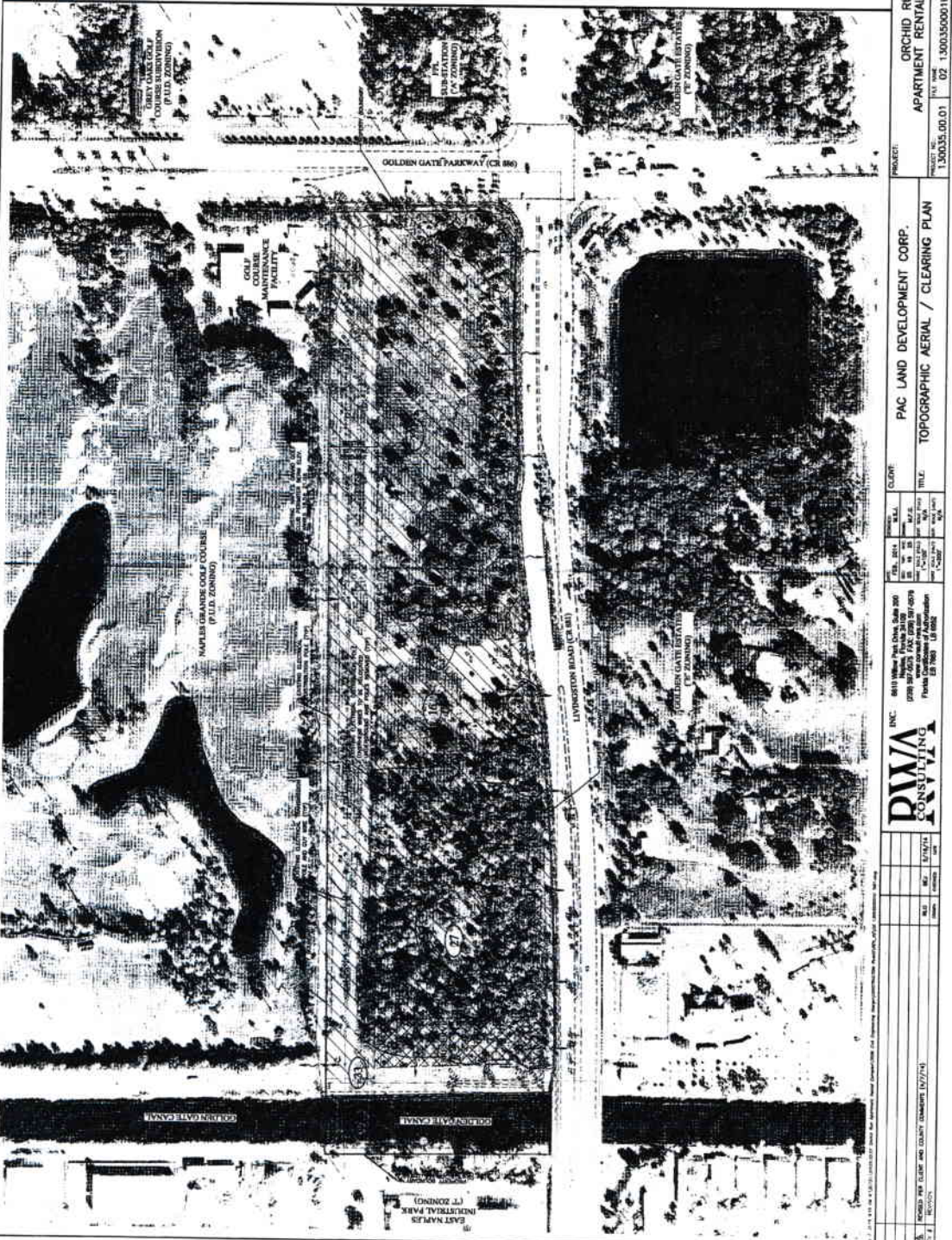
COLLIER COUNTY, FLORIDA
COMMUNITY DEVELOPMENT DIVISION
TWP 49S RING 25E SEC(S) 25 SO 1/2
SCALE 1"=400'
MAP NUMBER: 9525S

LEGEND:

- PREVIOUS (DATE)
- CLEARING AND GRADING (15% SLOPE)
- COURSE SUBDIVISION (P.U.D. ZONING)
- PLANT MATING, PREPARED BY GIBBS, INC. AND ASSOCIATES, INC.
- GARDEN, TREE, SHRUBS, BUSHES, FERT MATING
- MAINTENANCE, MOWING

NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COUNTY OF SAN DIEGO, CALIFORNIA, AND THE CITY OF SAN DIEGO, CALIFORNIA, AND THE STATE OF CALIFORNIA, AND FOR OBTAINING ALL NECESSARY PERMITS FROM THE COUNTY OF SAN DIEGO, CALIFORNIA, AND THE CITY OF SAN DIEGO, CALIFORNIA, AND THE STATE OF CALIFORNIA, AND FOR OBTAINING ALL NECESSARY PERMITS FROM THE COUNTY OF SAN DIEGO, CALIFORNIA, AND THE CITY OF SAN DIEGO, CALIFORNIA, AND THE STATE OF CALIFORNIA.



PROJECT: ORCHID RUN APARTMENT RENTAL COMPLEX

PROJECT NO.: 1.50035.00.01

DATE: 02/25/01

SCALE: 1" = 50'

CLIENT: PAC LAND DEVELOPMENT CORP.

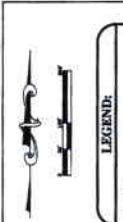
TITLE: TOPOGRAPHIC AERIAL / CLEARING PLAN

DATE: 02/25/01

SCALE: 1" = 50'

PWA CONSULTING

INC. 8611 MISSION VALLEY ROAD, SUITE 200
 27900 MISSION ROAD, SUITE 200
 FALLS CHURCH, VA 22034
 PHONE: (703) 441-1111
 FAX: (703) 441-1112
 WWW.PWA-VA.COM



LEGEND:
 Hatched pattern: IMPROVED (PLAN AREA) SERVICES BY ACQUISITION OF PROPERTY
 Stippled pattern: IMPROVED (PLAN AREA) SERVICES BY ACQUISITION OF PROPERTY
 Dotted pattern: IMPROVED (PLAN AREA) SERVICES BY ACQUISITION OF PROPERTY

GENERAL NOTES:
 1. ALL DRAWINGS REFERENCED IN THIS PLAN SET SHALL BE THE LATEST EDITIONS UNLESS OTHERWISE NOTED.
 2. THE ONLY GATES ALLOWED ARE THE GATES SHOWN.

LAND USE SUMMARY	
RESIDENTIAL	1,245,000 sq. ft.
OFFICE	1,245,000 sq. ft.
COMMERCIAL	1,245,000 sq. ft.
INDUSTRIAL	1,245,000 sq. ft.
RETAIL	1,245,000 sq. ft.
OTHER	1,245,000 sq. ft.
TOTAL	6,122,500 sq. ft.

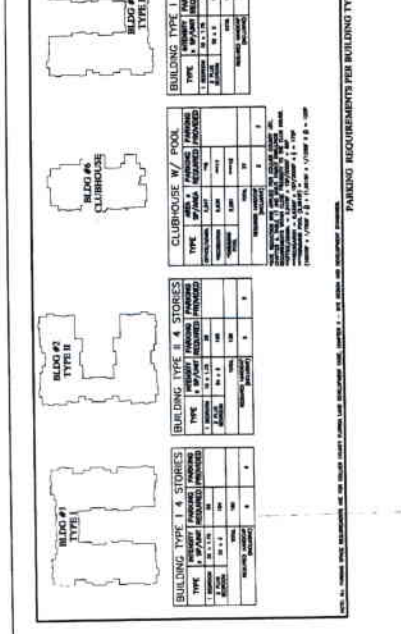
SOLID WASTE/RECYCLING	
TYPE	PERCENTAGE
RECYCLING	25%
LANDFILL	75%

DEVELOPMENT STANDARDS TABLE (IMPDS ORDINANCE 07-08) MULTI-FAMILY

REQUIREMENT	MINIMUM	MAXIMUM	PROHIBITED
MINIMUM UNIT DENSITY	10	20	NO
MINIMUM UNIT MIXTURE	10%	20%	NO
MINIMUM UNIT SIZE	300	1,000	NO
MINIMUM UNIT PRICE	100,000	1,000,000	NO
MINIMUM UNIT TYPE	10	20	NO
MINIMUM UNIT TYPE MIXTURE	10%	20%	NO
MINIMUM UNIT SIZE MIXTURE	10%	20%	NO
MINIMUM UNIT PRICE MIXTURE	10%	20%	NO
MINIMUM UNIT TYPE MIXTURE	10%	20%	NO
MINIMUM UNIT SIZE MIXTURE	10%	20%	NO
MINIMUM UNIT PRICE MIXTURE	10%	20%	NO

PAVING REQUIREMENTS PER BUILDING TYPE

BUILDING TYPE	TYPE	PERCENTAGE	PROHIBITED
BLDG #1 TYPE I	ASPHALT	100%	NO
	CONCRETE	0%	NO
BLDG #2 TYPE II	ASPHALT	100%	NO
	CONCRETE	0%	NO
BLDG #3 TYPE III	ASPHALT	100%	NO
	CONCRETE	0%	NO
BLDG #4 TYPE IV	ASPHALT	100%	NO
	CONCRETE	0%	NO
BLDG #5 TYPE V	ASPHALT	100%	NO
	CONCRETE	0%	NO
BLDG #6 TYPE VI	ASPHALT	100%	NO
	CONCRETE	0%	NO
BLDG #7 TYPE VII	ASPHALT	100%	NO
	CONCRETE	0%	NO
BLDG #8 TYPE VIII	ASPHALT	100%	NO
	CONCRETE	0%	NO
BLDG #9 TYPE IX	ASPHALT	100%	NO
	CONCRETE	0%	NO
BLDG #10 TYPE X	ASPHALT	100%	NO
	CONCRETE	0%	NO



CLIENT: PAC LAND DEVELOPMENT CORP.
PROJECT: ORCHID RUN APARTMENT RENTAL COMPLEX
PROJECT NO.: 130035.00.01
FILE NAME: 04_130035000010 MS01
DATE: 04/26/2010

INC.: 8810 Wilson Park Drive, Suite 200
 (209) 438-7800
 www.pwac.com
 Project: 130035.00.01
 1875000 US 9500

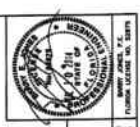
REVISIONS:

NO.	DATE	DESCRIPTION
01	04/27/10	ISSUED FOR PERMIT
02	04/27/10	ISSUED FOR PERMIT
03	04/27/10	ISSUED FOR PERMIT
04	04/27/10	ISSUED FOR PERMIT
05	04/27/10	ISSUED FOR PERMIT
06	04/27/10	ISSUED FOR PERMIT
07	04/27/10	ISSUED FOR PERMIT
08	04/27/10	ISSUED FOR PERMIT
09	04/27/10	ISSUED FOR PERMIT
10	04/27/10	ISSUED FOR PERMIT

REVISIONS FOR CLARITY AND COMPLETION: 11/17/10

SCALE: 1" = 100'

DATE: 04/26/2010



Collier County Property Appraiser Property Summary

Parcel No. 00267080009

Site Adr. 10967 LIVINGSTON RD

Name / Address
ORCHID RUN APARTMENTS LLC
730 BONNIE BRAE ST

City **WINTER PARK** State **FL** Zip **32789**

Map No.	Strap No.	Section	Township	Range	Acres <u>*Estimated</u>
4A25	000100 002 4A25	25	49	25	21.91

Legal 25 49 25 UNC'D TR C DESC AS: COMM AT SE CNR SEC 25, S89DEG W 10 FT TO POB, S89 DEG W 500. 02FT, N 2095.15FT, S89DEG E 351.37FT, S 44DEG E 84.48FT, S 132.43FT, SELY 374.20FT, S 10DEG W 65.58FT, SELY 376.15FT, THENCE SELY ALG CURVE 84.17 FT, N84DEG E 15FT, SLY 728.33 FT, S 96.61FT, N89DEG W 5.56 FT, S 180.45FT TO POB

Millage Area ①		Millage Rates ① *Calculations		
Sub./Condo		School	Other	Total
10	100 - ACREAGE HEADER			
<u>Use Code ①</u>	3 - MULTI-FAMILY 10 UNITS OR MORE	5.48	6.1927	11.6727

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
08/24/14	<u>5073-1549</u>	\$ 4,100,000
02/16/05	<u>3735-584</u>	\$ 5,000,000
03/30/89	<u>1428-1348</u>	\$ 0
06/01/82	<u>975-671</u>	\$ 0

2015 Certified Tax Roll

(Subject to Change)

Land Value	\$ 3,489,750
(+) Improved Value	\$ 0
(=) Market Value	\$ 3,489,750
(=) Assessed Value	\$ 3,489,750
(=) School Taxable Value	\$ 3,489,750
(=) Taxable Value	\$ 3,489,750

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