

**EXHIBIT A**

**ENGINEER'S REPORT  
FOR  
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**

**PREPARED FOR:**

**BOARD OF SUPERVISORS  
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**

**CLARK LEAMING  
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**ENGINEER:**

**WILSONMILLER, INC.  
4571 COLONIAL BOULEVARD  
FORT MYERS, FLORIDA 33912**

**October 11, 2004  
PIN: 03914-004-000  
TASK: GCCDD**

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## **1. INTRODUCTION**

### **1.1 Description of the Arborwood Community**

The Arborwood community is a proposed 2,466.9± acre master planned community in the City of Fort Myers, Florida. The project is generally located east of I-75, south of the Colonial Country Club and Sun City Fort Myers developments, west of the Gateway development and north of Daniels Parkway. Arborwood is within Sections 2, 3, 10, 11, 12, 13, 14, 15, and 23, Township 45 South, Range 25 East.

The future extension of Treeline Avenue, connecting Daniels Parkway to Colonial Boulevard, bisects the property. In addition to that north-south corridor, Arborwood will extend Commerce Lakes Drive westerly from Gateway to Arborwood Parkway, which ultimately intersects with Treeline Avenue.

The community will be fully amenitized and is approved for 4,050 single family homes; 2,450 multi-family units; 36-holes of golf; commercial space; a water management system; wetland preserves; full utility infrastructure; landscaped roadways; gated entries; and security berms and walls and will be classified as a Development of Regional Impact (DRI). A land use summary is presented in Table 1 and the location of the community is shown on Exhibit 1.

A Community Development District (herein called the "District") will encompass the entire 2466.9 acres of the Arborwood community, as shown on Exhibit 1, and will construct, operate and maintain infrastructure to support the community. The legal description of the District can be seen in Appendix 1.

Construction of the master infrastructure needed to support development of the District started in May 2004 and will be complete by May 2006 by the master developer (herein called the "Developer") or the district. This backbone infrastructure will include the construction of Treeline Avenue, Arborwood Parkway and Commerce Lakes Drive; environmental mitigation and monitoring; community signage monuments and perimeter landscaping and lighting; offsite improvements; utilities and water management. A summary of the estimated costs for these improvements is provided in Table 2. Construction of the subdivision infrastructure will be done in multiple phases anticipated to start in January 2005 by the developers of the individual communities within Arborwood (herein called the "Sub-Developers") or the district. A summary of the estimated costs for these improvements is provided in Table 3.



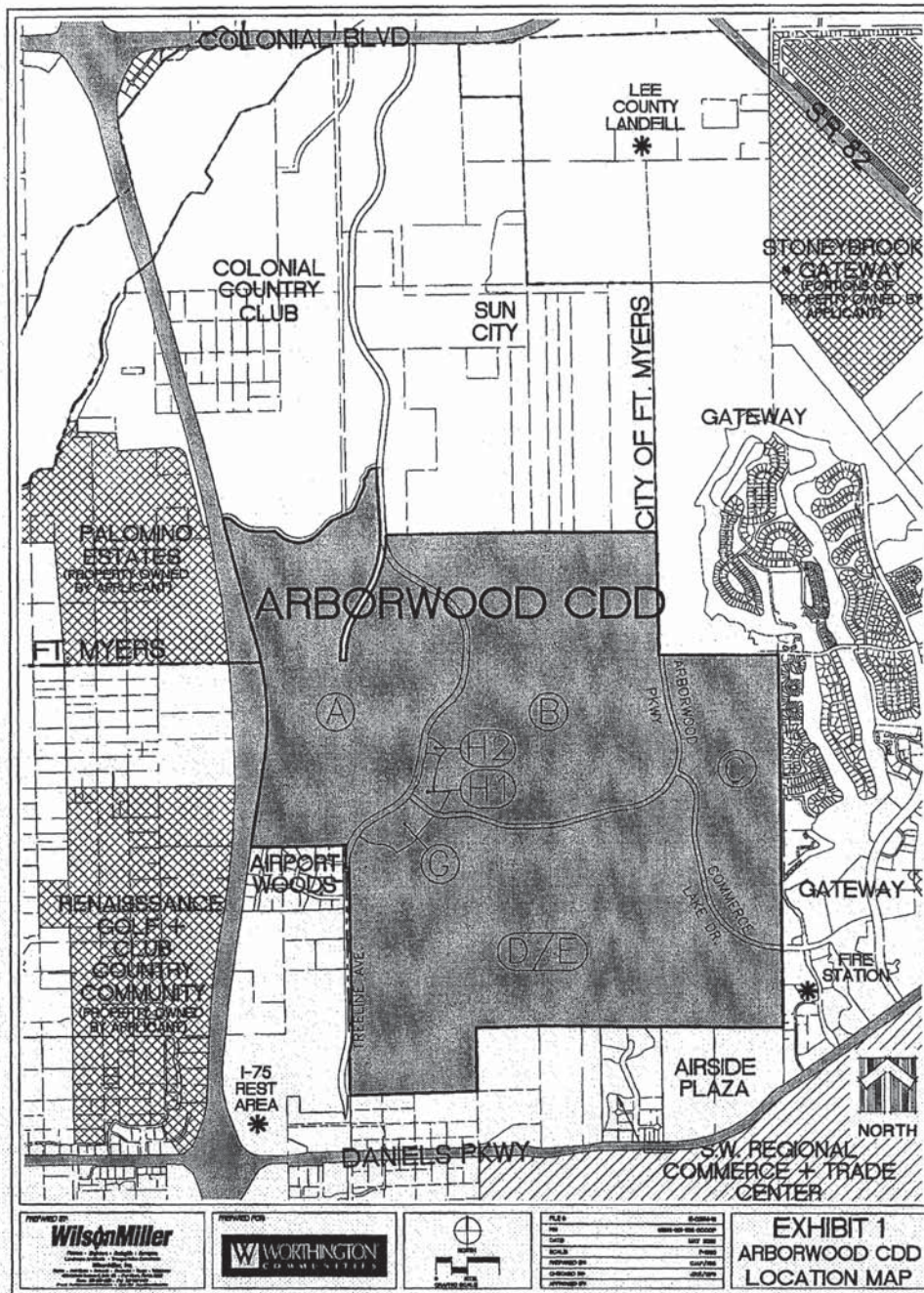


Exhibit 1

## 1.2 Purpose and Scope of the Report

The purpose of this report is to provide a description of the Arborwood community and the District which will serve a 2466.9 acres of the community; the capital improvements to be constructed and financed by the District; and an apportionment of the costs for the capital improvements. The financing and assessment methodology will be developed by the District's financial advisor.

**TABLE 1\***  
**LAND USE SUMMARY**  
**WITHIN THE DISTRICT BOUNDARIES**

TYPE OF USE	ACRE	% OF TOTAL
Golf Course/Maint. Facility	85.4	3.4
Lake	386.1	15.6
Residential	786.1	31.7
Commercial / Town Center	39.2	1.6
Rec. Center	14.5	0.6
Clubhouse	10.0	0.4
Road Right-of-way	250.5	10.6
Preserve Areas	552.2	22.3
Other (Open Space, etc.)	342.9	13.8
<b>TOTAL</b>	<b>2,466.9</b>	<b>100.0</b>

**\*The total development acreage is 2479.13 acres. 12.28 acres located within Parcel A is anticipated to be annexed into the District at a future date.**



## **2. DISTRICT BOUNDARY AND PROPERTIES SERVED**

### **2.1 Description of Properties Served**

The existing land within the District consists of fallow and active agricultural fields, wetlands, and forested open space. The terrain is relatively flat with elevations ranging from 20.0 to 24.0 feet NGVD with an average slope of 1.4 feet per mile or .03%. Ground water is generally located 1 to 2 feet below natural grade during the rainy season. However, during the dry season water table elevations may drop as much as 5 feet.

### **2.2 Existing Infrastructure**

There is no existing water, sewer, drainage, or roadway infrastructure within the District boundaries. However, these infrastructure needs will be extended into the District via the extension of nearby existing infrastructure.

## **3. PROPOSED PROJECT INFRASTRUCTURE**

### **3.1 Summary of the Proposed Project Infrastructure**

The project infrastructure will generally consist of the following:

- Water Management
- Utilities
- Right-of-way Improvements
- Perimeter Landscaping and Fencing
- School Site
- Wetland mitigation
- Off-site improvements

The District may acquire, construct, own, and operate any or all of the above project infrastructure. The Developer or Sub-Developers will complete any project infrastructure enumerated in this engineer's report not acquired or constructed by the District.

### **3.2 Water Management**

The stormwater management system may include the acquisition of approximately 386.1 acres of excavated stormwater management ponds, culverts, catch basins, swales, and water control structures. Stormwater runoff from the areas within the project will be routed to the stormwater management ponds for water quality treatment and water quantity storage. The stormwater will be subsequently released via water control structures.

The stormwater management system will be designed in accordance with the South Florida Water Management District standards. These regulations set minimum criteria for water quality treatment and flood protection.

### **3.3 Utilities**

The utilities within the project will consist of water, sewer, and irrigation systems. The current City of Fort Myers water service boundary is the same as the city limits and the project has been annexed into the City. The water and sewer will be designed and constructed in accordance with City of Fort Myers and the Florida Department of Environmental Protection standards. The water and sewer utilities will be dedicated to the City of Fort Myers Utilities for ownership and operation.

The potable water facilities will include both transmission and distribution mains along with necessary valving, fire hydrants and water services to individual lots and development parcels. It is currently estimated that 6.1 miles of water main will be installed during the construction of the master infrastructure system along Treeline Avenue, Arborwood Parkway and Commerce Lakes Drive. An additional estimate of 11.0 and 23.0 miles of water main will be constructed providing infrastructure to the residential subdivisions west and east of Treeline Avenue, respectively.

The wastewater facilities will include gravity collection mains with individual lot sewer services, collection system pump stations, and force mains to connect to the existing utility system. It is currently estimated that 4.6 miles of gravity collection system, 2.3 miles of force main, and 4 collection system pump stations will be constructed as part of the master infrastructure. An additional 8.2 miles of gravity collection system, 4.1 miles of force main and 7 collection system pump stations within the residential west of Treeline Avenue and approximately 19.1 miles of gravity collection system, 7.5 miles of force main and 12 collection system pump stations east of Treeline Avenue may be constructed.



The irrigation system will include an irrigation water storage facility in which either water from on-site wells and/or reclaimed water-stormwater may be stored; an irrigation pumping facility; and irrigation transmission/distribution mains with services for lots and development parcels. An initial phase of the on-site wells will be constructed until reclaimed water-stormwater becomes available. Depending upon the quantity of reclaimed water-stormwater available, additional future on-site wells may be constructed. An irrigation pumping facility will be constructed to deliver irrigation water to users within the project. It is estimated that 40.1 miles of irrigation transmission/distribution main will be constructed.

The project is located within the franchise areas of Florida Power and Light, Sprint, and Comcast. These utilities will provide electrical power, telephone service, and television cable to the project.

### **3.4 Right-of-way Improvements**

The right-of-way improvements within the project may include clearing, fill, landscaping, irrigation, street lighting, street drainage, subgrade, curb, gutters, and paving. The roadways included in the project will consist of 2-lane undivided, 2-lane divided, and 4-lane divided sections. The roadways will serve the various land uses within the project. Construction of the roadways will consist of subgrade, limerock base, curbing, sidewalks, signals, signage, and striping. The roadways may also include landscaping and lighting. The roadways will be designed and constructed in accordance with the applicable Lee County standards.

### **3.5 Perimeter Landscaping and Fencing**

Landscaping, irrigation, fencing, security facilities, and entry features may be provided for the perimeter berms, along primary roadways, and project entrances. The landscaping may consist of sod, annual flowers, shrubs, ground cover, littoral plants, and trees.

### **3.6 School Site**

The project may include the purchase of a school site outside of the district as required per the DRI approval.



### **3.7 Wetland Mitigation**

The Wetland Mitigation included in the project will consist of the construction and planting of aquatic littoral zones, removal of exotic plant species, the re-establishment of on-site wetlands, enhancement of wetland hydroperiods and monitoring of the systems. Mitigation may occur off-site if required and on-site wetlands may be acquired.

### **3.8 Off-Site Improvements**

Off-site improvements include the landscaping, utility installation, and construction of Treeline Avenue from the development boundary north for approximately 6,000 LF, and improvements to an existing borrow pit lake southwest of the District required for the construction of Treeline Avenue.

## OPINION OF PROBABLE CONSTRUCTION COSTS

Table 2 presents a summary of the costs for the master project infrastructure including water management, utilities, right-of-way improvements, perimeter landscaping and fencing, off-site improvements, wetland mitigation, and engineering and surveying services.

The costs in Table 2 represent the master infrastructure and are in accordance with the itemized opinion of probable construction costs (OPC) for Arborwood provided by Community Engineering Services, Inc. Cost estimates of Table 3 were developed from OPC's provided by the Sub-Developers.

**TABLE 2**  
**Opinion of Probable Costs For The Master Infrastructure\***

<b>Infrastructure</b>	<b>Cost</b>
<b>Water Management</b>	\$1,974,449
<b>Utilities</b>	\$4,705,341
<b>Right-of-way Improvements</b>	\$13,802,243
<b>Perimeter Landscaping and Fencing</b>	\$1,387,146
<b>Wetland Mitigation**</b>	\$818,548
<b>Off-site Improvements</b>	\$4,986,103
<b>Subtotal</b>	<b>\$27,673,830</b>
<b>Contingency @ 10%</b>	\$2,767,383
<b>Subtotal</b>	<b>\$30,441,213</b>
<b>Engineering &amp; Surveying Services</b>	\$2,544,243
<b>Subtotal</b>	<b>\$32,985,456</b>
<b>School Site***</b>	\$330,000
<b>TOTAL****</b>	<b>\$33,315,456</b>

\* Table includes cost outside district boundary, but within approximately 12.28 acres of the development boundary of parcel A. This area is anticipated to be annexed into the district at a future date and will not require modification to Table 2.

\*\*As required for the construction of Treeline Avenue

\*\*\* 10% contingency added to school site but no technical services are added

\*\*\*\*Of the costs listed above, with the exception of the utilities and site related roadway costs, approximately \$19,159,750 may be eligible for Roadway Impact Fee Credits.



**TABLE 3**  
**Opinion of Probable Costs For The Subdivision Infrastructure And**  
**Supplemental Master Infrastructure**

Infrastructure	Cost	
	East of Treeline	West of Treeline
Water Management	\$42,202,196	\$5,154,250
Utilities	\$25,600,000	\$4,357,875
Right-of-way Improvements	\$11,025,450	\$2,614,725
Wetland Mitigation	\$42,919,005	\$300,000
Perimeter Landscaping		\$0
• Supplemental Master	\$3,031,683	\$1,303,377
• Subdivision	\$10,090,000	\$0
<b>Subtotal</b>	<b>\$134,868,334</b>	<b>\$13,730,227</b>
<b>Contingency @ 10%</b>	<b>\$13,486,833</b>	<b>\$1,373,023</b>
<b>Subtotal</b>	<b>\$148,355,167</b>	<b>\$15,103,250</b>
<b>Engineering &amp; Surveying Services @ %10</b>	<b>\$14,835,517</b>	<b>\$1,510,325</b>
<b>TOTAL</b>	<b>\$163,190,684</b>	<b>\$16,613,575</b>



DESCRIPTION OF A PARCEL OF LAND LYING IN  
SECTIONS 2, 3, 10, 11, 12, 13, 14, 15, & 23, TOWNSHIP 45 SOUTH RANGE 25 EAST,  
LEE COUNTY, FLORIDA  
(ARBORWOOD CDD LESS & EXCEPT 01-23-2004)

A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 2, 3, 10, 11, 12, 13, 14, 15, & 23, TOWNSHIP 45 SOUTH, RANGE 25 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE N.89°55'59"E. ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 12 FOR 2593.44 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 12; THENCE CONTINUE N.89°55'59"E. ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 12 FOR 69.69 FEET; THENCE S.01°05'49"E. FOR 2646.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 12; THENCE N.89°55'48"E. ALONG NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 12 FOR 2524.41 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 12; THENCE S.00°57'31"E. ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 12 FOR 2645.06 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE S.00°40'57"E. ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 13 FOR 2647.21 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 13; THENCE S.00°53'05"E. ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 13 FOR 2644.11 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE N.89°42'21"W. ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 13 FOR 2596.61 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 13; THENCE N.89°42'31"W. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 13 FOR 2597.48 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE S.88°09'06"W. ALONG THE SOUTH LINE OF SECTION 14 FOR 1353.20 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 14; THENCE S.00°56'40"E. ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23 FOR 1321.04 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23; THENCE S.88°07'27"W. ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23 FOR 1351.52 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23; THENCE S.88°07'59"W. ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23 FOR 1353.52 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23; THENCE N.01°01'24"W. ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23 FOR 909.59 FEET; THENCE N.13°29'05"E. FOR 98.76 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1262.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°33'33" FOR 320.81 FEET; THENCE N.01°04'28"W. FOR 2645.55 FEET TO A POINT ON THE NORTH LINE OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 14; THENCE N.00°52'49"W. FOR 843.65 FEET; THENCE S.89°07'11"W. FOR 65.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 14; THENCE N.00°52'49"W. ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 14 FOR 477.57 FEET THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE S.88°18'58"W. ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 14 FOR 1357.95 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 14; THENCE S.89°34'25"W. ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 15



SAID SECTION 15 FOR 640.89 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF I-75; THENCE N.08°21'16"E. ALONG THE EAST RIGHT-OF-WAY LINE OF I-75 FOR 1925.01 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 5891.58 FEET; THENCE NORTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF I-75 AND SAID CURVE THROUGH A CENTRAL ANGLE OF 23°11'09" FOR 2384.14 FEET; THENCE N.14°49'51"W. ALONG SAID EAST RIGHT-OF-WAY LINE OF I-75 FOR 2886.26 FEET TO AN INTERSECTION WITH THE CENTERLINE OF A WATER MANAGEMENT EASEMENT DESCRIBED IN OFFICIAL RECORD BOOK 2558, PAGE 2002, LEE COUNTY, FLORIDA; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 63°11'11" FOR AN ARC DISTANCE OF 253.65 FEET, A CHORD BEARING OF S.75°49'31"E. A CHORD DISTANCE OF 240.99 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 710.00 FEET, THROUGH A CENTRAL ANGLE OF 46°08'48" FOR 571.84 FEET; THENCE N.89°37'18"E. FOR 354.32 FEET; THENCE S.50°15'11"E. FOR 144.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 600.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 84°17'37" FOR 882.72 FEET, A CHORD BEARING OF N.87°36'01"E. A CHORD DISTANCE OF 805.24 FEET; THENCE N.45°27'12"E. FOR 398.60 FEET; THENCE N.67°03'34"E. FOR 478.36 FEET; THENCE N.34°14'49"E. FOR 127.19 FEET; THENCE N.23°40'29"E. FOR 475.63 FEET; THENCE N.06°52'49"W. FOR 109.55 FEET; THENCE N.36°30'44"E. FOR 109.13 FEET; THENCE N.20°42'13"E. FOR 118.75 FEET; THENCE N.60°38'04"E. FOR 92.29 FEET; THENCE N.74°41'42"E. FOR 85.73 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF TREELINE BOULEVARD; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING COURSES; THENCE AROUND A CURVE TO THE LEFT, HAVING A RADIUS OF 2800.06 FEET THROUGH A CENTRAL ANGLE OF 05°12'07" AN ARC DISTANCE OF 254.22 FEET A CHORD BEARING OF S.01°14'59"E., A CHORD DISTANCE OF 254.14 FEET; THENCE S.03°51'03"E. FOR 959.31 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2500.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°28'22" FOR 195.16 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 11; THENCE N.89°04'48"E. ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 11 FOR 576.50 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 11; THENCE N.89°03'32"E. ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 11 FOR 2645.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 2479.13 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 12 BEING N.89°55'59"E.

**LESS & EXCEPT:**

A TRACT OR PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, IN SECTIONS 2 AND 11, TOWNSHIP 45 SOUTH, RANGE 25 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE S 89°03'32" W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 2 FOR 2645.22 FEET; THENCE S 89°04'48"W. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 2 FOR 451.46 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF TREELINE AVENUE AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2625.00 FEET (DELTA 29°12'53") (CHORD BEARING S 15°09'21" W) (CHORD 1324.02 FEET) FOR 1338.47 FEET TO A POINT OF TANGENCY; THENCE S 29°45'48" W FOR 618.63 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1487.50 FEET (DELTA 28°50'26") (CHORD BEARING S 15°20'35" W) (CHORD



740.87 FEET) FOR 748.75 FEET TO A POINT OF TANGENCY; THENCE S 00°55'22" W FOR 166.15 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 11; THENCE S 88°35'19" W ALONG SAID LINE FOR 125.10 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF TREELINE AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: THENCE N 00°55'22" E FOR 171.24 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1612.50 FEET (DELTA 28°50'26") (CHORD BEARING N 15°20'35" E) (CHORD 803.13 FEET) FOR 811.67 FEET TO A POINT OF TANGENCY; THENCE N 29°45'48" E FOR 618.63 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2500.00 FEET (DELTA 33°36'51") (CHORD BEARING N 12°57'22" E) (CHORD 1445.75 FEET) FOR 1466.69 FEET TO A POINT OF TANGENCY; THENCE N 03°51'03" W FOR 959.31 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2800.06 FEET (DELTA 05°12'07") (CHORD BEARING N 01°14'59" W) (CHORD 254.14 FEET) FOR 254.22 FEET; THENCE S 88°38'56" E FOR 125.00 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF TREELINE AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING BEARING AND DISTANCES: THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2675.06 FEET (DELTA 05°12'07") (CHORD BEARING S 01°14'59" E) (CHORD 242.79 FEET) FOR 242.87 FEET TO A POINT OF TANGENCY; THENCE S 03°51'03" E FOR 959.31 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2625.00 FEET (DELTA 04°23'58") (CHORD BEARING S 01°39'04" E) (CHORD 201.51 FEET) FOR 201.56 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 12.28 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 2, TOWNSHIP 45 SOUTH, RANGE 25 EAST AS BEARING S 89°03'32"W.

Certification for Description

Surveyor and Mapper in Responsible Charge:

**Denis J. O'Connell, Jr., LS #5430**

**Community Engineering Services, Inc. LB #6572**

**8991 Daniels Center Drive, Suite 103**

**Fort Myers, FL 33912**