

Prepared by and return to:
Christine Adams, Esquire
Rogers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, Florida 32207

**PARTIAL EXTINGUISHMENT OF
TRANSFERRED DEVELOPMENT UNIT CERTIFICATE**

THIS PARTIAL EXTINGUISHMENT OF TRANSFERRED DEVELOPMENT UNIT CERTIFICATE ("Partial Extinguishment") is executed this _____ day of _____, 2021 by ZP 354 FORT MYERS GOAT FARM, LLC, a Florida limited liability company ("ZP").

RECITALS

WHEREAS, Lee County, Florida, a political subdivision of the State of Florida (the "County"), pursuant to County Administrative Code 13-5, issued to Investors Warranty of America, LLC, an Iowa limited liability company ("Investors"), that certain Reservation of Residential Development Rights and Issuance of Transferred Development Unit Certificate dated December 4, 2017 and recorded as Instrument #2017000251344 in the public records of the County (the "Reservation and TDU Certificate"), a copy of which is attached as Exhibit A; and

WHEREAS, the Reservation and TDU Certificate conferred on Investors the right to develop 255 residential dwelling units (the "TDUs"), which TDUs may be sold or transferred; and

WHEREAS, Investors transferred 55 TDUs to ZP (the "ZP TDUs") by means of that certain Deed of Transfer for Transferable Development Units dated June 25, 2021 (the "Deed"), a recorded copy of which is attached as Exhibit B; and

WHEREAS, ZP intends to utilize the ZP TDUs in connection with the development of that certain parcel described in the attached Exhibit C (the "ZP Parcel"); and

WHEREAS, the County has given bonus density approval in accordance with County LDC Section 2-147 for the utilization of the ZP TDUs in connection with the development of the ZP Parcel; and

WHEREAS, ZP wishes to extinguish the ZP TDUs upon approval of the building permit(s) for the use of the ZP TDUs in the development of the ZP Parcel;

NOW, THEREFORE, ZP provides record notice of the following:

1. The foregoing Recitals are true and correct and are incorporated as if fully set forth herein.
2. Upon issuance of the building permit(s) for the development of 296 residential dwelling units on the ZP Parcel, the County will record this Partial Extinguishment and Exhibits in the County public records and make the recorded document available to the County Property Appraiser.
3. Thereafter, the ZP TDUs will remain with the ZP Parcel in perpetuity.

[Signatures on the following page]

DONE THIS 22 day of June, 2021.

ZP 354 Fort Myers Goat Farm, LLC, a Florida limited liability company

By: [Signature]
Name: Jeffrey L. Zimmer
Its: Manager

STATE OF North Carolina

COUNTY OF New Hanover

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 22 day of June, 2021, by Jeffrey L. Zimmer, Manager of ZP 354 Fort Myers Goat Farm, LLC, a Florida limited liability company on behalf of the company. He (check one) is personally known to me, or has produced a valid driver's license as identification.



[Signature]
Print Name: Whitley Turner Stunish
Notary Public, State and County Aforesaid
My Commission Expires: 9/27/21
Commission Number: 201627300116

INSTR # 2017000251344, Doc Type CER, Pages 6, Recorded 12/05/2017 at 09:33 AM,
Linda Doggett, Lee County Clerk of Circuit Court, Rec. Fee \$52.50 Deputy
Clerk ERECORD

EXHIBIT "A"

**RESERVATION OF RESIDENTIAL DEVELOPMENT RIGHTS AND
ISSUANCE OF TRANSFERRED DEVELOPMENT UNIT CERTIFICATE**

This Reservation of Residential Development Rights and Issuance of Transferred Development Unit Certificate (hereinafter "Reservation and TDU Certificate") effective as of the 4th day of December, 2017, is made by **INVESTORS WARRANTY OF AMERICA, LLC, an Iowa limited liability company, f/k/a Investors Warranty of America, Inc., an Iowa corporation**, ("Investors Warranty"), having a mailing address of 4333 Edgewood Road, NE, Cedar Rapids, IA 52499 (hereinafter "Investors Warranty"), and **LEE COUNTY, FLORIDA, a Political Subdivision of the State of Florida**, whose mailing address is 2115 Second Street, Fort Myers, FL 33902 (hereinafter "Lee County").

WITNESSETH:

WHEREAS, Investors Warranty owns certain property located in Lee County, Florida, which is more particularly described on Exhibit "A" attached hereto and made a part hereof by reference as if fully set forth herein (the Property); and

WHEREAS, the Property consists of $\pm 1,142.67$ acres of uplands and $\pm 2,829.64$ acres of wetlands as determined based on the report by BearPaws Environmental, and is entitled to 255 residential dwelling units under applicable provisions of the Lee County Comprehensive Plan (Units); and

WHEREAS, Investors Warranty is going to convey the property to Lee County pursuant to a duly executed contract dated September 19, 2017; and

WHEREAS, the contract provisions acknowledge that the Seller is going to retain the right to the 255 residential dwelling units, and Lee County is going to issue a TDU certificate in accordance with the provisions of Administrative Code 13-5.

NOW THEREFORE, it is agreed as follows:

1. The statements contained in the recitals of fact set forth above are true and correct, and such recitals are, by this reference, made a part of this Reservation and TDU Certificate.
2. Investors Warranty hereby retains the rights to the 255 units prior to the sale and transfer of the property to Lee County.
3. Lee County and Investors Warranty agree that Investors Warranty has full right, power and authority to retain the residential development rights.

09-19-17 R
A-2

- 4. Lee County agrees that Investors Warranty is hereby issued a TDU certificate that entitles Investors Warranty to 255 residential units.

INVESTORS WARRANTY OF AMERICA, L.L.C., an Iowa limited liability company, f/k/a Investors Warranty of America, Inc., an Iowa corporation

WITNESSES:

C.R. Hall
1st Witness Signature

Cameron R. Hall
1st Witness Printed Name

Holly M Reagan
2nd Witness Signature

Holly M Reagan
2nd Witness Printed Name

By: *David C. Feltman*
David C. Feltman, Authorized Agent

Secretary

(Seal)

LINDA DOGGETT, CLERK

LEE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY
COMMISSIONERS

BY: Chris Sw 11-27-2017
Deputy Clerk (Date)

BY: [Signature]
CHAIR

Approved as to form for the reliance of
Lee County only



By: [Signature]
Office of the County Attorney
11-22-17
(Date)

Exhibit "A"**PARCEL 1:**

All of Section 1, Township 47 South, Range 25 East, Lee County, Florida.

LESS and EXCEPT the following described parcels as set for in the Stipulated Final Judgment and Amended Order of Taking recorded November 14, 2008, in Instrument No. 2008000299827, Public Records of Lee County, Florida.

Commence at the Southeast corner of said Section 2, also being the Southwest corner of said Section 1; thence along the South line of Section 2, South 89 degrees 52 minutes 49 seconds West a distance of 358.33 feet to the survey base line of State Road 93 (1-75); thence along said survey base line, North 01 degree 34 minutes 01 second West a distance of 1166.91 feet, thence North 88 degrees 25 minutes 57 seconds East a distance of 248.00 feet to the East existing Limited Access right of way line of said State Road 93 (per Section 12075-2401) for a Point of Beginning; thence along said East existing Limited Access right of way line North 01 degree 34 minutes 01 seconds West a distance of 2,553.93 feet thence North 88 degrees 25 minutes 59 seconds East a distance of 254.95 feet; thence South 83 degrees 50 minutes 16 seconds East a distance of 479.81 feet; thence South 01 degree 34 minutes 01 seconds East a distance of 1,422.00 feet; thence South 88 degrees 33 minutes 06 seconds West a distance of 471.80 feet; thence South 01 degree 34 minutes 01 second East a distance of 1,068.38 feet; thence South 88 degrees 25 minutes 57 seconds West a distance of 258.60 feet to the Point of Beginning.

AND

Commence at the Southeast corner of said Section 2, also being the Southwest corner of said Section 1; thence along the South line of Section 2, South 89 degrees 52 minutes 49 seconds West a distance of 358.33 feet to the survey base line of Interstate 75 (State Road 93); thence along said survey base line, North 01 degree 34 minutes 01 second West a distance of 2,162.84 feet; thence North 88 degrees 25 minutes 59 seconds East a distance of 506.60 feet for a Point of Beginning; thence North 01 degree 34 minutes 01 seconds West a distance of 72.45 feet; thence North 88 degrees 33 minutes 06 seconds East a distance of 471.80 feet; thence South 01 degree 34 minutes 01 seconds East a distance of 1,141.05 feet; thence North 89 degrees 37 minutes 45 seconds West a distance of 249.92 feet; thence North 75 degrees 12 minutes 06 seconds West a distance of 231.40 feet; thence North 01 degree 34 minutes 01 seconds West a distance of 995.93 feet to the Point of Beginning.

PARCEL 2:

That Part of Section 2, Township 47 South, Range 25 East, lying Easterly of the East right-of-way line of Interstate 75 (State Road 93) and lying Northerly of the following described parcels as set for in the Stipulated Final Judgment and Amended Order of Taking recorded November 14, 2008, in Instrument No. 2008000299827, Public Records of Lee County, Florida.

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Commence at the Southeast corner of said Section 2, also being the Southwest corner of said Section 1; thence along the South line of Section 2, South 89 degrees 52 minutes 49 seconds West a distance of 358.33 feet to the survey base line of State Road 93 (I-75); thence along said survey base line, North 01 degree 34 minutes 01 second West a distance of 1166.91 feet; thence North 88 degrees 25 minutes 57 seconds East a distance of 248.00 feet to the East existing Limited Access right of way line of said State Road 93 (per Section 12075-2401) for a Point of Beginning; thence along said East existing Limited Access right of way line North 01 degree 34 minutes 01 seconds West a distance of 2,553.93 feet; thence North 88 degrees 25 minutes 59 seconds East a distance of 254.95 feet; thence South 83 degrees 50 minutes 16 seconds East a distance of 479.81 feet; thence South 01 degree 34 minutes 01 seconds East a distance of 1,422.00 feet; thence South 88 degrees 33 minutes 06 seconds West a distance of 471.80 feet; thence South 01 degree 34 minutes 01 second East a distance of 1,068.38 feet; thence South 83 degrees 25 minutes 57 seconds West a distance of 258.60 feet to the Point of Beginning.

AND

Commence at the Southeast corner of said Section 2, also being the Southwest corner of said Section 1; thence along the South line of Section 2, South 89 degrees 52 minutes 49 seconds West a distance of 358.33 feet to the survey base line of Interstate 75 (State Road 93); thence along said survey base line, North 01 degree 34 minutes 01 second West a distance of 2,162.84 feet; thence North 88 degrees 25 minutes 59 seconds East a distance of 506.60 feet for a Point of Beginning; thence North 01 degree 34 minutes 01 seconds West a distance of 72.45 feet; thence North 88 degrees 33 minutes 06 seconds East a distance of 471.80 feet thence South 01 degree 34 minutes 01 seconds East a distance of 1,141.05 feet; thence North 89 degrees 37 minutes 45 seconds West a distance of 249.92 feet; thence North 75 degrees 12 minutes 06 seconds West a distance of 231.40 feet; thence North 01 degree 34 minutes 01 seconds West a distance of 995.93 feet to the Point of Beginning.

PARCEL 3:

This Part of Section 2, Township 47 South, Range 25 East, lying Easterly of the East right-of-way line of Interstate 75 (State Road 93) and lying Southerly of the following described parcels as set for in the Stipulated Final Judgment and Amended Order of Taking recorded November 14, 2008, in Instrument No. 2008000299827, Public Records of Lee County, Florida.

Commence at the Southeast corner of said Section 2, also being the Southwest corner of said Section 1; thence along the South line of Section 2, South 89 degrees 52 minutes 49 seconds West a distance of 358.33 feet to the survey base line of State Road 93 (I-75); thence along said survey base line, North 01 degree 34 minutes 01 second West a distance of 1165.91 feet; thence North 88 degrees 25 minutes 57 seconds; East a distance of 248.00 feet to the East existing Limited Access right of way line of said State Road 93 (per Section 12075-2401) for a Point of Beginning; thence along said an existing Limited Access right of way line North 01 degree 34 minutes 01 seconds West a distance of 2,553.93 feet; thence North 88 degrees 25 minutes 59 seconds East a distance of 254.95 feet; thence South 83 degrees 50 minutes 16 seconds East a distance of 479.81 feet; thence South 01 degree 34 minutes 01 seconds East a distance of 1,422.00 feet; thence South 88 degrees 33 minutes 06 seconds West a distance of 471.80 feet; thence South 01 degree 34 minutes 01 second East a distance of 1,068.38 feet; thence South 88 degrees 25 minutes 57 seconds West a distance of 258.60 feet to the Point of Beginning.

AND

Commence at the Southeast corner of said Section 2, also being the Southwest corner of said Section 1; thence along the South line of Section 2, South 89 degrees 52 minutes 49 seconds West a distance of 358.33 feet to the survey base line of Interstate 75 (State Road 93); thence along said survey base line, North 01 degree 34 minutes 01 second West a distance of 2,162.84 feet; thence North 88 degrees 25 minutes 59 seconds East a distance of 506.60 feet for a Point of Beginning; thence North 01 degree 34 minutes 01 seconds West a distance of 72.45 feet; thence North 88 degrees 33 minutes 06 seconds East a distance of 471.80 feet; thence South 01 degree 34 minutes 01 seconds East a distance of 1,141.05 feet; thence North 89 degrees 37 minutes 45 seconds West a distance of 249.92 feet; thence North 75 degrees 12 minutes 06 seconds West a distance of 231.40 feet; thence North 01 degree 34 minutes 01 seconds West a distance of 995.93 feet to the Point of Beginning.

File No.: 2021-3856106

PARCEL 4:

All of Section 11 lying East of the East right of way line of Interstate Highway I-75, and all of Section 12, Township 47 South, Range 25 East, in Lee County, Florida.

LESS and EXCEPT the following described parcels as set for in the Stipulated Final Judgment and Amended Order of Taking recorded November 14, 2008 in Instrument Number 2008000299827, Public Records of Lee County, Florida.

That portion of the Southeast Quarter of Section 11 and that portion of the Southwest Quarter of Section 12, Township 47 South, Range 25 East, Lee County, Florida, being described as follows:

Begin at the Southeast corner of said Section 11, also being the Southwest corner of said Section 12; thence along the South line of said Section 11, North 82 degrees 32 minutes 43 seconds West a distance of 43.12 feet, to the East Limited Access right-of-way line of State Road 93 (I-75), per Section 12075-2401; thence continue along said East existing Limited Access right of way line North 01 degree 34 minutes 01 seconds West a distance of 1330.71 feet; thence North 88 degrees 25 minutes 59 seconds East a distance of 235.32 feet; thence South 03 degrees 49 minutes 46 seconds East a distance of 50.04 feet; thence South 01 degree 34 minutes 01 second East a distance of 1,064.88 feet; thence South 80 degrees 42 minutes 11 seconds East a distance of 488.15 feet; thence South 01 degree 34 minutes 03 seconds East a distance of 135.00 feet to the South line of said Section 12; thence along said South line South 88 degrees 48 minutes 32 seconds West a distance of 674.12 feet to the Point of Beginning.

ALSO LESS AND EXCEPT:

That portion of the Southwest Quarter of Section 12, Township 47 South, Range 25 East, Lee County, Florida, being described as follows:

Commence at the Southeast corner of Section 11, Township 47 South, Range 25 East also being the Southwest corner of said Section 12; thence along the South line of said Section 11, North 82 degrees 32 minutes 43 seconds West a distance of 294.23 feet to the survey base line of Interstate 75 (State Road 93); thence along said survey base line, North 01 degree 34 minutes 01 second West a distance of 1,241.33 feet; thence North 88 degrees 25 minutes 59 seconds East a distance of 485.30 feet for a Point of Beginning; thence North 03 degrees 49 minutes 46 seconds West a distance of 50.04 feet; thence North 76 degrees 20 minutes 47 seconds East a distance of 282.21 feet; thence North 83 degree 01 minute 39 seconds East a distance of 206.34 feet; thence South 01 degree 34 minutes 01 second East a distance of 1,285.42 feet; thence North 80 degrees 42 minutes 11 seconds West a distance of 488.15 feet; thence North 01 degree 34 minutes 01 seconds West a distance of 1064.88 feet to the Point of Beginning.

PARCEL 5:

All of Section 5, Township 47 South, Range 26 East, Lee County, Florida.

PARCEL 6:

All of Section 6, Township 47 South, Range 26 East, Lee County, Florida.

PARCEL 7:

All of Section 7, Township 47 South, Range 26 East, Lee County, Florida.

PARCEL 8:

All of Section 8 Less and Except the South One Half (S 1/2) of the Southeast One Quarter (SE 1/4) of the Southeast One Quarter (SE 1/4), Township 47 South, Range 26 East, Lee County, Florida.

=

Linda Doggett, Lee County Clerk of Circuit Court
 INSTR. # 2021000212684, Doc Type D, Pages 4, Recorded 6/28/2021 at 9:54 AM, Deputy Clerk WMILLER ERECORD
 Rec Fees: \$35.50

EXHIBIT "B"

This documents was prepared
 by and upon recording should
 be returned to:
 Holland & Knight LLP
 200 S. Orange Ave., Suite 2600
 Orlando, Florida 32801
 Attention: Barton W. Morrison, Esq.
 RT: 801351

**DEED OF TRANSFER
 FOR
 TRANSFERABLE DEVELOPMENT UNITS
 (Lee County, Florida)**

This DEED OF TRANSFER FOR TRANSFERABLE DEVELOPMENT UNITS is entered into effective June 25, 2021, by INVESTORS WARRANTY OF AMERICA, LLC, an Iowa limited liability company ("Transferor"), to and for the benefit of ZP 354 FORT MYERS GOAT FARM, LLC, a Florida limited liability company, its successors and assigns ("Transferee").

A. Pursuant to that certain Reservation of Residential Development Rights and Issuance of Transferred Development Unit Certificate dated December 4, 2017, and recorded December 5, 2017, as Instrument No. 2027000251344, between Transferor and Lee County, Florida, a political subdivision of the State of Florida ("Lee County"), Lee County issued to Transferor a TDU Certificate with full right, power and authority to retain 255 residential units ("Residential Units"); and

B. Transferor wishes to transfer, and Transferee wishes to acquire, 55 Residential Units incidental to its development of the land described on the attached Exhibit "A" ("Development Parcel"), as more particularly set forth below.

Now, therefore, in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Transfer of Units. Transferor hereby transfers to Transferee, all of its right, title and interest in 55 Residential Units. The foregoing transfer is "as-is" without recourse, representations or warranties, except as set forth in Section 3 below.
2. Use of Units. The above referenced 55 Residential Units transferred hereby shall be used only for the Development Parcel and no other land without the authorization of Lee County.
3. Tracking of Units. Transferor represents confirms that: (a) it has not heretofore transferred its right, title and interest in any of the Residential Units; and (b) after the foregoing transfer to Transferee of its right, title and interest in 55 Residential Units, Transferor shall continue to retain 200 Residential Units, which it may sell and/or transfer in the future.

[Signature on Attached Page]

NOTE TO CLERK: No documentary stamp tax is due on this transfer. The Florida Department of Revenue has confirmed that transferrable development units are not real property subject to documentary stamp taxation.

Signature Page for Transferor

This Signature Page for Transferor is attached to and made a part of that DEED OF TRANSFER FOR TRANSFERABLE DEVELOPMENT UNITS by INVESTORS WARRANTY OF AMERICA, LLC, an Iowa limited liability company, as "Transferor," to and for the benefit of ZP 354 FORT MYERS GOAT FARM, LLC, a Florida limited liability company, its successors and assigns, as "Transferee" which the undersigned has approved and executed.

Witnessed in the presence of:

TRANSFEROR:

INVESTORS WARRANTY OF AMERICA, LLC,
an Iowa limited liability company

[Signature]
Name: Guadalupe Aguilar

By: [Signature]
Name: Nick Koluch

[Signature] and -
Name: Ashley Murphy

Title: Authorized Signatory

State of NY
County of Rockland

STATE OF NY
COUNTY OF Rockland

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 22 day of June, 2021, by Nick Koluch the Authorized Signatory of INVESTORS WARRANTY OF AMERICA, LLC, an Iowa limited liability company. He/She (CHECK ONE) is personally known to me or has produced a valid driver's license as identification.

NYs D/L

[Signature]
Notary Public, State of NY
Name: Joanne Castaldo

My Commission Expires November 7, 2023
My Commission Number is: 01CA6250934

JOANNE CASTALDO
Notary Public, State of New York
No. 01CA6250934
Qualified in Rockland County
Commission Expires Nov. 7, 2023

EXHIBIT "A"

Legal Description of Development Parcel

Parcel 1:

TRACT "I", COLLEGE POINT, AS RECORDED IN PLAT BOOK 62, PAGES 76 THROUGH 78, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

and

Parcel 2:

The West one-half of the Southeast quarter of the Northwest quarter of the Southwest quarter of Section 15, Township 45 South, Range 24 East, Lee County, Florida.

and

Parcel 3:

The Southwest quarter of the Northwest quarter of the Southwest quarter of Section 15, Township 45 South, Range 24 East, Lee County, Florida.

Together with the appurtenant easement(s) described in the Grant of Signage Easement recorded in Official Records Book 3076, page 2822; Correct Grant of Signage Easement recorded in Official Records Book 3149, page 2470; Modification of Grant of Signage Easement recorded in Official Records Book 3365, page 4196 and Amendment thereto recorded in Official Records Instrument No. 2017000174259, of the public records of Lee County, Florida.

and

Together with the appurtenant easement(s) described in the Grant of Easements recorded in Official Records Instrument No. 2018000182510, of the public records of Lee County, Florida.

Less and excepting the following:

Parcel A

(a 50 foot canal south of the South line of the property)

A tract or parcel of land lying in the Southwest quarter (SW 1/4) of Section 15, Township 45 South, Range 24 East, Lee County, Florida, said tract or parcel being part of the Former I.D.D. Canal H-8 and being more particularly described as:

Commencing at the Northwest corner of the Southwest quarter (SW 1/4) of said Section 15, Township 45 South, Range 24 East; run along the west line of said quarter South 01°31'22" East for a distance of 1275.30 feet, more or less, to an intersection with the north line of Former I.D.D. Canal H-8 and the Point of Beginning of said tract or parcel.

From said Point of Beginning continue South 01°31'22" East along the west line of said Southwest quarter (SW 1/4) a distance of 50.00 feet to an intersection with the south line of the Northwest quarter (NW 1/4) of the Southwest quarter (SW 1/4) of said Section 15; thence run along said south line North 88°31'12" East for a distance of 994.70 feet to an intersection with the east line of the West one-half (W 1/2) of the Southeast quarter (SE 1/4) of the Northwest quarter (NW 1/4) of the Southwest quarter (SW 1/4); thence

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run along said east line North 01°30'25" West for a distance of 50.00 feet; thence run South 88°31'12" West for a distance of 994.71 feet to the Point of Beginning.

and
Parcel B

A tract or parcel of land lying in the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 45 South, Range 24 East, Lee County, Florida being more particularly described as follows:

For a point of reference commence at the northwest corner of the southwest 1/4 of said Section 15; thence South 01°31'22" East, for a distance of 1005.67 feet along the west line of said southwest 1/4 to the Point of Beginning.

For said Point of Beginning continue South 01°31'22" East, a distance of 270 feet to an intersection with the north line of Former I.D.D. Canal H-8; thence North 88°31'12" East, along said north line, a distance of 175.00 feet; thence North 01°28'48" West, a distance of 270 feet; thence South 88°31'12" West, a distance of 175.20 feet along the south line of a proposed 35 foot road to the Point of Beginning.

and further excepting any part in any road right of way as now established

The above described lands also described as follows:

A parcel of land lying in Sections 15 and 16, Township 45 South, Range 24 East, Lee County, Florida, and being more particularly described as follows:

BEGIN at the Northeast corner of Tract I according to the plat of College Pointe as recorded in Plat Book 62, at Page 76 of the Public Records of Lee County, Florida; thence, along the North line of lands described in Official Records Instrument #2011000027046 of the aforementioned Public Records, N.89°07'30"E., 994.79 feet; thence, along the East line of the West one-half of the Southeast one-quarter of the Northwest one-quarter of the Southwest one-quarter of said Section 15, S.00°56'54"E., 612.04 feet to the North line of former Iona Drainage District Canal H-8, as described in Official records Instrument No. 2011000027046 of the aforementioned Public Records; thence, along said North line, S.89°05'15"W., 819.71 feet; thence, along the boundary of lands described in Official Records Book 3052, Page 3081 of the aforementioned Public Records for the following two (2) courses:

1. N.00°54'45"W., 270.00 feet;
2. S.89°05'15"W., 175.20 feet;

thence, along the West line of the aforementioned Section 15, N.00°57'19"W., 35.00 feet to the Southeast corner of the aforementioned Tract I; thence, along the boundary of said Tract I for the following five (5) courses:

1. S.89°05'15"W., 32.11 feet;
2. along the arc of a tangent circular curve concave to the Northeast having for its elements a radius of 25.00 feet, a central angle of 90°06'53", a chord of 35.39 feet, a chord bearing of N.45°51'19"W., an arc of 39.32 feet;
3. N.00°47'52"W., 12.62 feet;
4. N.04°15'13"W., 270.53 feet;
5. N.89°07'30"E., 72.62 feet;

to the POINT OF BEGINNING.

EXHIBIT "C"

Parcel 1:

TRACT "I", COLLEGE POINT, AS RECORDED IN PLAT BOOK 62, PAGES 76 THROUGH 78, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

and

Parcel 2:

The West one-half of the Southeast quarter of the Northwest quarter of the Southwest quarter of Section 15, Township 45 South, Range 24 East, Lee County, Florida.

and

Parcel 3:

The Southwest quarter of the Northwest quarter of the Southwest quarter of Section 15, Township 45 South, Range 24 East, Lee County, Florida.

Together with the appurtenant easement(s) described in the Grant of Signage Easement recorded in Official Records Book 3076, page 2822; Correct Grant of Signage Easement recorded in Official Records Book 3149, page 2470; Modification of Grant of Signage Easement recorded in Official Records Book 3365, page 4196 and Amendment thereto recorded in Official Records Instrument No. 2017000174259, of the public records of Lee County, Florida.

and

Together with the appurtenant easement(s) described in the Grant of Easements recorded in Official Records Instrument No. 2018000182510, of the public records of Lee County, Florida.

Less and excepting the following:

Parcel A

(a 50 foot canal south of the South line of the property)

A tract or parcel of land lying in the Southwest quarter (SW 1/4) of Section 15, Township 45 South, Range 24 East, Lee County, Florida, said tract or parcel being part of the Former I.D.D. Canal H-8 and being more particularly described as:

Commencing at the Northwest corner of the Southwest quarter (SW 1/4) of said Section 15, Township 45 South, Range 24 East; run along the west line of said quarter South 01°31'22" East for a distance of 1275.30 feet, more or less, to an intersection with the north line of Former I.D.D. Canal H-8 and the Point of Beginning of said tract or parcel.

From said Point of Beginning continue South 01°31'22" East along the west line of said Southwest quarter (SW 1/4) a distance of 50.00 feet to an intersection with the south line of the Northwest quarter (NW 1/4) of the Southwest quarter (SW 1/4) of said Section 15; thence run along said south line North 88°31'12" East for a distance of 994.70 feet to an intersection with the east line of the West one-half (W 1/2) of the Southeast quarter (SE 1/4) of the Northwest quarter (NW 1/4) of the Southwest quarter (SW 1/4); thence run along said east line North 01°30'25" West for a distance of 50.00 feet; thence run South 88°31'12" West for a distance of 994.71 feet to the Point of Beginning.

and

Parcel B

A tract or parcel of land lying in the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 45 South, Range 24 East, Lee County, Florida being more particularly described as follows:

For a point of reference commence at the northwest corner of the southwest 1/4 of said Section 15; thence South $01^{\circ}31'22''$ East, for a distance of 1005.67 feet along the west line of said southwest 1/4 to the Point of Beginning.

For said Point of Beginning continue South $01^{\circ}31'22''$ East, a distance of 270 feet to an intersection with the north line of Former I.D.D. Canal H-8; thence North $88^{\circ}31'12''$ East, along said north line, a distance of 175.00 feet; thence North $01^{\circ}28'48''$ West, a distance of 270 feet; thence South $88^{\circ}31'12''$ West, a distance of 175.20 feet along the south line of a proposed 35 foot road to the Point of Beginning.

and further excepting any part in any road right of way as now established

The above described lands also described as follows:

A parcel of land lying in Sections 15 and 16, Township 45 South, Range 24 East, Lee County, Florida, and being more particularly described as follows:

BEGIN at the Northeast corner of Tract I according to the plat of College Pointe as recorded in Plat Book 62, at Page 76 of the Public Records of Lee County, Florida; thence, along the North line of lands described in Official Records Instrument #2011000027046 of the aforementioned Public Records, N. $89^{\circ}07'30''$ E., 994.79 feet; thence, along the East line of the West one-half of the Southeast one-quarter of the Northwest one-quarter of the Southwest one-quarter of said Section 15, S. $00^{\circ}56'54''$ E., 612.04 feet to the North line of former Iona Drainage District Canal H-8, as described in Official records Instrument No. 2011000027046 of the aforementioned Public Records; thence, along said North line, S. $89^{\circ}05'15''$ W., 819.71 feet; thence, along the boundary of lands described in Official Records Book 3052, Page 3081 of the aforementioned Public Records for the following two (2) courses:

1. N. $00^{\circ}54'45''$ W., 270.00 feet;
2. S. $89^{\circ}05'15''$ W., 175.20 feet;

thence, along the West line of the aforementioned Section 15, N. $00^{\circ}57'19''$ W., 35.00 feet to the Southeast corner of the aforementioned Tract I; thence, along the boundary of said Tract I for the following five (5) courses:

1. S. $89^{\circ}05'15''$ W., 32.11 feet;
 2. along the arc of a tangent circular curve concave to the Northeast having for its elements a radius of 25.00 feet, a central angle of $90^{\circ}06'53''$, a chord of 35.39 feet, a chord bearing of N. $45^{\circ}51'19''$ W., an arc of 39.32 feet;
 3. N. $00^{\circ}47'52''$ W., 12.62 feet;
 4. N. $04^{\circ}15'13''$ W., 270.53 feet;
 5. N. $89^{\circ}07'30''$ E., 72.62 feet;
- to the POINT OF BEGINNING.