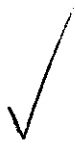




This instrument prepared by:
Kenneth Y. Gordon, Esq.
24301 Walden Center Drive
Bonita Springs, FL 34134



Parcel ID No.(s): 35-44-25-P2-00001.0000

INSTR # 5860027
Official Records BK 03964 PG 2950
RECORDED 06/19/2003 01:37:52 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY
RECORDING FEE 28.50
DEED DOC 64.40
DEPUTY CLERK S Jensen

WARRANTY DEED

THIS WARRANTY DEED made this 12th day of May, 2003, by

BAY COLONY GATEWAY, INC., a Delaware corporation, having their principal place of business at 24301 Walden Center Drive, Bonita Springs, Florida, (hereinafter referred to as "Grantor"), to

GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under the laws of the State of Florida, whose Post Office address is: c/o Anthony P. Pires, Esquire, 3200 Tamiami Trail North, Suite 200, Naples, Florida 34103, (hereinafter referred to as "Grantee"),

(wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns, assigns of individuals, and the successors and assigns of corporation).

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 (Ten Dollars) and other valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Lee County, Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants, with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except for taxes and assessments for 2003 and subsequent years; and easements, restrictions, reservations, covenants, limitations and conditions of record, if any, and other matters set forth above.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, by its proper officer thereunto duly authorized, the day and year first above written.

Witnesses:

Lisa M. Gorkin
Signature

LISA M. GORKIN
Printed Name

Margaret A. Sisk
Signature

MARGARET A. SISK
Printed Name

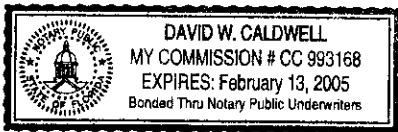
BAY COLONY-GATEWAY, INC., a Delaware corporation

By: [Signature]
Print: Joseph P. Covelli
Its: Vice President

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 12th day of May, 2003 by Joseph P. Covelli, as Vice President of Bay Colony-Gateway, Inc., a Delaware corporation, on behalf of said corporation. He is personally known to me or has produced his N/A as identification.

(AFFIX SEAL)



David W. Caldwell
Notary Public - State of Florida
Printed Name: DAVID W CALDWELL
Commission Expires: CC993168
Commission No.: 2/13/05

LEGAL DESCRIPTION
LYING IN
SECTION 35, TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA.

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA,
COUNTY OF LEE, LYING IN SECTION 35, TOWNSHIP 44 SOUTH,
RANGE 25 EAST, AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35;
THENCE ALONG THE NORTH LINE OF SAID SECTION 35,
N.89°38'27"W., FOR 2,502.82 FEET;
THENCE S.00°21'33"W., FOR 125.00 FEET TO THE SOUTH RIGHT-OF-
WAY LINE OF COLONIAL BOULEVARD (SR 884) (250' WIDE) AND THE
POINT OF BEGINNING;

THENCE S.89°38'27"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE OF
COLONIAL BOULEVARD FOR 150.00 FEET TO THE WEST RIGHT-OF-WAY
LINE OF TREELINE AVENUE (160' WIDE AT THIS POINT), RECORDED IN
OFFICIAL RECORD BOOK 3681, PAGE 1946, PUBLIC RECORDS LEE
COUNTY, FLORIDA;
THENCE S.00°21'33"W. ALONG SAID WEST RIGHT-OF-WAY LINE FOR
200.00 FEET;
THENCE N.89°38'27"W., FOR 50.00 FEET;
THENCE N.44°38'24"W., FOR 141.42 FEET;
THENCE N.00°21'33"E., FOR 100.00 FEET TO THE SAID SOUTH RIGHT-
OF-WAY LINE OF COLONIAL BOULEVARD (SR 884) (250' WIDE) AND TO
THE POINT OF BEGINNING.

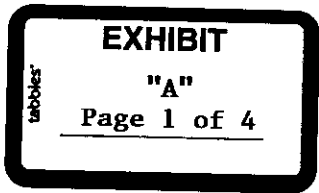
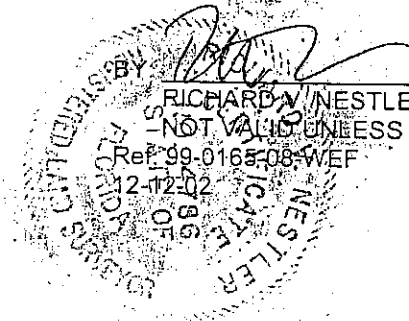
CONTAINING 25,000 SQUARE FEET OR 0.57 ACRES, MORE OR LESS.

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

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 35, TOWNSHIP
44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING N.89°38'27"W.

RWA, INC.
LAND SURVEYORS AND MAPPERS
1342 COLONIAL BOULEVARD
SUITE H-60
FORT MYERS, FLORIDA 33907
(941) 278-5224
FLORIDA CERTIFICATE OF AUTHORIZATION #6952

DATE: 1/13/03
BY: [Signature]
RICHARD V. NESTLER, PROFESSIONAL LAND SURVEYOR LS# 4786
- NOT VALID UNLESS EMBOSSED WITH THE PROFESSIONAL'S SEAL.

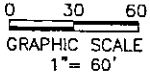


*** THIS IS NOT A SURVEY ***



ABBREVIATIONS:

- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- L1 = SEE LINE TABLE
- C1 = SEE CURVE TABLE
- OR = OFFICIAL RECORDS
- PG = PAGE
- R/W = RIGHT OF WAY



N. LINE OF SECTION 35

(BEARING BASIS)

N 89°38'27" W 2502.82'

POC
N.E. CORNER
OF SECTION 35

S 00°21'33" W 125.00'

POB

S 89°38'27" E 150.00'

S. LINE OF
COLONIAL BLVD.
(250' WIDE)

N 00°21'33" E 100.00'

N 44°38'24" W 141.42'

PROPOSED
PARCEL C2/C3

N 89°38'27" W
50.00'

S 00°21'33" W 200.00'

TREELINE AVENUE
(OR 3581 PG 1946)

W. R/W LINE OF
TREELINE AVE.

RWA INC.
CONSULTING
Engineers,
Surveyors & Mappers,
Planners, Project Managers

1342 Colonial Boulevard, Suite H-60
Ft. Myers, Florida 33907
Phone: (239) 278-3224
FAX: (239) 278-5419
Florida Certificate of Authorization # 8592

DATE: 1-07-03

SCALE: 1"=60'

DRAWN BY: CBW

CHECKED BY: RVN

REV: 35 44 25

CLIENT:

WATERMARK COMMUNITIES, INC.

TITLE:

SKETCH TO ACCOMPANY
DESCRIPTION

PROJECT NUMBER: 99-0165

SHEET NUMBER: 2 of 2

FILE NUMBER: 08-WEF

EXHIBIT

"A"

Page 2 of 4

Official Records BK 03964 PG 2953

LEGAL DESCRIPTION
LYING IN
SECTION 35, TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA.

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA,
COUNTY OF LEE, LYING IN SECTION 35, TOWNSHIP 44 SOUTH,
RANGE 25 EAST, AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35;
THENCE ALONG THE NORTH LINE OF SAID SECTION 35,
N.89°38'27"W., FOR 2,042.82 FEET;
THENCE S.00°21'33"W., FOR 125.00 FEET TO THE SOUTH RIGHT-OF-
WAY LINE OF COLONIAL BOULEVARD (SR 884) (250' WIDE) AND THE
POINT OF BEGINNING;

THENCE CONTINUE S.00°21'33"W. ALONG SAID LINE, FOR 100.00 FEET;
THENCE S.45°21'30"W., FOR 141.42 FEET;
THENCE N.89°38'27"W., FOR 50.00 FEET TO THE EAST RIGHT-OF-WAY
LINE OF TREELINE AVENUE (160' WIDE AT THIS POINT), RECORDED IN
OFFICIAL RECORD BOOK 3681, PAGE 1946, PUBLIC RECORDS LEE
COUNTY, FLORIDA;
THENCE N.00°21'33"E., ALONG SAID EAST RIGHT-OF-WAY FOR 200.00
FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF COLONIAL
BOULEVARD (SR 884) (250' WIDE);
THENCE S.89°38'27"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR
150.00 FEET TO THE POINT OF BEGINNING.

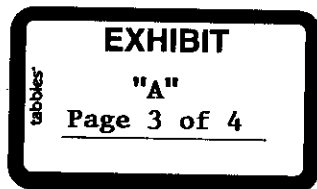
CONTAINING 25,000 SQUARE FEET OR 0.57 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS AND RESTRICTIONS, RESERVATIONS AND
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UNRECORDED).

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 35, TOWNSHIP
44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING N.89°38'27"W.

RWA, INC.
LAND SURVEYORS AND MAPPERS
1342 COLONIAL BOULEVARD
SUITE H-60
FORT MYERS, FLORIDA 33907
(941) 278-5224
FLORIDA CERTIFICATE OF AUTHORIZATION #6952

BY: Richard V. Nestler 4786 DATE: 1/13/03
RICHARD V. NESTLER, PROFESSIONAL LAND SURVEYOR LS# 4786
NOT VALID UNLESS EMBOSSED WITH THE PROFESSIONAL'S SEAL.
Ref. 99-0165-08-EEF
12-12-02

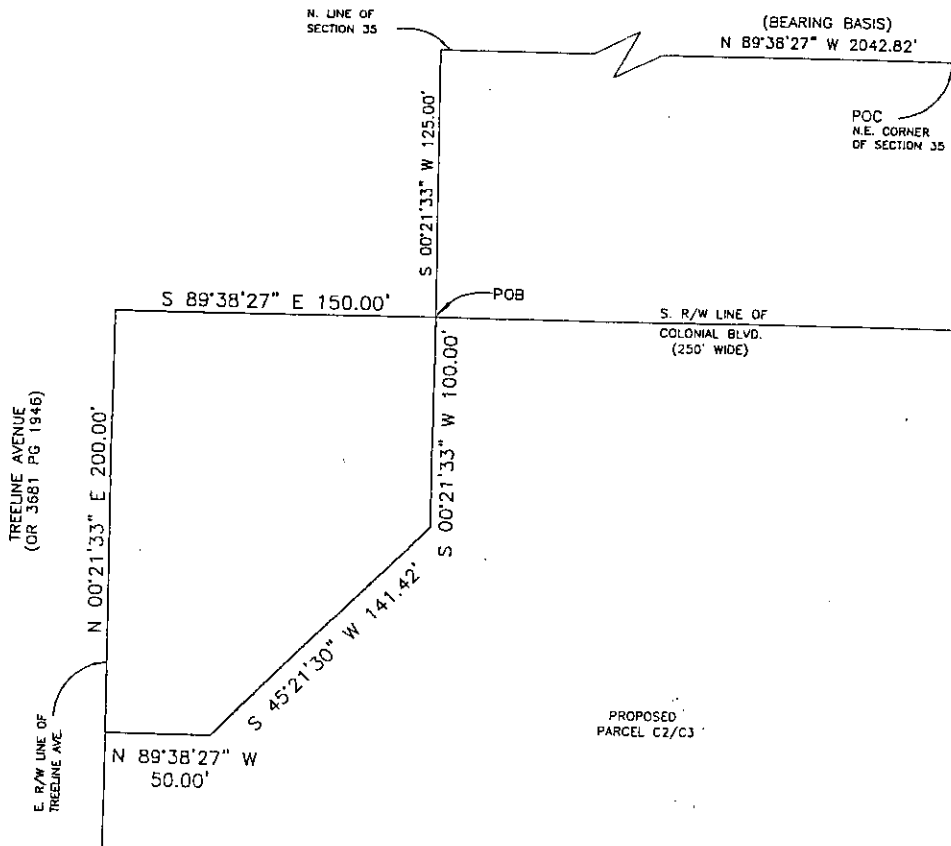
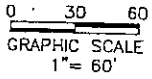


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RWA INC.
CONSULTING
Engineers,
Surveyors & Mappers,
Planners, Project Managers

1342 Colonial Boulevard, Suite H-80
Fort Myers, Florida 33907
Phone: (239) 278-5224
Fax: (239) 278-5418
Florida Certificate of Authorization # 6852

DATE: 1-07-03

SCALE: 1" = 60'

DRAWN BY: CBW

CHECKED BY: RVN

SEC: 35 TRP: 44 RGE: 25

CLIENT: WATERMARK COMMUNITIES, INC.

TITLE: SKETCH TO ACCOMPANY DESCRIPTION

PROJECT NUMBER: 99-0165

SHEET NUMBER: 2 OF 2

FILE NUMBER: 08-EEF

EXHIBIT
"A"
 Page 4 of 4

Official Records BK 03964 PG 2955