

This instrument prepared by  
and when recorded return to:  
Teresa B. Pernini, Esq.  
Bryan Cave LLP  
One Atlantic Center  
1201 West Peachtree Street, NW  
Atlanta, Georgia 30309

Parcel ID Numbers:

Space above this line for recorder's use

**QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED is made and entered into as of this 3<sup>rd</sup> day of September, 2009, by and between **WCI COMMUNITIES, INC. (F/K/A WCI 2009 CORPORATION)** (the "**Grantor**"), a Delaware corporation, Debtor-in-Possession in Case No 08-11643 (KJC) U.S. Bankruptcy Court for the District of Delaware, the mailing address of which is 24301 Walden Center Drive, Bonita Springs, Florida 34134, and **WCI COMMUNITIES, LLC** (the "**Grantee**"), a Delaware limited liability company, the mailing address of which is 24301 Walden Center Drive, Bonita Springs, Florida 34134.

**W I T N E S S E T H:**

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, remise, release and convey unto Grantee, its successors and assigns, forever, all right, title, interest, claim and demand, of Grantor in and to the parcel of real property described on **Exhibit "A"** hereto (the "**Property**"), situated in Lee County, Florida.

TOGETHER WITH all right, title and interest of every kind and character appurtenant or otherwise relating to said real property, including, without limitation, all easements, licenses, rights, powers, privileges, prerogatives, entitlements and franchises appurtenant, appertaining and/or running with the title thereto, including, without limitation, all rights, powers, privileges, prerogatives and entitlements as "developer," "declarant" or other similar role or designation under or pursuant to any declaration of covenants, restrictions or conditions, declaration of condominium or similar document to which such real property is subject and/or by which such real property is benefited, including, without limitation, those listed on **Schedule 1** attached hereto;

TOGETHER WITH, all of Grantor's right, title and interest, if any, as of the date hereof, in and to all portions of real property located in the county(ies) described in this instrument which are not otherwise specifically described, which are otherwise identified as common areas, greenbelts, rights of way for roads or utilities, lakes, landscape buffers, open spaces, water management areas, preserves, conservation easements, conservation areas, mitigation areas,

recreational areas, parcels, tracts and access easements.

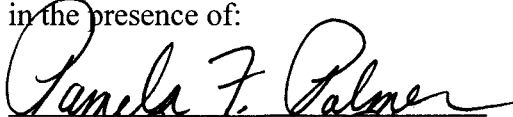
This conveyance is made subject to:

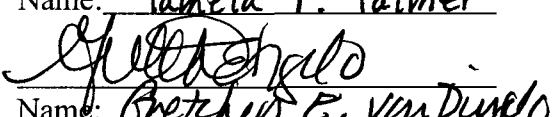
1. Taxes for the year 2009 and thereafter;
2. zoning and other regulatory laws and ordinances; and
3. conditions, restrictions, reservations, limitations, easements, rights, licenses and any and all other matters shown by the public records, if any, none of which is reimposed hereby.

THE PROPERTY IS CONVEYED PURSUANT TO THE SECOND AMENDED JOINT CHAPTER 11 PLAN OF REORGANIZATION OF WCI COMMUNITIES, INC. AND ITS AFFILIATED DEBTORS (THE "PLAN") CONFIRMED BY THE UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF DELAWARE UNDER 11 U.S.C. SECTION 1129 IN THE JOINTLY ADMINISTERED CHAPTER 11 CASE NO. 08-11643 (KJC). THIS CONVEYANCE IS MADE PURSUANT TO THE PLAN, IT IS A PRECONDITION OR ESSENTIAL TO THE CONFIRMATION OF THE PLAN, AND IT IS NECESSARY TO CONSUMMATE OR IMPLEMENT THE CONFIRMED PLAN; THEREFORE, PURSUANT TO 11 U.S.C. SECTION 1146(a) AND FLORIDA ADMINISTRATIVE CODE, RULE 12-B-4.014(15), THIS DEED IS EXEMPT FROM FLORIDA DOCUMENTARY STAMP TAX IMPOSED UNDER FLA. STAT. § 201.02.

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed by the undersigned, on the day first above written.

Signed, sealed and delivered  
in the presence of:

  
Name: Pamela F. Palmer

  
Name: Gretchen E. van Dungen

**GRANTOR:**

**WCI COMMUNITIES, INC. (F/K/A WCI 2009 CORPORATION)**, a Delaware corporation, a Debtor-in-Possession

By:   
Name: Jonathan M. Pertchik  
Title: President and Chief Restructuring Officer

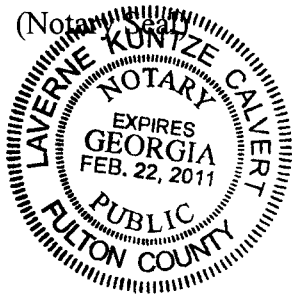
STATE OF GEORGIA :  
: SS:  
COUNTY OF FULTON :

The foregoing instrument was acknowledged before me on the 28th day of August, 2009, by Jonathan M. Pertchik, as President and Chief Restructuring Officer and on behalf of WCI Communities, Inc. (f/k/a WCI 2009 Corporation), a Delaware corporation, and he is personally known to me or has produced a driver's license as identification.

Laverne K. Calvert  
Notary Public

State of Georgia

My Commission expires:  
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**EXHIBIT A**

**FA118  
AS TO GATEWAY (LEE COUNTY, Florida)**

**PARCEL ONE:**

**A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 45 SOUTH, RANGE 25 EAST, AND SECTION 6, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.89°28'42"E. ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW ¼ ) OF SAID SECTION 1, FOR A DISTANCE OF 1,709.78 FEET, TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.89°28'42"E. ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 1, FOR A DISTANCE OF 933.20 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 1; THENCE RUN S.89°57'06"E. ALONG THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 1, FOR A DISTANCE OF 1,843.74 FEET; THENCE RUN S.37°57'03"E., FOR A DISTANCE OF 1,132.67 FEET; THENCE RUN S.37°57'07"E., FOR A DISTANCE OF 389.98 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS N.77°19'23"E., A DISTANCE OF, 1,671.83 FEET THEREFROM; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,671.83 FEET, THROUGH A CENTRAL ANGLE OF 22°42'10", SUBTENDED BY A CHORD OF 658.12 FEET AT A BEARING OF S.24°01'42"E., FOR A DISTANCE OF 662.44 FEET TO THE END OF SAID CURVE; THENCE RUN S.35°22'47"E., FOR A DISTANCE OF 163.57 FEET; THENCE RUN S.54°37'13"W., FOR A DISTANCE OF 1,010.81 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF LOT 23 OF GATEWAY HIDDEN LINKS II AS RECORDED IN PLAT BOOK 69 AT PAGES 97-100 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG THE WESTERLY BOUNDARY LINE OF LOTS 23 AND 22 OF SAID GATEWAY HIDDEN LINKS II AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 35°15'22", SUBTENDED BY A CHORD OF 136.28 FEET AT A BEARING OF S.36°59'32"W., FOR A DISTANCE OF 138.45 FEET TO THE END OF SAID CURVE;**

**THENCE RUN S.22°54'23"W., FOR A DISTANCE OF 281.97 FEET;  
THENCE RUN S.55°48'33"W., FOR A DISTANCE OF 136.16 FEET;  
THENCE RUN S.78°06'34"W., FOR A DISTANCE OF 18.20 FEET;  
THENCE RUN S.57°35'17"W., FOR A DISTANCE OF 9.70 FEET;  
THENCE RUN S.76°37'57"W., FOR A DISTANCE OF 15.06 FEET;  
THENCE RUN S.64°54'52"W., FOR A DISTANCE OF 44.61 FEET;  
THENCE RUN S.08°25'25"W., FOR A DISTANCE OF 40.28 FEET;  
THENCE RUN S.06°30'42"W., FOR A DISTANCE OF 30.10 FEET;  
THENCE RUN S.32°16'28"W., FOR A DISTANCE OF 88.27 FEET;  
THENCE RUN S.76°04'40"W., FOR A DISTANCE OF 87.12 FEET;  
THENCE RUN N.85°01'24"W., FOR A DISTANCE OF 100.54 FEET;  
THENCE RUN S.05°57'06"E., FOR A DISTANCE OF 53.31 FEET;  
THENCE RUN S.09°03'40"W., FOR A DISTANCE OF 83.69 FEET;  
THENCE RUN S.03°39'02"E., FOR A DISTANCE OF 118.11 FEET;  
THENCE RUN S.09°40'30"E., FOR A DISTANCE OF 102.54 FEET;  
THENCE RUN S.27°58'47"W., FOR A DISTANCE OF 276.06 FEET;  
THENCE RUN S.36°54'41"W., FOR A DISTANCE OF 172.25 FEET;  
THENCE RUN S.33°26'36"W., FOR A DISTANCE OF 232.10 FEET;  
THENCE RUN S.38°56'24"W., FOR A DISTANCE OF 86.00 FEET;**

THENCE RUN S.31°35'36"W., FOR A DISTANCE OF 436.35 FEET;  
 THENCE RUN S.18°45'56"W., FOR A DISTANCE OF 95.17 FEET TO THE BEGINNING OF  
 A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN SOUTHERLY  
 ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET,  
 THROUGH A CENTRAL ANGLE OF 54°42'00", SUBTENDED BY A CHORD OF 64.32 FEET  
 AT A BEARING OF S.08°35'04"E., FOR A DISTANCE OF 66.83 FEET TO THE END OF  
 SAID CURVE;

THENCE RUN S.35°56'05"E., FOR A DISTANCE OF 61.60 FEET;  
 THENCE RUN N.88°58'00"E., FOR A DISTANCE OF 64.96 FEET;  
 THENCE RUN S.14°49'33"E., FOR A DISTANCE OF 56.84 FEET;  
 THENCE RUN S.06°18'15"E., FOR A DISTANCE OF 49.47 FEET;  
 THENCE RUN S.47°30'33"W., FOR A DISTANCE OF 26.82 FEET;  
 THENCE RUN S.13°15'06"W., FOR A DISTANCE OF 27.40 FEET;  
 THENCE RUN S.07°38'50"W., FOR A DISTANCE OF 48.73 FEET;  
 THENCE RUN S.10°06'47"W., FOR A DISTANCE OF 41.42 FEET;  
 THENCE RUN S.00°10'00"W., FOR A DISTANCE OF 41.54 FEET;  
 THENCE RUN S.10°42'04"E., FOR A DISTANCE OF 51.19 FEET;  
 THENCE RUN S.01°30'37"E., FOR A DISTANCE OF 63.61 FEET;  
 THENCE RUN S.05°35'11"W., FOR A DISTANCE OF 46.79 FEET;  
 THENCE RUN S.37°48'42"W., FOR A DISTANCE OF 42.18 FEET;  
 THENCE RUN S.50°16'50"W., FOR A DISTANCE OF 121.83 FEET;  
 THENCE RUN S.24°28'54"W., FOR A DISTANCE OF 51.48 FEET;  
 THENCE RUN S.12°06'53"W., FOR A DISTANCE OF 46.28 FEET;  
 THENCE RUN S.16°32'37"E., FOR A DISTANCE OF 99.38 FEET;  
 THENCE RUN S.00°03'55"E., FOR A DISTANCE OF 120.52 FEET;  
 THENCE RUN S.03°05'07"E., FOR A DISTANCE OF 84.60 FEET;  
 THENCE RUN S.07°05'56"E., FOR A DISTANCE OF 96.97 FEET;  
 THENCE RUN S.14°38'01"E., FOR A DISTANCE OF 54.09 FEET;  
 THENCE RUN S.13°22'13"E., FOR A DISTANCE OF 73.37 FEET;  
 THENCE RUN S.12°58'27"E., FOR A DISTANCE OF 72.30 FEET;  
 THENCE RUN S.09°56'09"E., FOR A DISTANCE OF 53.89 FEET;  
 THENCE RUN S.11°23'07"E., FOR A DISTANCE OF 84.42 FEET;  
 THENCE RUN S.10°30'07"E., FOR A DISTANCE OF 65.92 FEET;  
 THENCE RUN S.02°36'39"W., FOR A DISTANCE OF 48.45 FEET;  
 THENCE RUN S.05°53'47"W., FOR A DISTANCE OF 60.08 FEET;  
 THENCE RUN S.50°06'43"W., FOR A DISTANCE OF 68.57 FEET;  
 THENCE RUN S.50°24'39"W., FOR A DISTANCE OF 52.06 FEET;  
 THENCE RUN S.44°32'03"W., FOR A DISTANCE OF 52.08 FEET;  
 THENCE RUN S.09°42'25"E., FOR A DISTANCE OF 39.32 FEET;  
 THENCE RUN S.27°28'01"E., FOR A DISTANCE OF 21.39 FEET;  
 THENCE RUN S.42°15'51"E., FOR A DISTANCE OF 28.58 FEET;  
 THENCE RUN S.76°46'29"E., FOR A DISTANCE OF 76.26 FEET;  
 THENCE RUN S.75°06'32"E., FOR A DISTANCE OF 60.79 FEET;  
 THENCE RUN S.43°24'19"E., FOR A DISTANCE OF 33.60 FEET;  
 THENCE RUN S.40°27'55"E., FOR A DISTANCE OF 43.97 FEET;  
 THENCE RUN S.00°57'25"E., FOR A DISTANCE OF 56.70 FEET;  
 THENCE RUN S.05°02'44"W., FOR A DISTANCE OF 58.77 FEET;  
 THENCE RUN S.40°38'11"W., FOR A DISTANCE OF 62.89 FEET;  
 THENCE RUN S.37°11'46"W., FOR A DISTANCE OF 56.01 FEET;  
 THENCE RUN S.23°12'41"W., FOR A DISTANCE OF 56.05 FEET;  
 THENCE RUN S.11°46'21"W., FOR A DISTANCE OF 47.69 FEET;  
 THENCE RUN S.20°43'04"E., FOR A DISTANCE OF 34.53 FEET;  
 THENCE RUN S.04°00'09"W., FOR A DISTANCE OF 36.08 FEET;

THENCE RUN S.01°19'37"E., FOR A DISTANCE OF 53.79 FEET;  
THENCE RUN S.18°58'58"E., FOR A DISTANCE OF 48.33 FEET;  
THENCE RUN S.46°20'14"E., FOR A DISTANCE OF 32.32 FEET;  
THENCE RUN S.30°20'28"E., FOR A DISTANCE OF 36.05 FEET;  
THENCE RUN S.26°26'33"E., FOR A DISTANCE OF 46.08 FEET;  
THENCE RUN S.46°03'04"E., FOR A DISTANCE OF 45.59 FEET;  
THENCE RUN S.31°53'33"E., FOR A DISTANCE OF 76.84 FEET;  
THENCE RUN S.08°17'38"E., FOR A DISTANCE OF 117.09 FEET;  
THENCE RUN S.33°58'51"W., FOR A DISTANCE OF 87.88 FEET;  
THENCE RUN S.40°00'01"W., FOR A DISTANCE OF 52.01 FEET;  
THENCE RUN S.55°28'55"W., FOR A DISTANCE OF 128.44 FEET;  
THENCE RUN S.00°54'12"W., FOR A DISTANCE OF 113.19 FEET;  
THENCE RUN S.00°04'48"E., FOR A DISTANCE OF 308.06 FEET TO THE SOUTH LINE  
OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE  
25 EAST OF SAID LEE COUNTY; THENCE RUN S.89°55'12"W., ALONG THE SOUTH LINE  
OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 12, FOR A DISTANCE OF  
921.15 FEET; THENCE RUN N.01°05'33"W., FOR A DISTANCE OF 2,646.07 FEET TO  
THE NORTH LINE OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 12;  
THENCE RUN S.89°56'14"W. ALONG THE NORTH LINE OF THE NORTHEAST QUARTER  
(NE ¼) OF SAID SECTION 12, FOR A DISTANCE OF 69.26 FEET TO THE NORTH  
QUARTER CORNER OF SAID SECTION 12; THENCE S.89°56'14"W. ALONG THE NORTH  
LINE OF THE NORTHWEST QUARTER (NE ¼) OF SAID SECTION 12, FOR A DISTANCE  
OF 933.22 FEET; THENCE RUN N.00°20'44"W., FOR A DISTANCE OF 5,288.72 FEET, TO  
THE POINT OF BEGINNING;

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF  
SECTION 1 AS HAVING AN ASSUMED BEARING OF S.00°16'33"W.

**FA119  
PARCEL TWO:**

**A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF THE PROPERTY DESCRIBED IN  
PARCEL ONE CREATED BY GRANT OF EASEMENT DATED MARCH 30, 2006 AND  
RECORDED IN OFFICIAL RECORDS INSTRUMENT 2006000143323 FOR INGRESS,  
EGRESS AND UTILITY OVER, THROUGH AND ACROSS THE PROPERTY DESCRIBED IN  
EXHIBIT B ATTACHED THERETO.**

**FA120  
PARCEL 2B-2  
LCPA Strap # 18-45-26-00-00001.1100**

**A TRACT OR PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 18 RUN N 00° 40' 44" W ALONG THE WEST LINE OF SAID SECTION FOR 301.66 FEET; THENCE RUN N 89° 19' 16" E FOR 10.00 FEET; THENCE RUN S 00' 40' 44" E FOR 100.00 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 325.00 FEET (CHORD BEARING S 28° 08' 45" E) (CHORD 299.80 FEET)**

**(DELTA 54° 56' 01") FOR 311.60 FEET TO A POINT OF TANGENCY; THENCE RUN S 55 DEGREES 36' 45" E FOR 121.74 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 425.00 FEET (CHORD BEARING S 54 DEGREES 53' 00" E) (CHORD 10.82 FEET) (DELTA 01 DEGREES 27' 30") FOR 10.82 FEET; THENCE RUN S 09 DEGREES 09' 15" E FOR 36.54 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 400.00 FEET (CHORD BEARING S 41 DEGREES 25' 18" E) (CHORD 125.55 FEET) (DELTA 18 DEGREES 03' 30") FOR 126.07 FEET; THENCE RUN S 73 DEGREES 41' 22" E ON A NON-RADIAL LINE FOR 36.54 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE; THENCE RUN SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 380.00 FEET (CHORD BEARING SOUTH 17 DEGREES 39' 26" EAST) (CHORD 145.43 FEET) (DELTA 22 DEGREES 03' 51") FOR 146.33 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 06 DEGREES 37' 31" E FOR 260.00 FEET; THENCE RUN SOUTH 38 DEGREES 22' 29" WEST FOR 35.36 FEET; THENCE RUN SOUTH 72 DEGREES 23' 21" WEST FOR 100.00 FEET; THENCE RUN SOUTH 66 DEGREES 39' 00" WEST FOR 116.32 FEET; THENCE RUN SOUTH 00 DEGREES 53' 07" EAST FOR 131.69 FEET; THENCE RUN SOUTH 89 DEGREES 06' 53" WEST FOR 220.27 FEET TO AN INTERSECTION WITH SAID WEST LINE OF SECTION 18; THENCE RUN N 00° 53' 07" W FOR 914.15 FEET TO THE POINT OF BEGINNING.**

**BEARINGS HEREINABOVE MENTIONED ARE PLANE COORDINATE FLORIDA WEST ZONE (1979 ADJUSTMENT).**

**FA121**

**ALL OF HAMPTON PARK AT GATEWAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGES 64 THROUGH 85, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.**

**LESS AND EXCEPT**

**LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 14, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37, 47, 49, 50, 52, 53, 54, 55, 56, 57, 58, 59 AND 60, BLOCK A; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 AND 34, BLOCK B, AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 36, 37 AND 39, BLOCK C, HAMPTON PARK AT GATEWAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGES 64 THROUGH 85, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.**

**FA129  
AS TO PELICAN PRESERVE  
COMMERCIAL TRACT C-5**

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

**COMMENCING AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 25 EAST;  
THENCE N.89°38'27"W. ALONG THE NORTH LINE OF SAID SECTION 35, FOR 3,519.53 FEET;  
THENCE S.00°21'33"W., FOR 125.00 FEET TO THE NORTHEASTERLY CORNER OF TRACT E, COLONIAL COUNTRY CLUB UNIT ONE, AS RECORDED IN PLAT BOOK 72, PAGES 68 THROUGH 73, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE NORTHWESTERLY CORNER OF COMMERCIAL TRACT C-1, AS RECORDED IN OFFICIAL RECORD BOOK 4544, PAGE 3096, OF SAID PUBLIC RECORDS; THENCE S.45°21'34"W. ALONG THE SOUTHEASTERLY LINE OF SAID TRACT E AND THE WESTERLY LINE OF SAID COMMERCIAL TRACT C-1, FOR 42.43 FEET TO A POINT ON THE EASTERLY LINE OF TRACT R-1, OF SAID COLONIAL COUNTRY CLUB UNIT ONE; THENCE S.00°21'33"W. ALONG SAID EASTERLY AND SAID WESTERLY LINES, FOR 721.50 FEET TO A POINT ON CURVATURE;  
THENCE SOUTHERLY 579.84 FEET ALONG SAID WESTERLY LINE AND THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL ANGLE OF 31°38'26" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.16°10'46"W. FOR 572.50 FEET TO THE NORTHWEST CORNER OF SAID COMMERCIAL TRACT C-5, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;**

**THENCE S.58°00'00"E., FOR 517.82 FEET;  
THENCE S.75°00'00"E., FOR 103.59 FEET;  
THENCE S.12°54'57"W., FOR 197.65 FEET;  
THENCE S.83°21'11"E., FOR 141.99 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF TREELINE AVENUE (160' WIDE), AS RECORDED IN OFFICIAL RECORD BOOK 3681, PAGE 1946, OF SAID PUBLIC RECORDS AND A POINT ON A CURVE;  
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) CALLS;**

**1) THENCE SOUTHERLY 257.10 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,136.00 FEET THROUGH A CENTRAL ANGLE OF 12°58'02" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.01°02'46"E. FOR 256.55 FEET;**

**2) THENCE S.07°31'47"E., FOR 190.48 FEET;**

**3) THENCE S.09°46'43"E., FOR 280.31 FEET TO A POINT ON A CURVE;**

**4) THENCE SOUTHERLY 72.23 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 950.31 FEET THROUGH A CENTRAL ANGLE OF 04°21'18" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.05°21'07"E. FOR 72.21 FEET TO THE NORTHEASTERLY CORNER OF CONSERVATION EASEMENT #3, AS RECORDED IN OFFICIAL RECORD BOOK 3617, PAGE 2877, OF SAID PUBLIC**

**RECORDS;**

**THENCE ALONG THE NORTHERLY LINE OF SAID CONSERVATION EASEMENT #3 THE FOLLOWING TEN (10) CALLS;**

- 1) THENCE S.86°49'38"W., FOR 50.00 FEET TO A POINT ON A CURVE;**
- 2) THENCE SOUTHWESTERLY 53.95 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 123°38'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.58°37'23"W. FOR 44.07 FEET;**
- 3) THENCE N.59°33'12"W., FOR 90.44 FEET;**
- 4) THENCE N.46°00'00"W., FOR 246.53 FEET TO A POINT OF CURVATURE;**
- 5) THENCE SOUTHWESTERLY 358.67 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 137°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.65°30'00"W. FOR 279.13 FEET;**
- 6) THENCE S.03°00'00"E., FOR 179.49 FEET TO A POINT OF CURVATURE;**
- 7) THENCE SOUTHWESTERLY 60.45 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 86°35'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.40°17'51"W. FOR 54.86 FEET TO A POINT OF REVERSE CURVATURE;**
- 8) THENCE WESTERLY 106.28 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET THROUGH A CENTRAL ANGLE OF 30°26'51" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.68°22'16"W. FOR 105.04 FEET TO A POINT OF REVERSE CURVATURE;**
- 9) THENCE WESTERLY 78.93 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 113°03'38" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.70°19'20"W. FOR 66.73 FEET;**
- 10) THENCE S.88°59'54"W., FOR 26.63 FEET TO A POINT LYING ON THE EASTERLY LINE OF TRACT A, OF SAID COLONIAL COUNTRY CLUB UNIT ONE; THENCE N.00°58'27"W. ALONG SAID EASTERLY LINE, FOR 1,317.49 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT R-1 AND A POINT ON A CURVE; THENCE NORTHEASTERLY 186.62 FEET ALONG SAID EASTERLY LINE OF TRACT R-1 AND ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL ANGLE OF 10°10'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.37°05'28"E. FOR 186.37 FEET TO POINT OF BEGINNING.**

**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.**

FA 130

A TRACT OR PARCEL OF LAND LYING IN THE WEST ½ OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 1, THE POINT OF BEGINNING, RUN NORTH ALONG THE WEST LINE OF SAID SECTION TO THE NORTHWEST CORNER OF SAID SECTION; THENCE RUN NORTH 89°28' 43" EAST ALONG THE NORTH LINE OF SAID SECTION FOR A DISTANCE OF 1709.78 FEET; THENCE RUN SOUTH 00°20' 44" EAST, FOR A DISTANCE OF 5,288.72 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE RUN SOUTH 89°56' 14" WEST ALONG THE SOUTH LINE OF SAID SECTION FOR A DISTANCE OF 1650.73 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONTAINED IN THE PLAT OF PELICAN PRESERVE TRACT L AS RECORDED AT INSTRUMENT # 2006000288553, AND THE PLAT OF VILLA CAPRI AT PELICAN PRESERVE TRACT T, AS INSTRUMENT NO. 2006000126026, BOTH THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

**FA131  
AS TO PELICAN PRESERVE (LEE COUNTY)**

**LOT 21 SUN CITY CENTER FT. MYERS PHASE ONE, ACCORDING TO THE PLAT  
THEREOF AS RECORDED IN PLAT BOOK 69, PAGE 76, PUBLIC RECORDS OF LEE  
COUNTY, FLORIDA.**

**FA132**

**AS TO THE PELICAN PRESERVE GOLF COURSE:**

**ALL OF TRACTS GC1, GC2, GC3, GC4, A, B & C, PELICAN PRESERVE GOLF COURSE,  
ACCORDING TO THE PLAT OF RECORD AT INSTRUMENT # 200900022188, THE  
PUBLIC RECORDS OF LEE COUNTY, FL.**

**FA133**

**LOTS 1-5 AND 7-17, THE PLAT OF TRACT E OF PELICAN PRESERVE, ACCORDING TO  
THE PLAT THEREOF RECORDED AT INSTRUMENT NO. 2007000304323, OF THE  
PUBLIC RECORDS OF LEE COUNTY, FLORIDA.**

**FA134**

**ALL OF PELICAN PRESERVE TRACT L ACCORDING TO THE PLAT THEREOF AS  
RECORDED AT INSTRUMENT # 2006000288553, THE PUBLIC RECORDS OF LEE  
COUNTY, FLORIDA.**

**FA135**

**AS TO PALAZZO AT PELICAN PRESERVE**

**CONDOMINIUM UNITS 5102, 5104, 5105, 5205, 5304, BUILDING 5 AND ALL OF BUILDING 7 PALAZZO I AT PELICAN PRESERVE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED AT INSTRUMENT # 2008000250131, IN THE PUBLIC RECORDS OF LEE COUNTY FLORIDA.**

**FA136**

**ALL OF BUILDINGS 10 THROUGH 19, OF VIADANA AT PELICAN PRESERVE, A  
CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM  
THEREOF RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2006000458766  
AND SUBSEQUENT AMENDMENTS THERETO, THE PUBLIC RECORDS OF LEE COUNTY,  
FLORIDA.**

**FA137**

**LOTS 1, 2, 3, 30, 32-35 AND 37-55, BLOCK A, LOTS 37, 38, 41-46, BLOCK B, LOTS 15-21, 24-26, BLOCK C, LOTS 1-14, BLOCK D AND TRACT FD-2 THE PLAT OF VILLA CAPRI AT PELICAN PRESERVE TRACT "T", RECORDED AT INSTRUMENT # 2006000126026, THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LESS AND EXCEPT FROM TRACT FD-2 ALL OF BUILDINGS 5, 6, & 7, PALAZZO I AT PELICAN PRESERVE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED AT INSTRUMENT # 2008000250131, IN THE PUBLIC RECORDS OF LEE COUNTY FLORIDA.**

TOGETHER WITH all right, title and interest of every kind and character appurtenant or otherwise relating to said real property, including, without limitation, all easements, licenses, rights, powers, privileges, prerogatives, entitlements and franchises appurtenant, appertaining and/or running with the title thereto, including, without limitation, all rights, powers, privileges, prerogatives and entitlements as "developer," "declarant" or other similar role or designation under or pursuant to any declaration of covenants, restrictions or conditions, declaration of condominium or similar document to which such real property is subject and/or by which such real property is benefited, including, without limitation, those listed on Schedule 1 attached hereto.

**Schedule 1**

(see attached)

Ken & Ann's Communities Revised 8-30-09

**BAY COLONY GATEWAY INC  
Schedule of Declarations:**

GATEWAY GREENS	RECORDING INFORMATION	COUNTY
Declaration and General Protective Covenants for Gateway Greens Community	O.R. 1977, Page 1367, as affected by: O.R. 2036, Page 780; O.R. 2056, Page 1843; O.R. 2072, Page 4546; O.R. 2072, Page 4548; O.R. 2096, Page 2824; O.R. 2096, Page 2825; O.R. 2095, Page 3474; O.R. 2135, Page 3442; O.R. 2189, Page 2091; O.R. 2189, Page 2093; O.R. 2198, Page 2057; O.R. 2300, Page 4530; O.R. 2300, Page 4532; O.R. 2361, Page 3135; O.R. 2417, Page 2228; O.R. 2417, Page 2227; O.R. 2464, Page 1392; O.R. 2532, Page 2974; O.R. 2532, Page 2976; O.R. 2563, Page 719; O.R. 2742, Page 3201; O.R. 2742, Page 3204; O.R. 2742, Page 3206; O.R. 2742, Page 3208; O.R. 3187, Page 1413; O.R. 3187, Page 1415; O.R. 3275, Page 966; O.R. 3427, Page 2891; O.R. 3544, Page 1212; O.R. 4791, Page 2509; Instrument No. 2006000129178 and Instrument No. 2006000129179	
Declaration of Protective Covenants and Restrictions for Parcel 2B-2, Unit 1, Area One Gateway	O.R. 2269, Page 4481	LEE
HAMPTON PARK	RECORDING INFORMATION	COUNTY
Master Declaration for Hampton Park	O.R. 4847, Page 1157	LEE
Amenities Declaration for Hampton Park	O. R. 4847, Page 1134	

## Ken &amp; Ann's Communities Revised 8-30-09

PELICAN PRESERVE	RECORDING INFORMATION	COUNTY
Declaration of Covenants, Conditions and Restrictions for Camarelle at Pelican Preserve	Instr No. 2006000214436	LEE
Declaration of Covenants, Conditions and Restrictions for Milano at Pelican Preserve	Instr No. 2006000214472	LEE
Declaration of Condominium of Palazzo I at Pelican Preserve, a Condominium	Instr No:2008000250131	LEE
Declaration of Condominium of Viadana at Pelican Preserve, a Condominium	Instr No: 2006000458766 as affected by: Instr. # 20700060985 Instr. #2007000237523	LEE
Declaration of Covenants, Conditions and Restrictions for Tiberio at Pelican Preserve	Instrument No. 2006000321798, as affected by: Instrument No. 2006000337287,	LEE
Declaration of Covenants, Conditions and Restrictions for Vicenza at Pelican Preserve	Instr. # 200700027917 as affected by: Instr. # 2007000307025	LEE
Town Center Declaration for Sun City Center Ft. Myers (Community Association) Amendment – name change to Pelican Preserve Ft. Myers	O.R. 3535, Page 4496 As affected by: O.R. 4213, Page 1087 O.R. 4125, Page 4222 O.R. 4157, Page 1409 O.R. 4542, Page 3064 O.R. 4676, Page 0082 Instr #. 2005000123038 Instr # 2006000199545 Instr. # 2007000037610	LEE
Community Declaration for Sun City Center Ft. Myers	O.R. 3535, Page 4531 as affected by: O.R. 3538, Page 2881 O.R. 3588, Page 2856 O.R. 4125, Page 4224 O.R. 4157, Page 1411 O.R. 4213, Page 1090 O.R. 4542, Page 3057 O.R. 4676, Page 0086 Instr. # 2005000123039 Instr. # 2006000199546 Instr. # 2006000314676 Instr. # 2006000314677 Instr. # 2007000037610 Instr. # 2007000271861 Instr. # 2007000256008	LEE
Declaration and Grant of Easements (Pelican Preserve FL2)	O.R. 3535, Page 4689	LEE

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Declaration and Grant of Easements (Pelican Preserve FL2)	O.R. 3535, Page 4714	LEE
Declaration and Grant of Easements (Pelican Preserve FL2)	Instr. #2006000458765	LEE
<b>WATERLEFE</b>		
Declaration of Condominium for The Cove Docks at Waterlefe Condominium	O.R. 2290, Page 4504	Manatee
Declaration and Grant of Easements (FL2)	O.R. 2172, Page 3137	Manatee
Declaration of Covenants, Restrictions and Easements of Waterlefe Golf and River Club Community	O.R. 1623, Page 4140, as affected by: O.R. 1630, Page 407; O.R. 1650, Page 2263; O.R. 1657, Page 5059; O.R. 1672, Page 4897; O.R. 1678, Page 7543; O.R. 1678, Page 7606; O.R. 1688, Page 4248; O.R. 1703, Page 3726; O.R. 1704, Page 6485; O.R. 1719, Page 2266; O.R. 1735, Page 2774; O.R. 1735, Page 2841; O.R. 1741, Page 7886; O.R. 1761, Page 3897; O.R. 1766, Page 4002; O.R. 1958, Page 6471; O.R. 2000, Page 7830; O.R. 2050, Page 1701; O.R. 2129, Page 3797 O.R. 2285, Page 1435	Manatee