

Document prepared under the supervision of:
Charlotte County Attorney
18500 Murdock Circle
Port Charlotte, FL 33948

This instrument prepared by and after recording return to:
Robert H. Berntsson, Esq.
The BIG W LAW FIRM
3195 S. Access Road
Englewood, FL 34224

FIRST AMENDMENT TO DEVELOPER'S AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPER'S AGREEMENT ("Agreement") is made this 25th day of November, 2025, by and between CHARLOTTE COUNTY, a political subdivision of the State of Florida, herein called "County" and Lennar Homes, LLC, with an address of 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966, herein called "Developer", and DRP FL 6 LLC, with an address of 520 Madison Avenue, 21st Floor, New York, NY 10022 herein called "Owner".

WITNESSETH

WHEREAS, Owner is the fee simple owner of the lands described in Exhibit "A", attached hereto and incorporated herein by reference (hereinafter, "Property"); and

WHEREAS, Developer previously subdivided the Property pursuant to that certain plat of Island Lakes at Coco Bay according to the plat thereof recorded on November 1, 2023 in Plat Book 27, Pages 5A through 5Z1 of the Public Records of Charlotte County, Florida (the "Plat"); and

WHEREAS, in connection with the Plat, County, Developer and Owner entered into that certain Developer's Agreement recorded on November 1, 2023, as Instrument 3333249 of the Public Records of Charlotte County Florida (the "Developer's Agreement") pursuant to which Developer provided a bond in the amount of Two Million Five Hundred Ninety-Nine Thousand Six Hundred Eleven and 95/100 Dollars (\$2,599,611.95) defined in the Developer's Agreement as the "Security" to ensure completion of those subdivision improvements depicted on the Plans; and

WHEREAS, a portion of the subdivision improvements shown on the approved plans have been certified as completed in substantial compliance with the Plans by a licensed engineer; and

WHEREAS, County and Developer have agreed to amend the Developer's Agreement to facilitate the reduction of the amount of security necessary to ensure completion of the remaining improvements for the Plat; and

WHEREAS, the intent of the Developer's Agreement and this First Amendment thereto is to provide the required financial assurances pursuant to the provisions of Section 3-7-65 of the Charlotte County Code of Laws and Ordinances, which is not intended to be construed as a development agreement under Chapter 163.3221, Florida Statutes.

NOW THEREFORE, in consideration of their respective undertakings hereunder, County, Owner, and Developer agree as follows:

1. The foregoing recitals are true and correct and incorporated herein by this reference.

2. Developer agrees to complete the subdivision improvements shown on the Plans which have not yet been certified as complete, no later than April 1, 2027.

3. County hereby reduces the amount of the Security from \$2,599,611.95 to \$113,718.00 (hereinafter, the "Second Security") and Developer shall provide a new irrevocable letter of credit in such amount. The parties agree that the Developer's Agreement remains in full force and effect, except as modified herein.

4. Except as amended here, the remaining terms and provisions of the Developer's Agreement shall remain in full force and effect as if originally set forth herein.

5. This Amendment may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement.

[Signature pages to follow]

IN WITNESS WHEREOF, County, Owner and Developer have executed this First Amendment to Developer's Agreement on the date first above written.

**CHARLOTTE COUNTY, a political
Subdivision of the State of Florida**

By: _____
Joseph M. Tiseo, Chairman

ATTEST:
Roger D. Eaton, Clerk of the Circuit
Court and Ex-officio Clerk of the
Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Janette S. Knowlton, County Attorney
LR25-0666

kmj

[Signature]
1st Witness Signature

Ashley Kingston
1st Witness Printed Name

10461 Six Mile Cypress Pkwy
1st Witness Address

Fort Myers, FL 33906
1st Witness Address (cont.)

[Signature]
2nd Witness Signature

Alex Hinebaugh
2nd Witness Printed Name

10461 Six Mile Cypress Pkwy
2nd Witness Address

Fort Myers FL 33906
2nd Witness Address (cont.)

DEVELOPER
LENNAR HOMES, LLC
10481 Six Mile Cypress Parkway
Fort Myers, FL 33966

By: [Signature]
Scott Edwards

Vice President
Title

Scott Edwards
Printed Name

ACKNOWLEDGEMENT

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 29th day of October, 2025 by Scott Edwards, Vice President of Lennar Homes, LLC, who ☒ is personally known to me or ☐ has produced _____ as identification and did/did not take an oath.

My commission expires: Feb. 11, 2028

(Notary Seal)  Nicole M Rickard
Comm.: HH 491000
Expires: Feb. 11, 2028
Notary Public - State of Florida

Nicole M Rickard
Notary Public
Nicole M Rickard
Printed name of Notary Public
HH 491000
Serial or commission number

CONSENTED to by OWNER.

OWNER

DRP FL 6, LLC

By: DW General Partner, LLC,
its manager

520 Madison Avenue, 21st Floor
New York, NY 10022

[Signature]
1st Witness Signature

Dan Krav
1st Witness Printed Name

370 Cool Hill Rd.
1st Witness Address

Weater, CT 06883
1st Witness Address (cont.)

[Signature]
2nd Witness Signature

Christine Vaughn
2nd Witness Printed Name

88 Rowayton Woods
2nd Witness Address

Norwalk CT 06854
2nd Witness Address (cont.)

[Signature]
Houdin Honarvar

11/10/25
Date

ACKNOWLEDGEMENT

State of Connecticut
County of Fairfield

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 10th day of November, 2025, by Houdin Honarvar, who [] is personally known to me or [] has produced CT license as identification and did/did not take an oath.

My commission expires:

(Notary Seal)



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[Signature]
Notary Public
Christine Vaughn
Printed name of Notary Public
SXPC 0192768
Serial or commission number

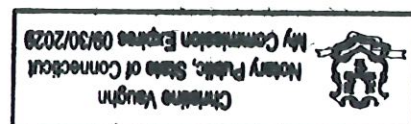


EXHIBIT "A"
(Legal Description of Property)

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 16, TOWNSHIP 41 SOUTH, RANGE 20 EAST, BEING A REPLAT OF TRACTS C-1, C-2, C-4, C-5, C-6, F-1, F-2 AND F-3, AS SHOWN ON RECORD PLAT OF COCO BAY, AS RECORDED IN PLAT BOOK 22, PAGES 14A THROUGH 14V, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16 BEING A POINT HAVING A FLORIDA WEST ZONE STATE PLANE COORDINATE VALUE OF NORTH: 933519.63 AND EAST: 551421.68, NORTH AMERICAN DATUM OF 1983; THENCE S.89°30'59"E. ALONG THE SOUTH LINE OF SAID SECTION 16 FOR 1320.32 FEET TO THE SOUTHWESTERLY CORNER OF SAID PLAT OF COCO BAY AND THE POINT OF BEGINNING, HAVING A FLORIDA WEST ZONE STATE PLANE COORDINATE VALUE OF NORTH: 933508.48 AND EAST: 552741.96; THENCE N.00°29'01"E. ALONG THE WESTERLY LINE OF SAID PLAT FOR 250.00 FEET; THENCE N.65°14'07"W. ALONG THE SOUTHWESTERLY LINE OF SAID PLAT FOR 742.12 FEET TO THE INTERSECTION OF SAID SOUTHWESTERLY LINE AND THE WESTERLY LINE OF TRACT C-1, OF SAID COCO BAY; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING 2 COURSES: N.17°46'51"E. FOR 44.97 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 800.00 FEET, DELTA ANGLE OF 04°37'41", A CHORD BEARING OF N.20°05'41"E., A CHORD DISTANCE OF 64.60 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 64.62 FEET TO THE WESTERLY CORNER OF LOT 1, OF SAID COCO BAY; THENCE S.67°35'29"E. ALONG THE SOUTHERLY LINE OF SAID LOT 1 FOR 130.00 FEET TO THE SOUTHERLY CORNER OF SAID LOT 1 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE SOUTHEASTERLY LINE OF LOTS 1 THROUGH 20 OF SAID COCO BAY THE FOLLOWING 5 COURSES: THE AFOREMENTIONED CURVE HAVING A RADIUS OF 670.00 FEET, A DELTA ANGLE OF 20°21'34", A CHORD BEARING OF N.32°35'19"E., AND A CHORD DISTANCE OF 236.83 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 238.08 FEET; THENCE N.42°46'06"E. FOR 385.00 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, A DELTA ANGLE OF 08°17'33", A CHORD BEARING OF N.46°54'52"E., AND A CHORD DISTANCE OF 53.50 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 53.55 FEET; THENCE N.51°03'39"E. FOR 378.84 FEET TO THE EASTERLY CORNER OF SAID LOT 20; THENCE N.38°56'21"W. ALONG THE NORTHEASTERLY LINE OF SAID LOT 20 FOR 130.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COCO BAY BOULEVARD, AS DEPICTED ON SAID PLAT OF COCO BAY, SAID POINT ALSO BEING THE NORTHERLY CORNER OF SAID LOT 20 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES: THE AFOREMENTIONED CURVE HAVING A RADIUS OF

440.00 FEET, DELTA ANGLE OF 00°57'33", A CHORD BEARING OF N.50°42'42"E., A CHORD DISTANCE OF 7.37 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 7.37 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, A DELTA ANGLE OF 39°51'52", A CHORD BEARING OF N.30°18'00"E., AND A CHORD DISTANCE OF 300.00 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 306.14 FEET TO THE WESTERLY CORNER OF LOT 176 OF SAID PLAT OF COCO BAY; THENCE S.59°42'00"E. FOR 136.27 FEET TO THE SOUTHERLY CORNER OF SAID 176 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY LINES OF LOTS 176 THROUGH 202 OF SAID PLAT OF COCO BAY THE FOLLOWING 8 COURSES: THE AFOREMENTIONED CURVE HAVING A RADIUS OF 570.00 FEET, A DELTA ANGLE OF 15°02'32", A CHORD BEARING OF N.07°31'16"E., AND A CHORD DISTANCE OF 149.22 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 149.65 FEET; THENCE N.00°00'00"E. FOR 483.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 900.00 FEET, A DELTA ANGLE OF 21°27'35", A CHORD BEARING OF N.72°46'08"E., AND A CHORD DISTANCE OF 335.12 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 337.09 FEET; THENCE N.62°02'21"E. FOR 194.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.03 FEET, A DELTA ANGLE OF 35°11'06", A CHORD BEARING OF N.79°37'54"E., AND A CHORD DISTANCE OF 60.47 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 61.43 FEET TO THE SOUTHEASTERLY CORNER OF LOT 195 OF SAID PLAT OF COCO BAY; THENCE N.07°15'07"E. ALONG THE EASTERLY LINE OF SAID LOT 195 FOR 9.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET, A DELTA ANGLE OF 83°46'03", A CHORD BEARING OF S.40°52'52"E., AND A CHORD DISTANCE OF 146.88 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 160.82 FEET; THENCE S.01°00'09"W. FOR 291.72 FEET TO THE SOUTHWESTERLY CORNER OF LOT 202 OF SAID PLAT OF COCO BAY; THENCE S.88°59'51"E. ALONG THE SOUTHERLY LINE OF SAID LOT 202 FOR 120.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 202; THENCE S.48°17'39"E. FOR 52.76 FEET TO THE SOUTHWESTERLY CORNER OF LOT 151 OF SAID PLAT OF COCO BAY; THENCE S.88°59'51"E. ALONG THE SOUTHERLY LINE OF SAID LOT 151 FOR 120.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 151; THENCE ALONG THE EASTERLY LINE OF LOTS 151 THROUGH 159 OF SAID PLAT OF COCO BAY THE FOLLOWING 2 COURSES: N.01°00'09"E. FOR 326.13 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 390.00 FEET, A DELTA ANGLE OF 61°21'02", A CHORD BEARING OF N.29°40'22"W., AND A CHORD DISTANCE OF 397.93 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 417.60 FEET TO THE NORTHERLY CORNER OF SAID LOT 159 AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET, A DELTA ANGLE OF 18°06'39", A CHORD BEARING OF S.18°56'44"W., AND A CHORD DISTANCE OF 100.73 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 101.15 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 79°49'46", A CHORD BEARING OF S.11°54'50"E., AND A CHORD DISTANCE OF 32.08 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 34.83 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAINT KITTS CIRCLE AS DEPICTED ON SAID PLAT OF COCO BAY AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, A DELTA

ANGLE OF 17°33'20", A CHORD BEARING OF N.60°36'23"W., AND A CHORD DISTANCE OF 82.41 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 82.73 FEET TO THE SOUTHERLY CORNER OF LOT 237 OF SAID PLAT OF COCO BAY AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 83°06'24", A CHORD BEARING OF N.69°03'45"E., AND A CHORD DISTANCE OF 33.17 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 36.26 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET, A DELTA ANGLE OF 22°13'34", A CHORD BEARING OF N.16°23'46"E., AND A CHORD DISTANCE OF 107.94 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE EASTERLY LINE OF SAID LOT 237 FOR 108.62 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 237 AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT THENCE ALONG THE NORTHERLY LINE OF LOTS 237 THROUGH 248 OF SAID PLAT OF COCO BAY THE FOLLOWING 4 COURSES: THE AFOREMENTIONED CURVE HAVING A RADIUS OF 400.00 FEET, A DELTA ANGLE OF 50°59'41", A CHORD BEARING OF S.87°32'11"W., AND A CHORD DISTANCE OF 344.38 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 356.01 FEET; THENCE S.62°02'21"W. FOR 194.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET, A DELTA ANGLE OF 28°12'34", A CHORD BEARING OF S.76°08'38"W., AND A CHORD DISTANCE OF 292.43 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 295.41 FEET; THENCE N.89°45'05"W. FOR 58.37 FEET TO THE NORTHWESTERLY CORNER OF LOT 248 OF SAID PLAT OF COCO BAY; THENCE S.00°14'55"W. ALONG THE WESTERLY LINE OF SAID LOT 248 FOR 130.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SAINT KITTS CIRCLE AND THE SOUTHWESTERLY CORNER OF SAID LOT 248; THENCE N.89°45'05"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 20.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 249 OF SAID PLAT OF COCO BAY; THENCE N.00°14'55"E. ALONG THE EASTERLY LINE OF SAID LOT 249 FOR 130.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 249; THENCE N.89°45'05"W. ALONG THE NORTHERLY LINE OF LOTS 249 THROUGH 260 AS DEPICTED SAID PLAT OF COCO BAY FOR 621.38 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 260; THENCE S.14°32'52"E. ALONG THE WESTERLY LINE OF SAID LOT 260 FOR 143.03 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SAINT KITTS CIRCLE AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AND THE EASTERLY RIGHT-OF-WAY LINE OF SAMANA CAY LOOP, THE FOLLOWING 5 COURSES: THE AFOREMENTIONED CURVE HAVING A RADIUS OF 250.00 FEET, A DELTA ANGLE OF 20°09'48", A CHORD BEARING OF S.65°22'14"W., AND A CHORD DISTANCE OF 87.53 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 87.98 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 80°34'55", A CHORD BEARING OF N.84°25'12"W., AND A CHORD DISTANCE OF 32.33 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 35.16; THENCE N.44°07'45"W. FOR 59.63 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, A DELTA ANGLE OF 15°50'16", A CHORD BEARING OF N.52°02'53"W., AND A CHORD DISTANCE OF 49.60 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 49.76 FEET TO THE NORTHEASTERLY CORNER OF SAID RIGHT-OF-WAY; THENCE S.30°01'59"W. ALONG THE NORTHERLY LINE OF SAID RIGHT-OF-WAY FOR 40.00 FEET TO THE NORTHERLY CORNER OF LOT 337 OF SAID PLAT OF COCO BAY AND THE

BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE WESTERLY LINE OF LOTS 337 THROUGH 358 OF SAID PLAT OF COCO BAY THE FOLLOWING 4 COURSES: AFOREMENTIONED CURVE HAVING A RADIUS OF 370.00 FEET, A DELTA ANGLE OF 25°18'58", A CHORD BEARING OF S.29°17'23"W., AND A CHORD DISTANCE OF 162.16 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 163.48 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET, A DELTA ANGLE OF 35°02'48", A CHORD BEARING OF S.34°09'18"W., AND A CHORD DISTANCE OF 108.39 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 110.10 FEET; THENCE S.51°40'42"W. FOR 317.46 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 460.00 FEET, A DELTA ANGLE OF 62°05'57", A CHORD BEARING OF S.20°37'44"W., AND A CHORD DISTANCE OF 474.52 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 498.56 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 358 AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 358, THE FOLLOWING 3 COURSES: THE AFOREMENTIONED CURVE HAVING A RADIUS OF 155.00 FEET, A DELTA ANGLE OF 27°20'22", A CHORD BEARING OF N.88°35'47"E., AND A CHORD DISTANCE OF 73.26 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 73.96 FEET; THENCE N.74°55'36"E. FOR 25.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 82°55'05", A CHORD BEARING OF N.33°28'03"E., AND A CHORD DISTANCE OF 33.10 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 36.18 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SAINT KITTS CIRCLE AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING 3 COURSES: THE AFOREMENTIONED CURVE HAVING A RADIUS OF 340.00 FEET, DELTA ANGLE OF 25°37'40", A CHORD BEARING OF S.20°48'19"E., AND A CHORD DISTANCE OF 150.81 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 152.08 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 140.00 FEET, A DELTA ANGLE OF 34°27'26", A CHORD BEARING OF S.16°23'26"E., AND A CHORD DISTANCE OF 82.93 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 84.19 FEET; THENCE S.00°50'15"W. FOR 363.07 FEET TO A POINT HEREAFTER KNOWN AS POINT "A"; THENCE N.89°09'46"W. FOR 15.00 FEET TO THE NORTHWESTERLY CORNER OF TRACT "C-3" OF SAID PLAT OF COCO BAY; THENCE S.00°50'14"W. FOR 338.25 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT "C-3"; THENCE S.65°14'07"E. ALONG THE SOUTHERLY LINE OF SAID TRACT "C-3" FOR 259.28 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID COCO BAY BOULEVARD AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 108.00 FEET, A DELTA ANGLE OF 07°59'14", A CHORD BEARING OF S.20°24'31"W., AND A CHORD DISTANCE OF 15.04 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE FOR 15.06 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PLAT OF COCO BAY; THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID PLAT OF COCO BAY, THE FOLLOWING 4 COURSES: N.65°14'07"W. FOR 270.18 FEET; THENCE N.00°50'14"E. FOR 698.00 FEET; THENCE N.89°09'46"W. FOR 345.00 FEET; THENCE N.00°50'14"E. FOR 1190.02 FEET TO THE INTERSECTION OF THE SOUTHERLY LINE OF TRACT "P-1" OF SAID PLAT OF COCO BAY AND THE WESTERLY LINE OF SAID PLAT OF COCO BAY; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT "P-1", THE FOLLOWING 17 COURSES: S.46°38'35"E. FOR

34.99 FEET; THENCE N.88°05'26"E. FOR 41.46 FEET; THENCE N.81°11'29"E. FOR 41.24 FEET; THENCE N.80°10'32"E. FOR 53.75 FEET; THENCE S.62°06'13"E. FOR 19.47 FEET; THENCE S.70°04'08"E. FOR 89.40 FEET; THENCE N.37°13'53"E. FOR 32.08 FEET; THENCE N.88°24'51"E. FOR 29.91 FEET; THENCE S.81°01'07"E. FOR 87.68 FEET; THENCE S.83°59'16"E. FOR 77.67 FEET; THENCE S.38°16'06"E. FOR 39.09 FEET; THENCE N.87°06'34"E. FOR 89.91 FEET; THENCE N.65°26'20"E. FOR 33.06 FEET; THENCE N.62°35'22"E. FOR 90.86 FEET; THENCE N.54°55'38"E. FOR 50.88 FEET; THENCE N.73°06'33"E. FOR 54.10 FEET; THENCE N.53°05'40"E. FOR 48.66 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16, SAID LINE ALSO BEING THE NORTHERLY LIMITS OF SAID PLAT OF COCO BAY; THENCE S.89°45'05"E. ALONG SAID LINE FOR 493.73 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16, SAID LINE ALSO BEING THE WEST LINE OF SAID PLAT OF COCO BAY; THENCE N.00°55'16"E. ALONG SAID WEST LINE FOR 54.97 FEET TO THE INTERSECTION OF SAID WEST LINE AND THE SOUTHERLY LINE OF TRACT "P-2" OF SAID PLAT OF COCO BAY; THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF SAID TRACT "P-2", THE FOLLOWING 31 COURSES: N.90°00'00"E. FOR 13.18 FEET; THENCE S.80°57'22"E. FOR 17.61 FEET; THENCE S.51°09'34"E. FOR 32.32 FEET; THENCE N.74°14'12"E. FOR 93.83 FEET; THENCE N.81°07'19"E. FOR 68.84 FEET; THENCE N.79°01'26"E. FOR 44.46 FEET; THENCE N.59°08'41"E. FOR 116.22 FEET; THENCE N.67°32'47"E. FOR 96.49 FEET; THENCE N.27°47'16"E. FOR 61.32 FEET; THENCE N.31°48'36"E. FOR 76.47 FEET; THENCE N.26°23'19"W. FOR 59.87 FEET; THENCE N.11°02'38"E. FOR 36.02 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 112°56'45", A CHORD BEARING OF N.45°25'44"W., AND A CHORD DISTANCE OF 41.68 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 49.28 FEET; THENCE S.78°05'53"W. FOR 35.47 FEET; THENCE N.29°56'40"W. FOR 40.55 FEET; THENCE N.80°52'29"W. FOR 44.07 FEET; THENCE S.67°54'04"W. FOR 29.39 FEET; THENCE S.81°15'05"W. FOR 10.59 FEET; THENCE S.82°46'03"W. FOR 30.29 FEET; THENCE S.75°23'24"W. FOR 69.45 FEET; THENCE S.19°05'48"W. FOR 40.88 FEET; THENCE N.55°00'00"W. FOR 20.18 FEET; THENCE S.72°31'17"W. FOR 26.36 FEET; THENCE S.89°03'05"W. FOR 37.93 FEET; THENCE S.44°51'35"W. FOR 38.26 FEET; THENCE N.71°30'12"W. FOR 15.11 FEET; THENCE N.03°48'05"W. FOR 26.91 FEET; THENCE N.80°19'26"W. FOR 38.84 FEET; THENCE N.73°12'02"W. FOR 23.83 FEET; THENCE N.50°10'11"W. FOR 38.70 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16, SAID LINE ALSO BEING THE WEST LINE OF SAID PLAT OF COCO BAY; THENCE N.00°55'16"E. ALONG SAID WEST LINE FOR 908.30 FEET TO THE INTERSECTION OF SAID WEST LINE AND THE SOUTHERLY LINE OF TRACT "P-3" OF SAID PLAT OF COCO BAY; THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID TRACT "P-3", THE FOLLOWING 39 COURSES: S.82°34'42"E. FOR 46.92 FEET; THENCE S.89°34'21"E. FOR 96.75 FEET; THENCE S.59°17'20"E. FOR 23.80 FEET; THENCE S.46°14'59"E. FOR 79.22 FEET; THENCE S.38°59'30"E. FOR 71.03 FEET; THENCE S.55°33'02"E. FOR 46.26 FEET; THENCE S.00°19'44"W. FOR 36.45 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 75°16'40", A CHORD BEARING OF S.37°18'36"E., AND A CHORD DISTANCE OF 30.53 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 32.85 FEET; THENCE S.74°56'56"E. FOR 50.21 FEET; THENCE S.38°11'31"E. FOR 48.43 FEET; THENCE S.47°22'21"E. FOR

44.91 FEET; THENCE S.14°55'41"E. FOR 24.23 FEET; THENCE S.55°49'07"E. FOR 45.08 FEET; THENCE S.42°37'03"E. FOR 63.88 FEET; THENCE S.46°00'40"E. FOR 71.97 FEET; THENCE S.38°00'29"E. FOR 84.76 FEET; THENCE S.67°03'38"E. FOR 35.17 FEET; THENCE S.24°23'28"E. FOR 64.83 FEET; THENCE S.42°48'15"E. FOR 41.82 FEET; THENCE S.53°13'52"E. FOR 53.55 FEET; THENCE S.16°10'05"E. FOR 19.64 FEET; THENCE S.04°56'17"W. FOR 35.98 FEET; THENCE S.12°58'11"W. FOR 73.29 FEET; THENCE S.48°12'00"E. FOR 53.77 FEET; THENCE S.80°36'40"E. FOR 68.09 FEET; THENCE S.57°11'36"E. FOR 81.22 FEET; THENCE S.45°53'29"E. FOR 95.53 FEET; THENCE S.50°17'44"E. FOR 54.86 FEET; THENCE S.76°05'45"E. FOR 42.53 FEET; THENCE S.21°13'47"E. FOR 62.12 FEET; THENCE S.25°45'55"E. FOR 31.29 FEET; THENCE S.10°06'44"E. FOR 78.05 FEET; THENCE S.52°49'01"E. FOR 79.07 FEET; THENCE S.08°21'30"W. FOR 38.57 FEET; THENCE S.40°21'24"E. FOR 47.29 FEET; THENCE S.20°16'50"E. FOR 36.75 FEET; THENCE S.18°04'31"E. FOR 41.04 FEET; THENCE S.16°44'18"E. FOR 67.54 FEET; THENCE S.48°41'03"E. FOR 67.28 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, SAID LINE ALSO BEING THE EAST OF SAID PLAT OF COCO BAY; THENCE S.01°00'09"W. ALONG SAID EAST LINE FOR 2544.78 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 16 AND THE SOUTHEAST CORNER OF SAID PLAT OF COCO BAY; THENCE N.89°30'59"W. ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, SAID LINE ALSO BEING THE SOUTH LINE OF SAID PLAT OF COCO BAY FOR 1321.63 FEET TO THE POINT OF BEGINNING.

AND

COMMENCING AT THE AFOREMENTIONED "POINT A"; THENCE S.89°10'14"E. FOR 40.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SAINT KITTS CIRCLE AND THE POINT OF BEGINNING; THENCE N.00°50'14"E. ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 35.01 FEET TO THE SOUTHWEST CORNER OF LOT 305 OF SAID PLAT OF COCO BAY; THENCE S.89°09'46"E. ALONG THE SOUTH LINE OF SAID LOT 305 FOR 120.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 305; THENCE ALONG THE EASTERLY LINES OF 305 THROUGH 336 OF SAID PLAT OF COCO BAY THE FOLLOWING 6 COURSES: N.00°50'14"E. FOR 328.06 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, A DELTA ANGLE OF 34°27'23", A CHORD BEARING OF N.16°23'28"W., AND A CHORD DISTANCE OF 177.71 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 180.41 FEET; TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET, A DELTA ANGLE OF 85°17'51", A CHORD BEARING OF N.09°01'46"E., AND A CHORD DISTANCE OF 243.90 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 267.97 FEET; THENCE N.51°40'42"E. FOR 317.46 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 460.00 FEET, A DELTA ANGLE OF 35°02'48", A CHORD BEARING OF N.34°09'18"E., AND A CHORD DISTANCE OF 277.01 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 281.37 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, A DELTA ANGLE OF 16°02'23", A CHORD BEARING OF N.24°39'06"E., AND A CHORD DISTANCE OF 25.11 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 25.20 FEET TO THE EASTERLY CORNER OF SAID LOT 336; THENCE N.57°19'43"W. ALONG THE NORTHERLY LINE OF SAID LOT 336 FOR 120.00 FEET TO A POINT ON

THE EASTERLY RIGHT-OF-WAY LINE OF SAID SAINT KITTS CIRCLE AND THE NORTHERLY CORNER OF SAID LOT 336, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 210.15 FEET, A DELTA ANGLE OF 19°50'17", A CHORD BEARING OF N.42°35'35"E., AND A CHORD DISTANCE OF 72.40 FEET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE FOR 72.76 FEET TO THE NORTHWEST CORNER OF LOT 261 OF SAID PLAT OF COCO BAY; THENCE S.37°28'36"E. ALONG THE WEST LINE OF SAID LOT 261 FOR 130.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 261 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG THE SOUTHERLY LINE OF LOTS 261 THROUGH 269 OF SAID PLAT OF COCO BAY, THE AFOREMENTIONED CURVE HAVING A RADIUS OF 80.00 FEET, A DELTA ANGLE OF 37°43'27", A CHORD BEARING OF N.71°23'12"E., A CHORD DISTANCE OF 51.73 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 52.67 FEET; THENCE S.89°45'05"E. FOR 405.18 FEET TO THE NORTHWEST CORNER OF LOT 272 OF SAID PLAT OF COCO BAY; THENCE ALONG THE WESTERLY LINES OF LOTS 272 THROUGH 300 OF SAID PLAT OF COCO BAY, THE FOLLOWING 5 COURSES: S.00°00'00"W. FOR 478.79 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 51°03'38", A CHORD BEARING OF S.25°31'50"W., AND A CHORD DISTANCE OF 232.73 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 240.62 FEET; THENCE S.51°03'39"W. FOR 379.84 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 670.00 FEET, A DELTA ANGLE OF 08°17'33", A CHORD BEARING OF S.46°54'52"W., AND A CHORD DISTANCE OF 96.88 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 96.97 FEET; THENCE S.42°46'09"W. FOR 357.87 FEET TO THE WESTERLY CORNER OF SAID LOT 300; THENCE S.47°13'54"E. ALONG THE SOUTHEASTERLY LINE OF SAID LOT 300 FOR 130.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COCO BAY BOULEVARD AS DEPICTED ON SAID PLAT OF COCO BAY, SAID POINT ALSO BEING THE SOUTHERLY CORNER OF SAID LOT 300; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING 2 COURSES: S.42°45'25"W. FOR 27.13 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 838.68 FEET, A DELTA ANGLE OF 06°15'28", A CHORD BEARING OF S.39°38'51"W., AND A CHORD DISTANCE OF 91.55 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 91.60 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 87°01'05", A CHORD BEARING OF S.80°01'46"W., AND A CHORD DISTANCE OF 34.42 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 37.97 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SAINT KITTS CIRCLE; THENCE N.56°27'42"W. ALONG SAID NORTHERLY RIGHT-OF-WAY FOR 46.01 FEET TO THE SOUTHERLY CORNER OF LOT 301 OF SAID PLAT OF COCO BAY; THENCE N.33°32'18"E. ALONG THE EASTERLY LINE OF SAID LOT 301 FOR 120.00 FEET TO THE EASTERLY CORNER OF SAID LOT 301; THENCE ALONG THE NORTHERLY LINES OF LOTS 301 THROUGH 304 OF SAID PLAT OF COCO BAY, THE FOLLOWING 2 COURSES: N.56°27'42"W. FOR 86.68 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET, A DELTA ANGLE OF 17°22'45", A CHORD BEARING OF N.65°09'05"W., AND A CHORD DISTANCE OF 102.74 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 103.13 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 304; THENCE S.16°09'33"W. ALONG THE WESTERLY LINE OF SAID LOT 304 FOR 120.00 FEET TO

A POINT ON SAID NORTHERLY RIGHT-OF-WAY, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF SAID LOT 304 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING 2 COURSES: THE AFOREMENTIONED CURVE HAVING A RADIUS OF 220.07 FEET, A DELTA ANGLE OF 10°57'15", A CHORD BEARING OF N.79°19'11"W., AND A CHORD DISTANCE OF 42.01 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 42.07 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET, A DELTA ANGLE OF 85°38'03", A CHORD BEARING OF N.41°58'47"W., AND A CHORD DISTANCE OF 108.75 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 119.57 FEET TO THE POINT OF BEGINNING.

CONTAINS 120.07 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "PNTA". WHEREIN THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 41 SOUTH, RANGE 20 EAST BEARS N.00°50'14"E.