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RICHARD PEARLMAN, Esq.
(Requestor's Name)

2457 CARE DRIVE
(Address)

(Address)

TALLAHASSEE, FL 32308 ⁸⁵⁰⁻ 878 2411
(City/State/Zip/Phone #)

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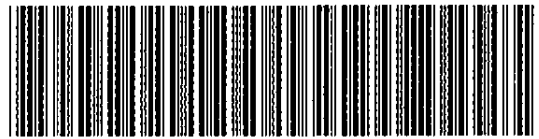
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**ARTICLES OF INCORPORATION OF
HANCOCK RIDGE ASSOCIATION, INC.**

I. NAME AND ADDRESS

The name of this corporation shall be Hancock Ridge Association, Inc. (the "Association"). The address of the Association shall be c/o Wal-Mart Stores East, L.P., 2001 S.E. 10th Street, Bentonville, AR 72716-5525, or such other address as the Association may hereafter select.

II. DEFINITIONS

When used herein, the following terms shall have the meanings set forth below:

A. "Articles of Incorporation" shall mean the Articles of Incorporation of the Association, together with all modifications and amendments thereto.

B. "Association" shall mean Hancock Ridge Association, Inc., a Florida non-profit corporation organized under the laws of the State of Florida.

C. "Board" shall mean the duly elected or appointed Board of Directors of the Association.

D. "By-Laws" shall mean the duly adopted By-Laws of the Association, together with all modifications and amendments thereto.

E. "Declaration" or "ECR" shall mean the Easements and Assessments with Covenants and Restrictions for Affecting Land recorded by the Declarant in the Public Records of Lee County, Florida, and all of the conditions, covenants, restrictions, easements, reservations, assessments, liens, standards and criteria set forth therein or adopted pursuant to the Declaration, together with all modifications and amendments thereto.

F. "Developer" or "Declarant" shall mean Sam's East, Inc., an Arkansas Corporation, its successors and assigns ("Sam's"), and Eagle FL I SPE, LLC, a North Carolina Limited Liability Company, unless the context indicates otherwise.

G. "Director" shall mean a duly elected or appointed member of the Board.

H. "District" shall mean the South Florida Water Management District.

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I. "Member" shall mean any person or entity meeting the criteria and qualifications necessary to become a member of the Association, as set forth in the Declaration and herein.

J. "Owner" shall mean the record owner, and if there is more than one (1) record owner, then all such record owners collectively, of fee simple title to any Parcel as disclosed by the Public Records maintained by the Clerk of the Circuit Court of Lee County, Florida.

K. "Parcel" shall mean any subdivided lot or parcel of land within the Property, whether improved or unimproved, but shall not include Stormwater Tract #1 or Stormwater Tract #2 (as each are defined in the Declaration).

L. "Person" shall mean any individual, profit or nonprofit corporation, partnership, limited partnership, association, estate, trust or other entity. It shall not include Lee County or any other governmental agencies.

M. "Plat" shall mean any subdivision plat of all or any portion of the Property, which has been or shall be prepared by the Developer and recorded in the Public Records of Lee County, Florida, together with all alterations, additions or changes thereto or any replat of all or any portion of the Exhibit A Property by the Developer or any successor Developer.

N. "Property" shall mean the real property described in Exhibit A.

O. "Surface Water Management System Facilities" shall include, but are not limited to, all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands, and any associated buffer areas, and wetland mitigation areas, underground lines or pipes, manholes, lakes, headwall, or similar facilities, including all lakes, retention areas, culverts and related appurtenances.

III. PURPOSES

The general nature, objects and purposes for which the Association has been organized are as follows:

- A. To perform all the functions, duties and obligations contemplated of the Association in the Declaration.
- B. To operate the Association without profit for the benefit of its Members and Owners.
- C. To do, perform or provide any other acts, services or matters whatsoever that are not in conflict with these Articles or the By-Laws and that may be allowed by Chapter 617, *Florida Statutes*, or any successor thereto.
- D. To perform all functions, duties, and obligations associated with the operation and maintenance of the Surface Water Management System Facilities. Operation and maintenance and re-inspection reporting shall be performed in accordance with the terms and conditions of the Environmental Resource Permit.

IV. GENERAL POWERS

The general powers that the Association shall have are as follows:

- A. To own and convey real and personal property or interests therein, including, but not limited to, owning Stormwater Tract #1 and Stormwater Tract #2 (as defined in the Declaration).
- B. To hold funds for the benefit of the Members for purposes set forth in these Articles of Incorporation and in the By-Laws and Declaration.
- C. To promulgate and enforce rules, regulations, By-Laws, covenants, restrictions and agreements to effectuate the purposes for which the Association is organized and to further the interests of the Owners.
- D. To establish procedures and policies relating to the governance and operation of the Association and the Surface Water Management System Facilities, as permitted by the District, including

all lakes, retention areas, culverts and related appurtenances, as well as establishing procedures and policies relating to wetland mitigation, maintenance, and monitoring.

E. To enter into contracts with such Persons as the Board deems necessary or appropriate to provide for the administration, operation and/or management of the Association.

F. To delegate power or powers where such is deemed in the interest of the Association.

G. To operate, manage, repair, maintain, reconstruct, restore, renovate, rebuild, replace, improve and alter the Surface Water Management System Facilities.

H. To enter into, make, perform or carry out contracts and agreements of every kind with any Person to provide for operation and maintenance of the Surface Water Management System Facilities.

I. In the event that Sam's assumes responsibility for managing the Association, Sam's shall have the right to assign such management and operational obligations to an affiliated entity established by Sam's for such purpose.

J. To fix regular or special assessments to be levied upon the Owners of Parcels and against such Parcels, to defray the costs, fees, and capital and non-capital expenditures of the Association and to effectuate the objectives and purposes of the Association, and to fix fines and other charges for the nonpayment of such dues, charges, fees or assessments or for the violation of the Articles of Incorporation, By-Laws, or Declaration, and to authorize the Board, in its discretion, to enter into, perform and carry out contracts or agreements with such Persons as are selected by the Board from time to time to provide for the collection of such dues, charges, fees and assessments.

K. To: (i) commence actions, suits or proceedings to restrain, prevent, terminate or enjoin any breach or threatened breach of the Declaration, the Articles of Incorporation or By-Laws of the Association; (ii) enforce, by mandatory injunction or otherwise, the provisions of the Declaration or the Articles of Incorporation or By-Laws of the Association; and (iii) to collect any assessment charge or

other amount due to the Association from any Owner of any portion of the Property or any person or entity claiming by or through such Owner.

L. To enter into agreements with Persons to provide the following services on behalf of the Association: legal, accounting, engineering, managerial, appraisal, landscape design and such other services as the Board deems necessary or desirable.

M. To create reserves to provide for the deferred maintenance, renovation, rebuilding, reconstruction, replacement, improvement or alteration of any portion of the Surface Water Management System Facilities.

N. To enter upon any Parcel for the purpose of ascertaining whether the Owner thereof is in compliance with the Declaration, these Articles of Incorporation and the By-Laws and to undertake such actions as the Association in its discretion determines is necessary or appropriate to insure full, complete and continuing compliance with the Declaration, these Articles of Incorporation and the By-Laws.

O. To separately charge any Owner of any portion of the Property when such separate charge is deemed appropriate by the Board and authorized by the Declaration.

P. To pay taxes, assessments, utilities and other charges, if any, levied or assessed on or against property owned, leased or maintained by the Association.

Q. To do any and all acts necessary or expedient for carrying on or accomplishing any and all of the purposes for which the Association has been formed and for effectuating all of the powers and objectives set forth in these Articles of Incorporation and in the Declaration which are not forbidden by the laws of the State of Florida.

R. To have, in general, all powers conferred upon a not for profit corporation by the laws of the State of Florida, except, as prohibited herein, which are necessary or convenient to accomplish any of the objects and purposes for which the Association is organized.

S. To perform all functions, duties, and obligations associated with the operation and maintenance of the Surface Water Management System Facilities. Operation and maintenance and re-

inspection reporting shall be performed in accordance with the terms and conditions of the Environmental Resource Permit.

V. TERM

A. The term for which this Association is to exist shall be perpetual. In the event of dissolution of the Association (unless same is reinstated), other than incident to a merger or consolidation, all of the assets of the Association shall be conveyed to a similar property owners' association or a public agency having a similar purpose.

VI. MEMBERS

A. Each Owner, including the Developer, of fee simple title to a Parcel shall automatically become a Member of the Association for so long as such ownership continues. Association membership shall be an interest which is appurtenant to fee simple title of a Parcel within the Property and shall not be divisible or transferable separate and apart from ownership of any such Parcel; provided, however, that in the event an Owner of a Parcel executes a ground lease relating to such parcel with any other Person for an initial term of twenty (20) years or more, the Owner and such Person may, upon written notice to the Association, enter into a written agreement pursuant to which the Owner assigns to such Person all or any part of the rights and privileges the Owner is entitled to exercise under these Articles of incorporation or under the Declaration of By-Laws, including the Owner's right to vote. Such assignment of the Owner's rights and privileges shall automatically terminate upon the termination of the lease with such Person. In no event shall the assignment of all or any part of the Owner's rights and privileges relieve the Owner of any of the duties or obligations set forth herein or in the Declaration or By-Laws.

B. The voting rights of Members shall be set forth in the By-Laws and shall provide that each Member shall be entitled to one (1) vote for each acre of the Parcel which is owned by such Member computed as follows:

(1) for each partial acre of the Parcel, if any, which is included within a Parcel,

fractional voting corresponding to the fraction of the acre owned by such Member shall be

permitted; provided, however, that all such fractions shall be rounded off to the nearest one-tenth of an acre;

(2) in the event title to any Parcel is held in the name of more than one (1) Person, the Owners of such Parcel shall jointly determine the manner in which the vote for such Parcel is to be cast and in no event may the vote relating to any Parcel be split or divided among the persons owning such Parcel and, instead must be voted as a whole by such persons or entities,

(3) if the Owners of any Parcel cannot agree among themselves as to the manner in which their vote is to be cast on the issue submitted to the Members, then no vote shall be counted in respect to such Parcel in connection with such issue;

(4) in no event shall more than one (1) vote per acre included within a Parcel be cast regardless of the number of Persons which owns such Parcel, and

(5) in the event the Owners of any Parcel cannot agree among themselves as to the manner in which their vote is to be cast on the issues submitted to the Members, such Owners shall not be deemed Members for purposes of determining a quorum or majority vote of the Members; and

(6) Notwithstanding the voting allocations set forth above, or any other provision of these Articles, for so long as Sam's (or an affiliate of Sam's) is the fee owner or lessee of the Sam's Tract (as defined in the ECR), if Sam's relative proportional ownership of the aggregate square acreage in the Sam's Tract and the other Parcels combined is fifty percent (50%) or less, Sam's shall be entitled to cast fifty-one percent (51%) of the votes (or seventy-five percent (75%) in the case that a supermajority vote is required) in the Association and may delegate such right to a third-party management company or individual department or division within Sam's. (The aforesaid rights shall collectively be referred to as the "Voting Rights").

C. The rights, duties, privileges and obligations of each Member of the Association shall be those set forth herein and in the Declaration and By-Laws, and all such rights, duties, privileges and obligations shall be exercised in accordance with the terms, provisions, covenants, restrictions and conditions set forth herein and in the Declaration and By-Laws of the Association.

VII. BOARD OF DIRECTORS

A. The affairs of the Association shall be managed and directed by a Board of Directors which shall include at least three (3) Directors and not more than six (6) Directors. Only individuals may serve as Directors. Subject to the provisions of these Articles of Incorporation, the By-Laws shall provide: (i) the manner in which Directors are to be appointed or elected; (ii) the manner in which vacancies on the Board are to be filled; and (iii) the manner in which Directors may be removed from office.

B. The names and address of members of the initial Board who, subject to these Articles of Incorporation and the By-Laws of the Association, shall hold office for the first year of the existence of the Association, or until an election is held by the Members for the election of Directors, or until their successors are elected or appointed and have qualified in accordance with the By-Laws, are as follows:

- (1) Director/President:
Romona West, Wal-Mart Director of Realty Manager
2001 S.E. Tenth Street
Bentonville, AR 72716-5525
- (2) Director/Secretary:
Barri Tulgetske, Wal-Mart Division Manager
2001 S.E. Tenth Street
Bentonville, AR 72716-5525
- (3) Director/Treasurer:
Quick Mack, Wal-Mart Realty Management
2001 S.E. Tenth Street
Bentonville, AR 72716-5525

VIII. OFFICERS

The officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board may from time to time by resolution create. One (1) person may concurrently hold two (2) or more offices. Officers shall be elected by a majority vote of the Board in accordance with the procedures set forth in the By-Laws. The By-Laws shall provide the manner in which: (i) the duties of each officer are to be determined; (ii) officers are to be appointed or elected; (iii) vacancies in any position are to be filled; and (iv) the manner in which officers may be removed from office.

IX. CORPORATE EXISTENCE

The Association shall have perpetual existence unless sooner dissolved in accordance with the laws of the State of Florida; provided, however, if the Association is dissolved, the control or right of access to the easement areas containing the Surface Water Management System Facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility or, if such conveyance or dedication is not accepted, then the Association's rights, duties, and obligations with respect to the Surface Water Management System Facilities shall be conveyed to a non-profit corporation similar to the Association.

X. BY-LAWS

A. The Board shall adopt By-Laws consistent with these Articles. The Association reserves to the Board the right to modify, amend, or rescind the By-Laws from time to time in whole or in part only by a majority vote of the Directors present at any duly called and convened meeting of the Board at which a quorum is present.

B. All rights, interests and privileges conferred upon any Member of the Association by these Articles of Incorporation or the By-Laws shall be subject to and subordinate to the reservation set forth above in Paragraph X.A.

XI. AMENDMENT TO ARTICLES OF INCORPORATION

A. These Articles may be altered, amended or rescinded only, and not otherwise, after a majority of the Directors present at a duly called and convened meeting has adopted a resolution approving the proposed alteration, amendment or rescission, and the proposed alteration, amendment or rescission is submitted to a vote of the Members at either an annual or special meeting and is approved by a majority of the Members present at the duly called and convened meeting at which a quorum of the Members is present, as provided in the Declaration.

B. The rights, interests and privileges conferred upon any Member of the Association by these Articles of Incorporation are subject to the right of the Association to alter, amend or rescind these Articles of Incorporation.

C. Any amendment to any provision of these Articles expressly pertaining to or affecting the Surface Water Management System Facilities, or the operation and maintenance of the Surface Water Management System Facilities, shall have either: (i) the prior written approval of the District; or (ii) District permit modification relating to such change or modification.

XII. ENFORCEMENT

Notwithstanding any enforcement rights contained in the ECR by the Members, the District shall have the right to take necessary enforcement measures against the Association, including maintaining a civil action for injunctive and/or other relief, to compel the Association to correct any outstanding non-compliance of the Surface Water Management System Facilities.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, these Articles of Incorporation are hereby executed on behalf of Hancock Ridge Association, Inc., this 6th day of February, 2014.

HANCOCK RIDGE ASSOCIATION, INC.

By: *Richard Pearlman*

Print Name: Richard Pearlman

Title: Incorporator

STATE OF FLORIDA)

SS.

COUNTY OF LEON)

The foregoing instrument was acknowledged before me this 6th day of February, 2014, by Richard Pearlman, Incorporator of Hancock Ridge Association, Inc., a Florida non-profit corporation, on behalf of the Association.

Michelle Sweeney
Signature of Notary Public



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PALM BEACH COUNTY
FLORIDA

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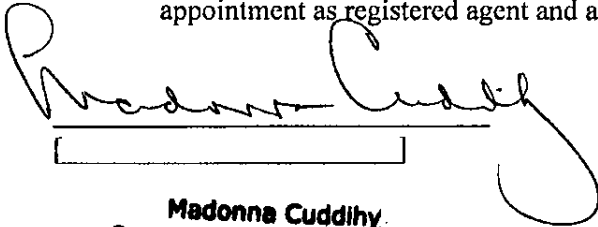
**CERTIFICATE DESIGNATING
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 617.0501, *Florida Statutes*, the undersigned corporation, organized under the Laws of the State of Florida, submits the following statement in designating the Registered Office/Registered Agent, in the State of Florida:

1. The name of the corporation is: Hancock Ridge Association, Inc.
2. The name and address of the registered agent and office is:

C T Corporation System
1200 South Pine Island Road
Plantation, Florida 3324

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.



**Madonna Cuddihy
Special Assistant Secretary**

2-6-14
Date

APPROVED
AND
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

EXHIBIT "A"

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF LOTS 37, 38, 39, 40, 41, 42, 43 AND 44, FLORIDA TROPICAL FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 21 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING WITHIN SECTIONS 11 AND 14, TOWNSHIP 44 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 37, FLORIDA TROPICAL FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 21 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN NORTH 26°47'21" WEST ALONG THE EASTERLY LINE OF SAID LOT 37 FOR A DISTANCE OF 31.41 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 78 (PINE ISLAND ROAD) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 12060-2505, DATED 5/3/1994, SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 11497.00 FEET, A CHORD BEARING OF SOUTH 67°49'37" WEST AND A CHORD DISTANCE OF 162.94 FEET; THENCE DEPARTING SAID EASTERLY LINE RUN SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALSO BEING THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°48'43" FOR AN ARC DISTANCE OF 162.94 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 11703.00 FEET, A CHORD BEARING OF SOUTH 68°09'36" WEST AND A CHORD DISTANCE OF 29.87 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°08'47" FOR AN ARC DISTANCE OF 29.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 11703.00 FEET, A CHORD BEARING OF SOUTH 65°38'09" WEST AND A CHORD DISTANCE OF 1001.03 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°54'09" FOR AN ARC DISTANCE OF 1001.36 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 63°11'04" WEST FOR A DISTANCE OF 127.69 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF LOT 44 OF AFORESAID PLAT; THENCE RUN NORTH 26°47'21" WEST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 1231.09 FEET TO THE NORTHWEST CORNER OF SAID LOT 44, SAID POINT BEING ON THE NORTHERLY LINE OF LOTS 37, 38, 39, 40, 41, 42, 43 AND 44 OF SAID PLAT, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF CAPE CORAL UNIT 37, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 15 THROUGH 18 INCLUSIVE OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY LINE RUN NORTH 63°11'35" EAST ALONG

Sam's/Sam's Cape Coral
Store #4857-00
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SAID NORTHERLY LINE FOR A DISTANCE OF 1320.00 FEET TO THE NORTHEAST CORNER OF LOT 37, SAID FLORIDA TROPICAL FARMS SUBDIVISION; THENCE DEPARTING SAID NORTHERLY LINE RUN SOUTH 26°47'21" EAST ALONG THE EASTERLY LINE OF SAID LOT 37 FOR A DISTANCE OF 929.70 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 11138.19 FEET, A CHORD BEARING OF SOUTH 67°54'06" WEST AND A CHORD DISTANCE OF 132.07 FEET; THENCE DEPARTING SAID EASTERLY LINE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'46" FOR AN ARC DISTANCE OF 132.08 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 12061.81 FEET, A CHORD BEARING OF SOUTH 67°46'06" WEST AND A CHORD DISTANCE OF 199.11 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°56'45" FOR AN ARC DISTANCE OF 199.12 FEET TO A POINT LYING ON THE EASTERLY LINE OF LOT 39, SAID FLORIDA TROPICAL FARMS SUBDIVISION; THENCE RUN SOUTH 26°47'49" EAST ALONG SAID EASTERLY LINE OF LOT 39 FOR A DISTANCE OF 60.15 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 12001.81 FEET, A CHORD BEARING OF NORTH 67°39'23" EAST AND A CHORD DISTANCE OF 142.53 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°40'50" FOR AN ARC DISTANCE OF 142.56 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 69°24'03" EAST AND A CHORD DISTANCE OF 33.85 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°12'19" FOR AN ARC DISTANCE OF 37.18 FEET TO A POINT OF TANGENCY, SAID POINT LYING ON THE EASTERLY LINE OF LOT 38, SAID FLORIDA TROPICAL FARMS SUBDIVISION; THENCE RUN SOUTH 26°47'53" EAST ALONG SAID EASTERLY LINE OF LOT 38 FOR A DISTANCE OF 249.70 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 20°39'01" WEST AND A CHORD DISTANCE OF 36.83 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°53'48" FOR AN ARC DISTANCE OF 41.41 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF LOT 37, FLORIDA TROPICAL FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 21 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING WITHIN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 37, FLORIDA TROPICAL FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 21 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE RUN NORTH 26°47'21"

WEST ALONG THE EASTERLY LINE OF SAID LOT 37 FOR A DISTANCE OF 31.41 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 78 (PINE ISLAND ROAD) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 12060-2505, DATED 5/3/1994, ALSO BEING THE POINT OF BEGINNING; SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 11497.00 FEET, A CHORD BEARING OF SOUTH 67°31'51" WEST AND A CHORD DISTANCE OF 42.03 FEET; THENCE DEPARTING SAID EASTERLY LINE RUN SOUTHWESTERLY ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE ALSO BEING THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°12'34" FOR AN ARC DISTANCE OF 42.03 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 69°34'52" WEST AND A CHORD DISTANCE OF 33.96 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°33'59" FOR AN ARC DISTANCE OF 37.34 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 26°47'53" WEST FOR A DISTANCE OF 249.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 20°28'05" EAST AND A CHORD DISTANCE OF 36.73 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°31'56" FOR AN ARC DISTANCE OF 41.25 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 11198.19 FEET, A CHORD BEARING OF NORTH 67°38'11" EAST AND A CHORD DISTANCE OF 38.20 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'44" FOR AN ARC DISTANCE OF 38.22 FEET TO A POINT ON THE EASTERLY LINE OF AFORESAID LOT 37; THENCE DEPARTING SAID CURVE RUN SOUTH 26°47'21" EAST ALONG THE EASTERLY LINE OF SAID LOT 37 FOR A DISTANCE OF 299.64 FEET TO THE POINT OF BEGINNING.