

SECOND AMENDED AND RESTATED  
ENGINEER'S REPORT  
FOR  
CYPRESS SHADOWS  
COMMUNITY DEVELOPMENT DISTRICT

PREPARED FOR:

BOARD OF SUPERVISORS  
CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

ENGINEERS:

BANKS ENGINEERING  
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FORT MYERS, FLORIDA 33966

October 2011

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**CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT**

**ENGINEER'S REPORT**

**1. INTRODUCTION**

**1.1 Executive Summary**

Pursuant to a petition filed by Cypress Shadow Development, LLC, the Cypress Shadows Community Development District ("District"), a local unit of special-purpose government, was established by Ordinance No. 06-15 adopted by the Board of County Commissioners in and for Lee County, Florida, and effective on September \_\_, 2006. The District encompasses approximately 350.62 acres of land located entirely within the jurisdictional boundaries of unincorporated Lee County, Florida ("County"), and was established for the purpose of, among other things, to finance and manage the acquisition, construction, maintenance and operation of public infrastructure necessary for development to occur within the Preserve at Corkscrew community (the "Development").

The Development, located approximately three (3) miles east of I-75 and south of Corkscrew Road within Sections 20 and 29, Township 46 South, Range 26 East (the general location is reflected in **Exhibit A** attached hereto), is a Residential Planned Development presently anticipated to consist of a total of four hundred forty-one (441) single-family residential units allocated among the following product types: (i) two hundred ten (210) 50' single-family lots; (ii) one hundred sixty-six (166) 60' single-family lots; and (iii) sixty-five (65) 75' single-family lots (the "Development Plan"). In support of the Development Plan, the District intends to finance, construct and/or acquire the infrastructure improvement identified herein including, but not limited to, roadways, water and wastewater infrastructure, stormwater management improvements, irrigation infrastructure, landscaping, security and wetland mitigation (the "Project")

The following table depicts the uses of land in the District:

**TABLE 1**  
**LAND USE SUMMARY**

<b>TYPE OF USE</b>	<b>ACREAGE +/-</b>	<b>% OF TOTAL</b>
RESIDENTIAL	98.92	28.21
PUBLIC RIGHT-OF-WAY	27.16	7.75
PRESERVES	150.02	42.79
LAKES	46.04	13.13
LANDSCAPE AREA/OPEN SPACE	7.48	2.13
IRRIGATION LAKE	1.35	0.39
AMENITY/RESTAURANT	19.65	5.60
<b>TOTAL</b>	350.62	100

## 1.2 Purpose and Scope of the Report

Prior to the date hereof, the District adopted its *Second Amended and Restated Engineer's Report* dated October 2011 setting forth improvements to be financed, acquired and/constructed by the District. The purpose of this *Third Amended and Restated Engineer's Report* (the "Report") is to update (i) the Development Plan; (ii) the phasing of development within the District; (iii) the list of proposed infrastructure improvements and their costs; and (iv) the status of project and the completed improvements.

To fund the construction and/or acquisition of the Project as defined herein, the District intends to issue one or more series of bonds. For the purpose of developing a plan of finance and assessment structure securing repayment of the bonds, the District has retained District Management Services. This Report not intended to address such matters.

## 2. DISTRICT BOUNDARIES AND PROPERTIES SERVED

### 2.1 District Boundary and Surrounding Uses

The District's boundary is coterminous with the boundary of the Development, as further described in **Exhibit B**. Adjacent to the boundary are Corkscrew Road to the north, a planned community known as Bella Terra to the south and east, and vacant undeveloped property within the Monte Cristo Residential Planned Development to the east. The adjacent and vicinity uses in the attached **Exhibit C**.

### 2.2 Description of Properties Served

Land within the District generally consists of wetlands and forested open space. The terrain is flat with elevations ranging from 16 to 18 feet National Geodetic Vertical Datum. Ground water is generally at or above natural ground to one foot (1') below natural ground during the wet season. The dry season water table may drop up to five feet (5') below natural ground.

### 2.3 Existing Offsite Infrastructure

The District is located within the Lee County Utilities (LCU) service area which provides potable water, wastewater treatment and reclaimed wastewater (reuse) services to the Development. LCU is a department of Lee County, a political subdivision of the State of Florida. The Lee County Board of County Commissioners serves as Ex-Officio Governing Board of this water-sewer service area.

Potable water service to the Development will be provided by connections to an existing 24" watermain which is owned and operated by LCU. The 24" watermain is located in the Lee County road right-of-way of Corkscrew Road. Two (2) LCU water treatment plants connected to this main will provide potable water. The location of this watermain is shown in **Exhibit D** of the Appendix.

Wastewater generated by the Development will be collected within the site and pumped by proposed onsite pumping stations via forcemains to an existing 12" forcemain maintained and operated by LCU. The 12" forcemain is located in the Lee

County road right-of-way for Corkscrew Road. LCU's Three Oaks Wastewater Treatment Facility will provide wastewater treatment. The location of this forcemain is shown in Exhibit D of the Appendix.

The Development's demand for irrigation water will be satisfied by the supply of reuse from an existing LCU system. LCU currently owns and operates an 8" reuse transmission main within Corkscrew Road which was recently extended to serve the lands within the Development. Its location is shown in Exhibit D of the Appendix. The reuse water will be re-pumped and distributed, by way of the irrigation system described below in Section 3.5, for the purpose of irrigating benefitting properties throughout the District.

The Development is located within a drainage basin which is served by the Imperial and Estero Rivers which discharge into the Gulf of Mexico. The location of the District relative to these rivers is shown in Exhibit A of the Appendix.

The Development abuts Corkscrew Road, a county arterial roadway. Corkscrew Road will provide access to lands within the District.

The Development is located within the franchise areas of Florida Power and Light (electric) and Embarq Holdings Company (telephone). Cable television and broadband cable service is available from Comcast Cable. These utility companies are expected to install improvements and related infrastructure within the boundary of the District to provide electrical power, telephone service, cable television and cable broadband service to properties within the Development. All utility services are available to the property or will be as development progresses.

### **3. PROPOSED DISTRICT PROJECT**

#### **3.1 Summary of the Project**

Developable lands within the District will benefit from the Project to be financed, acquired and/or constructed by the District.

The District's Project will generally consist of the following:

- Public Roadways
- Water & Wastewater
- Stormwater Management
- Irrigation System
- Landscaping and Security
- Wetland Impact Mitigation
- Consultants
- Contingency

#### **3.2 Roadways**

All roadways within the District will be owned and maintained by the District. The roadways within the District will consist of two-lane undivided roadways and a four-lane divided roadway section at the main entrance to the Development on Corkscrew

Road. The roadways will provide access to developable real property within the District and will connect to the existing county roadway, Corkscrew Road, which borders the District. The roadways will be constructed within platted rights-of-ways. Presently there are approximately four (4) miles of roadways proposed for construction.

The roadways will be constructed of stabilized subgrade, limerock base and asphaltic concrete wearing surface. They will incorporate curbing and gutter and signage and striping. The roadways will also include landscaping and its appurtenant irrigation system and street lighting. The street lighting infrastructure will be provided by the District and the power to it will be provided by Florida Power and Light Company. The landscaping will be addressed in a subsequent section. The roadways are designed and will be constructed in accordance with appropriate Lee County Land Development Code standards and requirements.

The phase 1 roadways were constructed by the District and are complete. Approximately 8,235 lf of roadway was constructed in phase 1. These completed roadways serve 157 residential units. A public sidewalk along the entire frontage of Corkscrew Road, and turn lane improvements at the Development entrance, along with associated drainage improvements within the Lee County right-of-way of Corkscrew Road have been completed. These improvements are owned and maintained by Lee County as part of Corkscrew Rd.

Lee County requires road impact fees for new residential units in the amount of \$8,976 for a single-family unit planned within the District. In addition, the Development is part of the Corkscrew Road Service Area ("CRSA") and is party to an agreement which obligates the Development to fund its share of the widening of Corkscrew Road. The CRSA fees are approximately \$1,644 a single-family unit. These road impact fees and CRSA fees are payable at the time a building permit is applied for and are not planned to be financed by the District.

### **3.3 Water and Wastewater**

The water and wastewater utilities within the District will consist of potable water distribution system and wastewater collection/transmission systems which are designed and will be constructed in accordance with appropriate rules of Lee County and State of Florida regulatory agencies. The potable water distribution and wastewater collection/transmission systems will be constructed by the District or acquired from the Developer. It is the intent of the District to transfer ownership, operation and maintenance of the water and wastewater facilities to Lee County Utilities after they are constructed and placed into service.

The primary potable water facilities will consist of 10" distribution mains with all required valves, fire hydrants and water services of varying sizes to individual lots and buildings within the Development. Connections to the existing LCU system will be located at Corkscrew Road. There will be approximately 23,400 linear feet of distribution mains constructed.

The phase 1 portion of the water system has been constructed by the District. Approximately 9,200 lf of water main serving 157 units was constructed in Phase 1. The phase 1 water system is in the process of being dedicated to Lee County.

The wastewater facilities will consist of gravity collection mains and two onsite pumping stations. Forcemains will connect these stations to the existing LCU system located in the Corkscrew Road right-of-way. It is estimated that the system will consist of 17,900 linear feet of gravity collection system and 5,890 feet of forcemain.

The phase 1 portion of the sewer system has been constructed by the District. Approximately 7,600 lf of gravity sewer and 2,500 lf of forcemain serving 157 units was constructed in Phase 1. The phase 1 sewer system is in the process of being dedicated to Lee County.

Lee County requires water and sewer connection fees for new residential units in the amount of \$5,100 for a single-family unit planned within the District. Half of the connection fees are required prior to construction, and the balance is due when the system is constructed and placed in service. These connection fees may be financed in whole or in part by the District. The connection fees for phase 1 have been paid by the Developer.

### **3.4 Stormwater Management**

The District stormwater management system consists of stormwater management lakes, drainage pipes, catch basins, swales, berms and water control structures. Stormwater runoff from lands within the District will be collected and conveyed to the stormwater management lakes for water quality treatment and peak attenuation in accordance with current regulations. Treated stormwater will discharge through several control structures at permitted discharge points to the environmental (wetland) preserves which act as a conveyance element. Treated stormwater runoff flows through the onsite and offsite wetlands in a southwesterly direction. These environmental wetlands become the head-waters of the Imperial and Estero Rivers.

The lakes will be excavated in accordance with the size and depth requirements of the Lee County Land Development Code and the South Florida Water Management District. Approximately 46.04 acres of lakes will be excavated resulting in approximately 670,000 cubic yards of excavated material. The material excavated from the lakes will be used to fill and grade the developable land within the District to the minimum elevations which will protect it from flooding. Due to the presence of unsuitable material located within the substrata of the Development, rock burial zones may be utilized where possible to dispose of the unsuitable material and to generate suitable fill material to fill and grade the land within the District.

The stormwater management system is designed and will be constructed in accordance with South Florida Water Management District standards for stormwater treatment, peak attenuation and flood protection of the District.

Ground cover will be provided as necessary to prevent erosion. Ground cover will consist of sod, shrubs and littoral plantings in lakes.

The stormwater management facilities including the lakes and pipes within Phase 1 have been constructed by the District and are complete. Approximately 58 acres of lake, and 7,200 lf of storm sewer has been constructed which serves 157 residential units. The stormwater management system will be owned and operated by the District.

### **3.5 Irrigation System**

The irrigation system will consist of an irrigation lake, reuse mains and meter within Corkscrew Road, an irrigation pumping station and onsite irrigation mains. The irrigation system is supplied with reuse by LCU via a connection to the existing LCU reuse main in the Corkscrew Road right-of-way. A connection to the existing reuse main within Corkscrew Road is complete. A reuse meter was installed adjacent to Corkscrew Road to document the reuse water provided by Lee County and sold to the District. The reuse main piping within Corkscrew Road up to and including the reuse meter was constructed by the District and conveyed to Lee County for ownership and maintenance.

A reuse main was extended within the District on property adjacent to Corkscrew Road to deliver the reuse water to the irrigation lake. The irrigation lake is approximately one acre in size and has been excavated by the District in order to store the reuse water supplied by Lee County. The material excavated from the irrigation lake was used to fill and grade the developable land within the District. The irrigation pumping station has been completed and draws from the irrigation lake and pumps into an irrigation distribution system which will serve the irrigation needs of developable lands within the District. Approximately 20,000 linear feet of irrigation main of varying sizes will be constructed to deliver irrigation water to the properties within the District. Irrigation services will be provided to the properties, but the District will not own the irrigation systems on the private properties within the District. The District will bill the property owners for irrigation water upon delivery.

Recharge wells may be constructed as a backup supply to the reuse, and may be used to supply irrigation to the District should reuse water not be available from Lee County.

The phase 1 portion of the irrigation distribution mains are completed and consist of approximately 11,000 lf of irrigation mains serving 157 residential units. The irrigation system will be owned and operated by the District.

### **3.6 Landscaping and Security**

Landscaping will be provided along the public roadways. Landscaping will consist of sod, annual flowers, shrubs, trees and ground covers. Existing vegetation will be utilized where possible. The landscaping of the phase 1 roadways has been completed.

Security for the Development will be provided with a manned guardhouse at the westerly Corkscrew Road entrance, the easterly Corkscrew Road entrance is a stabilized grassed entrance provided for emergency access only, entrance walls and berms located along adjacent public rights-of-way and fencing along portions of the northerly, westerly and southerly perimeters of the development area. These facilities will be landscaped to blend into the community and its environment as appropriate. The guardhouse and phase 1 fencing has been completed.



### **3.7 Wetland/Wildlife Impact Mitigation**

The wetland impact mitigation for the Development will consist of the enhancement of both onsite and offsite mitigation areas. The mitigation will be completed in accordance with SFWMD, ACOE and Lee County requirements. The District will own and maintain both the onsite and offsite mitigation areas. Enhancement of the mitigation areas will occur through construction and planting of aquatic littoral zones in the mitigation areas, removal of exotic plant species and replanting of the preserve areas with native plants, and restoration and enhancement of the wetland hydroperiods within the wetland preserves and wildlife management areas.

The Phase 1 portion of the wetland mitigation has been completed. Approximately 86 acres of wetland preserves were enhanced as part of phase 1.

Additional wetland/wildlife impact mitigation is provided within offsite locations in Lee County, approximately ½ mile west of the District. Exotic removal and enhancement activities including replanting will also occur in the offsite mitigation areas as part of Phase 2. This offsite mitigation area was purchased by the Developer and will be donated to the District. Additional offsite mitigation credits were purchased in the amount of \$\_\_\_\_\_ by the Developer as part of the required mitigation for project wetland and wildlife impacts. These mitigation credits will not be financed by the District.

### **3.8 Consultants**

The consultant costs include the cost of professional services for design and construction management of all components of the District infrastructure and also includes permitting fees.

### **3.9 Contingency**

These costs include a reasonable contingency to cover unexpected cost or unforeseen requirements, and to cover any inflationary cost since construction of District infrastructure may not occur for several years.

## **4. OPINION OF PROBABLE CONSTRUCTION COSTS**

A summary of the opinion of probable costs for the Project is represented in Table 2. The costs do not include the legal, administrative, financing, operation or maintenance services necessary to finance and operate the District infrastructure. The phase 1 cost are the actual cost for Phase 1. The cost for phases 2-4 are expected cost based on the anticipated bidding in late 2012, and construction in 2013.

It is my professional opinion that these costs are reasonable for the work to be performed and benefit the developable real property in the District. I believe that the District's planned Project to be financed with bonds can be constructed within the budget set forth in this report.

**Table 2**

**Cypress Shadows  
Community Development District**

**Summary of Cost Estimates and Estimated Timetable**

IMPROVEMENT CATEGORY	PHASE 1 CONSTRUCTION	PHASE 2 CONSTRUCTION	PHASE 3 CONSTRUCTION	PHASE 4 CONSTRUCTION	TOTALS CONSTRUCTION
PUBLIC ROADWAYS	\$980,000	\$1,000,000	\$200,000	\$750,000	\$2,930,000
WATER & WASTEWATER	\$1,100,000	\$850,000	\$160,000	\$500,000	\$2,610,000
LCU CONNECTION FEES	\$800,700	\$586,500	\$163,200	\$698,700	\$2,249,100
STORMWATER MANAGEMENT	\$1,430,000	\$1,400,000	\$150,000	\$1,000,000	\$3,980,000
IRRIGATION SYSTEM	\$250,000	\$45,000	\$15,000	\$50,000	\$360,000
LANDSCAPING & SECURITY	\$250,000	\$90,000	\$25,000	\$110,000	\$475,000
WETLAND IMPACT MITIGATION	\$550,000	\$500,000	\$0	\$0	\$1,050,000
CONSULTANTS	\$250,000	\$90,000	\$50,000	\$80,000	\$470,000
CONTINGENCY	\$400,000	\$200,000	\$40,000	\$150,000	\$790,000
<b>TOTAL</b>	<b>\$6,010,700</b>	<b>\$4,761,500</b>	<b>\$803,200</b>	<b>\$3,388,700</b>	<b>\$14,914,100</b>

**Development Summary**

	PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTALS
50' SINGLE-FAMILY UNITS	78	35	0	97	210
60' SINGLE-FAMILY UNITS	46	80	0	40	166
75' SINGLE-FAMILY UNITS	33	0	32	0	65
<b>TOTAL SINGLE-FAMILY UNITS</b>	<b>157</b>	<b>115</b>	<b>32</b>	<b>137</b>	<b>441</b>
	Entry Road & Mitigation	6,000 sf Exercise & Gathering Facility and Mitigation			

**5. PERMITS**

The following approvals or permits have been issued/approved for the current Development concept of 441 single family residential units along with a clubhouse:

- Local zoning approval (RPD).
- South Florida Water Management District Environmental Resource Permit
- South Florida Water Management District Construction Dewatering Water Use Permit
- U.S. Army Corps of Engineers Dredge and Fill Permit.
- Local Development Order by Lee County\*.

The Development concept requires that these previously issued permits be modified for the new site plan. These permits must be obtained prior to construction:

- Environmental Protection Agency NPDES.
- Approval of water and sewer construction drawings by LCU \*\*.
- Florida Department of Environmental Protection Wastewater System Construction Permit\*\*.
- Department of Health and Rehabilitative Services Water System Construction Permit\*\*.

\* The development order approval for the Development does not include the restaurant parcel. The restaurant parcel is included in the other approvals.

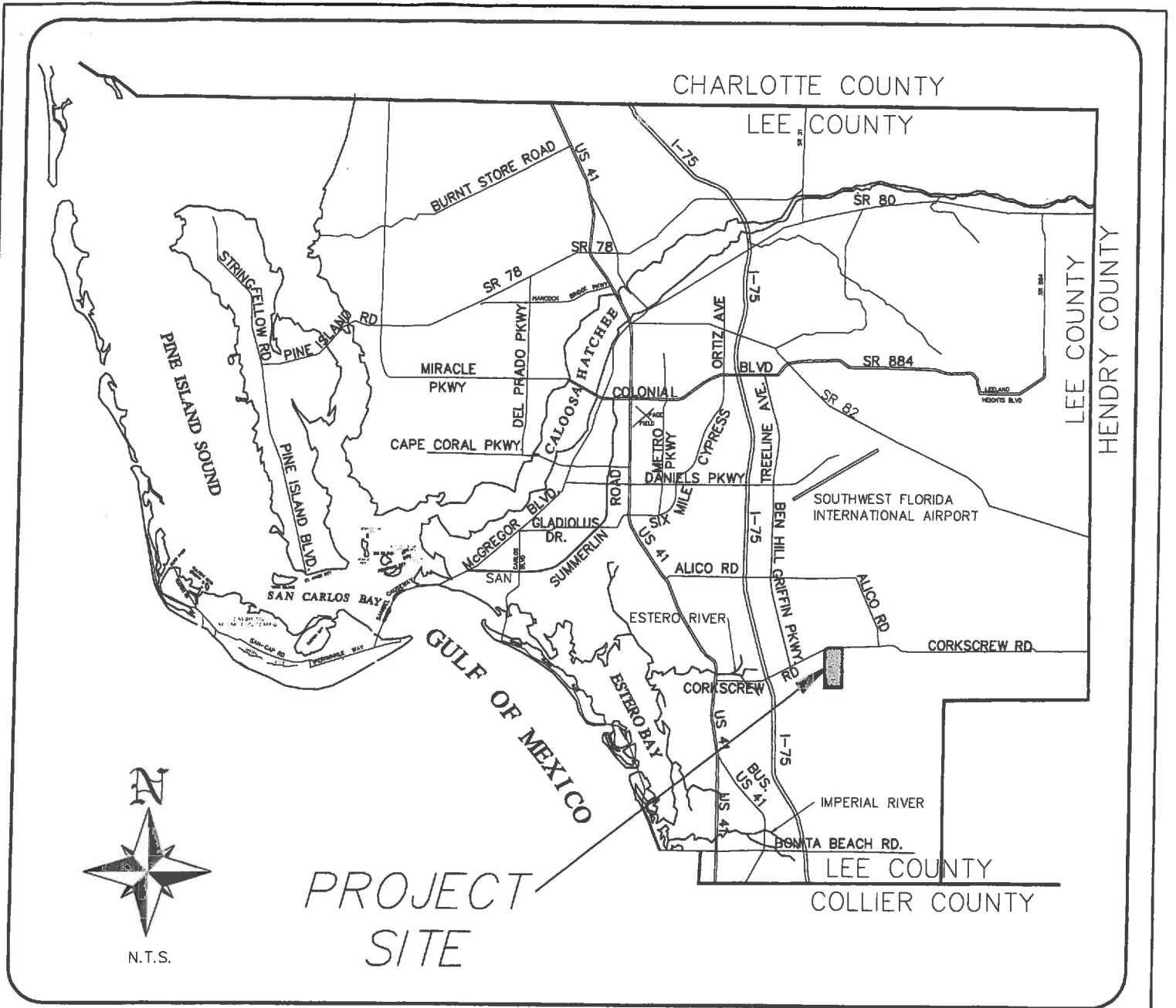
\*\* The water and wastewater permits will be obtained on a phase by phase basis since the utility connection fees are required to be paid at the time of permitting and construction. Phase 1 permits are complete. Permits for Phases 2-4 will be obtained just prior to construction.

All permits necessary for construction of the Project are expected to be obtained in due course.

---

David R. Underhill, Jr., P.E.                      Date  
District Engineer

## APPENDIX

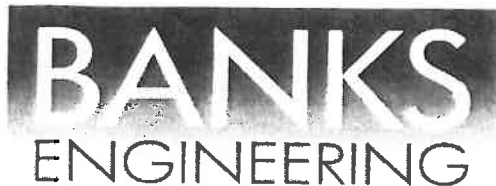


SECTION 20 & 29, TOWNSHIP 46 SOUTH, RANGE 26 EAST  
 LEE COUNTY, FLORIDA

# CYPRESS SHADOWS C.D.D.

PROJECT LOCATION MAP

EXHIBIT "A"



Professional Engineers, Planners & Land Surveyors

DESCRIPTION  
OF  
A PARCEL OF LAND  
LYING IN  
SECTIONS 20, AND 29, TOWNSHIP 46 SOUTH, RANGE 26 EAST  
LEE COUNTY, FLORIDA

**"EXHIBIT B"**

**(THE PRESERVE AT CORKSCREW)**

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 20 AND 29, TOWNSHIP 46 SOUTH, RANGE 26 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE N.01°10'24"W.. ALONG THE WEST LINE OF SAID FRACTION FOR 190.06 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF PARCEL 210 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4556, AT PAGES 982 THROUGH 985 OF THE PUBLIC RECORDS OF SAID LEE COUNTY BEING 30.00 FEET SOUTHERLY OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE SOUTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD (100.00 FEET WIDE); THENCE N.61°46'59"E, ALONG SAID PARALLEL LINE AND PARCEL LINE FOR 216.45 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2220.00 FEET; THENCE LEAVING SAID PARALLEL LINE EASTERLY ALONG SAID CURVE AND SAID PARCEL LINE THROUGH A CENTRAL ANGLE OF 24°45'24" FOR 959.23 FEET TO AN INTERSECTION WITH SAID PARALLEL LINE; THENCE N.86°32'23"E, ALONG SAID PARALLEL LINE AND PARCEL LINE FOR 1527.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID FRACTION, THE SAME BEING AN INTERSECTION WITH THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2232, AT PAGES 3955 THROUGH 3957 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S.01°09'48"E, ALONG SAID EAST LINE FOR 615.32 FEET PASSING THROUGH THE SOUTHWEST CORNER OF SAID LANDS AND THE NORTHWEST CORNER OF BELLA TERRA - UNIT ONE AS RECORDED IN PLAT BOOK 77, AT PAGES 84 THROUGH 99 OF THE PUBLIC RECORDS OF SAID LEE COUNTY AT 20.02 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE S.01°08'12"E, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AND THE WEST LINE OF SAID BELLA TERRA - UNIT ONE FOR 2643.59 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE CONTINUE S.01°08'12"E, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER FOR 2638.50 FEET PASSING THROUGH A CORNER COMMON TO SAID BELLA TERRA - UNIT ONE AND BELLA TERRA - UNIT TWO AS RECORDED IN PLAT BOOK 81, AT PAGES 1 THROUGH 36 OF THE PUBLIC RECORDS OF SAID LEE COUNTY AT 175.42 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE S.89°19'35"W, ALONG THE SOUTH LINE OF SAID FRACTION AND NORTHERLY LINE OF SAID BELLA TERRA - UNIT TWO FOR 2634.39 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION AND THE NORTHWESTERLY MOST CORNER OF SAID BELLA TERRA - UNIT TWO; THENCE N.01°11'25"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER FOR 2642.03 FEET TO THE NORTHWEST CORNER OF SAID FRACTION AND THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE N.01°11'25"W, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER FOR 2642.03 FEET TO THE **POINT OF BEGINNING**.

BEARINGS AND DISTANCES ARE BASED ON "THE STATE PLANE COORDINATES SYSTEM" WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 26 EAST BEARS N.01°10'24"W. THE AVERAGE SCALE FACTOR IS 0.99994998.

PARCELS CONTAIN 350.62 ACRES, MORE OR LESS.

DESCRIPTION PREPARED ON MARCH 9, 2005. REVISED MAY 20, 2008.

SHEET 1 OF 2

• **SERVING THE STATE OF FLORIDA** •

10511 Six Mile Cypress Parkway • Suite 101 • Fort Myers, Florida 33966  
Phone 239-939-5490 • www.bankseng.com • Fax 239-939-2523  
Engineering License No. EB 6469 • Surveying License No. LB 6690

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	770.15'	24°45'24"	332.77'	330.19'	N 74°09'41" E

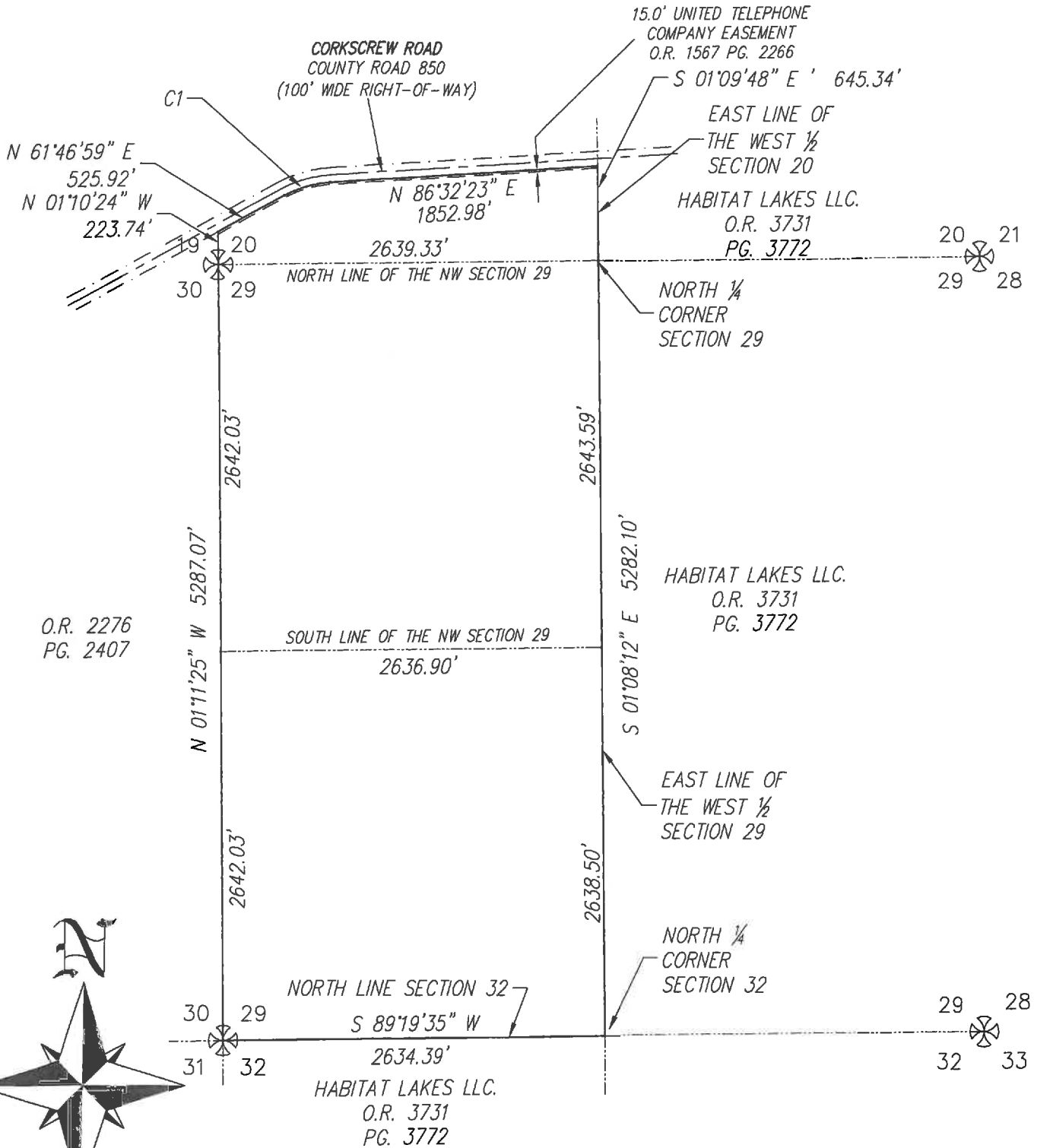


EXHIBIT "B"

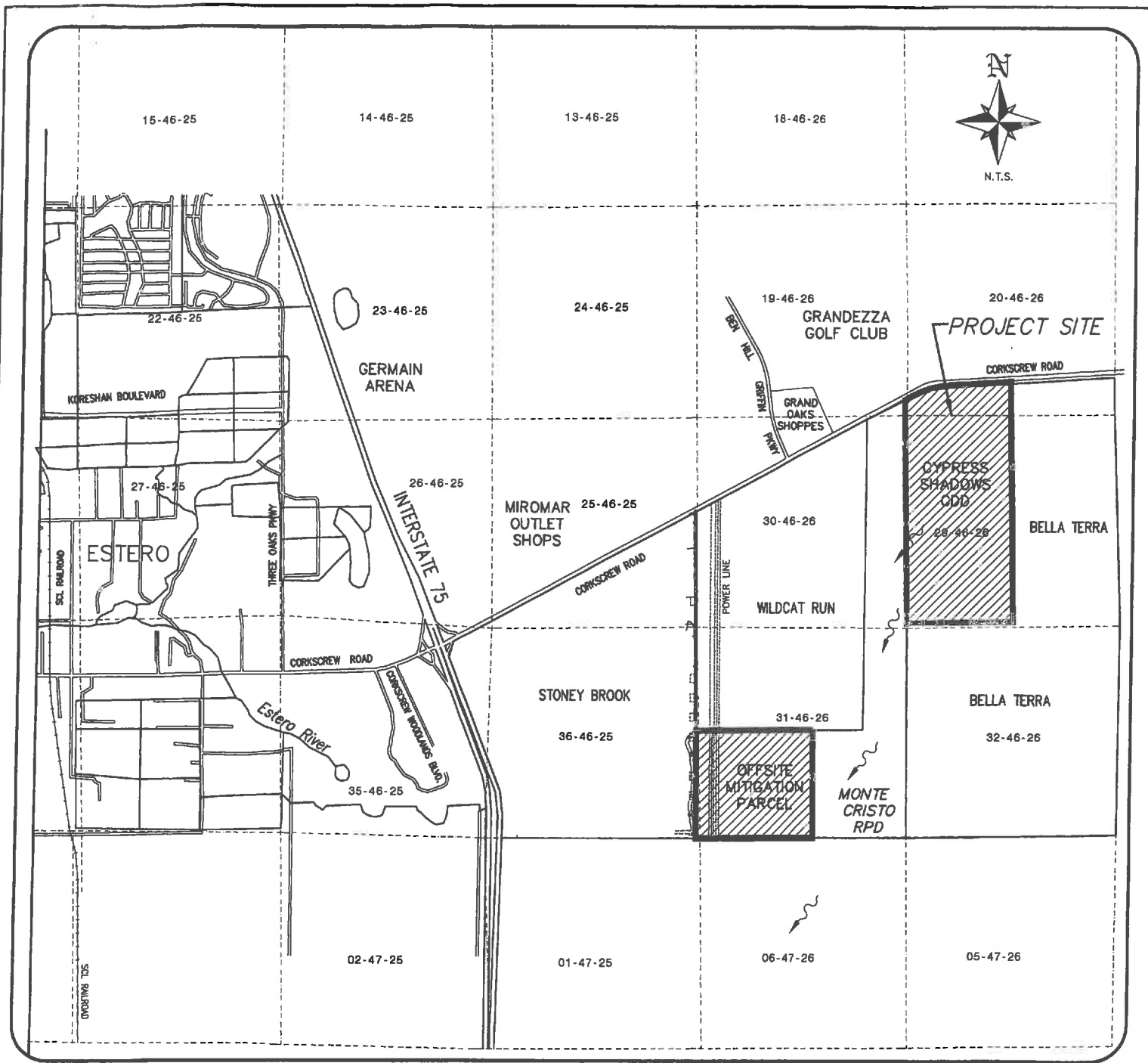


**Banks Engineering, Inc.**

Professional Engineers, Planners & Land Surveyors  
 FORT MYERS ♦ NAPLES ♦ SARASOTA  
 2515 NORTHBROOKE PLAZA DRIVE, SUITE 200  
 NAPLES, FLORIDA 34119  
 PHONE: (239) 597-2061 FAX: (239) 597-3082  
 ENGINEERING LICENSE # EB 6469  
 SURVEY LICENSE # LB 6690

SKETCH OF METES & BOUNDS DESCRIPTION  
**CYPRESS SHADOWS C.D.D.**  
 LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
04/04/08	2396	CDD	DRU	DRU	DRU	AS NOTES	1	1	



SECTION 20 & 29, TOWNSHIP 46 SOUTH, RANGE 26 EAST

# CYPRESS SHADOWS

## C.D.D.

### OUTFALL MAP

EXHIBIT "C"



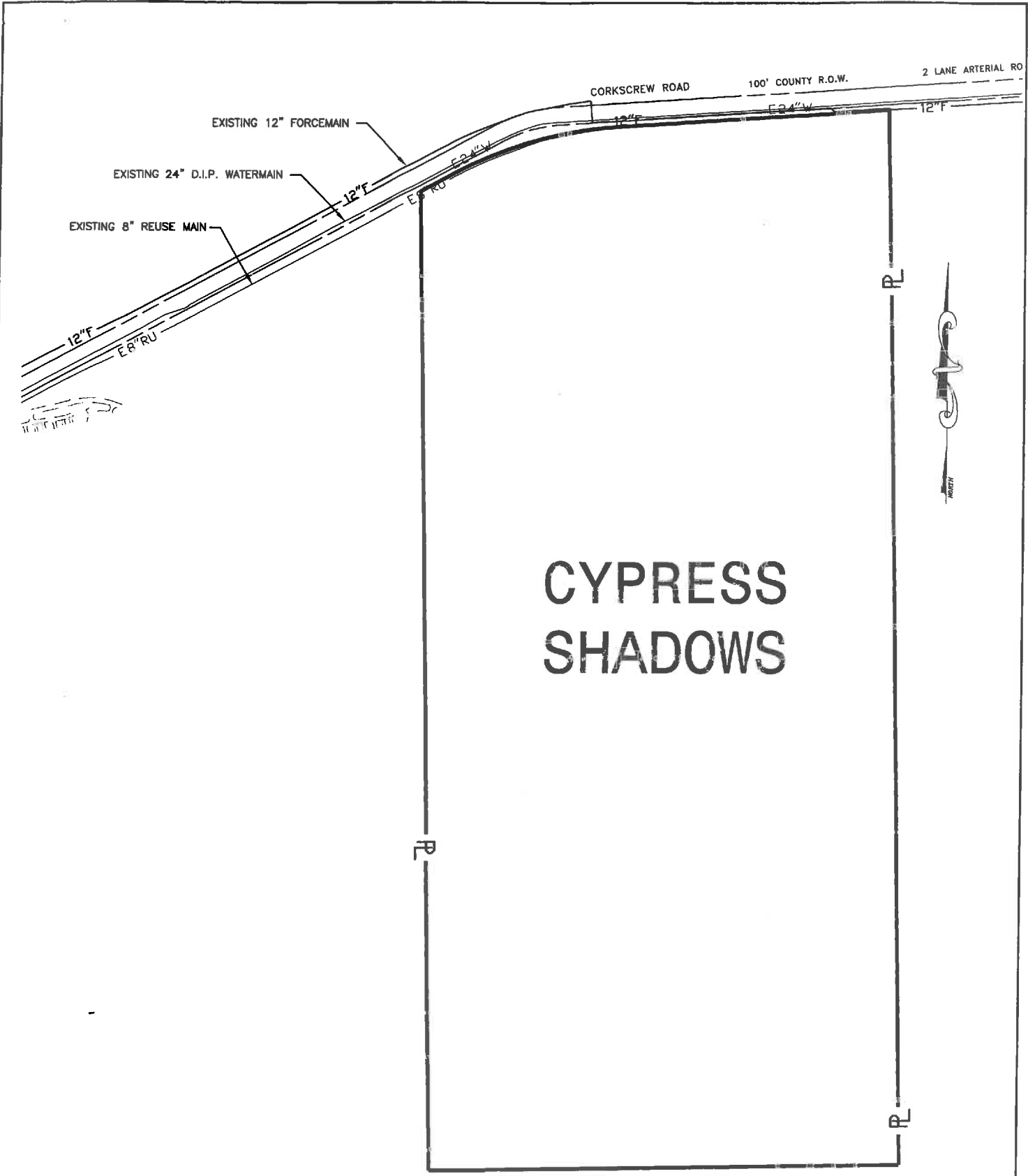
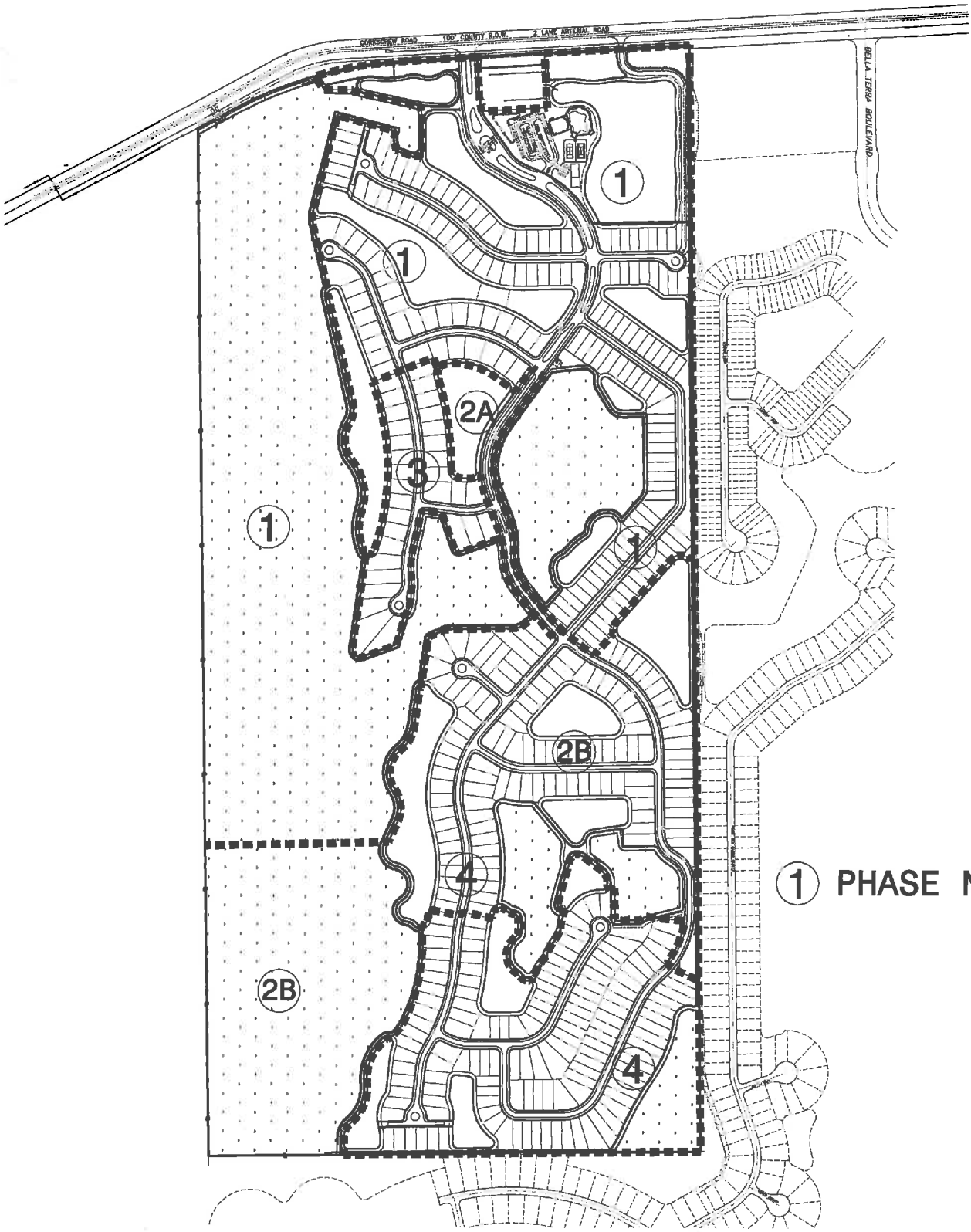


EXHIBIT "D"

**Banks Engineering**  
 Professional Engineers, Planners & Land Surveyors  
 2515 NORTHBROOKE PLAZA DRIVE - SUITE 200  
 NAPLES, FLORIDA 34119  
 PHONE: (239) 597-2061 FAX: (239) 597-3082  
 ENGINEERING LICENSE # EB 6469  
 SURVEY LICENSE # LB 6690

EXISTING UTILITIES MAP									
CYPRESS SHADOWS C.D.D.									
LEE COUNTY, FLORIDA									
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
04/04/08	2396	CDD-001	DRU		DRU	NTS	1	1	

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① PHASE NUMBER

EXHIBIT "E"

**Banka Engineering, Inc.**

Professional Engineers, Planners & Land Surveyors  
 FORT MYERS ♦ NAPLES ♦ SARASOTA  
 2515 NORTHBROOKE PLAZA DRIVE, SUITE 200  
 NAPLES, FLORIDA 34119  
 PHONE: (239) 597-2061 FAX: (239) 597-3082  
 ENGINEERING LICENSE # EB 6489  
 SURVEY LICENSE # LB 6890

SITE PHASING PLAN  
**CYPRESS SHADOWS C.D.D.**  
 LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
OCT 12	2396	CDD	DRU	NFK	DRU	NTS	1	1	

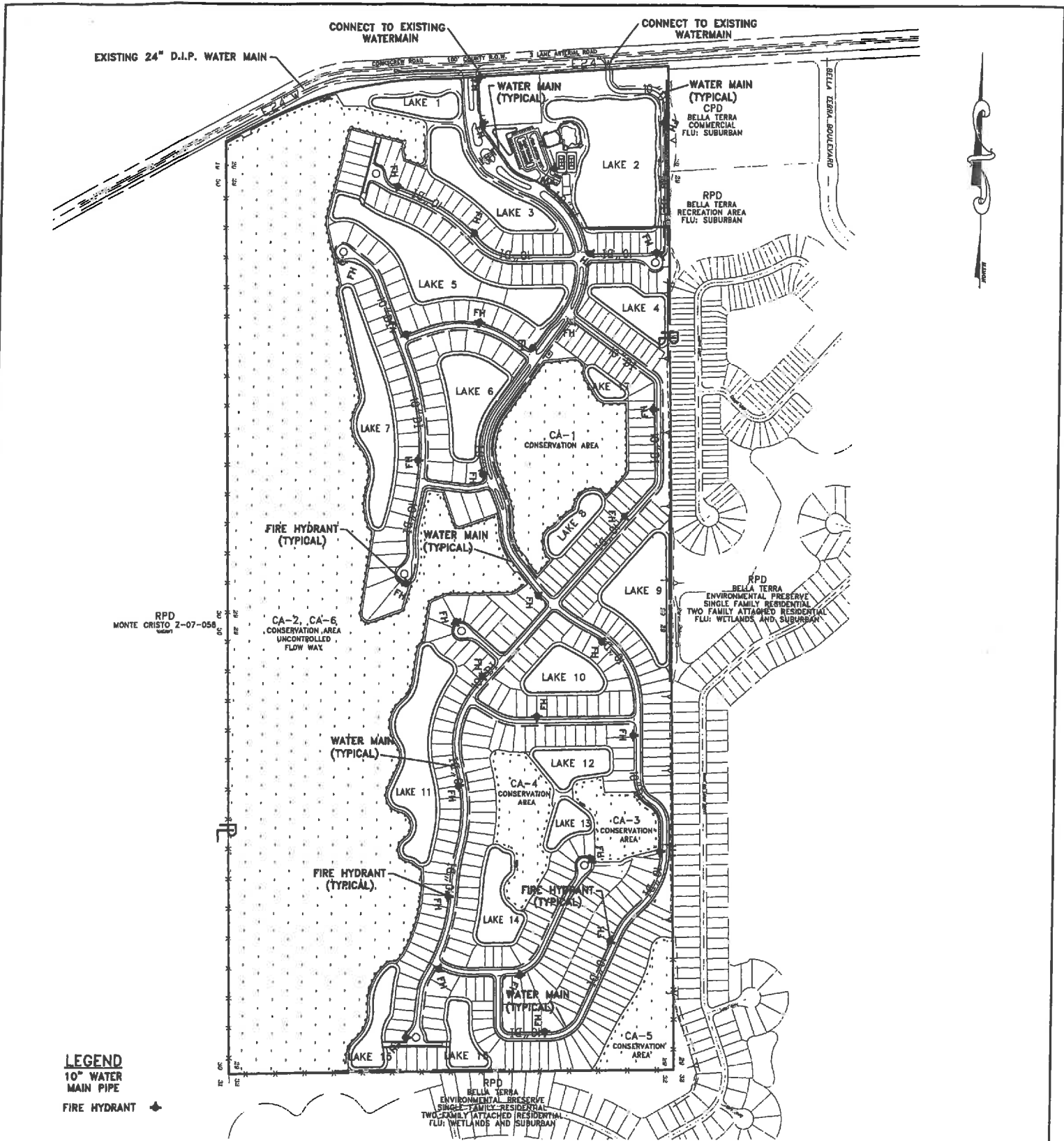
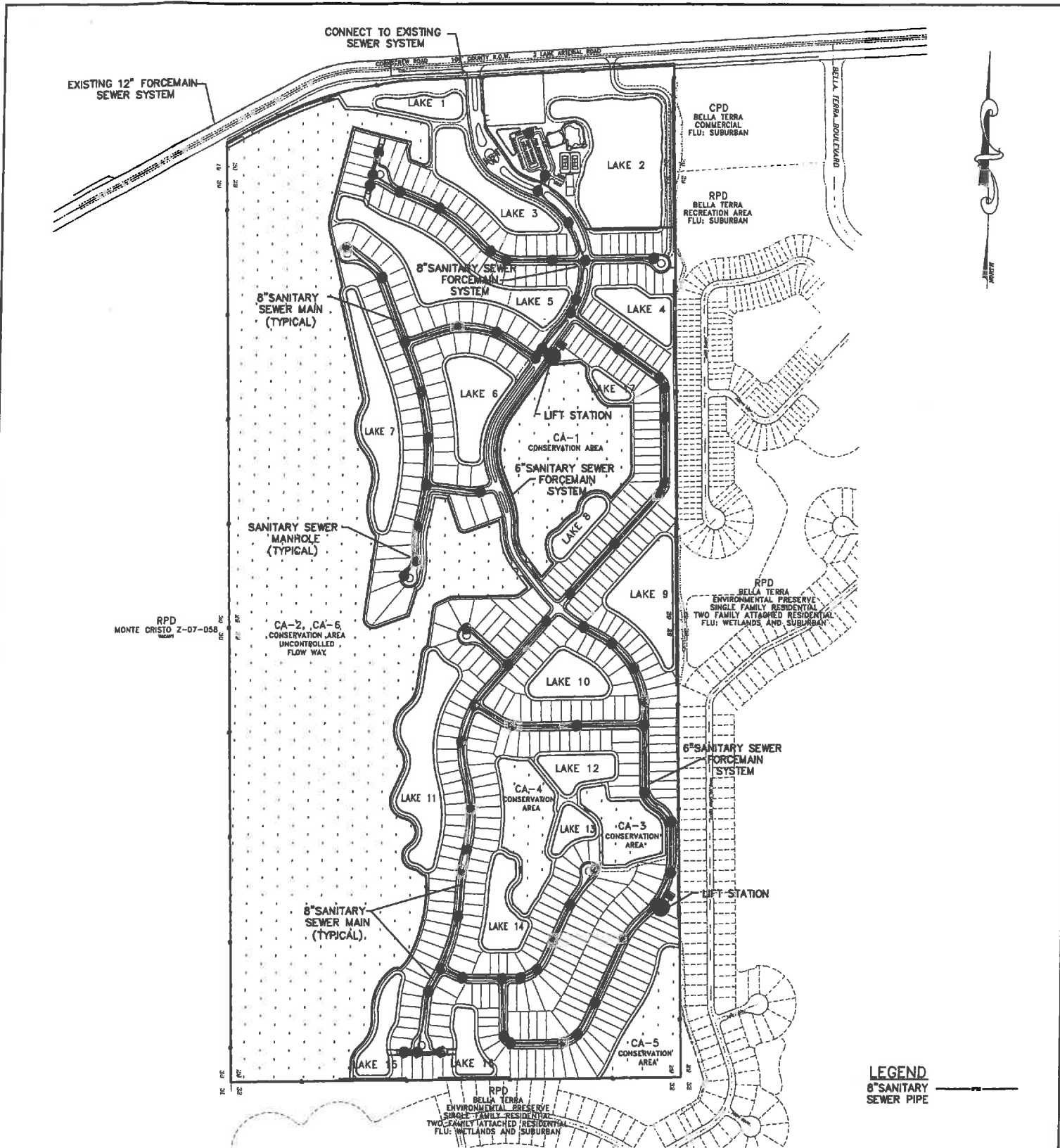


EXHIBIT F-1

<p><b>Banks Engineering, Inc.</b>          Professional Engineers, Planners &amp; Land Surveyors          FORT MYERS ♦ NAPLES ♦ SARASOTA          2515 NORTHBROOKE PLAZA DRIVE, SUITE 200          NAPLES, FLORIDA 34119          PHONE: (239) 597-2061 FAX: (239) 597-3082          ENGINEERING LICENSE # EB 6469          SURVEY LICENSE # LB 6890</p>	<p>PROPOSED POTABLE WATER SYSTEM  <b>CYPRESS SHADOWS C.D.D.</b>          LEE COUNTY, FLORIDA</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th>DATE</th> <th>PROJECT</th> <th>DRAWING</th> <th>DESIGN</th> <th>DRAWN</th> <th>CHECKED</th> <th>SCALE</th> <th>SHEET</th> <th>OF</th> <th>FILE NO. (S-T-R)</th> </tr> </thead> <tbody> <tr> <td>AUGUST 11</td> <td>2396</td> <td>CDD</td> <td>DRU</td> <td>NFK</td> <td>DRU</td> <td>NTS</td> <td>1</td> <td>1</td> <td></td> </tr> </tbody> </table>	DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)	AUGUST 11	2396	CDD	DRU	NFK	DRU	NTS	1	1	
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)												
AUGUST 11	2396	CDD	DRU	NFK	DRU	NTS	1	1													



**LEGEND**  
 8" SANITARY SEWER PIPE

**EXHIBIT F-2**

**Banks Engineering, Inc.**

Professional Engineers, Planners & Land Surveyors  
 FORT MYERS ♦ NAPLES ♦ SARASOTA  
 2515 NORTHBROOKE PLAZA DRIVE, SUITE 200  
 NAPLES, FLORIDA 34119  
 PHONE: (239) 597-2061 FAX: (239) 597-3082  
 ENGINEERING LICENSE # EB 6469  
 SURVEY LICENSE # LB 6690

PROPOSED SANITARY SEWER SYSTEM  
**CYPRESS SHADOWS C.D.D.**  
 LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
AUGUST 11	2396	CDD	DRU	NFK	DRU	NTS	1	1	

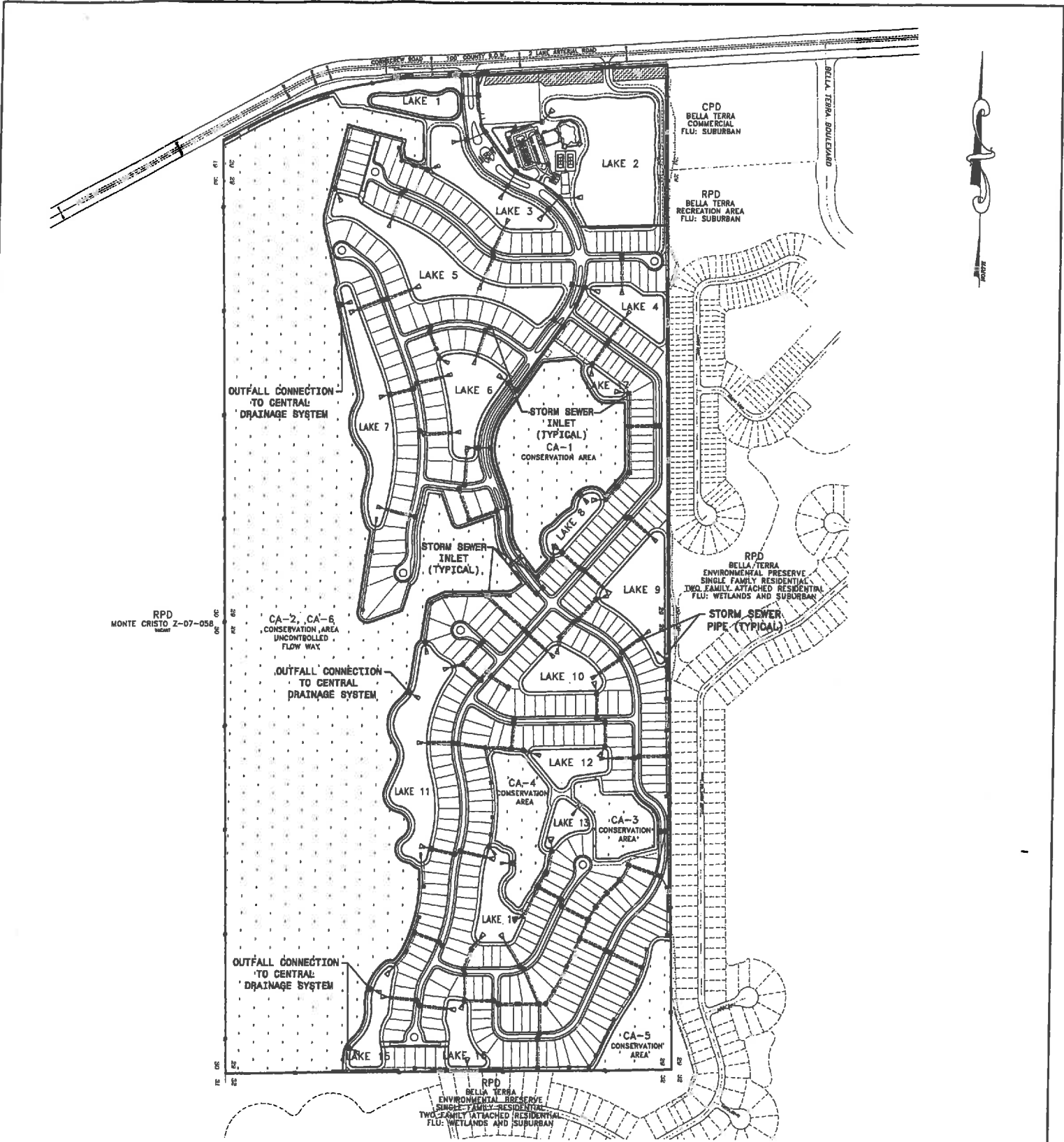


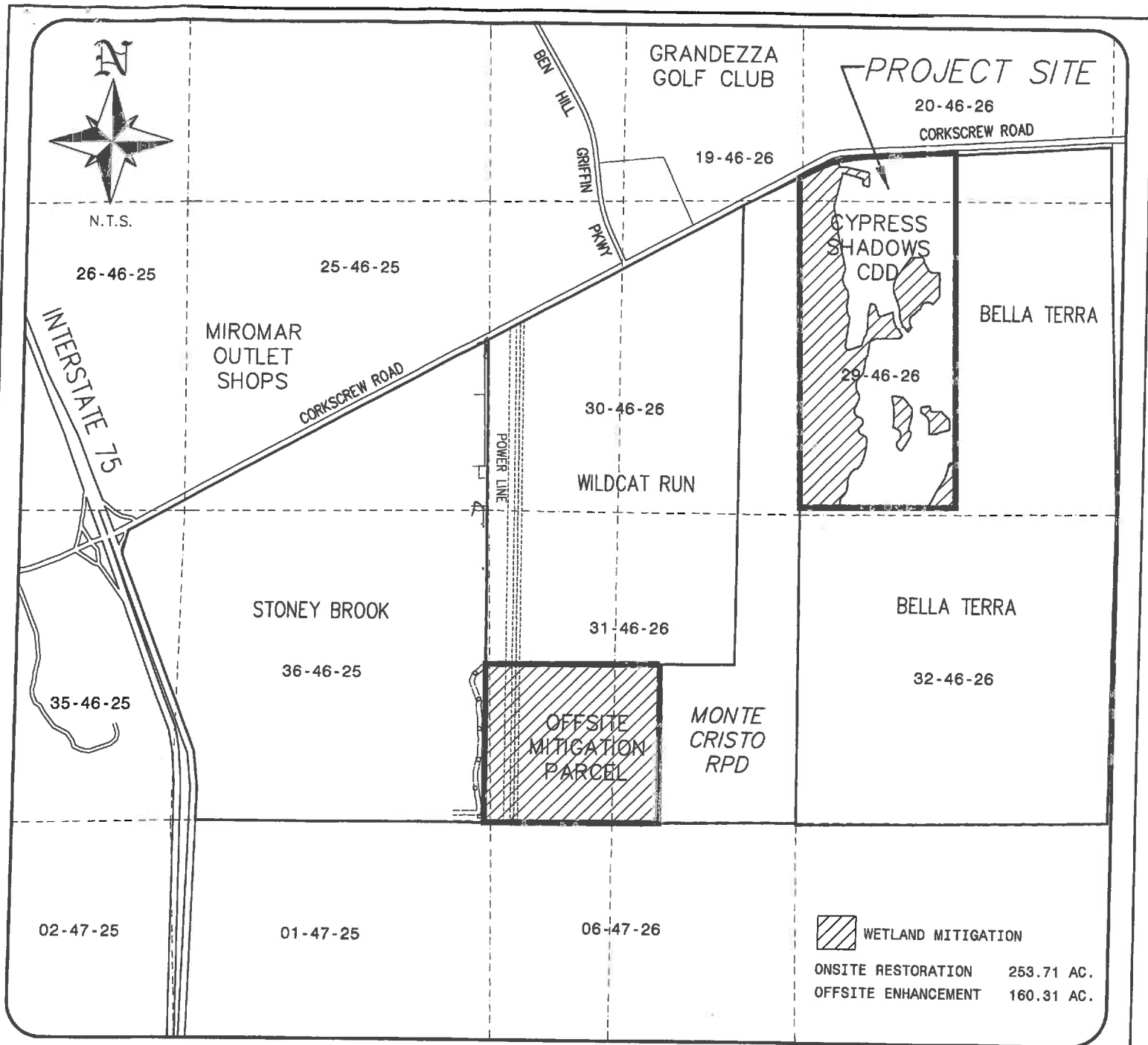
EXHIBIT "G"

**Banks Engineering, Inc.**

Professional Engineers, Planners & Land Surveyors  
 FORT MYERS ♦ NAPLES ♦ SARASOTA  
 2515 NORTHBROOKE PLAZA DRIVE, SUITE 200  
 NAPLES, FLORIDA 34119  
 PHONE: (239) 597-2061 FAX: (239) 597-3082  
 ENGINEERING LICENSE # EB 6469  
 SURVEY LICENSE # LB 6680

PROPOSED STORMWATER MANAGEMENT SYSTEM  
**CYPRESS SHADOWS C.D.D.**  
 LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
AUGUST 11	2396	CDD	DRU	NFK	DRU	NTS	1	1	



SECTION 20 & 29, TOWNSHIP 46 SOUTH, RANGE 26 EAST  
LEE COUNTY, FLORIDA

# CYPRESS SHADOWS C.D.D. WETLAND MITIGATION EXHIBIT "H"