

**Department of County Lands****Updated Ownership and Easement Search**

Search No. 27-43-24-00-00023.0030

Folio ID: 10141288

Date: October 1, 2020

Parcel: 225

Project: Littleton Road Widening (Corbett Road to US 41), Project 8414

To: Teresa L. Mann, SRWA  
Senior Property Acquisition Agent

From: Shelia A. Bedwell  
Shelia A. Bedwell, CLS, SRWA  
Real Estate Title Examiner

STRAP: 27-43-24-00-00023.0030

October 20, 2021

Effective Date: ~~September 28, 2020~~, at 5:00 p.m. TLM**Subject Property:** See attached Exhibit "A"

Title to the subject property is vested in the following: **MHC Windmill Village, L.L.C., a Delaware limited liability company**

By Quit Claim Deed from Orangeland Vistas, Inc., an Illinois corporation, dated November 30, 2005, recorded December 8, 2005, in Instrument Number 2005000160121, Public Records of Lee County, Florida.

**Easements:**

- 1 Drainage Easement from Juanita A. Gosser, a widow, to the State of Florida, for the use and benefit of the State Road Department, dated May 15, 1954, recorded August 14, 1954, in Deed Book 237, Page 558, Public Records of Lee County, Florida.
- 2 Drainage Easement from M.T. Flynn, to the State of Florida, for the use and benefit of the State Road Department, dated April 1, 1954, recorded August 14, 1954, in Deed Book 237, Page 576, Public Records of Lee County, Florida.
- 3 Right of Way Easements to Lee County Electric Cooperative, Inc., recorded March 1, 1962, in Official Record Book 111, Pages 623, 625 and 626, Public Records of Lee County, Florida; Assignment and Assumption of Contracts and Easements Agreement between Lee County Electric Cooperative, Inc., to Florida Power & Light Company, dated December 30, 2014, recorded December 31, 2014, in Instrument Number 2014000264955; Amendment to Assignment and Assumption of Contracts and Easements Agreement with Assignment, dated January 15, 2015, recorded January 29, 2015, in Instrument Number 2015000019121; Partial Assignment and Assumption of Easements Agreement, dated July 1, 2015, recorded September 1, 2015, in Instrument Number 2015000191380; and Amended and Restated Joint Use Agreement between Florida Power & Light Company and Lee County Electric Cooperative, Inc., a Florida non-profit corporation, dated July 29, 2015, recorded September 15, 2015, in Instrument Number 2015000191381, Public Records of Lee County, Florida.

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- 4 Right of Way Easement from Windmill Villages, Inc., to Lee County Electric Cooperative, Inc., dated May 16, 1968, recorded May 21, 1968, in Official Record Book 463, Page 789, Public Records of Lee County, Florida.
- 5 Right of Way Easement from George and Russ Mobile Homes Sales, Inc., to Lee County Electric Cooperative, Inc., dated May 16, 1968, recorded May 21, 1968, in Official Record Book 463, Page 791, Public Records of Lee County, Florida.
- 6 Easement from Windmill Villages of America, Inc., a Florida corporation, to Continental Home Parks, Inc., an Illinois corporation, for ingress and egress to and from US 41 (State Highway 45), dated April 13, 1973, recorded April 18, 1973, in Official Record Book 931, Page 552, and as contained in Quit Claim Deed from Continental Home Parks, Inc., an Illinois corporation, to Mobile Home Communities, Inc., a Delaware corporation, dated April 15, 1976, recorded May 14, 1976, in Official Record Book 1139, Page 1507, Public Records of Lee County, Florida.
- 7 Right of Way Easement from Mobile Home Communities, Inc., to Lee County Electric Cooperative, Inc., dated August 19, 1980, recorded September 4, 1980, in Official Record Book 1451, Page 901, Public Records of Lee County, Florida.
- 8 Utility Easement from Mobile Home Communities, Inc., a Delaware corporation, to Lee County, a political subdivision of the State of Florida, dated January 12, 1982, recorded April 9, 1982, in Official Record Book 1596, Page 464, Public Records of Lee County, Florida.
- 9 Grant of Perpetual Utility Easement and Temporary Construction License, between Orangeland Vistas, Inc., an Illinois corporation, and North Fort Myers Utility, Inc., dated August 11, 1992, recorded September 11, 1992, in Official Record Book 2326, Page 1622, Public Records of Lee County, Florida.
- 10 Grant of Perpetual, Non-Exclusive Public Right-of-Way for Bikepath/Sidewalk, between Orangeland Vistas, Inc., an Illinois corporation, and the Board of County Commissioners of Lee County, Florida, a political subdivision of the State of Florida, dated January 9, 1995, recorded February 23, 1995, in Official Record Book 2577, Page 2673, Public Records of Lee County, Florida.
- 11 Grant of Non-Exclusive Easement between Orangeland Vistas, Inc., an Illinois corporation, MHC Financing Limited Partnership, an Illinois limited partnership, and North Fort Myers Utility, Inc., a Florida corporation, dated October 16, 1997, recorded March 20, 1998, in Official Record Book 2934, Page 4070, Public Records of Lee County, Florida.

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- 12 Grant of Non-Exclusive Access Easement between Orangeland Vistas, Inc., an Illinois corporation, and Tamiami Master Association, Inc., a Florida not-for-profit corporation, dated December 8, 2004, recorded January 5, 2005, in Official Record Book 4545, Page 1221, Public Records of Lee County, Florida.
- 13 Grant of Non-Exclusive Access Easement between MHC Windmill Village, L.L.C., a Delaware limited liability company, and Tamiami Master Association, Inc., a Florida not-for-profit corporation, dated January 1, 2015, recorded August 13, 2015, in Instrument Number 2015000177400, Public Records of Lee County, Florida.
- 14 Specific Purpose Survey of Existing and Maintained North Right-of-Way of Littleton Road, recorded August 29, 2017, in Instrument Number 2017000185068, Public Records of Lee County, Florida.

NOTE (1) Lee County Ordinances relating to garbage and solid waste collection, recorded in Official Record Book 2189, Pages 3281 and 3334, Public Records of Lee County, Florida.

NOTE (2) Notice of Mobile Homeowners Association Right to Purchase the Park, between Windmill Village Homeowners Association, Inc., a Florida not-for-profit corporation, and MCH Windmill Village, L.L.C., a Delaware limited liability company, dated July 17, 2006, recorded July 31, 2006, in Instrument number 2006000298668, Public Records of Lee County, Florida.

NOTE (3): There are two instruments of record that could possibly affect the title to the subject property. The first document is a Notice of Unsafe Building Certification (104 Rhine Drive), recorded May 24, 2018 in Instrument Number 2018000126536, Public Records of Lee County, Florida. This violation has been abated, but there is an outstanding balance of \$3,725. The second document is an Order Imposing Fine (119 Windmill Boulevard – VIO2017-20883), recorded September 5, 2018 in Instrument Number 2018000212340, Public Records of Lee County, Florida. This violation has been abated and closed.

**Tax Status: Taxes for 2019 were paid November 26, 2019, in the amount of \$150,924.35; subject property is assessed at \$9,503,949 for 2020 with no existing exemptions.**  
*(The end user of this report is responsible for verifying tax and/or assessment information.)*

**The Department of County Lands has made a diligent search of the Public Records. However, this report contains no guarantees or warranty as to its accuracy.**

EXHIBIT A

PARCEL I:

A TRACT OR PARCEL OF LAND LYING IN THE SOUTH HALF (S 1/2) OF SECTIONS 27 AND 28, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID SECTION 28 RUN N 00°18'40" W ALONG THE EASTLINE OF SAID SECTION FOR 25 FEET TO A POINT ON THE NORTH LINE OF LITTLETON ROAD (50 FEET WIDE) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL. FROM SAID POINT OF BEGINNING RUN N 89°59'50" W PARALLEL WITH THE SOUTH LINE OF SAID SECTION ALONG THE NORTHERLY LINE OF SAID ROAD FOR 75 FEET TO A CONCRETE MONUMENT; THENCE RUN N 00°18'40" W PARALLEL WITH AND 75 FEET WEST FROM THE EAST LINE OF SAID SECTION FOR 722.61 FEET TO A CONCRETE MONUMENT MARKING THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 580.0 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28; THENCE RUN S 89°49'30" W PARALLEL WITH THE NORTH LINE OF SAID FRACTION OF A SECTION FOR 175 FEET TO A CONCRETE MONUMENT MARKING THE INTERSECTION WITH A LINE PARALLEL WITH AND 250 FEET AS MEASURED ON A PERPENDICULAR WESTERLY FROM THE EAST LINE OF SAID SECTION; THENCE RUN N 00°18'40" W ALONG SAID PARALLEL LINE FOR 580 FEET TO A CONCRETE MONUMENT MARKING THE INTERSECTION WITH THE NORTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE RUN N 89°49'50" E ALONG SAID QUARTER-QUARTER SECTION LINE FOR 250 FEET TO A CONCRETE POST MARKING THE NORTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE RUN S 00°18'40" E ALONG THE SECTION LINE COMMON TO SAID SECTIONS 27 AND 28 ALONG THE CENTERLINE OF THE STATE ROAD DEPARTMENT OUTFALL DITCH RIGHT-OF-WAY (50 FEET WIDE) FOR 506.62 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 821 FEET (AS MEASURED ON A PERPENDICULAR) NORTHERLY FROM THE SOUTH LINE OF SAID SECTION 27; THENCE RUN S 89°53'40" E ALONG SAID PARALLEL LINE FOR 25 FEET; THENCE RUN N 00°18'40" W PARALLEL WITH SAID SECTION LINE AND ALONG THE EASTERLY LINE OF SAID OUTFALL DITCH RIGHT-OF-WAY FOR 679.02 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 1500 FEET (AS MEASURED ON A PERPENDICULAR) NORTHERLY FROM THE SOUTH LINE OF SAID SECTION; THENCE RUN S 89°53'40" E PARALLEL WITH AND 1500 FEET NORTH OF SAID SECTION LINE FOR 1401.01 FEET; THENCE RUN N 5°56'20" E PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE TAMiami TRAIL (STATE ROAD NO. 45)

AND A NORTHERLY PROLONGATION THEREOF FOR 518.77 FEET; THENCE RUN N 89°34'20" E FOR 613.68 FEET TO AN INTERSECTION WITH A NORTHERLY PROLONGATION OF A LINE PARALLEL WITH AND 290 FEET (AS MEASURED ON A PERPENDICULAR) WESTERLY FROM SAID WESTERLY LINE OF THE TAMiami TRAIL (STATE ROAD NO. 45); THENCE RUN S 5°56'20" W ALONG SAID PROLONGATION AND PARALLEL LINE FOR 2,007.14 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF LITTLETON ROAD (50 FEET WIDE); THENCE RUN N 89°53'40" W ALONG SAID NORTHERLY LINE PARALLEL WITH AND 25 FEET NORTH FROM THE SOUTH LINE OF SAID SECTION FOR 1877.70 FEET TO THE POINT OF BEGINNING.

PARCEL II:

A TRACT OR PARCEL OF LAND LYING IN THE SW 1/4 OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 24 EAST, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE SW CORNER OF SAID FRACTION OF A SECTION RUN N 00°13'40" W ALONG THE WEST LINE OF SAID SECTION FOR 25 FEET TO A POINT ON THE NORTH LINE OF LITTLETON ROAD (50 FEET WIDE); THENCE RUN S 89°53'40" E ALONG SAID NORTH LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION FOR 1877.70 FEET TO AN INTERSECTION WITH A SOUTHERLY PROLONGATION OF A LINE PARALLEL WITH AND 290 FEET (AS MEASURED ON A PERPENDICULAR) FROM THE WESTERLY LINE OF THE TAMiami TRAIL (STATE ROAD NO. 45); THENCE RUN N 5°56'20" E ALONG SAID PROLONGATION AND PARALLEL LINE FOR 719.97 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

PARCEL III:

THE WEST 25 FEET OF THE NORTH 1475 FEET OF THE SOUTH 1500 FEET OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.