

Fort Myers Community Redevelopment Agency (CRA)

Legal Description of Redevelopment Areas

Updated January 2020

Central Fort Myers Redevelopment Area description from Resolution No. 99-68, Appendix A

Legal Description For Community Redevelopment Area Central Fort Myers Sections 23 & 24, T. 44 S., R. 24 E. City of Fort Myers, Lee County, Florida A tract or parcel of land lying in Sections 23 & 24, Township 44 South, Range 24 East, City of Fort Myers, Lee County, Florida, which tract or parcel is described as follows: Beginning at the intersection of the south right-of-way line of Victoria Avenue and the west right-of-way line of Central Avenue, said intersection also being the northwest corner of Lot 1, Block 8 of Stadlers Central Heights Subdivision, (Plat Book 4, Page 64, Lee County Records), run southerly along the west right-of-way line of Central Avenue for approximately one hundred fifty six (156) feet to the westerly prolongation of the south right-of-way line of Market Street; thence run easterly along said prolongation and along the south right-of-way line of Market Street for approximately six hundred ninety three (693) feet to the northerly prolongation of the west right-of-way line of Fowler Street; thence run southerly along the said prolongation and following the west right-of-way line of Fowler Street for approximately one thousand four hundred ninety nine (1,499) feet to the south right-of-way line of Willard Street, also being the northeast corner of Lot 1, Block E of Pinehurst Park Subdivision (Plat Book 5, Page 16, Lee County Records); thence run westerly along said right-of-way line for approximately two thousand six hundred seventy-six (2,676) feet to the west right-of-way line of Grand Avenue; thence run northerly along said right-of-way line for approximately three hundred twenty nine (329) feet to the south right-of-way line of Edison Avenue, also being the northeast corner of Lot 12, Block B of Phillips 4th Division (Plat Book 4, Page 41, Lee County Records); thence run westerly along the said right-of-way line for approximately one thousand one hundred eleven (1, 111) feet to the southerly prolongation of the west boundary of Hanson Pinetucky Addition (Plat Book 1, Page 52, Lee County Records); thence run northerly along south right-of-way line Victoria Avenue, also being the northeast corner of Lot 3, Block F of Altamont Park Subdivision (Plat Book 5, Page 12, Lee County Records); thence run easterly along said right-of-way line for approximately three thousand eighty-six (3086) feet to the west right-of-way line of Central Avenue, also being the point of beginning.

Cleveland Avenue Redevelopment Area, Sub-Area 1 description from Resolution No. 99-69, Attachment A

Attachment A Sections 23, 24, 25 & 26, T. 44 S., R. 24 E. City of Fort Myers, Lee County, Florida A tract or parcel of land lying in Sections 23, 24, 25 & 26, Township 44 South, Range 24 East, City of Fort Myers, Lee County, Florida, which tract or parcel is described as follows: Beginning at the intersection of the south right-of-way line of Edison Avenue and the west right-of-way line of Grand Avenue, said intersection also being the northeast corner of Lot 12, Block B of Phillips 4th Division (Plat Book 4, Page 41, Lee County Records) run southerly along the west right-of-way line of Grand Avenue for approximately six hundred (600) feet to the northwest corner Franklin Street, also being the southeast corner of Lot 1, Block B of said subdivision; thence run westerly along the north right-of-way line of Franklin Street for approximately one hundred forty-three (143) feet, also being the southwest corner of said Lot 1; thence run southerly for approximately fifty (50) feet to the northeast corner of Lot 13, Block A of said subdivision also being the south right-of-way line of Franklin Street; thence continue to run southerly along the northeast corner of said lot line and the southerly prolongation of such for approximately three hundred (300) feet to the northeast corner of Lot 19, Block A of said subdivision; thence run westerly along the north lot line of said lot for approximately twenty (20) feet; thence run southerly for

approximately fifty (50) feet to the south lot line of said Lot 19; thence run easterly along said lot line for approximately twenty (20) feet to the southeast corner of said Lot 19; thence run southerly for approximately three hundred ten (310) feet intersecting with the south right-of-way line of South Street; thence run westerly along the said right-of-way line for approximately one hundred sixty-six (166) feet to the northeast corner of Lot 7, Block 2 of Jeffcott WM. Addition, (Plat Book 4, Page 19, Lee County Records), also being the west line of a ten (10) foot wide alley; thence run southerly along the east lot line of said lot and the prolongation of such for approximately three hundred twenty-one (321) feet to the south right-of-way line of Jeffcott Street; thence run easterly along said right-of-way line for approximately three hundred (300) feet to the southwest corner of Jeffcott Street and Grand Avenue, also being the northeast corner of Lot 1, Block 3 of said subdivision; thence run southerly along the west right-of-way line of Grand Avenue for approximately one hundred twenty-eight (128) feet and prolongation of such to the southwest corner of Lot 1, Block 3 of said subdivision, also being the north line of a fifteen (15) wide alley; thence run westerly along the said lot line for approximately three hundred three (303) feet, to a point being three (3) feet west of the southeast corner of Lot 7, Block 3 of said subdivision; thence run southerly for approximately eight hundred ninety-one and one-half (891.5) feet along the northerly prolongation of the east lot line of Lot 18, Block 3 of said subdivision and continuing southerly along the east lot lines of Lots 7 and 18 of Blocks 3, 5 and 6 of said subdivision, also being the west line of a ten (10) foot wide alley, and the southerly prolongation of the west line of said alley where it intersects with the south right-of-way line of Canal Street; thence run easterly for approximately three hundred seventeen (317) feet along the south right-of-way line of Canal Street to the southwest corner of Grand Avenue; thence run southerly for approximately one thousand two hundred fifty-six and two-tenths (1256.20) feet along the west right-of-way line of Grand Avenue intersecting with the northwest corner of Hanson Street; thence run westerly for approximately six hundred seven (607) feet along the north right-of-way line of Hanson Street to the northeast corner of Cleveland Avenue; thence run west southwesterly for approximately eighty-four (84) feet to the intersection of the west right-of-way line of Cleveland Avenue and the north right-of-way line of Hanson Street; thence run westerly for approximately four hundred sixty (460) feet, also being the north right-of-way line of Hanson Street, to the southwest corner of Houghs Elmer Subdivision, (Plat Book 6, Page 25, Lee County Records); thence run northerly along the west boundary line of said subdivision and the prolongation of such for approximately eight hundred ninety (890) feet to the north right-of-way line of Linhart Avenue; thence run westerly along said right-of-way line for approximately twenty (20) feet to the southwest corner of Lot V of Hansons Drive Subdivision, (Plat Book 1, Page 17, Lee County Records); thence run northerly along the west lot line of said lot for approximately four hundred fifteen (415) feet to the northwest corner of said lot; thence follow the northerly prolongation of said lot line to where it intersects with the centerline of Manuals Branch Canal; thence follow said centerline westerly for approximately one hundred sixty-seven (167) feet to an intersection with the southerly prolongation of a boundary line of Edison Park Subdivision, (Plat Book 7, Page 28, Lee County Records); thence follow said subdivision line northerly for approximately seventy (70) feet; thence continue to follow said subdivision line to the west for approximately three hundred seventy-nine and thirty-three one-hundredths (379.33) feet; thence run due north for six hundred forty-one and seventeen one-hundredths (641.17) feet intersecting with the southwest right-of-way line of Oak Lane; thence run northwesterly for one hundred three and fifteen one-hundredths (103.15) feet to the southeast right-of-way line of Newton Avenue; thence follow the said right-of-way line for five hundred seventeen and forty-five one-hundredths (517.45) feet to the south right-of-way line of South Street; thence run easterly along the south right-of-way line of South Street for approximately seventy-eight (78) feet; thence run due north for approximately one hundred eighty (180) feet to the north line of Lot 10, Block 10 of said subdivision; thence run easterly along said lot line for approximately fifty-five (55) feet to the northeast corner of said lot; thence run northerly along the northerly prolongation of the east lot line of

Lot 10 for three hundred eighty and eight one-hundredths (380.08)feet to the south right-of-way line of Franklin Street, also being the northeast corner of Lot 16, Block B of said subdivision; thence run northerly for approximately sixty (60) feet to the intersection of the southwest corner of Lot 4, Block 34 of Edison Park Subdivision, (Plat Book 7, Page 28, Lee County Records) also being the north right-of-way line of Franklin Street; thence run northeasterly along said lot line and prolongation of such for one hundred sixty-four and six-tenths (164.6)feet to the northeast corner of Lot 7, Block 34 of said subdivision; thence run northwesterly for seventy-one and ninety-eight one-hundredths (71.98) feet along the northeast lot line of said lot to the southeast right-of-way line of Cortez Boulevard, also being the northeast corner of said Lot 7; thence run northeasterly along said right-of-way line for approximately one hundred sixty (160) feet; thence run northwesterly for approximately one hundred sixty-five (165) feet to the southwest corner of Lot 23, Block 24 of said subdivision also being the north right-of-way line of Euclid Avenue; thence run northwesterly along the west lot line of said lot for ninety-nine and ninety-seven one-hundredths (99.97) feet to the northwest corner of said lot; thence run northeasterly along the north lot line of said lot and the prolongation of such for approximately ninety (90) feet to the northeast corner of Lot 21, Block 24 of said subdivision; thence run southeasterly for approximately twenty-seven (27) feet to the southwest corner of Lot 16,Block 24 of said subdivision; thence run northeasterly along the west lot line of said lot for approximately one hundred two (102) feet to the intersection of the northwest corner of said lot and the south right-of-way line of Edison Avenue; thence run easterly along said right-of-way line for approximately nine hundred nine (907) feet to the point of beginning.

Cleveland Avenue Redevelopment Area, Sub-Area 2 description from Ordinance No. 2843, Section 1(7)

The following described area is found lying in Lots 1-6 And Lot 16 of Block D, Coronado, Plat Book 6, Page 75. Lots 10-18 of Block A, Lot 19 and part of Lot 20 of Block A (O.R. 1761, Page 3212) Re-Subdivision of Block C and part of Block D of Coronado, Plat Book 9, Page 3, Public Records of Lee County, Florida; together with: Block E, Coronado, Plat Book 6, Page 75, Public Records of Lee County, Florida; together with: Block H, Coronado, Plat Book 6, Page 75, Public Records of Lee County, Florida; together with: A parcel of land described in O.R. 2798, Page 2781, and Lots 1-6 of Block J, Coronado, Plat Book 6, Page 75, Public Records of Lee County, Florida; together with: Block 1 and 4, Palmetto Park, Plat Book 3, Page 23, Public Records of Lee County, Florida; together with: Blocks A, B, C, and D, Windsor Park, Plat Book 6, Page 18, Public Records of Lee County, Florida; together with: Block 1, South Gardens, Plat Book 4, Page 50, Public Records of Lee County, Florida; together with: Lots 1-9 and Lots 21-25 of Block 1, Grove City Park, Plat Book 5, Page 4, Public Records of Lee County, Florida; together with: Lots 1-8, East 30 Feet of Lot 9, East 33 Feet of Lots 21, and Lots 22-35, Grove City Park, Plat Book 5, Page 4, Public Records of Lee County, Florida; together with: Lots 1-9 and Lots 22-25 of Block 3, Grove City Park, Plat Book 5, Page 4, Public Records of Lee County, Florida; together with: Lots 1-9 and Lots 22-25 of Block 4, Grove City Park, Plat Book 5, Page 4, Public Records of Lee County, Florida; together with: Block 33, Palmlee Park, Plat Book 6, Page 1, Public Records of Lee County, Florida; together with: Block 34, Palmlee Park, Plat Book 6, Page 1, Public Records of Lee County, Florida; together with: Block 35, Palmlee Park, Plat Book 6, Page 1, Public Records of Lee County, Florida; together with: Block 51, Palmlee Park, Plat Book 6, Page 1, Public Records of Lee County, Florida; together with: A parcel of land described in O.R. 2579, Page 1012, O.R. 1364, Page 242, O.R. 1912, Page 3072, O.R. 851, Page 295, and O.R. 1669, Page 519, Public Records of Lee County, Florida; together with: A parcel of land described in O.R. 2422, Page 1962, O,R. 2800, Page 3089, O.R. 2568, Page 2105, O.R. 1836, Page 2823, O.R. 2258, Page 930, O.R. 2783, Page 1252, O.R. 1853, Page 249, O.R. 1609, Page 427, and O.R. 2481, Page 2114, Public Records of Lee County, Florida; together with: The Northerly 120 Feet of the Westerly 143 Feet of Lot 7, James Holmes Subdivision, Plat Book 5, Page 11, as described in O.R. 2383, Page 0171, Public Records of Lee County, Florida; together with: A parcel of land described in O.R. 2517, Page 1345, O.R.

1696, Page 4049, O.R. 2471, Page 756, O.R. 2136, Page 3169, and Lot 19 and 20, Maravilla Circle 1st Addition, Plat Book 9, Page 68, Public Records of Lee County, Florida; together with: A parcel of land described in OR. 2077, Page 34, Lots 3-7 and 30 feet lying between Lot 5 and Lot 6, Maravilla Circle, Plat Book 9, Page 39, Public Records of Lee County, Florida; together with: Block E, W. Stanley Hansons Subdivision, Plat Book 4, Page 35, A parcel of land described in O.R. 1333, Page 1100, O.R. 2557, Page 1499, O.R. 269, Page 2, and Lots 1 and 2, Maravilla Circle, Plat Book 9, Page 39, Public Records of Lee County, Florida; together with: Block D, W. Stanley Hansons Subdivision, Plat Book 4, Page 35, Public Records of Lee County, Florida. Subject To Easements, Restrictions and Rights of Record.

Cleveland Avenue Redevelopment Area, Sub-Area 3 description from Ordinance No. 2844, Section 1(8)

A parcel of land described in O.R. 2039, Page 2851-2852, O.R. 2075, Page 4222, O.R. 2546, Page 1222, O.R. 2726, Page 353, and O.R. 2618, Page 1202, Public Records of Lee County, Florida; Together with: A parcel of land described in O.R. 2125, Page 3586, O.R. 2382, Page 3316, O.R. 605, Page 192, O.R. 683, Page 244, O.R. 2725, Page 2685, O.R. 2547, Page 3050, O.R. 2311, Page 309, O.R. 1308, Page 631, O.R. 2805, Page 2044, O.R. 1887, Page 3104-3105, O.R. 2188, Page 2509, O.R. 1999, Page 3215, O.R. 1380, Page 110, O.R. 2361, Page 2101, O.R. 107, Page 603, Lots 5-8, 10-28 and private drive of Thrifty Center Subdivision, Plat Book 10, Page 117, Public Records Of Lee County, Florida; Together with: Tracts or parcels of land bound by Winkler Avenue, Cleveland Avenue (U.S. 41, S.R. 45), Solomon Boulevard, Colonial Boulevard less tracts or parcels of land described in O.R. 1122, Page 1960, O.R. 2664, Page 507, O.R. 2572, Page 2266, and O.R. 1180, Page 1611, Public Records of Lee County, Florida; Together with: A parcel of land described in O.R. 1623, Page 349, and O.R. 428, Page 341, Public Records of Lee County, Florida. Subject to easements, restrictions and rights of record.

Cleveland Avenue Redevelopment Area, Sub-Area 4 description from Ordinance No. 2845, Section 1(9)

A parcel of land described in O.R. 2771, Page 3312, O.R. 2694, Page 4006, O.R. 2505, Page Avenue 1441, O.R. 2356, Page 2894, O.R. 1659, Page 2940, O.R. 2374, Page 4013, O.R. 2670, Page 431, and O.R. 1424, Page 929 Public Records Of Lee County, Florida; Together with: A parcel of land described in O.R. 2195, Page 4019, O.R. 1877, Page 3146, O.R. 1672, Page 4761, O.R. 1723, Page 1881, Public Records Of Lee County, Florida; Together with: A parcel of land described in O.R. 2136, Page 4592, O.R. 2709, Page 4095, O.R. 1378, Page 263, O.R. 1769, Page 1542 and Page Plaza Replat, Plat Book 47, Page 38, Public Records Of Lee County, Florida; Together With: A parcel of land described in O.R. 1845, Page 2534, O.R. 1789, Page 1445, O.R. 1352, Page 1855, O.R. 1661, Page 2197, O.R. 2373, Page 2631, O.R. 2263, Page 4083, O.R. 2802, Page 381, O.R. 1814, Page 1956, and O.R. 2590, Page 1274, O.R. 1735, Page 1718, Lots 7-17, and Lots 19-21, Dellee Park Subdivision, Plat Book 33, Page 78, Public Records of Lee County, Florida; Together With: A parcel of land described in O.R. 1751, Page 2868, O.R. 1737, Page 4596, O.R. 2354, Page 800, Lots 1-4, Katies Park, Plat Book 39, Page 28, Sun View Center Subdivision, Plat Book 56, Page 85, Public Records of Lee County, Florida; Together with: A parcel of land described in O.R. 1700, Page 1051, O.R. 2541, Page 3461, O.R. 2735, Page 1914, Public Records of Lee County, Florida; Together with: A parcel of land described in O.R. 2393, Page 3487, O.R. 2545, Page 3123, O.R. 1823, Page 1033, Public Records of Lee County, Florida; Together With: A Parcel of land being that property owned by Lee County, Florida lying North of North Airport Road, East of U.S. 41, West of Fowler Street identified by Lee County, Florida Strap Number 01-45-24-PI-00060.0080, Public Records of Lee County, Florida. Subject To easements, restrictions and rights of record.

Dr. Martin Luther King, Jr. Boulevard Redevelopment Area, Sub-Area 1 description from Resolution 2018-46 (6)

A tract or parcel of land lying in Sections 13 and 24, Township 44 South, Range 24 East and Sections 18 and 19, Township 44 South, Range 25 East, being further bound and described as follows: Beginning at

the intersection of-Billy's Creek and the East right-of-way line of Raleigh Street; thence run South along said East right-of-way line to an intersection with the North right-of-way line of Michigan Avenue; thence run East along said North line to an intersection with a line 25.00 feet East of and parallel with (as measured on a perpendicular) the East line of the Southwest quarter of said Section 18; thence South along said parallel line to an intersection with the North line of Orange Terrace, as recorded in Plat Book 11, Page 27 of the Public Records of Lee County, Florida; thence West along said North line to the Northwest corner of said Orange Terrace; thence South along the West line of said Orange Terrace to the Southwest corner of said Orange Terrace; thence West along the Westerly prolongation of the South line of said Orange Terrace to an intersection with said East line of the Southwest quarter; thence South along said East line to the Northwest corner of the Northeast quarter of said Section 19; thence East along the North line of said fraction to an intersection with a line 25.00 feet East of and parallel with (as measured on a perpendicular) the West line of said fraction, said line also being the Northerly prolongation of the East right-of-way line of Ford Street; thence South along said Northerly prolongation and parallel line to an intersection with the Easterly prolongation of the South line of Lot 1 through 16, Block 10, Lincoln Park Division of Fort Myers as recorded in Plat Book 3, Page 43, of said Public Records, passing through the Southeast corner of Lot 15, Block 6 , of said Lincoln Park Division of Fort Myers; thence Westerly along said Easterly prolongation to the Northeast corner of Lot 27, Block 8 of said Lincoln Park Division of Fort Myers; thence South along the East line of said Lot 27 to the Southeast corner of said lot and an intersection with the North right-of-way line of Price Avenue; thence West along said North right-of-way line to the Southwest corner of Lot 26 of said Lincoln Park Division of Fort Myers; thence North along the West line of said Lot 26 to an intersection with said Easterly prolongation; thence Westerly along said Easterly prolongation to the Northeast corner of Lot 17, Block 9 of said Lincoln Park Division of Fort Myers and an intersection with the West right-of-way line of Brown Street; thence South along the East line of said Lot 17 and said West right-of-way line to the Southeast corner of said Lot 17 and an intersection with the North right-of way line of said Price Avenue; thence West along said North right-of-way line to the Southwest corner of Lot 20 of said Block 9; thence North along the West line of said Lot 20 to an intersection with said Easterly prolongation; thence Westerly along said Easterly prolongation to the Northeast corner of Lot 17, Block 10 of said Lincoln Park Division of Fort Myers and an intersection with the West right-of-way line of Prince Street; thence South along the East line of said Lot 17 and said West right-of-way line to the Southeast corner of said Lot 17 and an intersection with the said North right-of way line of Price Avenue; thence West along said North right-of-way line to the Southwest corner of Lot 18 of said Block 10; thence North along the West line of said Lot 18 to an intersection with said South line of Lot 1 through 16, Block 10; thence Westerly along said South line to the Northeast corner of Lot 21 of said Block 10; thence South along the East line of said Lot 21 to the Southeast corner of said Lot and an intersection with said North right-of-way line of Price Avenue; thence West along said North right-of-way line to the Southwest corner of Lot 26 of said Block 10; thence North along the West line of said Lot to an intersection with said South line; thence Westerly along said South line to an intersection with the East right-of-way line of Palm Avenue; thence south along said East right-of way line to an intersection with the Easterly prolongation of the centerline of an alley running through Block 18, Evans Addition No. 2, as recorded in Plat Book 2, Page 1A of said Public Records; thence Westerly along said Easterly prolongation and said centerline to an intersection with the centerline of Evans Avenue; thence North along said centerline to an intersection with the Westerly prolongation of the North line of an alley running through Block 3, of Evans Addition To Fort Myers, as recorded in Plat Book 1, Page 29 of said Public Records; thence Easterly along said Westerly prolongation and said North line to and intersection with said East right-of-way line of Palm Avenue; thence North along said East right-of-way line to an intersection with said North line of Michigan Avenue; thence East along said North right-of-way line to the Southeast corner of lands described in Instrument Number 2015000000756 of said Public Records; thence North along the East line of said

lands to the Northeast corner of said lands and the Southeast corner of lands described in Official Records Book 66, Page 207 of said Public Records; thence North along the East line of said lands to the Southeast corner of Lot 8, Block C, Dean's Subdivision as recorded in Plat Book 4, Page 24, of said Public Records; thence North along the East line of said Dean's Subdivision to an intersection with said Billy's Creek; thence Northeasterly along said Billy's Creek to the Point of Beginning.

Dr. Martin Luther King, Jr. Boulevard Redevelopment Area, Sub-Area 2 description from Resolution 2018-46 (6)

A tract or parcel of land lying in Sections 8, 17, 18, 19, 20 and 21, Township 44 South, Range 25 East, being further bound and described as follows: Beginning at the intersection of Billy's Creek and the centerline of Marsh Avenue; thence South along said centerline to an intersection with the centerline of Ballard Road; thence East along said centerline to an intersection with the Northerly prolongation of the West line of Benchmark Corporate Park, Phase 2, as recorded in Plat Book 76, Page 80, of the Public Records of Lee County, Florida; thence run South along said Northerly prolongation and said West line to the northwest corner of Benchmark Corporate Park Phase 1, as recorded in Plat Book 42, Page 59, of said Public Records; thence along the West line of said Benchmark Corporate Park Phase 1 to the Northwest corner of said Section 21; thence South along the West line of said section to an intersection with the South right-of-way line of Martin Luther King Boulevard; thence East along said South line to an intersection with a line 25.00 feet east of and parallel with (as measured on a perpendicular) the West line of said Section; thence south along said parallel line to an intersection with the "North Parcel" as described in Official Records Book 4138, Page 424, of said Public Records; thence East along said "North Parcel"; thence South along said "North Parcel"; thence West along said "North Parcel"; thence Southwest along said "North Parcel" to an intersection with said parallel line; thence South along said parallel line to an intersection with the Easterly prolongation of the centerline of Canal Street; thence West along said Easterly prolongation and said centerline to an intersection with the centerline of Wright Street; thence North along said centerline to an intersection with the centerline of South Street; thence East along said centerline to an intersection with a line 25.00 feet East of and parallel with (as measured on a perpendicular) the West line of the Northeast quarter of said Section 19, said line also being the East right-of-way line of Ford Street; thence North along said parallel and East line to an intersection with the South line of the Southeast quarter of said Section 18; thence West along the South line of said fraction to the Southwest corner of said fraction; thence North along the West line of said fraction to an intersection with the Westerly prolongation of Orange Terrace, as recorded in Plat Book 11, Page 27 of said Public Records; thence East along said Westerly prolongation to the Southwest corner of said Orange Terrace; thence North along the West line of said Orange Terrace to the Northwest Corner of said Orange Terrace; thence East along the North line of said Orange Terrace to an intersection with a line 25.00 feet East of and parallel with (as measured on a perpendicular) the West line of said Northeast Quarter of Section 18; thence North along said parallel line to an intersection with the North right-of-way line of Michigan Avenue; thence West along said North right-of-way line to an intersection with the East right-of-way line of Raleigh Street; thence North to an intersection with Billy's Creek; thence Northeasterly along said Billy's Creek to the Point of Beginning.

Dr. Martin Luther King, Jr. Boulevard Redevelopment Area, Sub-Area 3 description from Resolution 2018-46 (6)

A tract or parcel of land lying in Sections 16, 21 and 22, Township 44 South, Range 25 East, being further bound and described as follows: Beginning at the Southwest corner of Lot 28, of Benchmark Corporate Park Phase 1, as recorded in Plat Book 42, Page 59, of the Public Records of Lee County, Florida, said point being on the North right-of-way line of Martin Luther King Boulevard; thence North along the West line of said Lot 28 to the Northwest corner of said Lot 28; thence East along the North line of said

Lot 28 to an intersection with the South right-of-way line of Cummins Court; thence Easterly along said Cummins Court to the West right-of-way line of Benchmark Avenue; thence South along the West line of said Benchmark Avenue to an angle point; thence East to the Northwest corner of Lot 1 of said Benchmark Corporate Park Phase 1, said point being on the East right-of-way line of said Benchmark Avenue; thence East along the North line of said Lot 1 to the Northeast corner of said Lot 1; thence South along the East line of said Lot 1 to the Southeast corner of said Lot 1, said point being on the North right-of-way line of Martin Luther King Boulevard; thence Northeasterly to the Northwest corner of lands described in Official Records Book 2063, Page 3744, of said Public Records; thence East along the North line of said lands and the North line of lands described in Official Records Book 2063, Page 1985 of said Public Records to the Northeast corner of said lands; thence South along the East line of said lands described in Official Records Book 2063, Page 1985 and the Southerly prolongation thereof to an intersection with the Southerly right-of-way line of said Martin Luther King Boulevard; thence Southeasterly along said Southerly right-of-way line to an intersection with the Southerly prolongation of the West line of lands described in Instrument Number 2008000187001, of said Public Records; thence North along said Southerly prolongation and said West line to an intersection with the Westerly prolongation of the North line of lands described in Instrument Number 2008000187002, of said Public Records; thence Easterly along said Westerly prolongation and the North line of said lands to the Northeast corner of said lands; thence south along the East line of said lands described in said Instrument Number 2008000187002 and the Southerly prolongation thereof to an intersection with said Southerly right-of-way line of Martin Luther King Boulevard; thence Southeasterly along said Southerly right-of-way to an intersection with the West line of Lot 38 of Pine Crest, as recorded in Plat Book 5, Page 3 , of said Public Records; thence North along the West line of said Lot 38 and Lot 27 and Lot 22 of said Pine Crest to the Northwest corner of said Lot 22; thence East along the North line of said Lot 22 and the Easterly prolongation thereof to the Southwest corner of Lot 1, Interstate Park 82 Phase III, as recorded in Instrument Number 2010000224572, of said Public Records; thence North along the West line of said Lot 1 to the Northwest corner of said Lot 1; thence East along the North line of said Lot 1 to the Northeast corner of said Section 21; thence South along the East line of said Section 21 to an intersection with the right-of-way line of Park 82 Drive, Tract "B" of said Interstate Park 82 Phase III; thence Southerly along the Westerly right-of-way of said Park 82 Drive to the Northeast corner of lands described in Official Records Book 4447, Page 2559, of said Public Records; thence West to the Northwest corner of said lands; thence South to the Southwest corner of said lands; thence South to the Northwest corner of Lot 18, Interstate Park 82 -Phase II, as recorded in Plat Book 45, Page 32, of said Public Records; thence Southeasterly along the North line of said Lot 18 and the Easterly prolongation thereof to an intersection with the West line of Lot 10, of said Interstate Park 82 -Phase II; thence North along said West line to the Southwest corner of Tract A, of said Interstate Park 82 Phase III; thence Easterly along the South line of said Tract A to the Southeast corner of said Tract A; thence East to an intersection with the East line of Watts Road and an intersection with the West line of lands described in Instrument Number 2016000150892, of said Public Records; thence North along said East and West line to the Northwest corner of said lands; thence East along the North line of said lands to the Northeast corner of said lands; thence South along the East line of said lands to the Northwest corner of lands described in Instrument Number 2005000037508, of said Public Records; thence East along the North line of said lands to the Northeast corner of said lands; thence South along the East line of said lands to the Southeast corner of said lands; thence Southwesterly along the South line of said lands to the Southeast corner of said lands described in Instrument Number 2016000150892; thence Northwesterly along the Southerly line of said lands to a point of tangency; thence Southwesterly to and intersection with the Northerly line of lands described in Instrument Number 2017000217406, of said Public Records; thence Southeasterly and Southerly along said lands to an intersection with the South line of said Section 22; thence West along the South line of said Section to the Southwest corner of said

Section; thence North along the West line of said Section to an intersection with the Easterly prolongation of the South line of Lot 2 of Racetrac At Ortiz, as recorded in Instrument Number 2012000164081, of said Public Records; thence Westerly along said prolongation and said South line to an intersection with the West right-of-way line of Ortiz Avenue; thence North along said West right-of-way line to the Southeast corner of lands described in Official Records Book 4416, Page 2439, of said Public Records; thence Northwesterly along the South line of said lands to the Southwest corner of said lands; thence Southwesterly to the Northeasternmost corner of the "North Parcel" as described in Official Records 4138, page 424, of said Public Records, said point lying East of the West line of said Section 21 ; thence West along said "North Parcel" to and intersection with a line 25.00 feet East of and parallel with (as measured on a perpendicular) said West line of Section 21; thence North along said parallel line to an intersection with the South right-of-way line of said Martin Luther King Boulevard; thence West along said South right-of-way line to an intersection with the West line of said Section 21; thence North along said West line to the Point of Beginning.

Dr. Martin Luther King, Jr. Boulevard Redevelopment Area, Sub-Area 4 description from Resolution 2018-46 (6)

A tract or parcel of land lying in Section 24, Township 44 South, Range 24 East and Section 19, Township 44 South, Range 25 East, being further bound and described as follows: Beginning at an intersection with the Easterly prolongation of the South line of Lot 1 through 16, Block 10, Lincoln Park Division of Fort Myers as recorded in Plat Book 3 , Page 43, of said Public Records, passing through the Southeast corner of Lot 15, Block 6 , of said Lincoln Park Division of Fort Myers; thence Westerly along said Easterly prolongation to the Northeast corner of Lot 27, Block 8 of said Lincoln Park Division of Fort Myers; thence South along the East line of said Lot 27 to the Southeast corner of said lot and an intersection with the North right-of-way line of Price Avenue; thence West along said North right-of-way line to the Southwest corner of Lot 26 of said Lincoln Park Division of Fort Myers; thence North along the West line of said Lot 26 to an intersection with said Easterly prolongation; thence Westerly along said Easterly prolongation to the Northeast corner of Lot 17, Block 9 of said Lincoln Park Division of Fort Myers and an intersection with the West right-of-way line of Brown Street; thence South along the East line of said Lot 17 and said West right-of-way line to the Southeast corner of said Lot 17 and an intersection with the North right-of-way line of said Price Avenue; thence West along said North right-of-way line to the Southwest corner of Lot 20 of said Block 9; thence North along the West line of said Lot 20 to an intersection with said Easterly prolongation; thence Westerly along said Easterly prolongation to the Northeast corner of Lot 17, Block 10 of said Lincoln Park Division of Fort Myers and an intersection with the West right-of-way line of Prince Street; thence South along the East line of said Lot 17 and said West right-of-way line to the Southeast corner of said Lot 17 and an intersection with the said North right-of-way line of Price Avenue; thence West along said North right-of-way line to the Southwest corner of Lot 18 of said Block 10; thence North along the West line of said Lot 18 to an intersection with said South line of Lot 1 through 16, Block 10; thence Westerly along said South line to the Northeast corner of Lot 21 of said Block 10; thence South along the East line of said Lot 21 to the Southeast corner of said Lot and an intersection with said North right-of-way line of Price Avenue; thence West along said North right-of-way line to the Southwest corner of Lot 26 of said Block 10; thence North along the West line of said Lot to an intersection with said South line; thence Westerly along said South line to an intersection with the East right-of-way line of Palm Avenue; thence south along said East right-of-way line to an intersection with the Easterly prolongation of the centerline of an alley running through Block 18, Evans Addition No. 2 , as recorded in Plat Book 2, Page IA of said Public Records; thence Westerly along said Easterly prolongation and said centerline to an intersection with the East right-of-way line of Evans Avenue; thence South along said East right-of-way line to an intersection with the centerline of Edison Avenue; thence East along said centerline to an intersection with the centerline of Prince Street; thence

South along said centerline to an intersection with the centerline of South Street; thence East along said centerline to an intersection with a line 25.00 feet East of and parallel with (as measured on a perpendicular) the West line of the Northeast quarter of said Section 19, said line also being the East right-of-way line of Ford Street; thence North along said parallel and East line to the Point of Beginning.

Downtown Redevelopment Area description from Ordinance No. 2249, Appendix "A"

CENTRAL BUSINESS DISTRICT PART OF SECTIONS 13, 14, 23 and 24 TOWNSHIP 44 SOUTH, RANGE 24 EAST AND PART OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 25 EAST CITY OF FORT MYERS FORT MYERS, LEE COUNTY, FLORIDA Beginning at the intersection of the centerline of the thread of Billy's Creek and the east line of Section 13, Township 44 South, Range 24 East, City of Fort Myers, Lee County, Florida run southeasterly and southerly along said centerline of said Creek for 340 feet more or less to an intersection with the northerly prolongation of the east line of Lot 8, Block C, Dean's Subdivision (Plat Book 4, Page 24, Lee County Records): thence run southerly along said prolongation, said east line and a southerly prolongation thereof for 950 feet more or less to an intersection with the southerly line of Michigan Avenue; thence run westerly along said southerly line for 1,465 feet more or less to an intersection with the east line of Evans Avenue; thence run southerly along said easterly line for 2,610 feet more or less to an intersection with the south line of said Section 13 in Anderson Avenue; thence run easterly along said south line for 5 feet to an intersection with the northerly prolongation of the easterly line of Evans Avenue as shown on the plat of Evans Second Addition (Plat Book 2, Page IA, Lee County Records); thence run southerly along said prolongation and said easterly line for 1,480 feet more or less to an intersection with the easterly prolongation of the southerly line of Market Street as shown on the plat of Anderson Heights (Plat Book 3, Page 59, Lee County Records); thence run westerly along said prolongation, said southerly line and a westerly prolongation thereof for 1,410 feet more or less to an intersection with the west line of Central Avenue; thence run northerly along said westerly line of Central Avenue for 160 feet more or less to an intersection with the south line of Victoria Avenue; thence run westerly along said southerly line and a westerly prolongation thereof for 3,900 feet more or less to an intersection with the west line of Euclid Avenue; thence run northwesterly along the southwesterly line of Altamont Avenue for 57 feet more or less to an intersection with the southeasterly line of McGregor Boulevard; thence run southwesterly along said southeasterly line for 1,185 feet more or less to an intersection with the northeasterly line of the Edison Estate; thence run northwesterly for 1,200 feet more or less to the Point of Beginning of the former City of Fort Myers bulkhead line as established by City Ordinance No. 545; thence continue northwesterly for 5,530 feet more or less to a point of intersection in the northwest Corporate Limit of the City of Fort Myers; thence run northeasterly along said Limit 5,464.19 feet to an intersection with a line parallel with and 300 feet 1(as measured on a perpendicular) southwesterly from the centerline of State Road No. 45; thence run northeasterly along said Limit, perpendicular to and passing through a point on said centerline at 300 feet, for 600.00 feet; thence run northeasterly along said Limit for 1 934~95 feet to an intersection with a line 200 feet southwesterly (as measured on a perpendicular) from the centerline of Business 41 (State Road No. 45A): thence run northeasterly along said Limit (perpendicular to said centerline) for 500 feet; thence run northeasterly along said Limit for 1,600 feet more or less to an intersection with the northeast limit of City ownership of submerged lands as established by Chapter 6962, Laws of Florida, 1915; thence run southeasterly along said northeasterly limit for 6,200 feet more or less to said centerline of Billy's Creek: thence run southeasterly along said centerline for 530 feet more or less to the Point of Beginning.

East Fort Myers Redevelopment Area description from Ordinance No. 3401, Section 1(15)

A parcel of land in Lee County, Florida. Beginning at the intersection of Marsh Ave. and Billy's Creek run southwesterly along Billy's Creek to the intersection of Billy's Creek and First St., continuing from the

intersection of Billy's Creek and First St. toward the river and continue in northwesterly direction, then follow the river in the northeasterly direction to the intersection of the river and the city limit boundary, then following the city limit boundary in southerly direction until it intersects with Woodside Ave., then west on Woodside Ave. to the intersection of Woodside Ave. and Marsh Avenue, then south on Marsh Ave. to the intersection of Marsh Ave. and Billy's Creek and back to P.O.B. Subject to easements, restrictions, reservations, and rights-of-way of record.

Westwood Redevelopment Area description from Ordinance No. 2840, Section 1(c)(5)

The following described area is found lying in Section 29, Township 44 South, Range 25 East, Lee County, Florida, being more particularly described as follows: Beginning at the Northwest corner of Lot 3, Block 4 of South Side Gardens, a subdivision recorded in Plat Book 3, Page 18, of the Public Records of Lee County, Florida; thence Southerly 3600 feet to the North Colonial Waterway drainage easement as recorded by the City of Fort Myers, Lee County, Florida, Official Record Book 1886, Page 0536, where it abuts the Southwest edge of Lot 7, Block 8 of South Side Gardens, a subdivision recorded in Plat Book 3, Page 18, of the Public Records of Lee County, Florida; thence Easterly continuing 4,640 feet along said North Colonial Waterway Easement, additionally recorded in City of Fort Myers, Lee County, Florida, Official Record 1763, Page 4426, and Official Record 1886, Page 0538, to the East right-of-way line of Pear Street, recorded in the Homewood Subdivision, Plat Book 7, Page 52, of the Public Records of Lee County, Florida; thence Northerly along said East right-of-way line of Pear Street for a distance of 3600 feet, where the West right-of-way line abuts the Northeast corner of Lot 3, Block 11 of the South Side Gardens Subdivision, recorded in Plat Book 3, Page 18, of the Public Records of Lee County, Florida; thence Westerly 4640 feet to the point of origin, the Northwest corner of Lot 3, Block 4 South Side Gardens, a subdivision recorded in Plat Book 3, Page 18 of the Public Records of Lee County, Florida. The above area includes the following: Lots 3, 6, and 7 of Block 4; Lots 2, 3, 6, and 7 of Blocks 5 and 8; Lots 3, 4, 5, 6, 7, and 8 of Blocks 3, 11 and 12; Blocks 6, 13, 14, 15, 16, and 17 inclusive of the South Side Gardens, a subdivision recorded in Plat Book 3, Page 18 of the Public Records of Lee County, Florida. It also includes Blocks 1 through 25 inclusive of Homewood, according to the Plat thereof as recorded in Plat Book 7, Page 52 of the Public Records of Lee County, Florida. The total acreage of the above area is 384 acres. PLUS, The following area found in Section 32, Township 44 South, Range 25 East, Lee County, Florida, more particularly described as follows: Serena Park Subdivision, Blocks A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S & T, Plat Book 7, Page 27, as found in Lee County records. PLUS, Lot 32-44-25-P2-00063.0020, as described on O.R. Book 1993, Page 2230, Lee County records. PLUS, Lot 32-44-25-P1-00063.0000, more particularly described as follows: Suburban Estates, Plat Book 8, Page 24, less O.R. Book 1993, Page 2230 & 2284; O.R. Book 2014 Page 4354; O.R. Book 2027, Page 2442; and O. R. 2035, Page 4196, Lee County records.