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GRANT OF EASEMENT

THIS INDENTURE made and executed this 20th day of January, 1994, by and between WESTINGHOUSE BAYSIDE COMMUNITIES, INC., a Florida corporation, whose address is 9200 Bonita Beach Road, S.E., Suite 101, Bonita Springs, Florida 33923, (hereinafter called GRANTOR); and PELICAN LANDING COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, whose address is 9200 Bonita Beach Road, S.E., Suite 101, Bonita Springs, Florida 33923, its successors and assigns, (hereinafter called GRANTEE);

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the GRANTOR hereby grants to GRANTEE, its successors and assigns, for the benefit of GRANTEE'S present and future members, and their tenants, invitees, business invitees, licensees, mortgagees and employees, a perpetual non-exclusive easement for access over, across and through the property described in Exhibit "A", attached hereto and made a part hereof, for the purpose of ingress and egress to the lands described in Exhibit "B" attached hereto, and made a part hereof, situated in Pelican Landing, Lee County, Florida.

TO HAVE AND TO HOLD the easement hereby granted unto said GRANTEE, its successors and assigns.

GRANTEE, by acceptance of this easement agrees for itself, its successors and assigns, not to interfere at any time with the right of ingress or egress of GRANTOR, its successors or assigns, or any other party requiring access to any of the property over which said easement is granted.

This is a private easement between GRANTOR and GRANTEE and the general public shall not acquire any right, title or interest in or to the easement. Further, this easement shall automatically expire if the lands described in Exhibit "A" are included on a plat recorded in the public records of Lee County, Florida, and dedicated as public and/or private right-of-way.

This easement shall be a covenant running with the land and shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns.

Documentary Tax \$10.00
By W. Herwood Deputy Clerk

RECORD VERIFIED - COUNTY CLERK
LEE COUNTY, FLORIDA

DR2465 PG2076

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name, by its proper officer thereunto duly authorized, the day and year first above written.

Laura A. Sargeant
WITNESS:
Laura A. Sargeant

WESTINGHOUSE BAYSIDE COMMUNITIES, INC.

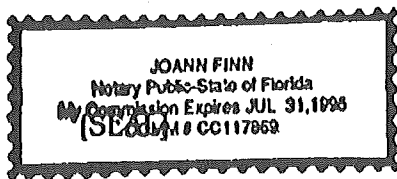
Joann Finn
WITNESS:
Joann Finn

By: Jerry H. Schmoyer
Executive Vice-President

STATE OF FLORIDA
COUNTY OF LEE

Before me personally appeared Jerry H. Schmoyer, as Executive Vice-President of Westinghouse Bayside Communities, Inc., a Florida corporation, to me well-known and known to me to be the person who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument in the capacity and for the purposes therein expressed. He is personally known to me.

Witness my hand and official seal this 20th day of January, 1994.



Joann Finn
Notary Public
Print: Joann Finn
Comm. Expires: 7-31-95
Comm. No.: CC117869

This instrument prepared by:

Vivien N. Hastings, Esquire
801 Laurel Oak Drive, Suite 500
Naples, FL 33963


WILSON, MILLER, BARTON & PEEK, INC.

Engineers, Planners, Surveyors, Landscape Architects, Environmental Consultants & Construction Managers
4571 Colonial Boulevard, Fort Myers, Florida 33912 • (813) 939-1020 Fax (813) 939-7479

December 23, 1993

DESCRIPTION

Access Easement for so-called PINEWATER EAST and PINEWATER WEST,
being a part of Tract "E" of Pelican Landing Unit Fourteen,
Plat Book 53, pages 35 through 46, Public Records of Lee County, Florida

All that part of Tract "E" of Pelican Landing Unit Fourteen, according to the plat thereof as recorded in Plat Book 53, pages 35 through 46, Public Records of Lee County, Florida being more particularly described as follows:

COMMENCING at the northeasterlymost corner of said Tract "E";
thence along the north line of said Tract "E" S.88°38'34"W. 727.53 feet;
thence S.01°21'26"E. 560.21 feet;
thence S.16°53'43"W. 160.54 feet to the POINT OF BEGINNING of the parcel herein described and a point on a curve;
thence easterly 22.09 feet along the arc of a curve to the left having a radius of 50.00 feet, delta angle of 25°18'56", chord distance of 21.91 feet and chord bearing of N.86°10'41"E. to a point of reverse curvature;
thence easterly, southeasterly, southerly and sothwesterly 254.16 feet along the arc of a curve to the right having a radius of 80.00 feet delta angle of 182°01'35", chord distance of 159.98 feet and chord bearing of S.15°27'59"E. to a point of reverse curvature;
thence southwesterly 45.50 feet along the arc of a curve to the left having a radius of 50.00 feet delta angle of 52°01'13", chord distance of 43.85 feet and chord bearing of S.49°32'12"W.;
thence S.23°31'36"W. 42.56 feet;
thence southwesterly and southerly 90.51 feet along the arc of a curve to the left having a radius of 300.00 feet delta angle of 17°17'07", chord distance of 90.16 feet and chord bearing of S.14°53'03"W.;;
thence S.06°14'29"W. 346.93 feet;
thence southerly and southeasterly 100.66 feet along the arc of a curve to the left having a radius of 82.50 feet delta angle of 69°54'32", chord distance of 94.53 feet and chord bearing of S.28°42'47"E.; thence S.63°40'03"E. 159.57 feet;
thence southeasterly 62.73 feet along the arc of a curve to the right having a radius of 100.00 feet, delta angle of 35°56'22", chord distance of 61.70 feet and chord bearing of S.45°41'52"E. to a point of reverse curvature;
thence southeasterly and easterly 40.54 feet along the arc of a curve to the left having a radius of 25.00 feet, delta angle of 92°54'38", chord distance of 36.24 feet and chord bearing of S.74°11'00"E. to a point of cusp and the southerly line of said Tract "E" and the northerly line of said Tract "A", Pelican's Nest Drive, a 90 foot wide right-of-way as shown on said Pelican Landing Unit Fourteen plat;
thence along said southerly line of Tract "E" and said right-of-way line southwesterly 82.66 feet along the arc of a curve to the right having a radius of 355.00 feet, delta angle of 13°20'28", chord distance of 82.47 feet and chord bearing of S.66°01'55"W.;;
thence continue along said southerly line of Tract "E" and said right-of-way line S.17°17'51"E.

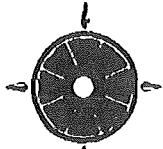
Page 1 of 2

Naples
(813) 649-4040
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Fort Myers
(813) 939-1020
Fax (813) 939-7479

EXHIBIT A
(813) 371-3690
Fax (813) 377-9852

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12/23/93



WILSON • MILLER • BARTON & PEEK, INC.

27.50 feet to a point on said right-of-way line where said right-of-way is 35 feet wide and to a point on a curve;

thence continue along said southerly line of Tract "E" and said right-of-way line southwesterly 56.71 feet along the arc of a curve to the right having a radius of 382.50 feet, delta angle of $08^{\circ}29'40''$, chord distance of 56.66 feet and chord bearing of $S.76^{\circ}56'59''W.$ to a point of cusp; thence northeasterly, northerly and northwesterly 43.84 feet along the arc of a curve to the left having a radius of 25.00 feet, delta angle of $100^{\circ}28'33''$, chord distance of 38.44 feet and chord bearing of $N.30^{\circ}57'32''E.$;

thence $N.19^{\circ}16'44''W.$ 22.32 feet;

thence northwesterly 116.21 feet along the arc of a curve to the left having a radius of 150.00 feet, delta angle of $44^{\circ}23'19''$, chord distance of 113.32 feet and chord bearing of $N.41^{\circ}28'23''W.$;

thence $N.63^{\circ}40'03''W.$ 58.62 feet;

thence northwesterly and northerly 143.37 feet along the arc of a curve to the right having a radius of 117.50 feet, delta angle of $69^{\circ}54'32''$, chord distance of 134.64 feet and chord bearing of $N.28^{\circ}42'47''W.$;

thence $N.06^{\circ}14'29''E.$ 436.39 feet;

thence northerly 61.57 feet along the arc of a curve to the right having a radius of 300.00 feet, delta angle of $11^{\circ}45'33''$, chord distance of 61.46 feet and chord bearing of $N.12^{\circ}07'16''E.$ to a point of reverse curvature;

thence northerly and northwesterly 41.36 feet along the arc of a curve to the left having a radius of 50.00 feet, delta angle of $47^{\circ}23'53''$, chord distance of 40.19 feet and chord bearing of $N.05^{\circ}41'54''W.$ to a point of reverse curvature;

thence northwesterly 37.64 feet along the arc of a curve to the right having a radius of 80.00 feet, delta angle of $26^{\circ}57'29''$, chord distance of 37.29 feet and chord bearing of $N.15^{\circ}55'07''W.$ to a point of reverse curvature;

thence northwesterly 22.09 feet along the arc of a curve to the left having a radius of 50.00 feet, delta angle of $25^{\circ}18'56''$, chord distance of 21.91 feet and chord bearing of $N.15^{\circ}05'50''W.$ to a point on a curve;

thence $N.35^{\circ}32'25''E.$ 70.67 feet to the Point of Beginning.

Subject to easements and restrictions of record;

Bearings are based on the north line of Tract "E", also being the north line of Section 21, Township 47 South, Range 25 East, Lee County, Florida being $N.88^{\circ}38'34''E.$

Containing 1.315 acres, more or less.

WILSON, MILLER, BARTON & PEEK, INC.

Elizabeth P. Gaines, P.L.S. #4576

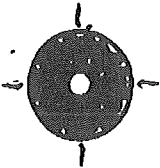
Reference: C-0250-58

W.O.: 3381

Date: December 23, 1993

EXHIBIT A

ok @
12/23/93



WILSON, MILLER, BARTON & PEEK, INC.

Engineers, Planners, Surveyors, Landscape Architects, Environmental Consultants & Construction Managers
4571 Colonial Boulevard, Fort Myers, Florida 33912 • (813) 939-1020 Fax (813) 939-7479

DESCRIPTION

So-called **PINEWATER WEST**, being a part of Tract "E"
of Pelican Landing Unit Fourteen, Plat Book 53, Pages 35 through 46
Public Records of Lee County, Florida

All that part of Tract "E" of Pelican Landing Unit Fourteen according to the plat thereof as recorded in Plat Book 53, pages 35 through 46, Public Records of Lee County, Florida being more particularly described as follows:

COMMENCING at the northwest corner of Section 21, Township 47 South, Range 25 East, Lee County Florida and the northwest corner of said Pelican Landing Unit Fourteen; thence along the north line of said Section 21 and said Unit Fourteen N.88°38'34"E. 998.44 feet to the **POINT OF BEGINNING** of the parcel herein described;

- thence continue along said north lines N.88°38'34"E. 842.68 feet;
- thence S.01°21'26"E. 560.21 feet;
- thence S.16°53'43"W. 160.54 feet;
- thence S.35°32'25"W. 192.71 feet;
- thence N.75°09'28"W. 770.38 feet;
- thence N.54°40'21"W. 546.64 feet;
- thence N.35°19'39"E. 73.50 feet to the boundary of said Tract "E";


thence along said boundary in the following eight described courses:

- 1) N.83°17'10"E. 169.32 feet;
- 2) N.80°18'23"E. 112.26 feet;
- 3) N.40°05'57"E. 94.45 feet;
- 4) N.68°09'02"E. 40.79 feet;
- 5) N.55°39'47"E. 41.22 feet;
- 6) N.07°03'14"E. 64.00 feet;
- 7) N.34°06'33"E. 46.36 feet;
- 8) N.12°28'27"E. 26.47 feet to the **POINT OF BEGINNING** of the parcel herein described.

CHARLIE GREEN LEE CIV. FL
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Subject to easements, restrictions, reservations and rights-of-way of record.
Bearings are based on the north line of Section 21, Township 47 South, Range 25 East being N.88°38'34"E.
Parcel contains 18.15 acres, more or less.

WILSON, MILLER, BARTON & PEEK, INC.


Elizabeth F. Gaines
Elizabeth F. Gaines, P.L.S. No. 4576

1-5-94
Date

Not valid unless embossed with the professionals seal.

Reference: D-0250-S7
W.O.: 3376, PROJECT: 0300-03-01
DATE: January 5, 1994

EXHIBIT B

*PK G
1/11/94*