

This instrument was prepared by and  
Should be returned to:  
Wrathell, Hart, Hunt and Associates, LLC  
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**NOTICE OF ESTABLISHMENT (ON CERTAIN REAL  
PROPERTY WITHIN LEE COUNTY OWNED BY CYPRESS  
SHADOW DEVELOPMENT LLC AND CYPRESS SHADOWS  
LAND HOLDINGS LLC) OF A SPECIAL AND SINGLE PURPOSE  
LOCAL GOVERNMENT KNOWN AS THE "CYPRESS  
SHADOWS COMMUNITY DEVELOPMENT DISTRICT" AS  
DETAILED HEREINAFTER**

This Notice is recorded pursuant to the requirements of Chapter 190 Section 0485, Fla. Stat. The Cypress Shadows Community Development District ("District") was created by general law and established by Lee County Ordinance No. 06-15, effective September 21, 2006, on the property owned by Cypress Shadow Development LLC and Cypress Shadows Land Holdings LLC.

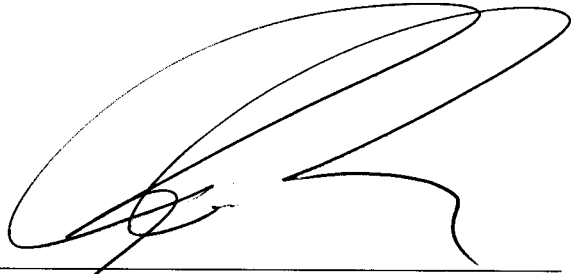
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**PLEASE TAKE NOTICE:**

THE CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

The real property contained within and subject to the jurisdiction of the District which is to be affected by this Notice is more particularly described in the legal description attached hereto and incorporated wholly herein by reference as Exhibit "A".

Cypress Shadow Development, LLC  
Cypress Shadows Land Holdings, LLC

As reflected in the Official Records of Lee County.



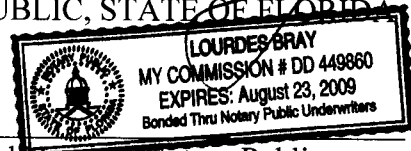
By: \_\_\_\_\_  
Reynaldo F. Mayor  
Cypress Shadow Development, LLC  
Cypress Shadows Land Holdings, LLC

STATE OF FLORIDA  
COUNTY OF Miami-Dade

ACKNOWLEDGED before me this 23<sup>rd</sup> day of October, 2006, by Reynaldo F. Mayor, who executed the Notice of Establishment in his capacity as Landowner of the Cypress Shadows Community Development District.

Personally known to me  
 Produced I.D.  
 Type of I.D. \_\_\_\_\_

  
NOTARY PUBLIC, STATE OF FLORIDA



Printed Name of Notary Public

My Commission Expires: \_\_\_\_\_

*Banks Engineering, Inc.*

Professional Engineers, Planners & Land Surveyors  
FORT MEYERS ♦ NAPLES ♦ SARASOTA  
HOLMES BEACH ♦ PORT CHARLOTTE

**METES AND BOUNDS DESCRIPTION  
OF  
CYPRESS SHADOWS C.D.D.**

LYING IN  
SECTIONS 20 AND 29, TOWNSHIP 46 SOUTH, RANGE 26 EAST  
LEE COUNTY, FLORIDA

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.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

PARCELS CONTAIN 350.62 ACRES, MORE OR LESS.

EXHIBIT A  
LEGAL DESCRIPTION  
Property located in Lee County, Florida