



Memorandum

September 27, 2016 (Revised August 07, 2025)

Subject: VillageWalk of Bonita Springs CDD - Ownership Map

Summary of Procedures and Recommendations:

The purpose of the Ownership Map is to graphically depict the land owned by the VillageWalk of Bonita Springs (VWBS) Community Development District (CDD). The map was created using information from the following sources.

1. RWA Inc. – AutoCAD drawing files for the following recorded VWBS subdivision plats;
 - a. VWBS Phase 1
 - b. VWBS Phase 4C
 - c. VWBS Phase 1A
 - d. VWBS Phase 4D
 - e. VWBS Phase 2
 - f. VWBS Phase 4E
 - g. VWBS Phase 3
 - h. VWBS Phase 4F
 - i. VWBS Phase 4A
 - j. VWBS Phase 4G
 - k. VWBS Phase 4B
2. Hopping Green & Sams, P.A.(HGS) – the information contained in the email to RWA from Wesley Haber, dated August 22, 2016.
3. Lee County Property Appraiser (LPA) – information reviewed, confirmed and downloaded from the Property Appraiser’s GIS web site during the preparation of the map.

The base of the map was created by extracting the appropriate drawing information from the individual drawing files stated above and incorporating them into a consolidated base map of the entire VWBS project. Once the base map was compiled, we used the marked-up ownership map, as provided by Mr. Haber, as a guide to review and number each of the separate CDD parcels. Each parcel ownership was then checked against the LPA GIS data and the deeds and documents provided by HGS. Once everything had been confirmed the appropriate area was color coded and the corresponding information and areas were added to the information table depicted on the map.

General comments and noted areas of interest:

Review of all the various legal descriptions for the individual parcels reveals that the CDD currently holds title to a large amount of open space that is not directly a part of the storm water system. These areas are:



1. Map items 10 and 13 both contain considerable open space areas. In addition, all of the other map items contain open spaces for walkways, paths, bridge landing areas, and general open areas. A quick calculation shows that the removal of these open space areas and limiting the CDD ownership to the actual lakes and lake maintenance easements, could reduce the total area of CDD ownership and maintenance responsibility to approximately 8,447,419 SF or 193.93 Acres.

If it is the intention of the CDD to retain the open spaces referenced in the above item 3 then it would probably be best for the CDD to stay consistent throughout the project and incorporate those open areas adjacent to the storm water system that are currently owned by the VWBS HOA. Those areas are:

- Tract L2, VWBS Phase 2, (appears on sheet 4 of recorded plat) which is the open space tract located at the southwest corner of the intersection of Latitude Drive and Moray Drive. Approximately 10,009 SF.
- Tract L4, VWBS Phase 2, (appears on sheet 17 of recorded plat) which is the open space tract located at the northwest corner of VillageWalk Circle and Wahoo Drive. Approximately 2,205 SF.
- Tract C3, VWBS Phase 4G, (appears on sheet 8 of recorded plat) which is the open space tract located at the southwest corner of VillageWalk Boulevard and Reef Lane. Approximately 23,529 SF.
- Tract C2, VWBS Phase 3, (appears on sheet 9 of recorded plat) which is the walkway and bridge landing area at the northerly end of Xenon Way. Approximately 4,014 SF.
- Tract C3, VWBS Phase 3, (appears on sheet 11 of recorded plat) which is the walkway and bridge landing area at the northerly end of Yellowfin Trail. Approximately 4,014 SF.
- Tract C4, VWBS Phase 3, (appears on sheet 13 of recorded plat) which is the walkway and bridge landing area at the northerly end of Zamora Court. Approximately 4,014 SF.