

**BEFORE THE CITY COUNCIL
CITY OF CAPE CORAL, FLORIDA**

**PETITION TO ESTABLISH STAR FARMS AT CAPE CORAL
COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Forestar (USA) Real Estate Group Inc. (hereafter “Petitioner”), hereby petitions the City Council of the City of Cape Coral pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, *Florida Statutes*, to establish a Community Development District with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within the City of Cape Coral, Florida. **Exhibit 1** depicts the general location of the proposed District. The proposed District covers approximately 1,279.549 acres of land, generally located east of Burnt Store Road, south of Yucca Pens Preserve, north of Wilmington Parkway, and west of Andalusia Boulevard. The metes and bounds description of the external boundaries of the proposed District is set forth in **Exhibit 2**.

2. Excluded Parcels. There is no land within the external boundaries of the proposed District, which is to be excluded from the District.

3. Landowner Consent. Petitioner has obtained written consent to establish the proposed District from the owners of one hundred percent (100%) of the real property located within the proposed District in accordance with Section 190.005, *Florida Statutes*. Documentation of ownership and consent to the establishment of a community development district is contained in **Exhibit 3**.

4. Initial Board Members. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Lindsay Hernandez
Address: 9001 Daniels Parkway, Suite 101
Fort Myers, Florida 33912

Name: Christian Cotter
Address: 9001 Daniels Parkway, Suite 101
Fort Myers, Florida 33912

Name: Charles Marsala
Address: 9001 Daniels Parkway, Suite 101
Fort Myers, Florida 33912

Name: Charles Mcdonald
Address: 9001 Daniels Parkway, Suite 101
Fort Myers, Florida 33912

Name: Khara Yatron
Address: 9001 Daniels Parkway, Suite 101
Fort Myers, Florida 33912

All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

5. Name. The proposed name of the District is Star Farms at Cape Coral Community Development District.

6. Future Land Uses. The future general distribution, location, and extent of the land uses proposed for the District by future land use plan element of the applicable Future Land Use Plan is identified on **Exhibit 4**. The proposed land uses for lands contained within the proposed District are consistent with the City's approved Future Land Use Plan.

7. Major Water and Wastewater Facilities and Outfalls. There are no existing major trunk water mains and wastewater interceptors within the currently undeveloped lands to be included within the proposed District. **Exhibit 5** shows the proposed major trunk water mains and sewer connections serving the lands within and around the proposed District.

8. District Facilities and Services. **Exhibit 6** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and/or install, as well as the anticipated entity responsible for ownership and maintenance. The estimated costs of constructing the infrastructure serving land within the proposed District are identified in **Exhibit 7**. At present, these improvements are estimated to be made, constructed and installed over the time period from 2026 through 2031. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

9. Statement of Estimated Regulatory Costs. **Exhibit 8** is the statement of estimated regulatory costs (“SERC”) prepared in accordance with the requirements of Section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agent. The Petitioner is authorized to do business in the State of Florida. The authorized agent for the Petitioner is Jonathan T. Johnson. **See Exhibit 9.** Copies of all correspondence and official notices should also be sent to:

Jonathan T. Johnson
Jonathan.johnson@kutakrock.com
Kutak Rock LLP
107 West Collage Avenue
Tallahassee, Florida 32301

11. This petition to establish Star Farms at Cape Coral Community Development District should be granted for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the local Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the District will prevent the general body of taxpayers in the City of Cape Coral from bearing the burden for installation of the infrastructure and the maintenance of the above-described facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Council of the City of Cape Coral to:

- a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), *Florida Statutes*;

- b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, *Florida Statutes*;
- c. consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, each as authorized and described by Sections 190.012(2)(d), *Florida Statutes*, and
- c. grant such other relief as appropriate.

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RESPECTFULLY SUBMITTED, this 5th day of May, 2026.

KUTAK ROCK LLP

A handwritten signature in blue ink, appearing to read "Jonathan T. Johnson", is positioned above a horizontal line.

Jonathan T. Johnson
Jonathan.johnson@kutakrock.com
Florida Bar No. 986460
Jere L. Earlywine
Jere.earlywine@kutakrock.com
Florida Bar No. 155527
107 West College Avenue
Tallahassee, Florida 32301
(850) 692-7300 (telephone)
(850) 692-7319 (facsimile)
Attorneys for Petitioner

EXHIBIT 1

B:\Projects\24001129.001 Hudson Creek - CDD Establishment\Drawings-Exhibits\24001129.001-01 CDD\Current Plans\240011290010102.dwg

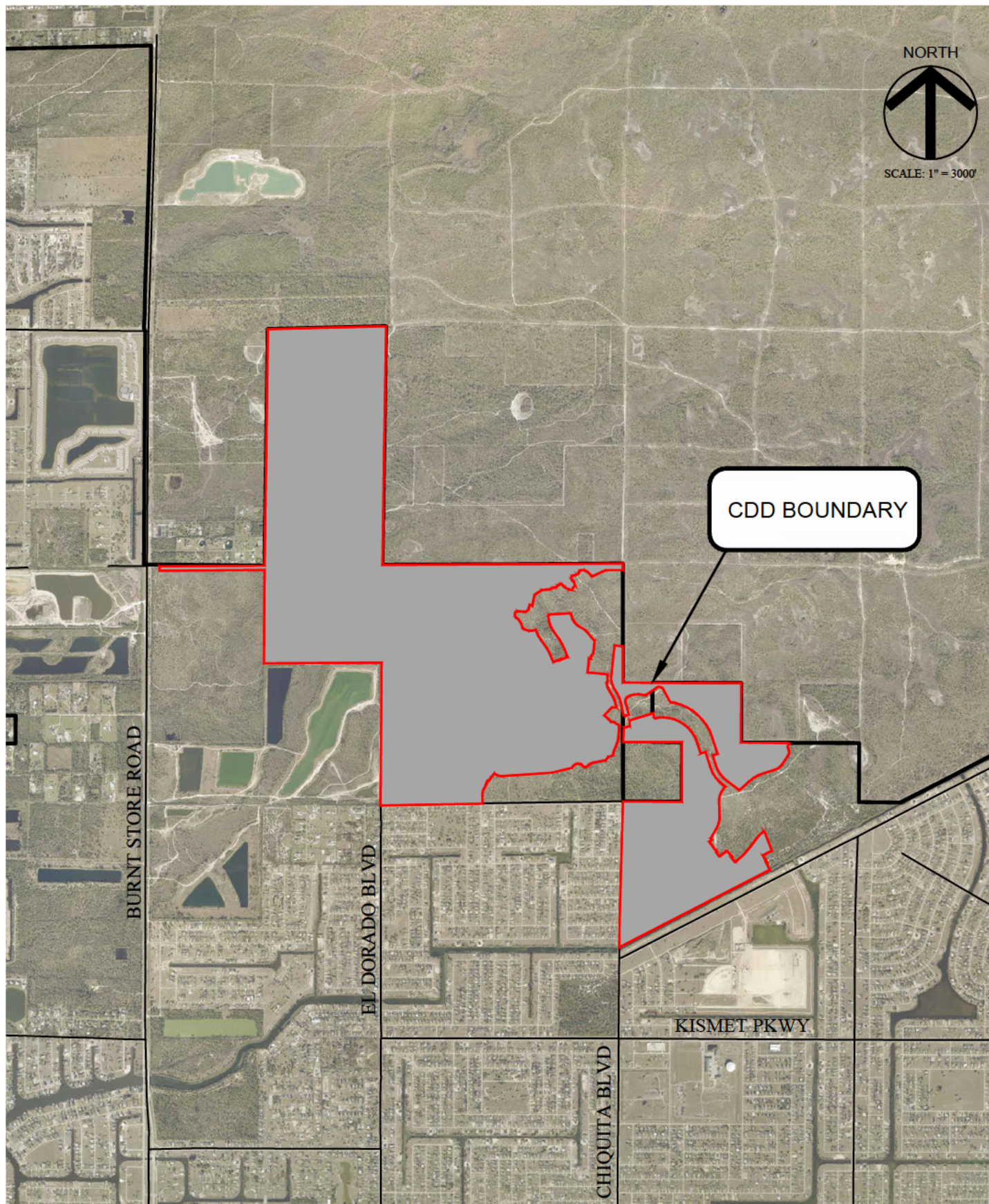


EXHIBIT 1 - LOCATION MAP

PREPARED FOR:

FORESTAR
4042 PARK OAKS BLVD, SUITE 200
TAMPA, FLORIDA 33637
PHONE: (813) 392-3376

SECTION: 17, 20, 21, 22, & 27
TOWNSHIP: 43S
RANGE: 23E
LEE COUNTY, FLORIDA

FILE NAME: 240011290010102.dwg
SHEET: 2 OF 28

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JACQUELYN M. LAROCQUE
FL LICENSE NO. 85247



EXHIBIT 2

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DESCRIPTION
OF
A TRACT OR PARCEL OF LAND
LYING IN

SECTION 17, 20, 21, 22 & 27 TOWNSHIP 43 SOUTH, RANGE 23 EAST
CITY OF CAPE CORAL
LEE COUNTY, FLORIDA

PARCEL A

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF CAPE CORAL, LYING AND BEING A PORTION OF SECTION 17, 20, & 21, TOWNSHIP 43 SOUTH, RANGE 23 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17 AND THE NORTHWEST CORNER OF SAID SECTION 20; THENCE N 89°37'38" E ALONG THE SOUTH LINE OF SAID SECTION 17 AND THE NORTH LINE OF SAID SECTION 20 FOR 287.02 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF BURNT STORE ROAD, AS DESCRIBED IN QUIT-CLAIM DEED RECORDED IN INSTRUMENT NUMBER 2008000197975, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N 89°37'38" E ALONG SAID SOUTH AND NORTH LINE FOR 2,375.75 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SECTION 17; THENCE N 00°47'42" E ALONG THE WEST LINE OF SAID EAST HALF FOR 5,345.68 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF; THENCE N 88°34'49" E ALONG THE NORTH LINE OF SAID EAST HALF FOR 2,674.39 FEET TO THE NORTHWEST CORNER OF SAID SECTION 17; THENCE S 00°54'06" W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 FOR 2,697.45 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE S 00°53'28" W ALONG THE EAST LINE OF SAID FRACTION FOR 2,697.67 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 17 AND THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N 89°41'40" E ALONG THE NORTH LINE OF SAID SECTION 21 FOR 2,717.10 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE N 89°41'47" E ALONG THE NORTH LINE OF SAID FRACTION FOR 2,717.80 FEET TO THE NORTHEAST CORNER OF SAID SECTION 21, SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL 11 AS DESCRIBED IN INSTRUMENT NUMBER 2024000307394 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S 00°01'29" E ALONG THE EAST LINE OF SAID SECTION AND THE EAST LINE OF SAID PARCEL 11 FOR 146.60 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 11; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 11 THE FOLLOWING 44 CALLS

1. S 89°58'31" W FOR 306.14 FEET
 2. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 372.50 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°43'14" FOR 160.72 FEET; THENCE
 3. S 65°15'16" W FOR 259.12 FEET; THENCE
 4. N 43°05'01" W FOR 104.28 FEET; THENCE
 5. N 50°20'10" W FOR 48.28 FEET; THENCE
 6. N 60°07'39" W FOR 55.53 FEET
 7. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°10'53" FOR 26.34 FEET; THENCE
 8. S 89°41'28" W FOR 61.71 FEET
 9. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72°39'48" FOR 63.41 FEET; THENCE
 10. S 17°01'40" W FOR 34.19 FEET
 11. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°30'30" FOR 7.59 FEET; THENCE
 12. S 60°32'09" W FOR 60.10 FEET
 13. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°58'50" FOR 2.96 FEET; THENCE
 14. S 77°30'59" W FOR 70.61 FEET
 15. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°31'57" FOR 75.51 FEET; THENCE
 16. S 09°00'58" E FOR 19.61 FEET
 17. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°54'01" FOR 34.82 FEET; THENCE
 18. S 48°54'59" E FOR 47.06 FEET
 19. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°44'44" FOR 5.54 FEET; THENCE
 20. S 17°10'15" E FOR 86.66 FEET
 21. TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 372.50 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 45°07'35" W; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°23'28" FOR 126.07 FEET; THENCE
 22. N 81°54'25" W FOR 67.45 FEET
 23. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°37'12" FOR 3.77 FEET; THENCE
 24. N 60°17'13" W FOR 105.23 FEET
 25. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°05'44" FOR 2.98 FEET; THENCE
 26. N 43°11'29" W FOR 72.74 FEET
 27. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°56'38" FOR 67.15 FEET; THENCE
 28. S 59°51'53" W FOR 37.61 FEET
 29. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°11'32" FOR 16.75 FEET; THENCE
 30. S 40°40'21" W FOR 54.20 FEET
 31. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°35'54" FOR 9.01 FEET; THENCE
 32. N 87°43'45" W FOR 44.29 FEET
 33. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°46'53" FOR 31.23 FEET; THENCE
 34. S 56°29'23" W FOR 51.12 FEET
 35. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°19'34" FOR 4.59 FEET; THENCE
 36. S 82°48'57" W FOR 92.10 FEET
 37. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°17'17" FOR 0.92 FEET; THENCE
 38. S 88°06'14" W FOR 80.03 FEET
 39. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°53'08" FOR 26.95 FEET; THENCE
 40. S 57°13'06" W FOR 72.47 FEET; THENCE
 41. S 58°22'14" W FOR 79.04 FEET
 42. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°36'53" FOR 28.46 FEET; THENCE
 43. S 25°45'21" W FOR 54.25 FEET; THENCE
 44. S 10°28'14" W FOR 143.60 FEET;
- THENCE LEAVING SAID SOUTHERLY LINE S 14°14'44" W FOR 61.09 FEET; THENCE N 75°45'16" W FOR 49.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,200.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°43'20" FOR 15.13 FEET; THENCE S 14°58'04" W FOR 60.01 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 10 OF SAID INSTRUMENT NUMBER 2024000307394; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 10 THE FOLLOWING 15 CALLS
1. S 14°57'37" W FOR 23.88 FEET
 2. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°59'30" FOR 144.85 FEET; THENCE
 3. N 82°02'53" W FOR 125.75 FEET
 4. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79°22'15" FOR 76.19 FEET; THENCE
 5. S 18°34'52" W FOR 40.74 FEET
 6. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°39'07" FOR 70.70 FEET
 7. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 354.15 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°37'26" FOR 263.46 FEET
 8. TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°55'30" FOR 83.68 FEET
 9. TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 144.11 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°20'56" FOR 56.21 FEET
 10. TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°00'12" FOR 43.20 FEET
 11. TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 373.36 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°37'20" FOR 160.45 FEET
 12. TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 972.50 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 69°54'20" W; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°20'13" FOR 243.34 FEET; THENCE
 13. S 34°25'52" E FOR 278.21 FEET
 14. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 627.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°28'39" FOR 136.65 FEET; THENCE
 15. S 21°57'13" E FOR 175.99 FEET;

NOTE

ALL INFORMATION PROVIDED IN THE LEGAL DESCRIPTION ABOVE
HAS BEEN PREPARED BY ATWELL, LLC.

EXHIBIT 2B - LEGAL DESCRIPTION

PREPARED FOR:

FORESTAR
4042 PARK OAKS BLVD, SUITE 200
TAMPA, FLORIDA 33637
PHONE: (813) 392-3376

SECTION: TOWNSHIP: RANGE:

17, 20, 21, 43S 23E
22, & 27
LEE COUNTY, FLORIDA

FILE NAME: 240011290010103.dwg

SHEET: 4 OF 28

FLORIDA CERTIFICATE OF AUTHORIZATION #6636

JACQUELYN M. LAROCQUE
FL LICENSE NO. 85247



B:\Projects\24001129.001 Hudson Creek - CDD Establishment\Drawings-Exhibits\24001129.001-01 CDD\Current Plans\240011290010103.dwg

THENCE LEAVING SAID LINE N 68°02'47" E FOR 172.64 FEET; THENCE S 21°57'13" E FOR 20.13 FEET; THENCE N 68°02'47" E FOR 157.50 FEET; THENCE N 21°57'13" W FOR 13.24 FEET; THENCE N 68°02'47" E FOR 14.86 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL 12 OF SAID INSTRUMENT NUMBER 2024000307394; THENCE ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINE OF SAID PARCEL 12 THE FOLLOWING 17 CALLS

1. N 21°57'13" W FOR 182.88 FEET
2. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 972.50 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°28'39" FOR 211.79 FEET; THENCE N 34°25'52" W FOR 278.21 FEET
4. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 627.50 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°56'15" FOR 349.78 FEET
5. TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°03'40" FOR 54.40 FEET; THENCE
6. N 86°34'03" E FOR 438.59 FEET
7. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°38'41" FOR 72.99 FEET
8. TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 372.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°43'33" FOR 323.29 FEET; THENCE
9. S 59°30'50" E FOR 110.54 FEET
10. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 327.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°01'22" FOR 120.16 FEET; THENCE
11. S 38°29'28" E FOR 153.23 FEET
12. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 472.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°53'05" FOR 98.01 FEET; THENCE
13. S 06°52'32" W FOR 284.75 FEET
14. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°38'27" FOR 9.85 FEET; THENCE
15. S 44°30'59" W FOR 41.23 FEET
16. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°08'54" FOR 37.58 FEET; THENCE
17. S 05°22'05" W FOR 35.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 12;

THENCE S 05°22'05" W FOR 15.02 FEET; THENCE N 84°37'55" W FOR 41.35 FEET; THENCE S 05°22'05" W FOR 157.50 FEET; THENCE N 84°37'55" W FOR 3.14 FEET; THENCE S 05°22'05" W FOR 157.50 FEET; THENCE S 84°37'55" E FOR 451.46 FEET; THENCE S 06°12'13" W FOR 26.91 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°03'16" FOR 148.51 FEET; THENCE S 80°08'57" W FOR 30.15 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 13 OF SAID INSTRUMENT NUMBER 2024000307394 SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 80°08'35" W; THENCE SOUTHERLY ALONG SAID CURVE AND THE EASTERLY LINE OF SAID PARCEL 13 THROUGH A CENTRAL ANGLE OF 20°15'22" FOR 197.98 FEET; THENCE ALONG THE EASTERLY AND SOUTHERLY LINE OF SAID PARCEL 13 THE FOLLOWING 23 CALLS

1. S 30°06'48" E FOR 150.77 FEET
2. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 690.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°44'40" FOR 225.74 FEET; THENCE
3. S 11°22'07" E FOR 46.91 FEET; THENCE
4. N 87°40'13" W FOR 100.55 FEET; THENCE
5. S 44°34'21" W FOR 250.14 FEET; THENCE
6. S 47°11'42" E FOR 220.92 FEET; THENCE
7. S 83°21'33" E FOR 57.32 FEET; THENCE
8. S 56°58'34" E FOR 136.52 FEET; THENCE
9. S 02°45'02" W FOR 251.51 FEET
10. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 447.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°45'41" FOR 154.34 FEET; THENCE
11. S 22°30'43" W FOR 182.10 FEET
12. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 402.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°40'39" FOR 110.13 FEET; THENCE
13. S 69°49'48" W FOR 112.76 FEET; THENCE
14. S 37°28'07" W FOR 87.62 FEET; THENCE
15. S 78°43'26" W FOR 287.17 FEET
16. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°23'02" FOR 154.66 FEET
17. TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 102°59'41" FOR 116.84 FEET
18. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 140.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 119°35'12" FOR 292.20 FEET
19. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY SAID CURVE THROUGH A CENTRAL ANGLE OF 53°37'28" FOR 14.04 FEET; THENCE
20. S 76°22'21" W FOR 466.83 FEET; THENCE
21. S 86°04'00" W FOR 1,128.36 FEET
22. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 227.50 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°23'26" FOR 188.17 FEET; THENCE
23. S 39°40'36" W FOR 120.17 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 13;

THENCE S 27°41'07" W FOR 30.82 FEET; THENCE S 41°00'13" W FOR 45.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 25°44'45" E; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°03'57" FOR 36.68 FEET; THENCE S 31°40'48" W FOR 4.65 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 185.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°59'36" FOR 38.73 FEET; THENCE S 19°41'11" W FOR 67.29 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 315.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°57'38" FOR 65.76 FEET; THENCE S 31°38'49" W FOR 5.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 310.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°39'29" FOR 176.70 FEET; THENCE S 01°00'40" E FOR 187.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE S 88°59'20" W ALONG THE SOUTH LINE OF SAID FRACTION FOR 2,303.69 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 21 SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE N 00°26'27" E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20 FOR 2,719.43 FEET; TO THE NORTHEAST CORNER OF SAID FRACTION THENCE N 00°26'49" E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20 FOR 510.47 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 135 ACRES OF THE EAST HALF OF SAID SECTION 20; THENCE S 89°38'05" W ALONG SAID SOUTH LINE FOR 2,662.23 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID WEST HALF; THENCE N 00°25'00" E ALONG SAID WEST LINE FOR 2,108.61 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF PARCEL 8 OF SAID INSTRUMENT NUMBER 2024000307394 SAID LINE LYING 100.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE NORTH LINE OF SAID SECTION 20; THENCE S 89°37'38" W ALONG SAID PARALLEL LINE FOR 2,375.43 FEET TO AN INTERSECTION WITH SAID EASTERLY RIGHT-OF-WAY LINE OF BURNT STORE ROAD; THENCE N 00°13'57" E ALONG SAID EASTERLY LINE FOR 100.01 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,008.215 ACRES MORE OR LESS.

NOTE

ALL INFORMATION PROVIDED IN THE LEGAL DESCRIPTION ABOVE HAS BEEN PREPARED BY ATWELL, LLC.

EXHIBIT 2B - LEGAL DESCRIPTION

PREPARED FOR:

FORESTAR
4042 PARK OAKS BLVD, SUITE 200
TAMPA, FLORIDA 33637
PHONE: (813) 392-3376

SECTION: TOWNSHIP: RANGE:
17, 20, 21, 43S 23E
22, & 27
LEE COUNTY, FLORIDA

FILE NAME: 240011290010103.dwg
SHEET: 5 OF 28

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JACQUELYN M. LAROCQUE
FL LICENSE NO. 85247



B:\Projects\24001129.001 Hudson Creek - CDD Establishment\Drawings-Exhibits\24001129.001-01 CDD\Current Plans\240011290010103.dwg

TOGETHER WITH

PARCEL B

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF CAPE CORAL, LYING AND BEING A PORTION OF SECTION 21, & 22 TOWNSHIP 43 SOUTH, RANGE 23 EAST, AND ALL OF PARCEL 15 AS DESCRIBED IN INSTRUMENT NUMBER 2024000307394 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE

S 89°39'58" E ALONG THE NORTH LINE OF SAID FRACTION AND THE OUTSIDE BOUNDARY OF SAID PARCEL 15 FOR 2,674.86 FEET TO THE NORTHEAST CORNER OF SAID FRACTION AND SAID PARCEL 15; THENCE

S 00°11'51" W ALONG THE EAST LINE OF SAID FRACTION AND SAID OUTSIDE BOUNDARY OF PARCEL 15 FOR 1,342.53 FEET TO THE NORTHWEST CORNER SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE S 89°41'48" E ALONG THE NORTH LINE OF SAID FRACTION AND SAID OUTSIDE BOUNDARY FOR 1,074.05 FEET TO THE EASTERLYMOST CORNER OF SAID PARCEL 15 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 205.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 68°14'11" W; THENCE SOUTHERLY ALONG SAID CURVE AND THE SAID OUTSIDE BOUNDARY THROUGH A CENTRAL ANGLE OF 44°34'13" FOR 159.47 FEET; TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 135.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID OUTSIDE BOUNDARY THROUGH A CENTRAL ANGLE OF 56°24'16" FOR 132.90 FEET; THENCE CONTINUE ALONG SAID OUTSIDE BOUNDARY THE FOLLOWING 27 CALLS

1. S 33°35'53" W FOR 236.55 FEET
2. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 327.50 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°33'16" FOR 226.09 FEET; THENCE
3. S 73°09'09" W FOR 235.09 FEET
4. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 922.50 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°22'03" FOR 392.33 FEET; THENCE
5. S 48°47'06" W FOR 306.38 FEET; THENCE
6. N 52°17'44" W FOR 374.65 FEET
7. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 685.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°38'15" FOR 414.11 FEET; THENCE
8. N 17°39'29" W FOR 232.99 FEET; THENCE
9. N 72°20'31" E FOR 115.00 FEET; THENCE
10. N 17°39'29" W FOR 381.02 FEET
11. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,180.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°59'51" FOR 1,318.02 FEET; THENCE
12. N 28°42'47" W FOR 328.94 FEET
13. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 102.80 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 95°09'34" FOR 170.73 FEET; THENCE
14. S 56°07'39" W FOR 298.05 FEET
15. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 37.20 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°56'17" FOR 33.72 FEET
16. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 474.89 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°02'30" FOR 315.30 FEET; THENCE
17. S 70°01'27" W FOR 41.75 FEET
18. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°28'41" FOR 188.67 FEET; THENCE
19. S 16°27'15" E FOR 279.90 FEET; THENCE
20. S 73°32'45" W FOR 76.48 FEET
21. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 95°05'07" FOR 74.68 FEET; THENCE
22. N 11°22'07" W FOR 223.84 FEET
23. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 810.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°44'40" FOR 264.99 FEET; THENCE
24. N 30°06'48" W FOR 150.77 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 440.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°19'00" FOR 278.89 FEET; THENCE
25. N 06°12'13" E FOR 693.99 FEET; THENCE
26. S 83°47'47" E FOR 188.90 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE
27. S 00°01'29" E ALONG THE EAST LINE OF SAID FRACTION AND SAID OUTSIDE BOUNDARY FOR 818.46 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 76.282 ACRES MORE OR LESS.

NOTE

ALL INFORMATION PROVIDED IN THE LEGAL DESCRIPTION ABOVE HAS BEEN PREPARED BY ATWELL, LLC.

EXHIBIT 2B - LEGAL DESCRIPTION

PREPARED FOR:

FORESTAR
4042 PARK OAKS BLVD, SUITE 200
TAMPA, FLORIDA 33637
PHONE: (813) 392-3376

SECTION: TOWNSHIP: RANGE:
17, 20, 21, 43S 23E
22, & 27
LEE COUNTY, FLORIDA

FILE NAME: 240011290010103.dwg
SHEET: 6 OF 28

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JACQUELYN M. LAROCQUE
FL LICENSE NO. 85247



B:\Projects\24001129.001 Hudson Creek - CDD Establishment\Drawings-Exhibits\24001129.001-01 CDD\Current Plans\240011290010103.dwg

TOGETHER WITH

PARCEL C

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF CAPE CORAL, LYING IN AND BEING A PORTION OF SECTION 22, & 27 TOWNSHIP 43 SOUTH, RANGE 23 EAST, AND ALL OF PARCEL 14 AS DESCRIBED IN INSTRUMENT NUMBER 2024000307394 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE S 89°43'38" E ALONG THE SOUTH LINE OF SAID FRACTION FOR 1,332.20 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND AN INTERSECTION WITH THE WESTERLY LINE OF SAID PARCEL 14; THENCE N 00°05'09" E ALONG THE EAST LINE OF SAID FRACTION AND SAID WESTERLY LINE FOR 1,343.25 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE N 89°41'48" W ALONG THE NORTH LINE OF SAID FRACTION AND SAID WESTERLY LINE FOR 1,331.39 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE ALONG THE OUTSIDE BOUNDARY OF SAID PARCEL 14 THE FOLLOWING 17 CALLS

1. N 02°45'02" E FOR 335.59 FEET; THENCE
2. N 88°42'14" E FOR 58.73 FEET; THENCE
3. N 73°05'51" E FOR 77.98 FEET; THENCE
4. N 01°04'46" W FOR 130.03 FEET; THENCE
5. N 73°32'45" E FOR 556.97 FEET; THENCE
6. S 12°11'50" E FOR 116.61 FEET
7. TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 820.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 13°14'43" W; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°35'14" FOR 1,224.90 FEET; THENCE
8. S 17°39'29" E FOR 254.61 FEET; THENCE
9. N 72°20'31" E FOR 115.00 FEET; THENCE
10. S 17°39'29" E FOR 359.40 FEET
11. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 815.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°38'15" FOR 492.70 FEET; THENCE
12. S 52°17'44" E FOR 72.30 FEET; THENCE
13. S 37°42'16" W FOR 77.09 FEET
14. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 422.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°22'45" FOR 290.38 FEET; THENCE
15. S 01°40'29" E FOR 326.03 FEET
16. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 577.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°33'07" FOR 318.02 FEET; THENCE
17. S 29°52'38" W FOR 241.19 FEET;

THENCE LEAVING SAID OUTSIDE BOUNDARY S 35°34'22" E FOR 37.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,970.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 35°34'22" E; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°21'47.7" FOR 70.67 FEET; THENCE S 34°12'34" E FOR 60.00 FEET; THENCE S 41°44'14" E FOR 30.26 FEET; THENCE S 34°17'01" E FOR 135.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,195.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 34°17'01" E; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°16'13.0" FOR 15.07 FEET; THENCE S 34°33'14" E FOR 45.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 34°33'14" W; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°09'59" FOR 38.91 FEET; THENCE S 33°43'13" E FOR 110.27 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,375.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 34°06'09" E; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°45'28.2" FOR 221.35 FEET; THENCE S 37°51'37" E FOR 135.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,510.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 37°51'37" E; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°09'47.6" FOR 10.00 FEET; THENCE S 38°01'24" E FOR 45.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3,555.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 38°01'24" E; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°27'01.8" FOR 27.95 FEET; THENCE S 37°34'23" E FOR 135.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,690.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 37°34'23" E; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°33'25.3" FOR 35.87 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,690.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°47'04" FOR 436.08 FEET; THENCE N 37°05'09" E FOR 282.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 592.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°23'09" FOR 169.45 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 657.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°17'01" FOR 49.16 FEET; THENCE S 20°57'29" E FOR 477.74 FEET; THENCE S 62°45'11" W FOR 227.54 FEET; THENCE S 27°14'49" E FOR 135.00 FEET; THENCE N 62°45'11" E FOR 10.00 FEET; THENCE S 27°14'49" E FOR 45.00 FEET; THENCE S 62°45'11" W FOR 19.71 FEET; THENCE S 27°14'49" E FOR 184.77 FEET; TO AN INTERSECTION WITH THE NORTH LINE OF THE GATOR SLOUGH CANAL AS SHOWN ON THE PLAT OF CAPE CORAL UNIT 43, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 48 THROUGH 57, OF SAID PUBLIC RECORDS OF LEE COUNTY, FLORIDA. THENCE S 62°45'15" W ALONG SAID NORTH LINE FOR 3,825.35 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE N 00°27'14" E ALONG THE WEST LINE OF SAID FRACTION FOR 617.38 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE N 01°38'10" E ALONG THE WEST LINE OF SAID FRACTION FOR 2,682.33 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 195.052 ACRES MORE OR LESS.

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

BEARINGS AND COORDINATES ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORS), WHEREIN THE NORTH LINE OF SECTION 21 BEARS N89°41'40"E. THE STATION IS THE ANTENNA REFERENCE POINT OF THE GPS ANTENNA BASED AT PAGE FIELD. THE STATION IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION DESIGNATION - FORT MYERS CORS ARP.

ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF. DISTANCES ARE SCALED UP TO GROUND WITH RESPECT TO BASE POINT N=867000 / E=652000 (U.S. SURVEY FEET) GROUND, N=867000.0297 / E=652000.0460 (U.S. SURVEY FEET) GRID. GRID TO GROUND SCALE FACTOR AT THE BASE POINT = 0.999941196375.

NOTE

ALL INFORMATION PROVIDED IN THE LEGAL DESCRIPTION ABOVE HAS BEEN PREPARED BY ATWELL, LLC.

EXHIBIT 2B - LEGAL DESCRIPTION

PREPARED FOR:

FORESTAR
4042 PARK OAKS BLVD, SUITE 200
TAMPA, FLORIDA 33637
PHONE: (813) 392-3376

SECTION: TOWNSHIP: RANGE:
17, 20, 21, 43S 23E
22, & 27
LEE COUNTY, FLORIDA

FILE NAME: 240011290010103.dwg
SHEET: 7 OF 28

FLORIDA CERTIFICATE OF AUTHORIZATION #6636

JACQUELYN M. LAROCQUE
FL LICENSE NO. 85247



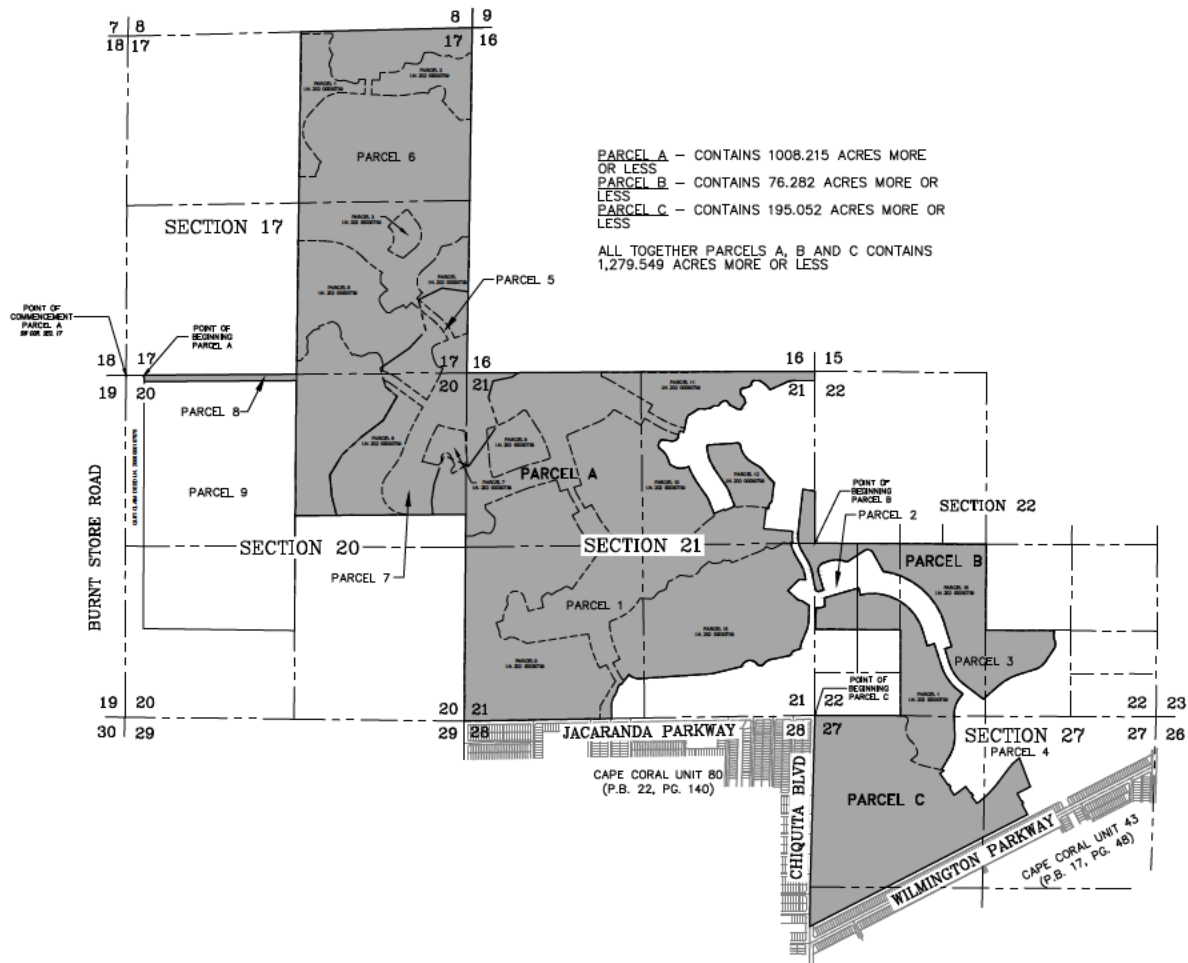


EXHIBIT 2A - SKETCH

PREPARED FOR:

FORESTAR
 4042 PARK OAKS BLVD, SUITE 200
 TAMPA, FLORIDA 33637
 PHONE: (813) 392-3376

SECTION: TOWNSHIP: RANGE:
 17, 20, 21, 43S 23E
 22, & 27
 LEE COUNTY, FLORIDA

FILE NAME: 240011290010103.dwg
 SHEET: 3 OF 28

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JACQUELYN M. LAROCQUE
 FL LICENSE NO. 85247



EXHIBIT 3

**CONSENT TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof ("Property"). The undersigned intends to submit an application to establish a community development district in accordance with the provisions of Chapter 190, *Florida Statutes*.

As the owner of lands which are intended to constitute all or a part of the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of a community development district which will include the Property within the lands to be a part of the community development district and agrees to further execute any reasonable documentation necessary or convenient to evidence this consent during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established or a written revocation is issued, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest, other than Petitioner, of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to establishment of the community development district in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent by the person executing this instrument.

[signatures on following page]

Executed this 10th day of December, 2025.

WITNESSES:

**FORESTAR (USA) REAL ESTATE
GROUP INC., a Delaware corporation**

[Signature]
Name: JOHN R. DAZHOTT

[Signature]
Name: Steven Hart

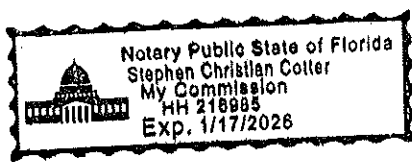
By: [Signature]
Name: Anthony J. Squitieri
Title: VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF Sarasota

I hereby certify that on this day, before me, by means of ☒ physical presence or ☐ online notarization, an officer duly authorized to take acknowledgments, personally Tony Squitieri, as Vice President of Forestar (USA) Real Estate Group Inc., who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal this 10th day of December, 2025.

[Signature]
Notary Public



Personally known: X
Produced Identification: _____
Type of Identification: _____

Exhibit A: Property Description

Exhibit A

Property Description

B:\Projects\24001129.001 Hudson Creek - CDD Establishment\Drawings-Exhibits\24001129.001-01 CDD\Current Plans\240011290010103.dwg

DESCRIPTION
OF
A TRACT OR PARCEL OF LAND
LYING IN

SECTION 17, 20, 21, 22 & 27 TOWNSHIP 43 SOUTH, RANGE 23 EAST
CITY OF CAPE CORAL
LEE COUNTY, FLORIDA

PARCEL A

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF CAPE CORAL, LYING AND BEING A PORTION OF SECTION 17, 20, & 21, TOWNSHIP 43 SOUTH, RANGE 23 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17 AND THE NORTHWEST CORNER OF SAID SECTION 20; THENCE N 89°37'38" E ALONG THE SOUTH LINE OF SAID SECTION 17 AND THE NORTH LINE OF SAID SECTION 20 FOR 287.02 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF BURNT STORE ROAD, AS DESCRIBED IN QUIT-CLAIM DEED RECORDED IN INSTRUMENT NUMBER 2008000197975, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N 89°37'38" E ALONG SAID SOUTH AND NORTH LINE FOR 2,375.75 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SECTION 17; THENCE N 00°47'42" E ALONG THE WEST LINE OF SAID EAST HALF FOR 5,345.68 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF; THENCE N 88°34'49" E ALONG THE NORTH LINE OF SAID EAST HALF FOR 2,674.39 FEET TO THE NORTHWEST CORNER OF SAID SECTION 17; THENCE S 00°54'06" W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 FOR 2,697.45 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE S 00°53'28" W ALONG THE EAST LINE OF SAID FRACTION FOR 2,697.67 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 17 AND THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N 89°41'40" E ALONG THE NORTH LINE OF SAID SECTION 21 FOR 2,717.10 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE N 89°41'47" E ALONG THE NORTH LINE OF SAID FRACTION FOR 2,717.80 FEET TO THE NORTHEAST CORNER OF SAID SECTION 21, SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL 11 AS DESCRIBED IN INSTRUMENT NUMBER 2024000307394 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S 00°01'29" E ALONG THE EAST LINE OF SAID SECTION AND THE EAST LINE OF SAID PARCEL 11 FOR 146.60 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 11; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 11 THE FOLLOWING 44 CALLS

1. S 89°58'31" W FOR 306.14 FEET
2. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 372.50 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°43'14" FOR 160.72 FEET; THENCE
3. S 65°15'16" W FOR 259.12 FEET; THENCE
4. N 43°05'01" W FOR 104.28 FEET; THENCE
5. N 50°20'10" W FOR 48.28 FEET; THENCE
6. N 60°07'39" W FOR 55.53 FEET
7. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°10'53" FOR 26.34 FEET; THENCE
8. S 89°41'28" W FOR 61.71 FEET
9. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72°39'48" FOR 63.41 FEET; THENCE
10. S 17°01'40" W FOR 34.19 FEET
11. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°30'30" FOR 7.59 FEET; THENCE
12. S 60°32'09" W FOR 60.10 FEET
13. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°58'50" FOR 2.96 FEET; THENCE
14. S 77°30'59" W FOR 70.61 FEET
15. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°31'57" FOR 75.51 FEET; THENCE
16. S 09°00'58" E FOR 19.61 FEET
17. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°54'01" FOR 34.82 FEET; THENCE
18. S 48°54'59" E FOR 47.06 FEET
19. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°44'44" FOR 5.54 FEET; THENCE
20. S 17°10'15" E FOR 86.66 FEET
21. TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 372.50 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 45°07'35" W; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°23'28" FOR 126.07 FEET; THENCE
22. N 81°54'25" W FOR 67.45 FEET
23. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°37'12" FOR 3.77 FEET; THENCE
24. N 60°17'13" W FOR 105.23 FEET
25. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°05'44" FOR 2.98 FEET; THENCE
26. N 43°11'29" W FOR 72.74 FEET
27. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°56'38" FOR 67.15 FEET; THENCE
28. S 59°51'53" W FOR 37.61 FEET
29. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°11'32" FOR 16.75 FEET; THENCE
30. S 40°40'21" W FOR 54.20 FEET
31. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°35'54" FOR 9.01 FEET; THENCE
32. N 87°43'45" W FOR 44.29 FEET
33. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°46'53" FOR 31.23 FEET; THENCE
34. S 56°29'23" W FOR 51.12 FEET
35. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°19'34" FOR 4.59 FEET; THENCE
36. S 82°48'57" W FOR 92.10 FEET
37. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°17'17" FOR 0.92 FEET; THENCE
38. S 88°06'14" W FOR 80.03 FEET
39. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°53'08" FOR 26.95 FEET; THENCE
40. S 57°13'06" W FOR 72.47 FEET; THENCE
41. S 58°22'14" W FOR 79.04 FEET
42. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°36'53" FOR 28.46 FEET; THENCE
43. S 25°45'21" W FOR 54.25 FEET; THENCE
44. S 10°28'14" W FOR 143.60 FEET;

THENCE LEAVING SAID SOUTHERLY LINE S 14°14'44" W FOR 61.09 FEET; THENCE N 75°45'16" W FOR 49.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,200.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°43'20" FOR 15.13 FEET; THENCE S 14°58'04" W FOR 60.01 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 10 OF SAID INSTRUMENT NUMBER 2024000307394; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 10 THE FOLLOWING 15 CALLS

1. S 14°57'37" W FOR 23.88 FEET
2. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°59'30" FOR 144.85 FEET; THENCE
3. N 82°02'53" W FOR 125.75 FEET
4. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79°22'15" FOR 76.19 FEET; THENCE
5. S 18°34'52" W FOR 40.74 FEET
6. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°39'07" FOR 70.70 FEET
7. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 354.15 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°37'26" FOR 263.46 FEET
8. TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°55'30" FOR 83.68 FEET
9. TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 144.11 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°20'56" FOR 56.21 FEET
10. TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°00'12" FOR 43.20 FEET
11. TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 373.36 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°37'20" FOR 160.45 FEET
12. TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 972.50 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 69°54'20" W; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°20'13" FOR 243.34 FEET; THENCE
13. S 34°25'52" E FOR 278.21 FEET
14. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 627.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°28'39" FOR 136.65 FEET; THENCE
15. S 21°57'13" E FOR 175.99 FEET;

NOTE

ALL INFORMATION PROVIDED IN THE LEGAL DESCRIPTION ABOVE
HAS BEEN PREPARED BY ATWELL, LLC.

EXHIBIT 2B - LEGAL DESCRIPTION

PREPARED FOR:

FORESTAR
4042 PARK OAKS BLVD, SUITE 200
TAMPA, FLORIDA 33637
PHONE: (813) 392-3376

SECTION: TOWNSHIP: RANGE:
17, 20, 21, 43S 23E
22, & 27 LEE COUNTY, FLORIDA

FILE NAME: 240011290010103.dwg
SHEET: 4 OF 28

FLORIDA CERTIFICATE OF AUTHORIZATION #6636

JACQUELYN M. LAROCQUE
FL LICENSE NO. 85247



B:\Projects\24001129.001 Hudson Creek - CDD Establishment\Drawings-Exhibits\24001129.001-01 CDD\Current Plans\240011290010103.dwg

THENCE LEAVING SAID LINE N 68°02'47" E FOR 172.64 FEET; THENCE S 21°57'13" E FOR 20.13 FEET; THENCE N 68°02'47" E FOR 157.50 FEET; THENCE N 21°57'13" W FOR 13.24 FEET; THENCE N 68°02'47" E FOR 14.86 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL 12 OF SAID INSTRUMENT NUMBER 2024000307394; THENCE ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINE OF SAID PARCEL 12 THE FOLLOWING 17 CALLS

1. N 21°57'13" W FOR 182.88 FEET
2. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 972.50 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°28'39" FOR 211.79 FEET; THENCE N 34°25'52" W FOR 278.21 FEET
4. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 627.50 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°56'15" FOR 349.78 FEET
5. TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°03'40" FOR 54.40 FEET; THENCE
6. N 86°34'03" E FOR 438.59 FEET
7. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°38'41" FOR 72.99 FEET
8. TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 372.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°43'33" FOR 323.29 FEET; THENCE
9. S 59°30'50" E FOR 110.54 FEET
10. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 327.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°01'22" FOR 120.16 FEET; THENCE
11. S 38°29'28" E FOR 153.23 FEET
12. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 472.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°53'05" FOR 98.01 FEET; THENCE
13. S 06°52'32" W FOR 284.75 FEET
14. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°38'27" FOR 9.85 FEET; THENCE
15. S 44°30'59" W FOR 41.23 FEET
16. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°08'54" FOR 37.58 FEET; THENCE
17. S 05°22'05" W FOR 35.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 12;

THENCE S 05°22'05" W FOR 15.02 FEET; THENCE N 84°37'55" W FOR 41.35 FEET; THENCE S 05°22'05" W FOR 157.50 FEET; THENCE N 84°37'55" W FOR 3.14 FEET; THENCE S 05°22'05" W FOR 157.50 FEET; THENCE S 84°37'55" E FOR 451.46 FEET; THENCE S 06°12'13" W FOR 26.91 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°03'16" FOR 148.51 FEET; THENCE S 80°08'57" W FOR 30.15 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 13 OF SAID INSTRUMENT NUMBER 2024000307394 SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 80°08'35" W; THENCE SOUTHERLY ALONG SAID CURVE AND THE EASTERLY LINE OF SAID PARCEL 13 THROUGH A CENTRAL ANGLE OF 20°15'22" FOR 197.98 FEET; THENCE ALONG THE EASTERLY AND SOUTHERLY LINE OF SAID PARCEL 13 THE FOLLOWING 23 CALLS

1. S 30°06'48" E FOR 150.77 FEET
2. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 690.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°44'40" FOR 225.74 FEET; THENCE
3. S 11°22'07" E FOR 46.91 FEET; THENCE
4. N 87°40'13" W FOR 100.55 FEET; THENCE
5. S 44°34'21" W FOR 250.14 FEET; THENCE
6. S 47°11'42" E FOR 220.92 FEET; THENCE
7. S 83°21'33" E FOR 57.32 FEET; THENCE
8. S 56°58'34" E FOR 136.52 FEET; THENCE
9. S 02°45'02" W FOR 251.51 FEET
10. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 447.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°45'41" FOR 154.34 FEET; THENCE
11. S 22°30'43" W FOR 182.10 FEET
12. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 402.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°40'39" FOR 110.13 FEET; THENCE
13. S 69°49'48" W FOR 112.76 FEET; THENCE
14. S 37°28'07" W FOR 87.62 FEET; THENCE
15. S 78°43'26" W FOR 287.17 FEET
16. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°23'02" FOR 154.66 FEET
17. TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 102°59'41" FOR 116.84 FEET
18. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 140.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 119°35'12" FOR 292.20 FEET
19. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY SAID CURVE THROUGH A CENTRAL ANGLE OF 53°37'28" FOR 14.04 FEET; THENCE
20. S 76°22'21" W FOR 466.83 FEET; THENCE
21. S 86°04'00" W FOR 1,128.36 FEET
22. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 227.50 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°23'26" FOR 188.17 FEET; THENCE
23. S 39°40'36" W FOR 120.17 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 13;

THENCE S 27°41'07" W FOR 30.82 FEET; THENCE S 41°00'13" W FOR 45.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 25°44'45" E; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°03'57" FOR 36.68 FEET; THENCE S 31°40'48" W FOR 4.65 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 185.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°59'36" FOR 38.73 FEET; THENCE S 19°41'11" W FOR 67.29 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 315.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°57'38" FOR 65.76 FEET; THENCE S 31°38'49" W FOR 5.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 310.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°39'29" FOR 176.70 FEET; THENCE S 01°00'40" E FOR 187.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE S 88°59'20" W ALONG THE SOUTH LINE OF SAID FRACTION FOR 2,303.69 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 21 SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE N 00°26'27" E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20 FOR 2,719.43 FEET; TO THE NORTHEAST CORNER OF SAID FRACTION THENCE N 00°26'49" E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20 FOR 510.47 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 135 ACRES OF THE EAST HALF OF SAID SECTION 20; THENCE S 89°38'05" W ALONG SAID SOUTH LINE FOR 2,662.23 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID WEST HALF; THENCE N 00°25'00" E ALONG SAID WEST LINE FOR 2,108.61 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF PARCEL 8 OF SAID INSTRUMENT NUMBER 2024000307394 SAID LINE LYING 100.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE NORTH LINE OF SAID SECTION 20; THENCE S 89°37'38" W ALONG SAID PARALLEL LINE FOR 2,375.43 FEET TO AN INTERSECTION WITH SAID EASTERLY RIGHT-OF-WAY LINE OF BURNT STORE ROAD; THENCE N 00°13'57" E ALONG SAID EASTERLY LINE FOR 100.01 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,008.215 ACRES MORE OR LESS.

NOTE

ALL INFORMATION PROVIDED IN THE LEGAL DESCRIPTION ABOVE HAS BEEN PREPARED BY ATWELL, LLC.

EXHIBIT 2B - LEGAL DESCRIPTION

PREPARED FOR:

FORESTAR
4042 PARK OAKS BLVD, SUITE 200
TAMPA, FLORIDA 33637
PHONE: (813) 392-3376

SECTION: TOWNSHIP: RANGE:
17, 20, 21, 43S 23E
22, & 27
LEE COUNTY, FLORIDA

FILE NAME: 240011290010103.dwg
SHEET: 5 OF 28

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JACQUELYN M. LAROCQUE
FL LICENSE NO. 85247



B:\Projects\24001129.001 Hudson Creek - CDD Establishment\Drawings-Exhibits\24001129.001-01 CDD\Current Plans\240011290010103.dwg

TOGETHER WITH

PARCEL B

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF CAPE CORAL, LYING AND BEING A PORTION OF SECTION 21, & 22 TOWNSHIP 43 SOUTH, RANGE 23 EAST, AND ALL OF PARCEL 15 AS DESCRIBED IN INSTRUMENT NUMBER 2024000307394 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE

S 89°39'58" E ALONG THE NORTH LINE OF SAID FRACTION AND THE OUTSIDE BOUNDARY OF SAID PARCEL 15 FOR 2,674.86 FEET TO THE NORTHEAST CORNER OF SAID FRACTION AND SAID PARCEL 15; THENCE

S 00°11'51" W ALONG THE EAST LINE OF SAID FRACTION AND SAID OUTSIDE BOUNDARY OF PARCEL 15 FOR 1,342.53 FEET TO THE NORTHWEST CORNER SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE S 89°41'48" E ALONG THE NORTH LINE OF SAID FRACTION AND SAID OUTSIDE BOUNDARY FOR 1,074.05 FEET TO THE EASTERLYMOST CORNER OF SAID PARCEL 15 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 205.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 68°14'11" W; THENCE SOUTHERLY ALONG SAID CURVE AND THE SAID OUTSIDE BOUNDARY THROUGH A CENTRAL ANGLE OF 44°34'13" FOR 159.47 FEET; TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 135.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID OUTSIDE BOUNDARY THROUGH A CENTRAL ANGLE OF 56°24'16" FOR 132.90 FEET; THENCE CONTINUE ALONG SAID OUTSIDE BOUNDARY THE FOLLOWING 27 CALLS

1. S 33°35'53" W FOR 236.55 FEET
2. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 327.50 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°33'16" FOR 226.09 FEET; THENCE
3. S 73°09'09" W FOR 235.09 FEET
4. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 922.50 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°22'03" FOR 392.33 FEET; THENCE
5. S 48°47'06" W FOR 306.38 FEET; THENCE
6. N 52°17'44" W FOR 374.65 FEET
7. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 685.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°38'15" FOR 414.11 FEET; THENCE
8. N 17°39'29" W FOR 232.99 FEET; THENCE
9. N 72°20'31" E FOR 115.00 FEET; THENCE
10. N 17°39'29" W FOR 381.02 FEET
11. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,180.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°59'51" FOR 1,318.02 FEET; THENCE
12. N 28°42'47" W FOR 328.94 FEET
13. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 102.80 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 95°09'34" FOR 170.73 FEET; THENCE
14. S 56°07'39" W FOR 298.05 FEET
15. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 37.20 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°56'17" FOR 33.72 FEET
16. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 474.89 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°02'30" FOR 315.30 FEET; THENCE
17. S 70°01'27" W FOR 41.75 FEET
18. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°28'41" FOR 188.67 FEET; THENCE
19. S 16°27'15" E FOR 279.90 FEET; THENCE
20. S 73°32'45" W FOR 76.48 FEET
21. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 95°05'07" FOR 74.68 FEET; THENCE
22. N 11°22'07" W FOR 223.84 FEET
23. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 810.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°44'40" FOR 264.99 FEET; THENCE
24. N 30°06'48" W FOR 150.77 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 440.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°19'00" FOR 278.89 FEET; THENCE
25. N 06°12'13" E FOR 693.99 FEET; THENCE
26. S 83°47'47" E FOR 188.90 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE
27. S 00°01'29" E ALONG THE EAST LINE OF SAID FRACTION AND SAID OUTSIDE BOUNDARY FOR 818.46 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 76.282 ACRES MORE OR LESS.

NOTE

ALL INFORMATION PROVIDED IN THE LEGAL DESCRIPTION ABOVE HAS BEEN PREPARED BY ATWELL, LLC.

EXHIBIT 2B - LEGAL DESCRIPTION

PREPARED FOR:

FORESTAR
4042 PARK OAKS BLVD, SUITE 200
TAMPA, FLORIDA 33637
PHONE: (813) 392-3376

SECTION: TOWNSHIP: RANGE:
17, 20, 21, 43S 23E
22, & 27
LEE COUNTY, FLORIDA

FILE NAME: 240011290010103.dwg
SHEET: 6 OF 28

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JACQUELYN M. LAROCQUE
FL LICENSE NO. 85247



B:\Projects\24001129.001 Hudson Creek - CDD Establishment\Drawings-Exhibits\24001129.001-01 CDD\Current Plans\240011290010103.dwg

TOGETHER WITH

PARCEL C

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF CAPE CORAL, LYING IN AND BEING A PORTION OF SECTION 22, & 27 TOWNSHIP 43 SOUTH, RANGE 23 EAST, AND ALL OF PARCEL 14 AS DESCRIBED IN INSTRUMENT NUMBER 2024000307394 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE S 89°43'38" E ALONG THE SOUTH LINE OF SAID FRACTION FOR 1,332.20 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND AN INTERSECTION WITH THE WESTERLY LINE OF SAID PARCEL 14; THENCE N 00°05'09" E ALONG THE EAST LINE OF SAID FRACTION AND SAID WESTERLY LINE FOR 1,343.25 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE N 89°41'48" W ALONG THE NORTH LINE OF SAID FRACTION AND SAID WESTERLY LINE FOR 1,331.39 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE ALONG THE OUTSIDE BOUNDARY OF SAID PARCEL 14 THE FOLLOWING 17 CALLS

1. N 02°45'02" E FOR 335.59 FEET; THENCE
2. N 88°42'14" E FOR 58.73 FEET; THENCE
3. N 73°05'51" E FOR 77.98 FEET; THENCE
4. N 01°04'46" W FOR 130.03 FEET; THENCE
5. N 73°32'45" E FOR 556.97 FEET; THENCE
6. S 12°11'50" E FOR 116.61 FEET
7. TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 820.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 13°14'43" W; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°35'14" FOR 1,224.90 FEET; THENCE
8. S 17°39'29" E FOR 254.61 FEET; THENCE
9. N 72°20'31" E FOR 115.00 FEET; THENCE
10. S 17°39'29" E FOR 359.40 FEET
11. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 815.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°38'15" FOR 492.70 FEET; THENCE
12. S 52°17'44" E FOR 72.30 FEET; THENCE
13. S 37°42'16" W FOR 77.09 FEET
14. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 422.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°22'45" FOR 290.38 FEET; THENCE
15. S 01°40'29" E FOR 326.03 FEET
16. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 577.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°33'07" FOR 318.02 FEET; THENCE
17. S 29°52'38" W FOR 241.19 FEET;

THENCE LEAVING SAID OUTSIDE BOUNDARY S 35°34'22" E FOR 37.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,970.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 35°34'22" E; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°21'47.7" FOR 70.67 FEET; THENCE S 34°12'34" E FOR 60.00 FEET; THENCE S 41°44'14" E FOR 30.26 FEET; THENCE S 34°17'01" E FOR 135.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,195.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 34°17'01" E; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°16'13.0" FOR 15.07 FEET; THENCE S 34°33'14" E FOR 45.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS N 34°33'14" W; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°09'59" FOR 38.91 FEET; THENCE S 33°43'13" E FOR 110.27 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,375.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 34°06'09" E; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°45'28.2" FOR 221.35 FEET; THENCE S 37°51'37" E FOR 135.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,510.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 37°51'37" E; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°09'47.6" FOR 10.00 FEET; THENCE S 38°01'24" E FOR 45.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3,555.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 38°01'24" E; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°27'01.8" FOR 27.95 FEET; THENCE S 37°34'23" E FOR 135.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,690.00 FEET AND TO WHICH POINT OF CURVE A RADIAL LINE BEARS S 37°34'23" E; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°33'25.3" FOR 35.87 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,690.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°47'04" FOR 436.08 FEET; THENCE N 37°05'09" E FOR 282.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 592.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°23'09" FOR 169.45 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 657.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°17'01" FOR 49.16 FEET; THENCE S 20°57'29" E FOR 477.74 FEET; THENCE S 62°45'11" W FOR 227.54 FEET; THENCE S 27°14'49" E FOR 135.00 FEET; THENCE N 62°45'11" E FOR 10.00 FEET; THENCE S 27°14'49" E FOR 45.00 FEET; THENCE S 62°45'11" W FOR 19.71 FEET; THENCE S 27°14'49" E FOR 184.77 FEET; TO AN INTERSECTION WITH THE NORTH LINE OF THE GATOR SLOUGH CANAL AS SHOWN ON THE PLAT OF CAPE CORAL UNIT 43, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 48 THROUGH 57, OF SAID PUBLIC RECORDS OF LEE COUNTY, FLORIDA. THENCE S 62°45'15" W ALONG SAID NORTH LINE FOR 3,825.35 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE N 00°27'14" E ALONG THE WEST LINE OF SAID FRACTION FOR 617.38 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE N 01°38'10" E ALONG THE WEST LINE OF SAID FRACTION FOR 2,682.33 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 195.052 ACRES MORE OR LESS.

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

BEARINGS AND COORDINATES ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORS), WHEREIN THE NORTH LINE OF SECTION 21 BEARS N89°41'40"E. THE STATION IS THE ANTENNA REFERENCE POINT OF THE GPS ANTENNA BASED AT PAGE FIELD. THE STATION IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION DESIGNATION - FORT MYERS CORS ARP.

ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF. DISTANCES ARE SCALED UP TO GROUND WITH RESPECT TO BASE POINT N=867000 / E=652000 (U.S. SURVEY FEET) GROUND, N=867000.0297 / E=652000.0460 (U.S. SURVEY FEET) GRID. GRID TO GROUND SCALE FACTOR AT THE BASE POINT = 0.999941196375.

NOTE

ALL INFORMATION PROVIDED IN THE LEGAL DESCRIPTION ABOVE HAS BEEN PREPARED BY ATWELL, LLC.

EXHIBIT 2B - LEGAL DESCRIPTION

PREPARED FOR:

FORESTAR
4042 PARK OAKS BLVD, SUITE 200
TAMPA, FLORIDA 33637
PHONE: (813) 392-3376

SECTION: TOWNSHIP: RANGE:
17, 20, 21, 43S 23E
22, & 27
LEE COUNTY, FLORIDA

FILE NAME: 240011290010103.dwg
SHEET: 7 OF 28

FLORIDA CERTIFICATE OF AUTHORIZATION #6636

JACQUELYN M. LAROCQUE
FL LICENSE NO. 85247



EXHIBIT 4

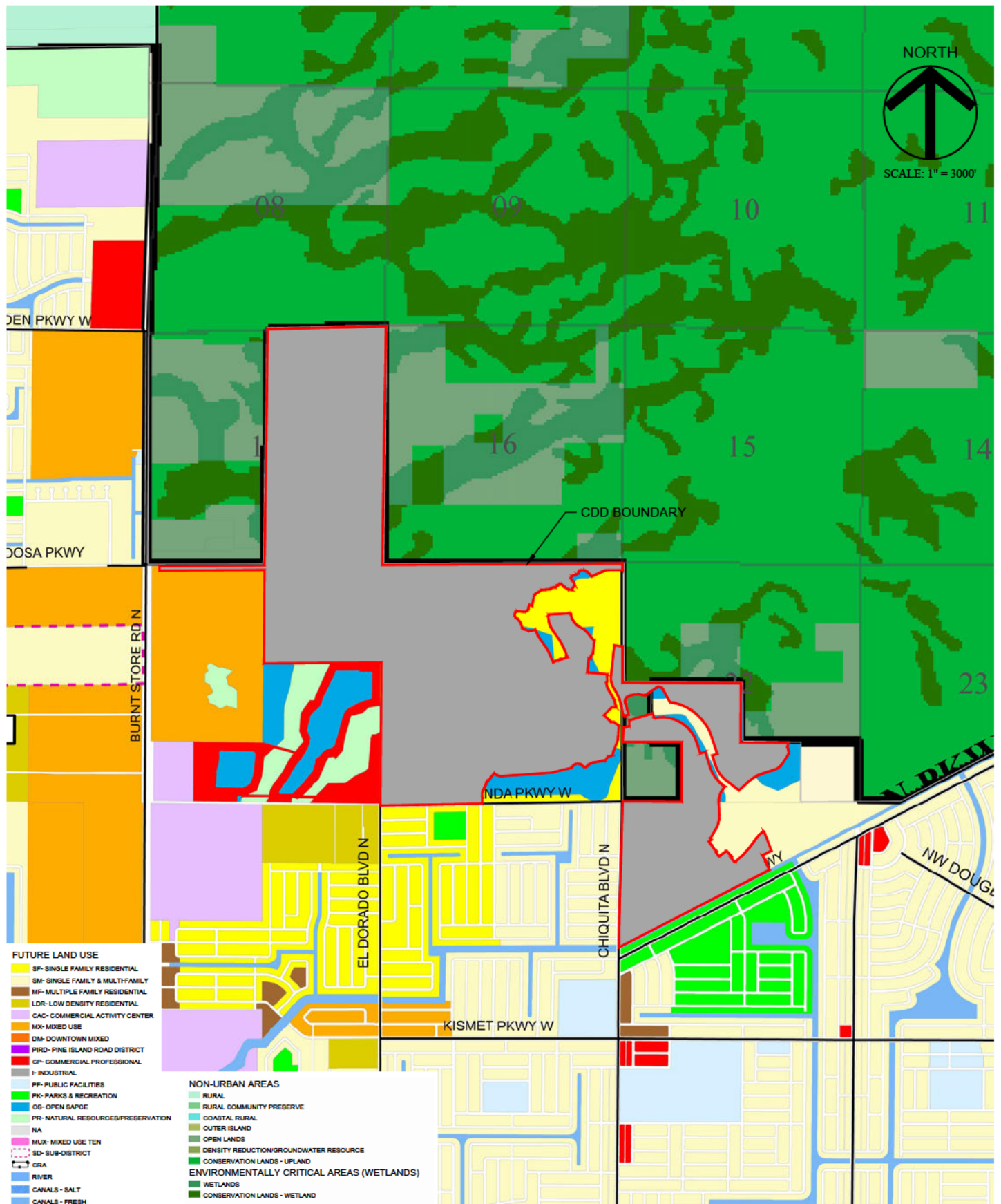


EXHIBIT 6 - FUTURE LAND USE MAP

PREPARED FOR:

FORESTAR
4042 PARK OAKS BLVD, SUITE 200
TAMPA, FLORIDA 33637
PHONE: (813) 392-3376

SECTION: 17, 20, 21, 22, & 27
TOWNSHIP: 43S
RANGE: 23E
LEE COUNTY, FLORIDA

FILE NAME: 240011290010110.dwg
SHEET: 28 OF 28

FLORIDA CERTIFICATE OF AUTHORIZATION #636

JACQUELYN M. LAROCQUE
FL LICENSE NO. 85247



EXHIBIT 5

Pages 26-33 are exempt per Section 119.071(3)(b)1., F.S.

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EXHIBIT 6

STAR FARMS AT CAPE CORAL COMMUNITY DEVELOPMENT DISTRICT

PROPOSED FACILITIES INFRASTRUCTURE OWNERSHIP & MAINTENANCE

IMPROVEMENT CATEGORY	OWNERSHIP	MAINTENANCE
ENVIRONMENTAL RESTORATION/ENHANCEMENT	CDD	CDD
OFF-SITE ROAD IMPROVEMENTS	City/County	City/County
DRAINAGE SYSTEMS	CDD	CDD
SANITARY SEWER SYSTEMS	City	City
POTABLE WATER SYSTEMS	City	City
PERIMETER LANDSCAPING AND WALLS	CDD	CDD

EXHIBIT 7

STAR FARMS AT CAPE CORAL COMMUNITY DEVELOPMENT DISTRICT

ESTIMATED COSTS

PROFESSIONAL & PERMIT FEES	\$11,850,000.00
EARTHWORK FOR STORM WATER MANAGEMENT	\$35,000,000.00
ENVIRONMENTAL RESTORATION/ENHANCEMENT	\$5,000,000.00
OFF-SITE ROAD IMPROVEMENTS	\$55,000,000.00
DRAINAGE SYSTEMS	\$38,525,577.00
SANITARY SEWER SYSTEMS	\$24,281,392.00
POTABLE WATER SYSTEMS	\$14,974,457.00
PERIMETER LANDSCAPING AND WALLS	\$7,530,000.00
CONTINGENCY (15%)	\$28,824,213.90
TOTAL ESTIMATED COSTS – ENTIRE PROJECT	\$220,985,639.90

**NOTE: COST ESTIMATES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE*

EXHIBIT 8

Star Farms at Cape Coral COMMUNITY DEVELOPMENT DISTRICT

Statement of Estimated Regulatory Costs

April 21, 2026



Provided by

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Star Farms at Cape Coral Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 1,279.55 +/- acres of land located within the City of Cape Coral, Florida (the "City") and is projected to contain approximately 2,500 residential dwelling units, which will make up the Star Farms at Cape Coral development ("Project"). The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

"That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

1.2 Overview of the Star Farms at Cape Coral Community Development District

The District is designed to provide public infrastructure, services, and facilities, along with operation and maintenance of the same, to a master planned residential development currently anticipated to contain a total of approximately 2,500 residential dwelling units, all within the boundaries of the District. Tables 1 and 2 under Section 5.0 detail the anticipated improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the city or county in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Star Farms at Cape Coral.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons

doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any Transactional Costs (as defined herein), in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the Transactional Costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this SERC, "Transactional Costs" are direct costs that are readily ascertainable based upon standard business practices, and may include:

1. Filing fees.
2. Expenses to obtain a license.
3. Necessary equipment.
4. Installation, utilities for, and maintenance of necessary equipment.
5. Necessary operations or procedures.
6. Accounting, financial, information management, and other administrative processes.
7. Labor, based on relevant wages, salaries, and benefits.
8. Materials and supplies.
9. Capital expenditures, including financing costs.
10. Professional and technical services, including contracted services necessary to implement and maintain compliance.
11. Monitoring and reporting.
12. Qualifying and recurring education, training, and testing.
13. Travel.
14. Insurance and surety requirements.
15. A fair and reasonable allocation of administrative costs and other overhead.
16. Reduced sales or other revenue.
17. Other items suggested by the rules ombudsman in the Executive Office of the Governor or by any interested person, business organization, or business representative

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (City of Cape Coral, according to the Census 2020, has a population of 27,000; therefore, it is not defined as a small City for the purposes of this requirement.)

(f) In evaluating the impacts described in paragraphs (a) and (e), the City must include, if applicable, the market impacts likely to result from compliance with the proposed rule, including:

1. Changes to customer charges for goods or services.
2. Changes to the market value of goods or services produced, provided, or sold.
3. Changes to costs resulting from the purchase of substitute or alternative goods or services.
4. The reasonable value of time to be spent by owners, officers, operators, and managers to understand

and comply with the proposed rule, including, but not limited to, time to be spent completing requiring education, training, or testing.

(g) Any additional information that the agency determines may be useful.

(h) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the ordinance directly or indirectly:

- 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance;**
- 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance; or**
- 3. Is likely to increase regulatory costs, including any Transactional Costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.**

The ordinance establishing the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in Transactional Costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

Further, the ordinance establishing the District is not likely to result in market impacts such as customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs resulting from the purchase of substitute or alternative goods or services or incur additional time be spent by State of Florida government staff to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing requiring education, training, or testing, as the proposed District will be one of many already existing CDDs in Florida and the marginal impact of one more CDD will be negligible if any.

With regard to the City of Cape Coral, the ordinance establishing the District is not likely to result in market impacts such as customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs resulting from the purchase of substitute or alternative goods or services as the development within the proposed District would be the principal driver of any of the above mentioned impacts whether the ordinance establishing the District was adopted or not, and any District-imposed assessments, fees or other impositions (customer charges) would be applicable on the basis of property ownership within the District, which is entirely voluntary. Further, any additional

time spent by City of Cape Coral government staff to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing requiring education, training, or testing, could be compensated by the one-time filing fee paid to the City by the petitioner of the proposed District in accordance within the Section 190.002(2)(d), F.S.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned residential development. The development of the approximately 1,279.55+/- acres anticipated to be within the District, will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 2,500 residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the establishment of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will ensure that contractors wishing to bid for such contracts will have to demonstrate to the District the

most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any Transactional Costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The establishment of the District will not increase any regulatory costs of the State by virtue that the District will be one of many already existing similar districts within the State. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the City to offset any expenses that the City may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in Transactional Costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the enhanced service and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five-year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of CDD debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District nor can the District debt be a debt of the City or the State.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) the City of Cape Coral and its residents, 3) current property owners, and 4) future property owners.

- a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined herein. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. City of Cape Coral

The City and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the City. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the City as a result of this development will be incurred whether the infrastructure is financed through the District or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure. However, all current property owners have consented to the establishment of the District.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

The proposed District will serve land that comprises an approximately 1,279.55+/- acre master planned residential development currently anticipated to contain a total of approximately 2,500 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 8,750 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The City, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

The City is establishing the District by ordinance in accordance with the Act and, therefore, there is no anticipated effect on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government

entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of the City of Cape Coral. Therefore, the City (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

City of Cape Coral, Florida

The proposed land for the District is located within the City of Cape Coral, Florida and consists of less than 2,500 acres. The City and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the City will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides most, if not all, of the information needed for a staff review. Third, the City already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the City may incur in the processing of this petition. Finally, the City already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district.

The annual costs to the City, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City, or any monitoring expenses the City may incur if it establishes a monitoring program for governmental entities.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. A CDD is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government, including the City. By Florida law, debts of the District are strictly its own

responsibility.

5.0 A good faith estimate of the Transactional Costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

The review of the petition to establish the District may be funded by a payment of an application fee to the City. This payment will be made voluntarily by the Petitioner, which entity intends to develop the land proposed to be included within the boundaries of the District and subject to the ordinance establishing the District. Once the filing fee is paid, an annual Special District fee of \$175 will also be paid by the District to the State per provisions of Section 189.018, Florida Statutes. With regard to capital equipment necessary for the provision of public infrastructure and services, Table 1 below outlines the good faith estimates of same, while Table 2 below outlines the entities responsible for the ownership and maintenance of different categories of public infrastructure and services. Please note that while the Transactional Costs of the public infrastructure and services are not readily identifiable at this time, they are reasonably expected to be similar to those that would be needed under an alternative public infrastructure and services (such as those discussed in Section 7.0) or should the infrastructure and services be provided under a fully private alternative delivery mechanism in absence of a public option.

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately \$220,985,639.90. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

Table 1

**STAR FARMS AT CAPE CORAL COMMUNITY
DEVELOPMENT DISTRICT
Proposed Facilities and Services**

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Environmental Restoration/Enhancement	CDD	CDD	CDD
Off-Site Road Improvements	CDD	City/County	City/County
Drainage Systems	CDD	CDD	CDD
Sanitary Sewer Systems	CDD	City	City
Potable Water Systems	CDD	City	City
Perimeter Landscaping and Walls	CDD	CDD	CDD

Table 2

**STAR FARMS AT CAPE CORAL COMMUNITY
DEVELOPMENT DISTRICT
Estimated Costs of Construction**

CATEGORY	COST
Professional & Permit Fees	\$11,850,000.00
Earthwork for Storm Water Management	\$35,000,000.00
Environmental Restoration / Enhancement	\$5,000,000.00
Off-Site Road Improvements	\$55,000,000.00
Drainage Systems	\$38,525,577.00
Sanitary Sewer Systems	\$24,281,392.00
Portable Water Systems	\$14,974,457.00
Perimeter Landscaping and Walls	\$7,530,000.00
Contingency (15%)	\$28,824,213.90
Total	\$220,985,639.90

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the Transactional Costs incurred by landowners as a result of the establishment of the District. Such Transactional Costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, City or its dependent districts, or City management but financing with municipal service benefit units and

municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Other public entities, such as cities, are also capable of providing services; however, their costs in connection with the new services and infrastructure required by the new development and transaction costs would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower Transactional Costs to enhance the quality of infrastructure and services.

In considering Transactional Costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of local governance which is specifically established to provide CDD landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the establishment of the District. If anything,

the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

Further, the ordinance establishing the District is not likely to result in market impacts such as customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs resulting from the purchase of substitute or alternative goods or services or incur additional time be spent by owners, officers, operators, and managers of small businesses to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing requiring education, training, or testing, as the proposed District will be one of many already existing CDDs in Florida and small businesses will be able to bid on District work, not unlike bidding on work for communities which are not CDDs, thus making the marginal impact negligible if any.

The City of Cape Coral has a population of 194,016 according to the Census 2020, both conducted by the United States Census Bureau and is therefore not defined as a "small" City according to Section 120.52, F.S. It can be reasonably expected that the establishment of a community development district for the Project will not produce any marginal effects that would be different from those that would have occurred if the Project was developed without a community development district established for it by the City. This conclusion extends to the reasonable expectation that the ordinance establishing the District is not likely to result in market impacts such as customer charges, changes to the market value of goods or services produced, provided or sold, changes to costs resulting from the purchase of substitute or alternative goods or services as the development within the proposed District would be the principal driver of any of the above mentioned impacts whether the ordinance establishing the District was adopted or not, and any District-imposed assessments, fees or other impositions (customer charges) would be applicable on the basis of property ownership within the District, which is entirely voluntary. Further, any additional time spent by City government staff to understand and comply with the proposed ordinance, including, but not limited to, time to be spent completing requiring education, training, or testing, would be compensated by the one-time filing fee paid to the City by the proposed District in accordance within the Section 190.002(2)(d), F.S.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the proposed District is the best possible alternative to provide public facilities and services to the Project, there are several additional factors which bear importance. As an alternative to an independent district, the City could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the Project. First, unlike a CDD, this alternative would require the City to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Project is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other City responsibilities. By contrast, if the City were to establish and administer a dependent special district, then the residents and landowners of the Project would take their grievances and desires to the City Council meetings.

Third, any debt of an independent CDD is strictly that CDD's responsibility. While it may be technically true that the debt of a City-established, dependent special district is not strictly the City's responsibility, any financial problems that a dependent special district may have may reflect on the City. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low-cost financing from the municipal capital market. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability and the CDD has the ability to enter into interlocal agreements with other units of government.

8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Star Farms at Cape Coral Community Development District.

APPENDIX A
LIST OF REPORTING REQUIREMENTS

REPORT	FL. STATUTE CITATION	DATE
Annual Financial Audit	190.008/218.39	9 months after end of Fiscal Year
Annual Financial Report	190.008/218.32	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1 - Statement of Financial Interest	112.3145	within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.08	within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	190.008	annually by June 15
Adopted Budget	190.008	annually by October 1
Public Depositor Report	280.17	annually by November 30
Notice of Establishment	190.0485	within 30 days after the effective date of an ordinance establishing the District
Notice of Public Financing	190.009	file disclosure documents in the property records of the county after financing

EXHIBIT 9

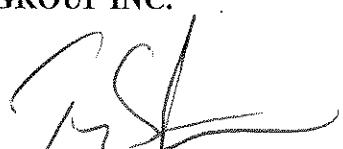
AUTHORIZATION OF AGENT

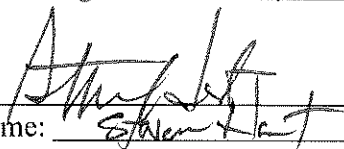
This letter shall serve as a designation of Jonathan T. Johnson of Kutak Rock, LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agents for Petitioner, Forestar (USA) Real Estate Group Inc., with regard to any and all matters pertaining to the Petition to the City of Cape Coral, Florida, to establish the Star Farms of Cape Coral Community Development District pursuant to Chapter 190, Florida Statutes. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

Witnesses:

**FORESTAR (USA) REAL ESTATE
GROUP INC.**


Print Name: Christian Cotter

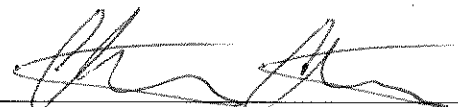

By: Anthony J. Savitelli
Its: Vice President

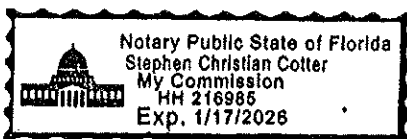

Print Name: Stephen Cotter

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of December, 2025, by Tony Squitieri, as Vice President, of Forestar (USA) Real Estate Group Inc., on behalf of said entity, who is ☒ personally known to me or ☐ produced _____ as identification.

NOTARY SEAL


NOTARY PUBLIC, STATE OF FLORIDA



Name: Christian Cotter
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)