

Prepared by:  
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**MEMORANDUM OF UNDERSTANDING**  
**REGARDING LEGAL DESCRIPTION**

THIS MEMORANDUM OF UNDERSTANDING was duly approved and adopted by the Board members of Bonita Beach Club Association, Inc. at the duly-noticed meeting of the Board of Directors called for that purpose, at which a quorum was present, held on June 27, 2025.

This Memorandum of Understanding is recorded in order to confirm the full legal description of the Bonita Beach Club, a Condominium. The legal description contained in this Memorandum of Understanding has been examined and confirmed by the Association's legal counsel. The full legal description is as follows:

**Description of Property**

A TRACT OR PARCEL OF LAND, BEING BONITA BEACH CLUB, A CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 1215, PAGE 95, AND TRACT 1 AND TRACT 2, AS RECORDED IN OFFICIAL RECORDS BOOK 1325, PAGE 1206, LESS AND EXCEPT THAT PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1215, PAGE 95, ALL RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 47 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHERNMOST CORNER OF BLOCK K, BONITA BEACH, ACCORDING TO PLACE RECORDED IN PLAT BOOK 8 AT PAGE 65 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, RUN NORTH 61°36'19" EAST FOR 50 FEET TO THE CENTERLINE OF HICKORY BOULEVARD (STATE ROAD NO. S-865); THENCE RUN NORTH 28°23'41" WEST ALONG SAID CENTERLINE FOR 399.69 FEET; THENCE RUN NORTH 24°28'41" WEST ALONG SAID CENTERLINE AND NORTHWESTERLY PROLONGATION OF SAID CENTERLINE FOR 1312.26 FEET; THENCE RUN NORTH 61°36'19" EAST FOR 50.12 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

FROM SAID POINT OF BEGINNING THENCE SOUTH 24°28'41" EAST, A DISTANCE OF 15.36 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE CUL-DE-SAC AT THE NORTHERLY END OF SAID HICKORY BOULEVARD; THENCE RUN WESTERLY AND SOUTHWESTERLY ALONG SAID RIGHT OF WAY ON A CURVE

CONCAVE SOUTHEASTERLY WITH A RADIUS OF 105.00 FEET (CHORD BEARING SOUTH 65°35'28" WEST - CHORD DISTANCE OF 100.00 FEET) FOR 106.45 FEET; THENCE NORTH 24°28'41" WEST, A DISTANCE OF 8.52 FEET; THENCE SOUTH 61°36'19" WEST, A DISTANCE OF 339.22 FEET TO A POINT ON THE EROSION CONTROL LINE BASED ON FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION MEAN HIGH WATER SURVEY FILE 1134; THENCE ALONG SAID EROSION CONTROL LINE THE FOLLOWING 28 COURSES AND DISTANCES:

1. THENCE NORTH 24°23'43" WEST, A DISTANCE OF 248.15 FEET;
2. THENCE NORTH 31°44'18" WEST, A DISTANCE OF 151.42 FEET;
3. THENCE NORTH 19°40'34" WEST, A DISTANCE OF 192.13 FEET;
4. THENCE NORTH 02°14'33" EAST, A DISTANCE OF 96.29 FEET;
5. THENCE SOUTH 82°40'56" EAST, A DISTANCE OF 9.64 FEET;
6. THENCE NORTH 14°03'49" EAST, A DISTANCE OF 86.81 FEET;
7. THENCE NORTH 18°41'08" EAST, A DISTANCE OF 47.03 FEET;
8. THENCE NORTH 13°53'50" EAST, A DISTANCE OF 99.84 FEET;
9. THENCE NORTH 30°53'02" EAST, A DISTANCE OF 11.34 FEET;
10. THENCE NORTH 72°20'07" EAST, A DISTANCE OF 15.00 FEET;
11. THENCE SOUTH 77°29'01" EAST, A DISTANCE OF 12.28 FEET;
12. THENCE SOUTH 54°00'45" EAST, A DISTANCE OF 10.24 FEET;
13. THENCE SOUTH 85°21'59" EAST, A DISTANCE OF 42.01 FEET;
14. THENCE NORTH 73°44'38" EAST, A DISTANCE OF 16.18 FEET;
15. THENCE NORTH 65°10'54" EAST, A DISTANCE OF 47.70 FEET;
16. THENCE NORTH 68°23'56" EAST, A DISTANCE OF 48.72 FEET;
17. THENCE NORTH 75°37'08" EAST, A DISTANCE OF 20.14 FEET;
18. THENCE SOUTH 83°36'07" EAST, A DISTANCE OF 23.76 FEET;
19. THENCE SOUTH 09°24'36" EAST, A DISTANCE OF 28.82 FEET;
20. THENCE NORTH 79°31'17" EAST, A DISTANCE OF 66.04 FEET;
21. THENCE SOUTH 74°51'40" EAST, A DISTANCE OF 64.67 FEET;
22. THENCE SOUTH 73°26'41" EAST, A DISTANCE OF 39.02 FEET;
23. THENCE SOUTH 53°57'01" EAST, A DISTANCE OF 26.46 FEET;
24. THENCE SOUTH 33°36'29" EAST, A DISTANCE OF 32.13 FEET;
25. THENCE SOUTH 11°55'19" EAST, A DISTANCE OF 35.77 FEET;
26. THENCE SOUTH 22°26'38" WEST, A DISTANCE OF 24.33 FEET;
27. THENCE SOUTH 08°13'07" WEST, A DISTANCE OF 93.18 FEET;
28. THENCE SOUTH 35°28'45" EAST, A DISTANCE OF 47.02 FEET;

THENCE SOUTH 81°29'27" EAST, A DISTANCE OF 35.68 FEET; THENCE SOUTH 27°13'37" EAST, A DISTANCE OF 400.04 FEET; THENCE SOUTH 61°36'19" WEST, A DISTANCE OF 123.65 FEET TO THE BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL:

FROM ABOVE MENTIONED POINT OF BEGINNING NORTH 61°36'19" EAST, A DISTANCE OF 27.86 FEET; THENCE NORTH 27°13'32" WEST, A DISTANCE OF 35.91 FEET TO THE POINT OF BEGINNING OF THE EXCEPTION. FROM SAID POINT OF BEGINNING, CONTINUE NORTH 27°13'32" WEST, A DISTANCE OF 89.02 FEET; THENCE NORTH 61°36'19" EAST, A DISTANCE OF 47.63 FEET; THENCE SOUTH 27°13'32" EAST, A DISTANCE OF 89.02 FEET; THENCE SOUTH 61°36'19" WEST, A DISTANCE OF 47.63 FEET TO THE POINT OF BEGINNING.