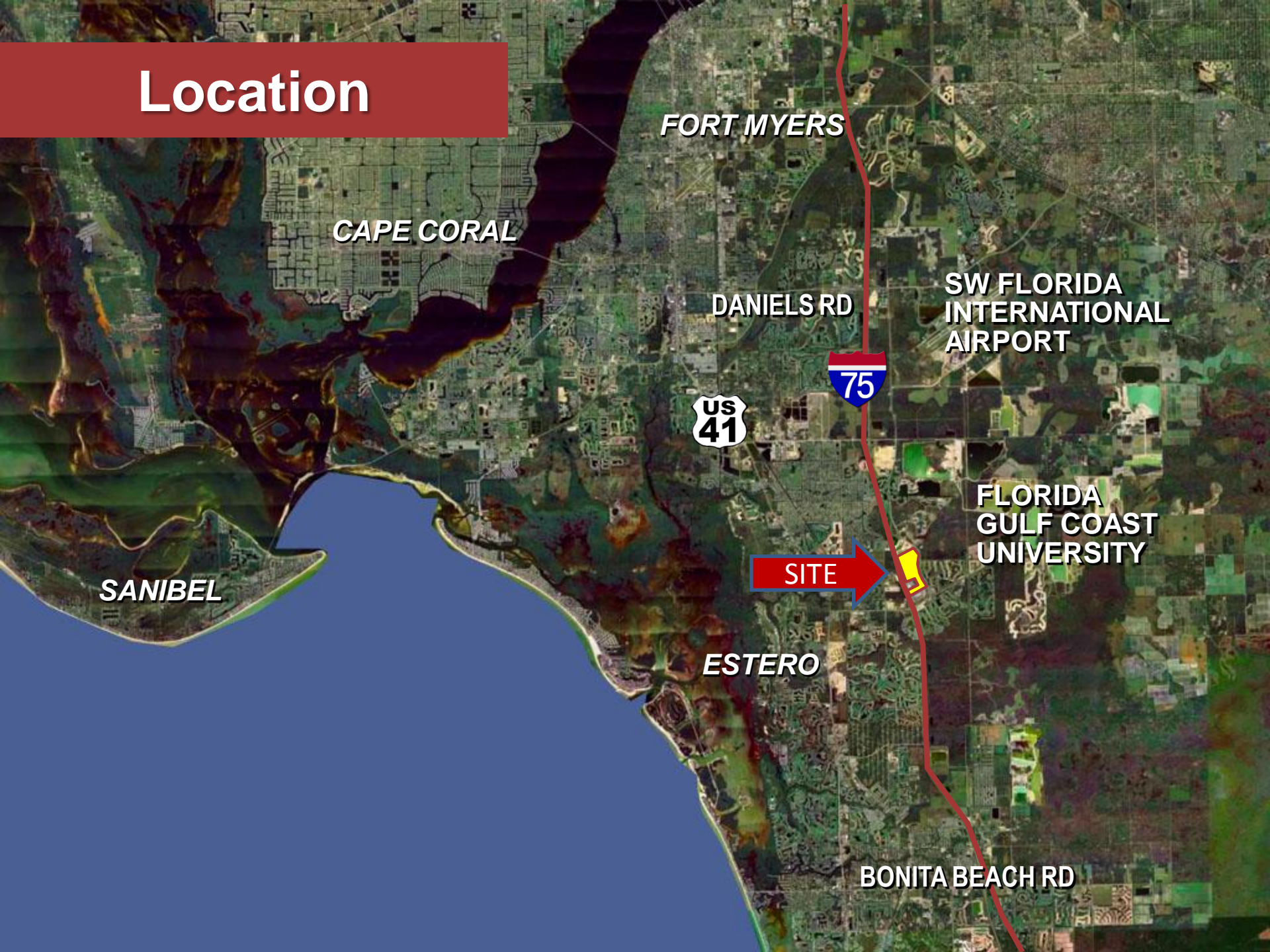




University Highland Limited Partnership



Location



FORT MYERS

CAPE CORAL

DANIELS RD

SW FLORIDA
INTERNATIONAL
AIRPORT



FLORIDA
GULF COAST
UNIVERSITY



SITE

SANIBEL

ESTERO

BONITA BEACH RD

Location

- Major roadways surround site
- Viewable from I-75
- Unique opportunities for complementary uses



GULF COAST
TOWN CENTER
MALL



BEN HILL GRIFFIN
PARKWAY

FLORIDA
GULF COAST
UNIVERSITY



ESTERO PARKWAY

FREE OAKS
PARKWAY



GERMAIN
ARENA

MIROMAR
OUTLET MALL

CORKSCREW ROAD

Location

**TOTAL
SIZE**

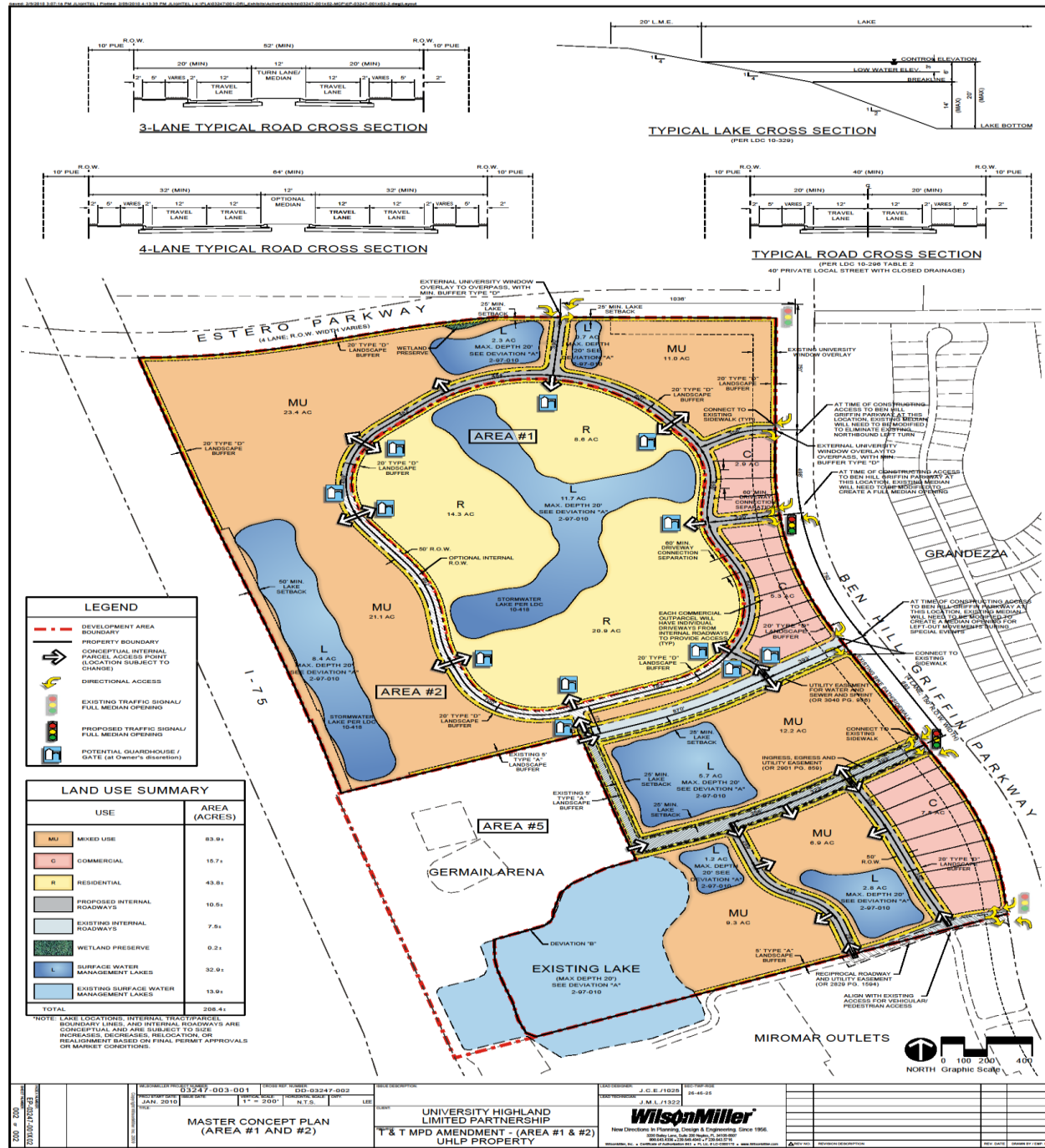
208± Acres

Site outlined in
Yellow





Approved Master Concept Plan

- 1300 Residential Units
- 200 Hotel Rooms
- 150,000 SF Office
- 100,000 SF Retail
- ALF/CCRC Use

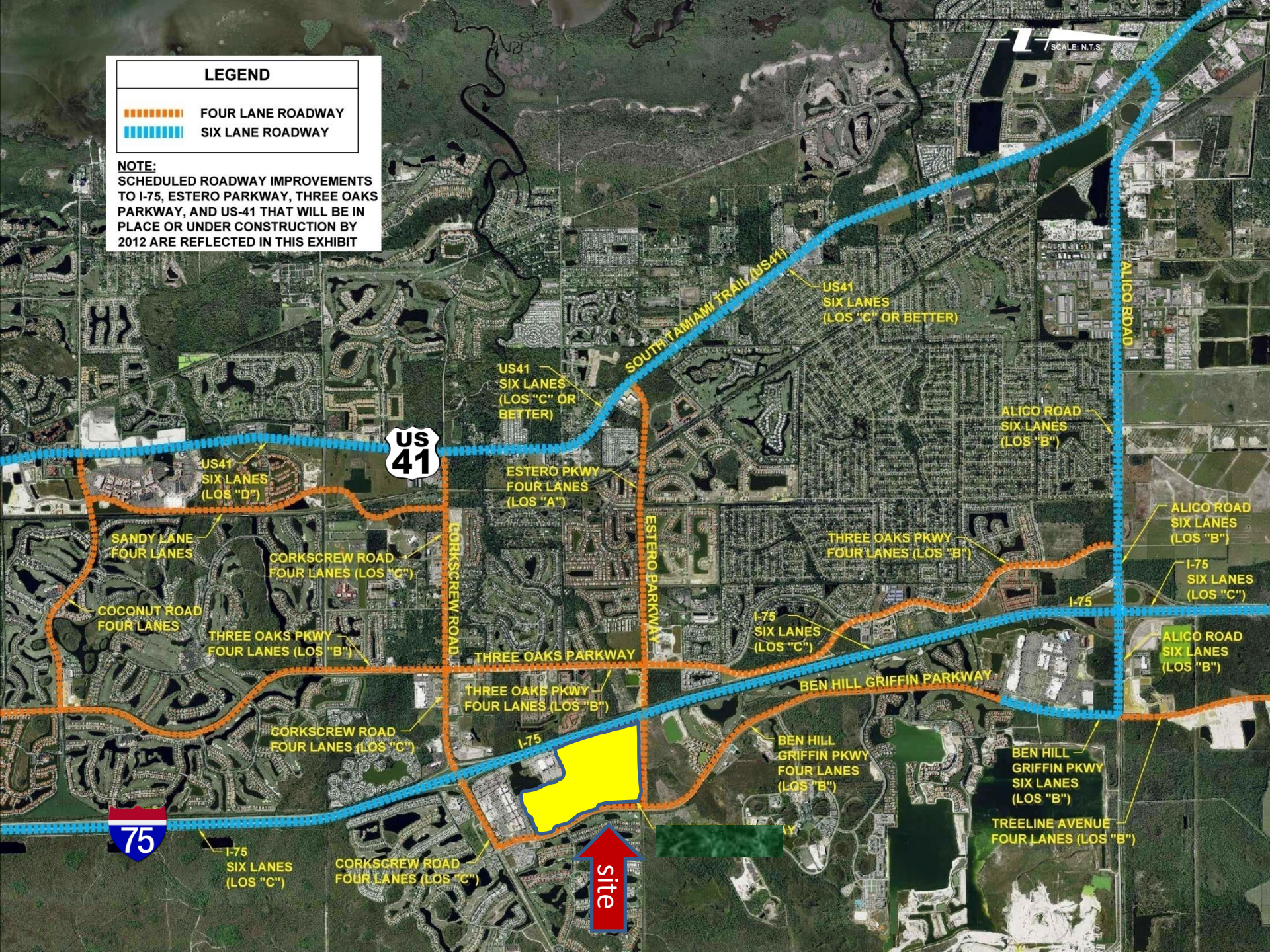


SCALE: N.T.S.

LEGEND

-  FOUR LANE ROADWAY
-  SIX LANE ROADWAY

NOTE:
 SCHEDULED ROADWAY IMPROVEMENTS TO I-75, ESTERO PARKWAY, THREE OAKS PARKWAY, AND US-41 THAT WILL BE IN PLACE OR UNDER CONSTRUCTION BY 2012 ARE REFLECTED IN THIS EXHIBIT



US41
 SIX LANES
 (LOS "D")

US41
 SIX LANES
 (LOS "C" OR
 BETTER)

US41
 SIX LANES
 (LOS "C" OR
 BETTER)

ALIGO ROAD
 SIX LANES
 (LOS "B")

ALIGO ROAD
 SIX LANES
 (LOS "B")

I-75
 SIX LANES
 (LOS "C")

ALIGO ROAD
 SIX LANES
 (LOS "B")

SANDY LANE
 FOUR LANES

CORKSCREW ROAD
 FOUR LANES (LOS "C")

ESTERO PKWY
 FOUR LANES
 (LOS "A")

THREE OAKS PKWY
 FOUR LANES (LOS "B")

COCONUT ROAD
 FOUR LANES

THREE OAKS PKWY
 FOUR LANES (LOS "B")

THREE OAKS PARKWAY

I-75
 SIX LANES
 (LOS "C")

THREE OAKS PKWY
 FOUR LANES (LOS "B")

BEN HILL GRIFFIN PARKWAY

CORKSCREW ROAD
 FOUR LANES (LOS "C")

BEN HILL
 GRIFFIN PKWY
 FOUR LANES
 (LOS "B")

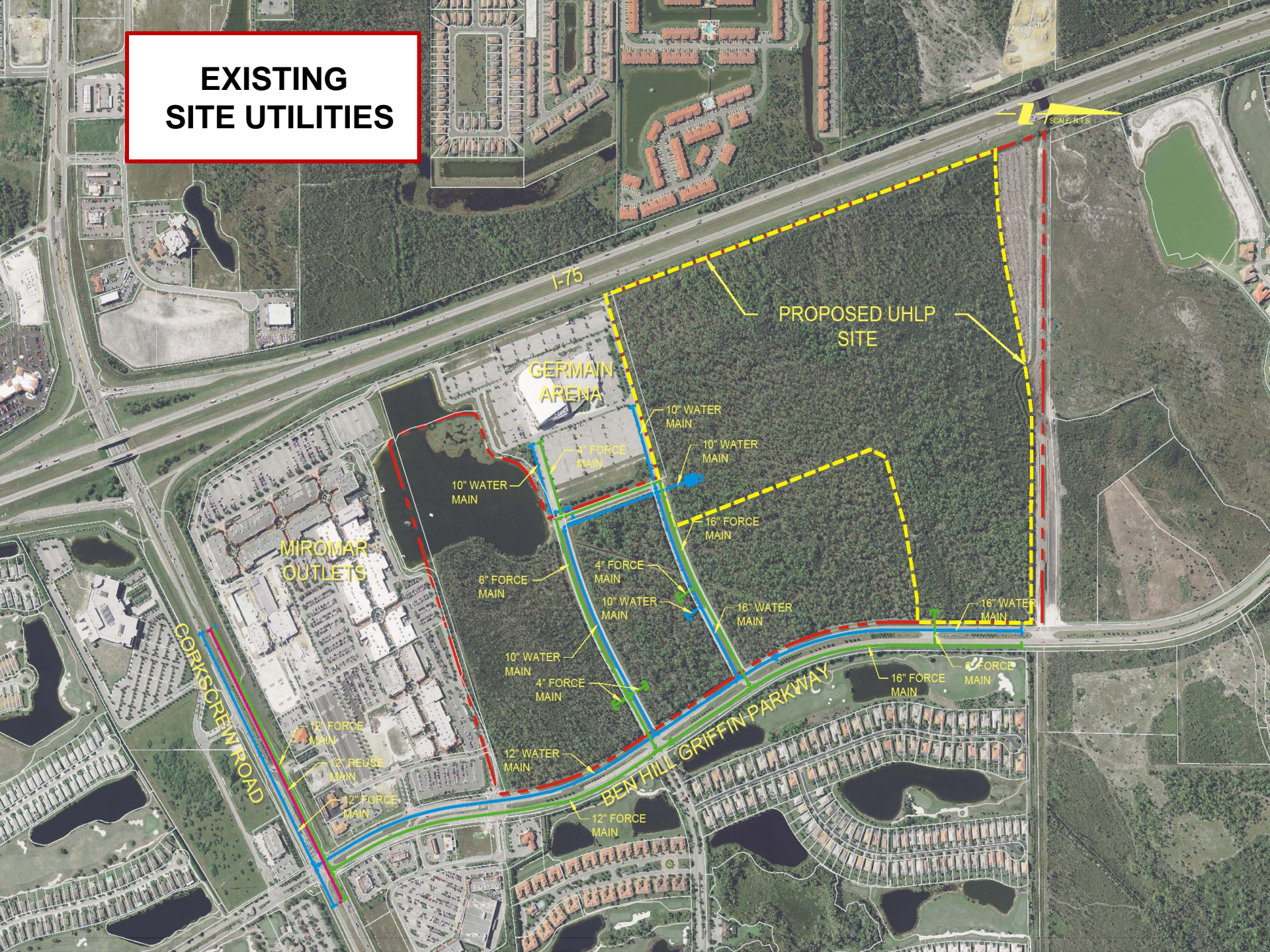
BEN HILL -
 GRIFFIN PKWY
 SIX LANES
 (LOS "B")

I-75
 SIX LANES
 (LOS "C")

CORKSCREW ROAD
 FOUR LANES (LOS "C")

TREELINE AVENUE
 FOUR LANES (LOS "B")

EXISTING SITE UTILITIES



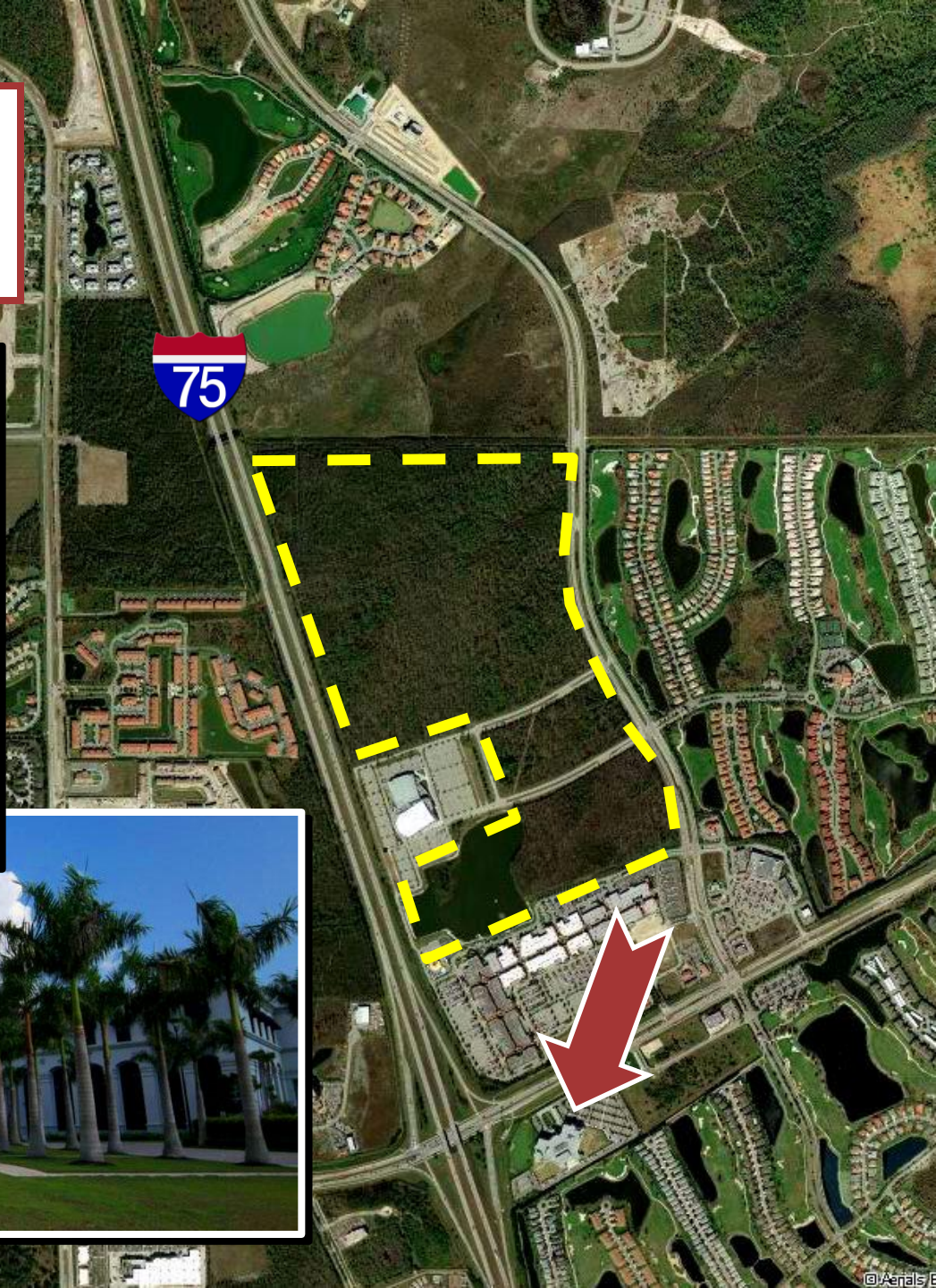
Germain Arena



Miromar Outlet Mall



International Design Center



Stoneybrook RESIDENTIAL



Grandeza RESIDENTIAL



Miromar Lakes



Florida Gulf Coast University



Estero Parkway



Major Shopping Malls & Dining

1	Miromar Outlets	0.5 miles
2	Gulf Coast Town Center	3.4 miles
3	Coconut Point Mall	3.5 miles



Resort Hotels

1

**Hyatt Coconut
Point**

4.5 miles



Airport

1

Southwest Florida
International
Airport

6.0 miles

