

**Lee County Board of County Commissioners
Agenda Item Summary**

Blue Sheet No. 20021497

1. REQUESTED MOTION:

ACTION REQUESTED: Approve the acquisition of Parcel 106 by accepting two perpetual easements for the Cypress Lake Drive Widening, Project No. 4064; pay necessary costs and fees to close; authorize the Division of County Lands to handle and accept all documentation necessary to complete this transaction.

WHY ACTION IS NECESSARY: All real estate acquisitions must be approved by the Board of County Commissioners pursuant to Florida Statute.

WHAT ACTION ACCOMPLISHES: Acquires the easement during the voluntary phase of the project, thereby the Board avoids the need to exercise its power of Eminent Domain at a future date.

2. DEPARTMENTAL CATEGORY: 06
COMMISSION DISTRICT #: 3 *C6B*

3. MEETING DATE:
03-18-2003

4. AGENDA:
 CONSENT ADMINISTRATIVE
 APPEALS
 PUBLIC
 WALK ON
TIME REQUIRED:

5. REQUIREMENT/PURPOSE:
(Specify)
 STATUTE 73.125
 ORDINANCE
 ADMIN.
 OTHER

6. REQUESTOR OF INFORMATION
A. COMMISSIONER
B. DEPARTMENT Independent
C. DIVISION County Lands
BY: Karen L. W. Forsyth, Director *[Signature]*

7. BACKGROUND: Cypress Lake Drive Widening, Project No. 4064, will improve Cypress Lake Drive, from near Summerlin Road to Cypress Trace near US 41 in South Fort Myers, to an urban arterial with six lanes, raised median, landscaping, sidewalks, utilities, and a traffic signal at Cypress Lake Drive, Reflection Lakes Parkway and Pebble Beach Drive. The four major property owners at this intersection have contributed a total of \$85,000 towards the construction cost of the signal and donated the necessary easements for the signal equipment.

The parent tract known as Reflection Lakes Commercial Center and identified as STRAP No. 23-45-24-07-0000B.0000, contains approximately 142,292 square feet of commercial land, improved with five buildings totaling 25,623 square feet. This acquisition consists of a Grant of Perpetual Public Easement for curb, gutter, sidewalk, and connection to existing in Reflection Lakes Master Association's common area, and a Grant of Perpetual Traffic Signal Easement at the intersection of Reflection Lakes Parkway, Lake Breeze Drive and Cypress Lake Drive. The total acquisition area is approximately 814 square feet, located at 7880 Summerlin Lakes Drive, Fort Myers, Florida.

The owner, Phoenix Equities/DHDC Reflection Lakes, LLP, a Florida Limited Liability Partnership, has agreed to donate the easements for the subject parcel. Lee County will be required to pay customary title examination, search and closing fees, title insurance, documentary stamps, and recording fees totaling approximately \$600; and costs of approximately \$1,500 to obtain voluntary subordination of mortgage.

Staff recommends the Board approve the requested motion.

ATTACHMENTS:
Traffic Signal Easement
Public Easement
Partnership Affidavit
Updated In-House Title Search

Funds are available in Account No. 20406418804.506110
204064 - Cypress Lake Drive Widening
18804 - Road Impact Fees - S.M./San Carlos
506110 - Purchase of Land & Related Costs

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
<i>[Signature]</i>			<i>[Signature]</i>	<i>[Signature]</i> 3-3-03	QA <i>[Signature]</i> 3-4-03	OM <i>[Signature]</i> 3/4/03	RISK <i>[Signature]</i> 3/20/03	GC <i>[Signature]</i> 3-4-03	<i>[Signature]</i>

10. COMMISSION ACTION:
 APPROVED
 DENIED
 DEFERRED
 OTHER

Rec. by CoAtty
Date: 2/25/03
Time: 1:00PM
Forwarded To:
CO. ADM.
3/4/03 10 AM

RECEIVED BY
COUNTY ADMIN. *EW*
3-4-03
10:15
COUNTY ADMIN.
FORWARDED TO: *BH*
3/5 2003

REC'D.
by CO. ATTY.
CO. ATTY.
FORWARDED TO:

This instrument prepared by:
Lee County
County Lands
Post Office Box 398
Fort Myers, Florida 33902-0398

Parcel: 106
Project: Cypress Lake Drive - 4064
Legal 106E, Signal Easement
STRAP No.: 23-45-24-07-0000B.0000

ORIGINAL DOCUMENTS RETAINED IN
COUNTY LANDS FILES FOR HANDLING
UPON BOARD ACCEPTANCE.

**GRANT OF PERPETUAL
TRAFFIC SIGNAL EASEMENT**

This INDENTURE, made and entered into this 6th day of February, 2003, between PHOENIX EQUITIES/DHDC Reflection Lakes, LLP, a Florida Limited Liability Partnership, Owner, whose address is 15051 South Tamiami Trail, Suite 203, Fort Myers, Florida 33908 hereinafter "Grantor", and LEE COUNTY, a political subdivision of the State of Florida, whose address is Post Office Box 398, Fort Myers, Florida 33902-0398 hereinafter "Grantee":

WITNESSETH:

1. In consideration of the benefits to be derived from the project, Grantor waives the right to any compensation from the Grantee and hereby grants, donates, and transfers to the Grantee, its successors and assigns, the use of a perpetual public easement situated in Lee County, Florida, and located and described as set forth in Exhibit "A" attached.

2. Grantee, its successors, appointees and assigns, are granted ingress and egress and the right, privilege, and authority to construct, replace, renew, extend and maintain a public roadway traffic signal, signalization equipment including overhead signal pole, and appurtenances, to be located on, under, across, and through the easement which is located on the property described in Exhibit "A", with the additional right, privilege and authority to remove, replace, repair and enlarge said signal system within the easement.

3. The Grantor may not construct any structures within said easement, nor will any foliage be placed in said easement.

4. Title to the constructed improvements will remain in the Grantee, Grantee's successors, appointees and/or assigns.

5. Subject to any existing easements for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and telephone and cable television lines covering the land herein described, Grantor covenant that they are lawfully seized and possessed of the described real property in Exhibit "A", have good and lawful right and power to sell and convey it, and that the property is free and clear of all liens and encumbrances, except as herein stated, and accordingly, Grantor will forever warrant and defend the title and terms to this said easement and the quiet possession thereof against all claims and demands of all other entities.

6. Grantor, its heirs, successors or assigns, will indemnify and hold the Grantee harmless for any consequential damages to any houses, fences, buildings, carports, garages, storage sheds or any other structures subsequently constructed by Grantor in violation of paragraph 3. within the above easement, resulting from the required activities of the Grantee for any construction, maintenance or repairs to the signal system located within the above-described easement.

7. Grantee will have a reasonable right of access across Grantor's property for the purposes of reaching the described easement in Exhibit "A" on either paved or unpaved surfaces. Any damage to Grantor's property or permitted improvements resulting from use of the access to property described in Exhibit "A" or the Grant of Perpetual Traffic Signal Easement construction, maintenance, or repairs located within the easement will be restored, to the extent reasonably practicable, by the Grantee, to the condition in which it existed prior to the damage. The completed work includes, but not be limited to, restoring or replacing sod, mailboxes, driveways, sprinkler systems, and landscaping. COUNTY agrees to coordinate each activity contemplated within the easement area in advance with the manager of the U.S. Postal Service, so as not to interfere with Postal Service operations.

8. GRANTEE will be liable for money damages in tort for any injury to or loss of property, personal injury, or death caused by the negligent or wrongful act(s) or omission(s) of any official or employee of the County while acting within the scope of the official's or employee's office or employment under circumstances in which a private person would be found to be liable in accordance with the general laws

of the State of Florida, and subject to the limitations as set out in Section 768.28, Florida Statutes, as it may be revised, amended or renumbered from time to time.

9. THIS AGREEMENT is binding upon the parties, their successors and assigns.

IN WITNESS WHEREOF, PHOENIX EQUITIES/DHDC Reflection Lakes, LLP, a Florida Limited Liability Partnership, OWNER, has caused this document to be signed on the date first above written.

PHOENIX EQUITIES/DHDC-REFLECTION LAKES, L.L.P., a Florida limited liability partnership

TWO SEPARATE WITNESSES:

PHOENIX EQUITIES LTD., a Florida limited liability Partnership, general partner
BY: PHOENIX EQUITIES, INC.,
A Florida corporation, general partner

[Signature]
1st Witness Signature

By: [Signature] 2-6-03
Edward D. Adkins, Date
President

Jacques Jawler
Printed name of 1st Witness

[Signature]
2nd Witness Signature

Cindy A. Stratton
Printed name of 2nd Witness

BY: DHDC, L.L.C., a Florida limited liability company, general partner

[Signature]
1st Witness Signature

By: [Signature] 2/10/03
David Corash, Date
Manager

MARGARITA Oribe
Printed name of 1st Witness

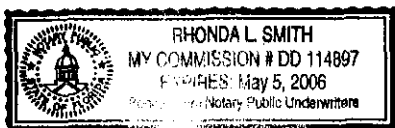
[Signature]
2nd Witness Signature

Katrina Cristobal
Printed name of 2nd Witness

ORIGINAL DOCUMENTS RETAINED IN
COUNTY LANDS FILES FOR HANDLING
UPON BOARD ACCEPTANCE

STATE OF Florida)
)
COUNTY OF Lee)

The foregoing instrument was acknowledged before me this 14th
day of February, 2003, by EDWARD D. ADKINS as President of PHOENIX
EQUITIES, INC., a Florida corporation, as general partner of PHOENIX
EQUITIES, LTD., a Florida limited partnership, as general partner of
PHOENIX EQUITIES/DHDC - REFLECTION LAKES, L.L.P., a Florida limited
liability partnership who is personally known to me, ~~or who has produced~~
as identification.



Rhonda L. Smith
(Signature of Notary Public)

Rhonda L. Smith
(Name typed, printed or stamped)
(Title or Rank)
(Serial Number, if any)

STATE OF Florida)
)
COUNTY OF Wade)

The foregoing instrument was acknowledged before me this 11th
day of February, 2003, by DAVID CORASH as Manager of DHDC, L.L.C., a
Florida limited liability company, as general partner of PHOENIX
EQUITIES/DHDC - REFLECTION LAKES, L.L.P., a Florida limited liability
partnership who is personally known to me, or who has produced
as identification.



Elsa Cristobal
(Signature of Notary Public)
Commission # DD174744
Expires: Feb 07, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

ELSA CRISTOBAL
(Name typed, printed or stamped)
(Title or Rank)
(Serial Number, if any)

COUNTY PROJ. NO.
CN-97-01

COUNTY PROJ. NO. CN-97-01 (S.T.A. NO. 18) CYPRESS LAKE DRIVE LEE COUNTY DESCRIPTION

PARCEL 106

ORIGINAL DOCUMENTS RETAINED IN
COUNTY LANDS FILES FOR HANDLING
UPON BOARD ACCEPTANCE

PERPETUAL EASEMENT

That portion of Tract B, Reflection Lakes Commercial Center, a subdivision in Section 23,
Township 45 South, Range 24 East, as per plat thereof recorded in Plat Book 64, Page 70, Public
Records of Lee County, Florida.

Being more particularly described as follows:

COMMENCE at the northeast corner of said Tract B; said point lying S 00°51'22" E, a distance
of 65.00 feet from survey base line station 136+69.93 of Cypress Lake Drive (per Lee County
Project Number CN-97-01, Contract Number III, Supplemental Task Authorization Number 18); thence
along the east line of said Tract B, S 00°51'22" E, a distance of 12.00 feet to the POINT OF
BEGINNING; said point lying on the southerly existing right of way line of Cypress Lake Drive
(per Official Record Book 3217, Page 2802); thence along said east line, S 00°51'22" E, a
distance of 37.92 feet; thence N 49°24'00" W a distance of 57.27 feet to said southerly
existing right of way line; thence along said existing right of way line, N 89°08'38" E, a
distance of 42.92 feet to the POINT OF BEGINNING.

Said lands containing 814 square feet, more or less.

NOT A SURVEY

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

PREPARED BY:
AIM ENGINEERING & SURVEYING, INC.

[Signature] 10-16-02

809 L. POTTER
REGISTERED SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5688
LICENSED BUSINESS #3114

AIM ENGINEERING & SURVEYING, INC.
5300 LEE BLVD.
P.O. BOX 1235
LEHIGH ACRES
FLORIDA 33970
1-800-226-4569
FX:239/332-8734



CHANGE R/W TO EASEMENT	BLQ	10/16/02
REVISION	BY	DATE

DEPARTMENT OF TRANSPORTATION LEE COUNTY			
PERPETUAL EASEMENT SKETCH			
CYPRESS LAKE DRIVE		LEE COUNTY	
BY	DATE	APPROVED BY	DATE
PRELIM DKT	4-17-01		
FINAL DKT	4-19-01		
CHECKED MJZ	4-19-01		
MAPS PREPARED BY AIM ENG. & SURVEYING, INC.		FIELD BOOK NO.'S N/A	
S.T.A. NO. 18		SCALE: N/A	
CONTRACT No. III		SHEET 1 OF 2	

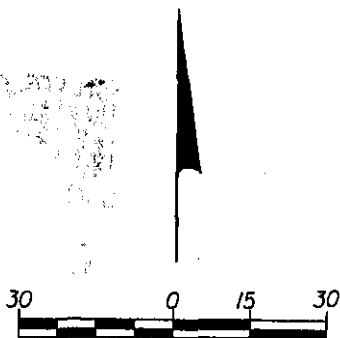
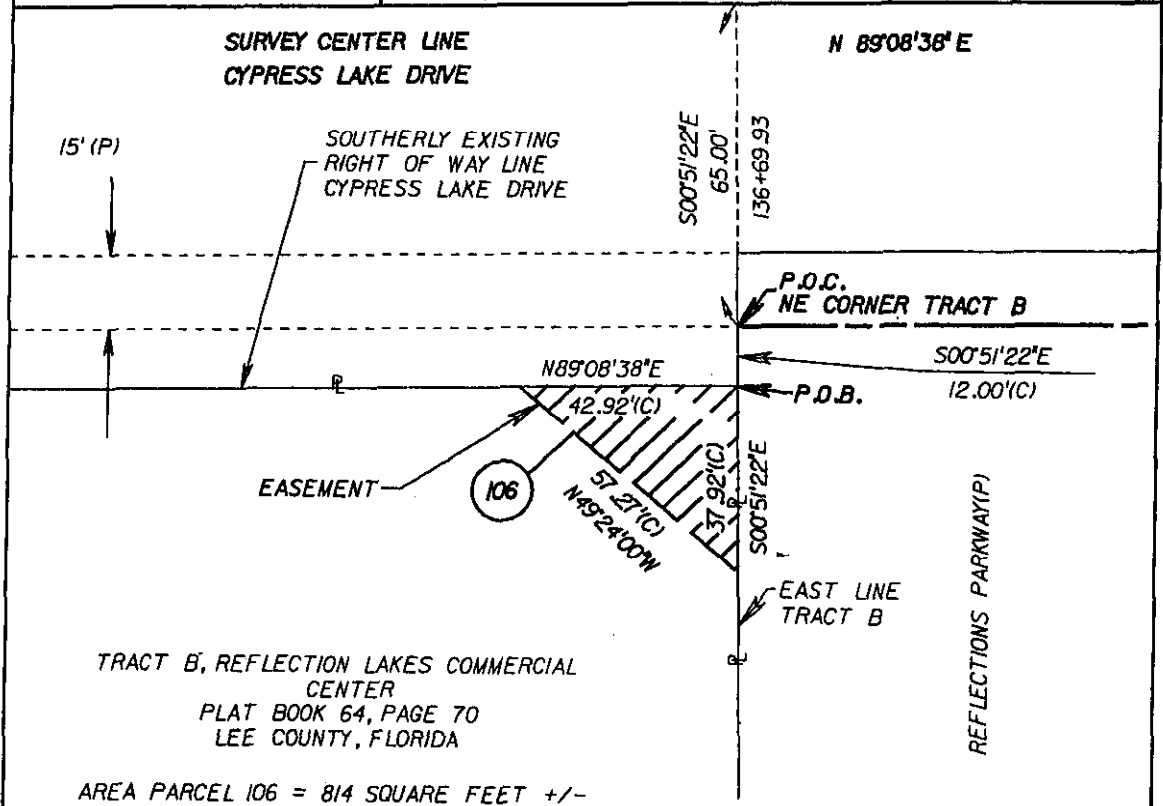
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Exhibit "A"

Page 2 of 2 ORIGINAL DOCUMENTS RETAINED IN COUNTY LANDS FILES FOR HANDLING UPON BOARD ACCEPTANCE

136

137



NOT A SURVEY

DEPARTMENT OF TRANSPORTATION LEE COUNTY			
PERPETUAL EASEMENT SKETCH			
CYPRESS LAKE DRIVE		LEE COUNTY	
BY	DATE	APPROVED BY	DATE
PRELIM DKT	4-17-01		
FINAL DKT	4-19-01		
CHECKED MJZ	4-19-01		
MAPS PREPARED BY AIM ENG. & SURVEYING, INC.		FIELD BOOK NO.'S N/A	
S.T.A. NO. 18		SCALE: 1" = 30'	
CONTRACT No. 111			SHEET 2 OF 2

AIM ENGINEERING & SURVEYING, INC.
5300 LEE BLVD.
P.O. BOX 1235
LEHIGH ACRES
FLORIDA 33070
1-800-226-4569
FL2239/232-8734

CHANGE R/W TO EASEMENT	BLB	10/16/02
REVISION	BY	DATE

1106-02.dgn 10/16/02 04:00:29 PM

This instrument prepared by:

Lee County

County Lands

Post Office Box 398

Fort Myers, Florida 33902-0398

ORIGINAL DOCUMENTS RETAINED IN
COUNTY LANDS FILES FOR HANDLING
UPON BOARD ACCEPTANCE.

Parcel: 106

Project: Cypress Lake Drive

Widening Project NO. 4064

STRAP No.: 23-45-24-07-0000B.0000

GRANT OF PERPETUAL

PUBLIC EASEMENT

This INDENTURE, made and entered into this 6th day of February, 2003, between PHOENIX EQUITIES/DHDC Reflection Lakes, LLP, a Florida Limited Liability Partnership, Owner, whose address is 15051 South Tamiami Trail, Suite 203, Fort Myers, Florida 33908 hereinafter "Grantor", and LEE COUNTY, a political subdivision of the State of Florida, whose address is Post Office Box 398, Fort Myers, Florida 33902-0398 hereinafter "Grantee":

WITNESSETH:

1. In consideration of the benefits to be derived from the project, Grantor waives the right to any compensation from the Grantee and hereby grants, donates, and transfers to the Grantee, its successors and assigns, the use of a perpetual public easement situated in Lee County, Florida, and located and described as set forth in Exhibit "A" attached.

2. Grantee, its successors, appointees and assigns, are granted ingress and egress and the right, privilege, and authority to construct, replace, renew, extend, and maintain a type "F" curb and gutter and a sidewalk/bikepath in accordance with the Plan and Profile as shown in Exhibit "B", to be located on, under, across, and through the easement which is located on the property described in Exhibit "A", with the additional right, privilege and authority to connect all new construction to the curbs, gutters and sidewalk existing prior to construction outside of the Exhibit "A" parcel as shown on Exhibit "B".

3. The Grantor will not construct any structures within said easement, nor will any foliage be placed in said easement.

4. Title to the improvements constructed hereunder will remain in the Grantee, Grantee's successors, appointees or assigns.

Grant of Public Easement

Project: Cypress Lake Drive Widening Project No. 4064

Page 2

ORIGINAL DOCUMENTS RETAINED IN
COUNTY LANDS FILES FOR HANDLING
UPON BOARD ACCEPTANCE

5. Subject to any existing easements for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and telephone and cable television lines covering the land herein described, Grantor covenant that they are lawfully seized and possessed of the described real property in Exhibit "A", have good and lawful right and power to sell and convey it, and that the property is free and clear of all liens and encumbrances, except as herein stated, and accordingly, Grantor will forever warrant and defend the title and terms to this said easement and the quiet possession thereof against all claims and demands of all other entities.

6. Grantor, its heirs, successors or assigns, will indemnify and hold the Grantee harmless for any consequential damages to any houses, fences, buildings, carports, garages, storage sheds or any other structures subsequently constructed by Grantor in violation of paragraph 3. within the above easement, which results from the required activities of the Grantee for any construction, maintenance or repairs to the curb and gutter located within the above-described easement.

7. GRANTEE will be liable for money damages in tort for any injury to or loss of property, personal injury, or death caused by the negligent or wrongful act(s) or omission(s) of any official or employee of the County while acting within the scope of the official's or employee's office or employment under circumstances in which a private person would be found to be liable in accordance with the general laws of the State of Florida, and subject to the limitations as set out in Section 768.28, Florida Statutes, as it may be revised, amended or renumbered from time to time.

8. GRANTEE will have reasonable right of access across OWNER's property for the purposes of connecting new curb, gutter, and sidewalk/bikepath to existing and reaching property described in Exhibit "A" on either paved or unpaved surfaces. Any damage to OWNER's property or permitted improvements thereon as the result of such access to Exhibit "A" or the construction referred to in this agreement will be restored by the COUNTY to the condition in which it existed prior to the damage, as is reasonably practicable. The completed work shall include, but not be limited to, restoring or replacing sod, mailboxes, driveways, sprinkler systems, and landscaping. COUNTY agrees to coordinate each activity with this agreement in advance with the manager of the U.S. Postal Service, so as not to interfere with Postal Service operations.

9. THIS AGREEMENT will be binding upon the parties hereto,
their successors and assigns.

IN WITNESS WHEREOF, PHOENIX EQUITIES/DHDC Reflection Lakes, LLP, a
Florida Limited Liability Partnership, OWNER, has caused this document to
be signed on the date first above written.

PHOENIX EQUITIES/DHDC-REFLECTION
LAKES, L.L.P., a Florida limited
liability partnership

TWO SEPARATE WITNESSES:

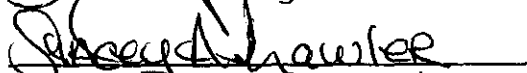
PHOENIX EQUITIES LTD., a Florida
limited liability Partnership, general
partner

BY: PHOENIX EQUITIES, INC.,
A Florida corporation, general
partner



1st Witness Signature

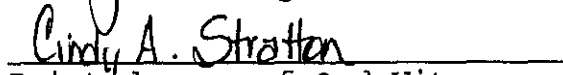
By:  2-6-03
Edward D. Adkins, Date
President



Printed name of 1st Witness



2nd Witness Signature

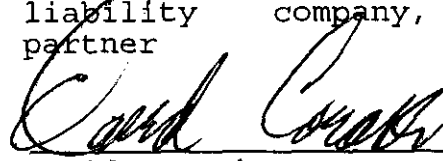


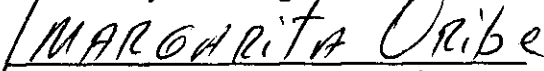
Printed name of 2nd Witness

BY: DHDC, L.L.C., a Florida limited
liability company, general
partner



1st Witness Signature


By:  2/10/03
David Corash, Date
Manager



Printed name of 1st Witness



2nd Witness Signature



Printed name of 2nd Witness

Grant of Public Easement
Project: Cypress Lake Drive Widening Project
Page 4

ORIGINAL DOCUMENTS RETAINED IN
COUNTY LANDS FILES FOR HANDLING
UPON BOARD ACCEPTANCE.

STATE OF Florida)
)
COUNTY OF Lee)

The foregoing instrument was acknowledged before me this 10th
day of February, 2003, by EDWARD D. ADKINS as President of PHOENIX
EQUITIES, INC., a Florida corporation, as general partner of PHOENIX
EQUITIES, LTD., a Florida limited partnership, as general partner of
PHOENIX EQUITIES/DHDC - REFLECTION LAKES, L.L.P., a Florida limited
liability partnership who is personally known to me, or who has
produced _____ as identification.



Rhonda L. Smith
(Signature of Notary Public)

Rhonda L. Smith
(Name typed, printed or stamped)
(Title or Rank)
(Serial Number, if any)

STATE OF Florida)
)
COUNTY OF Dade)

The foregoing instrument was acknowledged before me this 11
day of February 2003, by DAVID CORASH as Manager of DHDC, L.L.C.,
a Florida limited liability company, as general partner of PHOENIX
EQUITIES/DHDC - REFLECTION LAKES, L.L.P., a Florida limited liability
partnership who is personally known to me, or who has produced
N/A as identification.



Elsa Cristobal
(Signature of Notary Public)
Commission # DD 127744
Expires: Feb 07, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

ELSA CRISTOBAL
(Name typed, printed or stamped)
(Title or Rank)
(Serial Number, if any)

COUNTY PROJ. NO.
CN-97-01

COUNTY PROJ. NO. CN-97-01 (S.T.A. NO. 18) CYPRESS LAKE DRIVE LEE COUNTY DESCRIPTION

ORIGINAL DOCUMENTS RETAINED IN
COUNTY LANDS FILES FOR HANDLING
UPON BOARD ACCEPTANCE

PARCEL 106

PERPETUAL EASEMENT

That portion of Tract B, Reflection Lakes Commercial Center, a subdivision in Section 23, Township 45 South, Range 24 East, as per plat thereof recorded in Plat Book 64, Page 70, Public Records of Lee County, Florida.

Being more particularly described as follows:

COMMENCE at the northeast corner of said Tract B; said point lying S 00°51'22" E, a distance of 65.00 feet from survey base line station 136+69.93 of Cypress Lake Drive (per Lee County Project Number CN-97-01, Contract Number III, Supplemental Task Authorization Number 18) thence along the east line of said Tract B, S 00°51'22" E, a distance of 12.00 feet to the POINT OF BEGINNING; said point lying on the southerly existing right of way line of Cypress Lake Drive (per Official Record Book 3217, Page 2802); thence along said east line, S 00°51'22" E, a distance of 37.92 feet; thence N 49°24'00" W a distance of 57.27 feet to said southerly existing right of way line; thence along said existing right of way line, N 89°08'38" E, a distance of 42.92 feet to the POINT OF BEGINNING.

Said lands containing 814 square feet, more or less.

NOT A SURVEY

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

PREPARED BY:
AIM ENGINEERING & SURVEYING, INC.

[Signature] 10-16-02
BOB L. POTTER
REGISTERED SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5688
LICENSED BUSINESS #3114



CHANGE R/W TO EASEMENT	BLG	10/16/02
REVISION	BY	DATE

DEPARTMENT OF TRANSPORTATION LEE COUNTY			
PERPETUAL EASEMENT SKETCH			
CYPRESS LAKE DRIVE		LEE	COUNTY
BY	DATE	APPROVED BY	DATE
PRELIM DKT	4-17-01		
FINAL DKT	4-18-01		
CHECKED	BJZ	4-19-01	
MAPS PREPARED BY AIM ENG. & SURVEYING, INC.		FIELD BOOK NO.'S N/A	
S.T.A. NO. 18		SCALE: N/A	
CONTRACT No. 111		SHEET 1 OF 2	

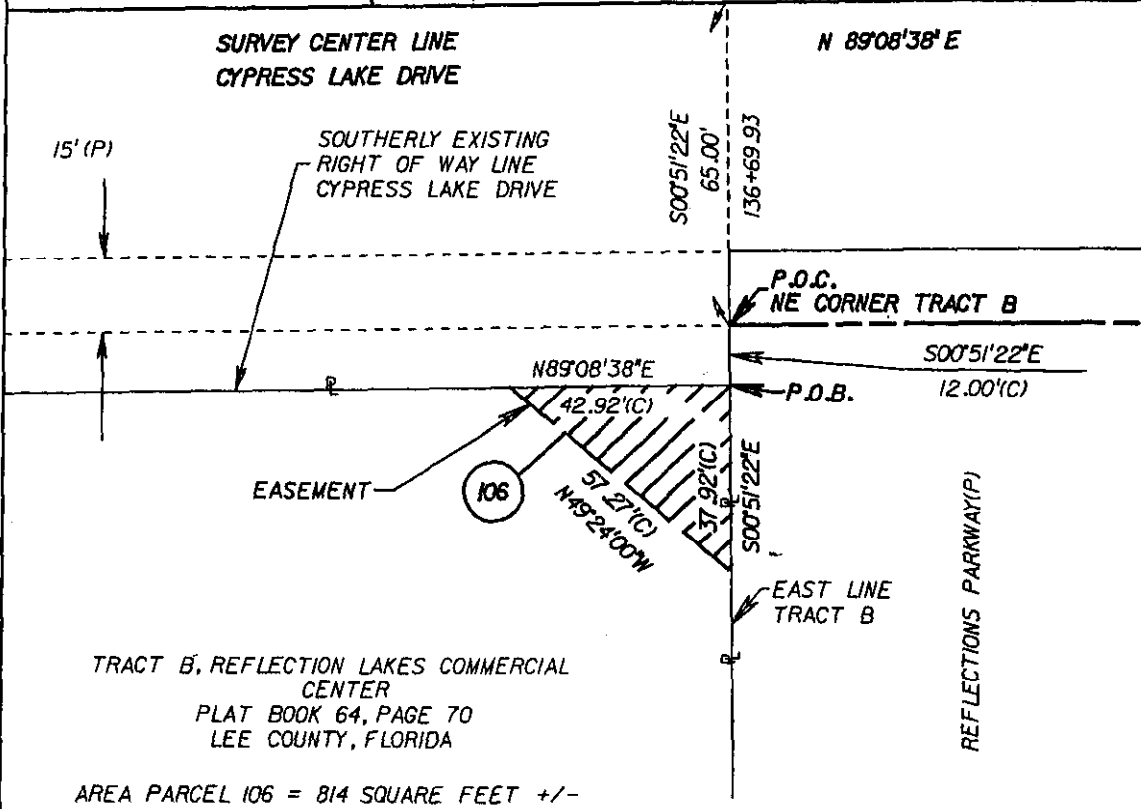
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Exhibit "A"

Page 2 of ~~2~~ ORIGINAL DOCUMENTS RETAINED IN COUNTY LANDS FILES FOR HANDLING UPON BOARD ACCEPTANCE.

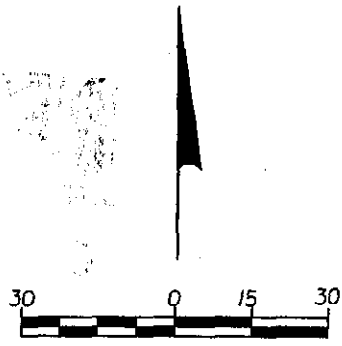
136

137



TRACT B, REFLECTION LAKES COMMERCIAL CENTER
 PLAT BOOK 64, PAGE 70
 LEE COUNTY, FLORIDA
 AREA PARCEL 106 = 814 SQUARE FEET +/-

NOT A SURVEY



DEPARTMENT OF TRANSPORTATION LEE COUNTY			
PERPETUAL EASEMENT SKETCH			
CYPRESS LAKE DRIVE		LEE COUNTY	
BY	DATE	APPROVED BY	DATE
PRELIM DKT	4-17-01		
FINAL DKT	4-18-01		
CHECKED	HAJZ	4-18-01	
MAPS PREPARED BY ATM ENG. & SURVEYING, INC.		FIELD BOOK NO.'S N/A	
S.T.A. NO. 18		SCALE: 1" = 30'	
CONTRACT No. 111		SHEET 2 OF 2	

ATM ENGINEERING & SURVEYING, INC.
 5300 LEE BLVD.
 P.O. BOX 1238
 LEHIGH ACRES
 FLORIDA 33970
 1-800-226-4569
 FAX: 239/332-8724

CHANGE R/W TO EASEMENT	BLB	10/16/02
REVISION	BY	DATE

10/16/02 04:03:29 PM

Prepared by:

Lee County
Division of County Lands
PO Box 398
Fort Myers, FL 33902-0398

ORIGINAL DOCUMENTS RETAINED IN
COUNTY LANDS FILES FOR HANDLING
UPON BOARD ACCEPTANCE.

PARTNERSHIP AFFIDAVIT AND CERTIFICATE OF AUTHORITY

STATE OF FLORIDA
COUNTY OF LEE

BEFORE ME, a duly commissioned Notary Public in and for the State and County aforesaid, personally appeared **Edward D. Adkins** who, after being duly sworn as required by laws, deposes and says:

1. Phoenix Equities/DHDC-Reflection Lakes, L.L.P., a Florida limited liability partnership, is currently in existence under a valid partnership agreement, has not been dissolved and the partnership agreement has been in full force and effect during the entire time the partnership has held title to the real property described in Exhibit "A", attached and a part hereof.

2. Phoenix Equities/DHDC-Reflection Lakes, L.L.P., a Florida limited liability partnership, the Grantee in that certain deed dated May 3, 2001, recorded May 7, 2001, in Official Record Book 3408, Page 3153, as re-recorded August 2, 2001, in Official Record Book 3461, Page 806, Public Records of Lee County, Florida, is comprised of the following:

- A. Phoenix Equities, Ltd. a Florida limited partnership
- B. DHDC, L.L.C., a Florida limited liability company

3. The names of all of the partners are as follows:

- A. Phoenix Equities, Ltd. a Florida limited partnership
- B. DHDC, L.L.C., a Florida limited liability company

3. This date, the partners have executed and delivered to Lee County, a political subdivision of the State of Florida, a Grant of Perpetual Traffic Signal Easement and a Grant of Perpetual Public Easement. The easements encumber the real property described in Exhibit "B" which is a portion of the property described in Exhibit "A". The partners are authorized to execute the said easements and other documents under the partnership agreement, and all of the partners have consented to the said easements. No partner has become dissociated from the partnership.

4. Neither the partnership nor any of the partners have been debtors in a bankruptcy proceeding during the existence of the partnership.

5. The commercial entity general partners have not been dissolved.

IN WITNESS WHEREOF, I have executed this Certificate this 4th day of February, 2003.

ORIGINAL DOCUMENTS RETAINED IN COUNTY LANDS FILES FOR HANDLING UPON BOARD ACCEPTANCE.

Witness:

Partner

Phoenix Equities, Ltd.
By Phoenix Equities, Inc.

Sign: Cindy A. Stratton
Print: Cindy A. Stratton

Edward D. Adkins
Edward D. Adkins, President

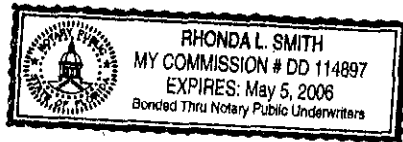
Sign: Stacey A. Lawler
Print: Stacey A. Lawler

The foregoing instrument was acknowledged before me this 4 day of February, 2003, by Edward D. Adkins, who is personally known to me ~~or who produced~~ as identification, and who did take an oath.

My commission expires:

Sign: Rhonda L. Smith
Print:

Seal



ORIGINAL DOCUMENTS RETAINED IN
COUNTY LANDS FILES FOR HANDLING
UPON BOARD ACCEPTANCE.

EXHIBIT "A"

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 23, Township 45 South, Range 24 East, and being part of Tract "B", of REFLECTION LAKES COMMERCIAL CENTER, a subdivision, recorded in Plat Book 64, at pages 70 and 71, of the public records of Lee County, Florida, and being further described as follows:

Tract "B" of said REFLECTION LAKES COMMERCIAL CENTER subdivision, less the North 12.00 feet and less the following described parcel:

Commencing at the Southeast corner of Tract "C", of REFLECTION LAKES COMMERCIAL CENTER, a subdivision, recorded in Plat Book 64, at pages 70 and 71, of the public records of Lee County, Florida; thence South $89^{\circ} 08'38''$ West, along the South line of said Tract "C" for 320.85 feet; thence South $00^{\circ} 51'22''$ East, for 12.00 feet to the Point of Beginning; thence continue South $00^{\circ} 51'22''$ East, for 339.15 feet to an intersection with a curve to the left having a radius of 217.50 feet and to which intersection a radial line bears North $37^{\circ} 09'31''$ East; thence Westerly along said curve through a central angle of $38^{\circ} 00'53''$ for a distance of 144.31 feet to a point of tangency; thence South $89^{\circ} 08'38''$ West, for 81.50 feet to the beginning of a curve to the right having a radius of 44.50 feet; thence Northwestly along said curve through a central angle of $90^{\circ} 00'00''$ for a distance of 69.90 feet to a point of tangency; thence North $00^{\circ} 51'22''$ West, for 231.01 feet to the beginning of a curve to the right having a radius of 44.50 feet; thence Northerly along said curve through a central angle of $23^{\circ} 09'27''$ for a distance of 17.99 feet; thence North $89^{\circ} 08'30''$ East, for 256.37 feet to the Point of Beginning.

COUNTY PROJ. NO.

CN-97-01

COUNTY PROJ. NO. CN-97-01 (S.T.A. NO. 18) CYPRESS LAKE DRIVE LEE COUNTY DESCRIPTION

ORIGINAL DOCUMENTS RETAINED IN
COUNTY LANDS FILES FOR HANDLING
UPON BOARD ACCEPTANCE

PARCEL 106

PERPETUAL EASEMENT

That portion of Tract B, Reflection Lakes Commercial Center, a subdivision in Section 23, Township 45 South, Range 24 East, as per plat thereof recorded in Plat Book 64, Page 70, Public Records of Lee County, Florida.

Being more particularly described as follows:

COMMENCE at the northeast corner of said Tract B; said point lying S 00°51'22" E, a distance of 65.00 feet from survey base line station 136+69.93 of Cypress Lake Drive (per Lee County Project Number CN-97-01, Contract Number III, Supplemental Task Authorization Number 18); thence along the east line of said Tract B, S 00°51'22" E, a distance of 12.00 feet to the POINT OF BEGINNING; said point lying on the southerly existing right of way line of Cypress Lake Drive (per Official Record Book 3217, Page 2802); thence along said east line, S 00°51'22" E, a distance of 37.92 feet; thence N 49°24'00" W a distance of 57.27 feet to said southerly existing right of way line; thence along said existing right of way line, N 89°08'38" E, a distance of 42.92 feet to the POINT OF BEGINNING.

Said lands containing 814 square feet, more or less.

NOT A SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED BY:
AIM ENGINEERING & SURVEYING, INC.

[Signature] 10-16-02

BOB L. POTTER
REGISTERED SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5888
LICENSED BUSINESS #3114

AIM ENGINEERING & SURVEYING, INC.
5300 LEE BLVD.
P.O. BOX 1235
LEHIGH ACRES
FLORIDA 33970
1-800-226-4569
FX:239/332-8734



CHANGE R/W TO EASEMENT	JLB	10/16/02
REVISION	BY	DATE

DEPARTMENT OF TRANSPORTATION LEE COUNTY			
PERPETUAL EASEMENT SKETCH			
CYPRESS LAKE DRIVE		LEE COUNTY	
	BY	DATE	APPROVED BY
PRELIM	DKT	4-17-01	
FINAL	DKT	4-19-01	
CHECKED	MJZ	4-19-01	
MAPS PREPARED BY		FIELD BOOK NO. 'S	
AIM ENG. & SURVEYING, INC.		N/A	
S.T.A. NO. 18		SCALE: N/A	
CONTRACT No. 111		SHEET 1 OF 2	

... 1106-01.dgn 10/16/02 04:00:14 PM

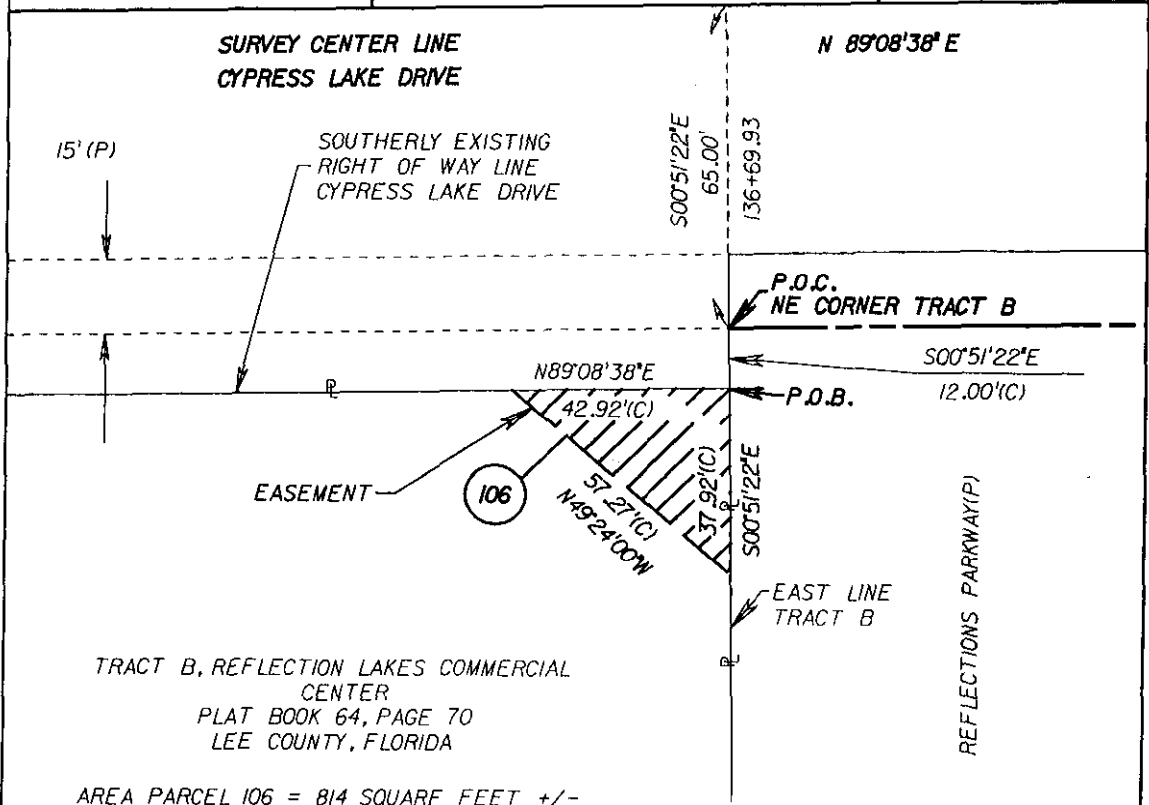
Exhibit "B"

Page 2 of 2

ORIGINAL DOCUMENTS RETAINED IN
COUNTY LANDS FILES FOR HANDLING
UPON BOARD ACCEPTANCE

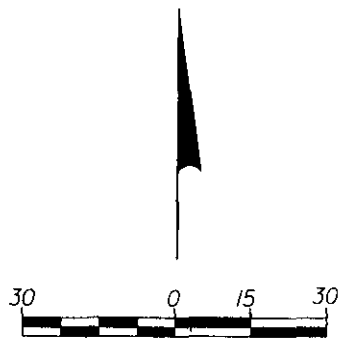
136

137



TRACT B, REFLECTION LAKES COMMERCIAL
CENTER
PLAT BOOK 64, PAGE 70
LEE COUNTY, FLORIDA

AREA PARCEL 106 = 814 SQUARE FEET +/-



NOT A SURVEY

DEPARTMENT OF TRANSPORTATION LEE COUNTY			
PERPETUAL EASEMENT SKETCH			
CYPRESS LAKE DRIVE		LEE COUNTY	
BY	DATE	APPROVED BY	DATE
PRELIM DKT	4-17-01		
FINAL DKT	4-19-01		
CHECKED	MJZ	4-19-01	
MAPS PREPARED BY ATM ENG. & SURVEYING, INC.		FIELD BOOK NO. S N/A	
S.T.A. NO. 18		SCALE: 1" = 30'	
CONTRACT No. III		SHEET 2 OF 2	

ATM ENGINEERING & SURVEYING, INC.
5300 LEE BLVD.
P.O. BOX 1235
LEHIGH ACRES
FLORIDA 33970
1-800-226-4569
FX:239/332-8734

CHANGE R/W TO EASEMENT	BLB	10/16/02
REVISION	BY	DATE

106-02.dgn 10/16/02 04:00:29 PM

Division of County Lands

3rd Updated Ownership and Easement Search


Search No. 21877/B

Date: January 8, 2003

Parcel: 106

Project: Cypress Lake Drive Widening,
Project #4064

To: Michael J. O'Hare, SR/WA
Property Acquisition Agent

From: Shelia A. Bedwell, CLS
Real Estate Title Examiner 

STRAP: 23-45-24-07-0000B.0000

Effective Date: December 16, 2002, at 5:00 p.m.

Subject Property: See attached Schedule "X"

Title to the subject property is vested in the following:

Phoenix Equities/DHDC Reflection Lakes, L.L.P., a Florida Limited Liability Partnership

by that certain instrument dated May 3, 2001, recorded May 7, 2001, in Official Record Book 3408, Page 3153, as re-recorded August 2, 2001 in Official Record Book 3461, Page 806, Public Records of Lee County, Florida.

Easements:

1. Ten foot (10 ft.) Public Utility Easement along the southerly and easterly boundary line, as shown on subdivision plat.
2. Exclusive and Perpetual Wastewater Force Main Easement granted to Florida Cities Water Company, as recorded in Official Record Book 2771, Page 3019, Public Records of Lee County, Florida; lengthy metes and bounds legal description for this easement was not mapped out for purposes of this report, however, the sketch attached to the easement instrument appears to indicate that the Northerly portion of the easement may affect the subject lot. [Cursory review of the metes and bounds description reveals that the easement abuts Cypress Lake Drive.]
3. Exclusive and perpetual wastewater force main easement granted to Florida Cities Water Company, as recorded in Official Record Book 2771, Page 3030, Public Records of Lee County, Florida; lengthy metes and bounds legal description for this easement was not mapped out for purposes of this report, however, the sketch attached to the easement instrument appears to indicate that the Northerly portion of the easement may affect the subject lot. [Cursory review of the metes and bounds description reveals that the easement abuts Cypress Lake Drive.]

Division of County Lands**3rd Updated Ownership and Easement Search**

Search No. 21877/B

Date: January 8, 2003

Parcel: 106

Project: Cypress Lake Drive Widening,
Project #4064

4. Easement granted to Florida Power and Light Company, as recorded in Official Record Book 3121, Page 3793, Public Records of Lee County, Florida; for purposes of this report, the metes and bounds legal description was not mapped out, however, it appears that the easement may affect a portion of the subject parcel.
5. Easements for access, maintenance and use of the areas described as stormwater drainage and mitigation areas, as recited in Article IV, Section 4.1 and 4.2 of the Declaration recorded in Official Record Book 3156, Page 2364, Public Records of Lee County, Florida.
6. Easements set forth in Article IV, Sections 4.2 - 4.6 through 4.10 - 8.3 - 13.9 and 13.16 of the Master Declaration for Reflection Lakes, as recorded in Official Record Book 3156, Page 2421, Public Records of Lee County, Florida. [Note: Supplements adding property to the Master Declaration are recorded in Official Record Book 3242, Page 2153; Official Record Book 3314, Page 1048; and Official Record Book 3347, Page 3626.]
7. Rights and easements set forth in Article VI of the Declaration for the private roadway (service road) and the common areas, as recorded in Official Record Book 3158, Page 4399, Public Records of Lee County, Florida.
8. Waterline Easement recorded in Official Record Book 3626, Page 1066, Public Records of Lee County, Florida; for purposes of this report, the metes and bounds legal description was not mapped out, however, it appears that the easement may affect a portion of the subject parcel.

NOTE (1): Hillsborough Lee Corporation, a Cayman Island Corporation, was a prior titleholder on the Quit Claim Deed recorded in Official Record Book 2888, Page 2681; the deed was executed by two "managing directors" with no corporate seal affixed; we were unable to locate any corporate status information or determine the authenticity of this company or its signatories.

NOTE (2): The deed of record in Official Record Book 3360, Page 1532 recites an insufficient legal description; a corrective deed may be required in order to reflect the plat book and page of the named subdivision. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.

NOTE (3): There is a fifteen foot (15') strip of land lying between the Southerly boundary of Cypress Lake Drive and the Northerly boundary of the subject parcel identified as "Tract C/Reserved for Future Right-of-Way" and was conveyed to Lee County by deed in Official Record Book 3217, Page 2802. This 15 foot strip abuts and lies immediately to the south of Cypress Lake Drive.

Division of County Lands

3rd Updated Ownership and Easement Search

Search No. 21877/B

Date: January 8, 2003

Parcel: 106

Project: Cypress Lake Drive Widening,

Project #4064

NOTE (4): A check of the records of the Florida Department of State, Division of Corporations reflects no listing for Phoenix Equities/DHDC Reflection Lakes, L.L.P. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.

NOTE (5): Notice of Commencement recorded June 25, 2002 in Official Record Book 3674, Page 3885, Public Records of Lee County, Florida.

NOTE (6): Notice of Commencement recorded October 4, 2002 in Official Record Book 3743, Page 562, Public Records of Lee County, Florida.

NOTE (7): Notice of Commencement recorded October 4, 2002 in Official Record Book 3743, Page 563, Public Records of Lee County, Florida.

NOTE (8): Notice of Commencement recorded October 4, 2002 in Official Record Book 3743, Page 564, Public Records of Lee County, Florida.

NOTE (9): Claims of Lien in favor of ACRA Electric Inc., recorded in Official Record Book 3703, Pages 505 and 506, Public Records of Lee County, Florida. Satisfactions of Claim of Lien have been recorded in Official Record Book 3739, Pages 904 and 905, Public Records of Lee County, Florida; however, both instruments refer to the lien recorded in Official Record Book 3703, Page 505, but reflect the lien amount from Page 506. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.

NOTE(10): Mortgage executed by Phoenix Equities/DHDC - Reflection Lakes, L.L.P., a Florida limited liability company in favor of The Provident Bank, dated November 18, 2002, recorded November 21, 2002, in Official Record Book 3781, Page 3862, Public Records of Lee County, Florida.

NOTE(11): Assignment and Pledge of Leases, Rents and Profits between Phoenix Equities/DHDC - Reflection Lakes, L.L.P., a Florida limited liability company, and The Provident Bank, dated November 18, 2002, recorded November 21, 2002 in Official Record Book 3781, Page 3872, Public Records of Lee County, Florida.

NOTE(12): U.C.C. between Phoenix Equities/DHDC - Reflection Lakes, L.L.P. and The Provident Bank, recorded November 21, 2002 in Official Record Book 3781, Page 3877, Public Records of Lee County, Florida.

Division of County Lands

3rd Updated Ownership and Easement Search

Search No. 21877/B

Date: January 8, 2003

Parcel: 106

Project: Cypress Lake Drive Widening,

Project #4064

NOTE(13): Partnership Affidavit and Certificate of Authority recorded in Official Record Book 3791, Page 2750, Public Records of Lee County, Florida.

Tax Status: 2002 Ad Valorem Taxes are PAID IN FULL.

(The end user of this report is responsible for verifying tax and/or assessment information.)

The Division of County Lands has made a diligent search of the Public Record. However, this report contains no guarantees nor warranty as to its accuracy.

SCHEDULE "X"

That portion of Tract B, REFLECTION LAKES COMMERCIAL CENTER, a subdivision in Section 23, Township 45 South, Range 24 East, as per plat thereof recorded in Plat Book 64, Page 70, Public Records of Lee County, Florida.

Being more particularly described as follows:

Commence at the northeast corner of said Tract B, said point lying S 00°51'22" E, a distance of 65.00 feet from survey base line station 136+69.93 of Cypress Lake Drive (per Lee County Project Number CN-97-01, Contract Number 111, Supplemental Task Authorization Number 18); thence along the east line of said Tract B, S 00°51'22" E, a distance of 12.00 feet to the POINT OF BEGINNING, said point lying on the southerly existing right of way line of Cypress Lake Drive (per Official Record Book 3217, Page 2802); thence along said east line, S 00°51'22" E, a distance of 37.92 feet; thence N 49°24'00" W a distance of 57.27 feet to said southerly existing right of way line; thence along said existing right of way line, N 89°08'38" E, a distance of 42.92 feet to the POINT OF BEGINNING.

Said lands containing 814 square feet, more or less.

Tax Roll Search - Real Property

Search the Lee County Tax Collector's real property records by selecting the search criteria for the tax year. Use the extensive search feature to view a broader range of data.

*The results to your tax search are based upon information provided to the Lee County Tax Collector by the Lee County Property Appraiser. **This website should not be relied upon for a title search.** Amounts due are subject to change without notice due to statutory compliance (i.e. tax deed application, county held tax certificates, errors & insolvencies (E&I), bankruptcy, litigation, etc.)*

Account for Tax Year: All

Extensive Search

Your search for "234524070000b0000" has returned 3 result(s).

Account	Tax Year	Owner Name and Address	Status
23-45-24-07-0000B.0000	2002	PHOENIX EQUITIES/DHDC + 13550 REFLECTIONS PKWY	PAID
23-45-24-07-0000B.0000	2001	PHOENIX EQUITIES/DHDC + 13550 REFLECTIONS PKWY	PAID
23-45-24-07-0000B.0000	2000	PHOENIX EQUITIES/DHDC + 7880 SUMMERLIN LAKES DR	PAID

(Click on the account number for more information and/or online payment.)

3 match(es) Page 1 of 1

INSTR # 5201204
OR BK 03461 PG 0806

RECORDED 08/02/01 03:36 PM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY
RECORDING FEE 10.50
DEPUTY CLERK K Cartwright

INSTR # 5128291
OR BK 03408 PG 3153

RECORDED 05/07/01 04:19 PM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY
RECORDING FEE 10.50
DOC TAX PD (F.S. 201.02) 9,105.60
DEPUTY CLERK K Cartwright

This Instrument Prepared By:
Gordon R. Duncan, Esquire
Post Office Box 249
Fort Myers, Florida 33902

QUIT CLAIM DEED

THIS INSTRUMENT, made this 3RD day of MAY, 2001, between PHOENIX EQUITIES, LTD, a Florida limited partnership, 15051 S. Tamiami Trail, Ste. 203, Fort Myers, Florida 33908, party of the first part, and PHOENIX EQUITIES, LTD, a Florida limited liability partnership, Reflection Lakes, L.L.P., a Florida limited liability partnership, 15051 S. Tamiami Trail, Ste. 203, Fort Myers, Florida 33908, party of the second part,

WITNESSETH, that the said party of the first part in consideration of the sum of TEN DOLLARS and other good and valuable considerations, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Lee, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of said party of the second part.

IN WITNESS WHEREOF, the said party of the first part has set his hand and seal the day and year first above written.

PHOENIX EQUITIES, LTD
A Florida Limited Partnership
By: Phoenix Equities, Inc.,
A Florida Corporation
Its General Partner

By: [Signature]
EDWARD D. ADKINS, President

WITNESS:

sign
print

[Signature]
BLAN OWENS

WITNESS:
sign
print

[Signature]
Rhonda L. Smith

REASON FOR RE-RECORDING SEE Pg. 2 (Exhibit "A") *

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 3RD day of MAY, 2001, by EDWARD D. ADKINS, who is personally known to me (OR) who produced drivers license as identification and who did take an oath.

sign
print name

[Signature]
Clara P. Byrd

My Commission Expires:

Notary Public

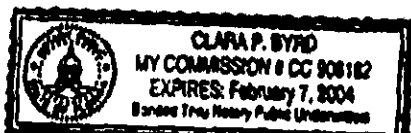


Exhibit "A"

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Section 23, Township 45 South, Range 24 East, and being part of Tract "B", of REFLECTION LAKES COMMERCIAL CENTER, a subdivision, recorded in Plat Book 64, at pages 70 and 71, of the public records of Lee County, Florida, and being further described as follows:

Tract "B" of said REFLECTION LAKES COMMERCIAL CENTER subdivision, less the North 12.00 feet and less the following described parcel:

Commencing at the Southeast corner of Tract "C", of REFLECTION LAKES COMMERCIAL CENTER, a subdivision, recorded in Plat Book 64, at pages 70 and 71, of the public records of Lee County, Florida; thence South 89° 08'38" West; along the South line of said Tract "C" for 320.85 feet; thence South 00° 51'22" East, for 12.00 feet to the Point of Beginning; thence continue South 00° 51'22" East, for 339.15 feet to an intersection with a curve to the left having a radius of 217.50 feet and to which intersection a radial line bears North 37° 09'31" East; thence Westerly along said curve through a central angle of 38° 00'53" for a distance of 144.31 feet to a point of tangency; thence South 89° 08'38" West, for 81.50 feet to the beginning of a curve to the right having a radius of 44.50 feet; thence Northwestly along said curve through a central angle of 90° 00'00" for a distance of 69.90 feet to a point of tangency; thence North 00° 51'22" West, for 231.01 feet to the beginning of a curve to the right having a radius of 44.50 feet; thence Northerly along said curve through a central angle of 23° 09'27" for a distance of 17.99 feet; thence North 89° 08'38" East, for 256.37 feet to the Point of Beginning.

* THIS DEED IS RE-RECORDED TO ESTABLISH THE PROPER SEQUENCE and ESTABLISH THAT THIS CONVEYANCE IS SUBJECT TO THE MORTGAGE RECORDED AT O.R. BOOK 3360, PAGE 1535, and THE FUTURE ADVANCE THEREUNDER EVIDENCED BY THE RECEIPT FOR FUTURE ADVANCE DATED APRIL 26, 2001, and RECORDED IN O.R. BOOK 3410, PAGE 1747, Public Records of Lee County, Florida, WHICH WAS EXECUTED PRIOR TO THE DATE OF EXECUTION OF THIS DEED.

Florida Department of State, Division of Corporations

Corporations Online
 www.sunbiz.org **Public Inquiry**

Florida Limited Partnership
PHOENIX EQUITIES, LTD.

PRINCIPAL ADDRESS
 15051 SOUTH TAMIAMI TRAIL, #203
 FORT MYERS FL 33908

MAILING ADDRESS
 15051 SOUTH TAMIAMI TRAIL, #203
 FORT MYERS FL 33908

Document Number A00000000246	FEI Number 650980107	Date Filed 02/07/2000
State FL	Status ACTIVE	Effective Date NONE
Actual Contribution 1,800,000.00		

Registered Agent

Name & Address
COSTELLO, TRUMAN J 12670 NEW BRITTANY BLVD., STE. 101 FORT MYERS FL 33907

General Partner Detail

Name & Address	Document Number
PHOENIX EQUITIES, INC. 15051 SOUTH TAMIAMI TRAIL, #203 FORT MYERS FL 33908	P0000008168

Annual Reports

Report Year	Filed Date	Intangible Tax
2001	09/11/2001	
2002	04/15/2002	

[Previous Filing](#)

[Return to List](#)

[Next Filing](#)

No Events
 No Name History Information

Document Images

Listed below are the images available for this filing.

04/15/2002 -- COR - ANN REP/UNIFORM BUS REP
09/11/2001 -- ANN REP/UNIFORM BUS REP
02/07/2000 -- Domestic LP

THIS IS NOT OFFICIAL RECORD; SEE DOCUMENTS IF QUESTION OR CONFLICT



Florida Department of State, Division of Corporations

Corporations Online
 www.sunbiz.org **Public Inquiry**

Florida Profit

PHOENIX EQUITIES, INC.

PRINCIPAL ADDRESS
 15051 SOUTH TAMiami TRAIL
 SUITE 203
 FORT MYERS FL 33908

MAILING ADDRESS
 C/O TRUMAN J. COSTELLO
 P.O. DRAWER 60205
 FORT MYERS FL 33906

Document Number
 P00000008168

FEI Number
 651012181

Date Filed
 01/25/2000

State
 FL

Status
 ACTIVE

Effective Date
 NONE

Registered Agent

Name & Address
COSTELLO, TRUMAN J 12670 NEW BRITTANY BLVD. SUITE 101 FORT MYERS FL 33907

Officer/Director Detail

Name & Address	Title
ADKINS, EDWARD D 15051 SOUTH TAMiami TRAIL SUITE 203 FORT MYERS FL 33908	DPS

Annual Reports

Report Year	Filed Date	Intangible Tax
2001	04/25/2001	
2002	04/22/2002	

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No Events
 No Name History Information

Document Images

Listed below are the images available for this filing.

04/22/2002 -- COR - ANN REP/UNIFORM BUS REP
04/25/2001 -- ANN REP/UNIFORM BUS REP
01/25/2000 -- Domestic Profit

THIS IS NOT OFFICIAL RECORD; SEE DOCUMENTS IF QUESTION OR CONFLICT



Florida Department of State, Division of Corporations

Corporations Online
 www.sunbiz.org Public Inquiry

Florida Limited Liability

DHDC, L.L.C.

PRINCIPAL ADDRESS
 11760 S.W. 72 AVE.
 PINECREST FL 33156

MAILING ADDRESS
 11760 S.W. 72 AVE.
 PINECREST FL 33156

Document Number L01000007227	FEI Number 651104586	Date Filed 05/08/2001
State FL	Status ACTIVE	Effective Date NONE
Total Contribution 0.00		

Registered Agent

Name & Address
SLOTO, JAMES R 200 S. BISCAYNE BLVD., STE 2350 MIAMI FL 33131

Manager/Member Detail

Name & Address	Title
HILL, DWIGHT 12901 S.W. 69 AVE. MIAMI FL 33156	MGR
CORASH, DAVID 11760 S.W. 72 AVE. PINECREST FL 33156	MGR

Annual Reports

Report Year	Filed Date	Intangible Tax
2002	04/02/2002	

Previous Filing

Return to List

Next Filing

No Events

No Name History Information

Document Images

Listed below are the images available for this filing.

04/02/2002 -- COR - ANN REP/UNIFORM BUS REP
05/08/2001 -- Florida Limited Liabilities

THIS IS NOT OFFICIAL RECORD; SEE DOCUMENTS IF QUESTION OR CONFLICT

