

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY **BLUE SHEET NO: 20040910-UTL**

1. REQUESTED MOTION:

ACTION REQUESTED:

Approve final acceptance by Resolution, and recording of one utility easement, as a donation for two fire hydrants and a force main extension serving *TURNBULL-RUDLAFF COMMERCIAL BUILDING*. This is a Developer contributed asset project located west side of San Carlos Boulevard approximately 600 feet south of Kelly Road.

WHY ACTION IS NECESSARY:

To provide fire protection to the recently constructed commercial building.

WHAT ACTION ACCOMPLISHES:

Places the fire hydrant into operation and complies with the Lee County Utilities Operations Manual.

2. DEPARTMENTAL CATEGORY: 10
COMMISSION DISTRICT #: 3

C10D

3. MEETING DATE:

08-10-2004

4. AGENDA:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON
- TIME REQUIRED: _____

5. REQUIREMENT/PURPOSE:

- (Specify)*
- STATUTE _____
 - ORDINANCE _____
 - ADMIN. CODE _____
 - OTHER Res., Easement

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER: _____
- B. DEPARTMENT: Lee County Public Works
- C. DIVISION/SECTION: Utilities Division
- BY: Rick Diaz, U. E. Utilities Director
- DATE: 7/22/04

7. BACKGROUND:

Fire hydrants do not require permission to construct by the Board, therefore, no previous Blue Sheet number is provided. The installation has been inspected for conformance to the Lee County Utilities Operations Manual. Satisfactory pressure and bacteriological testing has been completed. Record drawings have been received. Engineer's Certification of Completion has been provided---copy attached. Project Location Map---copy attached. Warranty has been provided---copy attached. Waiver of Lien has been provided---copy attached. Certification of Contributed Assets has been provided---copy attached. Potable water and sanitary sewer service is provided by Lee County Utilities via existing infrastructure located within the right-of-way of San Carlos Boulevard. Funds are available for recording fees in account # OD5360748700.504930.

SECTION 06 TOWNSHIP 46S RANGE 24E DISTRICT # 3 COMMISSIONER JUDAH

MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL

(A) DEPARTMENT DIRECTOR	(B) PURCH. OR CONTRACTS	(C) HUMAN RESOURCES	(D) OTHER	(E) COUNTY ATTORNEY	(F) BUDGET SERVICES				(G) COUNTY MANAGER
					OA	OM	Risk	GC	
<i>J. Lavender</i> Date: 7/22/04	N/A Date:	N/A Date:	P.O. T. Osterhout Date: 7-22	Date:	<i>7/23/04</i>	<i>7/26/04</i>	<i>7/26/04</i>	<i>7/26/04</i>	<i>J. Lavender</i> Date: 7-22-04

10. COMMISSION ACTION:

- _____ APPROVED
- _____ DENIED
- _____ DEFERRED
- _____ OTHER

Rec. by CoAtty

Date: 7/23/04

Time: 1:00 PM

Forwarded To: Admin

RECEIVED BY
COUNTY ADMIN: *JM*

7/23/04

2:40pm 507

COUNTY ADMIN
FORWARDED TO:

7/26/04

2:30

RESOLUTION NO. _____

RESOLUTION ESTABLISHING UTILITY ACCEPTANCE OF
DEVELOPER CONTRIBUTED ASSETS
IN LEE COUNTY, FLORIDA

WHEREAS, it is the desire of 16120/16154 San Carlos Blvd., Inc., owner of record, to make a contribution to Lee County Utilities of water facilities (two fire hydrants) and sewer facilities (force main extension) serving **"TURNBULL-RADLAFF COMMERCIAL BUILDING"**; and,

WHEREAS, Lee County Utilities requires proof of a Release of Lien, a Warranty (one-year) on all labor and materials, an accurate value of contributed assets, and right-of-way and/or easement-indemnity granted for all systems being contributed to Lee County Utilities; and,

WHEREAS, all of the above information has been received and approved as complete by Lee County Utilities; and,

WHEREAS, Lee County Utilities has recommended to the Board of County Commissioners that the above-named system be accepted for ownership, operation, and maintenance.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, that the above facilities, for a contributed value of **\$37,055.00** is hereby ACCEPTED and acknowledged as an addition to Lee County Utilities.

THE FOREGOING RESOLUTION was offered by Commissioner _____ who moved for its adoption. The motion was seconded by Commissioner _____ and, upon being put to a vote, the vote was as follows:

- Commissioner Bob Janes: _____ (1)
- Commissioner Douglas St. Cerny: _____ (2)
- Commissioner Ray Judah: _____ (3)
- Commissioner Andrew Coy: _____ (4)
- Commissioner John Albion: _____ (5)

DULY PASSED AND ADOPTED this _____ day of _____, _____.

ATTEST:
CHARLIE GREEN, CLERK

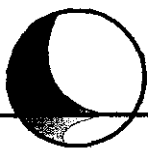
BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: _____
DEPUTY CLERK

By: _____
CHAIRMAN

APPROVED AS TO FORM

OFFICE OF COUNTY ATTORNEY



COPY

November 12, 2003

Lee County Utilities, Division of Engineering
Post Office Box 398
Fort Myers, FL 33902
Attn: Thom Osterhout

RE: *Turnbull-Rudlaff Commercial Building*
HAND DELIVERED

LETTER OF COMPLETION

Dear Sirs:

This is to certify that the water distribution system and or sewage collection system located in :
SEC. 06, TWP. 46, RGE. 24, LEE COUNTY FLORIDA; known as "Turnbull-Rudlaff Commercial Building," was designed by me and have been constructed in conformance with:

- the approved plans
- the revised plans
- and:
- the approved specifications
- the revised specifications

Upon completion of the work, we observed the following successful tests of the facilities:

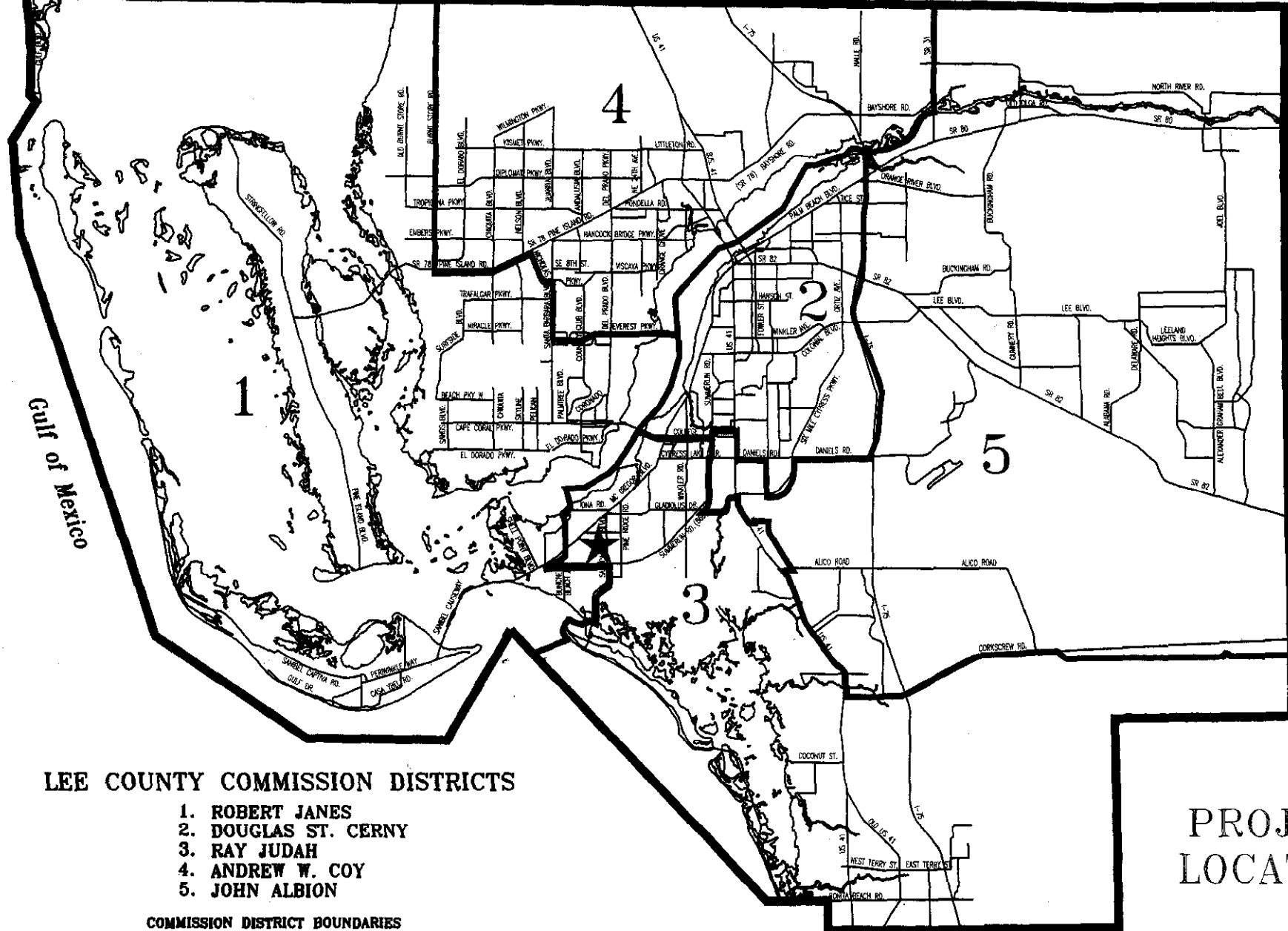
- pressure test of water distribution system
- infiltration test of gravity sewage collection system
- pressure test of sewage transmission system
- video inspection of utility lines
- lift station final inspection
- lift station start up

Sincerely,

EAST BAY GROUP, LLC

James D. Ottensmann, P.E.
(seal)

TURNBULL-RUDLAFF COMMERCIAL BUILDING
 (06-46-24-00-00003) 06-46-24-00-00003.008A
 COMMISSION DISTRICT # 3 - RAY JUDAH



COPY

LEE COUNTY COMMISSION DISTRICTS

- 1. ROBERT JANES
- 2. DOUGLAS ST. CERNY
- 3. RAY JUDAH
- 4. ANDREW W. COY
- 5. JOHN ALBION

COMMISSION DISTRICT BOUNDARIES
 DECEMBER 2000

PROJECT
 LOCATION

COPY

WARRANTY

THE UNDERSIGNED parties do hereby warrant and/or guaranty all work executed by the contractor on the water and sewer systems of (Name of Development): TURNBULL-RUDLAFF COMMERCIAL BUILDING

16120/16154 SAN CARLOS BLVD. FORT MYERS, FL STRAP# 06-46-24-00-00003.008A(& .0080)

to be free from defects in material and workmanship for a period of one (1) year from the date of acceptance by the Lee County Board of County Commissioners. The undersigned parties further agree that they will, at their own expense, repair and replace all such defective work and all other work damaged by said defective work under this Warranty-Guaranty

It is furthermore understood that the consideration for the giving of this warranty and/or guaranty is the requirement by the General Conditions and Specifications under which the contract was let that such warranty and/or guaranty would be given.

CHRISTO, INCORPORATED
(NAME OF OWNER OR CONTRACTOR)

BY: *Robert A. Keiling*
(SIGNATURE & TITLE) **ROBERT A. KEILING-PRESIDENT**

STATE OF FLORIDA)
) SS:
COUNTY OF LEE)

The foregoing instrument was signed and acknowledged before me this 20TH day of

OCTOBER, 20 03 by ROBERT A. KEILING who has produced
(Print or Type Name)

PERSONALLY KNOWN TO ME as identification, and who (did) (did not) take an oath.
(Type of Identification and Number)

Mark K. Nottingham
Notary Public Signature

MARK K. NOTTINGHAM
Printed Name of Notary Public

CC900356 JAN. 6, 2004
Notary Commission Number

MARK K. NOTTINGHAM
Notary Public, State of Florida
My comm. exp. Jan. 6, 2004
Comm. No. CC900356

(NOTARY SEAL)

DEC 6 2003

COPY

WAIVER AND RELEASE OF LIEN
UPON FINAL PAYMENT

The undersigned lienor, in consideration of the final payment in the amount

Of THIRTY SEVEN THOUSAND FIFTY FIVE DOLLARS AND NO/100 (\$ 37,055.00)

Hereby waives and releases its lien and right to claim a lien for labor, service, or materials

Furnished to EAGLECREST CONSTRUCTION, INC on the job

(Insert name of your customer)

16120/16154 SAN CARLOS BLVD, INC.

Of F/K/A 2825 UNIVERSITY DRIVE, INC. to the following describe

(Insert name of the owner)

Property: TURNBULL-RUDLAFF COMMERCIAL BUILDING

(Name of Development/Project)

SEE EXHIBIT 'A' & 'B' FOR DESCRIPTION

(Facilities Constructed)

16120/16154 SAN CARLOS BLVD.

(Project Location)

06-46-24-00-00003.008A & .0080

Dated on OCTOBER 20, 2003

By: [Signature]
(Signature of Authorized Representative)

CHRISTO, INCORPORATED

(Name of Firm or Corporation)

By: ROBERT A. KEILING
(Print Name of Authorized Representative)

4461-B HANCOCK BRIDGE PKWY

(Address)

Title: PRESIDENT

N. FORT MYERS, FL 33903

(City, State & Zip)

Phone #: 239-997-2823

Fax#: 239-997-4672

State of FLORIDA

County of LEE

The foregoing instrument was signed and acknowledged before me this 20TH day of OCTOBER

2003, by Robert A. Keiling, who produced personally known to me as identification or who is personally

Known to me, and who did/did not take an oath.

MARK K. NOTTINGHAM
Notary Public, State of Florida
My comm. exp. Jan. 6, 2004
Comm. No. CC900356

NOTARY SEAL

Notary Public: [Signature]
(Signature)

Notary Public Name: MARK K. NOTTINGHAM
(Print)

My Commission Expires: JAN. 6, 2004

CERTIFICATION OF CONTRIBUTORY ASSETSPROJECT NAME: TURNBULL-RUDLAFF COMMERCIAL BUILDINGLOCATION: 16120/16154 SAN CARLOS BLVD FORT MYERS, FL 33908STRAP# 06-46-24-00-00003.008A & .0080

(Including STRAP)

NAME AND ADDRESS OF OWNER: 16120/16154 SAN CARLOS BLVD INC.
F/K/A 2825 UNIVERSITY DR., INC.1700 HARMON ROAD ST. 2 - AUBURN HILLS MI 48326(as shown on Deed)TYPE UTILITY SYSTEM: WATER(List water, sewer and effluent reuse separately)**DESCRIPTION AND COST OF MATERIAL, LABOR, AND SERVICES**

Please list each element of the system, e.g., pipe, manholes; lift stations, meters, valves, fittings, etc.

ITEM	SIZE	QUANTITY/UNIT	COST	TOTAL
DIP CL 50	8"	48 LF	50.00	2400.00
DIP CL 50	6"	49.5 LF	25.00	1237.50
PVC C-900, DR-18	6"	17.5 LF	15.00	262.50
TAPPING SLEEVE	16" X 8"	1 EA	3000.00	3000.00
TAPPING SLEEVE	16" X 6"	1 EA	3000.00	3000.00
TAPPING VALVE	8"	1 EA	3000.00	3000.00
TAPPING VALVE	6"	1 EA	3000.00	3000.00
GATE VALVE	6"	1 EA	750.00	750.00
MJ 90degree BEND	8"	1 EA	350.00	350.00
MJ 90degree BEND	6"	2 EA	300.00	600.00
MJ REDUCER	8" X 6"	1 EA	200.00	200.00
MJ TEE	8" X 6"	1 EA	400.00	400.00
FIRE HYDRANT	5 1/4"	2 EA	1800.00	3600.00
SINGLE WATER SERVICE	2"	1 EA	3125.00	3125.00
FROM 6" MJ 90 degree BEND UP TO AND INCLUDING FIRST O S & Y VALVES IN 6" DOUBLE				
DETECTOR CHECK ASSY.		1 EA	2450.00	2450.00
			27,375.00	
			TOTAL AMOUNT	

11.5

I do hereby certify that the quantities of material and services described above are a true and accurate representation of the as-installed cost of the system being contributed to Lee County and corresponds with the record drawings.

CERTIFYING: 

(Name & Title of Certifying Agent) **ROBERT A. KEILING-PRESIDENT**

OF: **CHRISTO, INCORPORATED**
(Firm or Corporation)

ADDRESS: **4461-B HANCOCK BRIDGE PKWY.**
N. FORT MYERS, FL 33903

STATE OF FLORIDA)
) SS:
COUNTY OF LEE)

The foregoing instrument was signed and acknowledged before me this 20TH
day of October, 20 03 by ROBERT A. KEILING
(Print or Type Name)

who has produced Personally Known to Me as identification,
(Type Of Identification and Number)

and who (did) (did not) take an oath.


Notary Public Signature

MARK K. NOTTINGHAM
Notary Public, State of Florida
My comm. exp. Jan. 6, 2004
Comm. No. CC900356

MARK K. NOTTINGHAM
Printed Name of Notary Public

CC900356 JAN. 6, 2004
Notary Commission Number

(NOTARY SEAL)

EXHIBIT 'A'
WAIVER ATTACHMENT

DATE: October 20, 2003

PROJECT NAME: TURNBULL - RUDLAFF COMMERCIAL BUILDING

PROJECT ADDRESS: 16120 SAN CARLOS BLVD. FORT MYERS, FL 33908

STRAP#: 06-46-24-00-00003.008A & .0080

DESCRIPTION OF THE UTILITY SYSTEM CONSTRUCTED: WATER

INSTALLED 48 LF 8" DIP CL 50, 49.5 LF 6" DIP CL 50, 17-5 LF 6" PVC DR-18, 1-16" X 8" HOT TAP, 1-16" X 6" HOT TAP, 1-6" GATE VALVE, 2-FIRE HYDRANTS, 1-2" WATER SERVICE, 6" DOUBLE DETECTOR CHECK ASSY & MISC. FITTINGS TO PROVIDE FIRE AND POTABLE WATER SERVICE TO NEW COMMERCIAL BUILDING.

CERTIFICATION OF CONTRIBUTORY ASSETS

PROJECT NAME: TURNBULL-RUDLAFF COMMERCIAL BUILDING

LOCATION: 16120/16154 SAN CARLOS BLVD FORT MYERS, FL 33908

STRAP# 06-46-24-00-00003.008A & .0080

(Including STRAP)

NAME AND ADDRESS OF OWNER: 16120/16154 SAN CARLOS BLVD INC.
F/K/A 2825 UNIVERSITY DR., INC.

1700 HARMON ROAD ST. 2 - AUBURN HILLS MI 48326
(as shown on Deed)

TYPE UTILITY SYSTEM: SEWER
(List water, sewer and effluent reuse separately)

DESCRIPTION AND COST OF MATERIAL, LABOR, AND SERVICES

Please list each element of the system, e.g., pipe, manholes; lift stations, meters, valves, fittings, etc.

ITEM	SIZE	QUANTITY/UNIT	COST	TOTAL
PVC C-900, DR-18	4"	36 LF	20.00	720.00
PVC C-900, DR-14	4"	16 LF	20.00	320.00
45degree BEND (LINED)	4"	4 EA	300.00	1200.00
TAPPING SLEEVE	8" X 4"	1 EA	1500.00	1500.00
TAPPING VALVE	4"	1 EA	1500.00	1500.00
STEEL CASING	12" X 1/4"	30 LF	143.00	4290.00
MJ REDUCER	4" X 2"	1 EA	150.00	150.00
			9,680.00	
			TOTAL AMOUNT	

11.5

I do hereby certify that the quantities of material and services described above are a true and accurate representation of the as-installed cost of the system being contributed to Lee County and corresponds with the record drawings.

CERTIFYING: *Robert A. Keiling*

(Name & Title of Certifying Agent) **ROBERT A. KEILING-PRESIDENT**

OF: **CHRISTO, INCORPORATED**
(Firm or Corporation)

ADDRESS: **4461-B HANCOCK BRIDGE PKWY.**

N. FORT MYERS, FL 33903

STATE OF FLORIDA)
) SS:
COUNTY OF LEE)

The foregoing instrument was signed and acknowledged before me this 20TH
day of October, 20 03 by ROBERT A. KEILING
(Print or Type Name)

who has produced Personally Known to Me as identification,
(Type Of Identification and Number)

and who (did) (did not) take an oath.

Mark K. Nottingham
Notary Public Signature

MARK K. NOTTINGHAM
Printed Name of Notary Public

MARK K. NOTTINGHAM
Notary Public, State of Florida
My comm. exp. Jan. 6, 2004
Comm. No. CC900356

CC900356 JAN. 6, 2004
Notary Commission Number

(NOTARY SEAL)

EXHIBIT 'B'
WAIVER ATTACHMENT

DATE: October 20, 2003

PROJECT NAME: TURNBULL-RUDLAFF COMMERCIAL BUILDING

PROJECT ADDRESS: 16120/16154 SAN CARLOS BLVD FORT MYERS, FL

STRAP#: 06-46-24-00-00003.008A & .0080

DESCRIPTION OF THE UTILITY SYSTEM CONSTRUCTED: **SEWER**

INSTALLED 36 LF PVC DR-18, 16 LF 4" PVC DR-14, 1- 8" X 4" HOT TAP, 4- 45degree BENDS,
30 LF 12" STEEL CASING, 1-4" X 2" REDUCER TO PROVIDE SEWER SERVICE TO PRIVATE
LIFT STATION FOR NEW COMMERCIAL BUILDING.

This Instrument Prepared By:
Lee County Utilities
1500 Monroe Street - 3rd Floor
Fort Myers, Florida 33901

Strap Number:

06-46-24-00-00003.008A

THIS SPACE RESERVED FOR RECORDING

GRANT OF PERPETUAL PUBLIC UTILITY EASEMENT

THIS INDENTURE is made and entered into this ____ day of _____ 20__, by and between 16120/16154 San Carlos Blvd Inc., Owner, hereinafter referred to as GRANTOR(S), and LEE COUNTY, a political sub-division of the State of Florida, hereinafter referred to as GRANTEE.

WITNESSETH:

1. For and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and accepted, GRANTOR hereby grants, bargains, sells and transfers to the GRANTEE, its successors and assigns, a perpetual public utility easement situated in Lee County, Florida, located and described as set forth in Exhibit "A", attached hereto and made a part hereof.

2. GRANTEE, its successors, appointees and assigns, are granted the right, privilege, and authority to construct, replace, renew, extend and maintain a wastewater collection and/or water distribution system, together with, but not limited to, all necessary service connections, manholes, valves, fire hydrants, lift stations and appurtenances, to be located on, under, across and through the easement which is located on the property described (Exhibit "A"), with the additional right, privilege and authority to remove, replace, repair and enlarge said system, and to trim and remove roots, trees, shrubs, bushes and plants, and remove fences or other improvements which may affect the operation of lines, mains and/or utility facilities.

3. The public utility easement will not be limited to any particular diameter size or type and/or number of connections to other water/sewer mains for providing water/sewer service to this and any adjacent properties. The total area of this public utility easement is reserved for utility lines, mains, or appurtenant facilities and for any landscaping (excluding trees), walkways, roadways, drainage ways, or similar uses. Houses, fences, buildings, carports, garages, storage sheds, overhangs, or any other structures or portions of structures may not be constructed on or placed within this easement at anytime, present or future, by GRANTOR, or its heirs, successors or assigns.

4. Title to all utilities constructed and/or placed hereunder by GRANTEE or its agents will remain in the GRANTEE, GRANTEE's successors, appointees, and/or assigns.

5. Subject to any pre-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(S) covenant that they are lawfully seized and possessed of the described real property (Exhibit "A"), have good and lawful right and power to sell and convey it, and that the said property is free from any and all liens and encumbrances, except as herein stated, and accordingly, GRANTOR(S) will forever defend the right, title and terms of this said easement and the quiet possession thereof by GRANTEE against all claims and demands of all other entities.

6. GRANTOR(S), its heirs, successors or assigns, agrees to assume all liability for any consequential damages to any houses, fences, buildings, carports, garages, storage sheds, overhangs, or any other structures or portions of structures subsequently constructed by GRANTOR(S) in violation of paragraph 3. within the above easement, which result from the required activities of the GRANTEE for any construction, maintenance or repairs to the utilities located within the above-described easement.

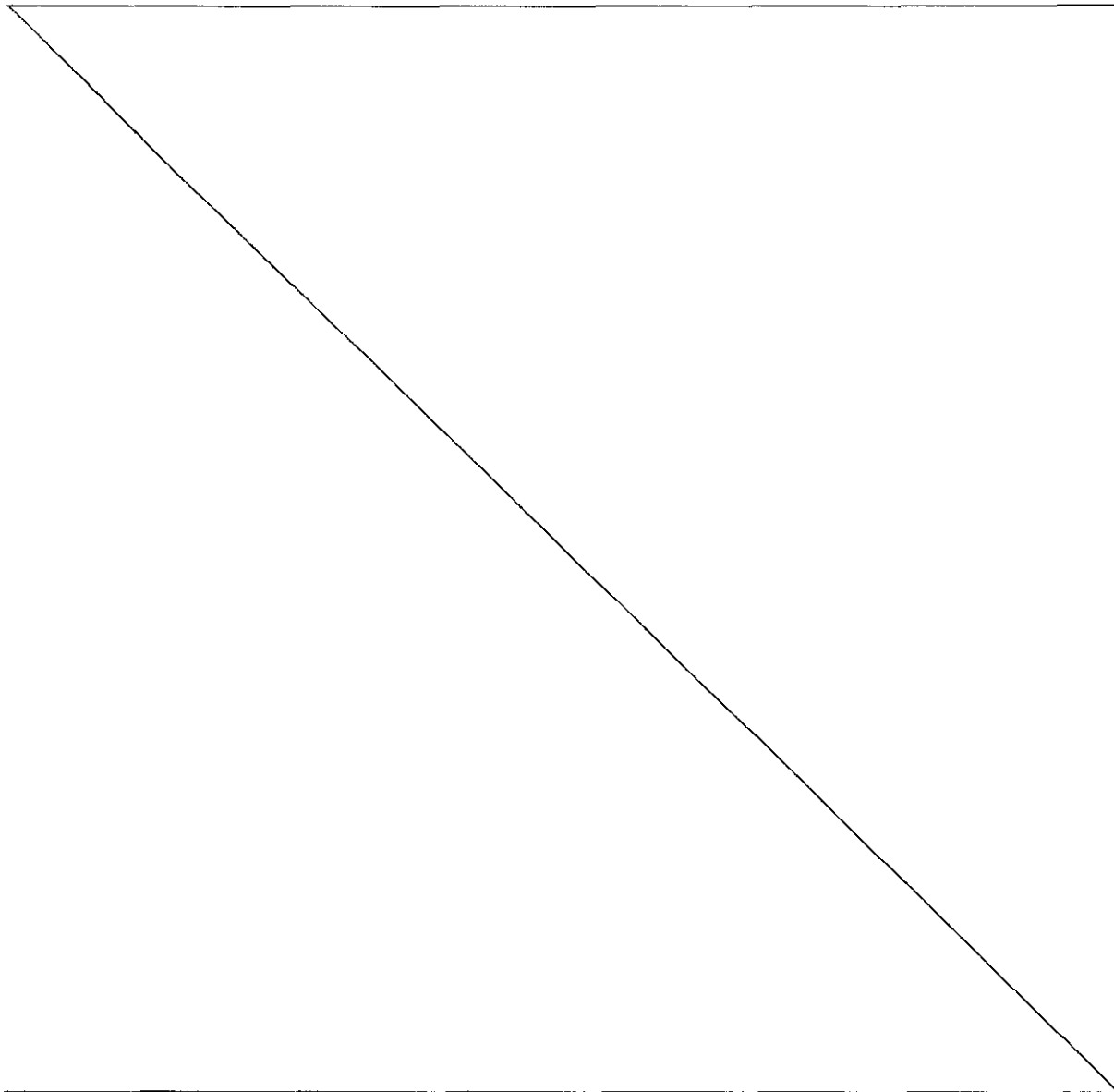
7. GRANTEE will be liable for money damages in tort for any injury to or loss of property, personal injury, or death caused by the negligent or wrongful act(s) or omission(s) of any official or employee of the GRANTEE while acting within the scope of the official's or employee's office or employment 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 GRANTOR's property for the purposes of reaching the described easement (Exhibit "A") on either paved or unpaved surfaces. Any damage to GRANTOR's property or permitted improvements thereon as the result of such access to the described easement or the construction, maintenance, or repairs located within the described easement shall be restored by GRANTEE, to the condition in which it existed prior to the damage, as is reasonably practicable.

9. By acceptance of this easement, the GRANTEE assumes no responsibility for ownership or maintenance of any associated roads. The easement is strictly for utility purposes.

10. This easement will be binding upon the parties hereto, their successors in interest and any assigns.

(Balance of Page Left Intentionally Blank)



IN WITNESS WHEREOF, the GRANTOR has caused this document to be signed on the date and year first above written.

X *Harry R Enck* X *Mark S. Turnbull*
(Signature of 1st Witness) (Grantor's/Owner's Signature)

Harry R Enck Mark S. Turnbull
(Name of 1st Witness) (Grantor's/Owner's Name)

X *Nancy A. Enck* _____
(Signature of 2nd Witness) President
Title

Nancy A. Enck _____
(Name of 2nd Witness)

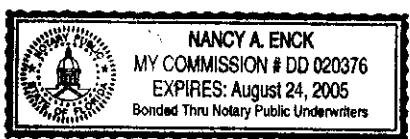
STATE OF FL)
) SS:
COUNTY OF Lee)

The foregoing instrument was signed and acknowledged before me this 10th day of Nov 2003 by Mark who has produced the following as identification - N/A, and who did take an oath.

Nancy A. Enck
Notary Public Signature

Nancy A. Enck
Printed Name of Notary Public

(Notary Seal & Commission Number)



Approved and accepted for and on behalf of Lee County, Florida, this _____ day of _____, 20_____.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Deputy Clerk

BY: _____
Chairman

APPROVED AS TO FORM

BY: _____
Office of the County Attorney

EXHIBIT "A"

A tract or parcel of land situated in the State of Florida, County of Lee, being a part of Section 6, Township 46 South, Range 24 East, and further bounded and described as follows:

Starting at the northeast corner of the northwest one-quarter (NW $\frac{1}{4}$) of the aforesaid Section 6, said point being a railroad spike at the centerline intersection of State Road 865 (San Carlos Boulevard, 100.00 fee wide) and the centerline of Kelly Road (50.00 fee wide) thence N89°45'41"W along the centerline of said Kelly Road a distance of 50.00 feet; thence S00°00'43"W along the westerly right-of-way line of said San Carlos Boulevard a distance of 665.56 feet to the Point of Beginning; thence continue S00°00'43"W, 20.00 feet; thence N89°59'17"W, 54.00 feet; thence N00°00'43"E, 20.00 feet; thence S89°59'17"E, 54.00 feet to the Point of Beginning.

Quattrone & Associates, Inc.

Engineers, Planners, & Development Consultants

11000 Metro Parkway, Suite 27 - Fort Myers, Florida 33912 - 239-936-5222

JOB TURNBULL-RUDLAFF

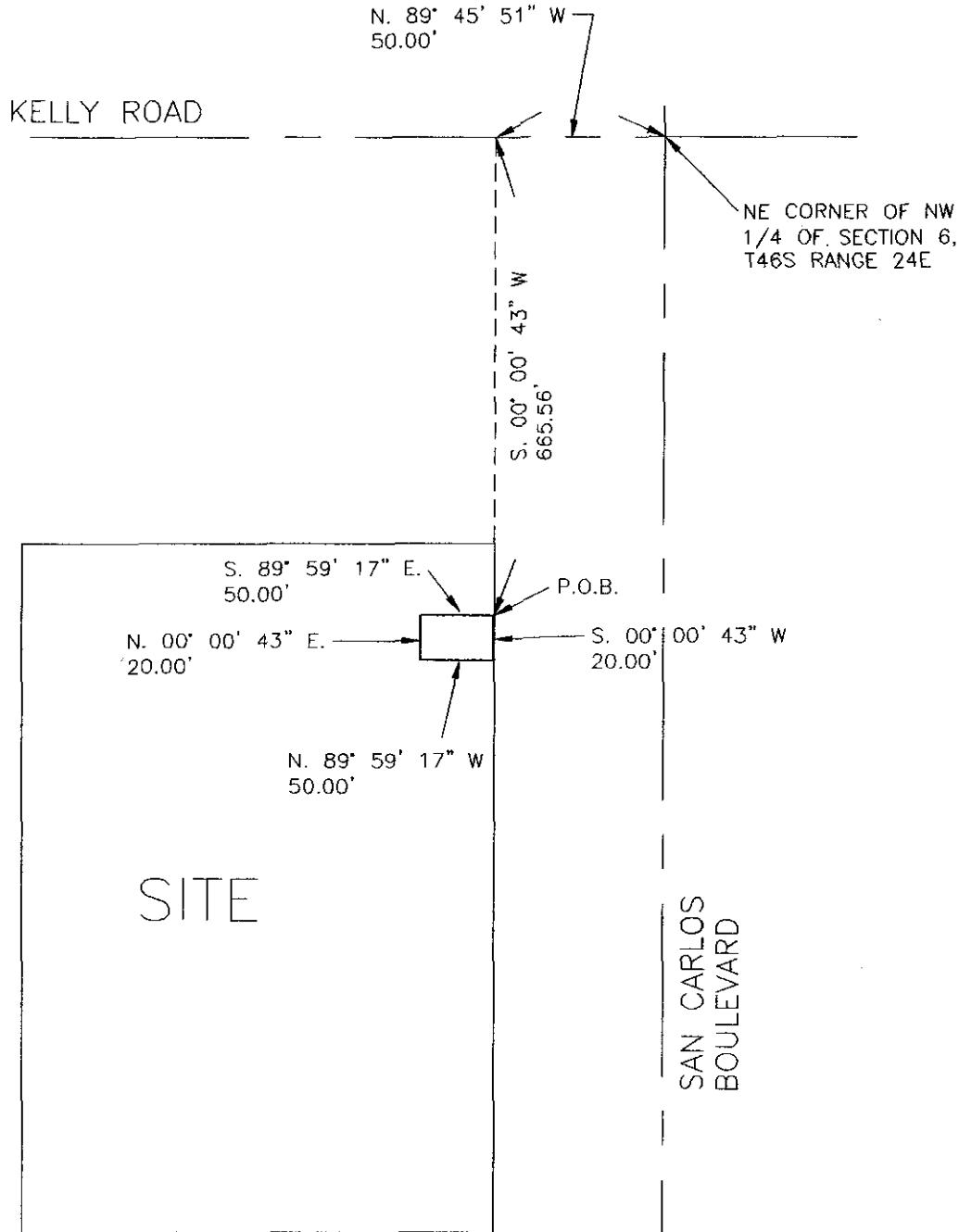
ADDRESS SP LOS BLVD

SHEET NO. EASEMENT SKETCH

DATE 12/2/03

CHECKED BY N.T.S.

SCALE OR DESCRIPTION I.D.O.



EASEMENT SKETCH

EXHIBIT "A"

A tract or parcel of land situated in the State of Florida, County of Lee, being a part of Section 6, Township 46 South, Range 24 East, and further bounded and described as follows:

Starting at the northeast corner of the northwest one-quarter (NW $\frac{1}{4}$) of the aforesaid Section 6, said point being a railroad spike at the centerline intersection of State Road 865 (San Carlos Boulevard, 100.00 fee wide) and the centerline of Kelly Road (50.00 fee wide) thence N89°45'41"W along the centerline of said Kelly Road a distance of 50.00 feet; thence S00°00'43"W along the westerly right-of-way line of said San Carlos Boulevard a distance of 964.56 feet to the Point of Beginning; thence continue S00°00'43"W, 35.00 feet; thence N89°59'17"W, 46.00 feet; thence N00°00'43"E, 15.00 feet; thence N89°59'17"W, 18.00 feet; thence N00°00'43"E, 20.00 feet; thence S89°59'17"E, 64.00 feet° to the Point of Beginning.

Quattrone & Associates, Inc.

Engineers, Planners, & Development Consultants

11000 Metro Parkway, Suite 27 - Fort Myers, Florida 33912 - 239-936-5222

JOB TURNBULL-RUDLAFF

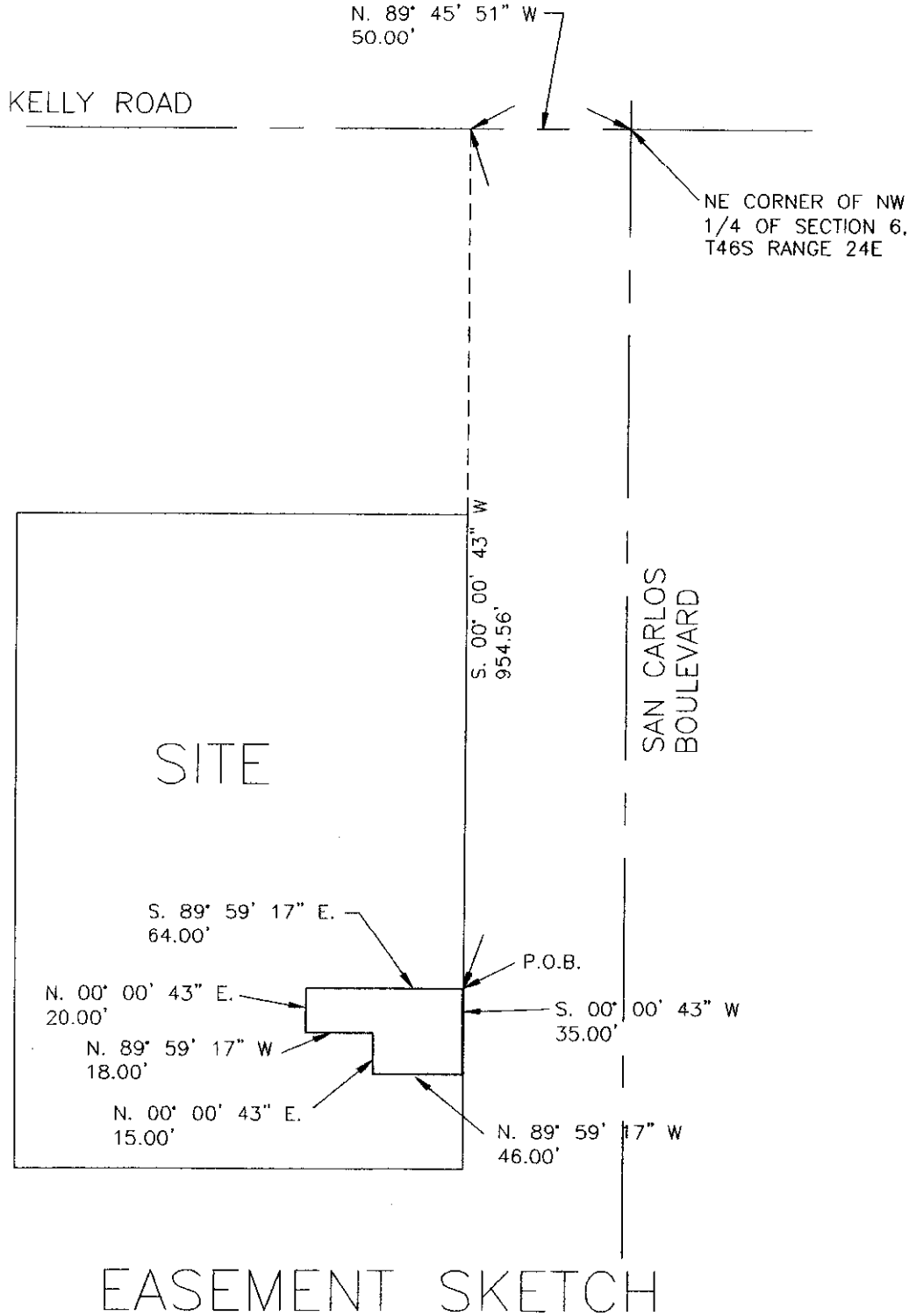
ADDRESS SA' LOS BLVD

SHEET NO. EASEMENT SKETCH

DATE 12/2/03

CHECKED BY N.T.S.

SCALE OR DESCRIPTION N.D.O.





FLORIDA DEPARTMENT OF REVENUE
RETURN FOR TRANSFERS OF INTEREST IN REAL PROPERTY
 (PLEASE READ INSTRUCTIONS BEFORE COMPLETING)



FDOR10240300
 DR-219
 R. 07/98

Use black ink. Enter numbers as shown below. If typing, enter numbers as shown below.

0	1	2	3	4	5	6	7	8	9			0	1	2	3	4	5	6	7	8	9
---	---	---	---	---	---	---	---	---	---	--	--	---	---	---	---	---	---	---	---	---	---

1. Parcel Identification Number (If Parcel ID not available please call County Property Appraiser's Office) → 0646240000003008A

2. Mark (x) all that apply: Multi-parcel transaction? Transaction is a split or cutout from another parcel? Property was improved with building(s) at time of sale/transfer?

3. Grantor (Seller): **EASEMENT DONATION BY: 16120/16154 SAN CARLOS BLVD. INC.**

Last 1700 HARMON RD. #2 First AUBURN HILLS MI MI Corporate Name (if applicable) 48326
 Mailing Address City State Zip Code Phone No.

4. Grantee (Buyer): **RICK DIAZ, P.E., UTIL. DIR. FOR LEE CO. BOARD OF COUNTY COMMISSION**

Last P. O. BOX 398 First FT. MYERS FL FL Corporate Name (if applicable) 33902 (239)4798181
 Mailing Address City State Zip Code Phone No.

5. Date of Sale/Transfer: / / Sale/Transfer Price: \$. Property Located In: Lee

6. Type of Document: Contract/Agreement for Deed Other Warranty Deed Quit Claim Deed
 7. Are any mortgages on the property? If "Yes", outstanding mortgage balance: \$.

8. To the best of your knowledge, were there unusual circumstances or conditions to the sale/transfer such as: Forced sale by court order? Foreclosure pending? Distress Sale? Title defects? Corrective Deed? Mineral rights? Sale of a partial or undivided interest? Related to seller by blood or marriage? YES / NO

9. Was the sale/transfer financed? YES / NO If "Yes", please indicate type or types of financing:
 Conventional Seller Provided Agreement or Contract for Deed Other

10. Property Type: Residential Commercial Industrial Agricultural Institutional/Miscellaneous Government Vacant Acreage Timeshare

11. To the best of your knowledge, was personal property included in the sale/transfer? If "Yes", please state the amount attributable to the personal property. (Round to the nearest dollar.) YES / NO \$.

12. Amount of Documentary Stamp Tax \$.

13. If no tax is due in number 12, is deed exempt from Documentary Stamp Tax under s. 201.02(6), Florida Statutes? YES / NO

Under penalties of perjury, I declare that I have read the foregoing return and that the facts stated in it are true. If prepared by someone other than the taxpayer, his/her declaration is based on all information of which he/her has any knowledge.

Signature of Grantor or Grantee or Agent _____ Date 7/22/04

WARNING: FAILURE TO FILE THIS RETURN OR ALTERNATIVE FORM APPROVED BY THE DEPARTMENT OF REVENUE SHALL RESULT IN A PENALTY OF \$25.00 IN ADDITION TO ANY OTHER PENALTY IMPOSED BY THE REVENUE LAW OF FLORIDA

<p align="center">To be completed by the Clerk of the Circuit Court's Office</p> <p>This copy to Property Appraiser</p> <p>O. R. Book and Page Number and File Number <input type="checkbox"/></p> <p>Date Recorded <input type="checkbox"/> / <input type="checkbox"/> / <input type="checkbox"/></p> <p align="center">Month Day Year</p>	<p align="center">Clerks Date Stamp</p>
--	---

This copy to Property Appraiser



FLORIDA DEPARTMENT OF REVENUE
RETURN FOR TRANSFERS OF INTEREST IN REAL PROPERTY
 (PLEASE READ INSTRUCTIONS BEFORE COMPLETING)



FDOR10240300
 DR-219
 R. 07/98

Enter numbers as shown below.

If typing, enter numbers as shown below.

1. Parcel Identification Number
 (If Parcel ID not available
 please call County Property
 Appraiser's Office) →

0 1 2 3 4 5 6 7 8 9

0123456789

0646240000003008A

2. Mark (x) all
 that apply

Multi-parcel
 transaction? →

Transaction is a split
 or cutout from
 another parcel? →

Property was improved
 with building(s) at time
 of sale/transfer? →

3. Grantor (Seller):

EASEMENT DONATION BY: 16120/16154 SAN CARLOS BLVD. INC.

Last First MI Corporate Name (if applicable)
1700 HARMON RD. #2 AUBURN HILLS MI 48326

4. Grantee (Buyer):

Mailing Address City State Zip Code Phone No.
RICK DIAZ, P.E., UTIL. DIR. FOR LEE CO. BOARD OF COUNTY COMMISSION

Last First MI Corporate Name (if applicable)
P. O. BOX 398 FT. MYERS FL 33902 (239) 4798181

5. Date of Sale/Transfer

Sale/Transfer Price

\$

. 00

Property Located in **46** County Code

Month Day Year (Round to the nearest dollar.)

6. Type of Document

Contract/Agreement Other

7. Are any mortgages on the property? If "Yes",
 outstanding mortgage balance:

YES NO

Warranty Deed
 Quit Claim Deed

(Round to the nearest dollar.) \$

. 00

8. To the best of your knowledge, were there unusual circumstances or conditions to the sale/transfer

such as: Forced sale by court order? Foreclosure pending? Distress Sale? Title defects? Corrective Deed? Mineral rights?
 Sale of a partial or undivided interest? Related to seller by blood or marriage.

YES NO

9. Was the sale/transfer financed? YES

NO If "Yes", please indicate type or types of financing:

Conventional

Seller Provided

Agreement or
 Contract for Deed

Other

10. Property Type:
 Mark (x) all
 that apply

Residential Commercial Industrial Agricultural Institutional/
 Miscellaneous Government Vacant Acreage Timeshare

11. To the best of your knowledge, was personal property
 included in the sale/transfer? If "Yes", please state the
 amount attributable to the personal property. (Round to the nearest dollar.)

YES

NO

\$

Cents

. 00

12. Amount of Documentary Stamp Tax

\$

0.00

13. If no tax is due in number 12, is deed exempt from Documentary Stamp Tax under s. 201.02(6), Florida Statutes?

YES NO

Under penalties of perjury, I declare that I have read the foregoing return and that the facts stated in it are true. If prepared by someone other than the taxpayer, his/her declaration is based on all information of which he/her has any knowledge.

Signature of Grantor or Grantee or Agent

Date **7/22/04**

WARNING: FAILURE TO FILE THIS RETURN OR ALTERNATIVE FORM APPROVED BY THE DEPARTMENT OF REVENUE SHALL RESULT IN A PENALTY OF \$25.00 IN ADDITION TO ANY OTHER PENALTY IMPOSED BY THE REVENUE LAW OF FLORIDA

To be completed by the Clerk of the Circuit Court's Office		Clerks Date Stamp
This copy to Department of Revenue		
O. R. Book and Page Number and File Number	<input type="text"/>	
Date Recorded	<input type="text"/>	
Month Day Year		

This copy to Department of Revenue

COPY

TO: LEE COUNTY FINANCE DEPARTMENT

FROM: UTILITIES ENGINEERING
(Department) SUE GULLEDGE

BS 20040910-UTL

A. AUTHORIZATION:

This transmittal authorizes the UTIL. ENGINEERING office to incur expenses for filing/record against:

Purchase Order # N/A for TURNBULL-RUDLAFF COMMERCIAL BUILDING project EASEMENT: 16120/16154 SAN CARLOS BLVD INC. ACCOUNT NO. OD5360748700.504930

ORIGINAL EASEMENT TO MINUTES AFTER RECORDING, WITH COPY TO SUE GULLEDGE, UTILITIES

Sue Gullledge
SUE GULLEDGE Signature Authorization

B. SERVICE RECEIVED: RECORDING EASEMENT

O. R. COPIES

PLAT COPIES

CASE # INDEX FEE

DESCRIPTION OF SERVICE RECORDING

AMOUNT OF FEE INCURRED \$

(date)

(DEPUTY CLERK)

(CUSTOMER) (DEPT.)

THIS FORM GOES TO CASHIER WITH REGULAR RECEIPT ATTACHED

C. INVOICE INFORMATION: (FOR CLERK'S DEPARTMENT ONLY)

REC'D
ENTERED
CUST. # 500283
INV. #

PLEASE REMIT TO: Clerk's Accounting
P.O. BOX 2396
FORT MYERS, FLORIDA 33902-2396