



Compliance Submittal

1721

RESOURCE MANAGEMENT ROUTING SHEET

Permit#: 42-069-84428-1
Date Mail Received: Dec 05, 2002
Date Permit Issued: Nov 15, 2002
Mail Type: Request for Permit Transfer
Project Name: HancockK Village
County: Lake
Comments: Letter, copy of permit & Warranty Deed

Report Dec 06, 2002
Appl. Jul 02, 2002

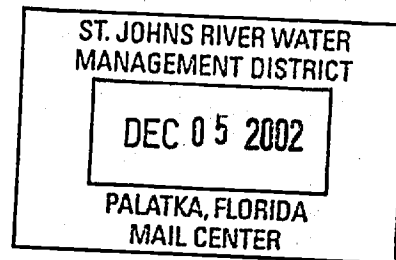
Name	Job Title	Office
Shannon Barican	Sr. Permit Data Technician	Palatka
William Carlie, Jr.	Compliance Manager	Altamonte Springs

GENERAL COUNCIL:

Copied and Routed By: Uhm on 12/6/02
Routed from: Palatka

PT
S. Barican
Bill C.

November 26, 2002



RECEIVED
DEC. 05 2002
PAL

St. Johns River Water Management District
Post Office Box 1429
Palatka, Florida 32178-1429

Re: Hancock Village, Lake County, Florida
District Permit No. 42-069-84428-1

Dear Sir/Madam:

This letter serves to notify the St. Johns River Water Management District pursuant to condition number 12 of permit number 42-069-84428-1 that Hancock Village, L.L.C., a Florida limited liability company is the new owner of the referenced project. We are requesting that the District permit be transferred to Hancock Village, L.L.C.

The permit should be transferred to:

Hancock Village, L.L.C.
300 International Parkway, Suite 184
Heathrow, Florida 32746
Attention: Spencer Phelps
(407) 804-8949

Very truly yours,

George I. Nesheiwat

Rabi W. Nesheiwat

cc: Joan B. Budzynski
Supervising Professional Engineer
Altamonte Springs Office



St. Johns River Water Management District

Kirby B. Green III, Executive Director • John R. Wehle, Assistant Executive Director

Post Office Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500

REGULATION OF STORMWATER MANAGEMENT SYSTEMS, CHAPTER 40C-42, F.A.C.

PERMIT NO. 42-069-84428-1
A PERMIT AUTHORIZING:

DATE ISSUED: November 15, 2002

Construction of a Surface Water Management System with stormwater treatment by retention for Hancock Village, a 7.03-acre project to be constructed as per plans received by the District on October 18, 2002, and as amended by sheets 6 of 15, and 8 of 15 received by the District on November 12, 2002.

LOCATION:

Section(s): 28 Township(s): 22S Range(s): 26E

Lake County

Rabi and George Nesheiwat
435 Meadow Drive
Roselle, IL 60172

This document shall serve as the formal permit for construction and operation of stormwater management system in accordance with Chapter 40C-42, F.A.C., issued by the staff of the St. Johns River Water Management District on November 15, 2002. This permit is subject to the standard limiting conditions and other special conditions approved by the staff. These conditions are enclosed.

This permit is a legal document and should be kept with your other important records. The permit requires the submittal of an As-built certification and may require submittal of other documents. All information provided in compliance with permit conditions should be submitted to the District office from which the permit was issued. An As-built certification form is attached. Complete this form within 30 days of completion of construction of the permitted system, including all site work.

Upon receipt of the As-built certification, staff will inspect the project site. Once the project is found to be in compliance with all permit requirements, the permit may be converted to its operation phase and responsibility transferred to the operation and maintenance entity in accordance with Chapter 40C-42.028, F.A.C.

Permit issuance does not relieve you from the responsibility for obtaining permits from any federal, state, and/or local agencies asserting concurrent jurisdiction over this work. Please

GOVERNING BOARD

Duane Ottenstroer, CHAIRMAN JACKSONVILLE	Ometrias D. Long, VICE CHAIRMAN APOPKA	R. Clay Albright, SECRETARY EAST LAKE WEIR	David G. Graham, TREASURER JACKSONVILLE
W. Michael Branch FERNANDINA BEACH	Jeff K. Jennings MAITLAND	William Kerr MELBOURNE BEACH	Ann T. Moore BUNNELL
			Catherine A. Walker ALTAMONTE SPRINGS

• note that if dewatering is to occur during any phase of construction or thereafter and the surface water pump(s), wells, or facilities are capable of withdrawing one million gallons of water per day or more, or an average of 100,000 gallons per day or more over a year, and any discharge is to be off-site, you must apply for and obtain a Consumptive Use Permit (40C-2) from the District prior to starting the dewatering. Please contact the District if you need additional information or application materials.

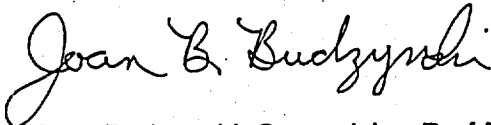
Permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part thereof.

This permit does not convey to Permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the Permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by Permittee hereunder shall remain the property of the Permittee.

This permit may be revoked, modified, or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

In the event you sell your property, the permit will be transferred to the new owner, if we are notified by you within thirty days of the sale. Please assist us in this matter so as to maintain a valid permit for the new property owner.

Thank you for your cooperation, and if this office can be of any further assistance to you, please do not hesitate to contact us.



Joan Budzynski, Supervising Prof Engineer - Altamonte Springs

Department of Water Resources

Enclosures: As-built Certification Form
Exhibit A

cc: District Permit File

Agent: Trycon, Inc.
300 International Parkway Apt. 184
Lake Mary, FL 32746

Consultant: American Civil Engineering Co.
207 N. Moss Rd. Ste. 211
Winter Springs, FL 32708

November 26, 2002

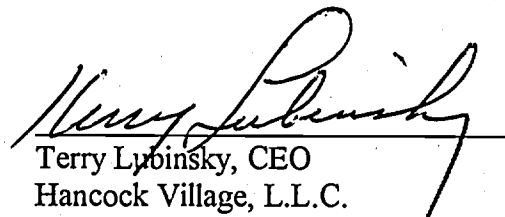
St. Johns River Water Management District
Post Office Box 1429
Palatka, Florida 32178-1429

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Re: Hancock Village, Lake County, Florida
District Permit No. 42-069-84428-1

Please transfer the referenced permit to Hancock Village, L.L.C. We agree to comply with all of the conditions of the permit. A copy of the warranty deed conveying the project to Hancock Village, L.L.C. is enclosed.

Very truly yours,


Terry Lybinsky, CEO
Hancock Village, L.L.C.

cc: Joan B. Budzynski
Supervising Professional Engineer
Altamonte Springs Office

4 pg.
#19.50

CFN 2002123291
Bk. 02209 Pgs 0827 - 830; (4pgs)
DATE: 11/18/2002 12:14:23 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 17.00
TRUST FUND 2.50
DEED DOC 8,656.90

This instrument prepared by and
after recording return to:

re Robert M. Poppell, Esquire
Akerman, Senterfitt & Eidson, P.A.
255 South Orange Avenue, Suite 1700
Post Office Box 231 (32802)
Orlando, Florida 32801
Telephone: (407) 843-7860

84428-1

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Parcel I.D. No.

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

WARRANTY DEED

THIS WARRANTY DEED, made and entered into as of the 14th day of November, 2002, by and between RABI W. NESHEIWAT, a married man AND GEORGE ISSA NESHEIWAT, a married man, whose mailing address is c/o 435 Medow Drive, Roselle, Illinois 60172 (hereinafter referred to as "Grantor"), to HANCOCK VILLAGE, LLC, a Florida limited liability company, whose mailing address is 300 International Parkway, Suite 184, Heathrow, Florida 32746 (hereinafter referred to as "Grantee"),

WITNESSETH:

THAT, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property together with the improvements thereon (hereinafter collectively referred to as "the Real Property") in Lake County, Florida, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

THAT the Real Property does not constitute the homestead property of the Grantor herein, nor does it lie contiguous to the homestead property of the Grantor.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in fee simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever, and (4) that the Real Property is free of all encumbrances except taxes accruing subsequent to December 31, 2002.

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all the parties to this Special Warranty Deed and the heirs, and the successors and assigns of each company and each partnership. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed as of the day and year first above written.

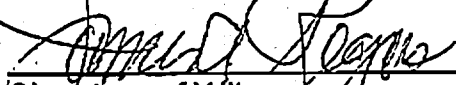
Signed, sealed and delivered
in the presence of:



Signature of Witness

William Dallas

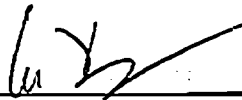
Print Name of Witness



Signature of Witness

Amos A. Rogers

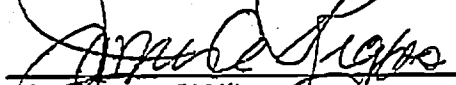
Print Name of Witness



Signature of Witness

William Dallas

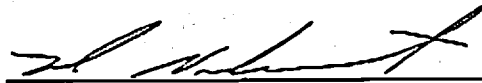
Print Name of Witness



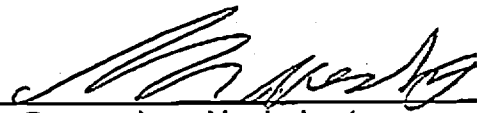
Signature of Witness

Amos A. Rogers

Print Name of Witness



Rabi W. Nesheiwat



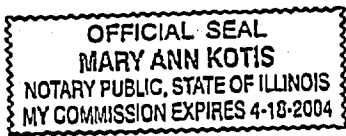
George Issa Nesheiwat

STATE OF Illinois

COUNTY OF Cook

The foregoing Warranty Deed was acknowledged before me this 13 day of Nov., 2002 by Rabi W. Nesheiwat who is [] personally known to me or [] has produced Driver's License as identification.

Notary Stamp



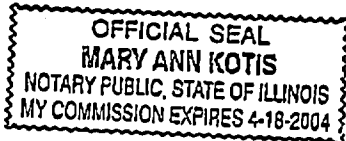
[Signature]
Signature of Person Taking Acknowledgment
Print Name: Mary Ann Kotis
Title: Notary Public
Serial No. (if any) _____
Commission Expires: 4/18/04

STATE OF Illinois

COUNTY OF Cook

The foregoing Warranty Deed was acknowledged before me this 13 day of Nov., 2002 by George Issa Nesheiwat who is [] personally known to me or [] has produced Driver's License as identification.

Notary Stamp



[Signature]
Signature of Person Taking Acknowledgment
Print Name: Mary Ann Kotis
Title: Notary Public
Serial No. (if any) _____
Commission Expires: 4/18/04

**EXHIBIT "A"
LEGAL DESCRIPTION**

A PORTION OF TRACT 16, LAKE HIGHLANDS COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 28, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE S01°06'36"W, ALONG THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 664.22 FEET; THENCE S89°47'22"W A DISTANCE OF 45.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF HANCOCK ROAD AND THE POINT OF BEGINNING; THENCE S01°06'21"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 177.56 FEET; THENCE N89°11'40"W A DISTANCE OF 260.48 FEET; THENCE S00°48'20"W A DISTANCE OF 324.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 50; THENCE N89°11'40"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 357.69 FEET; THENCE N00°58'49"E A DISTANCE OF 490.60 FEET; THENCE N89°47'22"E A DISTANCE OF 617.70 FEET TO THE POINT OF BEGINNING.