

IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT  
IN AND FOR PALM BEACH COUNTY, FLORIDA  
CIVIL DIVISION

ROBERT CHAD,

Plaintiff,

v.

Case No.: 23-CA-\_\_\_\_\_

ERIC LAMAZE,

Defendant.

\_\_\_\_\_ /

**COMPLAINT FOR INJUNCTIVE RELIEF**

Plaintiff, ROBERT CHAD (“CHAD”), by and through his undersigned counsel, sues Defendant, ERIC LAMAZE (“LAMAZE”), and alleges as follows:

1. This is an action for injunctive relief.
2. CHAD is an individual who resides in Calgary, Alberta, Canada.
3. LAMAZE is an individual who resides in Palm Beach County, Florida.
4. Venue is appropriate in Palm Beach County, Florida because CHAD’s cause of action accrued in Palm Beach County, Florida and LAMAZE resides in Palm Beach County, Florida.
5. On or around October 8, 2015, CHAD, LAMAZE and John Edwards (“Edwards”) entered into an Agreement of Limited Liability Limited Partnership (the “Partnership Agreement”) whereby they formed LEC Equestrian Partners LLP (the “Partnership”) with LAMAZE as the general partner and CHAD and Edwards as the limited partners. The purpose of the Partnership was to acquire, operate and ultimately sell the equestrian barn and facility located at 3810 Gem Twist Court in Wellington, Florida (the “Facility”).

6. Under the Partnership Agreement:

(i) LAMAZE, as general partner, had exclusive and complete discretion to manage the Partnership and was obligated to maintain the Partnership's books and records; and

(ii) CHAD and Edwards, as limited partners, were prohibited from participating in the day to day management of Partnership but were entitled to inspect the Partnership's books.

7. Shortly after the Partnership was formed, it entered into a contract to purchase the Facility for a total amount of \$8,250,000.00. In order to fund the purchase of the Facility, the Partnership obtained a loan in the amount of \$5,775,000.00. CHAD, LAMAZE and Edwards agreed that the remainder of the purchase price would be divided evenly amongst the partners of the Partnership.

8. On or around October 13, 2020, CHAD and LAMAZE entered into a Conveyance Agreement wherein CHAD purchased the entirety of LAMAZE's interest in the Partnership. As a result of the purchase, CHAD became the general partner of the Partnership. A true and correct copy of the Conveyance Agreement is attached hereto as **Exhibit A**.

9. Both before and after CHAD and LAMAZE entered into the Conveyance Agreement, CHAD requested that LAMAZE provide documents and information relating to the Partnership's funding of the purchase price for the Facility and the specific amounts contributed by each of the partners. In particular, CHAD asked the Partnership's accountant about the \$1,000,000 understatement of capital shown on the Partnership's books. LAMAZE failed and refused to provide this information.

10. Section 4(a) of the Conveyance Agreement required LAMAZE to provide certain items and information to CHAD promptly after the full execution of the Conveyance Agreement and payment of the purchase price thereunder. Specifically, the Conveyance required LAMAZE to provide to CHAD:

- (i) title to all Partnership Property registered in LAMAZE's name;
- (ii) all files, books, records, agreements and other documents and material related to the business, operations and affairs of the Partnership; and
- (iii) all agreements, certificates, declarations and other documents that CHAD, acting reasonably, considers necessary or desirable to give effect to section 4(a) of the Conveyance Agreement.

11. Both CHAD and LAMAZE executed the Conveyance Agreement on October 13, 2020 and CHAD paid the purchase price to LAMAZE shortly thereafter.

12. Despite the fact that CHAD fully performed his obligations under the Conveyance Agreement, LAMAZE has failed and refused to perform his obligations under Section 4(a) of the Conveyance Agreement.

13. Specifically, LAMAZE refused to sign documents to remove LAMAZE's designation as general partner of the Partnership. The failure of LAMAZE to execute such documents has prevented CHAD from fulfilling his legal obligations under Chapter 620, Florida Statutes and negatively affected his ability to conduct necessary business of the Partnership.

14. Further, LAMAZE failed to provide CHAD with all files, books, records, agreements and other documents material to the business, operations and affairs of the Partnership as required by the Conveyance Agreement.

15. As noted above, since at least September 2020, CHAD sought to obtain various documents and information from LAMAZE, both directly and through his attorneys, relating to the Partnership but LAMAZE refused to provide the requested documents and information. Specifically, CHAD requested that LAMAZE provide documentation relating to the funding of the purchase of the Facility.

16. On November 18, 2022, CHAD sent formal correspondence to LAMAZE demanding this information. A true and correct copy of the November 18, 2022 correspondence is attached hereto as **Exhibit B**.

17. To date, LAMAZE has failed to provide any of the information requested by CHAD relating to the Partnership in direct violation of the Conveyance Agreement.

18. LAMAZE, through his violation of the Conveyance Agreement, is causing CHAD substantial, immediate and irreparable harm by his failure to provide to CHAD all documents relating to the Partnership as required by the Conveyance Agreement. Furthermore, the failure of LAMAZE to execute all documents required to remove LAMAZE as general partner of the Partnership has harmed CHAD's ability to properly administer the business of the Partnership.

19. Unless an injunction is entered requiring LAMAZE to comply with his obligations under the Conveyance Agreement, LAMAZE will continue in his refusal to comply thereunder.

20. The granting of injunctive relief as requested by CHAD will serve the public interest by protecting CHAD's legitimate business interests, and by enforcing a legitimate and lawful contractual obligation.

21. CHAD has no adequate remedy at law.

22. Pursuant to Section 13 of the Conveyance Agreement, CHAD is entitled to recover his reasonable fees, costs and expenses against LAMAZE, including attorneys' fees.

WHEREFORE, Plaintiff, ROBERT CHAD, respectfully requests the entry of an injunction against Defendant, ERIC LAMAZE, as follows:

- A. requiring LAMAZE to provide CHAD all files, books, records, agreements and other documents and material related to the business, operations and affairs of the Partnership;
- B. requiring LAMAZE to execute all documents required to remove LAMAZE's designation as general partner of the Partnership;
- C. awarding CHAD his costs and reasonable attorneys' fees; and
- D. granting all other equitable relief that is just and proper under the circumstances of this case.

Dated this 30<sup>th</sup> day of January 2023.

Respectfully submitted,

**DENTONS COHEN & GRIGSBY P.C.**

*/s/ Marshall P. Bender*

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## CONVEYANCE AGREEMENT

This conveyance agreement is between Eric Lamaze ("Seller") and Robert Chad ("Buyer").

Seller and Buyer agree as follows:

1. **Definitions:** In this agreement:

- (a) **"Accommodation Loan"** means: (i) the principal amount of the deemed loan made by Seller to John Edwards pursuant to section 5(c) of the Partnership Agreement; (ii) all interest accrued on that loan; and (iii) all rights to collect and receive the amounts stated in sections 1(a)(i) and 1(a)(ii);
- (b) **"Claim"** means a notice of default, demand, lien, petition, originating notice, cause of action, action, audit, investigation or other claim or other judicial or non-judicial proceeding, including a claim, proceeding or investigation by a Governmental Authority;
- (c) **"Governmental Authority"** means a: (i) government or governmental regulatory body; or (ii) a board, department, agency, authority, tribunal of a government or governmental regulatory body;
- (d) **"Law"** means: (i) a principle of common law or equity; (ii) a law, statute, regulation, by-law, rule, ordinance, order, policy, procedure, guideline or other requirement enacted or issued by a Governmental Authority; (iii) a term of a permit, license, approval or other authorization issued by a Governmental Authority; or (iv) a judgement, injunction, order, directive or award of a court, arbitrator or Governmental Authority;
- (e) **"Loss"** means: (i) a loss, judgement, cost, expense, charge, penalty, assessment, fine or tax; (ii) damages or interest; or (iii) other liability; including reasonable legal and other professional fees and disbursements on a full reimbursement basis and reasonable costs of investigating and defending a Claim (whether or not the Claim is sustained), but excluding punitive, special or exemplary damages;
- (f) **"Partnership"** means LEC Equestrian Partners LLLP, the limited liability limited partnership formed pursuant to and governed by the Partnership Agreement;
- (g) **"Partnership Agreement"** means the Agreement of Limited Liability Limited Partnership dated October 6, 2015 between Eric Lamaze, John Edwards and Robert Chad;
- (h) **"Partnership Property"** means all real property and all personal property in which the Partnership owns an interest, including the land and equestrian barns and facilities located at 3810 Gem Twist Court, Wellington, Florida; and
- (i) **"Seller's Interest"** means Seller's entire right, title, estate and interest in: (i) the Partnership, including Seller's interest in all Partnership Property and Seller's benefits and obligations under the Partnership Agreement; and (ii) the Accommodation Loan.

2. **Transfer of Seller's Interest:** Seller hereby sells and transfers Seller's Interest to Buyer. Buyer hereby buys and accepts the transfer of Seller's Interest. Effective October 1, 2020, Buyer hereby assumes all liabilities and responsibilities relating to Seller's Interest and shall indemnify Seller from all liabilities related to Seller's Interest that arise on or after October 1, 2020 and all obligations related thereto under the Partnership and the Partnership Agreement.

3. **Purchase Price:**

- (a) In consideration for the transfer of Seller's Interest, Buyer shall pay Seller US\$1,592,381 (the **"Purchase Price"**). The Purchase Price is allocated US\$1,300,983 to Seller's interest in the Partnership and US\$291,398 to Seller's interest in the Accommodation Loan.
- (b) Buyer shall pay the Purchase Price as follows:
  - (i) US\$240,000 to the Partnership on account of the amount payable by Torrey Pines Stable Florida Corp. pursuant to a facility lease agreement between that company and the Partnership;

- (ii) US\$135,600 to Stone Ridge LLC on account of the amount owed by Seller (or a company controlled by Seller) from the proceeds of the sale of the horse named Bellinda;
- (iii) US\$45,831 to Kara Chad on account of the amount owed by Seller (or a company controlled by Seller) for horse sales commissions; and
- (iv) concurrently with the signing of this agreement, US\$1,170,950 (the balance of the Purchase Price) to Seller by wire transfer.

By signing this agreement, Seller acknowledges receipt of the amount stated in section 3(b)(iv).

**4. Delivery of Partnership Property and Records:**

(a) As required by the Partnership Agreement, promptly after the full execution of this agreement and payment of the Purchase Price, Seller shall:

- (i) transfer to Buyer the title to all Partnership Property registered in Seller's name;
- (ii) deliver to Buyer all files, books, records, agreements and other documents and material relating to the business, operations and affairs of the Partnership; and
- (iii) sign and deliver all agreements, certificates, declarations and other documents that Buyer, acting reasonably, considers necessary or desirable to give effect to this section 4(a).

(b) Seller hereby appoints Buyer as his attorney and agent to agree to the terms of and sign and deliver on behalf of Seller all agreements, certificates, declarations and other documents required or desirable to give effect to section 4(a). Seller shall be bound by all actions of Buyer lawfully taken in good faith under this power of attorney. Seller hereby waives all defences that may be available to contest, negate or disaffirm any action of Buyer lawfully taken in good faith under this power of attorney. Seller hereby ratifies and confirms and agrees to ratify and confirm all actions of Buyer lawfully taken under this power of attorney. This power of attorney is coupled with an interest and is therefore irrevocable and binds Seller despite his death, mental incapacity or insolvency.

**5. Release of Seller's Personal Guarantee:** As required by the Partnership Agreement, Buyer shall use his best efforts to cause Seller to be released from his personal guarantee held by Synovus. If Buyer is unable to obtain that release, Buyer shall indemnify Seller as stated in section 18.3 of the Partnership Agreement.

**6. Seller's Statements of Fact:** Seller hereby states that, as of the day he signs this agreement:

- (a) *Seller's Title:* Seller is the sole legal and beneficial owner of Seller's Interest. Seller's Interest is free and clear of all liens, charges, mortgages, security interests, encumbrances and other adverse claims. There are no: (i) judgements, injunctions, writs, orders, directives or awards of a court, arbitrator or Governmental Authority; and (ii) no Claims in existence with respect to nor, to Seller's knowledge, that would act as a lien on Seller's Interest or that would have any material impact on Seller's ability to enter into the transactions contemplated by this Agreement and to sell his Interest to Buyer.
- (b) *Partnership Operations:* Since the formation of the Partnership: (i) the Partnership and the Partnership's business have been conducted in accordance with the Partnership Agreement; and (ii) the Partnership's business has been carried on in the normal and ordinary course and in compliance with all applicable Laws. The Partnership has no employees.
- (c) *No Partnership Claims:* There are no: (i) judgements, injunctions, writs, orders, directives or awards of a court, arbitrator or Governmental Authority; and (ii) no Claims (whether or not purportedly on behalf of the Partnership); in existence with respect to nor threatened against one or more of the Partnership and Partnership Property. To Seller's knowledge, there are no existing grounds on which a Claim might be commenced against one or more of the Partnership and Partnership Property with any reasonable likelihood of success.
- (d) *Partnership Property:* The Partnership is the sole legal and beneficial owner of the land and equestrian barns and facilities located at 3810 Gem Twist Court, Wellington, Florida and that property is free and clear of all

mortgages, liens, charges, security interests, adverse claims and other encumbrances or interests, except for the US\$5,775,000 mortgage granted by the Partnership that is held Synovus (the "Mortgage") and those matters that appear of public record as shown on the title search delivered to Buyer contemporaneously with the execution of this agreement.

- (e) *Partnership Accounting*: The Partnership's accounting records attached as schedule A accurately reflect all amounts in fact received and in fact paid by the Partnership in all material respects.
- (f) *No Liabilities*: As of October 1, 2020, the Partnership has no existing or contingent material liabilities or financial obligations other than the Mortgage.
- (g) *No Default under Agreements*: The Partnership is not in breach of any agreement or other document by which it is bound and, to Seller's knowledge, there exists no facts that, after either or both notice and lapse of time, would constitute a breach of any of those agreement or other documents.
- (h) *Non-Arm's Length Transactions*: The Partnership is not a party to any agreement: (i) with either or both Seller and John Edwards; nor (ii) a Person not at arm's length with either or both Seller and John Edwards. "Person" is to be interpreted broadly and includes an individual, body corporate, trust, partnership, joint venture, unincorporated organization and any other type of entity.
- (i) *Full Disclosure*: Seller is not aware of any material fact that if known to a potential purchaser of Seller's Interest might cause that purchaser, acting reasonably, to refuse to buy Seller's Interest.

A reference to the knowledge or awareness of Seller means: (k) the actual knowledge or awareness of Seller, without having made any inquiries; and (l) facts that Seller reasonably ought to know or be aware of given that he is the general partner of the Partnership. The transfer of Seller's Interest by Seller to Buyer is made "AS IS" without representation or warranty other than as stated in this agreement.

7. **Indemnification**: Seller shall be liable for the payment of, and shall indemnify Buyer from, all Claims and Losses that Buyer suffers, sustains, pays or incurs because of one or more of the statements in section 6 (Seller's Statements of Fact) being materially untrue. This section will not apply unless notice of a claim for indemnification, with reasonable particulars, is given by Buyer to Seller on or before the 365<sup>th</sup> day after the day on which Seller signs this agreement. Buyer may not make a claim for indemnification in respect of a statement made by Seller that Buyer actually knew (without having made any inquiries) was untrue on the day Seller signs this agreement. The indemnification in this section is the only remedy available to Buyer if one or more of the statements made by Seller in section 6 is untrue.

8. **Confidentiality**: All information about one or more of the Partnership, Partnership Property and the existence and terms of this agreement shall be retained in confidence by Seller and used only for the purposes of this agreement. However, those obligations will not apply to information that is legally required to be disclosed by Seller, provided that Seller shall: (a) if legally permitted, promptly notify Buyer of that requirement; and (b) use reasonable efforts to bind the recipient of that information to obligations of confidentiality similar to those in this section.

9. **Notices**: A notice or other communication required, permitted or contemplated in this agreement (a "Notice") must be in writing. A Notice will be deemed to be received by a party:

- (a) if delivered to that party at its address for Notices by 3:30 p.m. in the place of receipt, on the day of delivery or, if delivered after that time, on the day after the day of delivery;
- (b) if sent by e-mail to that party to its e-mail address for Notices by 3:30 p.m. in the place of receipt (and provided no incomplete or bounce-back error transmission is received by the sending party), on the day of sending or, if sent after that time, on the day after the day of sending; and
- (c) if sent by registered mail, postage prepaid, addressed to that party at its address for Notices, on the 14<sup>th</sup> day after the day of mailing; provided that if at the time of mailing there exists (or if between the time of mailing and the 14<sup>th</sup> day after mailing there occurs) an event that might adversely affect the delivery of the Notice by mail, then the sending party shall choose an alternate method of giving the Notice.



The addresses of each party for Notices are:

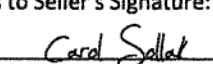
- (d) Eric Lamaze  
c/o The Galle Law Group, P.A.  
13501 South Shore Boulevard, Suite 103  
Wellington, Florida 33414  
Email: pololawyer@aol.com
- (e) Robert Chad  
c/o Signalta Resources Limited  
P.O. Box 6150, Station D  
700, 840 - 6<sup>th</sup> Avenue S.W.  
Calgary, Alberta, T2P 2C7 (postal code for couriers: T2P 3E5)  
e-mail address: rob.chad@me.com


A party may change either or both its addresses for Notices by giving notice of the change to the other party.

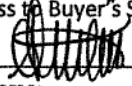
- 10. **No Merger:** The terms of this agreement will survive the transfer of Seller's Interest to Buyer and will not merge in any document signed by the parties, despite any Law to the contrary and all those Laws are hereby waived.
- 11. **Additional Actions:** Each party shall take all action and sign and deliver all documents requested by the other party, acting reasonably, to give effect to this agreement.
- 12. **Amendment:** This agreement may be amended only by a written document signed by the parties.
- 13. **Enforcement Costs:** A party that breaches this agreement (as determined by agreement of the parties or by a final and non-appealable court order) shall pay the other party all reasonable fees, costs and expenses (including reasonable legal and other professional fees and disbursements on a full reimbursement basis) incurred by that other party in pursuing any of its remedies.
- 14. **Governing Law:** This agreement is to be interpreted and enforced in accordance with the laws in effect in the State of Florida.
- 15. **Counterparts:** This agreement may be signed in counterparts, each of which is to be considered an original and all of which together constitute one agreement. Delivery of an electronically transmitted copy of a signed counterpart of this agreement is as legally effective as delivery of an original.

Each party is signing this agreement on the day stated beside his name.

Seller:   
Eric Lamaze Date: October 13, 2020

Witness to Seller's Signature:  
  
Print Name: Carol Sallat

Buyer:   
Robert Chad Date: October 13, 2020

Witness to Buyer's Signature:  
  
Print Name: SYLVIA BLUCK

Schedule A to the Conveyance Agreement Between  
Eric Lamaze and Robert Chad

LEC EQUESTRIAN PARTNERS

Date	Pay to	Cheque	Debit	Credit	cashed	Mortgage	Balance	Income	Deposits Lamaze	Chad	Edwards
	Balance 2019			\$2,266.40							
jan	jo pennell	1459	\$1,000.00								
jan	maria rosales	1460	\$600.00								
jan	stinnett			-\$33,000.00							
jan	areyouonline cc		\$899.85								
jan	cutoms plumil	1462	\$250.00								
jan	grand prix villi	1463	\$1,300.00								
jan	sound conned	1464	\$338.99								
jan	direct tv	1465	\$223.07								
jan	waste manag	1466	\$261.26								
jan	Allie lawaetz ck			-\$15,000.00							
jan	fol	cc	\$691.30								
jan	w. utilities	1467	\$227.83								
jan	Synovus bank	1468	\$44,079.36								
jan	jo pennell	1469	\$1,000.00								
jan	mary shirley			-\$16,500.00							
jan	Chad	wire		-\$24,980.00							
jan	bank fee		\$15.00								
feb	Diptera	1470	\$917.40								
feb	hadden lands	1471	\$17,086.28								
feb	ESI	1472	\$1,500.00								
feb	jo pennell	1473	\$3,000.00								
feb	maria rosales	1474	\$400.00								
feb	david dinham	1475	\$28,031.02								
feb	ashland farm	wire		-\$15,000.00							
feb	bank fee		\$43.00								
feb	direct tv	1476	\$134.16								
feb	waste manag	1477	\$191.46								
feb	waste manag	1478	\$261.26								
feb	Allie lawaetz	wire		-\$10,000.00							
feb	maria rosales	1479	\$400.00								
feb	Lifesafety mg	1480	\$300.94								
feb	w. utilities	1481	\$297.97								
feb	little palm	1482	\$1,980.00								
feb	waste manag	1483	\$732.56								
feb	Diptera	1484	\$647.06								
feb	hadden lands	1485	\$4,501.00								
feb	jo pennell	1486	\$3,000.00								
feb	Chad	wire		-\$30,000.00							
feb	lamaze	wire		-\$15,000.00							
feb	Synovus bank	1487	\$44,079.36								
feb	maria rosales	1488	\$800.00								
feb	FPL		\$832.01								
feb	bank fee		\$18.00								
march	ashland farm			-\$15,000.00							

-\$2,266.40

-\$33,000.00

-\$15,000.00

-\$16,500.00

-\$24,980.00

-\$15,000.00

-\$10,000.00

-\$30,000.00

-\$15,000.00

-\$15,000.00

\$44,079.36

\$44,079.36

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march	strategic cons	1489		\$9,734.12			
march	FPL	wire		\$764.39			
march	bank fee			\$30.00			
march	Chad					-\$29,980.00	
march	lamaze					-\$15,000.00	
march	Synovus bank	1490		\$44,079.36			\$44,079.36
march	WU	1491		\$307.99			
march	direct tv	1492		\$115.89			
march	waste manag	1493		\$267.26			
march	little palm	1494		\$1,320.00			
march	appliance pro	1495		\$147.80			
march	hadden lands	1496		\$5,203.00			
march	areyouonline	wire		\$899.85			
march	bank fee			\$73.00			
april	lamaze	wire				-\$1,000.00	
april	maria rosales	1497		\$200.00			
april	chad					-\$29,980.00	
april	lamaze					-\$10,000.00	
april	FPL	wire		\$832.62			
april	bank fee			\$43.00			
april	tim stroh	1498		\$1,000.00			
april	lamaze					-\$20,000.00	
april	Synovus bank	1499		\$45,996.73			\$45,996.73
april	grand prix vill	1500		\$1,300.00			
april	waste manag	1501		\$535.58			
april	WU	1502		\$343.06			
april	direct tv	1503		\$236.03			
april	Diptera	1504		\$3,220.32			
april	little palm	1505		\$4,400.00			
april	walkerboy	1506		\$600.00			
april	hadden lands	1507		\$4,212.00			
may	tim stroh	1508		\$1,000.00			
may	lamaze	wire				-\$20,000.00	
may	maria rosales	1509		\$200.00			
may	Lifesafety mg	1510		\$300.94			
may	direct tv	1511		\$240.28			
may	WU	1512		\$671.09			
may	chad	wire				-\$29,980.00	
may	Synovus bank	1513		\$45,996.73			\$45,996.73
may	eric lamaze	wire				-\$10,000.00	
may	diptera	1514		\$1,652.70			
may	hadden lands	1515		\$4,016.00			
may	bank fee			\$15.00			
may	todds landsca	wire		\$4,500.00			
may	eric lamaze	wire				-\$3,000.00	
may	bank fee	wire		\$615.80			
June	maria rosales	1516		\$200.00			
June	Synovus bank	1517		\$45,996.73			\$45,996.73
June	waste manag	1518		\$255.11			
June	little palm hol	1519		\$1,540.00			
June	Diptera	1520		\$323.53			
June	todds landsca	1521		\$990.00			
June	grand prix vill	1522		\$1,300.00			
June	chad					-\$29,980.00	

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TIM STROH

	RECEIPTS		TP CHECKS
APRIL	\$497.05	5005	\$ 500.00
may	\$1,486.12	5013	\$ 500.00
		1498	\$ 1,000.00
	\$1,983.17		\$ 2,000.00

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LEC EQUESTRIAN PARTNERS

Date	Pay to	Cheque	Debit	Credit	cash	Mortgage
	Balance 2018			\$-79,793.19		
dec	strategic cons	1343				never cashed
dec	hadden lands	1346	\$491.00			
dec	diptera	1350	\$625.66			
dec	Floridian com	1353	\$44,261.44			\$44,261.44
jan	Little Palm	1355	\$660.00			
jan	Waste Manag	1356	\$257.98			
jan	Diptera	1357	\$625.66			
jan	hadden lands	1358	\$9,732.86			
jan	Floridian com	1359	\$44,522.93			\$44,522.93
jan	action trailer sales (stalls invoice)			-\$29,980.00		
jan	Ashland farm ( stall invoice)			-\$30,000.00		
jan	mequinn far	1360	\$536.70			
jan	jo pennell	1361	\$3,000.00			
jan	florida comm	1362	\$9,325.36			
jan	Grand prix vil	1363	\$3,424.00			
jan	hadden lands	1364	\$4,407.27			
jan	direct tv	1365	\$110.32			
jan	strategic cons	1366	\$1,875.00			
jan	Equal Rooler	1367	\$1,000.00			
jan	florida comm	1368	\$43,738.46			\$43,738.46
jan	stone ridge	wife		-\$29,980.00		
jan	FPL	cc	\$339.52			
jan	bank fee	cc	\$47.00			
jan	westland farm/wife			-\$39,990.00		
jan	Ready fresh	cc	\$11.77			
jan	areyouonline	cc	\$299.95			
jan	eric	ck		-\$5,000.00		
feb	Waste Manag	1370	\$257.98			
feb	Little Palm	1371	\$1,320.00			
feb	jo pennell	1372	\$1,500.00			
feb	jo pennell	1373	\$1,000.00			
feb	direct tv	1374	\$117.91			
feb	lifesaftey ma	1375	\$300.94			
feb	cleaning lady	cash	\$360.00			
feb	diptera	1376	\$637.06			
feb	florida comm	1378	\$44,261.44			\$44,261.44
feb	hadden lands	1379	\$3,850.00			
feb	wellington ut	1380	\$238.43			
feb	jo pennell	1381	\$2,000.00			
feb	cleaning lady	debit	\$360.00			
feb	fpl	cc	\$699.19			
feb	chad	wife		-\$29,980.00		
feb	Bank fee	cc	\$17.00			
feb	Ready fresh	cc	\$11.77			
feb	areyouonline	cc	\$299.95			
feb	strategic cons	1382	\$875.00			
feb	Waste Manag	1383	\$257.98			
feb	diptera	1384	\$637.06			
feb	cleaning lady	debit	\$360.00			
feb	hadden lands	1385	\$4,435.32			
feb	wellington ut	1386	\$288.15			
feb	direct tv	1387	\$113.66			
feb	Little Palm	1388	\$1,760.00			
feb	jo pennell	1390	\$2,000.00			
feb	florida comm	1391	\$44,261.44			\$44,261.44

Balance -79,793.19 Deposits Lamaze Chad Edwards

\$0.00 Off from prior page ending balance

##

-\$29,980.00

##

-\$5,000.00

-\$29,980.00

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march	Grand prix vil	1392		\$3,474.00			
march	cleaning lady debit			\$360.00			
march	strategic cons	1393		\$7,179.87			
march	strategic cons	1394		\$750.00			
march	hadden lands	1395		\$4,646.04			
march	Waste Manag	1396		\$257.98			
march	diptera	1397		\$637.06			
march	fpl	cc		\$818.03			
march	Bank fee	cc		\$32.00			
march	Ready fresh	cc		\$11.77			
march	areyouonline	cc		\$299.95			
march	chad	wire		-\$29,980.00			
march	lamaze	wire		-\$10,000.00			
march	lamaze	wire		-\$20,000.00			
march	cleaning lady debit			\$360.00			
april	wellington ut	1398		\$283.30			
april	direct tv	1399		\$113.66			
april	Little Palm	1400		\$1,760.00			
april	florida community bank						
april	cleaning lady debit			\$400.00			
april	chad	wire		-\$29,980.00			
april	fpl	cc		\$810.93			
april	Bank fee	cc		\$17.00			
april	Ready fresh	cc		\$11.77			
april	areyouonline	cc		\$299.95			
april	jo pennell	1401		\$1,000.00			
april	jo pennell	1402		\$1,000.00			
april	florida comm	1403		\$44,261.44			
april	eric lamaze			-\$13,000.00			
may	fpl			\$581.04			
may	eric lamaze			-\$5,000.00			
may	diptera	1404		\$637.06			
may	direct tv	1405		\$113.66			
may	Waste Manag	1406		\$257.98			
may	Little Palm	1407		\$1,760.00			
may	w. utilities	1408		\$254.20			
may	synovus bank	1409		\$44,079.36			
may	diptera	1410		\$888.42			
may	Bank fee	cc		\$42.00			
may	Ready fresh	cc		\$11.77			
may	areyouonline	cc		\$299.95			
may	chad	wire		-\$29,980.00			
may	lamaze	wire		-\$15,000.00			
June	FPL	cc		\$586.28			
June	direct tv	1411		\$117.91			
June	Waste Manag	1412		\$74.89			
June	jo pennell	1413		\$2,000.00			
June	wellington ut	1414		\$191.15			
June	synovus bank	1415		\$44,079.36			
June	chad	wire		-\$34,980.00			
June	lamaze	wire		-\$15,000.00			
June	Bank fee	cc		\$42.00			
June	Ready fresh	cc		\$11.77			
June	areyouonline	cc		\$299.95			
July	Grand prix vil	1418		\$3,374.00			
July	jo pennell	1419		\$1,000.00			
July	lamaze	wire		-\$50.00			
July	lifesafety mar	1420		\$300.94			
July	direct tv	1421		\$117.91			
July	Ready fresh	cc		\$11.77			
July	bank fee	cc		\$77.00			

-\$29,980.00

-\$10,000.00  
-\$20,000.00

-\$29,980.00

##

-\$29,980.00

\$44,261.44

-\$13,000.00  
-\$5,000.00

\$44,079.36

-\$29,980.00

-\$15,000.00

\$44,079.36

-\$15,000.00

added to partner schedule

-\$50.00

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July	areyouonline cc	\$299.95		
July	FPL	\$542.08		
July	chad		-\$29,980.00	
July	eric		-\$35,000.00	
July	synovus bank 1423	\$44,079.36		\$44,079.36
July	wellington ut 1424	\$181.75		
July	hadden lands 1425	\$11,961.59		
aug	jo pennell 1426	\$2,000.00		
aug	lifesafety mar 1427	\$300.94		
aug	jo pennell 1428	\$2,000.00		
aug	Ready fresh cc	\$16.04		
aug	bank fee	\$17.00		
aug	areyouonline cc	\$150.00		
aug	areyouonline cc	\$299.95		
aug	FPL	\$623.91		
aug	chad		-\$34,980.00	
aug	lamaze		-\$20,000.00	
sept	lifesafety mar 1429	\$300.94		
sept	hadden lands 1430	\$14,701.15		
sept	direct tv 1431	\$235.82		
sept	w. utilities 1432	\$176.90		
sept	synovus 1433	\$45,996.73		\$45,996.73
sept	chris webster 1434	\$1,000.00		
sept	lamaze		-\$10,000.00	
sept	progressive ( 1435	\$2,943.00		
sept	direct tv 1436	\$235.82		
sept	synovus 1437	\$47,996.73		\$47,996.73
sept	jo pennell 1438	\$1,500.00		
sept	chad		-\$29,980.00	
sept	lamaze		-\$20,000.00	
sept	Ready fresh	\$16.04		
sept	bank fee	\$17.00		
sept	areyouonline wire	\$299.95		
sept	FPL	\$628.19		
sept	chad		-\$34,980.00	
oct	lamaze		-\$30,000.00	
oct	w. utilities 1439	\$359.00		
oct	synovus 1440	\$44,079.36		\$44,079.36
oct	Grand prix wif 1441	\$3,424.00		
oct	precision ferd 1442	\$125.00		
oct	hadden lands 1443	\$10,833.85		
oct	jo pennell 1444	\$3,000.00		
oct	Ready fresh	\$16.04		
oct	bank fee	\$78.00		
oct	areyouonline wire	\$299.95		
oct	FPL	\$617.55		
nov	chad		-\$34,980.00	
nov	lamaze		-\$25,000.00	
nov	jo pennell 1445	\$2,500.00		
nov	synovus bank 1446	\$44,079.36		\$44,079.36
nov	hadden lands 1447	\$10,235.56		
nov	wellington ut 1448	\$160.40		
nov	Bank fee	\$18.00		
nov	maria rosalez 1449	\$280.00		
nov	buckey plumfec	\$82.00		
nov	Ready fresh wire	\$14.98		
nov	areyouonline wire	\$299.95		
nov	FPL	\$500.84		
dec	wellington ut 1450	\$22.27		
dec	Waste Manag 1451	\$116.49		
dec	lifesafety mar 1452	\$300.94		

-\$29,980.00

-\$35,000.00

\$44,079.36

-\$34,980.00

-\$20,000.00

-\$10,000.00

\$45,996.73

-\$29,980.00

-\$20,000.00

\$47,996.73

-\$34,980.00

-\$30,000.00

\$44,079.36

-\$34,980.00

-\$25,000.00

\$44,079.36

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dec	joepennell	1453	\$2,500.00			
dec	maria rosalez	1454	\$600.00			
dec	strategic cond	1455	\$2,275.00			
dec	synovus bank	1456	\$44,079.36			\$44,079.36
dec	w. utilities	1457	\$182.74			
dec	lifesafety mar	1458	\$395.37			
dec	chad			\$34,980.00		
dec	lamaze			\$15,000.00		
dec	Ready fresh	wire				
dec	areyouonline	wire				
dec	FPL	wire	\$398.77			
dec	bank fee		\$43.00			
				\$801,941.90	-\$804,208.30	\$623,776.77
				-\$2,266.40		

Income

\$384,760.00

Lamaze

-\$15,000.00

Chad

\$34,980.00

Edwards

-\$2,266.40

Total \$ (79,793.13) # \$ (238,050.00) \$ (384,760.00) \$ - \$ (804,208.30)

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LEC EQUESTRIAN PARTNERS

Balance Income Chad Edwards  
 Deposits Lamaze  
 -50,245.53

Mortgage

Date	Pay to	Cheque	Debit	Credit	cash
	Balance 2017			-50,245.53	
dec	Little Palm	1257	\$2,160.00		
dec	Waste Management	1258	\$249.42		
dec	w.utilities	1259	\$199.45		
dec	direct Tv	1260	\$106.98		
dec	Floridian community bank	1261	\$44,522.93		
jan	life safety management	1262	\$488.19		\$44,522.93
jan	Diptera	1263	\$307.97		
jan	Little Palm	1264	\$2,160.00		
jan	hadden landscape	1265	\$16,048.65		
jan	Floridian community bank	1266	\$44,522.93		\$44,522.93
jan	chad	wire			
jan	waste management	1268	\$498.84		
jan	Diptera	1269	\$998.91		
jan	direct tv	1270	\$218.21		
jan	Diptera	1271	\$307.97		
jan	w.utilities	1272	\$267.19		
jan	Diptera	1273	\$923.91		
jan	lamaze	wire			
jan	FPL	cc	\$818.91		
jan	Ready fresh	cc	\$7.49		
jan	areyouonline	cc	\$299.95		
jan	Bank fee	cc	\$17.00		
feb	life safety management	1274	\$902.82		
feb	buckeys plumbing	cc	\$55.00		
feb	strategic consulting	1275	\$8,984.12		
feb	Mc Guinn farms	1276	\$771.30		
feb	Grand prix village HOA	1277	\$1,971.24		
feb	Little Palm	1278	\$2,640.00		
feb	W. Utilities	1279	\$286.95		
feb	hadden landscape	1280	\$9,026.59		
feb	life safety management	1281	\$20.06		
feb	direct tv	1282	\$7.59		
feb	chad	wire			
feb	hadden landscape	1284	\$4,822.76		
feb	Waste Management	1285	\$249.42		
feb	FPL	cc	\$847.31		
feb	Ready fresh	cc	\$7.49		
feb	areyouonline	cc	\$299.95		
feb	Bank fee	cc	\$42.00		
feb	Floridian community bank	1287	\$44,522.93		\$44,522.93
mar	lamaze	wire			
mar	lamaze	wire			
mar	Floridian community bank	1288	\$44,522.93		
mar	direct Tv	1289	\$117.91		
mar	diptera	1290	\$615.94		
mar	chad	wire			
mar	FPL	cc	\$752.06		
mar	Ready fresh	cc	\$7.49		

\$178,091.72

-\$32,980.00

-\$33,000.00

-\$29,980.00

-\$44,000.00

-\$2,000.00

-\$49,980.00

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mar	areyouonline	cc	\$299.95		
mar	Bank fee	cc	\$42.00		
mar	GUT EINHAUS	wire			-\$20,000.00
apr	Floridian community bank	1291	\$44,522.93		
apr	Grand prix village HOA	1292	\$2,021.24		
apr	W. Utilities	1293	\$311.71		
apr	chad	wire			-\$19,980.00
apr	lamaze				-\$10,000.00
apr	Little Palm	1294	\$2,640.00		
apr	Little Palm	1295	\$3,360.00		
apr	direct Tv	1296	\$102.73		
apr	Waste Management	1297	\$249.42		
apr	wellington utilities	1298	\$604.89		
apr	FPL	cc	\$728.03		
apr	Ready fresh	cc	\$7.49		
apr	areyouonline	cc	\$299.95		
apr	Bank fee	cc	\$57.00		
may	chad	wire			-\$29,980.00
may	lamaze				-\$21,000.00
may	Little Palm	1299	\$1,200.00		
may	hadden landscape	1300	\$3,870.00		
may	Diptera	1301	\$615.94		
may	precision fence	1302	\$150.00		
may	Floridian community bank	1303	\$44,522.93		
may	Waste Management	1304	\$498.84		
may	life safety management	1305	\$300.94		
may	FPL	cc	\$513.50		
may	Ready fresh	cc	\$7.49		
may	areyouonline	cc	\$299.95		
may	Bank fee	cc	\$42.00		
June	w.utilities	1306	\$187.91		
June	direct Tv	1307	\$110.32		
June	precision fence	1308	\$175.00		
June	hadden landscape	1309	\$11,598.60		
June	Floridian community bank	1310	\$44,522.93		
June	HOA	1311	\$1,921.24		
June	lamaze	wire			-\$20,000.00
June	chad	wire			-\$24,980.00
June	lamaze	wire			-\$14,000.00
June	FPL	cc	\$466.63		
June	Ready fresh	cc	\$9.63		
June	areyouonline	cc	\$299.95		
June	Bank fee	cc	\$42.00		
July	lamaze	wire			-\$20,000.00
July	hadden landscape	1312	\$5,379.00		
July	w utilities	1313	\$164.73		
July	direct Tv	1314	\$110.32		
July	chad	wire			-\$14,980.00
July	FPL	cc	\$600.33		
July	Ready fresh	cc	\$9.63		
July	areyouonline	cc	\$299.95		
July	Bank fee	cc	\$77.00		
aug	chad	wire			-\$14,980.00
aug	lamaze	wire			-\$7,000.00

-\$20,000.00

\$44,522.93

-\$19,980.00

-\$10,000.00

-\$29,980.00

-\$21,000.00

\$44,522.93

\$44,522.93

-\$20,000.00

-\$24,980.00

-\$14,000.00

-\$20,000.00

-\$14,980.00

-\$14,980.00

-\$7,000.00

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aug	hadden landscape	1315	\$4,058.93		
aug	Floridian community bank	1316	\$44,261.44	\$44,261.44	
aug	Floridian community bank	1317	\$44,522.93	\$44,522.93	
aug	life safety management	1318	\$300.94		
aug	w utilities	1319	\$181.05		
aug	chad	wire		-\$29,980.00	
aug	lamaze	wire		-\$15,000.00	
aug	Ready fresh	cc	\$9.63		
aug	areyouonline	cc	\$120.00		
aug	areyouonline	cc	\$299.95		
aug	Bank fee	cc	\$57.00		
sept	W. Utilities	1321	\$181.05		
sept	diptera	1322	\$307.97		
sept	direct tv	1323	\$110.32		
sept	hadden landscape	1324	\$13,099.26		
sept	precision fence	1325	\$150.00		
sept	chad	wire		-\$29,980.00	
sept	FPL	cc	\$721.38		
sept	Bank fee	cc	\$77.00		
sept	Ready fresh	cc	\$9.63		
sept	FPL	cc	\$612.28		
oct	Grand prix village HOA	1326	\$1,971.24		
oct	Waste Management	1327	\$74.87		
oct	Floridian community bank sept	1328	\$44,522.93	\$44,522.93	
oct	hadden landscape	1329	\$4,895.89		
oct	precision fence	1330	\$550.00		
oct	sound connection	1331	\$842.93		
oct	direct tv	1332	\$242.97		
oct	perimport	cc	\$598.78		
oct	chad	wire		-\$16,980.00	
oct	lamaze	wire		-\$20,000.00	
oct	areyouonline	cc	\$299.95		
oct	lamaze	wire		-\$5,000.00	
oct	W. Utilities	1334	\$231.24		
oct	ASI insurance (flood)	1335	\$2,941.00		
oct	chad	wire		-\$29,980.00	
oct	Bank fee	cc	\$32.00		
oct	Ready fresh	cc	\$9.63		
oct	FPL	cc	\$709.24		
nov	areyouonline	cc	\$299.95		
nov	Xtreme pavers	1336	\$33,925.00		
nov	direct tv	1337	\$110.32		
nov	Waste Management	1338	\$257.98		
nov	Joe pennell	1339	\$4,000.00		
nov	insurance deposit	ck		-\$102.00	
nov	lamaze	wire		-\$6,000.00	
nov	lamaze	wire		-\$3,000.00	
nov	chad	wire		-\$49,980.00	
nov	Floridian community bank oct	1340	\$44,522.93	\$44,522.93	
nov	w.utilities	1341	\$305.57		
nov	Bank fee	cc	\$42.00		
nov	Ready fresh	cc	\$11.77		
nov	areyouonline	cc	\$299.95		
dec	buckeys plumbing	cc	\$78.00		

\$44,261.44  
\$44,522.93

-\$29,980.00  
-\$15,000.00

\$400,444.88  
\$178,091.72

-\$29,980.00

\$44,522.93

-\$20,000.00  
-\$16,980.00

-\$5,000.00

-\$29,980.00

-\$102.00  
-\$6,000.00  
-\$3,000.00

\$44,522.93

-\$49,980.00

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LEC EQUESTRIAN PARTNERS

Date	Pay to	Cheque	Debit	Credit	cash
	Balance 2016			\$57,222.07	
jan	Millenium makeover	1144	\$350.00		
jan	Floridian Community bank	1145	\$44,522.93		
jan	W. Utilities	1147	\$273.88		
jan	Waste Management	1148	\$268.46		
jan	Diptera	1149	\$610.56		
jan	devercart	cc	\$377.57		
jan	hughes internet	cc	\$709.73		
jan	FPL	cc	\$755.18		
jan	Ready fresh	cc	\$2.13		
jan	Bank fee		\$2.00		
feb	hadden Landscape	1150	\$4,463.86		
feb	hadden Landscape	1151	\$3,515.00		
feb	ESI	1152	\$29,560.74		
feb	xtreme pavers	1153	\$2,800.00		
feb	marko garge doors	1154	\$175.00		
feb	Little palm	1155	\$2,820.00		
feb	Diptera	1156	\$615.94		
feb	starting gate	1157	\$750.00		
feb	Buckeye Plumbing	1158	\$55.00		
feb	lifesafety management	1159	\$300.94		
feb	Edwards	wire		\$24,990.00	
feb	Chad	wire		\$24,980.00	
feb	lamaze	ck		\$5,000.00	
feb	Lamaze	wire		\$25,000.00	
feb	Lamaze	ck		\$3,000.00	
feb	Waste Management	1160	\$268.35		
feb	Direct Tv	1161	\$106.98		
feb	W. Utilities	1162	\$285.96		
feb	Floridian Community bank	1163	\$44,522.93		
feb	FPL	cc	\$805.42		
feb	hughes internet	cc	\$209.73		
feb	Ready fresh	cc	\$3.20		
feb	Bank fee	cc	\$47.00		
feb	Edwards	wire		\$24,990.00	
mar	chad	wire		\$24,980.00	
mar	Waste Management	1164	\$268.14		
mar	mc guinn Farm	1165	\$1,145.00		
mar	hadden Landscape	1166	\$12,535.17		
mar	strategic consulting	1167	\$7,832.50		
mar	diptera	1168	\$615.94		
mar	Little palm	1169	\$4,320.00		
mar	W. utilities	1170	\$298.04		
mar	Floridian Community bank	1171	\$44,522.93		
mar	diptera	1172	\$615.94		
mar	lifesafety management	1173	\$690.66		
mar	lamaze	wire		\$9,000.00	
mar	Lamaze	deposit		\$12,500.00	
mar	FPL	cc	\$771.68		
mar	hughes internet	cc	\$209.73		

Balance -57,222.07

Mortgage \$44,522.93

Deposits Lamaze Chad Edwards

-57,222.07

\$44,522.93

Income

-24,990.00

-24,980.00

-5,000.00

-25,000.00

-3,000.00

-24,990.00

-24,980.00

-5,000.00

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-24,990.00

-24,980.00

-5,000.00

-25,000.00

-3,000.00

-24,990.00

-24,980.00

\$133,568.79



mar	Ready fresh	CC	\$3.20		
mar	Bank fee		\$42.00		
Apr	Edwards	wire		-\$14,990.00	
Apr	chad	wire		-\$29,980.00	
Apr	Little palm	1217	\$3,840.00		
Apr	thomas & Melhorn	1218	\$9,095.00		
Apr	HOA gd prix village	1219	\$1,612.00		
Apr	hadden Landscape	1220	\$4,370.00		
Apr	LAMAZE	WIRE		-\$20,100.00	
Apr	Floridian Community bank	1174	\$44,522.93		\$44,522.93
Apr	Direct Tv	1175	\$106.98		
Apr	W. Utilities	1176	\$310.82		
Apr	Waste Management	1177	\$267.82		
Apr	FPL	CC	\$739.81		
Apr	hughes internet	cc	\$209.73		
Apr	Ready fresh	CC	\$3.20		
Apr	Bank fee		\$57.00		
may	chad	wire		-\$49,980.00	
May	Little palm	1178	\$4,320.00		
may	hadden Landscape	1179	\$4,168.80		
may	W. Utilities	1180	\$520.87		
may	Direct Tv	1181	\$218.21		
may	Floridian Community bank	1182	\$44,522.93		\$44,522.93
may	Diptera	1183	\$300.97		
may	Little palm	1184	\$1,920.00		
may	Waste Management	cc	\$245.60		
may	Waste Management	cc	\$22.09		
may	Lamaze	WIRE		-\$5,000.00	
may	Lamaze	deposit		-\$4,000.00	
may	hughes internet	cc	\$209.73		
may	FPL	CC	\$544.01		
may	Ready fresh	CC	\$3.20		
may	Bank fee		\$42.00		
June	chad	wire		-\$29,980.00	
June	Lamaze	Wire		-\$15,000.00	
June	Lamaze	deposit		-\$3,000.00	
June	the art of life	1185	\$133.75		
June	Floridian Community bank	1186	\$44,522.93		\$44,522.93
June	lifesafety management	1187	\$215.61		
June	Diptera	1188	\$307.97		
June	grand prix village HOA	1189	\$1,612.00		
June	kyzair aircro	1190	\$297.00		
June	hughes internet	cc	\$209.74		
June	FPL	CC	\$510.95		
June	Ready fresh	CC	\$3.20		
June	Bank fee		\$42.00		
July	Direct Tv	1191	\$106.98		
July	lamaze			-\$28,000.00	
July	Diptera	1192	\$307.97		
July	Floridian Community bank	1193	\$44,522.93		\$44,522.93
July	hadden Landscape	1194	\$16,872.86		
July	W. Utilities	1195	\$47.12		
July	hadden Landscape	1196	\$3,500.00		
July	chad	wire		-\$49,980.00	
July	hughes internet	cc	\$209.74		

-\$14,990.00

-\$29,980.00

-\$20,100.00

-\$49,980.00

-\$5,000.00

-\$4,000.00

-\$29,980.00

-\$15,000.00

-\$3,000.00

-\$28,000.00

-\$49,980.00

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july	FPL	CC	\$564.11		
july	Ready fresh	CC	\$3.20		
july	Bank fee	CC	\$161.70		
Aug	Direct Tv	1197	\$106.98		
aug	lifesafety management	1198	\$300.94		
Aug	W. Utilities	1199	\$185.61		
Aug	Floridian Community bank	1200	\$44,522.93		
Aug	kyzair airco	1201	\$350.00		
Aug	FPL	cc	\$570.00		
Aug	hughes internet	cc	\$209.74		
Aug	Ready fresh	CC	\$5.34		
Aug	chad	wire			
Aug	lamaze	wire			
Aug	Bank fee	wire	\$17.00		
sept	FPL	cc	\$563.58		
sept	hughes internet	cc	\$209.74		
sept	chad	wire			
sept	lamaze	wire			
sept	hadden Landscape	1202	\$5,767.50		
sept	Direct Tv	1203	\$106.98		
sept	Floridian Community bank	1205	\$44,522.93		
sept	W. Utilities	1206	\$189.58		
sept	Bank fee		\$17.00		
sept	Ready fresh	CC	\$5.34		
sept	areyouonline	cc	\$650.00		
oct	lamaze				
oct	chad				
oct	lamaze				
oct	grand prix village HOA	1207	\$1,612.00		
oct	Direct Tv	1208	\$106.98		
oct	Waste Management	1209	\$56.19		
oct	diptera	1210	\$307.97		
oct	hadden Landscape	1211	\$6,487.00		
oct	Floridian Community bank	1212	\$44,522.93		
oct	W. utilities	1213	\$176.63		
oct	Lamaze	wire			
oct	sound connection	1214	\$1,945.84		
oct	areyouonline		\$299.95		
oct	areyouonline	cc	\$150.65		
oct	FPL	cc	\$477.94		
oct	Ready fresh	cc	\$5.34		
oct	bank fee		\$17.00		
nov	areyouonline	cc	\$299.95		
nov	Waste Management	1216	\$249.42		
nov	Direct Tv	1221	\$106.98		
nov	hadden Landscape	1222	\$722.00		
nov	w utilities	1253	\$204.04		
nov	Floridian Community bank	1254	\$44,522.93		
nov	mc guinn Farm	1255	\$1,271.72		
nov	areyouonline	cc	\$85.00		
nov	ESI	1256	\$1,500.00		
nov	FPL	cc	\$558.31		
nov	Ready fresh	cc	\$5.34		
nov	bank fee		\$17.00		
nov	areyouonline	cc	\$299.95		

\$44,522.93

\$44,522.93

\$44,522.93

\$44,522.93

-\$20,000.00

-\$15,000.00

-\$9,000.00

-\$16,000.00

-\$4,000.00

-\$19,980.00

-\$34,980.00

-\$24,980.00

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nov	crate and barrel	cc	\$215.02		
nov	hughes net	cc		-85.00	
nov	chad	wire		-29,980.00	
nov	lamaze	wire		-15,000.00	
nov	lamaze	wire		-4,000.00	
dec	FPL	CC	\$687.65		
dec	chad	wire		-24,980.00	
dec	lamaze	wire		-25,000.00	
dec	Ready fresh	cc	\$7.49		
dec	areyouonline	cc	\$299.95		
dec	Bank fee	cc	\$17.00		
			\$654,411.54	\$704,657.07	
			-550,245.53		

\$489,752.23 \$133,568.79

Total \$ (57,222.07) \$ (85.00) \$ (237,600.00) \$ (344,780.00) \$ (64,970.00) \$ (704,657.07)

Balance Income Lamaze Chad Edwards

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LEC EQUESTRIAN PARTNERS

Date	Pay to	Cheque	Debit	Credit	cash
Nov	Eric lamaze	wire			x
Nov	John Edwards	wire		-\$2,000.00	x
Nov	Linehan Builders, Inc. (Pavers)	ek	\$16,000.00	-\$49,990.00	x
Nov	Janice Aron (trucks and golfcart)	ek	\$25,000.00		x
Nov	FPL	ck	\$1,311.44		x
Nov	apple computer	cc	\$2,488.88		x
Nov	apple computer	cc	\$2,488.88		x
Nov	Floridian Community bank	ck	\$44,522.93		x
Nov	David Arcand	wire		-\$14,980.00	x
Nov	washing machine repair	cc	\$189.70		x
Nov	washing machine repair	cc	\$120.00		x
Nov	Gingras	wire		-\$59,990.00	x
Nov	home depot	cc	\$262.08		x
Nov	restaurant hardware	cc	\$218.36		x
Nov	all modern	cc	\$541.48		x
Nov	home depot	cc	\$1,101.36		x
Nov	hadden Landscape	1001	\$27,209.00		x
Nov	Ready fresh	CC	\$45.87		x
Nov	FPL (electricity)	CC	\$1,089.00		x
Nov	check book	debit	\$96.94		x
Nov	Bank fee		\$45.00		x
dec	precision fence and gate	1004	\$125.00		x
dec	diptera (fly)	1005	\$610.56		x
dec	waste management	1002	\$34.49		x
dec	sound connection (50%)	1003	\$5,826.37		x
dec	Eric Lamaze	Wire		-\$3,000.00	x
dec	equestrian footing	1006	\$5,800.00		x
dec	hadden Landscape	1008	\$6,638.94		x
dec	Edwards	wire		-\$19,990.00	x
dec	Chad	wire		-\$36,712.51	x
dec	Floridian Community bank	1011	\$44,522.93		x
dec	custom plumbing	1009	\$245.00		x
dec	mc guinn farms (stall plaques)	1010	\$4,234.90		x
dec	diptera (fly)	1014	\$610.56		x
dec	wellington utilities	1012	\$334.17		x
dec	Eric Lamaze	wire		-\$7,000.00	x
dec	check book	debit	\$52.54		x
dec	direct tv	CC	\$171.77		x
dec	Ready fresh	CC	\$110.36		x
dec	Bank fee		\$30.00		x
jan	david dunham insurance	1015	\$1,193.00		x
jan	HOA	1016	\$1,612.00		x
jan	waste management	1017	\$688.68		x
jan	Eric Lamaze	wire		-\$11,090.35	x
jan	chad	wire		-\$29,980.00	x
jan	the art of life	1018	\$1,744.76		x
jan	hadden Landscape	1019	\$23,644.15		x
jan	Edwards	wire		-\$29,990.00	x
jan	W. utilities	1020	\$388.64		x
jan	direct tv	1021	\$66.69		x
jan	Floridian Community bank	1022	\$44,522.93		x
jan	Eric lamaze	wire		-\$5,000.00	x
jan	waste management	1023	\$666.08		x
jan	little palm	1024	\$1,800.00		x

Income Deposits Lamaze Chad Edwards

Mortgage

-\$2,000.00 -\$49,990.00

-\$14,980.00

-\$59,990.00

-\$3,000.00

-\$19,990.00

-\$36,712.51

-\$7,000.00

-\$11,090.35

-\$29,980.00

-\$29,990.00

-\$5,000.00

Added to partner to agree

CERTIFIED COPY

jan	diptera (fly)		1025		\$610.56			x
jan	Ready fresh		CC		\$47.94			x
jan	Bank fee				\$70.00			x
feb	stellar sign		1026		\$1,738.88			x
feb	waste management		1027		\$287.83			x
feb	hadden Landscape		1028		\$4,220.76			x
feb	the art of life		1029		\$3,938.96			x
feb	buckley plumbing		cc		\$50.00			x
feb	sound connection (50%)		1030		\$6,110.32			x
feb	John deere		1031		\$4,666.39			x
feb	Chad		wire			-\$24,990.00		x
feb	eric lamaze		wire			-\$6,000.00		x
feb	Edwards		wire			-\$24,980.00		x
feb	ABC		1033		\$200.00			x
feb	direct tv		1034		\$71.31			x
feb	little palm		1035		\$1,440.00			x
feb	Floridian Community bank		1036		\$44,522.93			x
feb	Eric lamaze		wire			-\$20,000.00		x
feb	FPL		1037		\$841.66			x
feb	Gd prix feed		1038		\$30.00			x
feb	the art of life		1039		\$156.88			x
feb	island metal work		1040		\$710.00			x
feb	w.utilities		1041		\$503.20			x
feb	FPL		CC		\$495.50			x
feb	Ready fresh		CC		\$52.96			x
feb	Bank fee				\$55.00			x
mar	stellar sign		1042		\$1,738.87			x
mar	diptera (fly)		1043		\$677.34			x
mar	waste management		1044		\$17.32			x
mar	lifesafety management		1045		\$298.13			x
mar	Chad		wire			-\$24,990.00		x
mar	Edwards		wire			-\$24,980.00		x
mar	the art of life		1046		\$3,121.70			x
mar	Eric lamaze		wire			-\$5,000.00		x
mar	lifesafety management		1047		\$66.78			x
mar	direct tv		1048		\$71.31			x
mar	Floridian Community bank		1049		\$44,522.93			x
mar	little palm		1050		\$1,980.00			x
mar	deposit		ck			-\$600.00		x
mar	w.utilities		1051		\$443.00			x
mar	palm beach county		1052		\$100.00			x
mar	walker boy		1053		\$4,500.00			x
mar	Ready fresh		CC		\$62.96			x
mar	Bank fee				\$60.00			x
apr	everglade farms		1054		\$279.98			x
apr	waste management		1055		\$22.40			x
Apr	Chad		wire			-\$2,640.63		x
Apr	Chad		wire			-\$22,330.00		x
Apr	Edwards		wire			-\$24,990.00		x
Apr	Eric lamaze		wire			-\$20,000.00		x
Apr	Floridian Community bank		1056		\$44,522.93			x
Apr	grand prix village HOA		1057		\$1,662.00			x
Apr	roy Jacobsen ( designer)		1059		\$7,981.00			x
Apr	sullivan Electric		1060		\$2,330.00			x
Apr	Strategic Consulting		1061		\$6,650.00			x
Apr	hadden Landscape		1062		\$3,670.00			x
Apr	w. utilities		1063		\$473.20			x
Apr	Direct tv		1064		\$71.31			x
Apr	Little palm		1065		\$2,880.00			x
Apr	FPL		CC		\$875.29			x

-\$5,000.00

-\$24,990.00

Added to partner to agree

-\$24,980.00

-\$20,000.00

\$44,522.93

-\$24,990.00

-\$24,980.00

-\$5,000.00

\$44,522.93

-\$2,640.63

-\$22,330.00

-\$24,990.00

\$44,522.93

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	FPL	CC				
apr	Ready fresh	CC	\$961.33			x
apr	Bank fee	CC	\$26.45			x
apr	Bank fee	CC	\$45.00			x
mai	Eric lamaze	wire			-\$5,000.00	x
mai	chad	wire			-\$1,591.28	x
mai	diptera (fly)	1066	\$305.28			x
mai	lifesafety management	1067	\$375.77			x
mai	Strategic Consulting	1069	\$850.00			x
mai	fpi	1070	\$463.00			x
mai	hadden Landscape	1071	\$8,655.32			x
mai	lifesafety management	1072	\$298.13			x
mai	waste management	1073	\$81.20			x
mai	custom plumbing	1074	\$285.00			x
mai	Floridian Community bank	1075	\$44,522.93	\$44,522.93		x
mai	J.Melhorn ( architect)	1077	\$2,000.00			x
mai	diptera (fly)	1078	\$305.28			x
mai	everglade farms	1079	\$21.88			x
mai	little palm	1080	\$3,240.00			x
mai	direct tv	1081	\$71.31			x
mai	Chad	wire			-\$24,980.00	x
mai	Edwards	wire			-\$24,980.00	x
mai	FPL	CC	\$857.40			x
mai	Ready fresh	CC	\$36.49			x
mai	Bank fee	CC	\$70.00			x
mai	Bank fee	CC	\$70.00			x
mai	Lamaze	wire			-\$10,000.00	x
june	hadden Landscape	1082	\$3,786.76			x
june	wellington utilities	1083	\$612.12			x
june	diptera (fly)	1084	\$610.56			x
june	precision fence and gate	1085	\$165.00			x
june	waste management	1086	\$266.22			x
june	direct tv	1087	\$144.63			x
june	Chad	wire			-\$24,980.00	x
june	Edwards	wire			-\$24,980.00	x
june	Chad	wire			-\$17,480.00	x
june	Floridian Community bank	1088	\$44,522.93	\$44,522.93		x
june	wellington utilities	1089	\$867.88			x
june	fedex	1091	\$50.00			x
june	andrew gismond	1092	\$32.00			x
june	telegraph trail ver	1093	\$53.00			x
june	little palm	1094	\$2,340.00			x
june	hadden Landscape	1095	\$3,775.00			x
june	FPL	CC	\$676.52			x
june	Ready fresh	CC	\$2.11			x
june	Bank fee	CC	\$70.00			x
july	wellington management	1096	\$532.50			x
july	ESI ( ring)	1098	\$52,368.20			x
july	Eric lamaze	wire			-\$25,000.00	x
july	Edwards	wire			-\$42,490.00	x
july	Chad	wire			-\$24,980.00	x
july	hadden Landscape	1099	\$3,653.45			x
july	little palm	1100	\$2,340.00			x
july	FPL	CC	\$545.00			x
july	Ready fresh	CC	\$13.04			x
july	Bank fee	CC	\$30.00			x
aug	Floridian Community bank	1101	\$44,522.93	\$44,522.93		x
aug	lifesafety management	1102	\$298.13			x
aug	Floridian Community bank	1103	\$44,522.93	\$44,522.93		x
aug	waste management	1104	\$532.60			x
aug	Edwards	wire			-\$24,980.00	x
aug	Chad	wire			-\$24,980.00	x

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Floridian community Bank

MORTGAGE \$5,775,000.00  
MONTH \$44,522.93

24th november  
24th december  
24th november  
24th december  
24th november  
24th december

Accounts

FPL ( Electricity)  
account 1-800-226-3545

Wellington utilities (Water)  
Account 561-791-4010

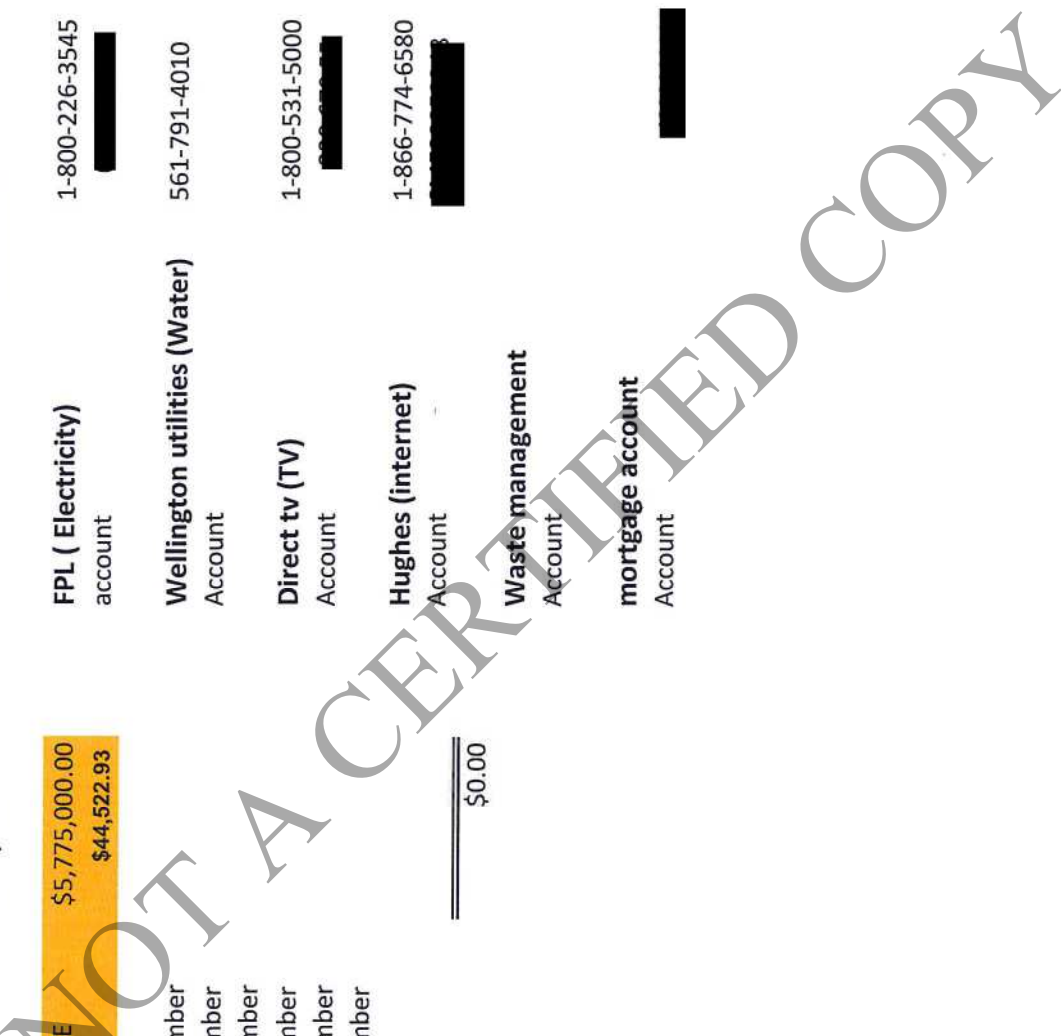
Direct tv (TV)  
Account 1-800-531-5000

Hughes (internet)  
Account 1-866-774-6580

Waste management  
Account

mortgage account  
Account

=====  
\$0.00



JOE PENNELL

	RECEIPTS		TP CHECKS
	\$1,766.48		\$ 1,700.00
	\$739.48		\$ 1,700.00
	\$992.13		\$ 1,500.00
	\$917.93		\$ 1,500.00
	\$726.65		\$ 1,000.00
	\$1,212.62		\$ 1,000.00
	\$298.21		\$ 1,000.00
dec	\$300.00		\$ 2,000.00
	\$601.58		\$ 2,000.00
	\$381.44	1413	\$ 1,000.00
jan	\$300.00	1451	\$ 1,000.00
	\$806.78	1477	\$ 2,000.00
	\$1,085.34	1545	\$ 1,000.00
	\$1,217.30	1609	\$ 3,000.00
feb	\$300.00	1650	\$ 2,000.00
	\$638.97	2306	\$ 801.09
	\$1,286.37	2346	\$ 5,000.00
	\$1,098.89	2486	\$ 5,000.00
march	\$300.00	2602	\$ 5,000.00
	\$1,301.86	2680	\$ 5,000.00
	\$966.29	2797	\$ 2,000.00
	\$641.22	2830	\$ 5,000.00
april	\$300.00	2935	\$ 5,000.00
	\$2,004.80	3038	\$ 5,000.00
mai	\$300.00	3390	\$ 3,000.00
	\$1,798.59	3500	\$ 4,000.00
	\$801.09	3581	\$ 4,000.00
	\$938.38	3627	\$ 4,000.00
june	\$300.00	3652	\$ 4,000.00
july	\$300.00	3774	\$ 2,018.08
aug	\$300.00	3820	\$ 2,800.00

UNRECORDED COPY

sept	\$300.00		3887	\$ 2,000.00
oct	\$300.00		3999	\$ 4,000.00
	\$4,791.83		4083	\$ 3,000.00
	\$2,847.34		4155	\$ 3,000.00
	\$410.12		4241	\$ 4,000.00
nov	\$300.00		1339	\$ 4,000.00
	\$2,441.83		1352	\$ 1,000.00
	\$2,709.44		1372	\$ 1,500.00
dec	\$300.00		1373	\$ 1,000.00
jan	\$300.00		1381	\$ 2,000.00
	\$2,729.29		1390	\$ 2,000.00
	\$3,154.70		1401	\$ 1,000.00
	\$865.63		1402	\$ 1,000.00
feb	\$300.00		1413	\$ 2,000.00
	\$1,528.48		1426	\$ 2,000.00
	\$1,668.04		1428	\$ 2,000.00
	\$1,056.56		1438	\$ 1,500.00
march	\$300.00		1444	\$ 3,000.00
april	\$300.00		1445	\$ 2,500.00
	\$4,875.00		1453	\$ 2,500.00
june	\$156.24		1459	\$ 1,000.00
august	\$5,517.63		1473	\$ 3,000.00
october	\$1,278.52		1486	\$ 3,000.00
october	\$2,087.44		lamaze	\$ 2,256.67
november	\$1,924.29			
november	\$1,338.73			
december	\$2,806.36			
december	\$2,761.95			
december	\$1,233.75			
JANUARY	\$2,252.89			
february	\$2,018.08			
march	\$2,531.25			
march	\$2,295.37			
MAY	\$1,711.26			
may	\$2,877.72			

UNAPPROVED COPY

june	\$1,763.91			
july	\$4,695.39			
august	\$3,943.78			
october	\$2,028.62			
dec	\$2,685.45			
feb	\$2,247.06			
feb	\$601.06			
feb	\$578.52			
march	\$2,301.70			
march	\$2,167.36			
april	\$287.74			
june	\$2,294.14			
june	\$718.55			
JULY	\$1,449.74			
july	\$1,834.60			
sept	\$2,331.36			
oct	\$1,408.81			
OCT	\$326.06			
nov	\$3,023.52			
dec	\$1,580.36			
jan	\$1,973.69			
jan	\$2,709.10			
feb	\$1,153.04			
feb	\$2,600.14			
march	\$2,384.14			
march	\$995.86			
april	\$497.05			

\$139,772.89

**-\$497.05**

\$ 139,275.84

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receipts from JANUARY

\$	15.07
\$	34.22
\$	384.78
\$	35.88
\$	59.61
\$	68.13
\$	40.13
\$	38.20
\$	35.97
\$	40.65
\$	30.17
\$	17.52
\$	77.92
\$	143.61
\$	6.93
\$	81.54
\$	49.05
\$	71.88
\$	58.90
\$	289.62
\$	673.11

\$ 2,252.89

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November 18, 2022

**VIA E-Mail to: [pololawyer@aol.com](mailto:pololawyer@aol.com)**

Eric Lamaze  
c/o The Galle Law Group, P.A.  
13501 South Shore Boulevard, Suite 103  
Wellington, Florida 33414

**Re: Demand to Inspect Documents Pursuant to Conveyance Agreement dated October 13, 2020 and Demand for Information Pursuant to Section 620.1407, Florida Statutes**

Dear Mr. Lamaze:

This firm has been retained by Robert Chad with respect to the matters referenced herein.

We understand that since at least September 2020, Mr. Chad has sought various documents and information from you, both directly and through your attorneys, regarding LEC Equestrian Partners LLLP (the "Partnership"). We further understand that despite these multiple requests, you and your legal counsel have failed to provide all information requested, in violation of: (i) the *Agreement of Limited Liability Limited Partnership*; (ii), the October 13, 2020, *Conveyance Agreement* through which you conveyed your entire right, title, estate and interest in the Partnership to Mr. Chad; and (iii) Florida law. We therefore write to make one final demand for documents and information prior to bringing legal action to compel production of this information and to otherwise enforce your obligations to Mr. Chad under the governing documents of the Partnership, the *Conveyance Agreement*, and Florida law.

*Demand for Documents Pursuant to Conveyance Agreement*

Pursuant to Section 4 of the *Conveyance Agreement*, promptly after the full execution of the agreement and payment of the purchase price, you were required to, among other things:

- transfer to Mr. Chad the title to all Partnership Property registered in your name;

- deliver to Mr. Chad all files, books, records, agreements and other documents and material relating to the business, operations and affairs of the Partnership; and
- sign and deliver all agreements, certificates, declarations and other documents that Mr. Chad, acting reasonably, considers necessary or desirable.

Without waiving any of the other obligations owed to Mr. Chad under the *Conveyance Agreement* or Florida law, Mr. Chad demands that you immediately deliver to him through the undersigned counsel all files, books records, agreements and other documents and material relating to the Partnership. This demand includes all accounting records for the Partnership dating back to the time of the Partnership's formation in 2015 and, in particular, evidence of the Partnership's receipt of the \$931,512.76 (the "Purchase Contribution") you were required to contribute to the Partnership's purchase of the Wellington stable as described in the attached cash to close calculation from your counsel.

*Demand for Information Pursuant to Section 620.1407, Florida Statutes*

As a general partner of the Partnership, Mr. Chad is entitled to receive certain information relating to the Partnership under Florida law. Specifically, under Section 620.1407, Florida Statutes, Mr. Chad is entitled to receive any information related to the Partnership's activities and financial condition, including but not limited to all books and records that Section 10.2 of the *Agreement of Limited Liability Limited Partnership* required the Partnership to maintain since its formation in 2015. Therefore, Mr. Chad hereby demands that he be provided all documents relating to LEC Equestrian Partners LLLP's financial condition, including all accounting records for the Partnership during your tenure as general partner, including since the formation of the Partnership in 2015 and, in particular, evidence of the Partnership's receipt of the Purchase Contribution.

Please provide all the documents requested herein to Mr. Chad through my office. If you fail to fully respond to these demands within ten (10) days of the date of this letter, Mr. Chad has directed us to pursue all remedies available to him under the *Agreement of Limited Liability Limited Partnership*, the *Conveyance Agreement*, and Florida law. Please do not hesitate to contact me directly if you have any questions regarding this matter.

Mr. Chad reserves all rights and remedies available to him *Agreement of Limited Liability Limited Partnership Agreement*, the *Conveyance Agreement* and, and Florida law.



Sincerely,

DENTONS COHEN & GRIGSBY P.C.



By:  
Marshall P. Bender

MPB/rar

Enc.

cc: Joshua A. Hajek, Esq.  
Client

NOT A CERTIFIED COPY

I LINE 303 FUNDS TO CLOSE

#2,794,538.29 ÷ 3 = #931,512.76

II EXTRA \$1 MILLION

#1,000,000 ÷ 3 = #333,333.33

RC WIRE #329,980.00 - Need add'l #3,353.33

JE WIRE #332,900.00 - Need add'l #433.33

EL WIRE #330,000.00

III INITIAL \$10,000 DEPOSIT

ERIC PAID \$10,000

Additional sums from JE AND RC - SEE ABOVE

IV INSURANCE PAYMENT

ERIC PAID #4,668.00 ÷ 3 = #1,556

Need Add'l #1556 from RC

Need Add'l #1556 from JE

RECAP

1. FROM RC #936,422.09 + 20.00 WIRE FEE #936,442.09
2. FROM JE #933,502.09 + 20.00 WIRE FEE #933,522.09
3. FROM EL #931,512.76