W. F. McCain & Associates, Inc. 2066 14th Avenue, Suite 102 Vero Beach, Florida 32960 (561) 770-1093 Fax (561) 770-1508

ORIGINAL

Engineers, Scientists, Project Facilitators, Construction Managers, specializing in Environmental / Civil Engineering

March 15, 2001

Records & Reporting Florida Public Service Commission 2540 Shumard Oak Blvd Tallahassee, Florida 32399-0850

RE: Docket No. 001145-WU

Dear Sir or Madam:

This Quit Claim Deed (copy) for the water plant property associated with SAN SEBASTIAN Water, L.L.C. is sent in response to requirement PSC-01-0426-FOF-WU.

If you have any questions or require any additional information, please do not hesitate to contact me directly at (561) 770-1093.

Sincerely,

W. F. McCain

President / Principle Engineer

W. F. McCain & Associates, Inc.

MOC

RGO

SEC SE

Gir.

DOCUMENT NUMBER - DATE:

03408 MAR 195

CPSD-REDORDS/REPORTING



Prepared by and return to: Gary B. Frese, Esquire, 930 S. Harbor City Blvd., #505 Melbourne, FL 32901

PARCEL 10#30-38-14-00-519

CFN 2001005736 OR Book/Page: 4273 / 1316

Scott Ellis

Of Courts, Brevard County 9.00

#Names; 2 Trust Rec:

0.00

Sery: 0.00 Sxcise: 0.00

int Tax: 0.00

OUTT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 27 day of HOWBERT, L.C., a Florida limited liability company, ("Grantor") and SAN SEBASTIAN WATER LLC, a Florida limited liability company, of 7900 Fox Creek Trail, Franktown, CO 80116, ("Grantee").

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Brevard, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This deed was prepared without a review or examination of the title to the above described property and no opinions or representations are being made either expressly or impliedly by Gary B. Frese, Esquire, or FRESE, NASH & HANSEN, P.A.

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

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed by its duly authorized representatives on the day and year first above written.

Signed, scaled and delivered

in the presence of

Witness MELANTE CHMSTATA

<u>les_</u> 2000.

HOWBERT, L.C.

a Florida limited liability company

MICHAEL F. HOWARD, Manager

6921 Vicki Circle Melbourne, FL 32904

STATE OF FLORIDA COUNTY OF BREVARD

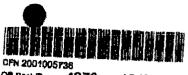
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared, MICHAEL F. HOWARD, Manager of HOWBERT, L.C., a Florida limited liability company, on behalf of the company, who is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this __

Notary Public

My Commission Expires:





LEGAL DESCRIPTION

OR Book/Page: 4273 / 1317

BEING AT THE INTERSECTION OF THE EXTENSION OF THE SOUTHERLY RIGHT OF WAY OF 13TH STREET, AS PER PLAT NO. 1 OF SAN SEBASTIAN, AS RECORDED IN PLAT BOOK 8, PAGE 15, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE EASTERLY RIGHT OF WAY LINE OF FLORIDA EAST COAST RAILWAY; RUN NORTH 02°14'24" WEST, ALONG THE SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 200.00 FEET; THENCE RUN SOUTH 89°38'15" EAST, A DISTANCE OF 155.0 FEET; THENCE RUN SOUTH 02°14'24" EAST, A DISTANCE OF 200.00 FEET; THENCE RUN NORTH 89°38'15" WEST, A DISTANCE OF 155.0 FEET TO THE POINT OF BEGINNING.