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Writer's Direct Dial No.
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October 23, 2001

BY HAND DELIVERY

Blanca Bayó
Commission Clerk
Florida Public Service Commission
2540 Shumard Oaks Boulevard
Tallahassee, FL 32399

RECEIVED-FPSC
01 OCT 23 PM 1:53
COMMISSION
CLERK

Re: Docket Nos. 990696-WS and 992040-WS

Dear Ms. Bayó:

Enclosed for filing on behalf of Nocatee Utility Corporation pursuant to Order No. PSC-01-1916-FOF-WS are an original and fifteen copies of a recorded Special Warranty Deed which constitutes proof of ownership of the land on which the reuse facilities will be located.

By copy of this letter, this document is being furnished to the parties on the attached service list. If you have any questions regarding this filing, please call.

Very truly yours,

Richard D. Melson

APP
CAF
CMP
COM
CTR
ECR
LEG
OPC
PAI
RGO
SEC
SER
OTH

RDM/mee

Enclosures

cc: Certificate of Service
Richard Redemann

RECEIVED & FILED

FPSC-BUREAU OF RECORDS | 3416 OCT 23 5

DOCUMENT NUMBER-DATE

FPSC-COMMISSION CLERK

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing was served this 23rd day of October, 2001, on the following:

Samantha Cibula
Division of Legal Services
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399

Hand Delivery

John L. Wharton
Marshall Deterding
Rose, Sundstrom & Bentley, LLP
2548 Blairstone Pines Drive
Tallahassee, FL 32301

U.S. Mail

Kenneth A. Hoffman
J. Stephen Menton
Rutledge, Ecenia, Purnell & Hoffman
P.O. Box 551
Tallahassee, FL 32302

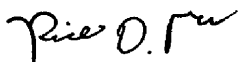
U.S. Mail

Michael B. Wedner
St. James Building, Suite 480
117 West Duval Street
Jacksonville, FL 32202

U.S. Mail

Michael J. Korn
Korn & Zehmer
6620 Southpoint Drive South
Suite 200
Jacksonville, FL 32216

U.S. Mail



Attorney

5240
②

Public Records of
St. Johns County, FL
Clerk# 01-054079
O.R. 1664 PG 759
09:34AM 10/18/2001
REC \$25.00 SUR \$3.50
Doc Stamps \$240.80

THIS DOCUMENT PREPARED
BY AND RETURN TO.

THOMAS O INGRAM, ESQUIRE
PAPPAS METCALF JENKS & MILLER, P.A.
200 WEST FORSYTH STREET, SUITE 1400
JACKSONVILLE, FLORIDA 32202-4327

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed this 15th day of October, 2001, by **SONOC COMPANY LLC**, a Delaware limited liability company, (the "Grantor") whose address is 1013 Centre Road, Wilmington, Delaware, 19805, to **NOCATEE UTILITY CORPORATION**, a Florida corporation (the "Grantee"), whose address is 4310 Pablo Oaks Court, Jacksonville, Florida 32224.

WITNESSETH:

That in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms to Grantee, its successors and assigns, all of the real property in St. Johns County, Florida, more particularly described on Schedule 1 attached hereto and made a part of this Special Warranty Deed (the "Property"), together with all tenements, hereditaments and appurtenances pertaining to the Property, subject to all covenants, easements, and restrictions of record and the restrictions set forth in this instrument.

TO HAVE AND TO HOLD the same in fee simple forever, subject to the restrictions set forth in paragraphs 1 and 2 below.

Grantor hereby covenants with Grantee that the Property is free from all encumbrances except all covenants, easements, and restrictions of record and the restrictions set forth in paragraph 1 and 2 of this instrument (the "Permitted Exceptions") and that Grantor will warrant and defend Grantee's title against lawful claims of all persons claiming by, through or under Grantor (except claims made pursuant to the Permitted Exceptions) but against none other.

1. Restrictions on Use of Property. Grantee acknowledges and agrees that the use of the Property shall be restricted to infrastructure for water-related utilities such as pumping stations for potable water, reuse water and wastewater. Further, use of the Property as a water or wastewater treatment facility is prohibited. Failure of Grantee, its successors or assigns to comply with the restrictions found in this paragraph shall give rise to a right of re-entry and defeasance by Grantor for a period of 90 years from the date of this conveyance.

2. Nocatee Development of Regional Impact. Grantee acknowledges and agrees that the Property shall be developed in accordance with the Nocatee Development of Regional Impact Development Order, St. Johns County Resolution 2001-30, adopted February 23, 2001, notice of which is recorded in Book 1656, Page 1887, Official Records of St. Johns County, Florida.

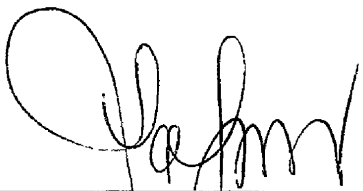
3. No Third Party Beneficiaries. This Special Warranty Deed constitutes an agreement between Grantor and Grantee as to all provisions contained herein. Notwithstanding anything contained herein to the contrary, this Special Warranty Deed is not intended nor shall it be construed to create any rights or remedies as to any third parties.

IN WITNESS WHEREOF, Grantor and Grantee has hereunto set their hands and seals the day and year first above written.

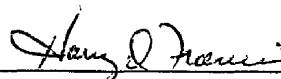
Signed, sealed and delivered
in the presence of:


"GRANTOR"

SONOC COMPANY LLC, a Delaware
limited liability company



Print Name: LORI A. GODDARD

By: 
Print Name: HARRY D. FRANCIS
Its VICE PRESIDENT



Print Name: Gail L. McGroarty

(CORPORATE SEAL)

STATE OF FLORIDA }
 } SS
COUNTY OF DUVAL }

The foregoing instrument was acknowledged before me this 1ST day of OCTOBER, 2001, by HARRY D. FRANCIS, as VICE PRESIDENT of SONOC Company LLC, on its behalf.



"OFFICIAL SEAL"
Lori A. Goddard
My Commission Expires 4/27/2002
Commission #CC 728687

[Signature]
(Print Name LORI A. GODDARD)
NOTARY PUBLIC
State of Florida at Large
Commission # CC728687
My Commission Expires: 4/27/2002
Personally Known
or Produced I.D.
[check one of the above]
Type of Identification Produced _____

Signed, sealed and delivered
in the presence of:

"GRANTEE"

NOCATEE UTILITY CORPORATION,
a Florida corporation

[Signature: Janean C. Baker]
Print Name: JANEAN C. BAKER

By: [Signature: H. J. Skelton]
Print Name: H. J. SKELTON
Its PRESIDENT

[Signature: David C. Clowe]
Print Name: DAVID C. CLOWE

(CORPORATE SEAL)

STATE OF FLORIDA }
 } SS
COUNTY OF DUVAL }

The foregoing instrument was acknowledged before me this 5th day of OCTOBER, 2001, by H.J. SKELTON, as PRESIDENT of Nocatee Utility Corporation, on its behalf.



"OFFICIAL SEAL"
Lori A. Goddard
My Commission Expires 4/27/2002
Commission #CC 728687

[Handwritten Signature]

(Print Name LORI A. GODDARD)

NOTARY PUBLIC
State of Florida at Large
Commission # CC 728687
My Commission Expires: 4/27/2002
Personally Known
or Produced I.D.
[check one of the above]
Type of Identification Produced



Robert M. Angas Associates, Inc.
Land Surveyors, Planners and Civil Engineers
Since 1924

~~1469~~ St. Augustine Road
Jacksonville, FL 32258
Tel: (904) 642-8550
Fax: (904) 642-4165

Schedule 1
(Property)

OR1664PG 763

March 19, 2001
File No. 115F-36A

Work Order No. 00-056.07
Nocatee

Re-Use and Distribution Site

A portion of Sections 30 and 31, Township 4 South, Range 29 East, St. Johns County, Florida being more particularly described as follows:

For a Point of Reference, commence at the corner common to Sections 29, 30, 31 and 32, said Township and Range; thence South $88^{\circ} 44' 53''$ West, along the dividing line between said Sections 30 and 31, a distance of 450.00 feet to the Point of Beginning.

From said Point of Beginning, thence South $73^{\circ} 46' 47''$ West, departing said dividing line, 536.23 feet to the Easterly right of way line of Twenty Mile Road, a 50 foot right of way as described and recorded in Official Records Volume 715, Page 1576, of the current public records of said county; thence Northwesterly along said Easterly right of way line the following Three (3) courses: 1) North $15^{\circ} 11' 51''$ West, 228.46 feet; 2) North $14^{\circ} 02' 53''$ West, 391.80 feet; 3) North $20^{\circ} 45' 23''$ West, 76.58 feet; thence North $89^{\circ} 28' 19''$ East, departing said Easterly right of way line, 312.66 feet; thence South $52^{\circ} 19' 46''$ East, 350.00 feet; thence South $19^{\circ} 01' 14''$ East, 329.34 feet to the Point of Beginning.

Containing 6.87 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 4 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

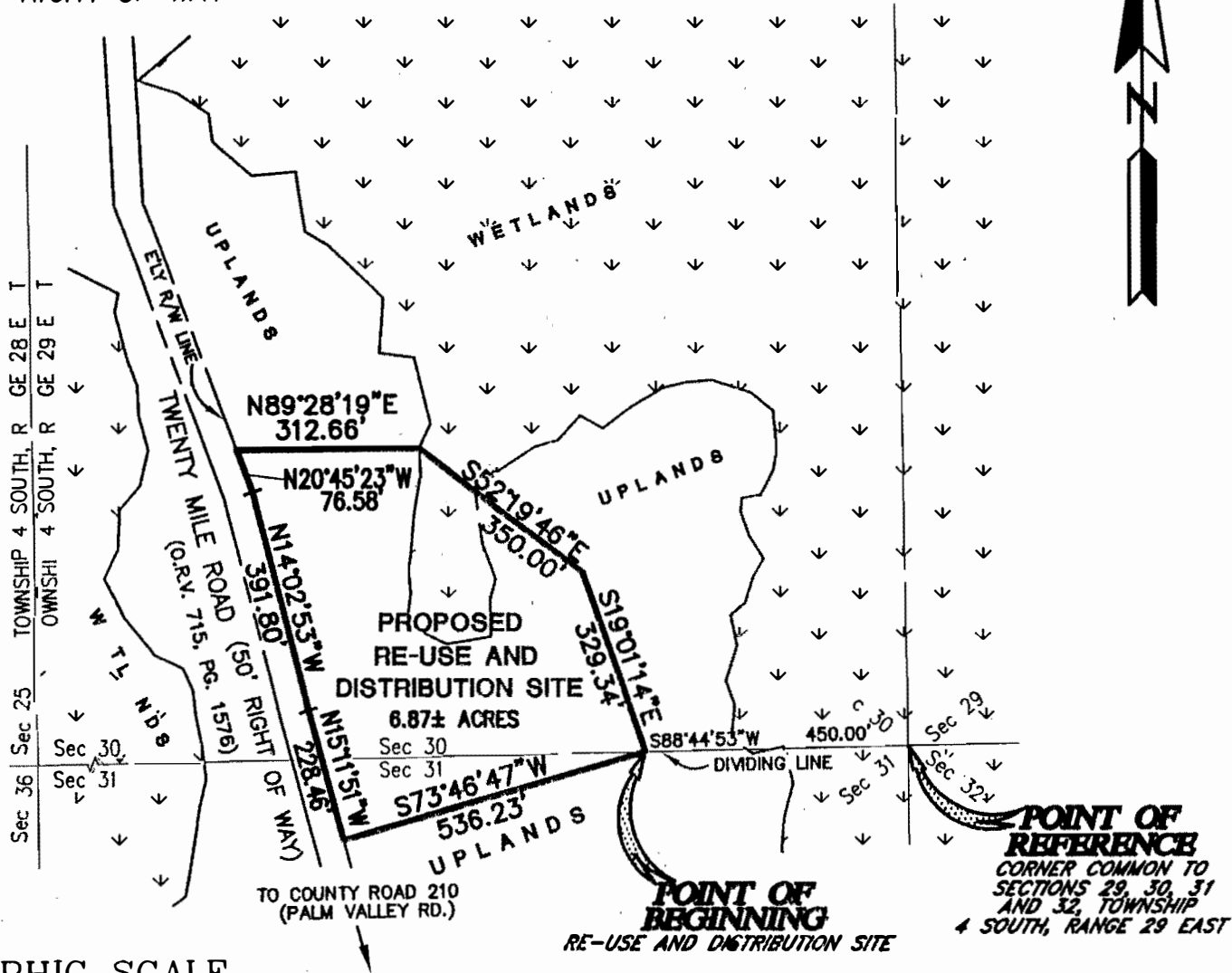
NOTES

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY LINE OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST AS BEING SOUTH 88°44'53" WEST.
- 3) WETLAND LINES DEPICTED HEREON ARE FROM SPECIFIC PURPOSE JURISDICTIONAL WETLAND SURVEY BY ROBERT M. ANGAS ASSOC. FILE No. 115C-1, DATED OCT. 21, 1999

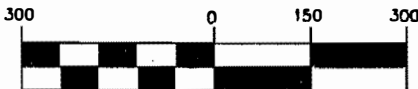
OR1664PG 764

LEGEND

O.R.V. OFFICIAL RECORDS VOLUME
PG. PAGE
Sec SECTION
R/W RIGHT OF WAY



GRAPHIC SCALE



(IN FEET)

1 inch = 300 ft.



Robert M. Angas Associates, inc.

LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

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

14775 St. Augustine Road, Jacksonville, FL. 32258 Tel: (904) 642-8550
Certificate of Authorization No.: LB 3624

Joseph Leslie Reynolds, III
JOSEPH LESLIE REYNOLDS, III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA L.S. No. 5517

SCALE: 1" = 300'

19, 2001

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

**THIS IS TO CERTIFY THAT THE
FOREGOING IS A TRUE AND CORRECT
COPY OF THE DOCUMENT ON FILE/
OF RECORD IN MY OFFICE.**

**WITNESS MY HAND AND OFFICIAL
SEAL THIS 18th DAY OF October
2001**

**CHERYL STRICKLAND/ CLERK
BY: Deane M. Dale D.C.**