


**David B. Erwin
Attorney At Law**

127 Riversink Road
Crawfordville, Florida 32327

Telephone 850.926.9331
d.b.erwin@gmail.com

Ann Cole, Division of Commission Clerk
and Administrative Services
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Check must be cashed and deposited
to fiscal number 1000. Please do not forward
deposit information to Florida.

Initials of person who forwarded check:


In re: Application of Indiantown Company, Inc. for Amendment of
Certificates Nos. 387-W and 331-S to Add Territory in Martin County
Docket No. 100408-WS

Dear Ms. Cole:

Please find enclosed the original and five copies of the Application for Amendment of Certificates
Nos. 387-W and 331-S to add territory to the certificated territory of Indiantown Company, Inc. (IC).

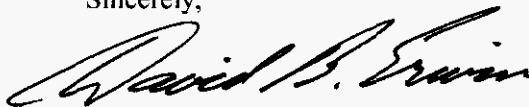
Also enclosed is IC's check in the amount of \$2,000 to cover the filing fee of \$1,000 for each
system, which is the proper fee based upon allowed densities in the territory sought for inclusion in the IC
certificates.

IC is not submitting a copy of system maps for each system. The company does not have a copy of
such maps, but IC believes that information about the water and wastewater systems has been collected by
and is in the possession of the PSC, as the result of engineering studies by PSC staff conducted in the
course of IC's last two rate cases in Dockets Nos. 990939-WS and 040450-WS.

Late filed exhibits will be submitted as soon as they become available.

Please contact me if you need any further information or explanation.

Sincerely,



David B. Erwin, Attorney
for Indiantown Company, Inc.

- COM _____
- APA _____
- ECR 1 _____
- GCL _____
- RAD _____
- SSC _____
- ADM _____
- OPC _____
- CLK _____

Copy: Jeff Leslie

DOCUMENT NUMBER-DATE

19835 DEC-9 9

FPSC-COMMISSION CLERK

INDIANTOWN COMPANY, INC.

Real Estate Taxes - Proposed/Paid

2010

Nov.'10

Folio Number	Legal Description	Proposed Amount	Amount Paid Nov 23 2010*
6-40-39-001-016-00000.60000 Acct. No.: 64813	Indiantown Industrial Park Tract "A" (WATER PLANT)	\$ 2,450.81	\$ 2,352.78
06-40-39-001-002-00000.60000 Acct. No.: 64796	Indiantown Industrial Park Blk 2 Prop. On Post Dr.	\$ 1,153.89	\$ 1,107.73
32-39-39-000-000-00011-0 Acct. No.: 850909	Part of the E 1/2 of Sec. E of Canal R/W Desc as: Beg 893.7 W/O NE Cor Sec 32, Con (New Water Plant Prop.)	\$ 661.54	\$ 635.08
6-40-39-000-000-00070.60000 Acct. No.: 64773 Combined: Acct.64810/64773	All of NW1/4 S of RY (Less Platted Sec, Canal, & 17.6 A) & Indiantown Industrial Park Lots 4 to18 Block 11) (SEWER PLANT)	\$ 5,851.02	\$ 5,616.98
06-40-39-001-013-00010-1 Acct. No.: 64811 Combined: Acct.407140/64811	Indiantown Industrial Park Unrecorded - Portion of Lot 1 & all Lots 2 thru 6, B Indiantown Industrial Park, Lots 1 & 2, S of Relocated Gateway Ave.)	\$ 1,882.06	\$ 1,806.78
5-40-39-006-039-00110.20000 Acct. No.: 64738	Indiantown Plat B E 15' of Lot 10 & All Lot 11 BIK 39 (SEWER PLANT)	\$ 409.31	\$ 392.94
7-40-39-000-000-00022.00000 Acct. No.: 5586922	N 1000' of the E1/2 of NE1/4 of NW1/4 of SEC 7-40-39 (Less W 198' Thereof)		\$ 2,309.13
TOTAL REAL ESTATE TAXES PAID -		\$ 12,408.63	\$ 14,221.42
Personal Property Tax		2008	
1000-0018242/2 Acct. No.: 79732	Business Equipment / Furniture	\$ 72,383.34	\$ 69,488.01
2010 TOTAL TAXES - Pd. Nov. '10		\$ 83,709.43	

DOCUMENT NUMBER - 09835

DEC-9 2010

FPSC-COMMISSION CLEAR

INDIANTOWN COMPANY, INC.

GENERAL FUNDS ACCOUNT
P.O. BOX 397
INDIANTOWN, FL 34956

GULFSTREAM BUSINESS BANK

FLORIDA'S BUSINESS BANK
2400 SE MONTEREY ROAD #100
STUART, FLORIDA 34996-3351

Check Number 020842

Issue Date 11/23/2010

Net Amount
\$*****14,221.42

PAY Fourteen Thousand Two Hundred and twenty One and 42/100 ----- US Dollars

To The
Order of HON. RUTH PIETRUSZEWSKI
TAX COLLECTOR
3485 SE WILLOUGHBY BLVD
STUART, FL 34994



Void if not cashed in 6 months.

Charles J. Steiner
Ruby Evans

Security features. Details on back.

REJECTED

Doc No	Invoice No	Invoice Date	Orig Inv Amt	Transaction Amt	Unit Price	Total Amount
020864	Acct: 64813	11/1/2010	2,352.78	2,352.78	0.00	
Description: Folio No.: 6-40-39-001-016-00000.60000 - 2010 Real Estate Tax						
020865	Acct: 64796	11/1/2010	1,107.73	1,107.73	0.00	
Description: Folio No.: 06-40-39-001-002-00000.60000 - 2010 Real Estate Tax						
020866	Acct: 850909	11/1/2010	635.08	635.08	0.00	
Description: Folio No.: 32-39-39-000-000-00011.00000 - 2010 Real Estate Tax						
020867	Acct: 64773	11/1/2010	5,616.98	5,616.98	0.00	
Description: Folio No.: 6-40-39-000-000-00070.60000 - 2010 Real Estate Tax						
020868	Acct: 64811	11/1/2010	1,806.78	1,806.78	0.00	
Description: Folio No.: 6-40-39-001-013-00010.10000 - 2010 Real Estate Tax						
020869	Acct: 64738	11/1/2010	392.94	392.94	0.00	
Description: Folio No.: 5-40-39-006-039-00110.20000 - 2010 Real Estate Tax						
020870	Acct: 5586922	11/1/2010	2,309.13	2,309.13	0.00	14,221.42
Description: Folio No.: 7-40-39-000-000-00022.00000 - 2010 Real Estate Tax						

HONORABLE RUTH PIETRUSZEWSKI NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS
 MARTIN COUNTY TAX COLLECTOR ORIGINAL REAL ESTATE 64813.0000

ACCOUNT NUMBER	EX-TYPE	ESCROW	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILL CD
6-40-39-001-016-00000.60000 2010			* SEE BELOW *	* NONE *	* SEE BELOW *	1001

ENTERPRISES INC)
 INDIANTOWN COMPANY INC
 PO BOX 397
 INDIANTOWN, FL 34956-0397

INDIANTOWN INDUSTRIAL PARK TRACT
 "A" & SPUR ESMT ADJ TO NORTH PER
 DB 59/223

15853 SW FARM

TAXING AUTHORITY	PHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
COUNTY-GENERAL FUND-OP	772-288-5939	5.5250	148,190	0	148,190	818.75
CNTY-F.I.T. BOND	772-288-5939	.0345	148,190	0	148,190	5.11
CNTY-GOVT BONDS 1986	772-288-5939	.0314	148,190	0	148,190	4.65
CNTY-BONDS LANDS FOR YOU	772-288-5939	.0167	148,190	0	148,190	2.47
SCHOOL - DISCRETIONARY	772-219-1200	.7480	148,190	0	148,190	110.85
SCHOOL-GENERAL FUND	772-219-1200	4.7080	148,190	0	148,190	697.68
SCHOOL CAPITAL OUTLAY	772-219-1200	1.5000	148,190	0	148,190	222.29
CHILDRENS SERVICES ORDNCS	772-288-5758	.3523	148,190	0	148,190	52.21
FL-INLAND NAVIGATION DIST	561-627-3386	.0345	148,190	0	148,190	5.11
F.WESTERN 1 MSTU	772-288-5939	.0000	148,190	0	148,190	0.00
MSTU UNINCORP STORMW/ROAD	772-288-5939	.3132	148,190	0	148,190	46.41
MSTU FIRE RESCUE UNINCORP	772-288-5939	2.5271	148,190	0	148,190	374.49
MSTU-PARKS & RECREATION	772-288-5939	.1236	148,190	0	148,190	18.32
S. FLA WTR MGMT EVERGLADE	561-686-8800	.6240	148,190	0	148,190	92.47

EXEMPTION: NONE

TOTAL MILLAGE 16.5383 AD VALOREM TAXES 2,450.81

LEVYING AUTHORITY	PHONE	PURPOSE	RATE/BASIS	AMOUNT
		NON AD VALOREM ASSESSMENTS:		0.00

15853 SW FARM

RECEIPT OF PAYMENT
 RUTH PIETRUSZEWSKI 8024 1
 01 11/23/2010 NORMAL 1 RA
 INDIANTOWN INDUSTRIAL PARK TRACT 2010 6-40-39-001-016-00000.60000
 "A" & SPUR ESMT ADJ TO NORTH PER 201 2010 0002119.0001 \$2,352.78
 DB 59/223 INDIANTOWN COMPANY INC (FKA ICC EN

COMBINED TAXES AND ASSESSMENTS 2,450.81						
NOV 1-NOV30	DEC1-DEC 31	JAN 1-JAN31	FEB 1-FEB28	MAR 1-MAR 31	DELINQUENT ON APRIL 1, 2011	
2,352.78	2,377.29	2,401.79	2,426.30	2,450.81		

RUTH PIETRUSZEWSKI
MARTIN COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

REAL ESTATE

64796.0000

DUPLICATE

TOTAL TAXES IF PAID BY

NOV 1-NOV30	DEC1-DEC 31	JAN 1-JAN31	FEB 1-FEB28	MAR 1-MAR 31	DELINQUENT ON
1,107.73	1,119.27	1,130.81	1,142.35	1,153.89	APRIL 1, 2011
ACCOUNT NUMBER		EX-TYPE	ESCROW	MILL CD	MAKE CHECK PAYABLE IN U.S. FUNDS TO:
6-40-39-001-002-00000.60000 2010				1001	RUTH PIETRUSZEWSKI, TAX COLLECTOR
ASSESSMENT	69,770	TAXES	1,153.89		
		TOTAL	1,153.89		

06 40 39
INDIANTOWN INDUSTRIAL PARK BLK 2

RECEIPT OF PAYMENT
RUTH PIETRUSZEWSKI 8024 1
01 11/23/2010 NORMAL 1 RA
2010 6-40-39-001-002-00000.60000
201 2010 0002119.0002 \$1,107.73
INDIANTOWN COMPANY INC (FICA I CO EN

6-40-39-001-002-00000.60000 2010
ROBERT M POST JR LLC
1235 SE INDIAN ST STE 102
STUART, FL 34997-5690

012010 000000064039 0010020000060000 0000 00000115389 000000000000 0000 5

HONORABLE RUTH PIETRUSZEWSKI NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS
 MARTIN COUNTY TAX COLLECTOR ORIGINAL REAL ESTATE 850909.0000

ACCOUNT NUMBER	EX-TYPE	ESCROW	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILL CD
32-39-39-000-000-00011.00000	2010		* SEE BELOW *	* NONE *	* SEE BELOW *	1001

ENTERPRISES INC)
 INDIANTOWN COMPANY INC
 PO BOX 397
 INDIANTOWN, FL 34956-0397

PART OF THE E1/2 OF SEC E OF
 CANAL R/W DESC AS: BEG 893.7 W/O
 NE COR SEC 32, CONT W 1020.4,
 SELY 364.7, E 724.15 & NELY
 221.19 TO POB

0

TAXING AUTHORITY	PHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
COUNTY-GENERAL FUND-OP	772-288-5939	5.5250	40,000	0	40,000	221.00
CNTY-GOVT BONDS 1986	772-288-5939	.0314	40,000	0	40,000	1.26
CNTY-F.I.T. BOND	772-288-5939	.0345	40,000	0	40,000	1.38
CNTY-BONDS LANDS FOR YOU	772-288-5939	.0167	40,000	0	40,000	0.67
SCHOOL-GENERAL FUND	772-219-1200	4.7080	40,000	0	40,000	188.32
SCHOOL CAPITAL OUTLAY	772-219-1200	1.5000	40,000	0	40,000	60.00
SCHOOL - DISCRETIONARY	772-219-1200	.7480	40,000	0	40,000	29.92
CHILDRENS SERVICES ORDNCS	772-288-5758	.3523	40,000	0	40,000	14.09
FL-INLAND NAVIGATION DIST	561-627-3386	.0345	40,000	0	40,000	1.38
F.WESTERN 1 MSTU	772-288-5939	.0000	40,000	0	40,000	0.00
MSTU FIRE RESCUE UNINCORP	772-288-5939	2.5271	40,000	0	40,000	101.08
MSTU-PARKS & RECREATION	772-288-5939	.1236	40,000	0	40,000	4.94
MSTU UNINCORP STORMW/ROAD	772-288-5939	.3132	40,000	0	40,000	12.53
S. FLA WTR MGMT BASIN TAX	561-686-8800	.6240	40,000	0	40,000	24.97

EXEMPTION:NONE

TOTAL MILLAGE 16.5383

AD VALOREM TAXES

661.54

LEVYING AUTHORITY	PHONE	PURPOSE	RATE/BASIS	AMOUNT
NON AD VALOREM ASSESSMENTS:				0.00

RECEIPT OF PAYMENT
 RUTH PIETRUSZEWSKI 8024 1
 01 11/23/2010 NORMAL 1 RA
 2010 32-39-39-000-000-00011.00000
 2010 2010 0002119.0003 \$635.08
 INDIANTOWN COMPANY INC (FEA) CO EN

32 39 39
 PART OF THE E1/2 OF SEC E OF
 CANAL R/W DESC AS: BEG 893.7 W/O
 NE COR SEC 32, CONT W 1020.4,
 SELY 364.7, E 724.15 & NELY
 221.19 TO POB

COMBINED TAXES AND ASSESSMENTS

661.54

NOV 1-NOV30
635.08

DEC1-DEC 31
641.69

JAN 1-JAN31
648.31

FEB 1-FEB28
654.92

MAR 1-MAR 31
661.54

DELINQUENT ON
APRIL 1, 2011

ACCOUNT NUMBER	EX-TYPE	ESCROW	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILL CD
6-40-39-000-000-00070.60000 2010			* SEE BELOW *	* NONE *	* SEE BELOW *	1001

ENTERPRISES INC)
 INDIANTOWN COMPANY INC
 PO BOX 397
 INDIANTOWN, FL 34956-0397

WASTEWATER TREATMENT PLANT SITE
 - BEING THAT PART OF W 640 OF S
 600 OF N 2350 OF SEC 6-40-39
 LYING NLY OF CANAL & LOTS 4 TO
 18 BLK 11 & LOTS 3 TO 26, BLK
 14, INDIANTOWN INDUSTRIAL PARK &

14843 SW 168TH

TAXING AUTHORITY	PHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
COUNTY-GENERAL FUND-OP	772-288-5939	5.5250	353,785	0	353,785	1,954.66
CNTY-GOVT BONDS 1986	772-288-5939	.0314	353,785	0	353,785	11.11
CNTY-F.I.T. BOND	772-288-5939	.0345	353,785	0	353,785	12.21
CNTY-BONDS LANDS FOR YOU	772-288-5939	.0167	353,785	0	353,785	5.91
SCHOOL - DISCRETIONARY	772-219-1200	.7480	353,785	0	353,785	264.63
SCHOOL CAPITAL OUTLAY	772-219-1200	1.5000	353,785	0	353,785	530.68
SCHOOL-GENERAL FUND	772-219-1200	4.7080	353,785	0	353,785	1,665.62
CHILDRENS SERVICES ORDNCS	772-288-5758	.3523	353,785	0	353,785	124.64
FL-INLAND NAVIGATION DIST	561-627-3386	.0345	353,785	0	353,785	12.21
F.WESTERN 1 MSTU	772-288-5939	.0000	353,785	0	353,785	0.00
MSTU UNINCORP STORMW/ROAD	772-288-5939	.3132	353,785	0	353,785	110.81
MSTU FIRE RESCUE UNINCORP	772-288-5939	2.5271	353,785	0	353,785	894.05
MSTU-PARKS & RECREATION	772-288-5939	.1236	353,785	0	353,785	43.73
S. FLA WTR MGMT EVERGLADE	561-686-8800	.6240	353,785	0	353,785	220.76

EXEMPTION:NONE

TOTAL MILLAGE 16.5383 AD VALOREM TAXES 5,851.02

LEVYING AUTHORITY	PHONE	PURPOSE	RATE/BASIS	AMOUNT
		NON AD VALOREM ASSESSMENTS:		0.00

RECEIPT OF PAYMENT
 RUTH PIETRUSZEWSKI 8024 1

06 40 39
 WASTEWATER TREATMENT PLANT SITE 2010 6-40-39-000-000-00070.60000
 - BEING THAT PART OF W 640 OF S 201 2010 0002119.0004 \$5,851.98
 600 OF N 2350 OF SEC 6-40-39 INDIANTOWN COMPANY INC (FLA ICC EN
 LYING NLY OF CANAL & LOTS 4 TO
 18 BLK 11 & LOTS 3 TO 26, BLK

14843 SW 168TH

COMBINED TAXES AND ASSESSMENTS 5,851.02
 NOV 1-NOV30 5,616.98 DEC1-DEC 31 5,675.49 JAN 1-JAN31 5,734.00 FEB 1-FEB28 5,792.51 MAR 1-MAR 31 5,851.02 DELINQUENT ON APRIL 1, 2011

HONORABLE RUTH PIETRUSZEWSKI NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS
 MARTIN COUNTY TAX COLLECTOR ORIGINAL REAL ESTATE 64811.0000

ACCOUNT NUMBER	EX-TYPE	ESCROW	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILL CD
6-40-39-001-013-00010.10000	2010		* SEE BELOW *	* NONE *	* SEE BELOW *	1001

ENTERPRISES INC)
 INDIANTOWN COMPANY INC
 PO BOX 397
 INDIANTOWN, FL 34956-0397

INDIANTOWN INDUSTRIAL PARK
 UNRECORDED - PORTION OF LOT 1 &
 ALL LOTS 2 THRU 6, BLK 13.. & 30
 WIDE STRIP W OF & ADJ TO SAID
 LOTS.. & RR SPUR E OF & ADJ TO
 SAID LOTS.. & PORTION OF GATEWAY
 0 SW 168TH

TAXING AUTHORITY	PHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
COUNTY-GENERAL FUND-OP	772-288-5939	5.5250	113,800	0	113,800	628.75
CNTY-BONDS LANDS FOR YOU	772-288-5939	.0167	113,800	0	113,800	1.90
CNTY-GOVT BONDS 1986	772-288-5939	.0314	113,800	0	113,800	3.57
CNTY-F.I.T. BOND	772-288-5939	.0345	113,800	0	113,800	3.93
SCHOOL - DISCRETIONARY	772-219-1200	.7480	113,800	0	113,800	85.12
SCHOOL-GENERAL FUND	772-219-1200	4.7080	113,800	0	113,800	535.77
SCHOOL CAPITAL OUTLAY	772-219-1200	1.5000	113,800	0	113,800	170.70
CHILDRENS SERVICES ORDNCS	772-288-5758	.3523	113,800	0	113,800	40.09
FL-INLAND NAVIGATION DIST	561-627-3386	.0345	113,800	0	113,800	3.93
F.WESTERN 1 MSTU	772-288-5939	.0000	113,800	0	113,800	0.00
MSTU UNINCORP STORMW/ROAD	772-288-5939	.3132	113,800	0	113,800	35.64
MSTU-PARKS & RECREATION	772-288-5939	.1236	113,800	0	113,800	14.07
MSTU FIRE RESCUE UNINCORP	772-288-5939	2.5271	113,800	0	113,800	287.58
S. FLA WTR MGMT EVERGLADE	561-686-8800	.6240	113,800	0	113,800	71.01

EXEMPTION:NONE

TOTAL MILLAGE 16.5383 AD VALOREM TAXES 1,882.06

LEVYING AUTHORITY	PHONE	PURPOSE	RATE/BASIS	AMOUNT
NON AD VALOREM ASSESSMENTS:				0.00

0 SW 168TH

RECEIPT OF PAYMENT
 RUTH PIETRUSZEWSKI 8024 +
 01 11/23/2010 NORMAL + RA
 2010 6-40-39-001-013-00010.10000
 INDIANTOWN INDUSTRIAL PARK
 UNRECORDED - PORTION OF LOT 1 & 30
 ALL LOTS 2 THRU 6, BLK 13.. & 30 INDIANTOWN COMPANY INC (FRA 100 EN
 WIDE STRIP W OF & ADJ TO SAID
 LOTS.. & RR SPUR E OF & ADJ TO

COMBINED TAXES AND ASSESSMENTS 1,882.06
 NOV 1-NOV30 1,806.78 DEC1-DEC 31 1,825.60 JAN 1-JAN31 1,844.42 FEB 1-FEB28 1,863.24 MAR 1-MAR 31 1,882.06 DELINQUENT ON APRIL 1, 2011

HONORABLE RUTH PIETRUSZEWSKI NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS
 MARTIN COUNTY TAX COLLECTOR ORIGINAL REAL ESTATE 64738-0000

ACCOUNT NUMBER	EX-TYPE	ESCROW	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILL CD
5-40-39-006-039-00110.20000	2010		* SEE BELOW *	* NONE *	* SEE BELOW *	1001

INDIANTOWN CO INC
 PO BOX 397
 INDIANTOWN, FL 34956

INDIANTOWN PLAT B E 15' OF LOT
 10 & ALL LOT 11 BLK 39

0 150 ST

TAXING AUTHORITY	PHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
COUNTY-GENERAL FUND-OP	772-288-5939	5.5250	24,750	0	24,750	138.74
CNTY-F.I.T. BOND	772-288-5939	.0345	24,750	0	24,750	0.85
CNTY-BONDS LANDS FOR YOU	772-288-5939	.0167	24,750	0	24,750	0.41
CNTY-GOVT BONDS 1986	772-288-5939	.0314	24,750	0	24,750	0.78
SCHOOL - DISCRETIONARY	772-219-1200	.7480	24,750	0	24,750	18.51
SCHOOL CAPITAL OUTLAY	772-219-1200	1.5000	24,750	0	24,750	37.13
SCHOOL-GENERAL FUND	772-219-1200	4.7080	24,750	0	24,750	116.52
CHILDRENS SERVICES ORDNCS	772-288-5758	.3523	24,750	0	24,750	8.72
FL-INLAND NAVIGATION DIST	561-627-3386	.0345	24,750	0	24,750	0.85
F.WESTERN 1 MSTU	772-288-5939	.0000	24,750	0	24,750	0.00
MSTU FIRE RESCUE UNINCORP	772-288-5939	2.5271	24,750	0	24,750	62.55
MSTU UNINCORP STORMW/ROAD	772-288-5939	.3132	24,750	0	24,750	7.75
MSTU-PARKS & RECREATION	772-288-5939	.1236	24,750	0	24,750	3.06
S. FLA WTR MGMT EVERGLADE	561-686-8800	.6240	24,750	0	24,750	15.44

EXEMPTION:NONE

TOTAL MILLAGE 16.5383 AD VALOREM TAXES 409.31

LEVYING AUTHORITY	PHONE	PURPOSE	RATE/BASIS	AMOUNT
			NON AD VALOREM ASSESSMENTS:	0.00

0 150 ST

05 40 39
 INDIANTOWN PLAT B E 15' OF LOT
 10 & ALL LOT 11 BLK 39

RECEIPT OF PAYMENT
 RUTH PIETRUSZEWSKI 8024 1
 01 11/23/2010 NORMAL 1 RA
 2010 5-40-39-006-039-00110.20000
 201 2010 0002119.0006 \$392.94
 INDIANTOWN COMPANY INC (FEA) CO EN

NOV 1-NOV30 392.94 DEC1-DEC 31 397.03 JAN 1-JAN31 401.12 FEB 1-FEB28 405.22 MAR 1-MAR 31 409.31 COMBINED TAXES AND ASSESSMENTS 409.31
 DELINQUENT ON APRIL 1, 2011

HONORABLE RUTH PIETRUSZEWSKI NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS
 MARTIN COUNTY TAX COLLECTOR ORIGINAL REAL ESTATE 5586922-0000

ACCOUNT NUMBER	EX-TYPE	ESCROW	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILL CD
7-40-39-000-000-00022.00000	2010	AG PROP	* SEE BELOW *	* NONE *	* SEE BELOW *	1001

INDIANTOWN COMPANY INC (FKA ICO ENTERPRISES INC)
 INDIANTOWN COMPANY INC
 PO BOX 397
 INDIANTOWN, FL 34956-0397

N 1000' OF THE E1/2 OF NE1/4 OF NW1/4 OF SEC 7-40-39 (LESS W 198' THEREOF)

O MARKET ST

TAXING AUTHORITY	PHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
COUNTY-GENERAL FUND-OP	772-288-5939	5.5250	145,440	0	145,440	803.56
CNTY-F.I.T. BOND	772-288-5939	.0345	145,440	0	145,440	5.02
CNTY-BONDS LANDS FOR YOU	772-288-5939	.0167	145,440	0	145,440	2.43
CNTY-GOVT BONDS 1986	772-288-5939	.0314	145,440	0	145,440	4.57
SCHOOL CAPITAL OUTLAY	772-219-1200	1.5000	145,440	0	145,440	218.16
SCHOOL - DISCRETIONARY	772-219-1200	.7480	145,440	0	145,440	108.79
SCHOOL-GENERAL FUND	772-219-1200	4.7080	145,440	0	145,440	684.73
CHILDRENS SERVICES ORDNCS	772-288-5758	.3523	145,440	0	145,440	51.24
FL-INLAND NAVIGATION DIST	561-627-3386	.0345	145,440	0	145,440	5.02
F.WESTERN 1 MSTU	772-288-5939	.0000	145,440	0	145,440	0.00
MSTU-PARKS & RECREATION	772-288-5939	.1236	145,440	0	145,440	17.98
MSTU UNINCORP STORMW/ROAD	772-288-5939	.3132	145,440	0	145,440	45.55
MSTU FIRE RESCUE UNINCORP	772-288-5939	2.5271	145,440	0	145,440	367.54
S. FLA WTR MGMT BASIN TAX	561-686-8800	.6240	145,440	0	145,440	90.75

EXEMPTION:AG PROP

TOTAL MILLAGE 16.5383 AD VALOREM TAXES 2,405.34

LEVYING AUTHORITY	PHONE	PURPOSE	RATE/BASIS	AMOUNT
NON AD VALOREM ASSESSMENTS:				0.00

O MARKET ST

07 40 39
 N 1000' OF THE E1/2 OF NE1/4 OF NW1/4 OF SEC 7-40-39 (LESS W 198' THEREOF)
 RECEIPT OF PAYMENT
 RUTH PIETRUSZEWSKI 2024 1
 07 11/23/2010 NORMAL 1 RA
 2010 7-40-39-000-000-00022.00000 \$2,309.13
 201 2010 000219.0007 \$2,309.13
 INDIANTOWN COMPANY INC (FKA ICO EN

NOV 1-NOV30 2,309.13
 DEC1-DEC 31 2,333.18
 JAN 1-JAN31 2,357.23
 FEB 1-FEB28 2,381.29
 MAR 1-MAR 31 2,405.34
 COMBINED TAXES AND ASSESSMENTS 2,405.34
 DELINQUENT ON APRIL 1, 2011

ACCOUNT NUMBER	EX-TYPE	ESCROW	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILL CD
1000-0018242/2 2010			* SEE BELOW *	* SEE BELOW *	* SEE BELOW *	1001

BUSINESS EQUIPMENT/FURNITURE

ENTERPRISES INC)
 INDIANTOWN COMPANY INC
 PO BOX 397
 INDIANTOWN, FL 34956-0397

15851 SW FARMS

AD VALOREM TAXES							
TAXING AUTHORITY	PHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED	
COUNTY-GENERAL FUND-OP	772-288-5939	5.5250	4,401,709	25,000	4,376,709	24,181.32	
CNTY-BONDS LANDS FOR YOU	772-288-5939	.0167	4,401,709	25,000	4,376,709	73.09	
CNTY-GOVT BONDS 1986	772-288-5939	.0314	4,401,709	25,000	4,376,709	137.43	
CNTY-F.I.T. BOND	772-288-5939	.0345	4,401,709	25,000	4,376,709	151.00	
SCHOOL - DISCRETIONARY	772-219-1200	.7480	4,401,709	25,000	4,376,709	3,273.78	
SCHOOL-GENERAL FUND	772-219-1200	4.7080	4,401,709	25,000	4,376,709	20,605.55	
SCHOOL CAPITAL OUTLAY	772-219-1200	1.5000	4,401,709	25,000	4,376,709	6,565.06	
CHILDRENS SERVICES ORDNCS	772-288-5758	.3523	4,401,709	25,000	4,376,709	1,541.91	
FL-INLAND NAVIGATION DIST	561-627-3386	.0345	4,401,709	25,000	4,376,709	151.00	
F.WESTERN 1 MSTU	772-288-5939	.0000	4,401,709	25,000	4,376,709	0.00	
MSTU UNINCORP STORMW/ROAD	772-288-5939	.3132	4,401,709	25,000	4,376,709	1,370.79	
MSTU-PARKS & RECREATION	772-288-5939	.1236	4,401,709	25,000	4,376,709	540.96	
MSTU FIRE RESCUE UNINCORP	772-288-5939	2.5271	4,401,709	25,000	4,376,709	11,060.38	
S. FLA WTR MGMT EVERGLADE	561-686-8800	.6240	4,401,709	25,000	4,376,709	2,731.07	

EXEMPTION:TPP 25K 25,000

TOTAL MILLAGE 16.5383

AD VALOREM TAXES 72,383.34

RECEIPT OF PAYMENT
 RUTH PIETRUSZEWSKI 8024 1
 01 11/23/2010 NORMAL 2 PP
 2010 1000-0018242/2
 201 2010 0002113.0001 \$69,488.01
 INDIANTOWN COMPANY INC (FLA ICC EN

BUSINESS EQUIPMENT/FURNITURE

15851 SW FARMS

COMBINED TAXES AND ASSESSMENTS 72,383.34					
NOV 1-NOV 30	DEC 1-DEC 31	JAN 1-JAN31	FEB 1-FEB28	MAR 1-MAR31	DELINQUENT ON
69,486.01	70,211.84	70,935.67	71,659.51	72,383.34	APRIL 1, 2011

PROPOSED

APPLICATION FOR AMENDMENT OF CERTIFICATES
TO EXTEND TERRITORY

LEGAL NOTICE

Notice is hereby given on _____, pursuant to Section 367.045, Florida Statutes, of the application of INDIANTOWN COMPANY, INC. to amend its Water Certificate No. 387-W and Wastewater Certificate No. 331-S to add territory in Martin County, Florida as follows:

A 188.33 acre parcel of land located in Sections 1 and 12, Township 40 South, Range 38 East, Martin County, with a south boundary of approximately 2803 feet fronting on the Okeechobee Waterway in Section 12 and with a north boundary of approximately 1340 feet fronting on and south of W. Farms Road in Section 1, with the eastern boundary being the east line of Sections 1 and 12 and the west boundary being a stair-stepped north and south line between W. Farms Road and the Okeechobee Waterway, to become a low density residential development known as Tesoro Groves.

Any objection to the said application must be made in writing and filed with the Office of Commission Clerk, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, within thirty (30) days from the date of this notice. At the same time, a copy of said objection should be mailed to the applicant whose address is set forth below. The objection must state the grounds for the objection with particularity.

Indiantown Company, Inc.
15851 S. W. Farm Road
Indiantown, FL 34956

DOCUMENT NUMBER DATE

09835 DEC-99

FPSC-COMMISSION CLERK

**APPLICATION FOR AMENDMENT OF CERTIFICATE
(EXTENSION OR DELETION)
(Pursuant to Section 367.045, Florida Statutes)**

To: **Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, Florida 32399-0850**

The undersigned hereby makes application for amendment of Water Certificate No. 387-W and/or Wastewater Certificate No. 331-S to ADD (add or delete) territory located in MARTIN County, Florida, and submits the following information:

PART I APPLICANT INFORMATION

- A) The full name (as it appears on the certificate), address and telephone number of the applicant:

INDIANTOWN COMPANY, INC.

Name of utility

(772) 597-2201

Phone No.

(772) 597-5067

Fax No.

15851 S.W. FARMS RD.

Office street address

INDIANTOWN, FLORIDA

City

State

34956

Zip Code

Mailing address if different from street address

Internet address if applicable

- B) The name, address and telephone number of the person to contact concerning this application:

JEFFERY S. LESLIE

Name

(772) 597-2104

Phone No.

15925 S.W. WARFIELD BLVD.

Street address

INDIANTOWN, FLORIDA

City

State

34956

Zip Code

PART II **NEED FOR SERVICE**

- A) Exhibit A - If the applicant is requesting an extension of territory, a statement regarding the need for service in the proposed territory, such as anticipated development in the proposed service area.
- B) Exhibit N/A - If the applicant is requesting a deletion of territory, a statement specifying the reasons for the proposed deletion, demonstrating that it is in the public interest and explaining the effect of the proposed deletion on the ability of any customer, or potential customer, to receive water and/or wastewater service, including alternative source(s) of service.
- C) Exhibit B - A statement that to the best of the applicant's knowledge, the provision of service will be consistent with the water and wastewater sections of the local comprehensive plan at the time the application is filed, as approved by the Department of Community Affairs, or, if not, a statement demonstrating why granting the amendment would be in the public interest.

PART III **SYSTEM INFORMATION**

A) **WATER**

- (1) Exhibit C - A statement describing the proposed type(s) of water service to be provided by the extension (i.e., potable, nonpotable or both).
- (2) Exhibit D - A statement describing the capacity of the existing lines, the capacity of the existing treatment facilities, and the design capacity of the proposed extension.
- (3) Exhibit N/A - The numbers and dates of any construction or operating permits issued by the Department of Environmental Protection for the system proposed to be expanded.
- (4) Exhibit E - A description of the types of customers anticipated to be served by the extension, i.e., single family homes, mobile homes, duplexes, golf course, clubhouse, commercial, etc.
- (5) If the utility is requesting a deletion of territory, provide the number of current active connections within the territory to be deleted. N/A

- (6) Exhibit F - Evidence the utility owns the land where the water facilities that will serve the proposed territory are, or will be, located. If the utility does not own the land, a copy of the agreement, such as a 99-year lease, which provides for the long term continuous use of the land. The Commission may consider a written easement or other cost-effective alternative.

B) WASTEWATER

- (1) Exhibit D - A statement describing the capacity of the existing lines, the capacity of the existing treatment and disposal facilities, and the design capacity of the proposed extension.
- (2) Exhibit N/A The numbers and dates of any construction or operating permits issued by the Department of Environmental Protection for the system proposed to be expanded.
- (3) Exhibit G - If the utility is planning to build a new wastewater treatment plant, or upgrade an existing plant to serve the proposed territory, provide a written description of the proposed method(s) of effluent disposal.
- (4) Exhibit G - If (3) above does not include effluent disposal by means of reuse, provide a statement that describes with particularity the reasons for not using reuse.
- (5) Exhibit E - A description of the types of customers anticipated to be served by the extension, i.e., single family homes, mobile homes, duplexes, golf course, clubhouse, commercial, etc.
- (6) If the utility is requesting a deletion of territory, provide the number of current active connections within the territory to be deleted. N/A
- (7) Exhibit F - Evidence the utility owns the land where the wastewater facilities that will serve the proposed territory are, or will be, located. If the utility does not own the land, a copy of the agreement, such as a 99-year lease, which provides for the long term continuous use of the land. The Commission may consider a written easement or other cost-effective alternative.

PART IV FINANCIAL AND TECHNICAL INFORMATION

- A) Exhibit H - A statement as to the applicant's technical and financial ability to render reasonably sufficient, adequate and efficient service.
- B) Exhibit I - A detailed statement regarding the proposed method of financing the construction, and the projected impact on the utility's capital structure.
- C) Provide the number of the most recent Commission order establishing or amending the applicant's rates and charges. PSC-05-0708-CO-WS, WHICH CONSUMATED PSC-05-0624-PAA-WS
- D) Exhibit J - A statement regarding the projected impact of the extension on the utility's monthly rates and service availability charges.

PART V TERRITORY DESCRIPTION AND MAPS

A) **TERRITORY DESCRIPTION**

Exhibit K - An accurate description of the territory proposed to be added or deleted, using township, range and section references as specified in Rule 25-30.030(2), F.A.C. If the water and wastewater territory is different, provide separate descriptions.

B) **TERRITORY MAPS**

Exhibit L - One copy of an official county tax assessment map or other map showing township, range and section with a scale such as 1"=200' or 1"=400' on which the proposed territory to be added or deleted is plotted by use of metes and bounds or quarter sections and with a defined reference point of beginning. If the water and wastewater territory is different, provide separate maps.

C) **SYSTEM MAPS**

Exhibit M - One copy of detailed map(s) showing proposed lines and facilities and the territory proposed to be served. Map(s) shall be of sufficient scale and detail to enable correlation with a description of the territory proposed to be served. Provide separate maps for water and wastewater systems.

PART VI NOTICE OF ACTUAL APPLICATION

- A) Exhibit N - An affidavit that the notice of actual application was given in accordance with Section 367.045(1)(a), Florida Statutes, and Rule 25-30.030, Florida Administrative Code, by regular mail to the following:
- (1) the governing body of the municipality, county, or counties in which the system or the territory proposed to be served is located;
 - (2) the privately owned water and wastewater utilities that hold a certificate granted by the Public Service Commission and are located within the county in which the territory proposed to be served is located;
 - (3) if any portion of the proposed territory is within one mile of a county boundary, the utility shall notice the privately owned utilities located in the bordering counties that hold a certificate granted by the Commission;
 - (4) the regional planning council;
 - (5) the Office of Public Counsel;
 - (6) the Public Service Commission's Office of Commission Clerk;
 - (7) the appropriate regional office of the Department of Environmental Protection; and
 - (8) the appropriate water management district.

Copies of the Notice and a list of entities noticed shall accompany the affidavit.
THIS MAY BE A LATE-FILED EXHIBIT *THIS EXHIBIT WILL BE LATE FILED*

- B) Exhibit O - An affidavit that the notice of actual application was given in accordance with Rule 25-30.030, Florida Administrative Code, by regular mail or personal delivery to each customer of the system. A copy of the notice shall accompany the affidavit. THIS MAY BE A LATE-FILED EXHIBIT. *THIS EXHIBIT WILL BE LATE FILED*
- C) Exhibit P - Immediately upon completion of publication, an affidavit that the notice of actual application was published once in a newspaper of general circulation in the territory in accordance with Rule 25-30.030, Florida Administrative Code. A copy of the proof of publication shall accompany the affidavit. THIS MAY BE A LATE-FILED EXHIBIT. *THIS EXHIBIT WILL BE LATE FILED*

PART VII FILING FEE

Indicate the filing fee enclosed with the application:

\$1,000 (for water) and/or \$1,000 (for wastewater).
BASED ON ZONING MAXIMUM DENSITY

Note: Pursuant to Rule 25-30.020, Florida Administrative Code, the amount of the filing fee is as follows:

- (1) For applications in which the area to be extended or deleted has the proposed capacity to serve up to 100 ERCs, the filing fee shall be **\$100**.
- (2) For applications in which the area to be extended or deleted has the proposed capacity to serve from 101 to 200 ERCs, the filing fee shall be **\$200**.
- (3) For applications in which the area to be extended or deleted has the proposed capacity to serve from 201 to 500 ERCs, the filing fee shall be **\$500**.
- (4) For applications in which the area to be extended or deleted has the proposed capacity to serve from 501 to 2,000 ERCs, the filing fee shall be **\$1,000**.
- (5) For applications in which the area to be extended or deleted has the proposed capacity to serve from 2,001 to 4,000 ERCs, the filing fee shall be **\$1,750**.
- (6) For applications in which the area to be extended or deleted has the proposed capacity to serve more than 4,000 ERCs, the filing fee shall be **\$2,250**.

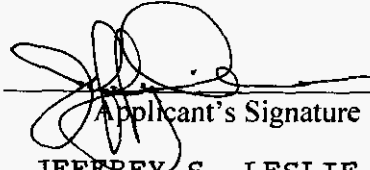
PART VIII TARIFF AND ANNUAL REPORTS

- A) Exhibit Q - An affidavit that the utility has tariffs and annual reports on file with the Commission.
- B) Exhibit R - The original and two copies of proposed revisions to the utility's tariff(s) to incorporate the proposed change to the certificated territory. Please refer to Rules 25-9.009 and 25-9.010, Florida Administrative Code, regarding page numbering of tariff sheets before preparing the tariff revisions. (The rules and sample tariff sheets are attached.)

PART IX AFFIDAVIT

I JEFFREY S. LESLIE (applicant) do solemnly swear or affirm that the facts stated in the forgoing application and all exhibits attached thereto are true and correct and that said statements of fact thereto constitutes a complete statement of the matter to which it relates.

BY:



Applicant's Signature

JEFFREY S. LESLIE

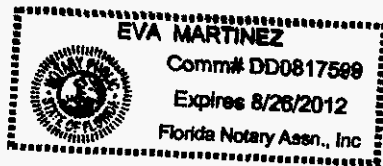
Applicant's Name (Typed)

PRESIDENT

Applicant's Title *

Subscribed and sworn to before me this 15^T day in the month of NOVEMBER
in the year of 2010 by JEFFREY S. LESLIE who is personally known to me
or produced identification _____

Type of Identification Produced





Notary Public's Signature

EVA MARTINEZ

Print, Type or Stamp Commissioned
Name of Notary Public

* If applicant is a corporation, the affidavit must be made by the president or other officer authorized by the by-laws of the corporation to act for it. If applicant is a partnership or association, a member of the organization authorized to make such affidavit shall execute same.

EXHIBIT A

The applicant is requesting an extension of territory to provide water and wastewater service to a proposed residential development that will be contiguous to the currently certificated territory of the applicant. The proposed development will be within a 188 acre parcel located in portions of Sections 1 and 12, Township 40 South, Range 38 East, Martin County, Florida.

The developer is Tesoro Groves, Inc. The development will occupy land that has been rezoned from agricultural to low density residential, which means that there can be no more than five units per acre.

The development is the subject of Martin County Comprehensive Growth Management Plan Amendment #09-3, Tesoro Groves PUSD. The amendment moves the Tesoro Groves development into the Martin County Primary Urban Service District, in an area for which applicant is a designated Martin County Regional Utility for both water and wastewater. (See Exhibit B.)

Attached as part of this exhibit is a string of emails dated September 1 and 2, 2010 that indicated the desire of Tesoro Groves to have their development included in the service territory of applicant.



David Erwin <d.b.erwin@gmail.com>

FW: Tesoro Groves

Jeff Leslie <jeffl@itstelecom.net>
To: David Erwin <d.b.erwin@gmail.com>
Cc: wowoho8433@comcast.net

Thu, Sep 2, 2010 at 8:24 PM

FYI, here is confirmation from the developer that this is the parcel we want to add to our service area. Thank you. JL

From: Mitch Hutchcraft [mailto:mhutchcraft@cclpcitrus.com]
Sent: Thursday, September 02, 2010 1:21 PM
To: Jeff Leslie
Subject: RE: Tesoro Groves

Jeff –

You are correct. That is the parcel that we included inside the urban service boundary, and it now has a land use designation of Low Density Residential.

Mitch Hutchcraft, ASLA, AICP

Consolidated Citrus/King Ranch Incorporated

4210 Metro Parkway

Suite 250

Fort Myers, Florida 33916

e-mail: mhutchcraft@cclpcitrus.com

cell: 239-405-1694

Office: 239-275-4060 ext. 223

This communication is confidential and is intended to be privileged pursuant to applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this message in error, please notify Consolidated Citrus, LP immediately by telephone (239-275-4060) and by electronic mail to: mhutchcraft@cclpcitrus.com and then delete this message and all copies and backups thereof.

From: Jeff Leslie [<mailto:jeffl@itstelecom.net>]
Sent: Wednesday, September 01, 2010 10:43 PM
To: Mitch Hutchcraft
Subject: FW: Tesoro Groves

Hey Mitch. As per our discussion the other day, we are working on our filing with the Public Service Commission to get your property included in our official service area so we can provide you water and sewer. I have attached 2 files referencing parcel C, which we believe covers the part of your property that is new to the Urban Services District and presently not in our service area. I would appreciate if you would take a look and confirm to me that the descriptions labeled as Parcel C are an accurate description of the property to be covered. Please disregard the attached info on parcels A & B. Thank you. JL

[Quoted text hidden]

EXHIBIT B

To the best of the applicant's knowledge, the provision of water and wastewater service in the territory sought to be added to the Certificates 387-W and 331-S will be in substantial compliance with the water and wastewater sections of the Martin County Comprehensive Plan, at the time this application is filed.

Chapter 10 of the comprehensive plan is entitled, "Sanitary Sewer Services Element." Martin County has detailed service area maps of sewerage systems that will be used to implement Martin County Land Development Regulations. The service area for private facilities shall be as certified and regulated by the Florida Public Service Commission. (See Martin County Comprehensive Plan, Policy 10.IC.9.)

Chapter 11 of the comprehensive plan is entitled, "Potable Water Service Element/Water Supply Plan." The extension of public potable water facilities is limited to areas identified in the Future Land Use Element as an established Urban Service District. (See Policy 11.IC.1(2).) Indiantown Company is a Martin County Regional Utility. (See Figure 11-2 and 11-3.) As such it is a part of Martin County's water system, which consists of public and private systems. (See also Table 11-2.)

The territory sought to be included in Certificates 387-W and 331-S is a development (Tesoro Groves PUSD, also known as Parcel C Okeechobee Waterway) which was recently included in the Martin County Urban Service District as a result of Martin County Comprehensive Plan Amendment/Rezoning Review. Documentation of the Comprehensive Plan Amendment, furnished to Counsel by Richard Lawton, GISP, Martin County, is included as part of this Exhibit B.

This statement has been made after counsel for Indiantown Company reviewed the Martin County Comprehensive Plan at the Department of Community Affairs (DCA), Tallahassee, Florida, and discussed this application with Richard Lawton, GISP.

**MARTIN COUNTY COMPREHENSIVE PLAN AMENDMENT/REZONING REVIEW
REQUEST 09-3, TESORO GROVES PUSD**

**MARTIN COUNTY COMPREHENSIVE PLAN
AMENDMENT/REZONING REVIEW**

REQUEST NUMBER:
#09-3 Tesoro Groves PUSD

MEMO #:

APPLICANT:
Tesoro Groves Limited Partnership
Consolidated Citrus Management, LLC
4210 Metro Parkway, Suite 250
Fort Meyers, FL 33916

PLANNER-IN-CHARGE:
Richard Lawton
Planner II

REPRESENTED BY:
Mark D. Mathes AICP
Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994

DATE:
November 10, 2008

	ORIGINAL MEETING DATE	REVISION DATE
LPA MEETING:	March 19, 2009	March 25, 2009
BCC TRANSMITTAL HEARING	April 14, 2009	April 2, 2009
TRANSMITTAL TO FDCA:	April 23, 2009	April 14, 2009
ADOPTION HEARING:	August 12, 2009	August 13, 2009
FINAL TRANSMITTAL TO FDCA:	August 20, 2009	

LPA RECOMMENDATION:	<u>Date</u> March 19, 2009	The LPA voted 5-0 for the following USD boundary changes: Beeline – move outside the USD; Gibbs – place into SUSD; and Okeechobee Waterway – move into PUSD.
BCC TRANSMITTAL HEARING:	April 14, 2009	The BCC voted 4-1 to approve USD boundary changes on the property. See application history.
BCC FINAL ACTION:	August 12, 2009	The BCC voted 4-1 to adopt USD boundary changes on the property. See application history.

**MARTIN COUNTY COMPREHENSIVE PLAN AMENDMENT/REZONING REVIEW
REQUEST 09-3, TESORO GROVES PUSD**

SITE LOCATION: Three parcels in Indiantown called the Beeline parcel (78.5-acres), the Gibbs parcel (113-acres) and the Okeechobee Waterway parcel (191.5-acres). (See attached Location Map for location.)

APPLICANT REQUEST: (This report has been amended to reflect changes in the applicant request proposed at the LPA Hearing – see *Application History* below.)

This request is made in conjunction with CPA 09-2, Tesoro Groves FLUM. A separate staff report has been created to address the Future Land Use Map amendment.

The request is to simultaneously expand the Primary Urban Service District (PUSD) to include the Okeechobee Waterway parcel; contract the PUSD to exclude the Beeline parcel; and change the Primary Urban Service District (PUSD) to Secondary Urban Service District (SUSD) for the Gibbs parcels. The intent is for a no-net gain or loss of residential land within the Indiantown Urban Service Districts.

EXECUTIVE SUMMARY

The applicant states that the intent is for a no-net gain or loss of residential land within the Indiantown Primary Urban Service Districts. The application would add approximately 191-acres at the Okeechobee Waterway site and remove approximately 191-acres at the Beeline and Gibbs sites.

STAFF RECOMMENDATION

Staff recommends approval of Urban Service District boundary changes for the Indiantown area.

AREA DESCRIPTION

The three parcels, known as the Beeline parcel, the Gibbs parcel, and the Okeechobee Waterway parcel, and also referred to as Parcel A, Parcel B, and Parcel C, are located in Indiantown. The Beeline parcel has frontage along Warfield Boulevard approximately 1 mile west of Allapattah Road. The Gibbs parcel is located near the Indiantown airport and is one-half of the previously approved Gibbs PUD. The Okeechobee Waterway parcel has frontage on the Okeechobee Waterway. See Location Map for site locations.

The Beeline and Okeechobee sites have both been impacted by agricultural activity. Both are situated on the edge of the Primary Urban Service District and are bordered by Agricultural future land use on one side and Low Density residential future land use on the other. The Beeline parcel is adjacent to the proposed Quillen DRI development and the Okeechobee Waterway parcel is adjacent to the proposed Owens Grove PUD development.

The Gibbs parcel sits adjacent to a portion of Secondary Urban Service District that was created in 2007 when a Comprehensive Plan Amendment on the Fort Dawson parcel to the immediate east incorporated that parcel within the Secondary Urban Service District and provided an exception to the water and sewer policies to allow the site to receive water and sewer. The property owner of the Fort Dawson property is currently seeking a PUD on the site for residential development on 5-acre lots.

The Gibbs parcel is situated between existing and proposed residential developments. Approximately 1200-feet to the west is the existing neighborhoods of “downtown” Indiantown.

**MARTIN COUNTY COMPREHENSIVE PLAN AMENDMENT/REZONING REVIEW
REQUEST 09-3, TESORO GROVES PUSD**

In between the existing “downtown” neighborhoods to the west and the subject property is Indian Mound Park and the remaining portion of the Gibbs PUD (Heritage Preserve PUD) not covered under this CPA.

APPLICATION HISTORY

October 1, 2008 - Application received to simultaneously expand and contract the Primary Urban Service Boundary by “swapping” parcels in Indiantown. The request is made in conjunction with CPA 09-2, Tesoro Groves FLUM, which would “swap” the future land use designations on the Beeline and Gibbs parcels with the and Okeechobee Waterway parcel.

March 4, 2009 – Staff attended the Indiantown Neighborhood Advisory Committee (NAC) meeting during which CPA 09-3 was reviewed. The NAC voted unanimously to approve of the applicants proposal.

March 18, 2009 – The applicant changed their request for land use and USD boundary changes as follows: Beeline from Low Density to Agricultural; Gibbs from Low Density to Agricultural Ranchette; and Okeechobee Waterway from Agricultural to Low Density Residential. And USD boundary changes as follows: Beeline – move outside the USD; Gibbs – place into SUSD; and Okeechobee – move into PUSD. The applicant withdrew their request for a CRA boundary change.

March 19, 2009 - The LPA voted on Land Use and Zoning changes and voted 5-0 for the following USD boundary changes: Beeline parcel – move outside the USD; Gibbs parcel – place into SUSD; and Okeechobee Waterway parcel – move into PUSD.

April 14, 2009 - The BCC voted 4-1 to approved the following USD boundary changes:
Beeline: move outside the USD; Gibbs: place into SUSD; and Okeechobee: move into PUSD.

August 12, 2009 - The BCC voted 4-1 to adopt the following USD boundary changes:
Beeline: move outside the USD; Gibbs: place into SUSD; and Okeechobee: move into PUSD.

ANALYSIS

The criteria for the expansion, creation or contraction of the PUSD boundary is set forth in Section 4.4.G.1.f., CGMP, and is discussed in detail below:

4.4.G.1.f. *Policy:* The Primary Urban Service District boundaries delineated on Figure 4-5 (Urban Services Boundary Map) are intended to separate urban from nonurban areas. The land uses and intensity of development permitted within the Primary Urban Service District and development within the district must have all public facilities and services at adopted level of service standards. Therefore, the consideration of any expansion, creation or contraction of these boundaries through the plan amendment process must include a finding by the Board of County Commissioners that the requested alteration to the Primary Urban Service District boundary will:

- (1) Not create any internal inconsistency with other elements of the adopted Comprehensive Growth Management Plan;

**MARTIN COUNTY COMPREHENSIVE PLAN AMENDMENT/REZONING REVIEW
REQUEST 09-3, TESORO GROVES PUSD**

- (2) Not result in land use incompatibilities with adjacent land uses;
- (3) Not adversely impact environmental, natural, historical or archaeological resources, features or systems to a degree that is inconsistent with this plan;
- (4) Be consistent with Goal 4.4.I relating to appropriate residential land use capacities;
- (5) Demonstrate that reasonable capacity does not exist on suitable land within the existing Primary Urban Service District for the 15-year planning period. For the purpose of this subsection reasonable means available for development from the standpoint of environmental concerns, the efficient use and expansion of public facilities and services or the availability of development sites in relationship to the projected needs of the population;
- (6) Demonstrate that the land affected is suitable for urban uses (environmentally sensitive areas to the degree they are protected by this plan, prime agricultural areas, prime groundwater recharge areas and critical habitat for endangered or threatened species, at a minimum, are not suitable for urban uses). This criteria is not intended to preclude development of surrounding lands provided that the unsuitable areas are fully protected;
- (7) Demonstrate that the full range of urban public facilities and services can be economically and efficiently supplied at the adopted level of service standards; and
- (8) Be consistent with the adopted Capital Improvements Element.

Section 4.4.G.1.f., CGMP, above, requires the Board of County Commissioners make a finding that the eight criteria have been met in the process of expansion, creation or contraction the boundary. The eight criteria are discussed in detail below.

(1) Not create any internal inconsistency with other elements of the adopted Comprehensive Growth Management Plan;

The Primary Urban Service District and Secondary Urban Service District boundaries are intended to create a clear separation between urban and rural uses. Urban development is restricted to the urban service districts and defined for residential development in the CGMP:

Section 4.4.G.1., CGMP, states: “*Objective.* Martin County shall concentrate higher densities and intensities of development within strategically located Primary Urban Service Districts, as delineated including commercial or industrial uses as well as residential development exceeding a density of two units per acre, by this Growth Management Plan, where all forms of public facilities are available or are programmed to be available, at the base levels of service adopted in the Capital Improvement Element.”

Section 4.4.G.2. states: “Martin County shall concentrate rural and estate densities not

**MARTIN COUNTY COMPREHENSIVE PLAN AMENDMENT/REZONING REVIEW
REQUEST 09-3, TESORO GROVES PUSD**

exceeding one unit per gross acre within the Secondary Urban Service Districts where a reduced level of public facility needs are programmed to be available at the base level of service adopted in the Capital Improvements Element.

The proposal to place Agricultural Ranchette on the Gibbs parcel and place it within the Secondary Urban Service District continues a pattern that was established through CPA 07-10 which included the adjacent Fort Dawson property within the SUSD. The proposal to place Low Density residential on the Okeechobee parcel, adjacent to agricultural, continues a pattern that has long been established throughout the history of Indiantown.

Assignment of Secondary Urban Service District to the Gibbs parcels would be compatible with the adjacent Fort Dawson property. Assignment of Primary Urban Service District to the Okeechobee Waterway parcel in close proximity to agriculture is the same as that which already exists on the site and elsewhere throughout Indiantown.

(2) Not result in land use incompatibilities with adjacent land uses;

Section 4.4.L.1.a., CGMP: “Policy: The County shall restrict expansion of urban public facilities and services to the urban service districts designated within this Growth Management Plan in order to preserve agricultural lands and provide maximum protection to the farmer from encroachment by urban uses.”

“This policy will be accomplished by the implementation of Primary and Secondary Urban Service Districts and the careful evaluation of residential and nonresidential land use applications during the planning period in order to prevent an unreasonable surplus of such uses and to protect agricultural lands.”

Section 4.4.M.1.a., CGMP: “... The further intent of the agricultural designation is to protect agricultural land from encroachment by urban or even low density residential development.”

In Indiantown, it is not uncommon to find urban residential land use designations that abut, or are close to, Agricultural land use. Both the Beeline and the Okeechobee parcels are directly adjacent to Agricultural land use. Both parcels are at the edge of the PUSD with no SUSD or rural land use designations between the Agricultural and the PUSD. While not ideal, the patterns exist and the proposals under this CPA continue a pattern of development that has already been established in Indiantown. Assignment of Secondary Urban Service District to the Gibbs parcels would be compatible with the adjacent Fort Dawson property and assignment of Primary Urban Service District to the Okeechobee Waterway parcel in close proximity to agriculture is the same as what already exists on the site.

(3) Not adversely impact environmental, natural, historical or archaeological resources, features or systems to a degree that is inconsistent with this plan;

The Gibbs parcel is covered extensively with native uplands and has been described by local residents as containing the last remaining hardwood hammock in Indiantown. The site is situated between existing and proposed residential developments and has a PUD approved for residential development. The Beeline parcel has a large wetland on the southern half with active agricultural

**MARTIN COUNTY COMPREHENSIVE PLAN AMENDMENT/REZONING REVIEW
REQUEST 09-3, TESORO GROVES PUSD**

on the northern half. It is part of a much larger agricultural area further north.

Environmental protection measures in the Comprehensive Growth Management Plan protect native upland and wetland habitat. The property is not listed as environmentally sensitive nor is it slated for conservation use by CERP. No historical or archaeological resources have been identified on either parcel. Realignment of the PUSD boundary would not result in impacts that are inconsistent with the CGMP.

(4) Be consistent with Goal 4.4.I relating to appropriate residential land use capacities; Section 4.4.I., CGMP states Martin County shall provide for appropriate and adequate lands for residential land uses to meet the housing needs of the anticipated population and provide residents with a variety of choices in housing types and living arrangements throughout the County.

“Swapping” the land use designations or placement within the PUSD would have a net zero effect on availability of the type of residential land use for the Indiantown area. The proposed amendment would add approximately 191-acres of Low Density residential land at the Okeechobee Waterway site and remove approximately 191-acres of Low Density residential land at the Beeline and Gibbs sites. The proposal is not in conflict the policies and goals of section 4.4.I, CGMP, for the provision of appropriate and adequate lands for residential land uses to meet the housing needs of the anticipated population.

(5) Demonstrate that reasonable capacity does not exist on suitable land within the existing Primary Urban Service District for the 15-year planning period. For the purpose of this subsection reasonable means available for development from the standpoint of environmental concerns, the efficient use and expansion of public facilities and services or the availability of development sites in relationship to the projected needs of the population;

There is currently reasonable capacity of suitable land within the existing Primary Urban Service District. The proposed amendment would add approximately 191-acres of Low Density residential land at the Okeechobee Waterway site and remove approximately 191-acres of Low Density residential land at the Beeline and Gibbs sites and would have a net zero effect on the acreage of suitable residential land within the Primary Urban Service District.

The Beeline and Okeechobee sites are approximately equidistant from the Indiantown Utility Company plant; however in-place water and sewer lines are closer to the Gibbs and Okeechobee sites and may be more efficiently provided to the Okeechobee site than the other two sites.

(6) Demonstrate that the land affected is suitable for urban uses (environmentally sensitive areas to the degree they are protected by this plan, prime agricultural areas, prime groundwater recharge areas and critical habitat for endangered or threatened species, at a minimum, are not suitable for urban uses). This criteria is not intended to preclude development of surrounding lands provided that the unsuitable areas are fully protected;

The Gibbs parcel is covered extensively with native uplands and has been described by local residents as containing the last remaining hardwood hammock in Indiantown. However, the applicant is not proposing any conservation of this land but is intending Agricultural use on the

**MARTIN COUNTY COMPREHENSIVE PLAN AMENDMENT/REZONING REVIEW
REQUEST 09-3, TESORO GROVES PUSD**

site. In addition, the site is situated between existing and proposed residential developments and has an active PUD approved for residential development. The Beeline parcel has a large wetland on the southern half with active agricultural on the northern half and is part of a much larger agricultural area further north.

The Okeechobee Waterway parcel is also active agricultural land that part of a much larger agricultural area, but does not have any environmental factors such as have the other properties. The Okeechobee property could be a logical extension of the adjacent proposed Owens Grove PUD development. Inasmuch as any agricultural land can be considered suitable for urban uses, the swap of land uses and inclusion/exclusion of the properties within the PUSD results in a net-loss or gain of suitable residential land for Indiantown.

(7) Demonstrate that the full range of urban public facilities and services can be economically and efficiently supplied at the adopted level of service standards; and

In all, the proposals will have a net zero gain or loss effect on the need for public services in Indiantown. The Beeline and Okeechobee sites are approximately equidistant from the Indiantown Utility Company plant; however in-place water and sewer lines are closer to the Gibbs and Okeechobee sites and may be more efficiently provided to the Okeechobee site than the other two sites.

(8) Be consistent with the adopted Capital Improvements Element.

Policy 5-5.B.1.a of the Traffic Circulation Element in the CGMP states "The Base Level of Service Standard for all urban roadways is Level of Service "D" during peak hour/peak season. In addition, the maximum volume on all minor collectors and local streets in the County shall not exceed 10,000 vehicles per day." Section 4.4.A.3.e., CGMP states the following: "No amendment shall be approved unless present or planned public facilities and services will be capable of meeting the adopted level of service standards of this Growth Management Plan for the proposed uses. S.R. 710 is part of Florida's Strategic Intermodal System and therefore must meet state level of service requirements. This means the County is not solely in control of S.R. 710. The County works with the Florida Department of Transportation on both short and long-term planning for S.R. 710.

Water and sewer service are provided by the Indiantown Company; a private company regulated by the Public Service Commission. The County's concern for concurrency with the water and wastewater code requirements will be evaluated through Martin County's development review process. A preliminary review indicates both water and sanitary sewer service are available. See letter from Indiantown Company, Inc. in application materials.

MAPS and ATTACHMENTS

Figure 1, Location Map

Figure 2, Urban Service Boundary Map

Figure 3, Site Map

Figure 4, Proposed Future Land Use Map

Figure 5, Proposed Figure 4-5, Urban Service Districts Map

Figure 1, Location Map

LOCATION MAP

CPA 09-2, Tesoro Groves

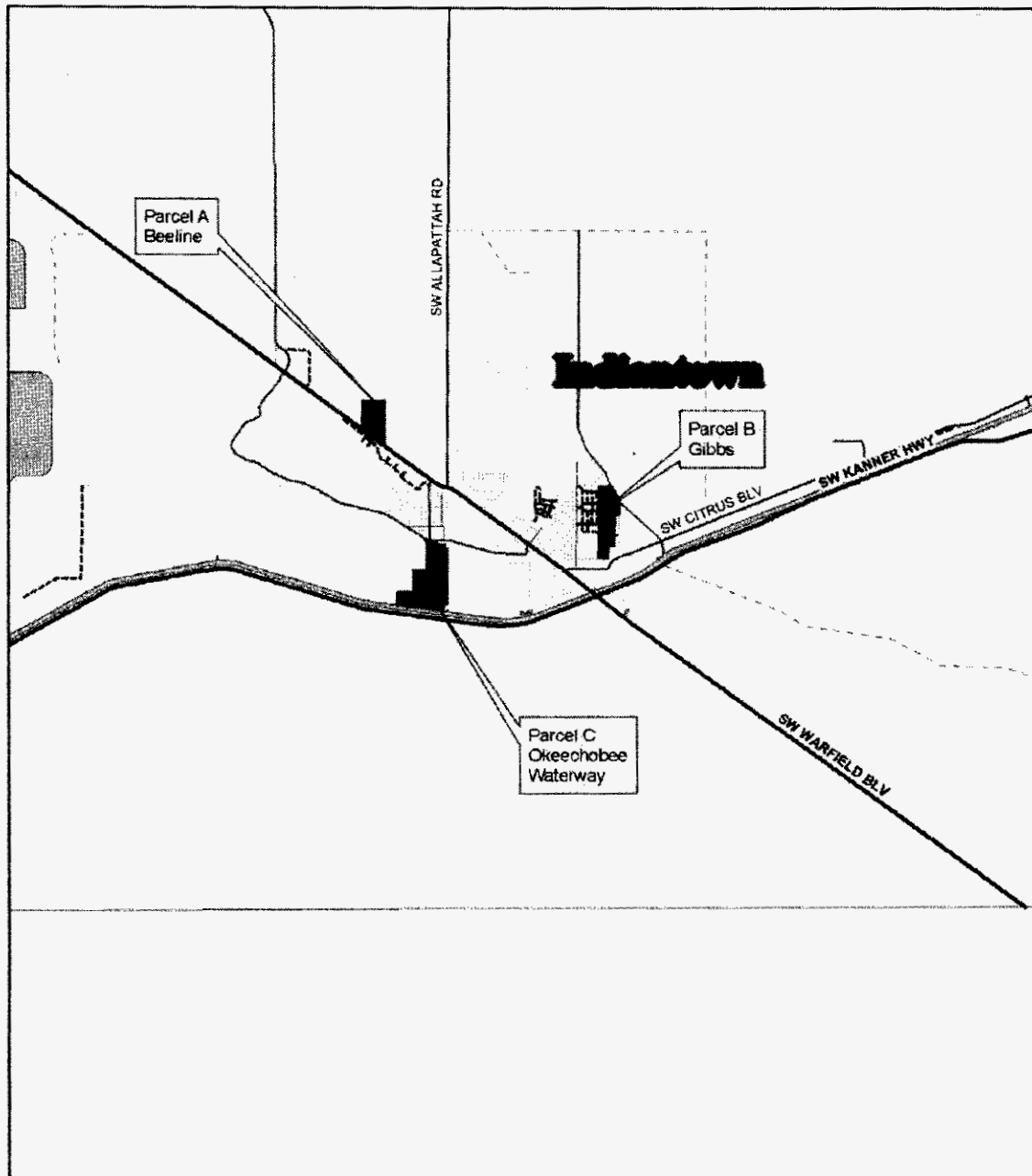
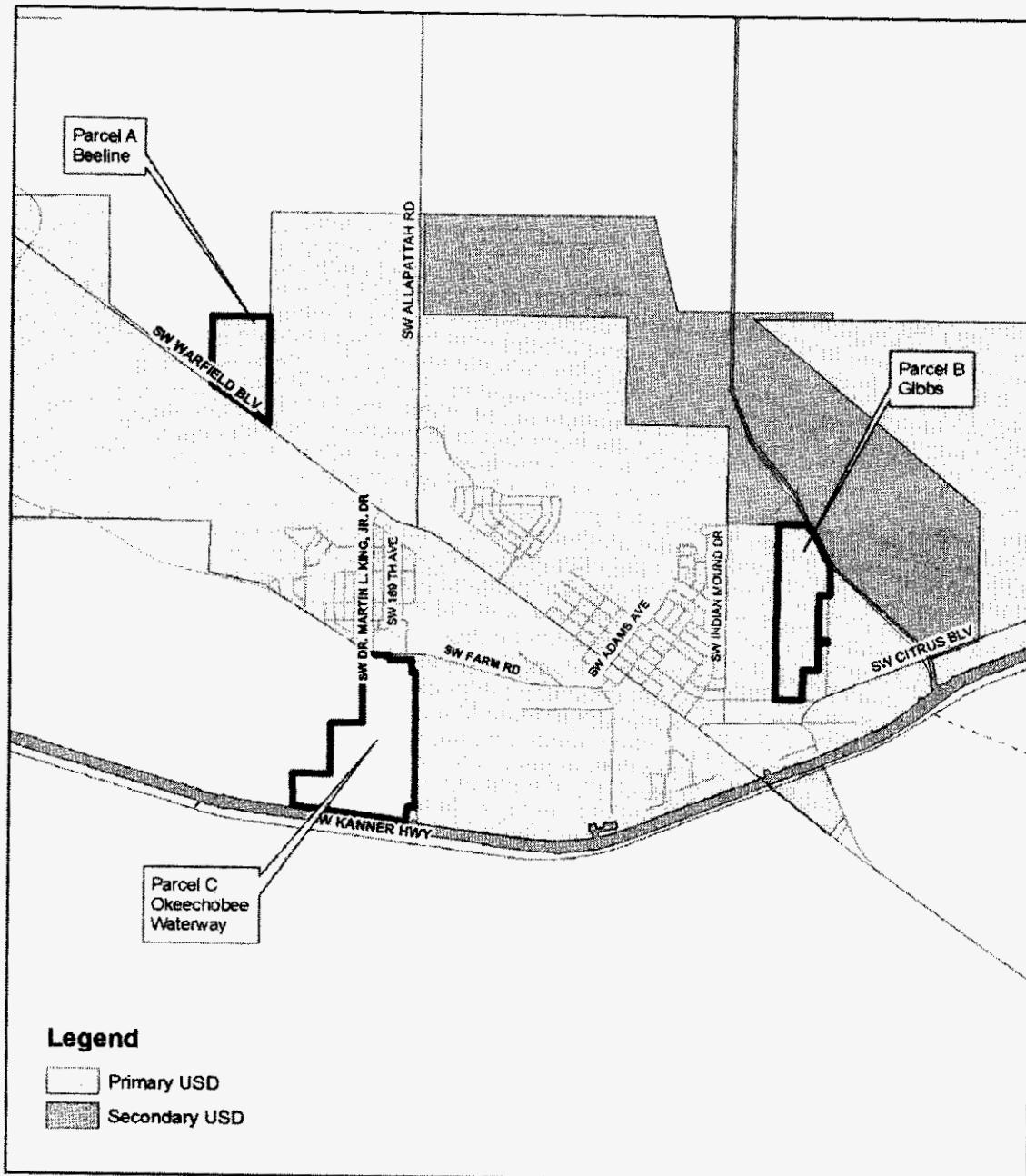


Figure 2, Urban Service Boundary Map

URBAN SERVICE DISTRICTS

CPA 09-2, Tesoro Groves



PROPOSED URBAN SERVICE DISTRICTS CPA 09-2, Teeco Groves

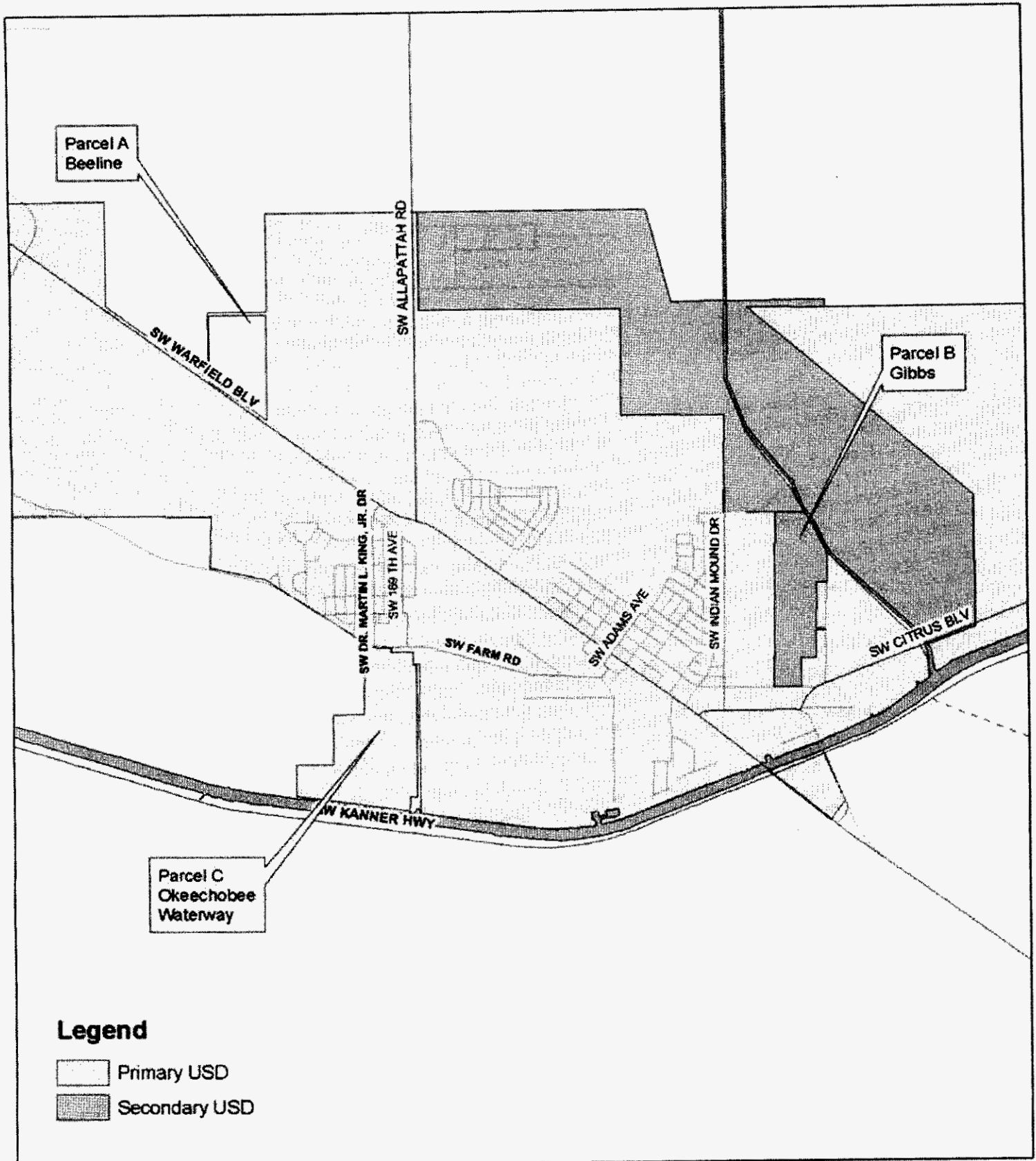


Figure 4, Proposed Future Land Use Map

PROPOSED FUTURE LAND USE MAP

CPA 09-2, Tesoro Groves

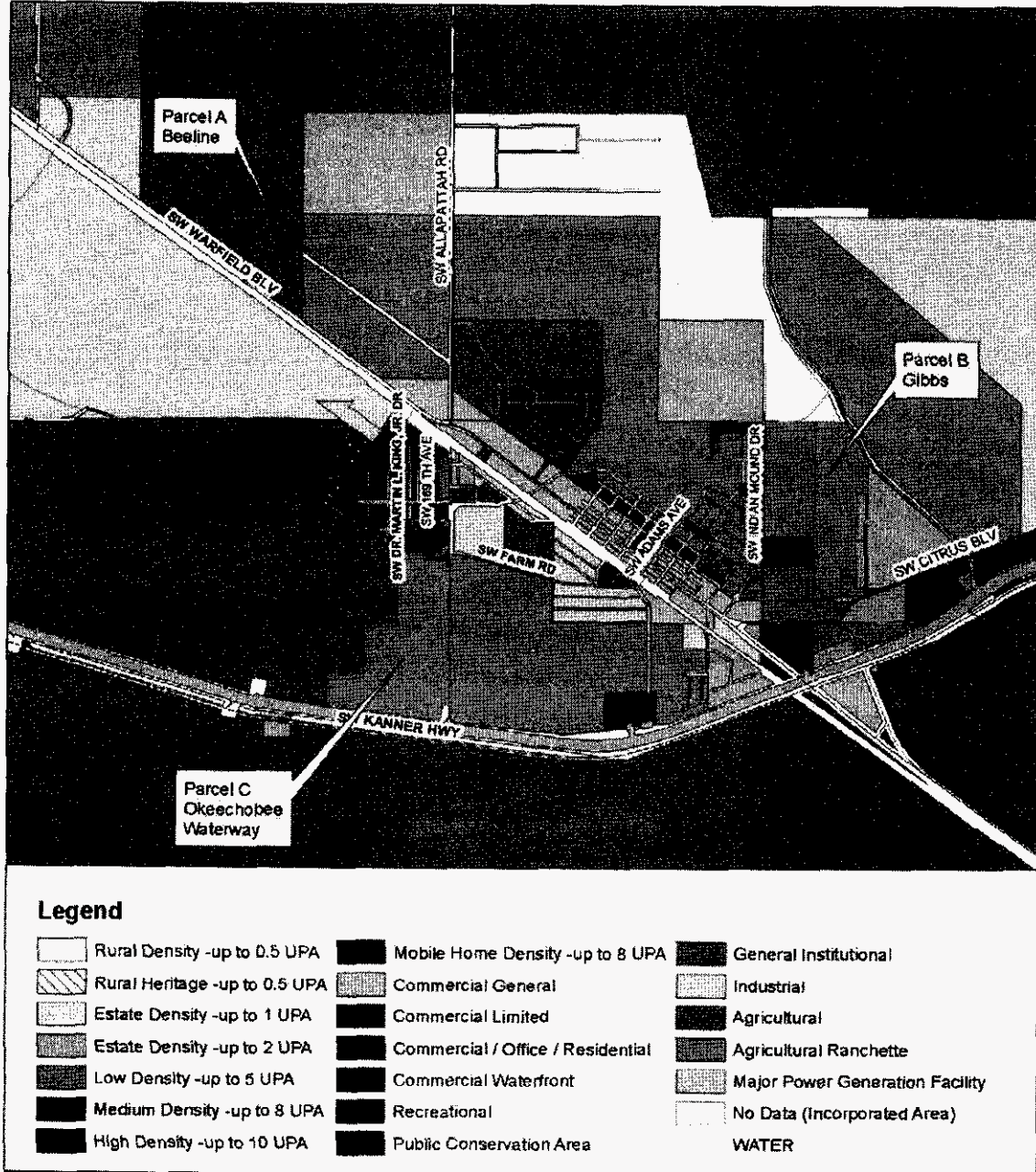
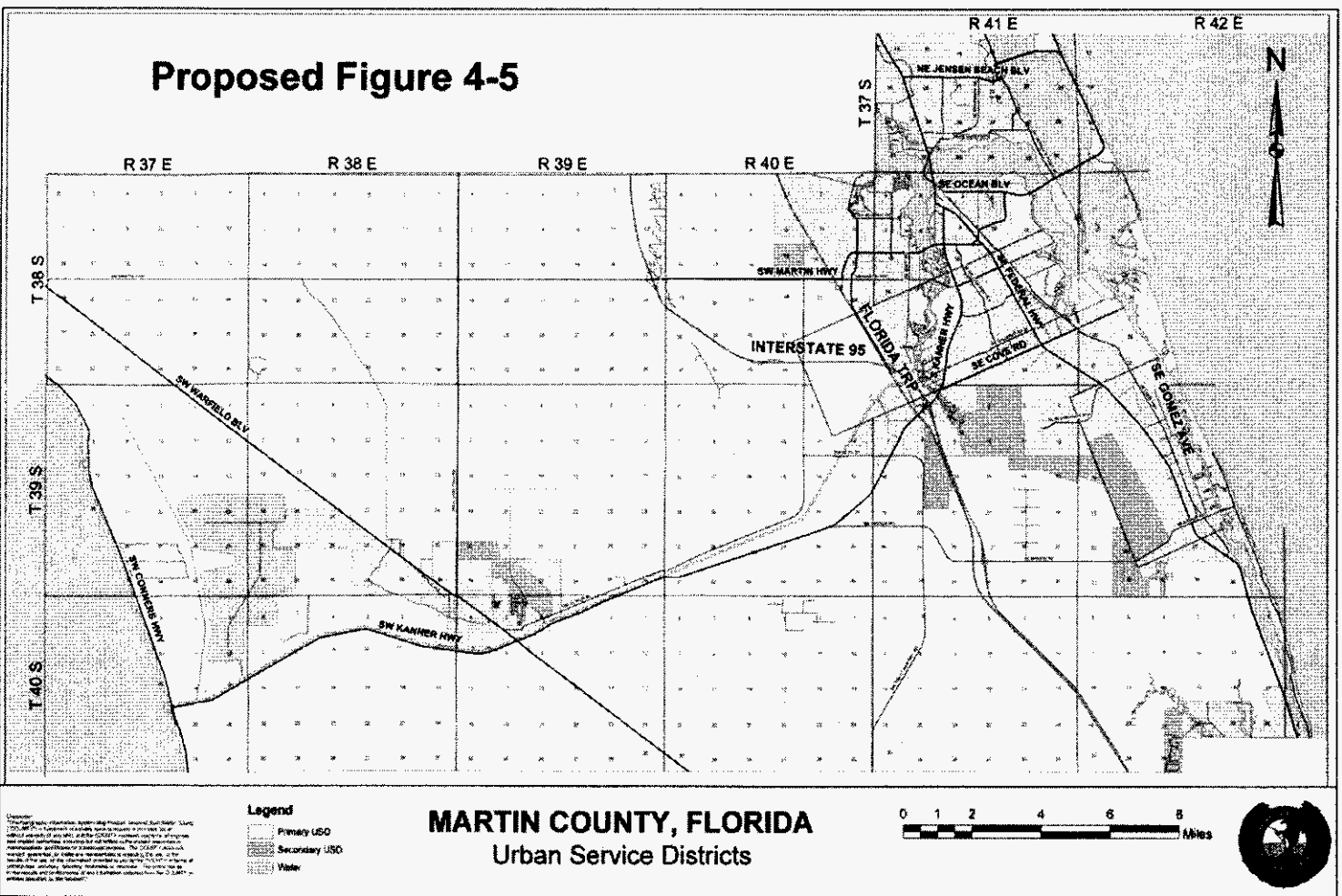


Figure 5, Proposed Figure 4-5, Urban Service Districts Map





**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

ORDINANCE NUMBER 828

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 09-3, TESORO GROVES PUSD, AMENDING THE TEXT OF CHAPTER 4, FUTURE LAND USE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE, TO AMEND FIGURE 4-5, THE URBAN SERVICE DISTRICT MAP AS FOLLOWS: REMOVE PARCEL "A" (BEELINE PARCEL) FROM THE PRIMARY URBAN SERVICE DISTRICT; PLACE PARCEL "B" (GIBBS PARCEL) INTO THE SECONDARY URBAN SERVICE DISTRICT; AND INCLUDE PARCEL "C" (OKEECHOBEE WATERWAY PARCEL) WITHIN THE PRIMARY URBAN SERVICE DISTRICT; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE.

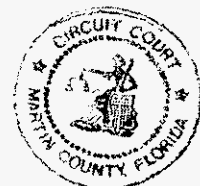
WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act, Section 163.3161, Florida Statutes, and Chapter 9J-5, Florida Administrative Code, require that each local government prepare and submit a comprehensive plan of the type set out in that Act; and

WHEREAS, the Board of County Commissioners caused a Comprehensive Growth Management Plan to be prepared for the areas of Martin County under its jurisdiction and adopted said Plan by Ordinance Number 373 on February 20, 1990; and

WHEREAS, Section 1.11, Comprehensive Growth Management Plan, and Section 163.3187, Florida Statutes, permit amendments to the Comprehensive Growth Management Plan and provide for amendment procedures; and

WHEREAS, on March 19, 2009 the Local Planning Agency considered the proposed Comprehensive Plan amendment at a duly advertised public hearing; and

WHEREAS, on April 14, 2009 at a duly advertised public hearing, this Board considered the amendment and approved such amendment for transmittal to the Florida Department of Community Affairs; and



WHEREAS, on August 12, 2009 at a duly advertised public hearing this Board considered and addressed the Objections, Recommendations and Comments Report of the Department of Community Affairs; and

WHEREAS, this Board has provided for full public participation in the comprehensive planning and amendment process and has considered and responded to public comments.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:

PART 1. COMPREHENSIVE GROWTH MANAGEMENT PLAN AMENDMENT #09-3, TESORO GROVES PUSD

Plan Amendment #09-3, Tesoro Groves PUSD, is hereby adopted as follows: Text amendment to Chapter 4, Future Land Use Element of the Comprehensive Growth Management Plan, Martin County Code, to amend Figure 4-5, the Urban Service District Map as follows: Remove Parcel "A" (Beeline parcel) from the Primary Urban Service District; place Parcel "B" (Gibbs parcel) into the Secondary Urban Service District; and include Parcel "C" (Okeechobee Waterway parcel) within the Primary Urban Service District; with parcels further described in Exhibit "A" attached hereto and incorporated by reference.

PART 2. CONFLICTING PROVISIONS.

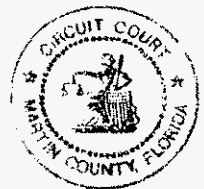
Special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, County ordinances and County resolutions or parts thereof, and other parts of the Martin County Comprehensive Growth Management Plan in conflict with this ordinance are hereby superceded by this ordinance to the extent of such conflict.

PART 3. SEVERABILITY.

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void by a court of competent jurisdiction, such holding shall not affect the remaining portions of this ordinance. If the ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstance by a court of competent jurisdiction, such holding shall not affect its applicability to any other person, property or circumstance.

PART 4. APPLICABILITY OF ORDINANCE.

This Ordinance shall be applicable throughout the unincorporated area of Martin County.



PART 5. FILING WITH DEPARTMENT OF STATE.

The Clerk be and hereby is directed forthwith to send a certified copy of this ordinance to the Bureau of Administrative Code, Department of State, R.A. Gray Building, Room 101, 500 S. Bronough Street, Tallahassee, Florida, 323990250.

PART 6. CODIFICATION.

Provisions of this ordinance shall be incorporated into the Martin County Comprehensive Growth Management Plan, except that parts 2 through 7 shall not be codified. The word "ordinance" may be changed to "article" "section" or other word and the sections of this ordinance may be renumbered or re-lettered.

PART 7. EFFECTIVE DATE.

The effective date of this Plan Amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the Plan amendment in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, development agreements or land uses dependent on this Plan Amendment may be issued or commence before the Plan Amendment has become effective.

DULY PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2009.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

BY: 
MARSHA EWING, CLERK

BY: 
DOUG SMITH, VICE CHAIRMAN

**APPROVED AS TO FORM
AND CORRECTNESS:**

BY: 
STEPHEN FRY,
COUNTY ATTORNEY

Page 3 of 8

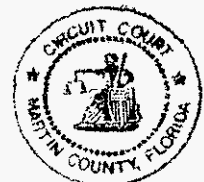


EXHIBIT "A"
LEGAL DESCRIPTIONS

DESCRIPTION

Parcel A

A parcel of land located in
Section 36, Township 39 South, Range 38 East
Martin County, Florida

Beginning at the Northwest corner of Section 36, Township 39 South, Range 38 East; run S.89°55'17"E. along the north line of said Section 36, for 1,513.05 feet; thence, departing from said north line, run S.00°01'49"W. for 2,816.69 feet to a point on the northerly right-of-way of State Road 710 (Warfield Boulevard); thence run N.53°35'36"W. along said northerly right-of-way for 1,879.24 feet to an intersection with the west line of said section 36; thence departing from said right-of-way, run N.00°01'49"E. along the west line of said section for 1,703.41 feet to the POINT OF BEGINNING.

Parcel Contains 3,419,567 square feet or 78.50 acres, more or less.

Bearings are based on the west line of Section 36, Township 39 South, Range 38 East, which bears N. 00°01'49" E.

Page 4 of 8

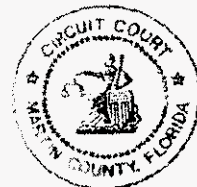
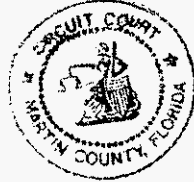


EXHIBIT "K"
PARCEL B LEGAL DESCRIPTION

A parcel of land in Section 4, Township 46 South, Range 39 West and the East one half (1/2) of the East one half (1/2) of Section 4, Township 46 South, Range 39 West, Martin County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of said Section 5, thence placed Mark 01254924 West along the North line of said Section 5 by a distance of 297.71 feet to the intersection of the West side line of the Trapp Industries Exchange District Canal "D" and the North line of said Section 5 and then being the Point and Place of Beginning thence commencing back 00144954 West along said North line of Section 5 for a distance of 725.80 feet to the Northwest corner of the East one half (1/2) of the East one half (1/2) of Section 4, Township 46 South, Range 39 West thence departing said North line of Section 5 at a bearing of South 60°47'39" West along the West line of said East one half (1/2) of the East one half (1/2) of Section 4 a distance of 517.77 feet to a point, said point being the Northwest corner of Lot 7, Jackson Motor Plat No. 1, as recorded in Plat Book 6, Page 34, of said Plat Book and thence S 77°42'40" East in a prolongation of the West line of "Oak Acres" as memorialized in Citrus County Record Book 245, Page 173, Public Records of Martin County, Florida, and point also being the Northeast corner of said Lot 3, Jackson Motor Plat No. 1, thence South 60°44'48" West along said West line of "Oak Acres" a distance of 715.69 feet to a point on the Northwest corner of Lot 6, "Oak Acres", thence South 53°16'51" East to a distance of 221.88 feet to a point on the West right-of-way of a 24 feet wide road being Survey of Martin County and the Northwest corner of said Lot 6, Jackson Motor Plat No. 1, thence S 82°11'03" West along said right-of-way a distance of 1,146.47 feet to the intersection with the West side right-of-way of Clear Lake and then South 01°12'27" West along said West side right-of-way a distance of 29.40 feet to a point on the West right-of-way line of said Section 3 then being the West line of Section 4, Township 46 South, Range 39 West thence departing said West side right-of-way of Clear Lake and then South 80°54'09" West parallel to the said West line of Section 3 West line of Section 4, along said West right-of-way of Martin County a distance of 2,823.56 feet to the Northwest corner of said Section 4, then South 01°12'27" West a distance of 242.82 feet to the West line of said Section 3, and then along the Northwest corner of said Section 3, thence South 82°11'03" West along the West right-of-way of said Section 3, thence South 01°12'27" West along the West line of Section 3, a distance of 71,850.13 feet to the Northwest corner of said Section 3, and then along the West line of said "Oak Acres" a distance of 1,391.68 feet to the Northwest corner of Lot 12 of "Oak Acres" thence South 01°12'27" West along the West right-of-way of said Section 3, thence South 01°12'27" West along the West right-of-way of said Section 3, a distance of 732.77 feet to the Northwest corner of the West side right-of-way of the Trapp Industries Exchange District Canal "D", thence South 60°47'39" West along said Canal "D" a distance of 288.75 feet thence South 01°12'27" West a distance of 683.64 feet, thence South 29°16'25" West a distance of 232.15 feet thence South 01°12'27" West 288.86 feet to a point in the North line of said Section 5 and the Field or Place of Beginning and

The West 674.16 feet of Lot 3, as memorialized along the West and South lines, Jackson Motor Plat No. 1, as recorded in Plat Book 6, Page 34, Public Records of Martin County, Florida.





February 26, 2009

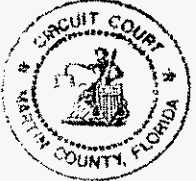
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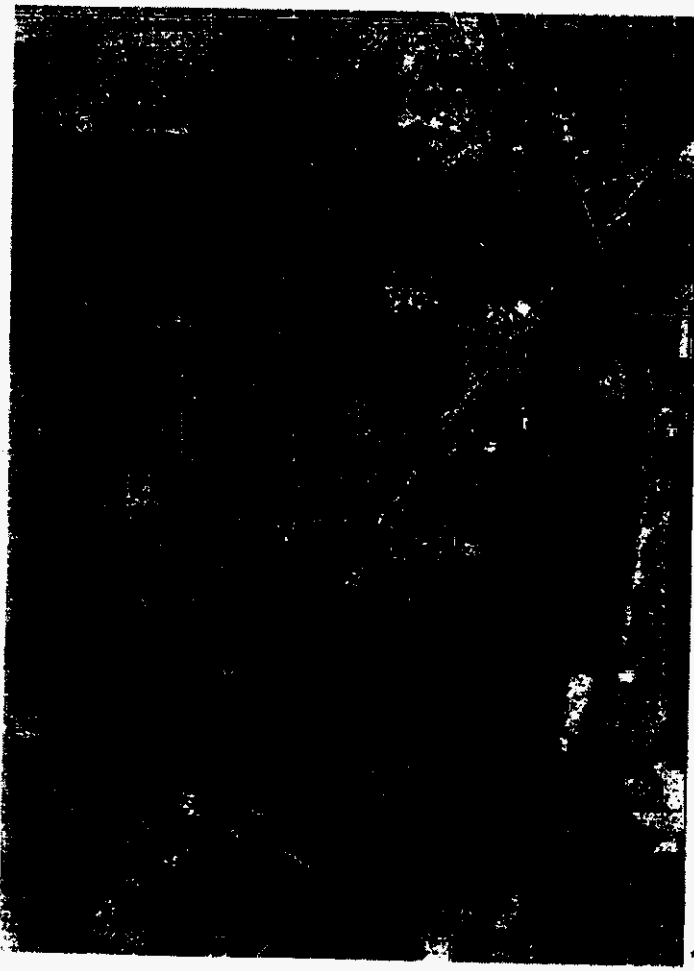
**PARCEL-G
SECTIONS 1 & 12, TOWNSHIP 40 SOUTH, RANGE 38 EAST
MARTIN COUNTY, FLORIDA**

A tract or parcel of land located in Sections 1 and 12, Township 40 South, Range 38 East, Martin County, Florida which tract is parcel as described as follows:

Beginning at the southeast corner of said Section 12 thence run S 00° 01' 35" W along the west line of said section for 2,176.92 feet to an intersection with the north line of Tract 791 (S-B Spillway); thence run N 82° 28' 58" W along said north line for 182.48 feet to the northwest corner of said Tract 791; thence run S 07° 33' 42" W along the west line of said Tract 791 for 391.22 feet to an intersection with the westerly right-of-way line of St. Louis Canal (C-44); thence run N 82° 22' 16" W along said right-of-way line for 2893.24 feet; thence departing said right-of-way line run N 00° 01' 55" E for 658.58 feet; thence run S 80° 30' 17" N for 792.08 feet; thence run N 80° 01' 35" E for 1,320.14 feet to an intersection with the north line of said Section 12; thence run S 80° 30' 17" E along said north line for 880.08 feet; thence departing said north line run N 00° 02' 43" E for 1,264.08 feet to an intersection with the westerly right-of-way line of West Farm Road (right-of-way varies); thence run the following courses along said right-of-way line: S 66° 07' 47" E for 263.66 feet; S 79° 41' 39" E for 71.08 feet; S 88° 14' 11" E for 358.23 feet to the northwest corner of Lot 7, Clyde Martin Inland Plat as recorded in Plat Book 5 at Page 43, Public Records of Martin County, Florida; thence run S 80° 00' 34" E along the west line of said Lot 7 for 122.61 feet to the southeast corner of said Lot 7; thence run N 80° 14' 44" E along the north line of said Lot 7 and the north line of Lots 6, 5, 4, 3, 2 and 1 of said Clyde Martin Inland Plat and the north line of lands as described in deed recorded in Official Record Book 473 at Page 1731, said public records for 369.25 feet to an intersection with the southerly line of said lands; thence run S 60° 00' 45" W along said southerly line for 220.80 feet to the southerly most southwest corner of said lands; thence run N 80° 14' 44" E along the southerly most line of said lands for 34.01 feet to an intersection with the east line of said Section 1; thence run S 00° 00' 45" W along said east line for 1,292.53 feet to the northwest corner of said Section 12 and the Point of Beginning; Containing 1,263,547 square feet (186.33 acres), more or less.

bearings hereinabove mentioned are based on the east line of Section 12, Township 40 South, Range 38 East to bear S 80° 01' 35" W.



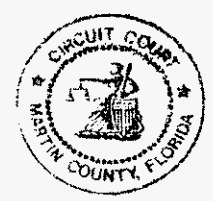


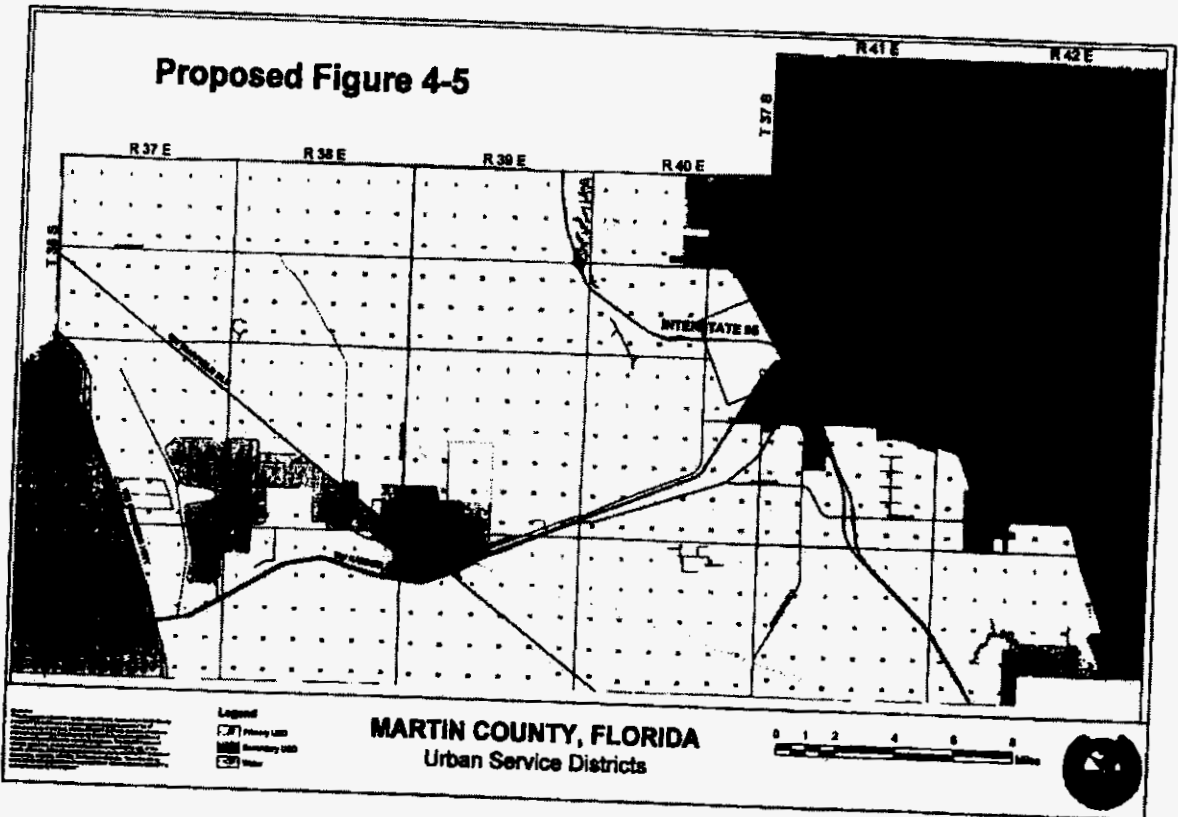
SCALE 1" = 200'

AERIAL AND LOCATION MAP
TEBOW GROVES LIMITED PARTNERSHIP
MARTIN COUNTY, FLORIDA

Survey & Associates
1995

Page 7 of 8





Page 8 of 8

STATE OF FLORIDA
MARTIN COUNTY

SEEMS TO CERTIFY THAT THE
FURNISHING OF PAGES IS A TRUE
AND CORRECT COPY OF THE ORIGINAL.
PLEASE PRINT NAME AND TITLE

BY *[Signature]* D.C.
DATE 8/1/78



DESCRIPTION

Parcel A

A parcel of land located in
Section 36, Township 39 South, Range 38 East
Martin County, Florida

Beginning at the Northwest corner of Section 36, Township 39 South, Range 38 East; run S.89°55'17"E. along the north line of said Section 36, for 1,513.05 feet; thence, departing from said north line, run S.00°01'49"W. for 2,816.69 feet to a point on the northerly right-of-way of State Road 710 (Warfield Boulevard); thence run N.53°35'36"W. along said northerly right-of-way for 1,879.24 feet to an intersection with the west line of said section 36; thence departing from said right-of-way, run N.00°01'49"E. along the west line of said section for 1,703.41 feet to the POINT OF BEGINNING.

Parcel Contains 3,419,567 square feet or 78.50 acres, more or less.

Bearings are based on the west line of Section 36, Township 39 South, Range 38 East, which bears N. 00°01'49" E.

EXHIBIT "A"
PARCEL B LEGAL DESCRIPTION

A parcel of land in Section 4, Township 40 South, Range 39 East and the East one half (1/2) of the East one half (1/2) of Section 5, Township 40 South, Range 39 East, Martin County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of said Section 5, thence proceed North 89°15'36" West along the North line of said Section 5 for a distance of 597.71 feet to the intersection of the Westerly line of the Troup Indiantown Drainage District Canal "D" and the North line of said Section 5 said point being the Point and Place of Beginning; thence continuing North 89°15'36" West along said North line of Section 5 for a distance of 725.09 feet to the Northwest corner of the East one half (E 1/2) of the East one half (E 1/2) of Section 5, Township 40 South, Range 39 East; thence departing said North line of Section 5 at a bearing of South 00°14'28" West along the West line of said East one half (E 1/2) of the East one half (E 1/2) of Section 5 a distance of 3,817.73 feet to a point, said point being the Northwest corner of Lot 2, Indeeeco Minor Plat No. 1, as recorded in Plat Book 6, Page 36, of the Public Records of Martin County, Florida; thence South 89°12'51" East along the North line of said Plat for a distance of 1,074.61 feet to a point on the West line of "Oak Acres" an unrecorded plat as described in Official Records Book 345, Page 118, Public Records of Martin County, Florida, said point also being the Northeast corner of said Lot 2, Indeeeco Minor Plat No. 1; thence North 00°14'49" East along said West line of "Oak Acres" a distance of 718.80 feet to a point on the Northwest corner of Lot 6, "Oak Acres"; thence South 89°19'11" East a distance of 218.80 feet to a point on the West right of way of a 55 foot wide road being known as Myrtle Drive and the Northeast corner of said Lot 6, thence South 00°14'49" West along said right of way a distance of 1,368.46 feet to the intersection with the Northerly right of way of Citrus Boulevard; thence North 68°12'32" East along said Northerly right of way a distance of 59.43 feet to a point on the East right of way line of said Myrtle Drive, said point being 25.00 feet East of (as measured at right angles to) the East line of said Section 5 (also being the West line of Section 4, Township 40 South, Range 39 East); thence departing said Northerly right of way of Citrus Boulevard North 00°14'49" East parallel to the said East line of Section 5 West line of Section 4, along said East right of way of Myrtle Drive a distance of 2,605.95 feet to the terminus of said Myrtle Drive; thence North 89°19'11" West a distance of 55.00 feet to the West terminus of Myrtle Drive, said point also being the Northeast corner of Lot 12 of said "Oak Acres"; thence South 00°14'49" West along the West right of way of said Myrtle Drive and the East line of Lots 7 - 12, "Oak Acres" a distance of 1,200.00 feet to the Southeast corner of Lot 7, "Oak Acres"; thence North 89°19'11" West along the South line of said Lot 7, a distance of 218.80 feet to the Southwest corner of Lot 7; thence North 00°14'49" East along the West line of said "Oak Acres" a distance of 1,200.00 feet to the Northwest corner of Lot 12 of "Oak Acres"; thence South 89°19'11" East along the North line of said Lot 12, a distance of 248.80 feet to a point on the East line of said Section 5; thence North 00°14'49" East along said East line of Section 5, a distance of 786.18 feet to the intersection with the Westerly line of the Troup Indiantown Drainage District Canal "D"; thence North 28°01'58" West along said Canal line a distance of 205.73 feet; thence North 24°12'45" West a distance of 482.44 feet; thence North 29°14'23" West a distance of 265.15 feet; thence North 35°15'32" West 268.06 feet to a point in the North line of said Section 5 and the Point or Place of Beginning; and

The West 674.16 feet of Lot 2, as measured along the North and South lines, Indeeeco Inc. Minor Plat No. 1, as recorded in Plat Book 6, Page 36; Public Records of Martin County, Florida.

February 26, 2009

DESCRIPTION

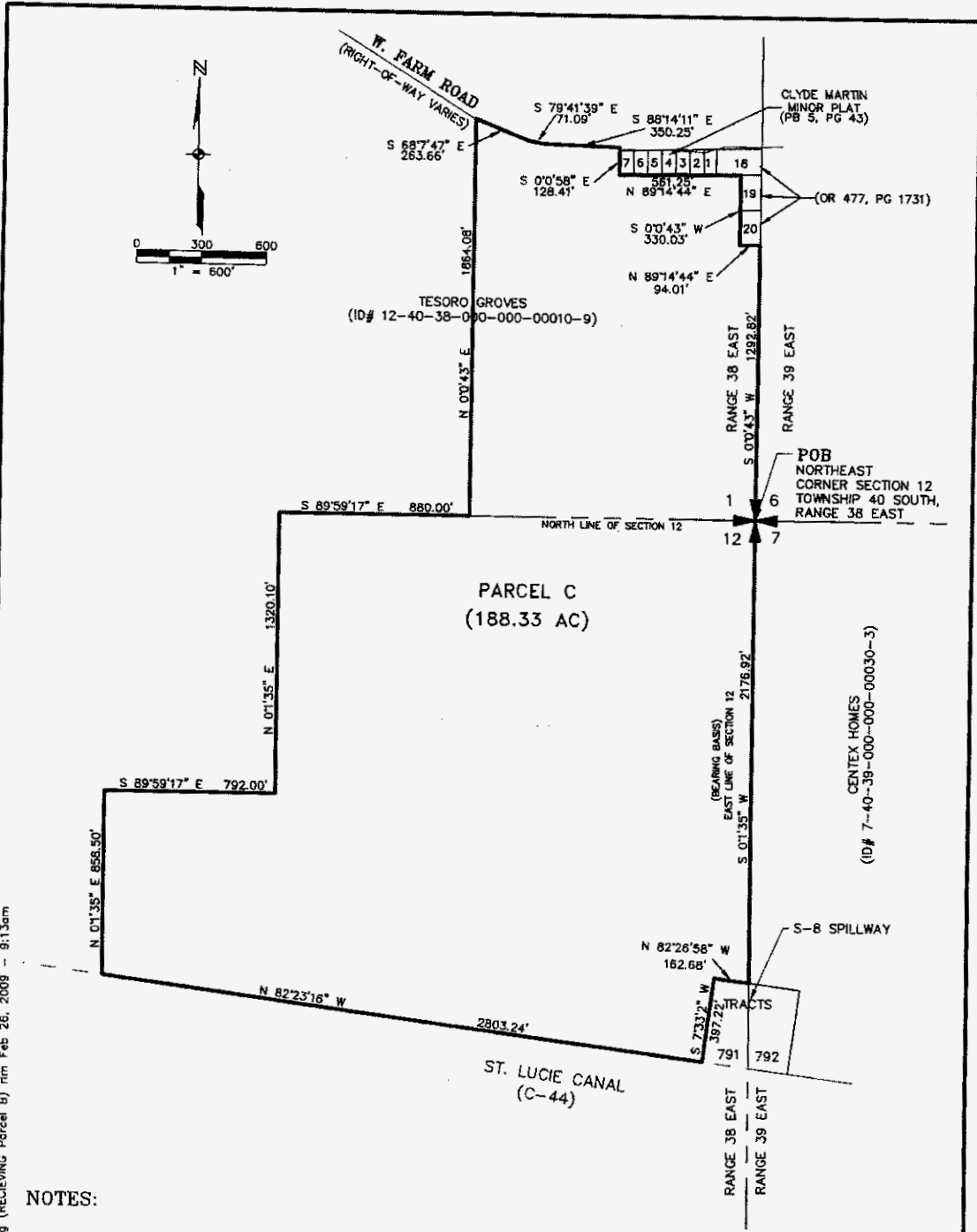
PARCEL C
SECTIONS 1 & 12, TOWNSHIP 40 SOUTH, RANGE 38 EAST
MARTIN COUNTY, FLORIDA

A tract or parcel of land located in Sections 1 and 12, Township 40 South, Range 38 East, Martin County, Florida which tract or parcel is described as follows:

Beginning at the northeast corner of said Section 12 thence run S 00° 01' 35" W along the east line of said section for 2,176.92 feet to an intersection with the north line of Tract 791 (S-8 Spillway); thence run N 82° 26' 58" W along said north line for 162.68 feet to the northwest corner of said Tract 791; thence run S 07° 33' 02" W along the west line of said Tract 791 for 397.22 feet to an intersection with the northerly right-of-way line of St. Lucie Canal (C-44); thence run N 82° 23' 16" W along said right-of-way line for 2803.24 feet; thence departing said right-of-way line run N 00° 01' 35" E for 858.50 feet; thence run S 89° 59' 17" E for 792.00 feet; thence run N 00° 01' 35" E for 1,320.10 feet to an intersection with the north line of said Section 12; thence run S 89° 59' 17" E along said north line for 880.00 feet; thence departing said north line run N 00° 00' 43" E for 1,864.08 feet to an intersection with the southerly maintained right-of-way line of West Farm Road (right-of-way varies); thence run the following courses along said right-of-way line: S 68° 07' 47" E for 263.66 feet; S 79° 41' 39" E for 71.09 feet; S 88° 14' 11" E for 350.25 feet to the northwest corner of Lot 7, Clyde Martin Minor Plat as recorded in Plat Book 5 at Page 43, Public Records of Martin County, Florida; thence run S 00° 00' 58" E along the west line of said lot 7 for 128.41 feet to the southwest corner of said Lot 7; thence run N 89° 14' 44" E along the south line of said Lot 7 and the south lines of Lots 6, 5, 4, 3, 2 and 1 of said Clyde Martin Minor Plat and the south line of lands as described in deed recorded in Official Record Book 477 at Page 1731, said public records for 561.25 feet to an intersection with the southwesterly line of said lands; thence run S 00° 00' 43" W along said southwesterly line for 330.03 feet to the southerly most southwest corner of said lands; thence run N 89° 14' 44" E along the southerly most line of said lands for 94.01 feet to an intersection with the east line of said Section 1; thence run S 00° 00' 43" W along said east line for 1,292.82 feet to the northeast corner of said Section 12 and the Point of Beginning. Containing 8,203,647 square feet (188.33 acres), more or less.

Bearings hereinabove mentioned are based on the east line of Section 12, Township 40 South, Range 38 East to bear S 00° 01' 35" W.

02-25-09 - 20087739-000 - Parcel C



NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 38 EAST TO BEAR S 00° 01' 35" W.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
3. POB = POINT OF BEGINNING.
4. OR = OFFICIAL RECORDS BOOK
5. PG = PAGE
6. AC. = ACRES
7. PARCEL CONTAINS 8,203,647 SQUARE FEET (188.33 ACRES) MORE OR LESS.
8. DESCRIPTION ATTACHED.

NOT VALID WITHOUT SHEET 2 OF 2

THIS IS NOT A SURVEY

ROY L. McCREA (FOR THE FIRM LB-642)
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 6205

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

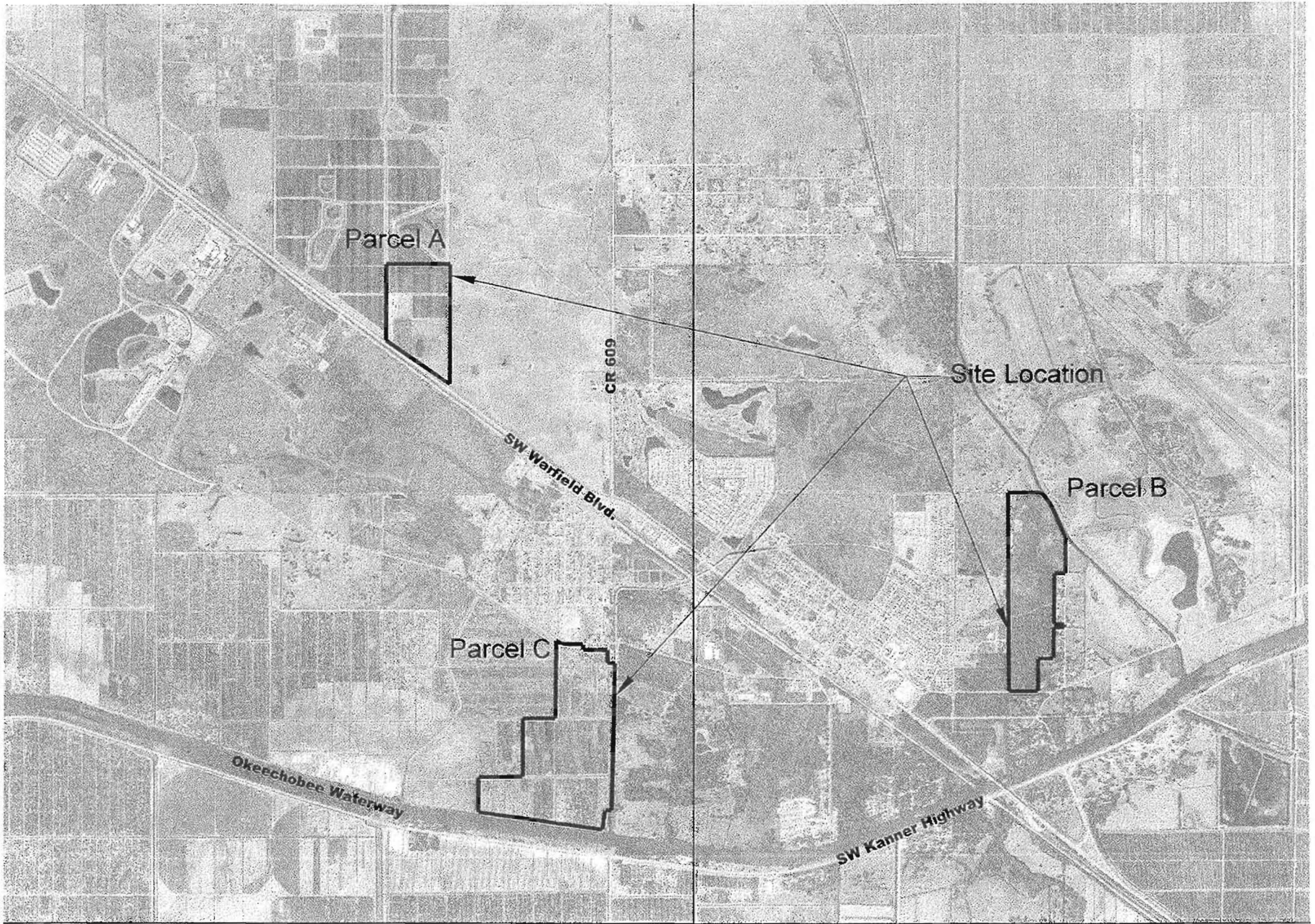


2122 JOHNSON STREET
 P.O. BOX 1556
 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0046
 FAX (239) 334-3661
 E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION

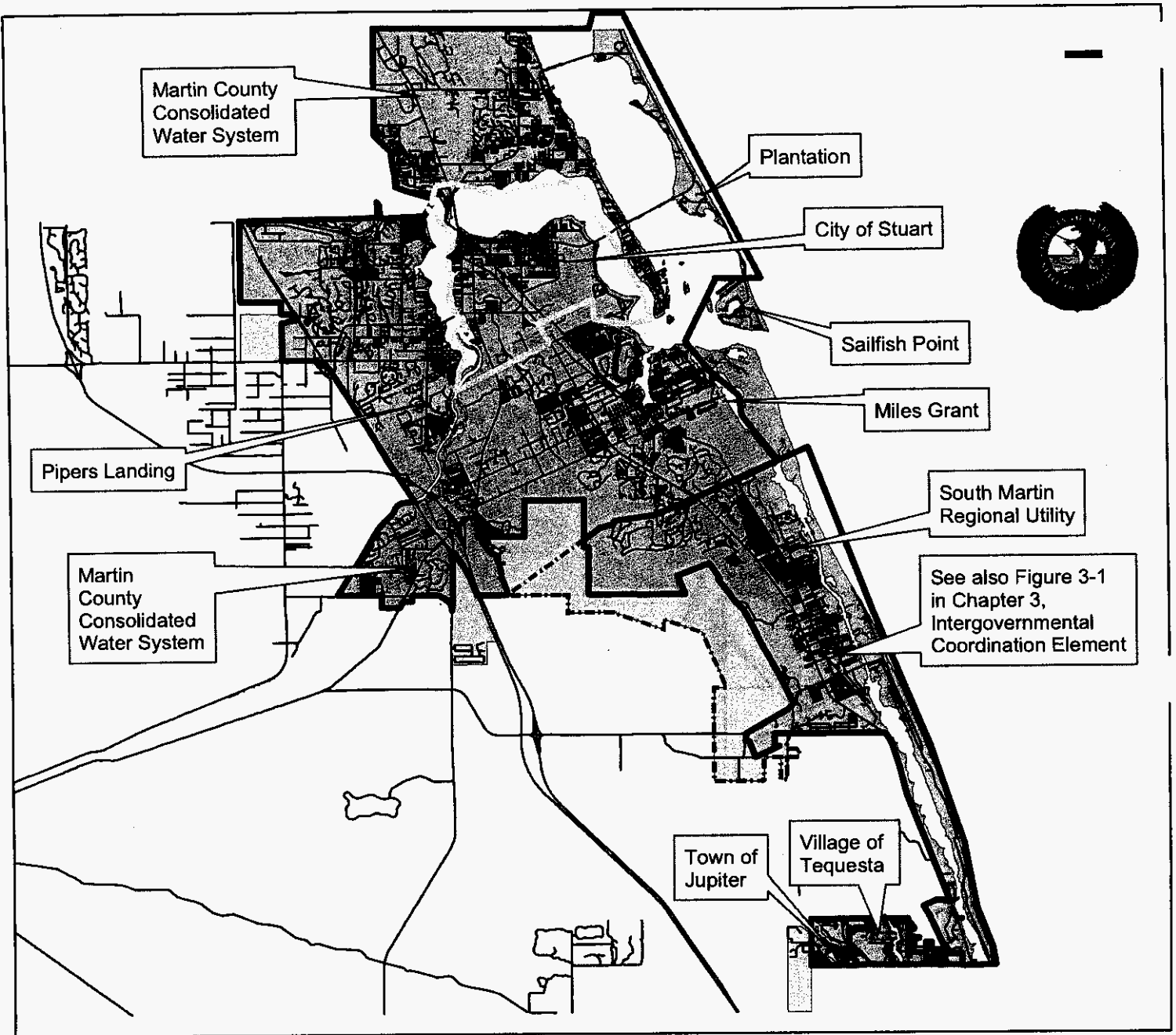
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
2/26/09	20087739-000	1-40-38	1" = 600'	1 OF 2

S:\2008\739-000\Sketches\RECEIVING PARCEL C.dwg (RECEIVING Parcel B) rlm Feb 26, 2009 -- 9:13am



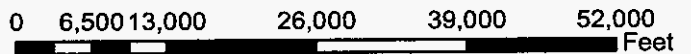
Martin County

Figure 11-1, Areas Currently Served By Regional Utilities



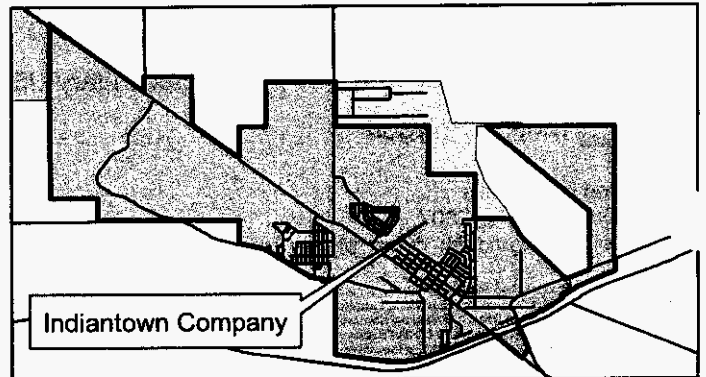
Legend

- | | |
|----------------|---------------|
| StuartServArea | Tequesta |
| SMRU Exclusive | Jupiter |
| SMRU Presumed | Primary USD |
| MCSerArea | Secondary USD |



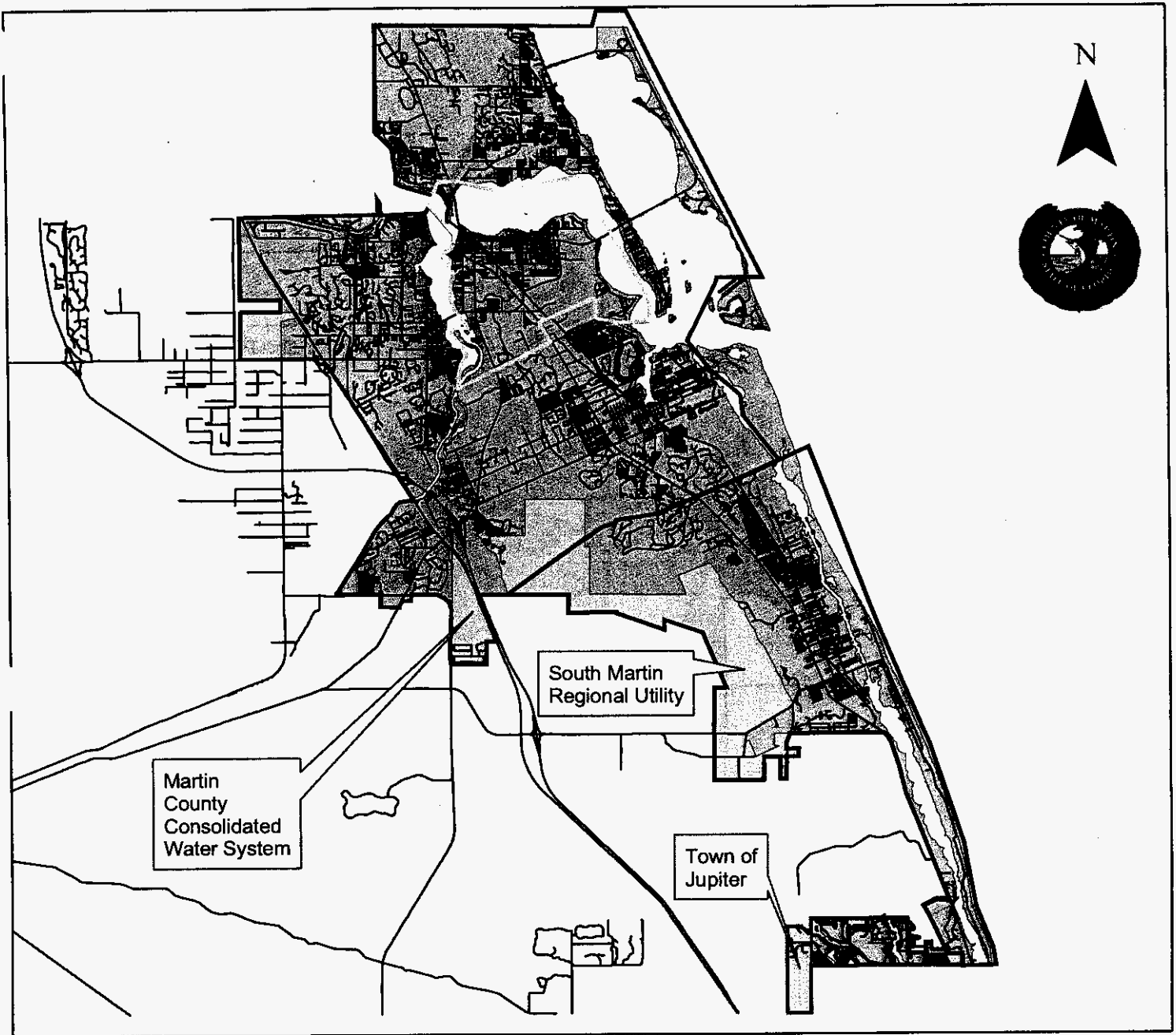
Created by: C.Dulin
 Plot Date: August 23, 2007
 Project File T:gmd\div_comp_plan\cpas\cpa03.04\cpa04-11

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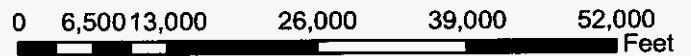
Martin County

Figure 11-2, Potential Service Areas



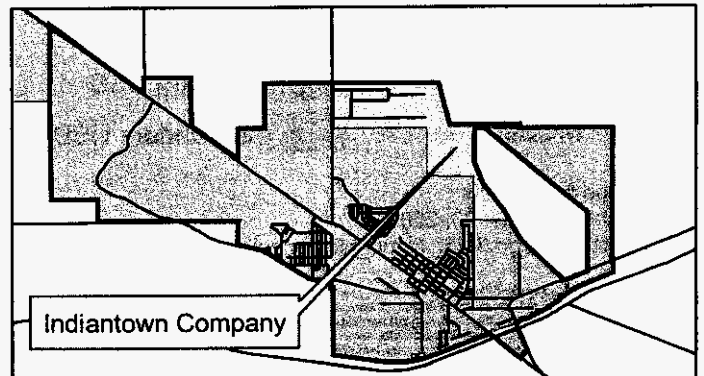
Legend

- | | | | |
|--|--------------------|--|-----------------|
| | StuartServArea | | Jupiter_Polygon |
| | Indiantown_Polygon | | Primary USD |
| | MCSerArea_Polygon | | Secondary USD |
| | SMRU_Polygon | | |



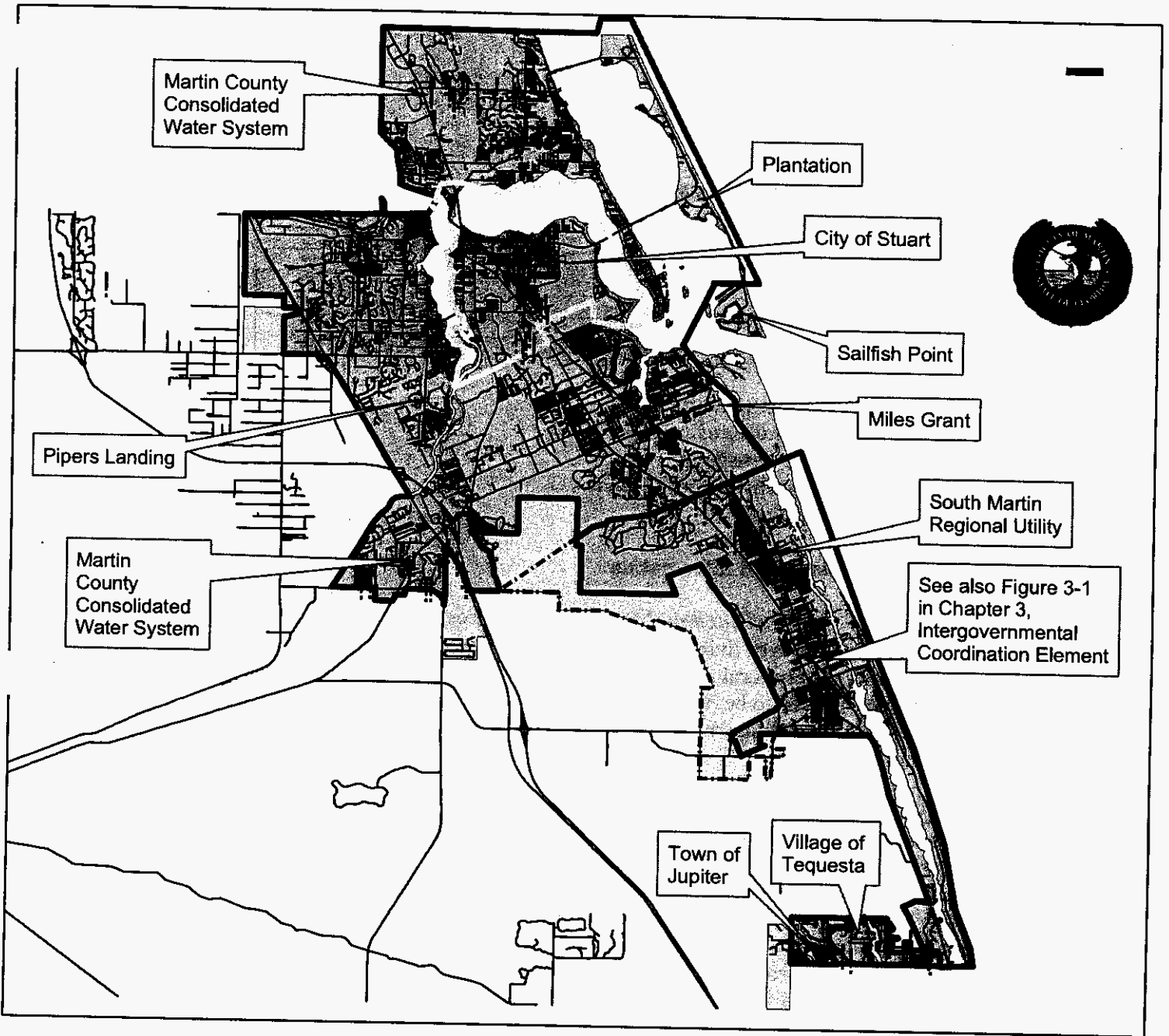
Created by: C.Dulin
 Plot Date: July 12, 2007
 Project File T:\gmd\div_comp_plan\cpas\cpa03.04\cpa04-11

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Martin County

Figure 11-3, Potable Water Wells



Legend

- | | | |
|------------------|---------------|--------------|
| ! UTIL.wells_all | SMRU Presumed | Jupiter |
| StuartServArea | MCSerArea | roads_arc |
| SMRU Exclusive | Tequesta | Primary USD |
| | | Secondary US |



Created by: C.Dulin
 Plot Date: December 4, 2007
 Project File T:gmd\div_comp_plan\cpas\cpa03.04\cpa04-11

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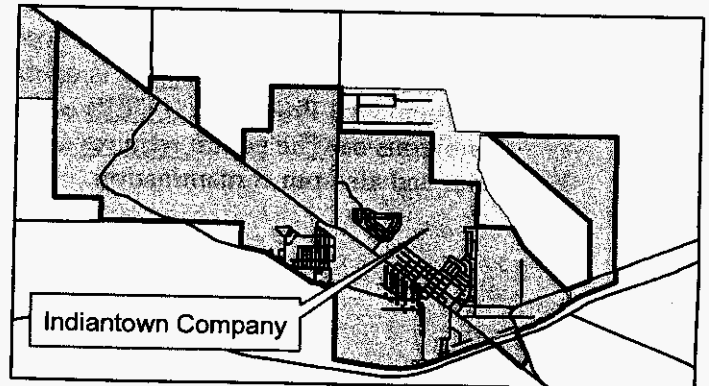


EXHIBIT C

The applicant will provide potable water to customers within the territory sought by this application, to wit: 188 acres known as Tesoro Groves.

EXHIBIT D

The applicant believes that it will have ample lead time until development of Tesoro Groves will actually require service. The applicant has adequate capacity to service the beginning phases of development and will have sufficient time to engineer, permit and complete construction for any line extensions needed.

EXHIBIT E

The applicant has not been provided any specific development plans for Tesoro Groves. However, the development has been zoned for low density residential, with a maximum density of five units per acre. The territory involved in this application (Tesoro Groves) is 188 acres.

EXHIBIT F

In Docket No. 040497-WS, the applicant filed information compiled by Attorney Michael Dale, along with an opinion letter, to show ownership by the applicant of the land parcels on which the water and wastewater plants are located.

There have been no changes in ownership between 2004 and the present.

Real estate taxes have been paid to date for the land parcels identified.

LAW OFFICE OF
MICHAEL L. DALE, P.A.

MICHAEL L. DALE, ESQ.
ATTORNEY-AT-LAW

2616 SE WILLOUGHBY BLVD.
STUART, FLORIDA 34994
PHONE (772) 286-2325
FAX (772) 286-7403

September 17, 2004

Indiantown Company
P. O. Box 277
Indiantown Florida 34956

Attn: Mr. Jeff Leslie, VP
Re: Ownership and Encumbrance Search
Parcels in Indiantown Industrial Park
Martin County, Florida

Dear Mr. Leslie;

I have completed, at your request, an ownership and encumbrance search of the public records of Martin County, Florida for the property legally describe in the attached two exhibits. Both of the properties are located in Indiantown Industrial Park, an unrecorded subdivision in Martin County, Florida. The Martin County Property Appraiser's Office has the property separated out into four parcel identification numbers.

I find that as of September 10, 2004 that the subject parcels are clear of encumbrances and title is vested in Indiantown Company, Inc., a Florida corporation. A copy of the deed dated October 24, 1997 vesting title in ICO Enterprises, Inc., a Florida Corporation, as recorded in Official Records Book 1281, pages 1170 and 1171, public records of Martin County Florida is included. The name of the corporate title holder was changed on January 5, 1998 to Indiantown Company, Inc., a Florida Corporation, by virtue of a name change amendment filed with the Florida Department of State, Division of Corporations. A copy of the amendment is included. Martin County real estate taxes are current through 2003 for both parcels. The 2003 gross real estate tax due for parcel identification number 6-40-39-001-016-00000.6 was \$8,361.73, for 6-40-39-001-011-00040.9 was \$1,039.65, for 6-40-39-001-014-00010.9 was \$1,086.18 and 6-40-39-000-00070.6 was \$3,526.04.

Should you be in need of anything further do not hesitate to contact me.

Sincerely,



Michael L. Dale, Esq.

MLD:ml
enclosures

State of Florida



Public Service Commission
CAPITAL CIRCLE OFFICE CENTER • 2540 SHEPARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

RECEIVED FPSC
DEC 20 PM 3:54

-M-E-M-O-R-A-N-D-U-M-

COMMISSION
CLERK

DATE: December 17, 2004

TO: Blanca S. Bayó, Commission Clerk and Administrative Services Director

FROM: Thomas J. Walden, Division of Economic Regulation
Adrienne Vining, Office of the General Counsel *ASV*

RE: Docket No. 040497-WS- Application for amendment of Certificates 387-W and 331-S to add territory in Martin County by Indiantown Company, Inc.

Indiantown Company was required by Order No. PSC-04-0967-FOF-WS in the fourth ordering paragraph to submit evidence that the utility owned the land, or had a long term lease on the land where the treatment facilities are located.

The utility submitted Document No. 12538-04, filed in the docket file, to satisfy this requirement. Staff has reviewed the deeds submitted and believes that Rule 25-30.036(3)(d), Florida Administrative Code, has now been met.

The docket can now be closed.

OK to close 12/20/04 DW

TW

DOCUMENT NUMBER DATE
13349 DEC 20 04
FPSC-COMMISSION CLERK

MARSHA STILLER
CLERK OF CIRCUIT COURT
MARTIN CO., FL

RECORDED & VERIFIED
BY D.C.

01272487

98 JAN -2 PM 3: 23

THIS INSTRUMENT PREPARED BY
AND IS TO BE RETURNED TO:
Michael L. Dale, Registrar
5154 SE Federal Highway
Suwanee, Florida 34997
COMMERCIAL BOX 78

DOC-AMOUNT 4095.00 MARSHA STILLER
COUNTY MARTIN COUNTY
DOC-AMOUNT CLERK OF CIRCUIT COURT
BY: [Signature] D.C.

Commission #1 S.S. No. _____
Ordinance #2 S.S. No. _____

Property Appraiser's No. _____

This Warranty Deed Made and executed the 24th day of October, 1997, by INDIANTOWN COMPANY, INC., a Florida Corporation, and having its principal place of business at P.O. Box 518, Indiantown, FL 34956 hereinafter called the grantor, to IGO ENTERPRISES, INC., a Florida Corporation, whose principal office address is P.O. BOX 518, Indiantown, FL 34956 hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the grantor, for and in consideration of the sum of TEN THOUSAND (\$10,000) DOLLARS and other valuable considerations, receipts whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees, all that certain land situate in Martin County, State of Florida, viz:

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

Together, with all the tenements, hereditaments and appurtenances thereto belonging to in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that it has good, right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the said corporation has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST [Signature] INDIANTOWN COMPANY, INC., a Florida Corp.
Secretary

Signed, Sealed and delivered in the presence of:

[Signature]
Witness Signature
Printed Name: TERESA S. JONES
[Signature]
Witness Signature
Printed Name: KENNETH A. NORMAN

BY: [Signature]
ROBERT M. POST, JR., President
(CORPORATE SEAL)
INDIANTOWN COMPANY, INC.
STATE OF FLORIDA
1992

STATE OF FLORIDA
COUNTY OF MARTIN

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ROBERT M. POST, JR., and ELIZABETH A. GENTRY known to me to be the President and Secretary respectively of INDIANTOWN COMPANY, INC., a Florida Corporation, the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following forms of identification of the above-named person(s):

personally known or
 has produced as identification _____

Witness my hand and official seal in the County and State last aforesaid this 24th day of October, 1997.

Sign [Signature]
Print JOHN SHEVLIN
State of Florida at Large (Seal)
My commission expires: _____
JOHN A. SHEVLIN
My Comm. Exp. 12/31/2000
Revised By Statute 88
No. 00000000
(1 Personally Known (1 Other ID)

ATTACHED TO AND MADE A PART OF THAT CERTAIN DEED FROM INDIANTOWN COMPANY, INC., A FLORIDA CORPORATION, TO ICO ENTERPRISES, INC., A FLORIDA CORPORATION DATED THE 24th DAY OF OCTOBER, 1997.

EXHIBIT "A"

PARCEL ONE: (water plant):

Being all of Tract "A", according to the unrecorded plat of INDIANTOWN INDUSTRIAL PARK, as recorded in Official Records Book 332, Page 2237, public records of Martin County, Florida.

TOGETHER WITH an easement over the Northeastly 50.00 feet of Lots 1 through 12, inclusive, of Block 3, according to the unrecorded plat of INDIANTOWN INDUSTRIAL PARK as recorded in Official Records Book 332, Page 2237, public records of Martin County, Florida.

PARCEL TWO: (sewer plant):

Being a Parcel of land lying in Section 6, Township 40 South, Range 39 East, and being more particularly described as follows:

Being all of Lots 4 through 18, Block 11;

AND

Being all of Lots 3 through 26, Block 14;

AND

That portion of the 60.00 feet wide Right-of-way for Gateway Avenue being bounded on the South by the North right-of-way line of the Rowland Canal; on the North by the Southwestly prolongation of the Northwestly boundary of said Lot 4, Block 11, to the centerline of said right-of-way and the northeastly prolongation of the Northwestly boundary of Lot 3, Block 14, to the centerline of said right-of-way.

AND

That portion of the 60.00 feet wide Right-of-way for Forest Street, being bounded on the West by the centerline of Wood Street;

AND

That portion of the West 640 feet of the South 600 feet of the North 2350 feet of said Section 6, lying northerly of the existing Rowland Canal.

All according to the unrecorded plat of INDIANTOWN INDUSTRIAL PARK as recorded in Official Records Book 332, Page 2237, public records of Martin County, Florida.



MARSHA STILLER
CLERK OF CIRCUIT COURT
MARTIN CO., FL

RECORDED & VERIFIED
BY O.C.

01272487

98 JAN -2 PM 3:23

THIS INSTRUMENT PREPARED BY
AND IS TO BE RETURNED TO:
Michael L. Dale, Esquire
5154 NE Federal Highway
Aventura, Florida 33157
Continental Box 78

RECORDED \$ 4095.00
BY MARSHA STILLER
COUNTY MARTIN COUNTY
CLERK OF CIRCUIT COURT
BY [Signature] O.C.

County #1 S.S. No. _____
County #2 S.S. No. _____

Property Appraiser's No. _____

This Warranty Deed Made and executed the 24th day of October, 1997, by INDIANTOWN COMPANY, INC., a Florida Corporation, and having its principal place of business at P.O. Box 518, Indiantown, FL 34956 hereinafter called the grantor, to IGO ENTERPRISES, INC., a Florida Corporation, whose post office address is P.O. Box 518, Indiantown, FL 34956 hereinafter called the grantee:

(Wherever used herein the terms "grantee" and "grantor" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the parties so admit or stipulate.)

Witnesseth, That the grantor, for and in consideration of the sum of TEN XXX/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirms unto the grantee, all that certain land situate in Martin County, State of Florida, viz:

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

Together, with all the easements, hereditaments and appurtenances thereto belonging to in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that it has good, right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the said corporation has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: [Signature] INDIANTOWN COMPANY, INC., a Florida Corp.
Secretary

Signed Sealed and delivered in the presence of:

[Signature]
Witness Signature
Printed Name: STEPHEN S. SULLIVAN

BY: [Signature]
ROBERT M. POST, JR., President



[Signature]
Witness Signature
Printed Name: Kenneth A. Norman

STATE OF FLORIDA
COUNTY OF MARTIN

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ROBERT M. POST, JR., and STEPHEN SULLIVAN respectively known to me to be the President and Secretary of INDIANTOWN COMPANY, INC., a Florida Corporation, the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following forms of identification of the above-named person(s):

- personally known or
- has produced as identification _____

Witness my hand and official seal in the County and State last aforesaid this 24th day of October, 1997.

Sign [Signature] JOHN J. STEVENS
Print [Signature] My Comm. Exp. 10/30/2000
State of Florida at Large (Seal) Notary Public
My commission expires: _____



ATTACHED TO AND MADE A PART OF THAT CERTAIN DEED FROM INDIANTOWN COMPANY, INC., A FLORIDA CORPORATION, TO ICO ENTERPRISES, INC., A FLORIDA CORPORATION DATED THE 24th DAY OF OCTOBER, 1997.

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Being all of Lots 4 through 18, Block 11;

AND

Being all of Lots 3 through 26, Block 14;

AND

That portion of the 60.00 feet wide Right-of-way for Gateway Avenue being bounded on the South by the North right-of-way line of the Rowland Canal; on the North by the Southwesterly prolongation of the Northwesterly boundary of said Lot 4, Block 11, to the centerline of said right-of-way and the northeasterly prolongation of the Northwesterly boundary of Lot 3, Block 14, to the centerline of said right-of-way.

AND

That portion of the 60.00 feet wide Right-of-way for Forest Street, being bounded on the West by the centerline of Wood Street;

AND

That portion of the West 640 feet of the South 600 feet of the North 2350 feet of said Section 6, lying northerly of the existing Rowland Canal.

All according to the unrecorded plat of INDIANTOWN INDUSTRIAL PARK as recorded in Official Records Book 332, Page 2237, public records of Martin County, Florida.

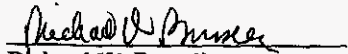



Legal Description For: Indiantown Company

Being a Parcel of land lying in Section 6 Township 40 South, Range 39 East,
and being more particularly described as follows:

Being all of Tract "A", according to the unrecorded plat of
INDIANTOWN INDUSTRIAL PARK as recorded in official records book 332, page
2237, public records of Martin County, Florida.

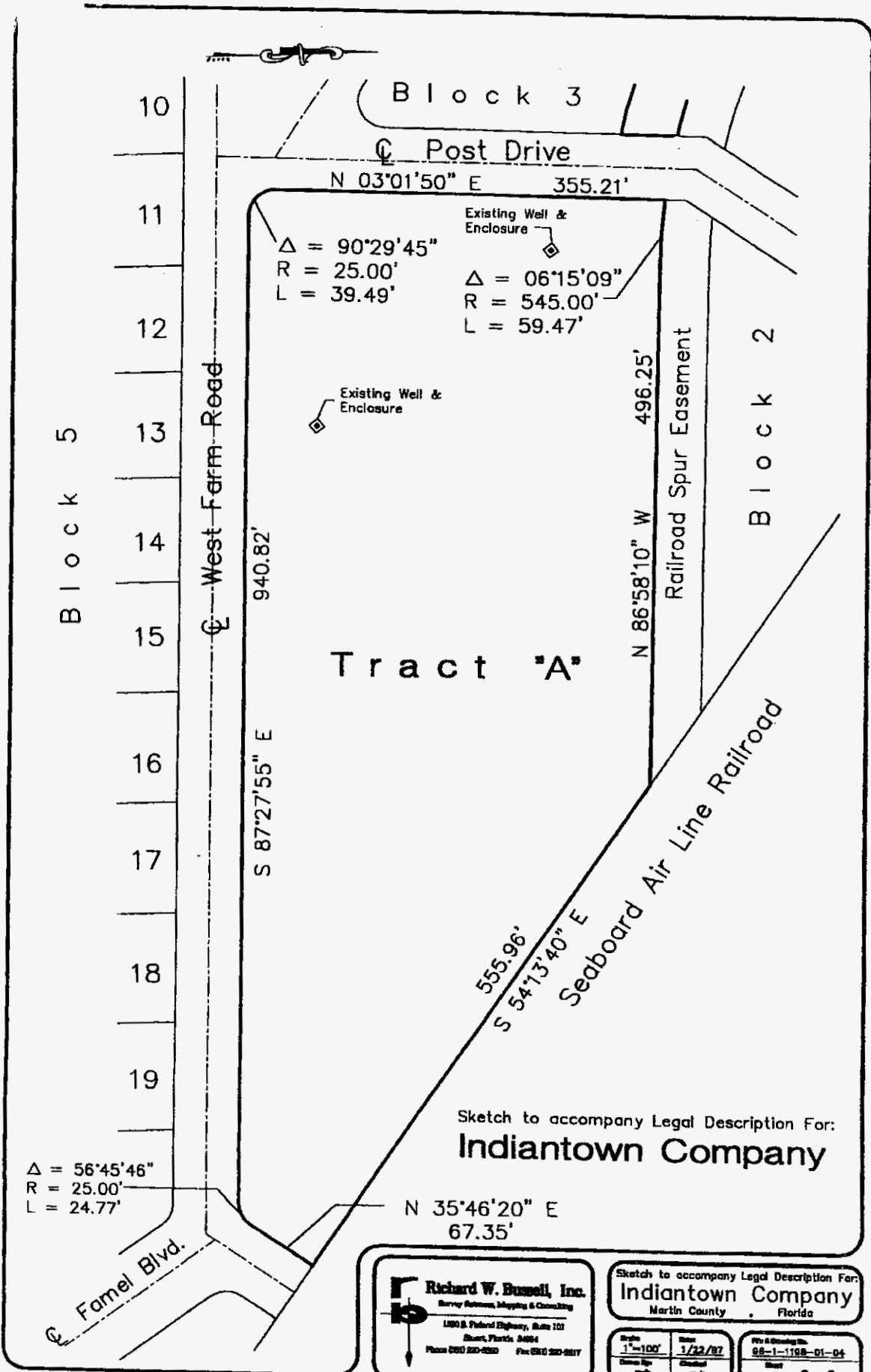
Prepared By:


Richard W. Bussell
Professional Surveyor & Mapper
Florida Certificate No. 3858

 **Richard W. Bussell, Inc.**
Survey Services, Mapping & Consulting
1285 S. Federal Highway, Suite 101
Boca Raton, Florida 33434
Phone 561 222-6882 Fax 561 222-5917

Legal Description For:
Indiantown Company
Martin County Florida

State	Date	File # Drawing No.
N/A	1/22/97	98-1-1198-01-04
Drawn Up	Checked	Sheet
rub	rub	1 of 2



Sketch to accompany Legal Description For:
Indiantown Company

Richard W. Bussell, Inc.
Survey, Mapping & Consulting
1800 S. Federal Highway, Suite 101
Bart, Florida 32804
Phone (904) 282-2520 Fax (904) 282-2617

Sketch to accompany Legal Description For:
Indiantown Company
Martin County Florida

Scale 1"=100'	Date 1/22/87
Drawn by rwb	Checked rwb

File & Drawing No. 88-1-119B-01-04
Sheet 2 of 2

Legal Description For:
Indiantown Company

Being a Parcel of land lying in Section 6 Township 40 South, Range 39 East,
and being more particularly described as follows:

Being all of Lots 3 through 18, Block 11;

AND

All of Lots 3 through 26, Block 14;

AND

That portion of the 60.00 feet wide Right-of-way for Gateway Avenue being bounded on the South by the North right-of-way line of the Rowland Canal; on the North by the Southwesterly prolongation of the Northwesterly boundary of said Lot 3, Block 11, to the centerline of said right-of-way and the northeasterly prolongation of the Northwesterly boundary of Lot 3, Block 14, to the centerline of said right-of-way;

AND

That portion of the 60.00 feet wide Right-of-way for Forest Street, being bounded on the West by the centerline of Wood Street;

AND

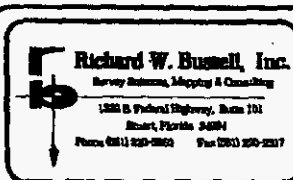
That portion of the West 640 feet of the South 600 feet of the North 2350 feet of said Section 6, lying northerly of the existing Rowland Canal.

All according to the unrecorded plat of INDIANTOWN INDUSTRIAL PARK as recorded in official records book 332, page 2237, public records of Martin County, Florida.

Prepared By:

Richard W. Bussell

Richard W. Bussell
Professional Surveyor & Mapper
Florida Certificate No. 3858

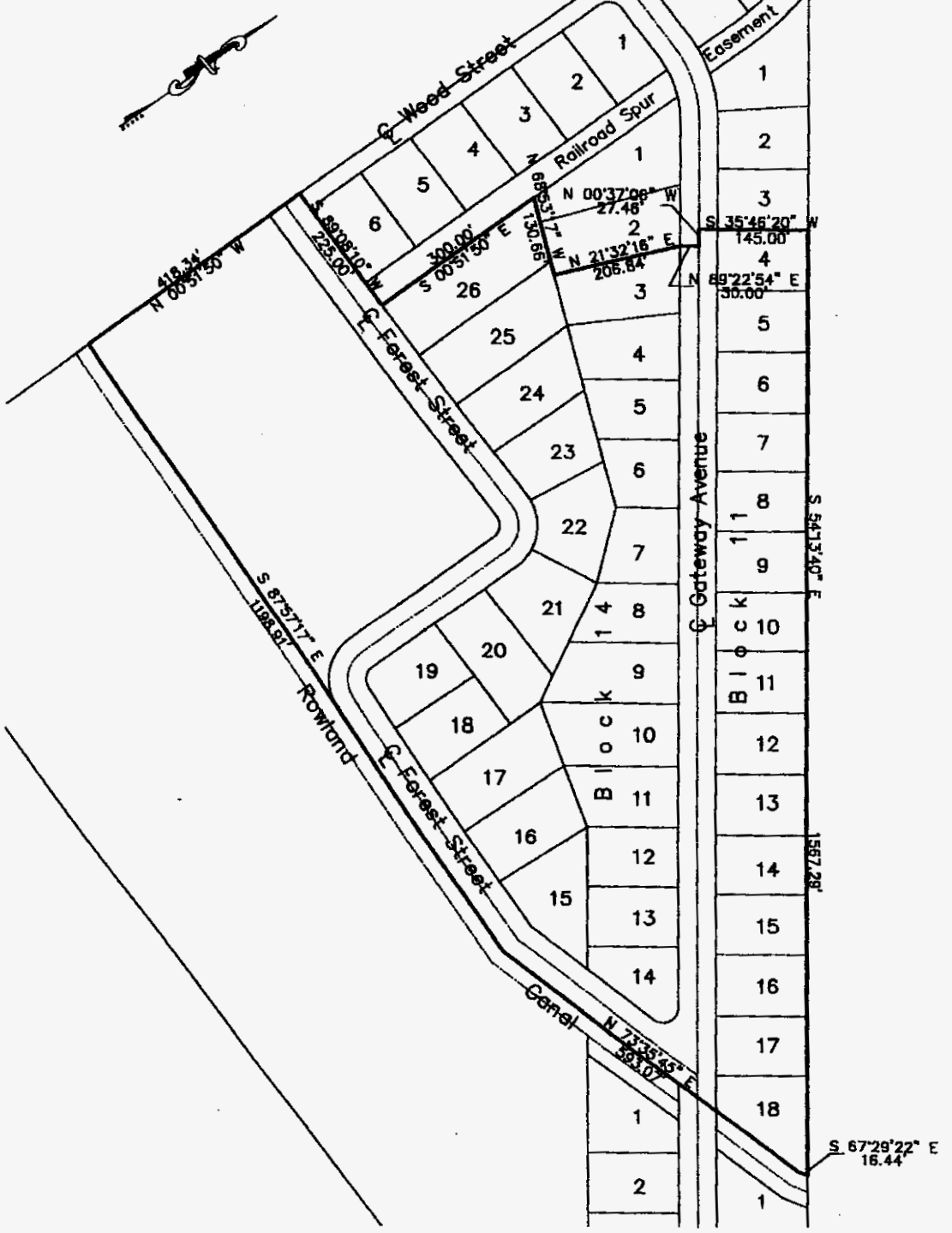


Legal Description For:
Indiantown Company
North County Florida

Date	1/22/97
Drawn By	reb
Checked	reb

File & Working No.	22-1-1188-01-03
Sheet	1 of 2

Sketch to accompany Legal Description For:
Indiantown Company



Richard W. Bussell, Inc.
 Survey Systems, Mapping & Consulting
 2220 S. Federal Highway, Suite 101
 Stuart, Florida 34984
 Phone (888) 250-2220 Fax (888) 250-2227

Sketch to accompany Legal Description For:
Indiantown Company
 Marth County Florida

Scale 1"=100'	Date 1/22/97
Drawn by rwb	Checked by rwb

File & Drawing No. 98-1-1195-01-03
Sheet 2 of 2

6-40-39-000-000-0020-7

3222.33'

850.08'
1049.92'
1900'

INDIANWOOD

4 (76.21A)

118.22 Ac

3132
65

2746.84'

Sec 31-39-39-00-00-0000-7

INDIANTOWN
CO. INC.

42.61A

(21.51A)

66.11A

(22.44A)

GARDENS

ST LUCIE VILLAS
1ST ADD'N

PLAT "A"

WARFIELD

Indiantown
Industrial
Park

School Board of
MORRIS COUNTY

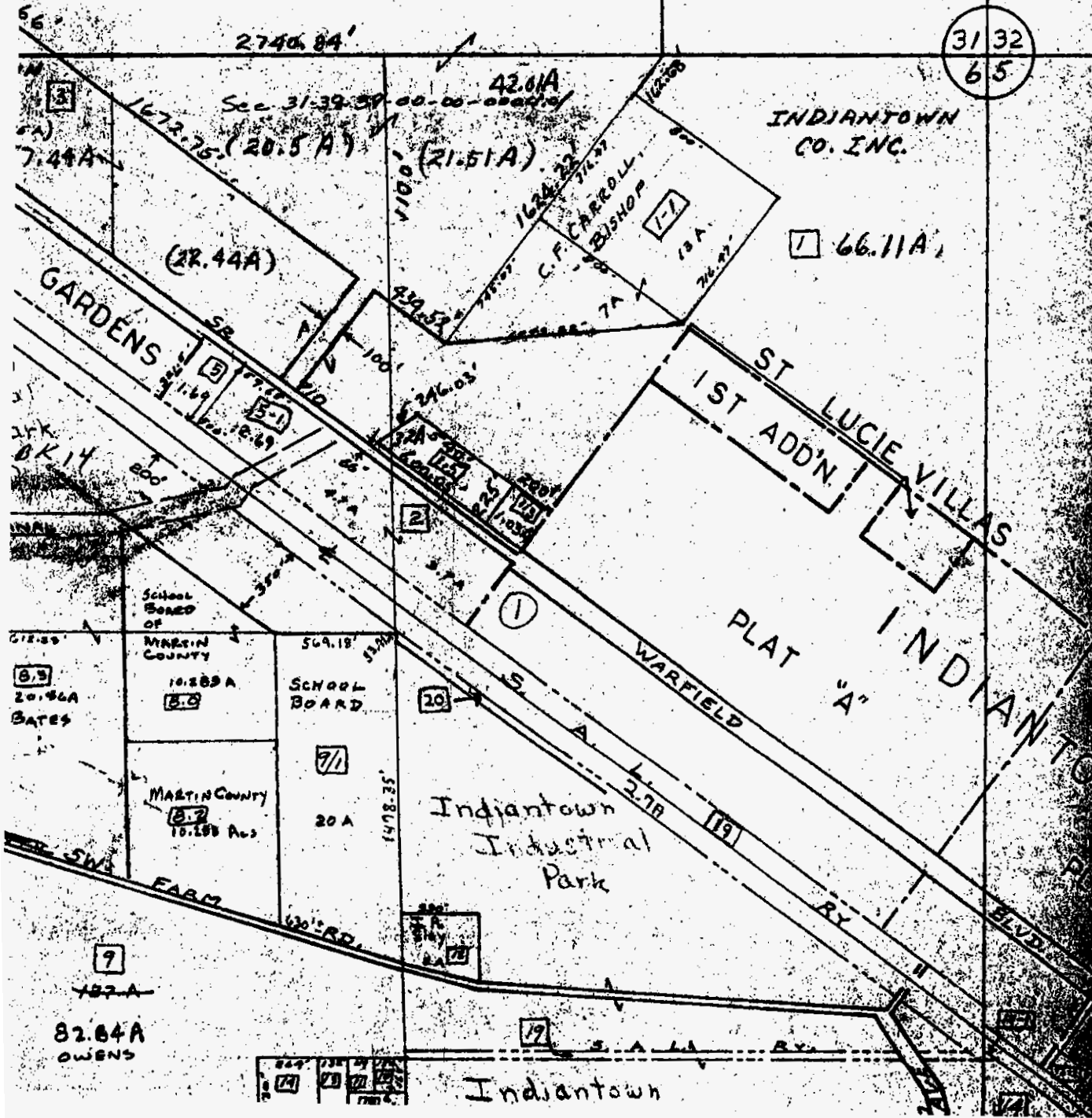
SCHOOL BOARD

MARTIN COUNTY

FARM

82.84A
OWENS

Indiantown



6-40-39-000-000-0020-7

3222.33'

INDIANWOOD

4 (76.21A)

118.22 Ac

850.08'
1900'
1049.92'

3132
65

2746.84'

See 31-39-39-00-00-0000-19

42.01A

1672.75' (20.5 A)

(21.51A)

INDIANTOWN CO. INC.

C.F. CARROLL
BISHOP

66.11A

(22.44A)

GARDENS

ST LUCIE VILLAS
1ST ADD'N

WARFIELD
PLAT "A"

INDIANTOWN

20.46A
BATES

SCHOOL BOARD OF MARTIN COUNTY

10.285A

SCHOOL BOARD

MARTIN COUNTY
15.185 Ac

Indiantown Industrial Park

187A

82.84A
OWENS

Indiantown

EXHIBIT G

The applicant has no current plan to build a new wastewater treatment plant or upgrade the existing plant.

The existing wastewater treatment facilities have 100% of the effluent disposed of by means of reuse.

EXHIBIT H

Indiantown Company, Inc. (water and wastewater) has been in existence and has been serving the Indiantown Community for more than half a century.

There have been several owners of the company during its history, and each transfer of stock ownership has been the subject of and has been approved by the Commission. The most recent transfer was approved by Order No. PSC-10-0471-FOF-WS, in Docket No. 100182-WS, a copy of which is attached as part of this Exhibit H.

The newly approved owner of Indiantown Company is Jeffrey Leslie. Mr. Leslie has been the President and CEO of Indiantown since 2007 and was its Chief Operating Officer beginning in 1996.

Many of the issues in this docket were resolved favorably by the Commission by its order dated July 26, 2010, including the financial viability issues.

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for transfer of majority organizational control of Indiantown Company, Inc., holder of Certificate Nos. 387-W and 331-S in Martin County, from Linda M. Post and David Ralicki, trustees of the Robert Post Marital Trust, Postco, Inc., to Jeffrey S. Leslie.

DOCKET NO. 100182-WS
ORDER NO. PSC-10-0471-FOF-WS
ISSUED: July 26, 2010

The following Commissioners participated in the disposition of this matter:

NANCY ARGENZIANO, Chairman
LISA POLAK EDGAR
NATHAN A. SKOP

ORDER APPROVING APPLICATION FOR TRANSFER OF MAJORITY ORGANIZATIONAL CONTROL

BY THE COMMISSION:

Background

Indiantown Company, Inc. (Indiantown or utility) is a Class A utility providing service to approximately 1,806 water and 1,712 wastewater customers in Martin County. Indiantown's service area is located in a portion of the South Florida Water Management District (SFWMD) where there are currently no water use restrictions. Indiantown's 2009 annual report shows annual operating revenues of \$750,247 and \$1,134,023 with net operating losses of (\$43,273) and (\$48,428) for water and wastewater, respectively.

In 1983, we granted to the utility grandfather Certificate Nos. 387-W and 331-S.¹ We subsequently approved two amendments to the utility's service territory.² In 1997, we approved the transfer of majority organizational control (TMOC) of the assets of Indiantown to Postco, Inc. (Postco), a company which was formed by Mr. Robert M. Post, Jr. to hold the assets of Indiantown.³ In 2007, control of Postco was transferred to the Robert M. Post Marital Trust

¹ Order No. 11891, issued April 27, 1983, in Docket No. 810037-WS, In re: Application of Indiantown Company, Inc., for certificates and increased water and sewer rates in Martin County, Florida.

² Order No. PSC-92-0116-FOF-WS, issued March 30, 1992, in Docket No. 910726-WS, In re: Application for amendment of Certificates Nos. 387-W and 331-S in Martin County by Indiantown Company, Inc. and Order No. PSC-04-0967-FOF-WS, issued October 5, 2004, in Docket No. 040497-WS, In re: Application for amendment of Certificates 387-W and 331-S to add territory in Martin County by Indiantown Company, Inc.

³ Order No. PSC-97-1171-FOF-WS, issued October 1, 1997, in Docket No. 970556-WS, In re: Application for transfer of majority organizational control of Indiantown Company, Inc. (holder of Certificates Nos. 331-S and 387-W) in Martin County to Postco, Inc.

DOCUMENT NUMBER-DATE

06083 JUL 26 0

FPSC-COMMISSION CLERK

(Trust or Seller) following the death of Mr. Post. Linda M. Post and David Ralicki are the Trustees of the Trust.

On April 14, 2010, an application was filed by the Trustees of the Trust for the TMOC of Postco to Jeffrey S. Leslie (Mr. Leslie or Buyer) through a Stock Redemption Agreement (SRA) between the Trust, Postco, and Leslie. The closing of the SRA is conditioned on approval by this Commission of the TMOC.

An application for TMOC is governed by Section 367.071, Florida Statutes (F.S.), which states in part that no utility shall transfer its majority organizational control without determination and approval by this Commission that the proposed transfer is in the public interest. We have jurisdiction to consider this matter pursuant to Section 367.071, F.S.

Decision

On April 14, 2010, pursuant to Section 367.071, F.S. and Rule 25-30.037(3), Florida Administrative Code (F.A.C.), an application was filed on behalf of Indiantown for the transfer of majority organizational control of its holding company, Postco, from the Trust to Mr. Leslie through a SRA between the Trust, Postco, and Mr. Leslie. Since Postco owns 100 percent of the common stock of Indiantown, the transfer will result in a change of majority control of Indiantown from the Trust to Mr. Leslie. The closing of the SRA is anticipated to occur only after regulatory approval has been obtained.

The SRA provides that, at the time of closing, the outstanding shares of Postco will be redeemed by Mr. Leslie from the Trust. With the acquisition by Mr. Leslie of 100 percent of the issued and outstanding shares of stock in Postco, Mr. Leslie obtains majority control of Indiantown. While Mr. Leslie does not currently own any water or wastewater utilities, he has been President and CEO of Indiantown since 2007 and Chief Operating Officer since 1996. Except for the purchase of the parking lot, the stock transaction will not involve the payment of cash by Mr. Leslie. However, as part of the SRA transaction, the garbage operations and bank stock owned by Indiantown will be sold, and the proceeds will be used as specified in the SRA.

The application is in compliance with the governing statute, Section 367.071, F.S., and Rule 25-30.037(3), F.A.C., pertaining to an application for transfer of majority organizational control. A description of the territory granted to Certificate Nos. 387-W and 331-S is appended to this memorandum as Attachment A.

Pursuant to Rule 25-30.037(3)(f), F.A.C., the application contained a statement of how the transfer is in the public interest. According to the application, the transaction will not result in any change in management or operation of Indiantown, and Indiantown's existing management and operation personnel will remain in place. Mr. Leslie believes his knowledge and experience will allow him to maintain quality utility service for Indiantown's customers. In addition, Mr. Leslie has provided a statement of intent to fulfill the commitments, obligations, and representations of the seller with regard to utility matters. As noted, the former owner died and the Trust is disposing of the assets of the estate. We find that Mr. Leslie has demonstrated

technical and financial ability to continue to operate the utility based upon his years of experience managing the utility and the value of utility stock.

The application contains proof of compliance with the noticing provisions set forth in Rule 25-30.030, F.A.C. No objections to this application were received and the time for the filing of such objections has expired. Pursuant to Rule 25-30.037(3)(i), F.A.C., the application is to contain evidence that the utility has control of the land upon which the utility facilities are located. A copy of the warranty deed in the name of Indiantown Company, Inc. was provided for the land on which the water and wastewater treatment facilities are located.

We have verified that Indiantown is current on filing its annual reports through 2008. An extension was granted to file the 2009 annual report by June 30, 2010. The annual report was timely filed on June 24, 2010. All regulatory assessment fees (RAFs) are current through December 31, 2009. The utility will continue to be responsible for filing annual reports and RAFs for 2009 and future years.

Pursuant to Rule 25-30.037(3)(h), F.A.C., the application contains a statement that Mr. Leslie has determined that the utility's systems appear to be in satisfactory condition and in substantial compliance with all applicable standards set by the Florida Department of Environmental Protection (DEP). We have confirmed Mr. Leslie's statement with the DEP. DEP noted that it has approved modifications to Indiantown's wastewater treatment plant to provide reuse service. A new class of service for reuse was approved in 2009.⁴ We have also confirmed that Indiantown is in good standing with the South Florida Water Management District.

Indiantown's current rates were established pursuant to a rate case, effective July 20, 2005.⁵ Every year since the rate case, Indiantown has filed a price index, some with pass-through adjustments, as well. Rule 25-9.044(1), F.A.C., provides that in the case of a change in ownership or control of a utility, the rates, classifications, and regulations of the former owner must continue unless authorized to change by this Commission. The Buyer has not requested a change; therefore, the existing rates and charges, in effect, shall continue.

Based on the above, we determine that the transfer of majority organizational control of Indiantown Company, Inc.'s parent, Postco, Inc., from the Robert M. Post Martial Trust to Jeffrey S. Leslie is in the public interest and shall be approved effective July 13, 2010, the date of our vote. This order shall serve as the utility's Certificate Nos. 387-W and 331-S and shall be retained by the utility. The tariff pages reflecting the transfer shall be effective for services provided or connections made on or after the stamped approval date on the tariff sheets.

⁴ Order No. PSC-09-0393-TRF-SU, issued June 2, 2009, in Docket No. 080712-SU, In re: Application for approval of a new class of service for reuse water service in Martin County by Indiantown Company, Inc.

⁵ Order No. PSC-05-0624-PAA-WS, issued June 7, 2005, in Docket No. 040450-WS, In re: Application for rate increase in Martin County by Indiantown Company, Inc. Indiantown's rates and charges were originally established in 1983 pursuant to Order No. 11891.

Based on the foregoing, it is

ORDERED by the Florida Public Service Commission that the transfer of majority organizational control of Indiantown's parent, Postco, Inc., from the Robert M. Post Marital Trust to Jeffrey S. Leslie is in the public interest and shall be approved effective July 13, 2010. It is further

ORDERED that this order shall serve as the utility's Certificate Nos. 387-W and 331-S and shall be retained by the utility. It is further

ORDERED that the tariff pages reflecting the transfer shall be effective for services provided or connections made on or after the stamped approval date on the tariff sheets. It is further

ORDERED that this docket shall be closed.

By ORDER of the Florida Public Service Commission this 26th day of July, 2010.



ANN COLE
Commission Clerk

(S E A L)

ELS

NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

The Florida Public Service Commission is required by Section 120.569(1), Florida Statutes, to notify parties of any administrative hearing or judicial review of Commission orders that is available under Sections 120.57 or 120.68, Florida Statutes, as well as the procedures and time limits that apply. This notice should not be construed to mean all requests for an administrative hearing or judicial review will be granted or result in the relief sought.

Any party adversely affected by the Commission's final action in this matter may request:

- 1) reconsideration of the decision by filing a motion for reconsideration with the Office of Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, within fifteen (15) days of the issuance of this order in the form prescribed by Rule 25-22.060, Florida Administrative Code; or
- 2) judicial review by the Florida Supreme Court in the case of an electric, gas or telephone utility or the First District Court of Appeal in the case of a water and/or wastewater utility by filing a notice of appeal with the Office of Commission Clerk, and filing a copy of the notice of appeal and the filing fee with the appropriate court. This filing must be completed within thirty (30) days after the issuance of this order, pursuant to Rule 9.110, Florida Rules of Appellate Procedure. The notice of appeal must be in the form specified in Rule 9.900(a), Florida Rules of Appellate Procedure.

INDIANTOWN COMPANY, INC.
Martin County, Florida
Water and Wastewater Service Territory

Township 39 South, Range 38 East, Martin County

All of Section 22, South of State Road 710 R/W

Section 25, the South 1/2

Section 26, the West 1/2 of the South 1/2

Parcel 1

In Section 26, Township 39 South, Range 38 East, commence at the Northwest corner of said Section 26, thence south along the west line of said Section 26 to the intersection with the westerly projection of the north line of Tract 56, Block B according to the Plat of Indiantown Farms as recorded in Plat Book 1, page 80 Public Records, Martin County, Florida, and the Point of Beginning; thence east along the north line of Tracts 56 and 11 and the easterly projection thereof to the east line of the west one-half of said Section 26; thence south along said east line to the intersection with the easterly projection of the south line of said Tract 11; thence west along the south lines of said Tracts 11 and 56 and the westerly projections thence to the west line of the aforesaid Section 26; thence north along said west line to the Point of Beginning.

All of Section 27, South of State Road 710 R/W

All of Section 34

All of Section 35, South of State Road 710 R/W

All of Section 36

Township 40 South, Range 38 East, Martin County

Section 1

The North 3/4 of the East 1/2 of the East 1/2 of the North 1/2 of the West 1/2, and the West 1/2 of the North 1/2 of the West 1/2 lying North of West Farm Road. (West Farm Road can be described approximately as follows: From the Northeast corner of said section Run 3,309 feet South along the East line to the intersection of West Farm Road; thence North 86 degrees West along said road a distance of 1,095 feet; thence North 59 degrees West a distance of 3,017 feet; thence North 77 degrees West a distance of 1,338 feet to the intersection of said road with the West line of said section. This point is also being 1,314 feet south of the Northwest corner of said section.)

Section 2

The area lying North of West Farm Road. (West Farm Road can be described approximately as follows: From the Northeast corner of said section run South along the East Section line a distance of 1,314 feet to the intersection of West Farm Road; thence North 77 degrees West a distance of 1,241 feet; thence North 61 degrees West a distance of 2,093 feet to the intersection of the North line of said section. This point also being 3,090 feet West of the Northeast corner of said section.)

Township 39 South, Range 39 East, Martin County

All of Section 33

Parcel 2

Section 31, the South 1/4

Begin at the Northwest corner of Section 31, Township 39 South, Range 39 East, in the centerline of County Road 609 (SW Allapattah Road); thence east along the north line of said Section 31 to the northeast corner of said Section 31; thence south along the east line of said Section 31 to the intersection with the south line of the North half of the South half of said Section 31; thence west along said south line to the intersection with the west line of said Section 31 and the centerline of said County road 609; thence north along said west line and centerline to the Northwest corner of said Section 31 and the Point of Beginning.

Parcel 3

Begin at the Northeast corner of Section 32, Township 39 South, Range 39 East; thence south along the east line of said Section 32 a distance of 1,656 feet; thence northwest to the intersection with the north line of said Section 32, at a point 1,880 feet west of the Northeast corner of said Section 32, thence east along said north line to the Northeast corner of said Section 32 and the Point of Beginning.

Parcel 4

Begin at the Southwest corner of Section 32, Township 39 South, Range 39 East; thence north along the west line of said Section 32 to the intersection with the north line of the Southwest one quarter (SW 1/4) of said Section 32; thence east along said north line to the intersection with the east line of said Southwest one quarter (SW 1/4) of Section 32; thence south along said east line to the intersection with the south line of said Section 32; thence west along said south line to the Southwest corner of said Section 32 and the Point of Beginning.

Township 40 South, Range 39 East, Martin County

All of Section 5

All of Section 6

All of Sections 4, 7, 8, 9, North of the St. Lucie Canal R/W

Parcel 5

Being a parcel of land lying in Sections 8 and 9, Township 40 South, Range 39 East, Martin County, Florida, being more particularly described as follows: being bounded on the northwest by the southerly right-of-way line of State Road 76 and being bounded on the northeast and southeast by the westerly and northwesterly right-of-way line of SW Indiantown Avenue and being bounded on the southwest by the easterly right of way line of State Road 710.

FLORIDA PUBLIC SERVICE COMMISSION
authorizes
Indiantown Company, Inc.
pursuant to
Certificate Number 387-W

to provide water service in Martin County in accordance with the provisions of Chapter 367, Florida Statutes, and the Rules, Regulations, and Orders of this Commission in the territory described by the Orders of this Commission. This authorization shall remain in force and effect until superseded, suspended, cancelled or revoked by Order of this Commission.

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
11891	04/27/83	810037-WS (CR)	Grandfather
PSC-92-0116-FOF-WS	03/30/92	910726-WS	Amendment
PSC-97-1171-FOF-WS	10/01/97	970556-WS	Transfer of Majority Control
PSC-04-0967-FOF-WS	10/05/04	040497-WS	Amendment
PSC-10-0471-FOF-WS	07/26/10	100182-WS	Transfer of Majority Control

FLORIDA PUBLIC SERVICE COMMISSION
authorizes
Indiantown Company, Inc.
pursuant to
Certificate Number 331-S

to provide wastewater service in Martin County in accordance with the provisions of Chapter 367, Florida Statutes, and the Rules, Regulations, and Orders of this Commission in the territory described by the Orders of this Commission. This authorization shall remain in force and effect until superseded, suspended, cancelled or revoked by Order of this Commission.

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
11891	04/27/83	810037-WS (CR)	Grandfather
PSC-92-0116-FOF-WS	03/30/92	910726-WS	Amendment
PSC-97-1171-FOF-WS	10/01/97	970556-WS	Transfer of Majority Control
PSC-04-0967-FOF-WS	10/05/04	040497-WS	Amendment
PSC-10-0471-FOF-WS	07/26/10	100182-WS	Transfer of Majority Control

EXHIBIT I

Future construction would be financed approximately 75% by developer contributions and 25% out of company capital or borrowing.

EXHIBIT J

The applicant is unable to calculate the projected impact of this application on the utility's monthly rates and service availability charges because of the lack of specific development plans for Tesoro Groves.

EXHIBIT K

Attached is a legal description of the territory to be added to each certificate of the applicant.

February 26, 2009

DESCRIPTION

**PARCEL IN
SECTIONS 1 & 12, TOWNSHIP 40 SOUTH, RANGE 38 EAST
MARTIN COUNTY, FLORIDA**

A tract or parcel of land located in Sections 1 and 12, Township 40 South, Range 38 East, Martin County, Florida which tract or parcel is described as follows:

Beginning at the northeast corner of said Section 12 thence run S 00° 01' 35" W along the east line of said section for 2,176.92 feet to an intersection with the north line of Tract 791 (S-8 Spillway); thence run N 82° 26' 58" W along said north line for 162.68 feet to the northwest corner of said Tract 791; thence run S 07° 33' 02" W along the west line of said Tract 791 for 397.22 feet to an intersection with the northerly right-of-way line of St. Lucie Canal (C-44); thence run N 82° 23' 16" W along said right-of-way line for 2803.24 feet; thence departing said right-of-way line run N 00° 01' 35" E for 858.50 feet; thence run S 89° 59' 17" E for 792.00 feet; thence run N 00° 01' 35" E for 1,320.10 feet to an intersection with the north line of said Section 12; thence run S 89° 59' 17" E along said north line for 880.00 feet; thence departing said north line run N 00° 00' 43" E for 1,864.08 feet to an intersection with the southerly maintained right-of-way line of West Farm Road (right-of-way varies); thence run the following courses along said right-of-way line: S 68° 07' 47" E for 263.66 feet; S 79° 41' 39" E for 71.09 feet; S 88° 14' 11" E for 350.25 feet to the northwest corner of Lot 7, Clyde Martin Minor Plat as recorded in Plat Book 5 at Page 43, Public Records of Martin County, Florida; thence run S 00° 00' 58" E along the west line of said lot 7 for 128.41 feet to the southwest corner of said Lot 7; thence run N 89° 14' 44" E along the south line of said Lot 7 and the south lines of Lots 6, 5, 4, 3, 2 and 1 of said Clyde Martin Minor Plat and the south line of lands as described in deed recorded in Official Record Book 477 at Page 1731, said public records for 561.25 feet to an intersection with the southwesterly line of said lands; thence run S 00° 00' 43" W along said southwesterly line for 330.03 feet to the southerly most southwest corner of said lands; thence run N 89° 14' 44" E along the southerly most line of said lands for 94.01 feet to an intersection with the east line of said Section 1; thence run S 00° 00' 43" W along said east line for 1,292.82 feet to the northeast corner of said Section 12 and the Point of Beginning. Containing 8,203,647 square feet (188.33 acres), more or less.

Bearings hereinabove mentioned are based on the east line of Section 12, Township 40 South, Range 38 East to bear S 00° 01' 35" W.

EXHIBIT L

Exhibit B of this application, coupled with previously filed maps adequately sets forth the territory sought to be added to the applicant's certificates.

EXHIBIT M

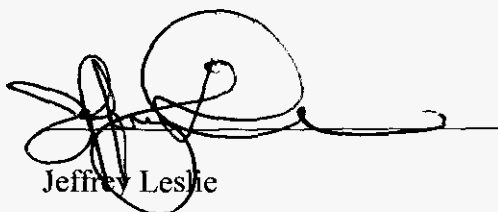
The applicant is unable provide a detailed map of proposed lines and facilities until such time as detailed and specific plans for Tesoro Groves are provided to applicant.

EXHIBIT Q

Set forth below is the affidavit required by Part VIII(A) of the PSC application form for an amendment of certificate application:

AFFIDAVIT

I, Jeffrey Leslie, having been duly sworn, hereby state that Indiantown Company, Inc. has tariffs and current annual reports on file with the Commission.


Jeffrey Leslie

NOTARY

Subscribed and sworn to before me this 1ST day of NOVEMBER, 2010 by Jeffrey Leslie, who is personally known to me.




NOTARY PUBLIC'S SIGNATURE

EVA MARTINEZ
PRINT, TYPE OR STAMP NAME OF NOTARY

EXHIBIT R

Attached are tariff sheets in the format that will be used in the final tariff. These tariff sheets contain the addition of the territory sought for inclusion in Certificates 387-W and 331-S. The final tariff sheets will set forth the Commission order number approving this application.

1st REVISED SHEET NO. 3.0
CANCELS ORIGINAL SHEET NO. 3.0

NAME OF COMPANY INDIANTOWN COMPANY, INC.

WATER TARIFF

TERRITORY AUTHORITY

CERTIFICATE NUMBER - 387-W

COUNTY - MARTIN

COMMISSION ORDER(S) APPROVING TERRITORY SERVED -

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
11891	04/27/83	810037-WS (CR)	Grandfather Certificate
PSC-92-0116-FOF-WS	03/30/92	910726-WS	Amendment
PSC-97-1171-FOF-WS	10/01/97	970556-WS	Transfer Majority Control
PSC-04-0967-FOF-WS	10/05/04	040497-WS	Amendment
PSC-10-0471-FOF-WS	07/26/10	100182-WS	Transfer Majority Control
PSC - (Add Order growing out of this application)			Amendment

(Continued to Sheet No. 3.1)

JEFFREY S. LESLIE
Issuing Officer

PRESIDENT
Title

NAME OF COMPANY INDIANTOWN COMPANY, INC.

WATER TARIFF

(Continued from Sheet No. 3.2)

Parcel 3

Begin at the Northeast corner of Section 32, Township 39 South, Range 39 East; thence south along the east line of said Section 32 a distance of 1656 feet; thence northwest to the intersection with the north line of said Section 32, at a point 1880 feet west of the Northeast corner of said Section 32, thence east along said north line to the Northeast corner of said Section 32 and the Point of Beginning.

Parcel 4

Begin at the Southwest corner of Section 32, Township 39 South, Range 39 East; thence north along the west line of said Section 32 to the intersection with the north line of the Southwest one quarter (SW 1/4) of said Section 32; thence east along said north line to the intersection with the east line of said Southwest one quarter (SW 1/4) of Section 32; thence south along said east line to the intersection with the south line of said Section 32; thence west along said south line to the Southwest corner of said Section 32 and the Point of Beginning.

Township 40 South, Range 39 East, Martin County

All of Section 5

All of Section 6

All of Sections 4, 7, 8, 9, North of the St. Lucie Canal R/W

Parcel 5

Being a parcel of land lying in Sections 8 and 9, Township 40 South, Range 39 East, Martin County, Florida, being more particularly described as follows: being bounded on the northwest by the southerly right-of-way line of State Road 76 and being bounded on the northeast and southeast by the westerly and northwesterly right-of-way line of SW Indiantown Avenue and being bounded on the southwest by the easterly right of way line of State Road 710.

(Continued to Sheet No. 3.4)

JEFFREY S. LESLIE
Issuing Officer

PRESIDENT
Title

NAME OF COMPANY INDIANTOWN COMPANY, INC.

WATER TARIFF

(Continued from Sheet No. 3.3)

Township 40 South, Range 38 East, Martin County

A tract or parcel of land located in Sections 1 and 12, Township 40 South, range 38 East, Martin County, Florida which tract or parcel is described as follows:

Beginning at the northeast corner of said Section 12 thence run S 00° 01' 35" W along the east line of said section for 2,176.92 feet to an intersection with the north line of Tract 791 (S-8 Spillway); thence run N 82° 26' 58" W along said north line for 162.68 feet to the northwest corner of said Tract 791; thence run S 07° 33' 02" W along the west line of said Tract 791 for 397.22 feet to an intersection with the northerly right-of-way line of St. Lucie Canal (C-44); thence run N 82° 23' 16" W along said right-of-way line for 2,803.24 feet; thence departing said right-of-way line run N 00° 01' 35" E for 858.50 feet; thence run S 89° 59' 17" E for 792.00 feet; thence run N 00° 01' 35" E for 1,320.10 feet to an intersection with the north line of said Section 12; thence run S 89° 59' 17" E along said north line for 880.00 feet; thence departing said north line run N 00° 00' 43" E for 1,864.08 feet to an intersection with the southerly maintained right-of-way line of West Farm Road (right-of-way varies); thence run the following courses along said right-of-way line: S 68° 07' 47" E for 263.66 feet; S 79° 41' 39" E for 71.09 feet; S 88° 14' 11" E for 350.25 feet to the northwest corner of Lot 7, Clyde Martin Minor Plat as recorded in Plat Book 5 at Page 43, Public Records of Martin County, Florida; thence run S 00° 00' 58" E along the west line of said Lot 7 for 128.41 feet to the southwest corner of said Lot 7; thence run N 89° 14' 44" E along the south line of said Lot 7 and the south lines of Lots 6, 5, 4, 3, 2 and 1 of said Clyde Martin Minor Plat and the south line of lands as described in deed recorded in Official Record Book 477 at Page 1731, said public records for 561.25 feet to an intersection with the southwesterly line of said lands; thence run S 00° 00' 43" W along said southwesterly line for 330.03 feet to the southerly most southwest corner of said lands; thence run N 89° 14' 44" E along the southerly most line of said lands for 94.01 feet to an intersection with the east line of said Section 1; thence run S 00° 00' 43" W along said east line for 1,292.82 feet to the northeast corner of said Section 12 and the Point of Beginning. Containing 8,203,647 square feet (188.33 acres), more or less.

JEFFREY S. LESLIE
Issuing Officer

PRESIDENT
Title

1st REVISED SHEET NO. 3.0
CANCELS ORIGINAL SHEET NO. 3.0

NAME OF COMPANY INDIANTOWN COMPANY, INC.

WASTEWATER TARIFF

TERRITORY AUTHORITY

CERTIFICATE NUMBER - 331-S

COUNTY - MARTIN

COMMISSION ORDER(S) APPROVING TERRITORY SERVED -

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
11891	04/27/83	810037-WS (CR)	Grandfather Certificate
PSC-92-0116-FOF-WS	03/30/92	910726-WS	Amendment
PSC-97-1171-FOF-WS	10/01/97	970556-WS	Transfer Majority Control
PSC-04-0967-FOF-WS	10/05/04	040497-WS	Amendment
PSC-10-0471-FOF-WS	07/26/10	100182-WS	Transfer Majority Control

*PSC - (Add Order growing
out of this
application)*

Amendment

(Continued to Sheet No. 3.1)

JEFFREY S. LESLIE
Issuing Officer

PRESIDENT
Title

NAME OF COMPANY INDIANTOWN COMPANY, INC.

WASTEWATER TARIFF

(Continued from Sheet No. 3.2)

Parcel 3

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Parcel 4

Begin at the Southwest corner of Section 32, Township 39 South, Range 39 East; thence north along the west line of said Section 32 to the intersection with the north line of the Southwest one quarter (SW 1/4) of said Section 32; thence east along said north line to the intersection with the east line of said Southwest one quarter (SW 1/4) of Section 32; thence south along said east line to the intersection with the south line of said Section 32; thence west along said south line to the Southwest corner of said Section 32 and the Point of Beginning.

Township 40 South, Range 39 East, Martin County

All of Section 5

All of Section 6

All of Sections 4, 7, 8, 9, North of the St. Lucie Canal R/W

Parcel 5

Being a parcel of land lying in Sections 8 and 9, Township 40 South, Range 39 East, Martin County, Florida, being more particularly described as follows: being bounded on the northwest by the southerly right-of-way line of State Road 76 and being bounded on the northeast and southeast by the westerly and northwesterly right-of-way line of SW Indiantown Avenue and being bounded on the southwest by the easterly right of way line of State Road 710.

(Continued to Sheet No. 3.4)

JEFFREY S. LESLIE
Issuing Officer

PRESIDENT
Title

NAME OF COMPANY INDIANTOWN COMPANY, INC.

WASTEWATER TARIFF

(Continued from Sheet No. 3.3)

Township 40 South, Range 38 East, Martin County

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JEFFREY S. LESLIE

Issuing Officer

PRESIDENT

Title