

**Eric Fryson**

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**From:** ThomasM@gtlaw.com  
**Sent:** Friday, January 20, 2012 1:58 PM  
**To:** Filings@psc.state.fl.us  
**Cc:** jordan\_ruben@mhchomes.com; Melissa Jones-Alexis; Patti Daniel; Ralph Jaeger; reilly.steve@leg.state.fl.us  
**Subject:** Docket No. 110020 - WS - Equity LifeStyle Properties, Inc., OB Utility Systems, L.L.C.  
**Attachments:** 511623535\_v\_1\_2012.01.20 - Warranty Deed for Filing (Oak Bend).PDF  
**Attachments:** 511623535.pdf

**Docket No.:**

Docket No. 110020 -WS - Application for certificates to operate water and waste water utilities in Marion County by Equity LifeStyle Properties, Inc., OB Utility Systems, L.L.C.

**Person Filing:**

Michael G. Cooke  
Greenberg Traurig, P.A.  
625 Twiggs Street, Suite 100  
Tampa, FL 33602  
Telephone: 813-318-5700  
Facsimile: 813-318-5900  
CookeM@gtlaw.com

**Filed on behalf of:**

Equity LifeStyle Properties, Inc.

**Total number of pages (including this e-mail):**

Ten (10)

**Description:**

Copy of Recorded Warranty Deed

*Peg*

**Margaret "Peg" Thomas**  
Admin Assistant to Tampa Managing Shareholder - David Weinstein  
Legal Assistant to Michel G. Cooke, Lew Snyder, and John Wirthlin  
Greenberg Traurig, P.A. | 625 E. Twiggs St., Ste 100 | Tampa, FL 33602  
Tel 813.318.5730 | Fax 813.318.5900  
thomasm@gtlaw.com | www.gtlaw.com



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\* Operates as Greenberg Traurig Maher LLP

DOCUMENT NUMBER 00404 JAN 20 12 FPSC-COMMISSION CLERK

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Michael G. Cooke  
Tel: 813-318-5700  
CookeM@gtlaw.com

January 20, 2012

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

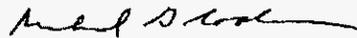
RE: Docket No. 110020-WS - Applications for certificates to operate water and waste water utilities in Marion County by Equity LifeStyle Properties, Inc., OB Utility Systems, L.L.C.

Dear Ms. Cole:

Enclosed for filing in the above-referenced docket is a copy of a Warranty Deed (from MCH Oak Bend, L.L.C. to OB Utility Systems, L.L.C.) dated November 30, 2011 and recorded in the Office of the Clerk of the Circuit Court Marion County on January 4, 2012.

Thank you for your assistance with this filing and please do not hesitate to contact me if you have any questions.

Sincerely,



Michael G. Cooke

MGC/mmt  
Enclosure

- ALBANY
- AMSTERDAM
- ATLANTA
- AUSTIN
- BOSTON
- CHICAGO
- DALLAS
- DELAWARE
- DENVER
- FORT LAUDERDALE
- HOUSTON
- LAS VEGAS
- LONDON\*
- LOS ANGELES
- MIAMI
- MILAN\*\*
- NEW JERSEY
- NEW YORK
- ORANGE COUNTY
- ORLANDO
- PALM BEACH COUNTY
- PHILADELPHIA
- PHOENIX
- ROME\*\*
- SACRAMENTO
- SAN FRANCISCO
- SHANGHAI
- SILICON VALLEY
- TALLAHASSEE
- TAMPA
- TYSONS CORNER
- WASHINGTON, D.C.
- WHITE PLAINS
- ZURICH\*\*

TPA 511623291

DOCUMENT NUMBER - 00404

JAN 20 2012

Greenberg Trauring  
625 E. Twiggs Street  
STE 100  
Tampa FL 33602  
ETW

DAVID R ELLSPERMANN CLERK OF COURT MARION COUNTY  
DATE: 01/04/2012 04:35:30 PM  
FILE #: 2012000634 OR BK 05614 PGS 1884-1891

REC 69.50 DEED DS 0.70 JW

This Instrument Prepared by  
And Return to:

Jeffrey T. Shear, Esq.  
Address: Ruden McClosky P.A.  
401 East Jackson Street  
Suite 2700  
Tampa, Florida 33602

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

Portions of Parcel No: 35770-051-01

### WARRANTY DEED

*This Warranty Deed* made as of the 30<sup>th</sup> day of November, 2011 by MHC OAK BEND, L.L.C., a Delaware limited liability company, hereinafter called the Grantor, to OB UTILITY SYSTEMS, L.L.C., a Delaware limited liability company authorized to transact business in the State of Florida, whose address is c/o B&D Equity, P.O. Box 06115, Chicago, IL 60606-6115, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth:** That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Marion County, Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof (the "Property").

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, including, but not limited to, an easement over Grantor's property described in Exhibit "B" attached hereto and made a part hereof for ingress and egress along existing roadways and other areas necessary to access all public rights of way abutting the property described in Exhibit "B".

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

**And** the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor 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 except as set forth on Exhibit "C" hereto.

RM:7869140:2

DOCUMENT NUMBER-DATE

00404 JAN 20 09

FPSC-COMMISSION CLERK

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

WITNESSES:

MHC OAK BEND, L.L.C., a Delaware limited company

*[Handwritten Signature]*

Signature

MARK GONNOLLY

Print Name

*[Handwritten Signature]*

Signature

Lisa M. Leers

Print Name

By: *[Handwritten Signature]*

Print Name: Walter B. Jaccard

Title: Vice President - Legal

Address: c/o Equity LifeStyle Properties, Inc.  
Two North Riverside Plaza  
Suite 800  
Chicago, IL 60606

STATE OF Illinois  
COUNTY OF Cook

This instrument was acknowledged before me this 30<sup>th</sup> day of November, 2011, by Walter B. Jaccard as Vice President - Legal of MHC OAK BEND, L.L.C., a Delaware limited liability company, on behalf of the limited liability company. He/she is personally known to me or produced \_\_\_\_\_ as identification.

*[Handwritten Signature]*  
Notary Public  
Print Name: JO A. FIGUEROA  
My Commission expires: JUNE 7, 2014



**EXHIBIT "A"**

**OAK BEND FACILITIES**

**PARCEL 1 (WASTE WATER TREATMENT PLANT):**

A PARCEL OF LAND LYING AND BEING IN SECTION 26, TOWNSHIP 16 SOUTH, RANGE 21 EAST OF THE TALLAHASSEE BASE MERIDIAN, SAID LANDS LYING AND BEING IN MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26;

THENCE, BEARING NORTH 88°51'15" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 1328.27 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING NORTH 88°51'15" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 349.48 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 75;

THENCE, LEAVING SAID SOUTH LINE, BEARING NORTH 29°25'14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 221.17 FEET TO A POINT;

THENCE, LEAVING SAID EASTERLY RIGHT OF WAY LINE, BEARING SOUTH 88°51'15" EAST, A DISTANCE OF 309.74 FEET TO A POINT;

THENCE, BEARING NORTH 01°06'22" EAST, A DISTANCE OF 116.50 FEET TO A POINT;

THENCE, BEARING NORTH 46°07'33" EAST, A DISTANCE OF 20.50 FEET TO A POINT;

THENCE, BEARING SOUTH 88°51'15" EAST, A DISTANCE OF 137.59 FEET TO A POINT;

THENCE, BEARING SOUTH 01°06'22" WEST, A DISTANCE OF 321.44 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

**PARCEL 2 (WATER TREATMENT PLANT):**

A PARCEL OF LAND LYING AND BEING IN SECTION 26, TOWNSHIP 16 SOUTH, RANGE 21 EAST OF THE TALLAHASSEE BASE MERIDIAN, SAID LANDS LYING AND BEING IN MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26;

THENCE, BEARING NORTH 01°03'14" EAST, ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1985.66 FEET TO NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 26;

THENCE, LEAVING SAID EAST LINE, BEARING NORTH 88°51'51" WEST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 A DISTANCE OF 387.96 FEET TO A POINT;

THENCE, LEAVING SAID NORTH LINE, BEARING SOUTH 01°08'09" WEST, A DISTANCE OF 8.36 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING SOUTH 88°51'51" EAST, A DISTANCE OF 76.00 FEET TO A POINT;

THENCE, BEARING SOUTH 36°34'20" EAST, A DISTANCE OF 119.21 FEET TO THE APPROXIMATE NORTHERLY EDGE OF PAVEMENT OF PENDLETON WAY;

SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 18°37'15", A CHORD DISTANCE OF 42.06 FEET, BEARING OF SOUTH 70°14'09" WEST,

THENCE, ALONG THE ARC OF SAID CURVE AND SAID APPROXIMATE EDGE OF PAVEMENT, A LENGTH OF 42.25 FEET TO A POINT;

THENCE, BEARING NORTH 36°34'20" WEST, A DISTANCE OF 82.06 FEET TO A POINT;

THENCE, BEARING NORTH 00°00'00" EAST, A DISTANCE OF 10.20 FEET TO A POINT;

THENCE, BEARING NORTH 88°51'51" WEST, A DISTANCE OF 58.55 FEET TO A POINT;

THENCE, BEARING NORTH 00°00'00" EAST, A DISTANCE OF 34.20 FEET TO THE POINT OF BEGINNING.

**EXHIBIT "B"**

**GRANTOR'S PROPERTY**

A PARCEL OF LAND LYING AND BEING IN SECTION 26, TOWNSHIP 16 SOUTH, RANGE 21 EAST, SAID LANDS LYING AND BEING IN MARION COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE N88°51'15"W, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 1326.27 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N88°51'15"W ALONG SAID SOUTH LINE A DISTANCE OF 349.48 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 75; THENCE N29°25'14"W ALONG SAID EASTERLY RIGHT OF WAY LINE OF INTERSTATE 75 A DISTANCE OF 1920.04 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE N01°09'30"E ALONG SAID WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 26 A DISTANCE OF 331.96 TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE S88°51'51"E ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26 A DISTANCE OF 2623.90 FEET TO THE WEST RIGHT OF WAY LINE OF 27TH AVENUE; THENCE S01°03'14"W ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 661.64 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE N88°51'30"W ALONG THE SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26 A DISTANCE OF 1300.06 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26; THENCE S01°06'22"W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26 A DISTANCE OF 1323.86 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

**PARCEL 1 (WASTE WATER TREATMENT PLANT):**

A PARCEL OF LAND LYING AND BEING IN SECTION 26, TOWNSHIP 16 SOUTH, RANGE 21 EAST OF THE TALLAHASSEE BASE MERIDIAN, SAID LANDS LYING AND BEING IN MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26;

THENCE, BEARING NORTH 88°51'15" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 1328.27 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

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THENCE, BEARING NORTH 88°51'15" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 349.48 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 75;

THENCE, LEAVING SAID SOUTH LINE, BEARING NORTH 29°25'14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 221.17 FEET TO A POINT;

THENCE, LEAVING SAID EASTERLY RIGHT OF WAY LINE, BEARING SOUTH 88°51'15" EAST, A DISTANCE OF 309.74 FEET TO A POINT;

THENCE, BEARING NORTH 01°06'22" EAST, A DISTANCE OF 116.50 FEET TO A POINT;

THENCE, BEARING NORTH 46°07'33" EAST, A DISTANCE OF 20.50 FEET TO A POINT;

THENCE, BEARING SOUTH 88°51'15" EAST, A DISTANCE OF 137.59 FEET TO A POINT;

THENCE, BEARING SOUTH 01°06'22" WEST, A DISTANCE OF 321.44 FEET TO THE POINT OF BEGINNING.

AND

**PARCEL 2 (WATER TREATMENT PLANT):**

A PARCEL OF LAND LYING AND BEING IN SECTION 26, TOWNSHIP 16 SOUTH, RANGE 21 EAST OF THE TALLAHASSEE BASE MERIDIAN, SAID LANDS LYING AND BEING IN MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26;

THENCE, BEARING NORTH 01°03'14" EAST, ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1985.66 FEET TO NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 26;

THENCE, LEAVING SAID EAST LINE, BEARING NORTH 88°51'51" WEST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 A DISTANCE OF 387.96 FEET TO A POINT;

THENCE, LEAVING SAID NORTH LINE, BEARING SOUTH 01°08'09" WEST, A DISTANCE OF 8.36 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING SOUTH 88°51'51" EAST, A DISTANCE OF 76.00 FEET TO A POINT;

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THENCE, BEARING SOUTH 36°34'20" EAST, A DISTANCE OF 119.21 FEET TO THE APPROXIMATE NORTHERLY EDGE OF PAVEMENT OF PENDLETON WAY;

SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 18°37'15", A CHORD DISTANCE OF 42.06 FEET, BEARING OF SOUTH 70°14'09" WEST,

THENCE, ALONG THE ARC OF SAID CURVE AND SAID APPROXIMATE EDGE OF PAVEMENT, A LENGTH OF 42.25 FEET TO A POINT;

THENCE, BEARING NORTH 36°34'20" WEST, A DISTANCE OF 82.06 FEET TO A POINT;

THENCE, BEARING NORTH 00°00'00" EAST, A DISTANCE OF 10.20 FEET TO A POINT;

THENCE, BEARING NORTH 88°51'51" WEST, A DISTANCE OF 58.55 FEET TO A POINT;

THENCE, BEARING NORTH 00°00'00" EAST, A DISTANCE OF 34.20 FEET TO THE POINT OF BEGINNING.

**EXHIBIT "C"**

**PERMITTED EXCEPTIONS**

1. Real estate taxes and assessments for the year 2011 and subsequent years, which are not yet due and payable.
2. All restrictions, easements, covenants, agreements and matters of record, but this provision shall not operate to reimpose same.
3. Zoning restrictions and prohibitions imposed by governmental authorities or quasi-governmental authorities.