

Eric Fryson

From: ThomasM@gtlaw.com
Sent: Friday, January 20, 2012 2:00 PM
To: Filings@psc.state.fl.us
Cc: jordan_ruben@mhchomes.com; Melissa Jones-Alexis; Patti Daniel; Keino Young; reilly.steve@leg.state.fl.us
Subject: Docket No. 110023 - WS - Equity Lifestyle Properties, Inc., MFL Utility Systems, L.L.C.
Attachments: 511623533_v_1_2012.01.20 - Warranty Deed for Filing (Mid Florida Lakes).PDF
Attachments: 511623533.pdf

Docket No.:

Docket No. 110023 -WS - Application for certificates to operate water and waste water utilities in Lake County by Equity LifeStyle Properties, Inc., MFL 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 Würthlin
 Greenberg Traurig, P.A. | 625 E. Twiggs St., Ste 100 | Tampa, FL 33602
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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. 110023-WS - Application for certificates to operate water and waste water utilities in Lake County by Equity LifeStyle Properties, Inc., MFL Utility Systems, L.L.C.

Dear Ms. Cole:

Enclosed for filing in the above-referenced docket is a copy of a Warranty Deed (from Snowbirdland Vistas, Inc. to MFL Utility Systems, L.L.C.) dated November 30, 2011 and recorded in the Office of the Clerk of the Circuit Court Lake County on January 5, 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

TPA 511623410

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WHITE PLAINS
ZURICH**
OPERATES AS GREENBERG
TRAURIG MANTER LLP
**STRATEGIC ALLIANCE

INSTRUMENT #2012001401
OR BK 4111 PG 1689 - 1696 (8 PGS)
DATE: 1/5/2012 2:14:50 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$69.50 DEED DOC \$0.70

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



GREENBERG TRAUIG
625 EAST TWIGGS ST
SUITE 100
TAMPA FL 33602

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

Portions of Parcel Nos: 01-19-25-020000002700
01-19-25-000010000100
01-19-25-000010002100
01-19-25-000200003700
01-19-25-000200002300

WARRANTY DEED

This Warranty Deed made as of the 30th day of November, 2011 by SNOWBIRDLAND VISTAS, INC., an Illinois corporation, hereinafter called the Grantor, to MFL 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 Lake 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

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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.

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

WITNESSES:

[Signature]
Signature

MARK CONNOLLY
Print Name

[Signature]
Signature

Lisa M. Leers
Print Name

SNOWBIRDLAND VISTAS, INC., an Illinois corporation

By: [Signature]
Print Name: Kenneth A. Krout
Title: Vice President

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 30th day of November, 2011, by Kenneth A. Krout as Vice President of **SNOWBIRDLAND VISTAS, INC.**, an Illinois corporation, on behalf of the corporation. He/she is personally known to me or produced _____ as identification.

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



EXHIBIT "A"

MID-FLORIDA LAKES

PARCEL 1 (Water Treatment Plant):

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 25 EAST OF THE TALLAHASSEE BASE MERIDIAN, SAID LANDS LYING AND BEING IN LAKE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1;

THENCE SOUTH 00°31'30" WEST, ALONG THE WEST LINE OF SAID SECTION 1 A DISTANCE OF 116.41 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 44;

THENCE LEAVING SAID WEST LINE, BEARING NORTH 89°59'30" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 932.30 FEET TO A POINT;

~~THENCE LEAVING SAID RIGHT OF WAY LINE, BEARING SOUTH 00°35'47" WEST, A DISTANCE OF 400.00 FEET TO A POINT;~~

THENCE SOUTH 01°09'36" EAST, A DISTANCE OF 111.92 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE SOUTH 01°53'04" WEST, A DISTANCE OF 41.48 FEET THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWEST HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 94°29'11", A CHORD BEARING OF SOUTH 49°07'40" WEST, AND A CHORD DISTANCE OF 22.03 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 24.74 FEET THE POINT OF TANGENCY OF SAID CURVE;

THENCE BEARING NORTH 83°37'45" WEST, A DISTANCE OF 111.90 FEET TO A POINT;

THENCE BEARING NORTH 00°00'00" EAST, A DISTANCE OF 43.02 FEET TO A POINT;

THENCE BEARING NORTH 89°48'20" EAST, A DISTANCE OF 129.23 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2 (Waster Water Treatment Plant):

A PARCEL OF LAND LYING AND BEING IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 25 EAST OF THE TALLAHASSEE BASE MERIDIAN, SAID LANDS LYING AND BEING IN LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1;

THENCE SOUTH 00°31'30" WEST, ALONG THE WEST LINE OF SAID SECTION 1 A DISTANCE OF 116.41 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 44;

THENCE, LEAVING SAID WEST LINE NORTH 89°59'30" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 542.20 FEET TO A POINT;

THENCE, LEAVING SAID RIGHT OF WAY LINE SOUTH 00°35'47" WEST, A DISTANCE OF 400.00 FEET TO A POINT;

THENCE NORTH 89°59'30" EAST, A DISTANCE OF 49.93 FEET TO A POINT;

THENCE SOUTH 00°00'30" EAST, A DISTANCE OF 26.94 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 163.00 FEET TO A POINT;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 69.93 FEET TO A POINT;

THENCE SOUTH 33°23'13" WEST, A DISTANCE OF 31.88 FEET TO A POINT;

THENCE SOUTH 84°03'32" WEST, A DISTANCE OF 27.42 FEET TO A POINT;

THENCE NORTH 70°09'00" WEST, A DISTANCE OF 125.81 FEET TO A POINT;

THENCE NORTH 00°09'16" EAST, A DISTANCE OF 56.67 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

GRANTOR'S PROPERTY

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 25 EAST, AND THE NORTHEAST 1/4 QUARTER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 25 EAST, SAID LANDS LYING AND BEING IN LAKE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE SOUTH 00°31'30" WEST, ALONG THE WEST LINE OF SAID SECTION 1 A DISTANCE OF 116.41 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 44 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N89°59'30"E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 542.20 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE S00°35'47"W A DISTANCE OF 400.00 FEET; THENCE N89°59'30"E A DISTANCE OF 390.00 FEET; THENCE N00°35'47"E A DISTANCE OF 400.00 TO THE SAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 44; THENCE N89°59'30"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE 1690.05 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE S00°33'50"E ALONG A LINE PARALLEL TO AND 30.00 FEET SOUTH (BY PERPENDICULAR MEASUREMENT) OF THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1 A DISTANCE OF 2240 FEET MORE OR LESS TO THE NORTH BANK OF A CANAL; THENCE WESTERLY ALONG THE NORTH BANK OF A CANAL AND THE NORTH BANK OF HAINES CREEK A DISTANCE OF 2672 FEET MORE OR LESS TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1; THENCE N00°31'30"E ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1 A DISTANCE OF 516 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 2; THENCE N89°41'33"W ALONG THE SOUTH LINE OF THE SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2 A DISTANCE OF 333 FEET MORE OR LESS TO THE NORTH BANK OF SAID HAINES CREEK; THENCE WESTERLY ALONG SAID NORTH BANK A DISTANCE OF 1078 FEET MORE OR LESS TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE N00°28'50"E ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2 A DISTANCE OF 1477 FEET MORE OR LESS TO THE SAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 44; THENCE N89°57'52"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 1334.57 FEET TO THE POINT OF BEGINNING. CONTAINS 195.61 ACRES MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING:

PARCEL 1 (Water Treatment Plant):

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 25 EAST OF THE TALLAHASSEE BASE MERIDIAN, SAID LANDS

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LYING AND BEING IN LAKE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1;

THENCE SOUTH 00°31'30" WEST, ALONG THE WEST LINE OF SAID SECTION 1 A DISTANCE OF 116.41 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 44;

THENCE LEAVING SAID WEST LINE, BEARING NORTH 89°59'30" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 932.30 FEET TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY LINE, BEARING SOUTH 00°35'47" WEST, A DISTANCE OF 400.00 FEET TO A POINT;

THENCE SOUTH 01°09'36" EAST, A DISTANCE OF 111.92 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE SOUTH 01°53'04" WEST, A DISTANCE OF 41.48 FEET THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWEST HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 94°29'11", A CHORD BEARING OF SOUTH 49°07'40" WEST, AND A CHORD DISTANCE OF 22.03 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 24.74 FEET THE POINT OF TANGENCY OF SAID CURVE;

THENCE BEARING NORTH 83°37'45" WEST, A DISTANCE OF 111.90 FEET TO A POINT;

THENCE BEARING NORTH 00°00'00" EAST, A DISTANCE OF 43.02 FEET TO A POINT;

THENCE BEARING NORTH 89°48'20" EAST, A DISTANCE OF 129.23 FEET TO THE POINT OF BEGINNING.

AND:

PARCEL 2 (Waster Water Treatment Plant):

A PARCEL OF LAND LYING AND BEING IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 25 EAST OF THE TALLAHASSEE BASE MERIDIAN, SAID LANDS LYING AND BEING IN LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1;

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THENCE SOUTH 00°31'30" WEST, ALONG THE WEST LINE OF SAID SECTION 1 A DISTANCE OF 116.41 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 44;

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THENCE, LEAVING SAID RIGHT OF WAY LINE SOUTH 00°35'47" WEST, A DISTANCE OF 400.00 FEET TO A POINT;

THENCE NORTH 89°59'30" EAST, A DISTANCE OF 49.93 FEET TO A POINT;

THENCE SOUTH 00°00'30" EAST, A DISTANCE OF 26.94 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTH 90°00'00" EAST; A DISTANCE OF 163.00 FEET TO A POINT;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 69.93 FEET TO A POINT;

THENCE SOUTH 33°23'13" WEST, A DISTANCE OF 31.88 FEET TO A POINT;

THENCE SOUTH 84°03'32" WEST, A DISTANCE OF 27.42 FEET TO A POINT;

THENCE NORTH 70°09'00" WEST, A DISTANCE OF 125.81 FEET TO A POINT;

THENCE NORTH 00°09'16" EAST, A DISTANCE OF 56.67 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.
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