

State of Florida




# Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD  
TALLAHASSEE, FLORIDA 32399-0850

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

RECEIVED-FPSC  
APR 18 PM 3:44  
COMMISSION  
CLERK

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**DATE:** April 18, 2012  
**TO:** Ann Cole, Commission Clerk, Office of Commission Clerk  
**FROM:** Todd M. Brown, Regulatory Analyst IV, Division of Economic Regulation,   
**RE:** Docket No. 110200-WU - Application for increase in water rates in Franklin County by Water Management Services, Inc.

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The attached document was received via email this afternoon. Please incorporate the attached Contract of Sale into the docket file.

DOCUMENT RECEIVED DATE  
02398 APR 18 2012  
FPSC-COMMISSION CLERK

**CONTRACT OF SALE**

BEN WATKINS, the "Seller" will sell, and WATER MANAGEMENT SERVICES, INC., the "Buyer," will buy the following property:

1 Acre on Plum Street, Eastpoint, FL, as shown on attached plat.

(exact location to be determined)

on the following terms and conditions:

1. Purchase Price. The purchase price will be \$ 11,177.17 cash at closing.
2. Closing Date. The closing will be held on or before one year from date at a time and place determined by the Buyer based upon construction financing as described below.
3. Closing Costs. The Sellers will pay for the documentary stamps on the deed and any Seller's attorney's fees. The Buyer will pay all recording costs and expenses in connection with the financing, including title insurance and buyer's attorney's fees.
4. Prorations. All taxes for the year of closing will be prorated between the Sellers and the Buyer as of the date of closing.
5. Conveyance. Conveyance shall be by general warranty deed, free and clear of all encumbrances except recorded covenants and other restrictions that allow the property to be used for its intended purpose, i.e., construction of a commercial well to serve water to St. George Island.
6. Access to Property. During the term of this contract, the Buyer will have access to the property for the purpose of engineering, surveying and any other activities necessary to the planning, zoning and financing of the above-referenced improvements. Applications for any necessary governmental approvals, such as zoning and DEP permits, may be processed by the Buyer under the authority of this contract.

DOCUMENT NUMBER DATE

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7. Contingencies. The Sellers and the Buyer understand and agree that this contract will be void and neither party will have any liability to the other unless and until the following contingencies are met:

A. Approval by the Florida Public Service Commission of increased rates that are adequate to allow the Buyer to obtain the necessary financing to pay for the property and the above-referenced well and related approvals;

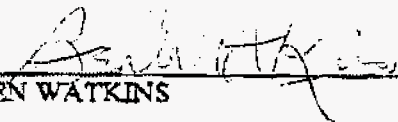
B. Approval by the necessary governmental authorities, including Franklin County and the Florida Department of Environmental Protection, to allow the Buyer to construct the improvements on the property; and

C. An adequate financing commitment to provide the Buyer with the funds necessary to buy the property and construct the well and related improvements.

The Buyer and the Sellers will cooperate to meet these contingencies so that this contract can be closed as soon as possible, but not more than one year from date. If it becomes clear to Buyer that these contingencies cannot be met, the Buyer will promptly notify the Sellers in writing and this contract shall be cancelled.

In Witness Whereof, the parties have signed this contract on this 18th day of April, 2012.

SELLER

  
BEN WATKINS

BUYER

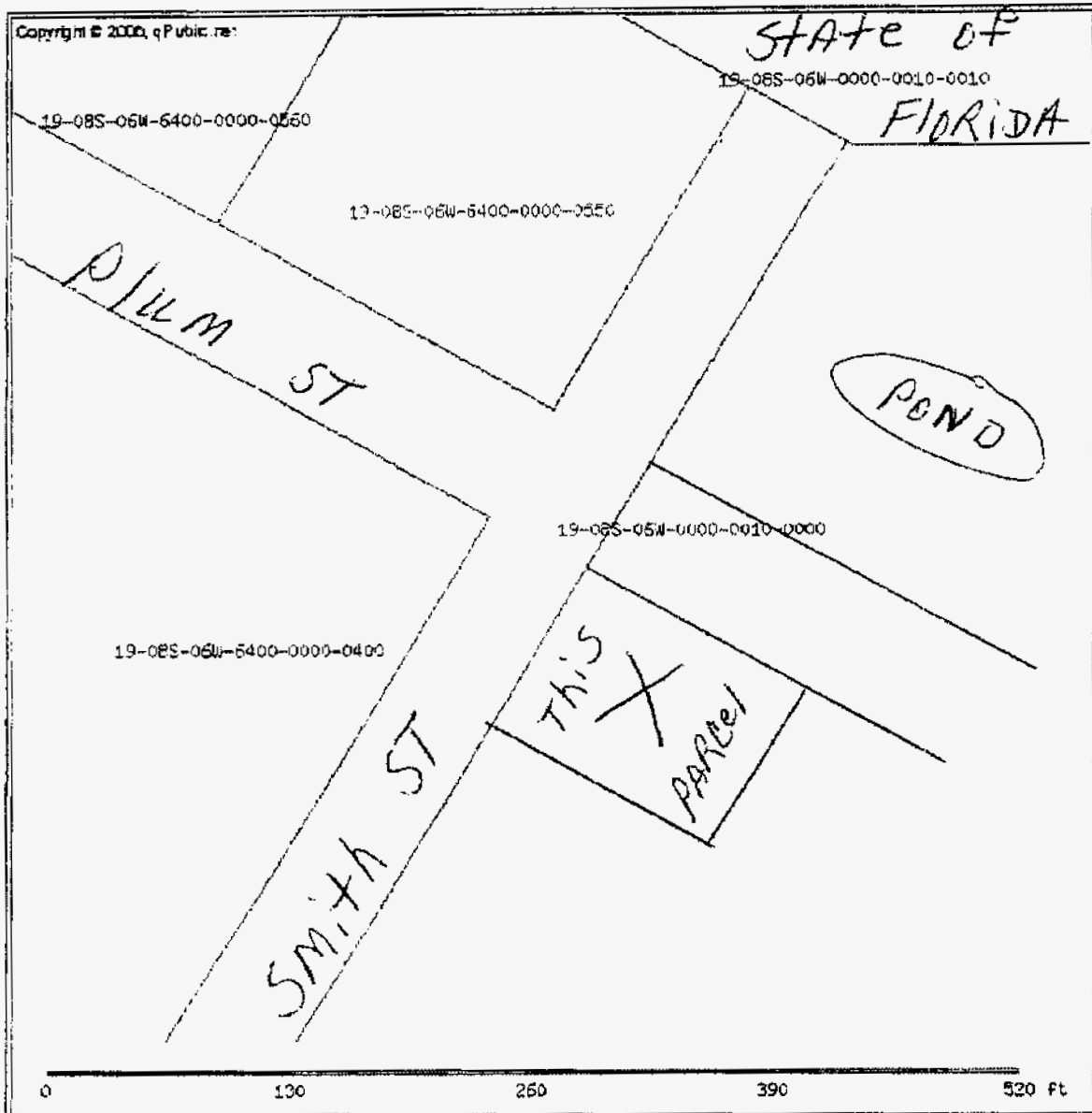
WATER MANAGEMENT SERVICES, INC.,  
a Florida corporation

By:   
Gene D. Brown, as its President

**WATER MANAGEMENT SERVICES, INC.**  
**139 W. GULF BEACH DR.**  
**ST. GEORGE ISLAND, FL 32328**  
**(850) 927-2648 PHONE**  
**(850) 927-3395 FAX**

A TRACT OF LAND FRONTING 210 FT ON SMITH STREET AND 210 FT ON PLUM STREET BEING ONE ACRE MORE OR LESS LOCATED IN SECTION 19, TOWNSHIP 8 SOUTH, RANGE 6 WEST.





PARCEL INFORMATION TABLE	
Selected Parcel	19-08S-06W-6400-0000-0570
Acres	1
Property Use	SINGLE FAM
Land Use	
OWNERSHIP INFORMATION	
Name	CRUM JAMIE D & EMILY N
Mailing Address	113 PLUM STREET EASTPOINT, FL 32328
Situs/Physical Address	113 PLUM ST
VALUES	
Land Value	16,000