



November 18, 2022

Mr. Adam Teitzman, Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0850

Re: Docket No. 20220156-WS; Application for name change on Certificate Nos. 277-W and 223-S in Seminole County from CWS Communities, LP d/b/a Palm Valley Utilities to Hometown Palm Valley, LLC d/b/a Palm Valley Utilities  
Our File No. 48073.01

Dear Mr. Teitzman,

I am filing this letter in response to the deficiency letter dated November 7, 2022 received in the above-referenced docket from Shaw Stiller, Senior Attorney. I have tried to identify below the responses to the various deficiencies outlined in the letter.

1. Paragraph 2 of the Application for Name Change states that “[i]n 2019, due to a corporate reorganization, the water and sewer utility assets of CWS Communities, LP were transferred to Hometown Palm Valley, LLC.”
  - a. Fully describe the corporate reorganization.

**Utility Response:** The utility was conveyed as part of an overall larger transaction in connection with the refinancing of the Palm Valley mobile home park assets including the utility. In order to facilitate that financing, Hometown America Communities conveyed the Palm Valley assets into a newly created single purpose entity. As such, CWS Communities conveyed the Palm Valley assets together with the water and sewer utility assets to its affiliate Hometown Palm Valley, LLC via a Quit Claim Deed, Bill of Sale and Assignment. Hometown Palm Valley, LLC and CWS Communities, LP are owned and controlled by the same parent entity. As such, this conveyance was merely a name change for PSC purposes. As control of the utility did not change.

- b. Explain how CWS Communities transferred its water and sewer utility assets to Palm Valley, LLC.

**Utility Response:** Per above, the conveyance was by Quit Claim Deed, Bill of Sale and Assignment.

- c. Provide documents evidencing or memorializing the transfer of the water and sewer utility assets of CWS Communities, LP to Hometown Palm Valley, LLC.

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**Utility Response:** See attached Quit Claim Deed, Bill of Sale and Assignment.

- d. Provide an organizational chart showing CWS Communities, LP, its parent company(ies), any sister companies, and any subsidiaries or affiliates, prior to 2019 corporate reorganization.

**Utility Response:** Attached hereto as Exhibit B is an organizational chart showing CWS Communities, LP, its parent companies and sister companies and subsidiaries and affiliates prior to the 2019 corporate reorganization.

- e. Provide an organizational chart showing CWS Communities, LP and Hometown Palm Valley, LLC, their parent company(ies), any sister companies, and any subsidiaries or affiliates, following the 2019 reorganization.

**Utility Response:** Attached hereto as Exhibit C is an organizational chart showing CWS Communities, LP, its parent companies and sister companies and subsidiaries and affiliates following to the 2019 corporate reorganization.

2. Paragraph 2 of the Application for Name Change states that “[t]he ultimate owners of the utility did not change and the assets of the utility continue to be owned and operated by the same entity which owns the mobile home community served by the systems.”
  - a. Who was the ultimate owner of the utility prior to and following the 2019 corporate reorganization?

**Utility Response:** As shown on the above corporate reorganization charts, each entity is owned and controlled by the same parent entity Hometown Communities Limited Partnership.

- b. What entity owned the mobile home park community served by the systems prior to and following the 2019 corporate reorganization?

**Utility Response:** Prior to the 2019 transfer, the utilities and the community were owned by the same entity, CWS Communities, LP. As noted above, after the 2019 transfer, the utilities and the community were owned by the same entity, Hometown Palm Valley, LLC.

3. Exhibit B to the Application for Name Change is an Affidavit of Gregory Lynch, which states, in part, “that the beneficial ownership and control of the utility and its assets have not changed.”
  - a. Explain what is meant by “beneficial ownership” and describe whether and how it differs from “ultimate ownership”.

**Utility Response:** Beneficial ownership and ultimate ownership are viewed as one and the same. They are both intended to cover who the indirect owner of the property level entities was.

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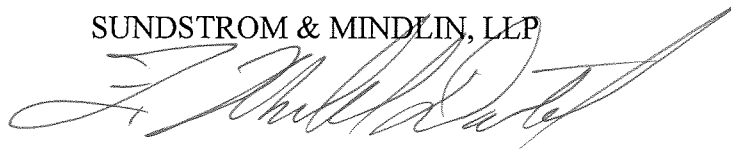
- b. Please identify the person or entity who has held “beneficial ownership and control of the utility” such that neither changed as a result of the 2019 corporate reorganization.

**Utility Response:** As shown on the organization charts provided as Exhibit B and C hereto, you can see that the beneficial and ultimate ownership did not change.

I believe the above information fully complies with your request in your November 7<sup>th</sup> letter and that therefore the application should be deemed as complete. Should you have any further questions or need any further information, please do not hesitate to contact me.

Sincerely,

SUNDSTROM & MINDLIN, LLP



F. Marshall Deterding  
Of Counsel

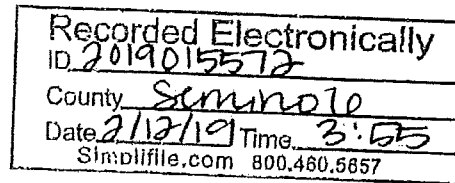
FMD/brf

Enclosures

cc: Gena Paugh  
Gregory Lynch  
Gary Morse  
Melinda Watts  
Natalia Rivera-Pacheco, Esq.

This instrument was prepared by  
and after recording should be returned to:

Nancy Nagel, Esquire  
c/o Hometown America  
150 N. Wacker Drive, Suite 2800  
Chicago, IL 60606



Property Appraiser's Folio No. 34-21-31-503-0000-008A  
Consideration: \$10.00 Doc Stamps: \$0.70

### QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made and entered into effective as of the 31<sup>st</sup> day of January, 2019 by and between **CWS Communities LP**, a Delaware limited partnership, whose mailing address is c/o Hometown America, L.L.C., 150 N. Wacker Drive, Suite 2800, Chicago, Illinois 60606 (hereinafter referred to as the "Grantor"), and **HOMETOWN PALM VALLEY, L.L.C.**, a Delaware limited liability company, whose address is c/o Hometown America, L.L.C., 150 N. Wacker Drive, Suite 2800, Chicago, Illinois 60606 (hereinafter referred to as the "Grantee").

### WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to it by the Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, convey and quit-claim unto the Grantee forever, all right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Seminole, State of Florida, to wit:

See Exhibit A attached hereto and hereby made a part hereof.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the proper use, benefit and behoof of the Grantee forever.

**Note To Clerk:** THE TRANSFER OF THE PROPERTY EVIDENCED BY THIS DEED IS A TRANSFER OF UNENCUMBERED PROPERTY BETWEEN A PARTNERSHIP (GRANTOR) AND A LIMITED LIABILITY (GRANTEE), FOR NO CONSIDERATION, BOTH OF WHICH ENTITIES ARE WHOLLY-OWNED (DIRECTLY AND INDIRECTLY) BY THE SAME LIMITED PARTNERSHIP, WHICH GIVES THE GRANTOR AND GRANTEE IDENTICAL (DIRECT OR INDIRECT) OWNERSHIP OF THE PROPERTY. THE DEED EVIDENCES A TRANSFER OF THE PROPERTY FROM THE GRANTOR PARTNERSHIP TO A LIMITED LIABILITY COMPANY, WHICH ALONG WITH THE PARTNERSHIP ARE WHOLLY-OWNED BY AN UPPER TIER LIMITED PARTNERSHIP, EFFECTING A DISTRIBUTION OF THE PROPERTY BY THE PARTNERSHIP TO ITS PARTNERS (THE SAME LIMITED

PARTNERSHIP THROUGH DIRECT AND INDIRECT OWNERSHIP) AND A SUBSEQUENT CONTRIBUTION OF THE PROPERTY BETWEEN BROTHER-SISTER ENTITIES HAVING IDENTICAL (DIRECT AND INDIRECT) OWNERSHIP. THUS, IN ACCORDANCE WITH FLORIDA STATUTES SECTION 201.02, ONLY MINIMUM DOCUMENTARY STAMP TAX IS DUE.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

EXECUTED IN THE PRESENCE OF:

WITNESS:

CWS COMMUNITIES LP, a Delaware limited partnership

Marcela Godoy-Alvarez  
Name: Marcela Godoy-Alvarez

By: Second Merger Sub, LLC, a Maryland limited liability company, its sole general partner

Kimberly A. Miley  
Name: Kimberly A. Miley

Patrick C. Zilis  
By: Patrick C. Zilis  
Name: Patrick C. Zilis  
Title: Co-President

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of January, 2019, by Patrick C. Zilis, as Co-President of Second Merger Sub, LLC, a Maryland limited liability company, being the sole general partner of CWS Communities LP, a Delaware limited partnership, on behalf of the company, who is personally known to me.

[NOTARY SEAL]

Marcela Godoy-Alvarez  
Notary Public Signature  
Printed Name: Marcela Godoy-Alvarez



EXHIBIT A

The Land referred to herein below is situated in the County of Seminole, State of Florida, and is described as follows:

## PARCEL 1:

A PARCEL OF LAND LYING IN SECTIONS 34 AND 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 34, SAID POINT ALSO BEING SOUTHWESTERLY CORNER OF ORLANDO INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 10, PAGE 100 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; RUN NORTH 00° 00' 19" WEST A DISTANCE OF 940.14 FEET TO THE SOUTHWEST CORNER OF LOT 25, OF SAID ORLANDO INDUSTRIAL PARK, FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 00° 00' 19" WEST ALONG THE WESTERLY LINE OF SAID LOT 25 A DISTANCE OF 381.27 FEET TO THE SOUTHEAST CORNER OF LOT 23 OF SAID ORLANDO INDUSTRIAL PARK, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE NORTH 89° 24' 17" WEST ALONG THE SOUTHERLY LINE OF LOTS 23 AND 22 OF SAID ORLANDO INDUSTRIAL PARK A DISTANCE OF 1275.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF ALAFAYA TRAIL (STATE ROAD 434); THENCE NORTH 00° 05' 57" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF LOT 22 A DISTANCE OF 95.00 FEET TO A POINT; THENCE DEPARTING SAID RIGHT-OF-WAY, RUN SOUTH 89° 06' 21" EAST A DISTANCE OF 1150.29 FEET TO A POINT ON THE WESTERLY LINE OF THE EASTERLY 125.00 FEET OF THE AFOREMENTIONED LOT 23; THENCE NORTH 00° 00' 19" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 784.41 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PARK ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 63° 50' 57" EAST A DISTANCE OF 1216.34 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2625.65 FEET; THENCE FROM A CHORD BEARING OF NORTH 77° 15' 35" EAST RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 56' 05" A DISTANCE OF 1234.31 FEET TO A POINT; THENCE SOUTH 89° 13' 46" EAST A DISTANCE OF 799.96 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN NORTH 00° 14' 22" EAST ALONG SAID EAST LINE A DISTANCE OF 70.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PARK ROAD; THENCE NORTH 89° 13' 46" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 799.31 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE HAVING A RADIUS OF 2695.65 FEET; THENCE FROM A CHORD BEARING OF SOUTH 87° 10' 38" WEST RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 06' 06" A DISTANCE OF 334.12 FEET TO A POINT; THENCE DEPARTING SAID ORTHERLY RIGHT-OFWAY LINE RUN NORTH 00° 13' 23" EAST A DISTANCE OF 650.01 FEET; THENCE NORTH 88° 39' 44" EAST A DISTANCE OF 541.43 FEET; THENCE NORTH 00° 14' 22" EAST A DISTANCE OF 228.21 FEET TO THE NORTH LINE OF LOT 5 OF ORLANDO INDUSTRIAL PARK UNIT 2, AS RECORDED IN PLAT BOOK 11, PAGE 43 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 89° 09' 59" EAST ALONG SAID NORTH LINE A DISTANCE OF 257.88 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE DEPARTING SAID NORTH LINE RUN NORTH 00° 16' 50" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34 A DISTANCE OF 1332.68 FEET TO THE NORTHEAST CORNER OF

PARK ROAD; THENCE PROCEED ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT HAVING A CHORD BEARING OF NORTH 89° 06' 21" EAST, A RADIUS OF 2695.65 FEET, A DELTA OF 03° 25' 49", AND AN ARC LENGTH OF 161.39 FEET A DISTANCE OF 161.39 FEET; THENCE SOUTH 89° 13' 46" EAST A DISTANCE OF 194.81 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL BEING AND LYING IN SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL BEING AND LYING IN SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

PARCEL 2:

EASEMENT RIGHTS AS SET FORTH IN THAT CERTAIN NON-EXCLUSIVE EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 1746, PAGE 1363, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 1/2 OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 453.34 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

PARCEL 4:

EASEMENT RIGHTS AS SET FORTH IN THAT CERTAIN DEED, RECORDED IN OFFICIAL RECORDS BOOK 1349, PAGE 1062, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 5:

COMMENCE AT THE NORTHWEST CORNER OF THE RIGHT-OF-WAY OF PARK ROAD AS DESCRIBED ON THE PLAT OF ORLANDO INDUSTRIAL PARK UNIT II, PLAT BOOK 11, PAGE 43 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 89° 13' 46" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF PARK ROAD A DISTANCE OF 604.5 FEET FOR A POINT OF BEGINNING; THENCE NORTH 01° 52' 48" WEST A DISTANCE OF 367.02 FEET; THENCE NORTH 88° 36' 09" WEST A DISTANCE OF 354.74 FEET; THENCE SOUTH 01° 36' 27" EAST A DISTANCE OF 375.52 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF PARK ROAD; THENCE PROCEED ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT HAVING A CHORD BEARING OF NORTH 89° 06' 21" EAST, A RADIUS OF 2695.65 FEET, A DELTA OF 03° 25' 49", AND AN ARC LENGTH OF 161.39 FEET A DISTANCE OF 161.39 FEET; THENCE SOUTH 89° 13' 46" EAST A DISTANCE OF 194.61 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL BEING AND LYING IN SECTION 35, TOWNSHIP 21 SOUTH, RANGE 13 EAST, SEMINOLE COUNTY, FLORIDA.

PARCEL 6:

LEGAL DESCRIPTION FOR THE VACATION OF A PORTION OF PARK ROAD RIGHT-OF-WAY. ALL THOSE RIGHTS-OF-WAY OF PARK ROAD AS SHOWN ON THE PLATS OF ORLANDO INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 10, PAGE 100, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND ORLANDO INDUSTRIAL PARK, UNIT 2, AS

SECTION 34; THENCE SOUTH 89° 51' 52" EAST ALONG THE NORTH LINE OF THE AFOREMENTIONED SECTION 35 A DISTANCE OF 332.85 FEET TO THE EAST LINE OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH 00° 14' 22" WEST ALONG SAID EAST LINE A DISTANCE OF 1331.94 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 5; THENCE SOUTH 00° 14' 22" WEST ALONG THE EASTERLY LINE OF SAID LOT 5 A DISTANCE OF 879.48 FEET TO THE NORTH LINE OF THE SOUTH 453.34 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH 89° 57' 57" EAST A DISTANCE OF 334.44 FEET TO THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH 00° 11' 54" WEST A DISTANCE OF 453.34 FEET TO THE NORTHEAST CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH 00° 26' 25" EAST ALONG THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 A DISTANCE OF 1315.56 FEET TO THE SOUTH LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 89° 49' 27" WEST ALONG SAID SOUTH LINE A DISTANCE OF 333.26 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 00° 30' 22" WEST ALONG SAID WEST LINE A DISTANCE OF 225.24 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF AFOREMENTIONED ORLANDO INDUSTRIAL PARK UNIT 2; THENCE NORTH 89° 36' 54" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3 AND THE SOUTHERLY LINE OF LOT 8 OF THE AFOREMENTIONED ORLANDO INDUSTRIAL PARK A DISTANCE OF 1003.37 FEET TO A POINT 424.37 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 00° 29' 25" EAST A DISTANCE OF 218.33 FEET; THENCE SOUTH 01° 39' 42" EAST A DISTANCE OF 482.28 FEET; THENCE NORTH 89° 36' 50" WEST A DISTANCE OF 129.30 FEET TO THE EAST LINE OF LOT 13 OF SAID ORLANDO INDUSTRIAL PARK; THENCE SOUTH 74° 26' 00" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 13 A DISTANCE OF 364.01 FEET; THENCE NORTH 89° 36' 50" WEST A DISTANCE OF 760.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH 00° 01' 18" WEST ALONG THE WEST LINE OF SAID LOT 13 A DISTANCE OF 387.76 FEET; THENCE SOUTH 89° 37' 58" EAST A DISTANCE OF 225.00 FEET; THENCE NORTH 00° 01' 18" WEST A DISTANCE OF 18.88 FEET; THENCE SOUTH 89° 37' 58" EAST A DISTANCE OF 288.00 FEET; THENCE NORTH 01° 23' 54" WEST A DISTANCE OF 208.09 FEET; THENCE NORTH 89° 37' 58" WEST A DISTANCE OF 508.00 FEET TO THE AFOREMENTIONED WESTERLY LINE OF LOT 13; THENCE NORTH 00° 01' 18" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 185.29 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE NORTH 89° 37' 58" WEST A DISTANCE OF 70.00 FEET TO THE EASTERLY LINE OF LOT 25 OF SAID ORLANDO INDUSTRIAL PARK; THENCE SOUTH 00° 01' 18" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 599.68 FEET TO THE SOUTHERLY LINE OF SAID LOT 25; THENCE NORTH 89° 36' 39" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 670.02 FEET TO THE POINT OF BEGINNING. LESS RIGHTS-OF-WAY OF RECORD.

LESS AND EXCEPT:

COMMENCE AT THE NORTHWEST CORNER OF THE RIGHT-OF-WAY OF PARK ROAD AS DESCRIBED ON THE PLAT OF ORLANDO INDUSTRIAL PARK UNIT II, PLAT BOOK 11, PAGE 43 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 89° 13' 46" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF PARK ROAD A DISTANCE OF 604.5 FEET FOR A POINT OF BEGINNING; THENCE NORTH 01° 52' 48" WEST A DISTANCE OF 367.02 FEET; THENCE NORTH 88° 36' 09" WEST A DISTANCE OF 354.74 FEET; THENCE SOUTH 01° 36' 27" EAST A DISTANCE OF 375.52 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF



RECORDED IN PLAT BOOK 11, PAGE 43, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 5, ORLANDO INDUSTRIAL PARK, UNIT 2, AS RECORDED IN PLAT BOOK 11, PAGE 43, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH  $89^{\circ} 13' 46''$  WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF PARK ROAD AS RECORDED IN THE PLAT OF ORLANDO INDUSTRIAL PARK, UNIT 2, AS RECORDED IN PLAT BOOK 11, PAGE 43, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA A DISTANCE OF 799.31 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2695.65 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $07^{\circ} 06' 06''$  A DISTANCE OF 334.12 FEET, TO THE POINT OF BEGINNING, OF THE LINE BEING DESCRIBED HEREIN, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1763, PAGE 1207, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE RUN SOUTH  $06^{\circ} 19' 52''$  EAST, ALONG A LINE BEING RADIAL TO THE SAID NORTHERLY RIGHT-OF-WAY LINE OF PARK ROAD, A DISTANCE OF 70.00 FEET, TO A POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PARK ROAD, ALSO BEING THE POINT OF TERMINATION OF SAID LINE.

TOGETHER WITH:

THAT REMAINING NORTHERLY PORTION OF PARCEL 4 AS DESCRIBED IN O.R. BOOK 902, PAGE 529 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS MODIFIED BY AMENDED RESOLUTION PER O.R. BOOK 1769, PAGE 239, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 7:

A PORTION OF LOTS 5 AND 6 OF ORLANDO INDUSTRIAL PARK UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 43 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, PART OF SAID LOT 6 HAVING BEEN VACATED BY RESOLUTIONS FILED IN OFFICIAL RECORDS BOOK 1171, PAGE 1762, AND FILED IN OFFICIAL RECORDS BOOK 3061, PAGE 163, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST, RUN NORTH  $89^{\circ} 09' 59''$  WEST ALONG THE NORTH LINE OF LOT 5, ORLANDO INDUSTRIAL PARK UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 43 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, 257.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH  $89^{\circ} 09' 59''$  WEST ALONG THE NORTH LINE OF SAID LOT 5 AND THE NORTH LINE OF LOT 6 OF SAID ORLANDO INDUSTRIAL PARK UNIT 2, 541.33 FEET; THENCE LEAVING SAID NORTH LINE RUN SOUTH  $00^{\circ} 13' 23''$  WEST 248.73 FEET; THENCE RUN NORTH  $88^{\circ} 39' 44''$  EAST 541.43 FEET; THENCE RUN NORTH  $00^{\circ} 14' 22''$  EAST 228.21 FEET TO THE POINT OF BEGINNING.

## PARCEL 8:

THAT PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 LYING WEST OF THE CENTERLINE OF A CREEK; AND THE NORTH 1/2 OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; AND THE EAST 2/3 OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SAID LAND BEING AND LYING IN SEMINOLE COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, AND RUN THENCE NORTH 89° 52' 09" EAST 332.91 FEET (NORTH 89° 45' 42" EAST 332.85 FEET RECORD) ALONG THE NORTH BOUNDARY OF SECTION 35 TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 47' 40" EAST 662.10 FEET (NORTH 89° 45' 42" EAST 665.73 RECORD) ALONG THE NORTH BOUNDARY OF SAID SECTION 35; THENCE SOUTH 00° 15' 18" EAST 1332.93 FEET; THENCE NORTH 89° 49' 23" EAST 333.79 FEET (NORTH 89° 42' 41" EAST RECORD) TO THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SAID SECTION 35; THENCE CONTINUE ALONG THE BOUNDARY OF BRIGHTON PARK AT CARILLON ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGES 86 THROUGH 89 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, NORTH 89° 49' 23" EAST 283.75 FEET TO THE CENTERLINE OF A CREEK; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION SOUTH 09° 24' 12" EAST 271.06 FEET (SOUTH 09° 24' 12" EAST 273.21 FEET RECORD); THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION SOUTH 06° 51' 54" WEST 400.91 FEET (SOUTH 06° 51' 54" WEST 398.91 FEET RECORD); THENCE SOUTH 89° 47' 41" WEST 278.55 FEET TO THE 40 ACRE LINE; THENCE CONTINUE SOUTH 89° 47' 41" WEST 1003.11 FEET ALONG THE NORTHERLY BOUNDARY OF PALM VALLEY MOBILE HOME PARK; THENCE NORTH 00° 00' 32" WEST 1998.68 FEET (NORTH 00° 14' 22" EAST DEED) ALONG THE EASTERLY BOUNDARY OF PALM VALLEY MOBILE HOME PARK TO THE POINT OF BEGINNING.

## PARCEL 9:

THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

Commonly known as: Palm Valley Manufactured Housing Community,  
3700 Palm Valley Circle, Oviedo, Florida

Property Appraiser's Folio No: 34-21-31-503-0000-008A

**BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS, that **CWS Communities LP**, a Delaware limited partnership, whose address is c/o Hometown America, L.L.C., 150 N. Wacker Drive, Suite 2800, Chicago, Illinois 60606 ("**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10.00), paid by **HOMETOWN PALM VALLEY, L.L.C.**, a Delaware limited liability company, whose address is c/o Hometown America, L.L.C., 150 N. Wacker Drive, Suite 2800, Chicago, Illinois 60606 ("**Grantee**"), does hereby without recourse sell, assign, transfer, convey and set over to Grantee, its successors and assigns, all of Grantor's rights, title and interest in and to all items of personal property ("**Personal Property**") owned by Grantor presently located at the premises commonly known as **PALM VALLEY** manufactured housing community which is generally located at 3700 Palm Valley Circle, Oviedo, Florida (Seminole County).

TO HAVE AND TO HOLD the Personal Property unto Grantee, its successors and assigns, forever.

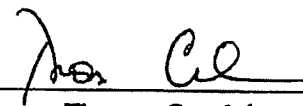
Grantee acknowledges and agrees that the Personal Property is being transferred "AS IS" and "WHERE IS" and Grantee assumes all responsibility to make any repairs to the Personal Property at its cost.

IN WITNESS WHEREOF, Grantor and Grantee have caused this Bill of Sale to be executed effective as of January 31, 2019.

**GRANTOR:**

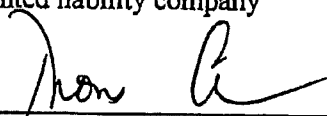
**CWS COMMUNITIES LP,**  
a Delaware limited partnership

By: Second Merger Sub, LLC, a Maryland limited liability company, its sole general partner

By:   
Name: Thomas Curatolo  
Title: Vice President

**GRANTEE:**

**HOMETOWN PALM VALLEY, L.L.C.,**  
a Delaware limited liability company

By:   
Name: Thomas Curatolo  
Title: Vice President

**ASSIGNMENT OF CONTRACTS,  
LICENSES, LEASES, AND INTANGIBLES**

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged **CWS Communities LP**, a Delaware limited partnership ("**Assignor**") hereby sells, transfers, conveys, assigns and sets over unto **HOMETOWN PALM VALLEY, L.L.C.**, a Delaware limited liability company ("**Assignee**"), the following described property (collectively, the "**Assigned Property**"):

(1) All of Assignor's right, title and interest, as lessor, in and to all leases, licenses and other agreements (collectively, "**Leases**") to occupy all or any portion of the real estate commonly known as **PALM VALLEY** manufactured housing community which is generally located at 3700 Palm Valley Circle, Oviedo, Florida (Seminole County) (the "**Property**"), including without limitation, all leases ("**Leases**") affecting the Property together with all rents due, or to become due under each such lease, license and agreement on or after the date hereof and all guaranties by third parties of the tenants' obligations thereunder;

(2) All refundable lease security deposits under the Leases;

(3) All of Assignor's right, title and interest in and to all contracts, agreements, guarantees, warranties and indemnities, written or oral, affecting the ownership, operation, management and maintenance of the Property including, but not limited to, the Property Management Agreement;

(4) All of Assignor's right, title and interest in and to all (i) plans, models, drawings, specifications, blueprints, surveys, engineering reports, environmental reports and other technical descriptions or materials relating in any way to the Property, and (ii) licenses, franchises, certificates, occupancy and use certificates, permits, authorizations, consents, variances, waivers, approvals and the like from any federal, state, county, municipal or other governmental or quasi-governmental body, agency, department, board, commission, bureau or other entity or instrumentality affecting the ownership, operation or maintenance of the Property; and

(5) All of Assignor's right, title and interest in and to all tradenames, trademarks, copyrights, service marks, logos, designs, plans, drawings, specifications, goodwill, proprietary software (and documentation thereof), books and records, and other intellectual and intangible property used by Assignor in connection with the ownership, operation and maintenance of the Property.


Assignor hereby retains and assumes the responsibility for any and all losses, claims, damages and any and all other liabilities arising out of the Assigned Property prior to the date of this assignment. Assignee shall be responsible for any and all claims, losses, damages and liabilities arising out of the Assigned Property from this date forward.

EXECUTED effective January 31, 2019.

**ASSIGNOR:**

**CWS COMMUNITIES LP,**  
a Delaware limited partnership

By: Second Merger Sub, LLC, a Maryland  
limited liability company, its sole general  
partner

By:   
Name: Thomas Curatolo  
Title: Vice President

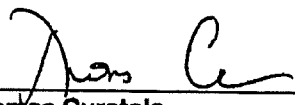
**ACCEPTANCE**

Assignee hereby accepts the foregoing assignment as of the date hereof and as of such date hereby  
assumes the performance of all the terms, covenants and conditions of the Assigned Property.

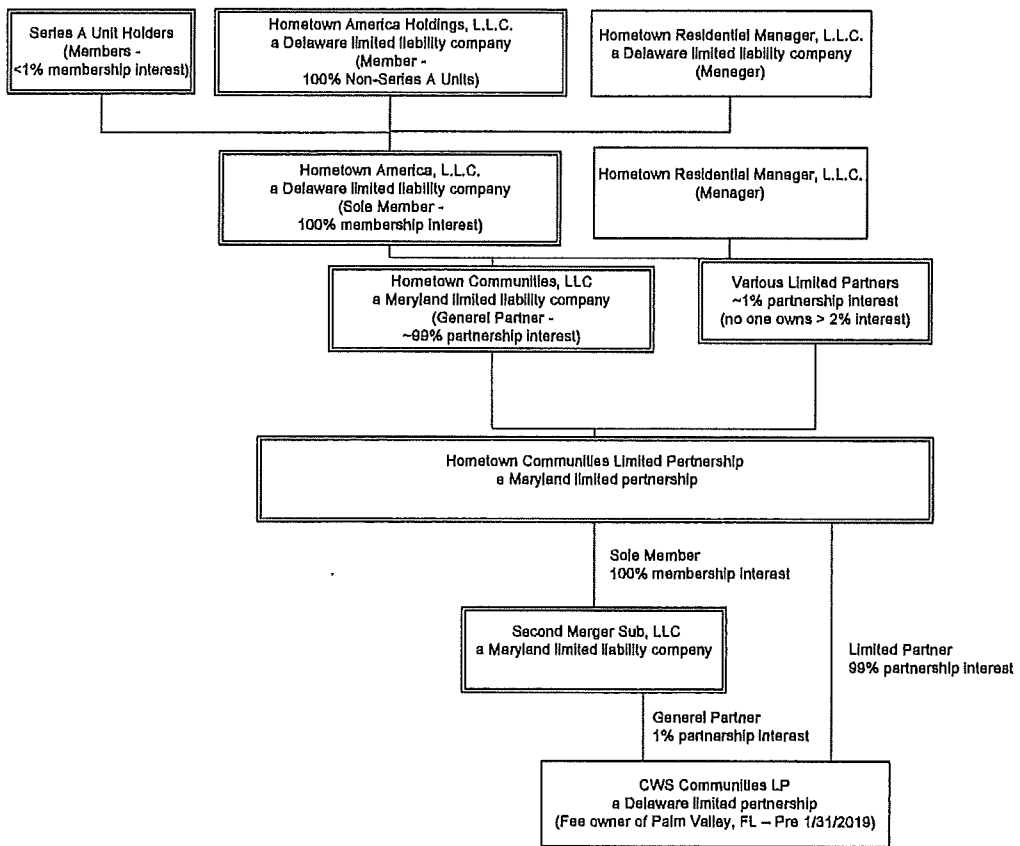
Date: January 31, 2019

**ASSIGNEE:**

**HOMETOWN PALM VALLEY, L.L.C.,**  
a Delaware limited liability company

By:   
Name: Thomas Curatolo  
Title: Vice President

Palm Valley, FL – Pre 1/31/2019



Palm Valley, FL – Post 1/31/2019

