



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

DATE: July 3, 1991
TO: Division of Records and Reporting
FROM: Division of Water and Sewer (Gilchrist)
RE: Docket No. 910118-WU-Application For Transfer of Aqua Pure Water Company in Marion County to A.P. Utilities, Inc.

Attached please find the following correspondence to be placed in the above docket file:

- 1. Letter dated June 5, 1991 from Enviro-Masters to Staff.
2. Transmittal Letter dated June 24, 1991 from Philip Woods to Richard Redemann.

Five extra copies are attached for the Commissioners' files.

ACK
AFA
APP
CAF
CMU
CTR
EAG
LEG
LIN
OPC
RCH
SEC
WAS
OTH

DOCUMENT NUMBER-DATE
06740 JUL -3 1991
PSC-RECORDS/REPORTING



# Enviro-Masters

Water & Wastewater Services, Inc.

1705 S.E. Fort King Street • Ocala, Florida 32671

(904) 351-1338  
Emerg (904) 867-8334

June 5, 1991

To Whom It May Concern:

We are a relatively new company that was just formed in February of this year. We operate water and wastewater systems in Marion and Citrus Counties.

The principle owner is Len Tabor. I am licensed by the State of Florida Department of Environmental Regulation and have four years' experience operating water and wastewater systems in Florida. My associate, Buddy Morris, is also a certified operator and has eight years' experience in Florida in the operation of water and wastewater treatment.

This letter is to confirm that A. P. Utilities, Inc. has contracted Enviro-Masters to operate their water plants.

If you have any additional questions, please feel free to call.

Sincerely,

Len Tabor, President  
ENVIRO-MASTER WATER &  
WASTEWATER SERVICES, INC.



# Enviro-Masters

Water & Wastewater Services, Inc.

1705 S.E. Fort King St. Ocala, FL 32671

Certified Operators  
Len Tabor C-6649 & C-7752 (904) 351-1338  
Buddy Morris C-6941 & C-7476 Emerg (904) 867-8334

RECEIVED

JUN 25 1991

Fla. Public Service Commission  
Division of Water and Sewer

LETTER OF TRANSMITTAL

DATE: June 24, 1991

TO: Richard Redemann  
P.S.C.  
101 East Gaines Street  
Tallahassee, Florida 32399-0850

REFERENCE: A.P. Utilities, Inc.

COMMENTS: Attached to this letter are copies of the deeds  
found in the different subdivisions.

Sincerely,

Philip Woods  
Tri-County Engineering  
and Land Surveying, Inc.

RECEIVED

JUN 25 1991

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Division of Water and Sewer

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TO: Richard Redemann  
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REFERENCE: A.P. Utilities, Inc.

COMMENTS: Attached to this letter are copies of the deeds  
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Sincerely,

Philip Woods  
Tri-County Engineering  
and Land Surveying, Inc.

83-027583

THIS INSTRUMENT WAS PREPARED BY

# Mortgage

R.P.C. 5.00  
I.T. 170.00  
S.T. 142.50

OR  
BOOK 1163 PAGE 0733

Silver City Stamp and Coin Company, Inc. the Mortgagee.

in consideration of the principal sum specified in the promissory note hereafter described, received from

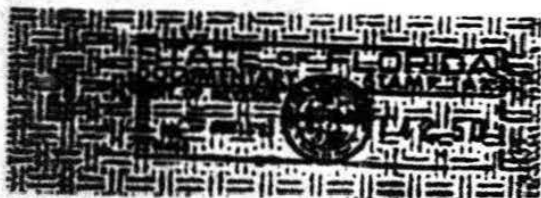
LARRY D. Stone the Mortgagor.

hereby, on this 15 day of June 19 81, mortgage to the Mortgagee  
the real property in Marion County, Florida described as:

Lots 1-15, Block A and Lots 1-12, Block B, FORTY NINTH STREET VILLAGE,  
as per Plat Book V, Page 102 of the Public Records of Marion County,  
Florida.

This is a purchase money third mortgage as security for payment of the  
Promissory Note described as follows:

Promissory Note from Silver City Stamp and Coin Company, Inc. to Larry  
D. Stone in the original principal amount of \$95,000.00, with interest  
at the rate of 10% per annum, with payment to be made as the above  
described lots are sold in the minimum amount of \$7,000.00 per lot  
with the principal and all accrued interest due and payable no later  
than December 31, 1984.



State Intangible Class "C" tax paid under  
chapter 20724 Act of 1941 Amount 190.00  
Francis E. Thigpen, Clerk, by MR

and agree:

1. To make all payments required by this note and the mortgage promptly when due.
2. To pay all taxes, assessments, fees and encumbrances on this property promptly when due. If they are not promptly paid the Mortgagee may pay them. In such event the expense so incurred, and such payments, with interest thereon from the date of payment at the same rate as specified in this note, shall also be secured by this mortgage.
3. To keep all buildings here or hereafter on that land insured against damage by fire and lightning in the sum secured by this mortgage, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagee shall see fit, the Mortgagee may do so without notice to the Mortgagor, and the cost thereof, with interest thereon from the day of payment at the same rate as specified in this note, shall also be secured by this mortgage. If any sum becomes payable under such policy, the Mortgagee may apply it to the indebtedness secured by this mortgage, or may permit the Mortgagee to use it for other purposes, without impairing the lien of this mortgage.
4. To execute, permit, or suffer to execute, impairment, or discontinuance of the mortgaged property.
5. To pay all expenses reasonably incurred by the Mortgagee because of the failure of the Mortgagor to comply with the agreement in this note or this mortgage, including reasonable attorneys' fees. The cost thereof, with interest thereon from the date of payment at the same rate as specified in this note, shall also be secured by this mortgage.
6. If any payment provided for in this note is not paid within thirty days after it becomes due, or if any agreement in this mortgage other than the agreement to make the payments is violated, the entire unpaid principal balance of this note shall immediately become due at the option of the Mortgagee, and the Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.
7. The term and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof shall appoint a receiver of the mortgaged property, and apply the rents and profits to the indebtedness hereby secured, regardless of the priority of the Mortgagee... or the adequacy of the security.
8. The Mortgagee hereby fully warrants the title to the mortgaged property and will defend the same against the lawful claims of all persons whatsoever.

Signed in the presence of:

James E. Meniam, III  
Witness No. 1

SILVER CITY STAMP AND COIN COMPANY,  
INC. Larry D. Stone  
Larry D. Stone, President

William J. Hines  
Witness No. 2

STATE OF Florida  
COUNTY OF Marion

The foregoing instrument was acknowledged before me this  
by Larry D. Stone, President of the above corporation

15 day of June 1981  
William J. Hines  
Notary Public - term of 2-8-84

NOTARY SEAL

FOR RECORDERS USE

The Space for the Documentary Stamp Tax

Shirley R. Hines  
Notary Public  
Marion County, Florida  
June 15 1981

77-90  
71-16  
12-07  
178-90

lt This instrument was prepared by  
JANE MONTGOMERY CRENSHAW, Attorney  
201 North Magnolia Avenue, Ocala, Florida

RECORD &  
RETURN

82-014086

O.R  
BOOK 1105 PAGE 1258

CONTRACT FOR DEED

MACO DEVELOPMENTS, INC., a Florida corporation, hereinafter called the Seller and FRANK F. DUNHAM and his wife, MICHAELE L. DUNHAM, hereinafter called the Buyers, hereby agree that the Seller shall sell and the Buyers shall buy the following described property located in Marion County, Florida, upon the terms and conditions hereinafter set forth:

1. The property to be sold and conveyed is:

Lot 2, Block "B", SOUTH OAK, according to the plat thereof recorded in Plat Book "U", pages 89 through 92, inclusive, of the public records of Marion County, Florida.

2. Purchase price and method of payment:

The total purchase price for said lands and personal property is \$49,900.00 payable as follows:

- a. \$2,500.00 paid this day, the receipt whereof is hereby acknowledged.
- b. The sum of \$38,800.00 payable in monthly installments equal to those required by Mid-State Federal Savings and Loan Association under its variable rate first mortgage, commencing May 1, 1982 and continuing monthly thereafter until principal and interest are fully paid, (said payments are presently \$522.56 including 16% interest). On or before April 1, 1982, Seller shall pay interest thereon accruing through March 31, 1982.
- c. The sum of \$8,600.00 payable (including interest on unpaid balances at the rate of 12% per annum):
  - (1) \$1,032.00 payable on March 31, 1983.
  - (2) Commencing May 30, 1983, \$88.79 per month, and continuing until principal and interest shall have been paid in full.

3. Provisions: Taxes for the year 1982 shall be pro-rated as of the date hereof.

Recording and Return  
JAMES C. CRYST  
MARION COUNTY, FLA.

APR 2 4 04 PM '82

*Frank F. Dunham*  
*Michaele L. Dunham*



9480  
71  
13.00  
17890

This instrument was prepared by  
JOHN MONICREY CLELLI, Attorney  
201 North Main Street, Union, Florida

82-023573

CONTRACT FOR DEED

OR  
BOOK 1113 PAGE 0713

MACO DEVELOPMENTS, INC., a Florida corporation, hereinafter called the Seller and DONALD RAY KAIN and his wife, WELDY KAIN, hereinafter called the Buyers, hereby agree that the Seller shall sell and the Buyers shall buy the following described property located in Marion County, Florida, upon the terms and conditions hereinafter set forth:

State Intangible Tax "C" tax paid under  
chapter 20724 Act of 1961 Amount 74.80  
Francis L. Ingram, Clerk, W. JE

- 1. The property to be sold and conveyed is:

Lot 8, Block "B", SOUTH OAK, according to the plat thereof recorded in Plat Book "U", pages 89 through 92, inclusive, of the public records of Marion County, Florida.

- 2. Purchase price and method of payment:

The total purchase price for said lands and personal property is \$49,900.00 payable as follows:

a. \$2,500.00 paid this day, the receipt whereof is hereby acknowledged.

b. The sum of \$38,500.00 payable in monthly installments equal to those required by Mid-State Federal Savings and Loan Association under its variable rate first mortgage, commencing July 1, 1982 and continuing monthly thereafter until principal and interest are fully paid, (said payments are presently \$521.78 including 16% interest). Seller shall pay interest thereon accruing through June 3, 1982.

c. The sum of \$8,600.00 payable (including interest on unpaid balances):

(1) Commencing July 3, 1982, \$75.50 per month, including interest at the rate of 10% per annum for a total of 12 payments.

(2) Commencing July 3, 1983, \$86.00 per month, including interest at the rate of 12% per annum, continuing until principal and interest shall have been paid in full.

NOTE: Buyer shall promptly collection charges at bank.



RECORDED  
MAR 3 4 17 PM '82  
Handwritten signature: *Weldy Kain*

RBC 5.00  
LT. 22.00  
ST. 16.50

THIS INSTRUMENT WAS PREPARED BY  
Prepared by \_\_\_\_\_  
333 N.W. 3rd Ave., Ocala, Fla.

# Mortgage

89-019957

156 PAGE 1590

WALTER B. PERKINS and his wife, SUSAN W. PERKINS

the Mortgagee.

In consideration of the principal sum specified in the promissory note hereafter described, received from \_\_\_\_\_  
THOMAS C. KNIPPEL and REBECCA M. KNIPPEL as Trustees of the  
Thomas C. Knippel M.G. P.A. Defined Contribution Pension Plan in Trust the Mortgagee.  
hereby, on this \_\_\_\_\_ day of \_\_\_\_\_ 1983 mortgage to the Mortgagee  
the real property in Marion County, Florida, described as:

Lot 4, Block "G", RAVENHILL, according to the plat thereof recorded in Plat  
Book "S", Page 101, of the Public Records of Marion County, Florida

*Henry J. [unclear]*

as security for the payment of the promissory note described as follows:

Installment Note in the sum of \$11,000.00, together with interest thereon at the  
rate of 12% per annum, payable in four equal quarterly installments of principal  
and interest in the sum of \$2,959.30 commencing August 2, 1983.

and agree:

1. To make all payments required by this note and this mortgage promptly when due.
2. To pay all taxes, assessments, liens and encumbrances on that property promptly when due. If they are not promptly paid the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest thereon from the date of payment at the same rate as specified in this note, shall also be secured by this mortgage.
3. To keep all buildings now or hereafter on that land insured against damage by fire and lightning in the sum covered by this mortgage, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagee shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest thereon from the date of payment at the same rate as specified in this note, shall also be secured by this mortgage. If any sum becomes payable under such policy, the Mortgagee may apply it to the indebtedness secured by this mortgage, or may permit the Mortgagee to use it for other purposes, without impairing the lien of this mortgage.
4. To commit, permit, or suffer an waste, impairment, or deterioration of the mortgaged property.
5. To pay all expenses reasonably incurred by the Mortgagee because of the failure of the Mortgagee to comply with the agreements in this note as this mortgage, including reasonable attorneys' fees. The cost thereof, with interest thereon from the date of payment at the same rate as specified in this note, shall also be secured by this mortgage.
6. If any payment provided for in this note is not paid within thirty days after it becomes due, or if any agreement in this mortgage other than the agreement to make the payments is breached, the entire unpaid principal balance of this note shall immediately become due at the option of the Mortgagee, and the Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.
7. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagee... or the adequacy of the security.
8. The Mortgagee hereby fully warrants the title to the mortgaged property and will defend the same against the lawful claims of all persons whomsoever.

\* "Mortgagee" and "Mortgage" are used for singular and plural as context requires.

Signed in the presence of:

Natalie C. Hewitt  
Witness No. 1  
[Signature]  
Witness No. 2

Walter B. Perkins (Seal)  
WALTER B. PERKINS  
Susan W. Perkins (Seal)  
SUSAN W. PERKINS

STATE OF FLORIDA,  
COUNTY OF MARION.

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
day of \_\_\_\_\_ 1983

by WALTER B. PERKINS and his wife, SUSAN W. PERKINS,

MARTY SEAL

[Signature]  
Notary Public - State of Florida  
My Commission Expires May 12, 1984

FOR RECORDERS USE      The State of Florida Documentary Stamp Tax

STATE INTANGIBLE CLASS "C" TAX PAID UNDER  
CHAPTER 20934 ACT OF 1961. AMOUNT 22.00

FRANCIS E. THOMPEN, CLERK.

BY [Signature]

STATE OF FLORIDA, COUNTY OF MARION.

00  
156  
1590

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
1850



1950R  
51  
45 D.S.  
20  
IT.

BK1454 PGO760

Ret'd  
John M. [unclear]

This instrument was prepared by:  
MID-STATE FEDERAL SAVINGS & LOAN ASSOCIATION  
P.O. BOX 280  
OCALA, FLORIDA 32678  
20364974

# MORTGAGE

THIS MORTGAGE is made this 18TH day of SEPTEMBER, 1987,  
between the Mortgagor, THEODORE W. BORDER, JR. AND MARGUERITE E. BORDER, HUSBAND AND WIFE

(herein "Borrower"), and the Mortgagee, Mid-State Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is P.O. Box 280, Ocala, Florida 32678 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of THE TWO THOUSAND TWO HUNDRED SIXTY-THREE AND 86/100 Dollars, which indebtedness is evidenced by Borrower's note dated SEPTEMBER 18TH, 1987 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on SEPTEMBER 18TH, 1997, attached hereto as Exhibit A.

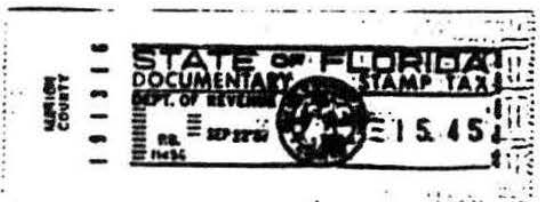
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 20 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of MARION, State of Florida:

LOT 11, BLOCK B, EWE'S POINT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK Y, PAGES 37 AND 38, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

State Intangible Class "C" tax paid under  
chapter 70724 Act of 1961 Amount 20.53  
Francis E. Thiggin, Com. by [Signature]

BY [Signature]  
87-060503  
RECORDED AND RECORDED  
MARION COUNTY, FL.

RECORDED AND RECORDED  
MARION COUNTY, FL.  
1987 SEP 22 PM 4:23



which has the address of SOUTHEAST 10TH LANE, BELLEVILLE, FL 32620  
(Street) (herein "Property Address")  
(City, State and Zip Code)

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, roads, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage, and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will waive and defend generally the title of the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.