

LAW OFFICE OF HARLAN R. DOMBER, P.A.

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BOARD CERTIFIED REAL ESTATE ATTORNEY

RECEIVED
FLORIDA PUBLIC SERVICE COMMISSION
1996 JAN 18 PM 9 09
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January 14, 1996

Director, Division of Records and Reporting
State of Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0873

Re: Docket No. 951235-WS; Exemption for provision of water and wastewater service by Terra Siesta Co-Op, Inc.

Dear Sir:

Please be advised I am the attorney for Terra Siesta Co-Op, Inc., and Regulatory Analyst Christine C. Tomlinson's letter dated January 4, 1996 has been forwarded to me for reply. I shall address the deficiencies expressed in Ms. Tomlinson's letter in the order presented.

1. **Control of Corporation:** Terra Siesta Mobile Home Park is a resident-owned and controlled mobile home park. The members of the corporation, Terra Siesta Co-Op, Inc., are exclusively the bona fide owners of mobile homes in the Park. The corporation is a cooperative association organized under Florida Statutes Chapters 719 and 617. There is no "developer" represented in the corporation, and there has never been a developer involved in the ownership or management of the Park since the conveyance of the Park property to Terra Siesta Co-Op, Inc. on July 31, 1991.

2. **Nature of Business:** Terra Siesta Co-Op, Inc. is a Florida not-for-profit corporation organized under Florida Statutes Chapters 719 and 617. The corporation operates and manages a resident-owned mobile home park in Ellenton, Manatee County, Florida.

3. **Proof of Ownership:** For your consideration, enclosed herewith please find a copy of the Warranty Deed dated July 30, 1991, recorded on August 5, 1991 in Official Records Book 1345, Page 70, of the Public Records of Manatee County, Florida, by which the corporation acquired the mobile home park. Please note that the corporate name was subsequently changed from Terra Siesta Club, Inc. to Terra Siesta Co-Op, Inc. by an amendment to the corporation's Articles of Incorporation.

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Director, Division of Records and Reporting
State of Florida Public Service Commission
January 14, 1996
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Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Harlan R. Domber

Enclosure as noted, plus two (2) copies of letter and enclosure as requested
cc: Terra Siesta Co-Op, Inc.

hrd.terrasie.genrep fla-psc.ltr

DOC TAX \$ 46,800.00
RECORD \$ 27.10

WARRANTY DEED

494364

The terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

This Indenture, made this 30th day of July 1991, by and between TERRA SIESTA COMMUNITIES, LTD., a Florida limited partnership, hereinafter referred to as Grantor, and TERRA SIESTA CLUB, INC., a Florida corporation, hereinafter referred to as Grantee, whose post office address is 7718 Highway 301 North, Ellenton, Florida 34222.

Witnesseth: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Manatee County, Florida:

See attached Exhibit "A."

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except for the matters described in Exhibit "B" hereto and except for ad valorem taxes assessed against said land for the current year; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has caused this deed to be executed in its name by its undersigned duly authorized partner the date above written.

TERRA SIESTA COMMUNITIES, LTD., a Florida limited partnership

[Signature]
Signature of Witness
General Partner
[Signature]
Print Name of Witness
Rachael Perry
Signature of Witness
Rachael Perry
Print Name of Witness

By ANGELES INVESTMENT PROPERTIES, INC. a California corporation, its Managing
[Signature]
By [Signature]
Signature of First Vice President
David F. Rogers
Print Name of First Vice President

DOCUMENTARY TAX PD \$ 46.80
PROPERTY TAX PD \$ _____
A. D. SHONE, CLERK, MANATEE COUNTY

BY: [Signature]
DEPUTY CLERK

STATE OF CALIFORNIA
COUNTY OF Los Angeles

BEFORE ME, the undersigned authority, personally appeared David F. Rogers as First Vice President of Angeles Invest. Prop., Inc., a California corporation, as Managing General Partner of Terra Siesta Communities, Ltd., a Florida limited partnership, and he acknowledged before me that he executed the foregoing on behalf of said partnership for the purposes stated therein.

SWORN TO and subscribed before me this the 30th day of July 1991.

(Notary Seal)

Ana Barcelo-Sanchez
Signature of Notary Public
Ana Barcelo-Sanchez
Print Name of Notary Public
I am a Notary Public of the State of California, and my commission expires on 11-13-92

THIS INSTRUMENT PREPARED BY:
JAMES L. TORRES, Esquire
WILLIAMS, PARKER HARRISON, DIETZ & GETZEN
1550 Mingling Boulevard
Plant Office Box 3258
Sarasota, Florida 34230



JLT-5716

RECORD VERIFIED
A.D. SHONE, CLERK OF CIRCUIT COURT

BY: [Signature] D.C.

O.R. 1345 PG 0070