

**Haselton Village
14 Coral Street
Eustis, Florida 32726**

October 16, 2000

Director, Division of Records and Reporting
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

RE: Docket No. 001083-WU

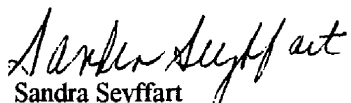
Dear Ms. Daniel,

Please find enclosed four copies of this original response to the deficiency letter dated September 28, 2000. In order to continue processing our application, the following statements should answer any required information:

1. "The buyer, CWS Communities LP, will fulfill commitments and all obligations of the seller in regard to utility matters".
2. Please find attached the recorded copy of the Special Warranty Deed transferring the property to CWS Communities LP.
3. The transfer/sale agreement was not conditioned upon commission approval. This transaction was part of a large purchase. We did not realize at the time of purchase that we needed prior approval from the Commission and we apologize for our misunderstanding. Going forward, CWS Communities LP is now very much aware that all purchases that include a utility must have prior approval from the Commission. This important process has now been added to our due diligence process prior to sale.
4. Please find attached a disk in Word for Windows containing the Utility's Territory Description. A file with the same utility description was also e-mailed to Richard Redemann for review.

If you have any questions please call me at my Palm Valley office (407) 365-6651.

Sincerely,


Sandra Seyffart

District Operations Manager

DOCUMENT NUMBER-DATE

13466 OCT 20 8

FPSC-RECORDS/REPORTING

R-Longue Title

This Instrument Prepared By
and Requested Be Returned To:
Ronald L. Clark, Clark & Campbell, P.A.
Post Office Box 6559, Lakeland, FL 33807-6559

Doc# 99046313
Book: 1721
Pages: 1692 - 1698
Filed & Recorded
06/03/99 09:47:42 AM
JAMES C. WATKINS
CLERK OF CIRCUIT COURT
LAKE COUNTY
RECORDING \$ 29.00
TRUST FUND \$ 4.00
DEED DOC STAMP \$ 34,575.10

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 30th day of March, 1999,
by Haselton Properties, Ltd., a Florida limited partnership, whose address is 5015 South Florida
Avenue, Suite 200, Lakeland, Florida 33813 and Century Realty Funds, Inc., a Florida
corporation, whose address is 5015 South Florida Avenue, Suite 200, Lakeland, Florida 33813
(the "Grantor"), to CWS COMMUNITIES LP, a Delaware limited partnership, whose address
is c/o CS Group, 7777 Market Center Avenue, El Paso, Texas 79912-8412 (the "Grantee"):

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and
other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains,
sells, aliens, remises, releases, conveys and conforms unto the Grantee, all that certain land
situate in Lake County, Florida ("Property"), viz:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE.

This Conveyance is subject to the following:

1. Taxes and assessments for 1999 and subsequent years.
2. Tenants in possession under oral or written leases which do not include any right to purchase.
3. Easement to the Florida Power Corporation recorded at Official Records Book 117, Page 198, public records of Lake County, Florida.
4. Easement to the Florida Power Corporation recorded at Official Records Book 568, Page 726, public records of Lake County, Florida
5. Distribution Easement to the Florida Power Corporation recorded at Official Records Book 750, Page 463, public records of Lake County, Florida; and Distribution Easement to Florida Power Corporation recorded at Official Records Book 762, Page 1431, public records of Lake County, Florida.
6. Distribution Easement to the Florida Power Corporation recorded at Official Records Book 867, Page 1086, public records of Lake County, Florida.

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7. Leases Recorded in the public records of Lake County, Florida, which do not contain a right to purchase.

8. Easement to Florida Power Corporation recorded at Official Records Book 896, Page 2196, public records, Lake County, Florida.

9. Subject to the Real Estate Mortgage and Security Agreement in favor of NCNB National Bank of Florida recorded at Official Records Book 1133, Page 2012, public records, Lake County, Florida; the Real Estate Modification Agreement at Official Records Book 1294, Page 2414, public records of Lake County, Florida; and the Mortgage Modification and Receipt of Future Advance Agreement recorded at Official Records Book 1589, Page 1553, public records of Lake County, Florida, all of which Grantee expressly assumes and agrees to pay.

10. Subject to the Assignment of Lessor's Interest in Leases, Rents and Profits, to NCNB National Bank of Florida dated October 11, 1991 and recorded November 1, 1991 at Official Records Book 1133, Page 2030, public records, Lake County, Florida which Grantee expressly assumes.

11. Subject to the Assignment of Rents, Leases, Income, Profits and Contracts to NationsBank of Florida, N.A., dated February, 27, 1998 and recorded March 6, 1998 at Official Records Book 1589, Page 2419, public records of Lake County, Florida which Grantee expressly assumes.

12. Subject to the Assignments of Rents, Leases, Income, Profits, Contracts to NationsBank, N.A., dated February 27, 1998, and recorded March 6, 1998 at Official Records Book 1589, Page 1559, public records of Lake County, Florida which Grantee expressly assumes.

13. Subject to the UCC Financing Statement in favor of NCNB National Bank of Florida recorded November 1, 1991 at Official Records Book 1133, Page 2035, public records of Lake County, Florida and continuation thereof recorded July 22, 1996 at Official Records Book 1452, Page 249, public records of Lake County Florida which Grantee expressly assumes.

The Grantor covenants that during Grantor's ownership of the Property, Grantor has not encumbered the Property or created any liens thereon, except as stated above and that lawful seisin of and good right to convey the Property are vested in the Grantor.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

Haselton Properties, Ltd., a
Florida limited partnership
By its General Partner:
Century Realty Funds, Inc., a
Florida corporation

Robert L. Madden
Name ROBERT L. MADDEN

By: Lawrence T. Maxwell
Lawrence T. Maxwell, its President

Jennifer S. O'Connor
Name Jennifer S. O'Connor

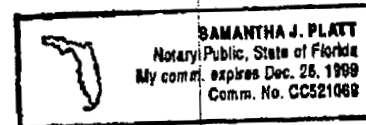
STATE OF FLORIDA
COUNTY OF POLK

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Lawrence T. Maxwell, President of Century Realty Funds, Inc., a Florida corporation, General Partner of Haselton Properties, Ltd., a Florida limited partnership, to me personally known or known to me by evidence of identification of _____ to be the person(s) described in and who executed the foregoing instrument and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of March, 1999.

Samantha J. Platt
Notary Public

My Commission Expires:



Century Realty Funds, Inc., a
Florida corporation

Robert L. Madden
Name ROBERT L. MADDEN

By: Lawrence T. Maxwell
Lawrence T. Maxwell, its President

Jennifer S. O'Connor
Name Jennifer S. O'Connor

Book 1721 Page 1595

STATE OF FLORIDA
COUNTY OF POLK

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Lawrence T. Maxwell, President of Century Realty Funds, Inc., a Florida corporation, to me personally known or known to me by evidence of identification of _____ to be the person(s) described in and who executed the foregoing instrument and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of March, 1999.

Samantha J. Platt
Notary Public

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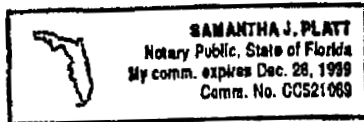


EXHIBIT "A"**LEGAL DESCRIPTION**

PARCEL A: Beginning at the East 1/4 corner of Section 34, Township 18 South, Range 26 East, Lake County, Florida, run thence South 01°48'30" West a distance of 600.06 feet, thence South 60°02'15" East a distance of 258.75 feet to the Westerly right of way of County Road No. 19A, thence South 27°20'27" West along said right of way, a distance of 529.11 feet to the beginning of a curve having a radius of 510.46 feet and being concave Easterly, thence along the arc of said curve and through a central angle of 23°49'40" an arc length of 212.28 feet, thence South 01°43'53" West along said Westerly right of way of County Road No. 19A, a distance of 369.71 feet to the Northerly right of way a distance of 806.22 feet, thence North 01°52'26" East, a distance of 514.53 feet, thence North 89°19'12" West a distance of 9.49 feet, thence North 01°50'47" East a distance of 39.32 feet, thence South 89°37'31" West a distance of 641.18 feet to the Southwest bank of a dug canal, thence North 25°58'09" West along said Southwest bank of a dug canal, a distance of 304.55 feet, thence North 01°51'37" East a distance of 641.18 feet to the Southwest bank of a dug canal, thence North 25°58'09" West along said Southwest bank of a dug canal, a distance of 304.55 feet, thence North 01°51'37" East a distance of 340.00 feet to the East-West Mid-Section line, thence South 88°35'32" East along said East-West Mid-Section line, a distance of 1315.80 feet to the Point of Beginning.

PARCEL B: That part of the Northeast 1/4 of Section 34, Township 18 South, Range 26 East, Lake County, Florida, described as follows: Begin at the Southeast corner of said Northeast 1/4 of Section 34, run thence North 01°54'49" East along the East line of said Northeast 1/4 a distance of 202.01 feet, thence North 42°18'58" West 524.11 feet, thence South 22°28'22" West 621.10 feet to a point on the South line of said Northeast 1/4 of Section 34, thence South 88°35'32" East along the said South line of the Northeast 1/4 of Section 34, a distance of 583.71 feet to the Point of Beginning and Point of Terminus.

The above described PARCELS A and B are the same as in Warranty Deed recorded in Official Records Book 998, page 1974 of the Public Records of Lake County, Florida. Based on a ALTA/ACSM Land Title Survey (Boundary Survey) performed by Harold L. Wise, Professional Surveyor and Mapper Certificate No. 3456 of the State of Florida, completed on February 10, 1999, said PARCELS A and B are more particularly described as follows:

A tract of land situated in Sections 34 and 35, Township 18 South, Range 26 East, Lake County, Florida, being the same as Parcels A and B as described in Warranty Deed recorded in Official Records Book 998, page 1974 of the Public Records of said County and being more particularly described as follows:

Commence at a 4" square concrete monument being the East 1/4 corner of the aforementioned Section 34, Township 18 South, Range 26 East for the POINT OF BEGINNING and thence run along the boundaries of the aforementioned Parcel A the following fourteen (14) courses: (1)

thence run S.01°48'30"W., along the East line of said Section 34, a distance of 600.06 feet to a ½" steel rod and cap stamped GFY LB021 at the Southwest corner of Lot 7 of Caskey's Cove, a subdivision as per plat thereof recorded in Plat Book 16, page 21, of said Public records; (2) thence run S.60°04'59"E., along the Southerly line of a public roadway as per Dedication recorded in Official Records Book 340, page 151 of said Public Records, a distance of 258.64 feet (formerly a record distance of 258.75 feet) to a 3.5" round concrete monument and cap stamped LS1916 on the Westerly right of way line of County Road No. 19-A (66 feet wide right of way); (3) thence run S.27°18'47"E., along said Westerly right of way line, a distance of 511.70 feet (formerly a record distance of 529.11 feet) to a ½" steel rod and cap stamped GFY LB021 at the beginning of a curve concave Easterly and having a radius of 510.46 feet; (4) thence run Southerly, along said right of way line, with said curve, through a central angle of 25°25'50", an arc distance of 226.57 feet (formerly a record distance of 212.28 feet), said arc being subtended by a chord having a bearing and distance of S.14°35'52"E., 224.71 feet respectively to a ½" steel rod and cap stamped GFY LB021 at the end of said curve; (5) thence run S.01°52'57"W., along said Westerly right of way line, a distance of 372.63 feet (formerly a record distance of 369.71 feet) to a 4" square concrete monument marked SRD R/W at the intersection of said Westerly right of way line with the North right of way line of County Road No. 452-A, now known as County Road 44 (100 feet wide right of way); (6) thence run S.89°58'10"W., along said North right of way line, a distance of 806.11 feet (formerly a record distance of 806.22 feet) to a 3.5" round concrete monument and cap stamped LS1916; (7) thence leaving said North right of way line, run N.01°51'45"E., along the West line of the East 1/4 of the N. W. 1/4 of the S. E. 1/4 of said Section 34, a distance of 514.40 feet (formerly a record distance of 514.53 feet) to a 3.5" round concrete monument and cap stamped LS1571 on the South line of the N.E. 1/4 of the S. E. 1/4 of said Section 34; (8) thence run N.89°17'10"W., along said South line, a distance of 9.49 feet to a ½" steel rod and cap stamped GFY LB021; (9) thence run N.°01'39'35"E., a distance of 39.55 feet (formerly a record distance of 39.62 feet) to a ½" steel rod and cap stamped HALL & FARN LB707; (10) thence run S.89°33'54"W., a distance of 339.50 feet (formerly a record distance of 339.62 feet) to a 3/5" round concrete monument and cap stamped LS1571; (11) thence run N.01°51'27"E. parallel with and 120.00 feet East of the West line of said N. E. 1/4 of the S. E. 1/4, a distance of 641.98 feet (formerly a record distance of 641.18 feet) to a 5/8" steel rod on the Southwesterly bank of a dug canal; (12) thence run N.23°55'37"W., along said Southwesterly bank of a dug canal, a distance of 275.93 feet (formerly a record distance of 304.55 feet) to a 5/8" steel rod on said West line of the N. E. 1/4 of the S. E. 1/4 of Section 34; (13) thence run N.01°47'59"E., along said West line, a distance of 360.90 feet (formerly a record distance of 340.00 feet) to a 4" octagonal concrete monument at the Northwest corner of said N. E. 1/4 of the S. E. 1/4 of Section 34; (14) thence run S.88°36'15"E., along the North line of said N. W. 1/4 of the S. E. 1/4 of Section 34 (East-West Mid-Section line), a distance of 731.10 feet to a ½" steel rod and cap stamped GFY LB021 at the Southwest corner of the aforementioned Parcel B, said corner is N.88°36'15"W., a distance of 583.71 feet from the aforementioned POINT OF BEGINNING; thence run along the boundaries of said Parcel B the following three (3) courses: (1) thence run N.22°20'47"E., a distance of 621.10 feet to a 3.5" round concrete monument and cap stamped LS1916; (2) thence run S.42°27'45"E., a distance of 524.05 feet (formerly a record distance of

Book 1721 Page 1698

524.11 feet) to a 3.5" round concrete monument and cap stamped LS1916 on the East line of the N. E. 1/4 of said Section 34; (3) thence run S.01°48'45"W., along said East line, a distance of 202.18 feet (formerly a record distance of 202.01 feet) to a 4" square concrete monument at the Southeast corner of said N. E. 1/4 of Section 34 and to close on the POINT OF BEGINNING.