

ORIGINAL

M E M O R A N D U M

August 30, 2001

TO: DIVISION OF THE COMMISSION CLERK AND ADMINISTRATIVE SERVICES

FROM: DIVISION OF LEGAL SERVICES (CHRISTENSEN) *u*

RE: DOCKET NO. 991666-WU - APPLICATION FOR AMENDMENT OF CERTIFICATE NO. 106-W TO ADD TERRITORY IN LAKE COUNTY BY FLORIDA WATER SERVICES CORPORATION.

Please place the attached letter and enclosures from Stephen Menton, dated August 29, 2001, in the above-referenced docket file.

PAC/lw
Attachment
cc: Division of Regulatory Oversight (Redemann)

APP _____
CAF _____
CMP _____
COM _____
CTR _____
ECR _____
LEG _____
OPG _____
PAI _____
RG@ _____
SEC _____
SER _____
OTH _____

DOCUMENT NUMBER-DATE

10806 AUG 30 2001

FPSC-COMMISSION CLERK

RUTLEDGE, ECENIA, PURNELL & HOFFMAN

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August 29, 2001

Patti Christiansen, Esq.
Division of Legal Services
Florida Public Service Commission
2540 Shumard Oak Boulevard
Room 370
Tallahassee, Florida 32399-0850

HAND DELIVERY

Re: Docket No. 991666-WU

Dear Ms. Christiansen:

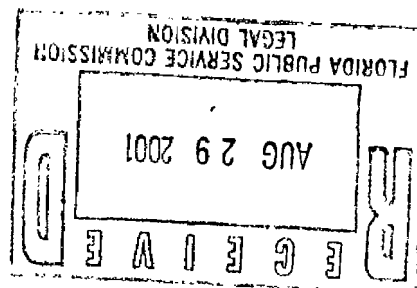
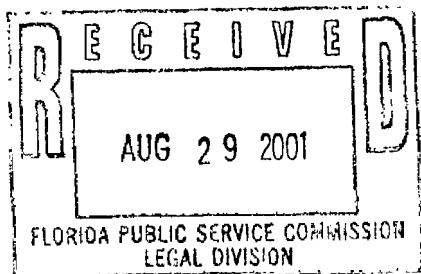
Accompanying this letter is a copy of a Warranty Deed from Center Lake Properties, Ltd., a Florida limited partnership, to Dueren & Davis, L.L.C., a Florida limited liability company, which was marked as Exhibit 12 at the final hearing.

Sincerely,


J. Stephen Menton

JSM/rl

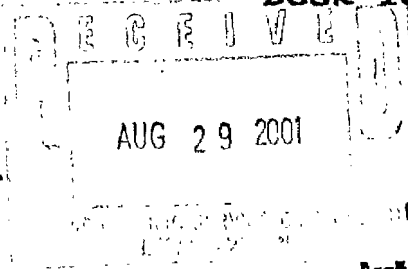
Enclosure



DOCUMENT NUMBER-DATE

10806 AUG 30 01

FPSC-COMMISSION CLERK



Prepared by and return to:
Cecelia Bonifay, Esq.
Akerman, Senterfitt & Eidson, P.A.
265 So. Orange Avenue, 17th Floor
Orlando, Florida 32801
Telephone No. (407)843-7860

Orange Co FL 2000-0111831
03172000 09:34:26am
OR BK 5962 Pg 4924
Rec 28.50 DSC 15,662.50

Doc# 2000023829
Book: 1805
Pages: 1917 - 1922
Filed & Recorded
03/23/00 11:27:38 AM
JAMES C. WATKINS
CLERK OF CIRCUIT COURT
LAKE COUNTY
RECORDING \$ 25.00
TRUST FUND \$ 3.50
DEED DOC STAMP \$ 0.70

Parcel Identification Numbers:
3321250004-000-01600; 0322250004-000-00300;
3421250003-000-00800, 0122243400-033-00000,
0222250003-000-01300, 0322250001-000-00100,
0122243500-039-00000, 0322250004-000-00400,
0322250004-000-00402, 0422250001-000-00100,
0122243500-017-00000, 0222250300-001-00000.

Grantee's Federal ID Number: 59-3429558

State Documentary Stamp tax in the amount of \$15,662.50 have been paid at time of recording this instrument in Orange County, Florida.

WARRANTY DEED

THIS WARRANTY DEED dated March 15, 2000, by **CENTER LAKE PROPERTIES, LTD.**, a Florida limited partnership, having an address at 260 W. Pineloch Street, Orlando, Florida 32806-6133, hereinafter called the Grantor, to **DUEREN & DAVIS, L.L.C.**, a Florida limited liability company, having an address c/o Wingard Land Company, 1311 South Vineland Road, Winter Garden, Florida 34787, at hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises; releases, conveys and confirms unto the Grantee, all that certain real property situate in Lake County, Florida, more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the real property in fee simple; that the Grantor has good right and lawful authority to sell and convey the real property, and hereby fully warrants the title to the real property and will defend the same against the lawful claims of all persons whomsoever;

property and will defend the same against the lawful claims of all persons whomsoever; and that said Property is free of all encumbrances, except for taxes and assessments accruing subsequent to December 31, 1999 and those matters set forth on Exhibit "B" attached hereto ("Permitted Encumbrances").

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the date first above set forth.

WITNESSES:

CENTER LAKE PROPERTIES, LTD., a Florida limited partnership, its general partner

By: PINELOCH MANAGEMENT CORPORATION, A Florida corporation, its general partner

Richard L. Gonzalez

Print Name: RICHARD L. GONZALEZ

By: *James P. Caruso*
JAMES P. CARUSO

As: President

Clair T. Hedard

Print Name: CLAIRE T. HEDARD

OR Bk 5962 Pg 4925
Orange Co FL 2000-0111831

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged and subscribed before me by JAMES P. CARUSO, as President of PINELOCH MANAGEMENT CORPORATION, a Florida corporation, as General Partner of CENTER LAKE PROPERTIES, LTD., a Florida limited partnership, on behalf of said partnership, on this 15 day of March, 2000.

Phyllis P. Caruso
Signature of Notary Public-State of Florida

PHYLIS P. CARUSO
Notary Public, State of Florida
My Comm. Expires June 28, 2003
Comm. No. CC 850366
Print, type or stamp commissioned name of Notary Public
Personally known OR Produced Identification
Type of Identification Produced

EXHIBIT A
(Parcel 13 Revised 3/10/99)

OR Bk 5962 Pg 4926
Orange Co FL 2000-0111831

PARCEL 1

The Southeast Quarter of the Southeast Quarter of Section 33, Township 21 South, Range 25 East, Lake County, Florida.

PARCEL 2

The Southwest Quarter of the Southwest Quarter of Section 34, Township 21 South, Range 25 East, Lake County, Florida.

PARCEL 3

Tracts 33 and 48 according to the Plat of GROVELAND FARMS, Plat Book 2, Page 10, of Section 2, Township 22 South, Range 25 East, Lake County, Florida, being otherwise described as the West Half of the Northwest Quarter of the Southwest Quarter of said Section 2, Township 22 South, Range 25 East, Lake County, Florida.

PARCEL 4

The West 350 feet of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 2, Township 22 South, Range 25 East, otherwise described as the West 350 feet of the North Half of the South Half of Government Lot 5, in said Section 2, Township 22 South, Range 25 East, Lake County, Florida.

PARCEL 5

The East Half of the Northeast Quarter, otherwise described as Government Lot 1, Section 3, Township 22 South, Range 25 East, Lake County, Florida.

PARCEL 6

The West Half of the Northeast Quarter, otherwise described as Government Lot 2, Section 3, Township 22 South, Range 25 East, Lake County, Florida.

PARCEL 7

The East Half of the Northwest Quarter, otherwise described as Government Lot 3, Section 3, Township 22 South, Range 25 East, Lake County, Florida.

PARCEL 8

The Northwest Quarter of the Northwest Quarter, otherwise described as the North Half of Government Lot 4, Section 3, Township 22 South, Range 25 East, Lake County, Florida.

PARCEL 9

That portion of Government Lot 6, in Section 3, Township 22 South, Range 25 East, Lake County, Florida, lying North of County Road.

OR Bk 5962 Pg 4927
Orange Co FL 2000-0111831

PARCEL 10

The Northwest Quarter of the Southeast Quarter, otherwise described as the North Half of Government Lot 7, Section 3, Township 22 South, Range 25 East, Lake County, Florida, also described as Tracts 39, 40, 41 and 42, Groveland Farms.

PARCEL 11

The North Half of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter, otherwise described as the Northeast Quarter of the South Half of the South Half of Government Lot 8, Section 3, Township 22 South, Range 25 East, Lake County, Florida.

PARCEL 12

The North Three-Quarters of the East Half of the Southeast Quarter, otherwise described as the North Three-Quarters of Government Lot 8, all in Section 3, Township 22 South, Range 25 East, Lake County, Florida.

PARCEL 13

The North Half of the Southwest Quarter of the Southeast Quarter, otherwise described as the North Half of the South Half of Government Lot 7, in Section 3, Township 22 South, Range 25 East, Lake County, Florida.

PARCEL 14

The South Half of the Southwest Quarter of the Southeast Quarter, Section 3, Township 22 South, Range 25 East, Lake County, Florida.

PARCEL 15

The South Half of the Southeast Quarter of the South Half of Government Lot 8, Section 3, Township 22 South, Range 25 East, Lake County, Florida.

PARCEL 16

The Southwest Quarter of the South Half of Government Lot 8, Section 3, Township 22 South, Range 25 East, Lake County, Florida.

OR Blk 5962 Pg 4928
Orange Co FL 2000-011183

PARCEL 17

The North 990 feet of the West Half of the East Half of the Northeast Quarter of Section 4, Township 22 South, Range 25 East, Lake County, Florida.

PARCEL 18

The Southwest Quarter of the Northwest Quarter of Section 3, Township 22 South, Range 25 East, also known as Tracts 17, 18, 31 and 32, according to the Plat of GROVELAND FARMS, of said Section 3, Township 22 South, Range 25 East, Lake County, Florida.

PARCEL 19

The East 660 feet of Government Lot 1, Section 4, Township 22 South, Range 25 East, also described as the East 660 feet of the East Half of the Northeast Quarter of said Section 4, Township 22 South, Range 25 East, Lake County, Florida.

PARCEL 20

The East 970 feet of the North Half of the Southwest Quarter of the Southwest Quarter of Section 2, Township 22 South, Range 25 East, Lake County, Florida. Otherwise known as HILTON HILLS SUBDIVISION, as recorded in Plat Book 8, Page 83, Public Records of Lake County, Florida. LESS Lot 7, Block 1, HILTON HILLS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, Page 83, Public Records of Lake County, Florida. ALSO LESS AND EXCEPT the road right of way set forth on the Plat of HILTON HILLS SUBDIVISION, as recorded in Plat Book 8, Page 83, Public Records of Lake County, Florida.

LESS AND EXCEPT from Parcel 1 through 19: Right of Way for Cherry Lake Road per occupation and Lake County Maintenance Map.

EXHIBIT "B"

Recorded - Martha O. Haynie

Permitted Exceptions

1. Taxes for the year 2000 and subsequent years not yet due and payable.
2. Right of Way Easement in favor of Sumter Electric Cooperative, Inc., a Florida corporation, recorded February 9, 1978, in Official Records Book 644, Page 1474, Public Records of Lake County, Florida.
3. Right of Way Easement in favor of Sumter Electric Cooperative, Inc., a Florida corporation, recorded February 9, 1978, in Official Records Book 644, Page 1491, Public Records of Lake County, Florida.
4. Any rights of the State of Florida based on the doctrine of the State's sovereign ownership of lands lying below the ordinary high water line of any navigable waters.
5. Rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary line separating the publicly used area from the upland private area.
6. Rights of parties to use the dirt roads located within the bounds of the land to be insured.
7. Road Right of Ways as set forth on the Plat of GROVELAND FARMS recorded in Plat Book 2, Page 10, Public Records of Lake County, Florida (as to Parcels 3, 10 and 18).