

LAW OFFICES
ROSE, SUNDBSTROM & BENTLEY, LLP
2548 BLAIRSTONE PINES DRIVE
TALLAHASSEE, FLORIDA 32301

(850) 877-6555

CHRIS H. BENTLEY, P.A.
F. MARSHALL DETERDING
MARTIN S. FRIEDMAN, P.A.
JOHN R. JENKINS, P.A.
STEVEN T. MINDLIN, P.A.
JOSEPH P. PATTON
DAREN L. SHIPPY, LL.M. TAX
WILLIAM E. SUNDBSTROM, P.A.
DIANE D. TREMOR, P.A.
JOHN L. WHARTON

MAILING ADDRESS
POST OFFICE BOX 1567
TALLAHASSEE, FLORIDA 32302-1567

TELECOPIER (850) 656-4029

December 24, 2001

ROBERT M. C. ROSE
OF COUNSEL

**Ms. Blanca S. Bayo, Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850**

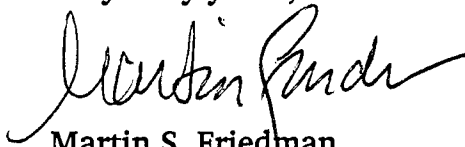
**Re: Docket No. 001551-WS; Highlands Ridge Utilities, LLC; Purchase of Highlands
Ridge Associates, Inc.
Our File No. 35078.01**

Dear Ms. Bayo:

**In accordance with PSC Order No. PSC-012349-PCO-WS, enclosed is a copy of
the recorded Special Warranty Deed by which Highlands Ridge Utilities, LLC acquired
the real estate upon which the water and wastewater facilities are located.**

**Should you have any questions regarding the enclosed, please do not hesitate
to contact me.**

Very truly yours,


**Martin S. Friedman
For the Firm**

**MSF/brm
Enclosure**

**cc: Mr. Michael T. Dick
Ms. Alice Crosby
Ms. Cheryl Johnson**

DOCUMENT NUMBER-DATE

00623 JAN 17 8

FPSC-COMMISSION CLERK

**** OFFICIAL RECORDS ****
BK 1583 PG 871

4900.00

DEED DOC STAMPS

\$4,900.00

D.C. JV

Upon recording, this instrument should be returned to:
Larry B. Alexander, Esquire
505 S. Flagler Drive, Suite 1110
West Palm Beach, Florida 33402-3475

This instrument was prepared by:
John S. Inglis, Esquire
Shumaker, Loop & Kendrick, LLP
101 E. Kennedy Boulevard, Suite 2800
Tampa, Florida 33602



SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of 21st day of December, 2001, by HIGHLANDS RIDGE ASSOCIATES, INC., a Florida corporation (the "Grantor"), whose post office address is Post Office Box 768, Sebring, Florida 33871-0768, to HIGHLANDS RIDGE UTILITIES, LLC, a Florida limited liability company (the "Grantee"), whose post office address is 1275 Lake Heathrow Lane, Heathrow, Florida 32746.

[Whenever used herein the terms "Grantor" and "Grantee" include all the parties in this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations and companies]

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases, and transfers unto the Grantee, all that certain parcel of land situate in Highlands County, Florida, to-wit:

[For legal description, see Exhibit "A" attached hereto and made a part hereof]

Property Appraiser Parcel Identification Nos. C083429-05000D00000 and C083429-05000E00000

TOGETHER WITH all tenements, hereditaments, easements, rights-of-way, privileges, reversions, remainders and other rights and appurtenances belonging or in any manner appertaining thereto, including all reversionary interests in and to any adjoining or abutting rights-of-way, and all buildings and improvements thereon.

TO HAVE AND TO HOLD unto the Grantee the same in fee simple forever.

AND THE GRANTOR does hereby specially warrant the title to said land, and will defend the same against the lawful claims of all persons arising by, through or under the Grantor, but against none other, and except zoning and other governmental resolutions and ordinances; real estate taxes and assessments for the year 2002 and thereafter; and those matters set forth on Schedule B-II of Chicago Title Insurance Company Commitment No. 10-2169-20673.

IN WITNESS WHEREOF, the Grantor has caused this Indenture to be executed by its duly authorized officer effective as of the date first above written.

Signed and acknowledged
in the presence of:

Charles J. Clinage
Print Name: CHARLES J. CLINAGE

Judith A. Pence
Print Name: JUDITH A. PENCE

HIGHLANDS RIDGE ASSOCIATES, INC.,
a Florida corporation

By: Judson E. Smith
Judson Smith
Vice President

[corporate seal]

STATE OF OHIO)
COUNTY OF CUYAHOGA)

The foregoing instrument was acknowledged before me this 18th day of December, 2001, by Judson Smith, the Vice President of HIGHLANDS RIDGE ASSOCIATES, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or did produce _____ as identification.

Pamela Sue Alexovich
NOTARY PUBLIC
Print Name: PAMELA SUE ALEXOVICH
My Commission Expires:

PAMELA SUE ALEXOVICH
Notary Public, State of Ohio
My Commission Expires Nov. 17, 2004



FILE # 1127141 RCD: Jan 02 2002 @ 05:04PM
L. E. "Luke" Brooker, Clerk, Highlands County

Water Plant Site

Lot labeled WATER PLANT SITE and a portion of TRACT "J", said portion being more particularly described as follows: Commence at the northwest corner of said Tract "J" for a point of beginning; thence $S54^{\circ}52'04''E$, along the northerly line of said Tract "J", for 60.00 feet; thence $S35^{\circ}07'56''W$ for 46.17 feet to the intersection of a curve concave to the south; thence along a curve to the left having as it's elements a radius of 1400.00 feet, central angle of $02^{\circ}24'20''$, chord bearing of $N63^{\circ}47'20''W$, chord length of 58.77 feet, along the arc for 58.78 feet to the southwest corner of said Tract "J"; thence $N33^{\circ}07'33''E$ for 55.32 feet to the Point of Beginning.

Together with

WASTE WATER PLANT

That Tract labeled as WASTE WATER PLANT, HIGHLANDS RIDGE ON LAKE BONNET, PHASE II, as recorded in Plat Book 15, Page 73, of the Public Records of Highlands County, Florida, LESS the following described portion of said Waste Water Plant Tract: Begin at the northwest corner of said Waste Water Plant Tract; thence $S89^{\circ}24'20''E$, along the north line of said Tract, for 21.09 feet; thence $S00^{\circ}42'16''W$ for 223.42 feet; thence $S42^{\circ}22'50''E$ for 43.84 feet; thence $S61^{\circ}09'07''W$ for 33.64 feet; thence $S00^{\circ}31'14''W$ for 163.52 feet to the south line of said Waste Water Plant Tract; thence $N89^{\circ}24'20''W$, along the south line of said Tract, for 21.04 feet to the southwest corner of said Tract; thence $N00^{\circ}35'40''E$ for 450.00 feet to the Point of Beginning.

Both sites part of HIGHLANDS RIDGE ON LAKE BONNET PHASE II as recorded in Plat Book 15, Page 73 of the Public Records of Highlands County, Florida.

EXHIBIT "A"