

ORIGINAL
LAW OFFICES

ROSE, SUNDBSTROM & BENTLEY, LLP

2548 BLAIRSTONE PINES DRIVE
TALLAHASSEE, FLORIDA 32301

CHRIS H. BENTLEY, P.A.
ROBERT C. BRANNAN
DAVID F. CHESTER
F. MARSHALL DETERDING
JOHN R. JENKINS, P.A.
STEVEN T. MINDLIN, P.A.
DAREN L. SHIPPY
WILLIAM E. SUNDBSTROM, P.A.
DIANE D. TREMOR, P.A.
JOHN L. WHARTON
ROBERT M. C. ROSE, OF COUNSEL
WAYNE L. SCHIEFFELBEIN, OF COUNSEL

(850) 877-6555
FAX (850) 656-4029
www.rsbatorneys.com

CENTRAL FLORIDA OFFICE
600 S. NORTH LAKE BLVD., SUITE 160
ALTAMONTE SPRINGS, FLORIDA 32701
(407) 830-6331
FAX (407) 830-8522

REPLY TO ALTAMONTE SPRINGS

MARTIN S. FRIEDMAN, P.A.
VALERIE L. LORD, OF COUNSEL
(LICENSED IN TEXAS ONLY)

October 9, 2003

HAND DELIVERY

Ms. Blanca Bayo
Commission Clerk and Administrative Services Director
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399

Re: Docket No. 030123-WS
Grenelefe Resort Utility, Inc.
Our File No.: 37058.01

RECEIVED-FPSC
03 OCT -9 PM 12:18
COMMISSION
CLERK

Dear Ms. Bayo:

This letter is in response to the Commission Staff's September 5, 2003, correspondence requesting additional information regarding the above-referenced docket.

Deficiencies

1. The Utility operates two water treatment plants and one wastewater treatment plant. One of the water treatment plants is located on property which is covered by a perpetual utility easement from one of the condominium associations. I have enclosed a copy of a General Warranty Deed which covers the other water treatment plant site as well as the wastewater treatment plant property. We will be recording this Deed in the Public Records of Polk County, Florida, and will file a recorded copy upon receipt.

Additional Information

AUS _____
CAF _____
CMP _____
COM _____
CTR _____
ECR _____
GCL _____
OPC _____
MMS _____
SEC _____
OTH _____

1. The Utility is moving forward with preparing an Original Cost Study, and once I have a time commitment as to when that will be completed, I will advise the Staff accordingly.

DOCUMENT NUMBER-DATE

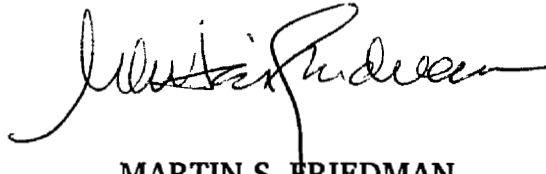
09857 OCT-9 2

FPSC-COMMISSION CLERK

Ms. Blanca Bayo
October 9, 2003
Page 2

2. In light of the perpetual utility easement as is recorded as a part of the Declaration of Condominium, I can find no reason why a lease would be necessary. The perpetual easement would take precedence over such a lease agreement, and thus, the duration of the lease is irrelevant.

Very truly yours,



MARTIN S. FRIEDMAN
For the Firm

MSF/mp
Enclosure

cc: Mr. Harry D. Stecher (w/o enclosure)
Mr. Mark Waltrip (w/o enclosure)
Mr. Bill Goaziou (w/o enclosure)
Ms. Cheryl Johnson (w/enclosure) (via hand delivery)

ASO\Grenelefe\Sports Shinko\PSC Clerk 03.ltr

THIS DOCUMENT PREPARED BY:
MARTIN S. FRIEDMAN, ESQUIRE
ROSE, SUNDSTROM & BENTLEY, LLP
600 S. North Lake Boulevard
Suite 160
Altamonte Springs, FL 32701
(407) 830-6331

COPY

28-28-06-000000-021000

28-28-08-000000-033010

Parcel ID Numbers

General Warranty Deed

Made this 3 day of October, 2003 A.D. By GRENELEFE RESORT L.L.C., a Florida limited liability company, whose address is 5601 Windhover Drive, Orlando, Florida 32819, hereinafter called the "Grantor", to GRENELEFE RESORT UTILITY, INC., a Florida corporation, whose address is 5601 Windhover Drive, Orlando, Florida 32819, hereinafter called the "Grantee":

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Polk County, Florida, viz:

See attached Exhibits "A" and "B"

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 said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful

DOCUMENT NUMBER-DATE

09857 OCT-98

FPSC-COMMISSION CLERK

claims of all persons whomsoever; and that said land is free of all encumbrances except a mortgage in favor of Textron Financial Corporation, and taxes accruing subsequent to December 31, 2002.

This is Not the homestead property of said 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:

GRENELEFE RESORT, L.L.C.

[Signature]
Witness Printed Name JEAN MARCEL

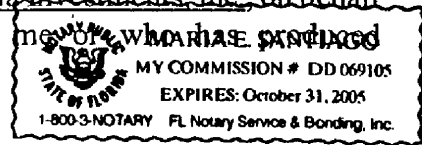
BY: [Signature] Central Florida Investments, Inc., its Manager

BY: David Siegel
Its: President

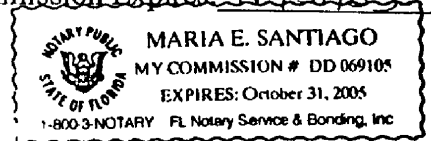
[Signature]
Witness Printed Name Nancy Perez

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 3 day of October, 2003, by David Siegel as Manager of Central Florida Investments, Inc. on behalf of GRENELEFE RESORT, L.L.C., who is personally known to me ~~or who has produced~~ [Signature] as identification.



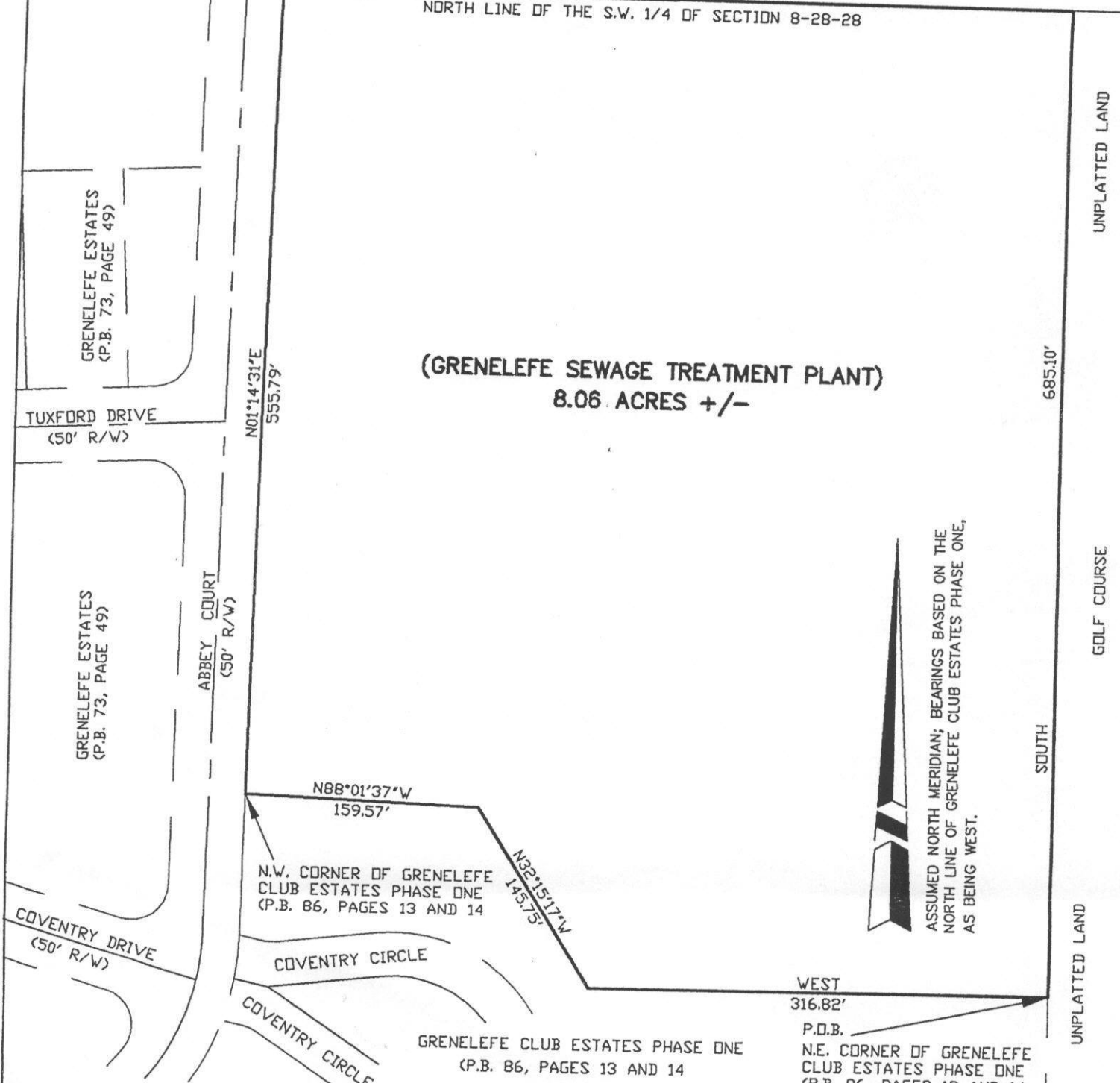
Notary Public - State of Florida
Printed Name: Maria E. Santiago
My Commission Expires: 10/31/05



SKETCH OF LEGAL DESCRIPTION
(GRENELEFE SEWAGE TREATMENT PLANT)
SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION

N89°55'37"E UNPLATTED LAND 542.03'
NORTH LINE OF THE S.W. 1/4 OF SECTION 8-28-28

(GRENELEFE SEWAGE TREATMENT PLANT)
8.06 ACRES +/-



ASSUMED NORTH MERIDIAN; BEARINGS BASED ON THE
NORTH LINE OF GRENELEFE CLUB ESTATES PHASE ONE,
AS BEING WEST.


THIS IS NOT A SURVEY

SHEET 1 OF 2

B.O.C. = BACK OF CURB	ESM'T = EASEMENT	O/S = OFFSET	R = RADIUS	Δ = DELTA (CENTRAL ANGLE)
BLDG. = BUILDING	F.B. = FIELD BOOK	O.R. = OFFICIAL RECORD	R.P. = RADIUS POINT	(C) = CALCULATED DATA
CATV = CABLE TELEVISION BOX	FBS = FORM BOOKS	P.B. = PLAT BOOK	RES. = RESIDENCE	(D) = DEED DATA
C.B.S. = CONCRETE BLOCK STRUCTURE	F.F. = FINISH FLOOR	P.C. = POINT OF CURVATURE	RNG = RANGE	(L) = LEGAL DATA
C.B. = CHORD BEARING	FND. = FOUND	PCC = POINT OF COMPOUND CURVE	RLS = REGISTERED LAND SURVEYOR	(M) = MEASURED DATA
CC = CONC. CHIEF	HWA = HANSON, WALTER & ASSOCIATES	PCP = PERMATE CONTROL POINT	RO = ROOF OVERHANG	(P) = PLAT DATA
CH = CHORD	I.D. = IDENTIFICATION	P.I. = POINT OF INTERSECTION	R/W = RIGHT OF WAY	(E) = EXISTING
C.L.F. = CHAINLINK FENCE	I.R. = IRON PIPE	P.L.S. = PROFESSIONAL LAND SURVEYOR	SW = SIDEWALK	☉ = CENTERLINE
C.M. = CONCRETE MONUMENT	L = LENGTH OF CURVE	P.D.B. = POINT OF BEGINNING	SEC = SECTION	A.P.V. = ASSOCIATION OF POINCIANA VILLAGE
C.P. = CONCRETE PIPE	LL = LOOSE LEAF	P.O.C. = POINT OF COMMENCEMENT	SQ.FT. = SQUARE FEET	***** = BUILDING SETBACK LINE
COR = CORNER	L.B. = LICENSED SURVEYING BUSINESS	PRC = POINT OF REVERSE CURVE	T = TANGENT LENGTH OF CURVE	
CONC. = CONCRETE	N&D = NAIL AND DISC	PP = POWER POLE	TOB = TOP OF BANK	
D = DRAINAGE	N.R. = NON-RADIAL	PRM = PERMANENT REFERENCE MONUMENT	TWP. = TOWNSHIP	
E.O.P. = EDGE OF PAVEMENT	N.T.S. = NOT TO SCALE	PT = POINT OF TANGENCY	U = UTILITY	
EL. = ELEVATION		PG. = PAGE	UG = UNDERGROUND	

No Underground Installations or Improvements Have Been Located Except as Noted.
The Surveyor Has Not Abstracted The Lands Shown Hereon For Easements, Rights Of Way And Restrictions, If Any.
Elevations Refer To National Geodetic Vertical Datum Of 1929.. Do Not Use Building Ties to Construct Deed or Platted Lines.
There may be additional restrictions and/or easements that are not recorded on this plat of survey that may be found in the Public Records of this county.

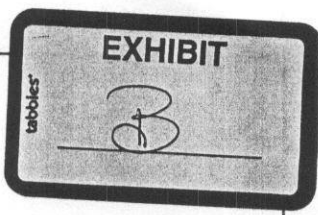
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.					
House Model	HM	BLDG. Permit No.	Project Address		
Scale	1" = 100'	Sec. 8	Twp. 28 S.	Rng. 28 E.	
Survey Type	Survey Date	CC	Field Book	Page	By
Boundary					
Sketch of Legal	8-27-03	JF	03-32	60&61	RH
Form Boards					
Foundation					
Boundary/Final					

 **Hanson, Walter & Associates, Inc.**
Engineering, Surveying and Planning
400 W. EMMETT STREET KISSIMMEE, FL 34741-5481 (407)847-9433
LICENSED SURVEYING BUSINESS #3270

I hereby certify that the sketch represented hereon has been prepared in accordance with the Minimum Technical Standards as set forth in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Randy Hanson 9-17-03
Randy Hanson, P.L.S. # 4629 or Coroll Castleberry, P.L.S. # 4226
Joseph W. Bibler, P.L.S. # 5810

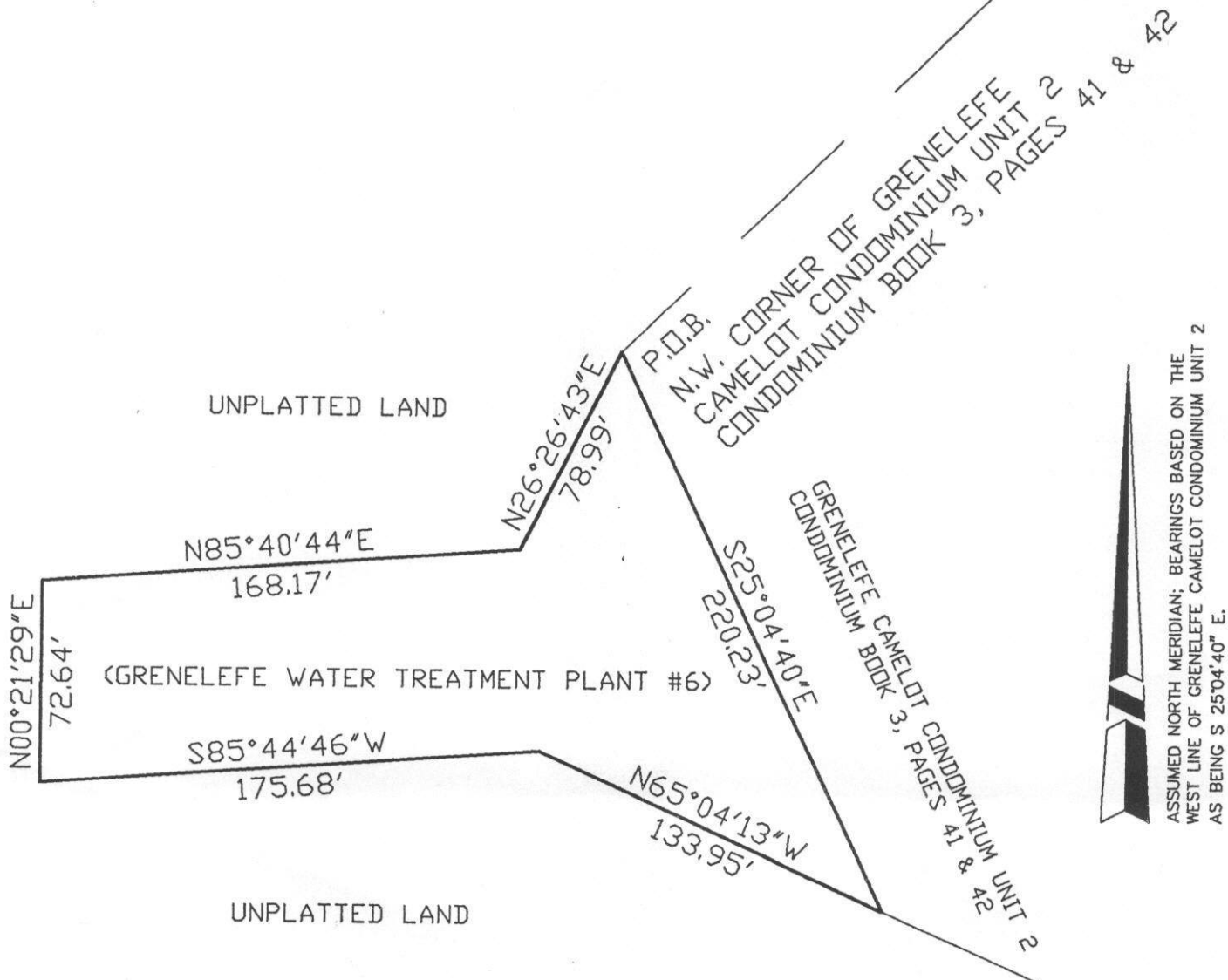
**SKETCH OF LEGAL DESCRIPTION
(GRENELEFE WATER TREATMENT PLANT NUMBER 6)**



LEGAL DESCRIPTION:

BEGIN AT THE NORTHWEST CORNER OF GRENELEFE CAMELOT CONDOMINIUM UNIT NUMBER 2, AS RECORDED IN CONDOMINIUM BOOK 3, PAGES 41 AND 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN SOUTH 25°04'40" EAST, ALONG THE WEST LINE OF GRENELEFE CAMELOT CONDOMINIUM UNIT NUMBER 2, A DISTANCE OF 220.23 FEET; THENCE RUN NORTH 65°04'13" WEST, A DISTANCE OF 133.95 FEET; THENCE RUN SOUTH 85°44'46" WEST, A DISTANCE OF 175.68 FEET; THENCE RUN NORTH 00°21'29" EAST, A DISTANCE OF 72.64 FEET; THENCE RUN NORTH 85°40'44" EAST, A DISTANCE OF 168.17 FEET; THENCE RUN NORTH 26°26'43" EAST, A DISTANCE OF 78.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.54 ACRES, +/-



THIS IS NOT A SURVEY

B.O.C. = BACK OF CURB	ESM'T = EASEMENT	O/S = OFFSET	R = RADIUS	Δ = DELTA (CENTRAL ANGLE)
BLDG. = BUILDING	F.B. = FIELD BOOK	O.R. = OFFICIAL RECORD	R.P. = RADIUS POINT	(C) = CALCULATED DATA
CATV = CABLE TELEVISION BOX	FBS = FORM BOARDS	P.B. = PLAT BOOK	RES. = RESIDENCE	(D) = DEED DATA
C.B.S. = CONCRETE BLOCK STRUCTURE	F.F. = FINISH FLOOR	P.C. = POINT OF CURVATURE	RNG = RANGE	(L) = LEGAL DATA
C.B. = CHORD BEARING	FND. = FOUND	P.O.C. = POINT OF COMPOUND CURVE	RLS = REGISTERED LAND SURVEYOR	(M) = MEASURED DATA
CC = CREW CHIEF	HWA = HANSON, WALTER & ASSOCIATES	P.P. = PERMATE CONTROL POINT	RO = ROOF OVERHANG	(P) = PLAT DATA
CH = CHORD	I.D. = IDENTIFICATION	P.I. = POINT OF INTERSECTION	R/W = RIGHT OF WAY	(E) = EXISTING
C.L.F. = CHAINLINK FENCE	I.P. = IRON PIPE	P.L.S. = PROFESSIONAL LAND SURVEYOR	SW = SIDEWALK	℄ = CENTERLINE
C.M. = CONCRETE MONUMENT	I.R. = 5/8" IRON ROD	P.O.B. = POINT OF BEGINNING	SEC = SECTION	A.P.V. = ASSOCIATION OF POINCIANA VILLAGE
C.P. = CONCRETE PIPE	L = LENGTH OF CURVE	P.O.C. = POINT OF COMMENCEMENT	SQ.FT. = SQUARE FEET = BUILDING SETBACK LINE
COR = CORNER	LL = LOOSE LEAF	PRC = POINT OF REVERSE CURVE	T = TANGENT LENGTH OF CURVE	
CONC. = CONCRETE	L.B. = LICENSED SURVEYING BUSINESS	PP = POWER POLE	TOB = TOP OF BANK	
D = DRAINAGE	N&D = NAIL AND DISC	PRM = PERMANENT REFERENCE MONUMENT	TWP. = TOWNSHIP	
E.O.P. = EDGE OF PAVEMENT	N.R. = NON-RADIAL	PT = POINT OF TANGENCY	U = UTILITY	
EL. = ELEVATION	N.T.S. = NOT TO SCALE	PG. = PAGE	UG = UNDERGROUND	

No Underground Installations or Improvements Have Been Located Except as Noted.
The Surveyor Has Not Abstracted The Lands Shown Hereon For Easements, Rights Of Way And Restrictions, If Any.
Elevations Refer To National Geodetic Vertical Datum Of 1929.. Do Not Use Building Ties To Construct Deed or Platted Lines.
There may be additional restrictions and/or easements that are not recorded on this plat of survey that may be found in the Public Records of this county.

	HYD = FIRE HYDRANT
	UT = UTILITY POLE
	M = MANHOLE
	WV = WATER VALVE
	UB = UTILITY BOX

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

House Model	HM	BLDG. Permit No.	Project Address						
Scale	1" = 60'	Sec. 6	Twp. 28 S.	Rng. 28 E.	Revisions	F.B./PG.	C.C.	Survey Date	By
Survey Type	Survey Date	CC	Field Book	Page					
Boundary									
Sketch of Legal	8-27-03	JF	03-32	62	RH				
Form Boards									
Foundation									
Boundary/Final									

Hanson, Walter & Associates, Inc.
Engineering, Surveying and Planning
400 W. EMMETT STREET KISSIMMEE, FL 34741-5481 (407)847-9433
LICENSED SURVEYING BUSINESS #3270

I hereby certify that the sketch represented hereon has been prepared in accordance with the Minimum Technical Standards as set forth in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Randy Hanson 9-18-03
Randy Hanson, P.L.S. # 4629 or Carol Costleberry, P.L.S. # 4226
Joseph W. Bibler, P.L.S. # 5810 Date Signed

SHEET 2 OF 2

LEGAL DESCRIPTION:

BEGIN AT THE NORTHEAST CORNER OF GRENELEFE CLUB ESTATES PHASE ONE, AS RECORDED IN PLAT BOOK 86, PAGES 13 AND 14, OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA; THENCE RUN WEST ALONG THE NORTH LINE OF SAID GRENELEFE CLUB ESTATES PHASE ONE, A DISTANCE OF 316.82 FEET; THENCE RUN NORTH 32°15'17" WEST, A DISTANCE OF 145.75 FEET; THENCE RUN NORTH 88°01'37" WEST, A DISTANCE OF 159.57 FEET TO THE NORTHWEST CORNER OF SAID GRENELEFE CLUB ESTATES PHASE ONE, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF ABBEY COURT; THENCE RUN NORTH 01°14'31" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 555.79 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 28 EAST; THENCE RUN NORTH 89°55'37" EAST ALONG SAID NORTH LINE, A DISTANCE OF 542.03 FEET; THENCE RUN SOUTH, A DISTANCE OF 685.10 FEET TO THE POINT OF BEGINNING.
CONTAINING 8.06 ACRES MORE OR LESS.