

030123-WS

State of Florida



ORIGINAL
Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

RECEIVED-FPSC

OCT - 5 AM 9:22

COMMISSION
CLERK

-M-E-M-O-R-A-N-D-U-M-

DATE: October 4, 2004

TO: Kay B. Flynn, Chief of Records and Hearing Services, Division of the Commission Clerk & Administrative Services

FROM: Cheryl A. Johnson, Regulatory Analyst IV, Division of Economic Regulation

RE: Application for transfer of majority organizational control of Sports Shinko Utility, Inc. d/b/a Grenelefe Utilities in Polk County and for name change on Certificate Nos. 589-W and 507-S to Grenelefe Resort Utility, Inc.

Please include the attach document in docket file of Docket No. 030123-WS.

CMP _____

COM _____

CTR _____

ECR _____

GCL _____

OPC _____

MMS _____

RCA _____

SCR _____

SEC 1

OTH _____

DOCUMENT NUMBER-DATE

10678 OCT-5 8

FPSC COMMISSION CLERK

LAW OFFICES
ROSE, SUNDSTROM & BENTLEY, LLP

2548 BLAIRSTONE PINES DRIVE
TALLAHASSEE, FLORIDA 32301

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

REPLY TO ALTAMONTE SPRINGS

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

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

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. SUNDSTROM, P.A.
DIANE D. TREMOR, P.A.
JOHN L. WHARTON
ROBERT M. C. ROSE, OF COUNSEL
WAYNE L. SCHIEFELBEIN, OF COUNSEL

October 27, 2003


Ms. Cheryl Johnson
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399

Re: Docket No. 030123-WS; Application for Transfer of Majority Organizational
Control to Grenelefe Resorts, LLC, and Name Change
Our File No.: 37058.01

Dear Cheryl:

Enclosed is a copy of the recorded Deed conveying Grenelefe Resort Utility, Inc., the real property upon which its wastewater plant and one of its water plants are located. You will recall that the other water plant is located on property designated in the Declaration of Condominium as utility easement property. Thus, no conveyance is needed with regard to that plant site.

Very truly yours,


MARTIN S. FRIEDMAN
For the Firm

RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
03 OCT 29 AM 11:51
DIVISION OF
ECONOMIC REGULATION

MSF/mp
Enclosure

cc: Mr. Harry D. Stecher (w/o enclosures)
Mr. Mark Waltrip (w/o enclosures)
Mr. Bill Goaziou (w/o enclosures)

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32

INS # 2003206653
BK 05545 PG 1569
RECORDED 10/13/2003 02:12:41 PM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
DEED DOC 210.00
RECORDING FEES 24.00
RECORDED BY M Stevens

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

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

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 MARK BAC

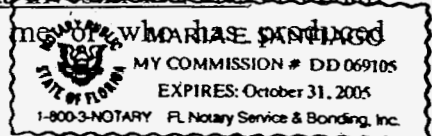
BY: [Signature] Central Florida Investments, Inc., its Manager

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 Siegel as Manager of Central Florida Investments, Inc. on behalf of GRENELEFE RESORT, L.L.C., who is personally known to me and 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

UNPLATTED LAND

NB9°55'37"E 542.03'

NORTH LINE OF THE S.W. 1/4 OF SECTION 8-28-28

UNPLATTED LAND

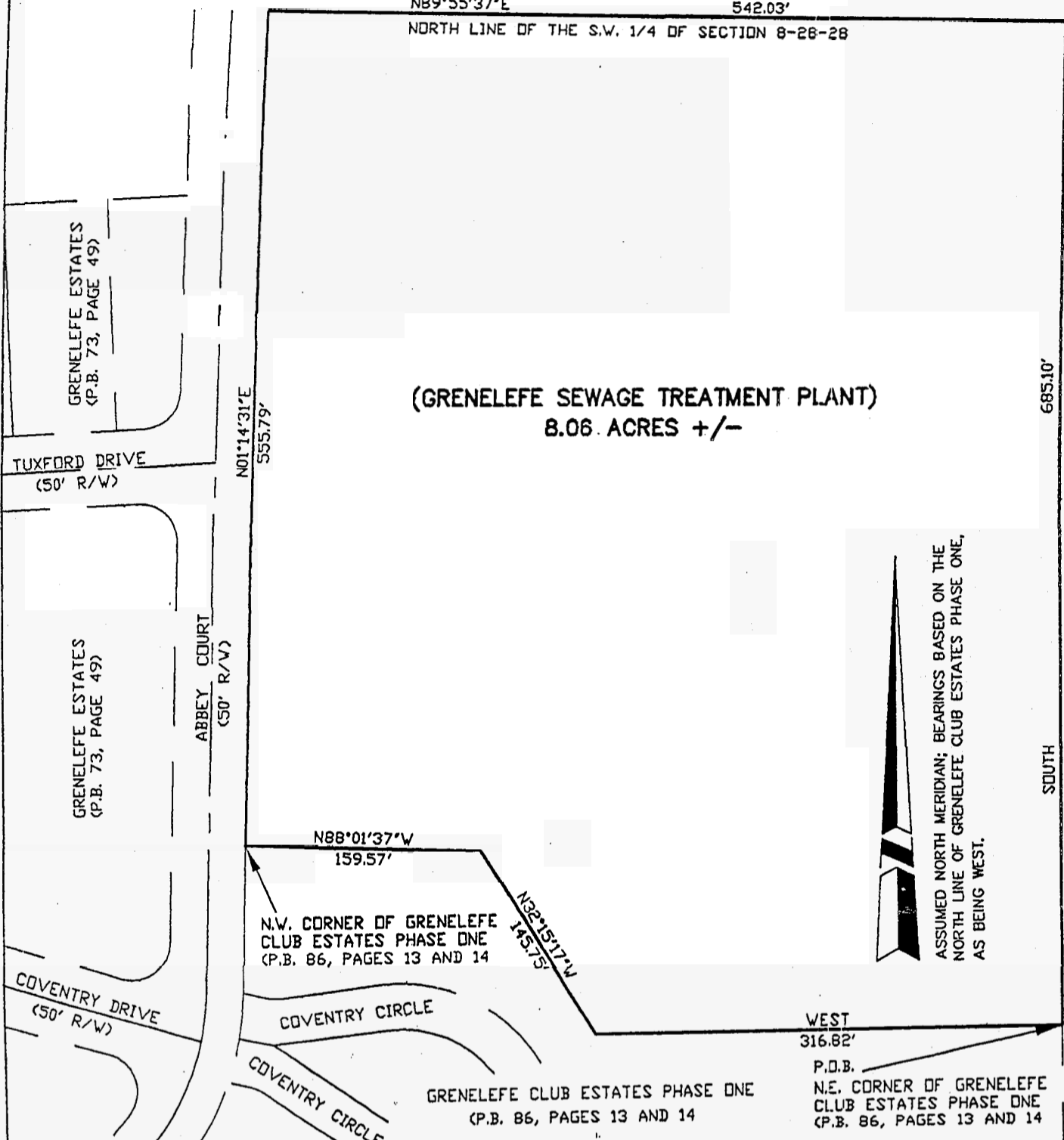
(GRENELEFE SEWAGE TREATMENT PLANT)
8.06 ACRES +/-

685.10'

GOLF COURSE

SOUTH

UNPLATTED LAND



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	F.B.S. = 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.C.C. = POINT OF COMPOUND CURVE	RLS = REGISTERED LAND SURVEYOR	(M) = MEASURED DATA
CC = CREW CHIEF	HWA = HANSON, WALTER & ASSOCIATES	PCR. = PERMANENT 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.H.F. = CHAINLINK FENCE	I.P. = IRON PIPE	P.L.S. = PROFESSIONAL LAND SURVEYOR	SW = SIDEWALK	CL = 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.D.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 Dead 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.

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						

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.

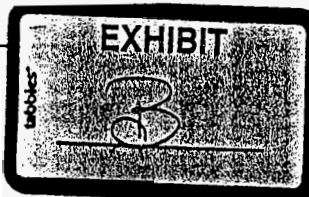
Randy Hanson 9-17-03
Randy Hanson, P.L.S. # 4829 or Coroll Costleberry, P.L.S. # 4226
Joseph W. Biles, P.L.S. # 5810 Date Signed

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

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 $32^{\circ}15'17''$ WEST, A DISTANCE OF 145.75 FEET; THENCE RUN NORTH $88^{\circ}01'37''$ 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 $01^{\circ}14'31''$ 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 $89^{\circ}55'37''$ 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.

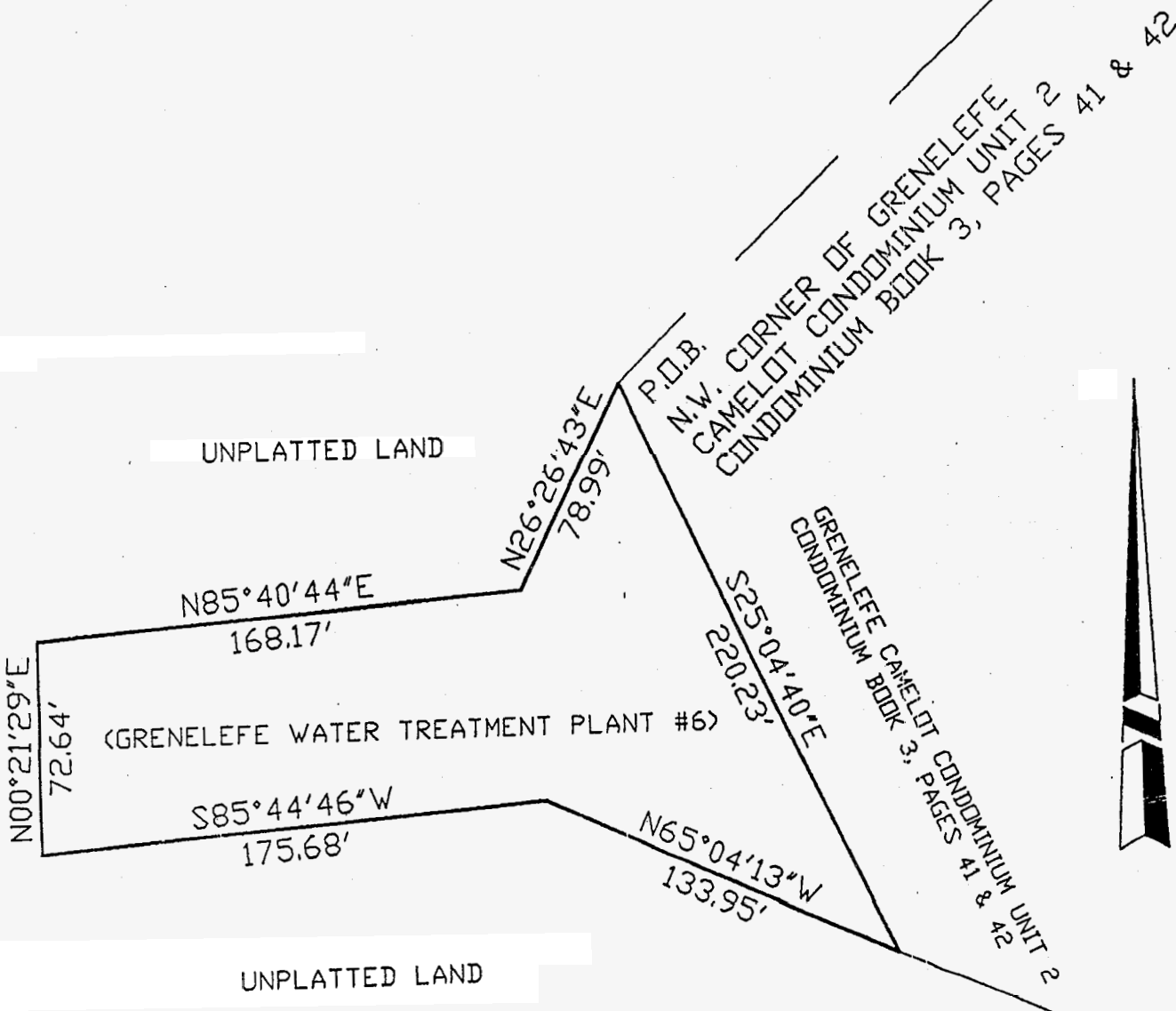


**SKETCH OF LEGAL DESCRIPTION
(GRENELEFE WATER TREATMENT PLANT NUMBER 6)**

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, +/-



ASSUMED NORTH MERIDIAN; BEARINGS BASED ON THE WEST LINE OF GRENELEFE CAMELOT CONDOMINIUM UNIT 2 AS BEING S 25°04'40" E.

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.C.C. = POINT OF COMPOUND CURVE | RLS = REGISTERED LAND SURVEYOR | (M) = MEASURED DATA |
| CC = CHORD | HWA = HANSON, WALTER & ASSOCIATES | PCC = PERMANENT CONTROL POINT | RO = ROOF OVERHANG | (P) = PLAT DATA |
| CH = CHORD | I.D. = IDENTIFICATION | PCP = POINT OF INTERSECTION | R/W = RIGHT OF WAY | (E) = EXISTING |
| CH.F. = CHAINLINK FENCE | I.P. = IRON PIPE | P.I. = POINT OF INTERSECTION | SW = SIDEWALK | ± = CENTERLINE |
| C.M. = CONCRETE MONUMENT | I.R. = 5/8" IRON ROD | P.L.S. = PROFESSIONAL LAND SURVEYOR | SEC = SECTION | A.P.V. = ASSOCIATION OF POINCIANA VILLAGE |
| C.P. = CONCRETE PIPE | L = LENGTH OF CURVE | P.O.B. = POINT OF BEGINNING | SO.F.T. = SQUARE FEET | = BUILDING SETBACK LINE |
| COR = CORNER | LL = LOOSE LEAF | P.O.C. = POINT OF COMMENCEMENT | T = TANGENT LENGTH OF CURVE | |
| CONC. = CONCRETE | L.B. = LICENSED SURVEYING BUSINESS | PRC = POINT OF REVERSE CURVE | TOB = TOP OF BANK | |
| D = DRAINAGE | N&D = NAIL AND DISC | PP = POWER POLE | TWP = TOWNSHIP | |
| E.O.P. = EDGE OF PAVEMENT | N.R. = NON-RADIAL | PRM = PERMANENT REFERENCE MONUMENT | U = UTILITY | |
| EL. = ELEVATION | N.T.S. = NOT TO SCALE | PT = POINT OF TANGENCY | UG = UNDERGROUND | |
| | | PG. = PAGE | | |

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" = 60'	Sec. 6	Revisions		
Survey Type	Survey Date	CC	F.B./PG.	C.C.	Survey Date By
Boundary		Field Book			
Sketch of Legal	8-27-03	Page			
Form Boards		By			
Foundation					
Boundary/Final					

- ⊕ = FIRE HYDRANT
- ⊙ = UTILITY POLE
- ⊗ = MANHOLE
- ⊕ = WATER VALVE
- ⊠ = UTILITY BOX



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 Costello, P.L.S. # 4226
 Joseph W. Biber, P.L.S. # 6610