

KSRU

*Keen Sales, Rentals and Utilities, Inc.*

685 Dyson Road  
Haines City, FL 33844  
Business Phone 863-421-6827

December 30, 2004

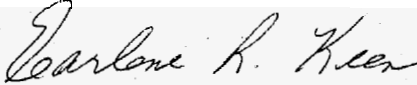
Division of Commission Clerk and Administrative Services  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0850

Docket No. 040160-WU

To Whom It May Concern:

This letter is to inform you that we received your letter with the other information needed for you to complete our sale of Alturas Utilities, LLC. Hopefully we have answered all of your concerns accurately and timely. We do appreciate everything that you have helped us with. Following this letter you will find other information needed number 1, 2, 3, and 4. If there is anything not answered properly please let me know.

Respectfully,



Earlene R. Keen  
President

EK/cm

cc: Mr. Stuart Sheldon

DOCUMENT NUMBER-DATE

00035 JAN-3 08

FPSC-COMMISSION CLERK

NAME OF COMPANY ALTURAS UTILITIES, LLC

WATER TARIFF

GENERAL SERVICE

RATE SCHEDULE GS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For water service to all Customers for which no other schedule applies.
- LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD - Monthly

<u>RATE</u> -	<u>Meter Size</u>	<u>Base Facility Charge</u>
	5/8" x 3/4"	\$ 11.00
	3/4"	\$ 16.50
	1"	\$ 27.50
	1 1/2"	\$ 55.00
	2"	\$ 88.00
	3"	\$176.00
	4"	\$275.00
	6"	\$550.00

Gallonage Charge  
per 1,000 gallons  
\$3.25

MINIMUM CHARGE - Base Facility Charge

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Transfer

\_\_\_\_\_  
**STUART SHELDON**  
 ISSUING OFFICER

\_\_\_\_\_  
**MANAGER**  
 TITLE

NAME OF COMPANY ALTURAS UTILITIES, LLC

WATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For water service for all purposes in private residences and individually metered apartment units.

LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

<u>RATE</u> -	<u>Meter Size</u>	<u>Base Facility Charge</u>
	5/8" x 3/4"	\$11.00
	3/4"	\$16.50
	1"	\$27.50
	1 1/2"	\$55.00
	2"	\$88.00
	3"	\$176.00
	4"	\$275.00
	6"	\$550.00

Gallonge Charge  
per 1,000 gallons  
\$3.25

MINIMUM CHARGE - Base Facility Charge

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Transfer

STUART SHELDON  
ISSUING OFFICER

MANAGER  
TITLE

NAME OF COMPANY ALTURAS UTILITIES, LLC

WATER TARIFF

COPY OF CUSTOMER'S BILL

HAINES CITY, FL 33844

EMERGENCY CELL (863) 557-8399

		<b>LAST MONTHS BILL</b>	<b>\$32.06</b>
Billing	Acct	<b>PMT</b>	<b>\$0.00</b>
Date	No #:	<b>PMT 11/19/04</b>	<b>\$32.06</b>
12/07/04	30030	<b>BAL FWD</b>	<b>\$0.00</b>

12/07/04 30030 \$36.07

METER READINGS		Gals.	CURRENT
PREVIOUS	PRESENT	Used	AMOUNT
286470	293360	6890	\$33.39

POLK CO PUBL SVC TAX 8%..... 2.67

Current Month's Charges + \$36.06

Please Pay This Amount \$36.07

**BILL DELINQUENT AFTER 20TH OF BILLING MONTH. LATE FEE \$2.00; RECONNECT FEE \$15.00**

DAS

\*\*\*\*\* DELIVER TO \*\*\*\*\*

A. RICHARDSON  
P. O. BOX 152  
ALTURAS FL 33820

STUART SHELDON  
ISSUING OFFICER

MANAGER  
TITLE

INSTR # 2004258702  
BK 06028 PGS 1080-1081 PG(s) 2  
RECORDED 12/27/2004 08:43:25 AM  
RICHARD M WEISS, CLERK OF COURT  
POLK COUNTY  
DEED DOC 0.70  
RECORDING FEES 18.50  
RECORDED BY L Richards

RB  
Bot

This Document Prepared By and Return to:  
Stephen E. Baker, Attorney at Law  
800 First Street South  
Winter Haven, Florida 33880-3666

Parcel ID Number: 163024-694500-020070

### Corrective Warranty Deed

This Indenture, Made this 8<sup>th</sup> day of November, 2004 A.D., Between  
**KEEN SALES, RENTALS AND UTILITIES, INC.**, a corporation existing under  
the laws of the State of Florida  
of the County of Polk, State of Florida, grantor, and  
**ALTURAS UTILITIES, L.L.C.**, a Florida limited liability company

whose address is 19032 N.E. 29th Avenue, Aventura, FL 33180  
of the County of Miami-Dade, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situated,  
lying and being in the County of Polk, State of Florida, to wit:

**PARCEL #1:**  
Lot 7, Block 20, TOWNSITE OF ALTURAS, according to the Plat thereof as  
recorded in Plat Book 4, page 62, of the Public Records of Polk  
County, Florida.

**PARCEL #2:**  
The South 45 feet of the North 155 feet of the East 100 feet of the  
West 760 feet of the SW 1/4 of the NW 1/4 of Section 21, Township 28  
South, Range 25 East, Polk County, Florida, also known as Lot 139, SUN  
ACRES UNIT 2, UNRECORDED.

**LESS AND EXCEPT:** Starting at the NW corner of the South 45 feet of  
the North 155 feet of the East 100 feet of the West 760 feet of the  
SW 1/4 of the NW 1/4 of Section 21, Township 28 South, Range 25 East,  
Polk County, Florida, said corner being the Northwest corner of Lot  
139, SUN ACRES UNIT 2, an unrecorded plat; thence run South along the  
West line of said Lot 139 a distance of 18.9 feet to the Point of  
Beginning; thence continue South along said West line a distance of  
26.1 feet to the SW corner of said Lot 139; thence South 89°28' East  
parallel with the North boundary of said SW 1/4 of the NW 1/4 100 feet  
to the Southeast corner of said Lot 139; thence North along the East  
line of said Lot 139 a distance of 23.74 feet; thence North 88°06'54"  
West 100.05 feet to the Point of Beginning.

Subject to current taxes, easements and restrictions of record.

COPY

RETURN BY POLK COUNTY  
GOVERNMENT CENTER COURIER TO  
STEPHEN F. BAKER OFFICE BOX

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons who may hereafter  
LAW COMPANIES, P.C. 1999 (801) 763-2550

A TRUE COPY  
CERTIFICATION ON LAST PAGE  
RICHARD M. WEISS, CLERK OF COURTS

Corrective Warranty Deed - Page 1

Parcel ID Number: 163026-694500-020070

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence: **KEEN SALES, RENTALS AND UTILITIES, INC.**


Brooke A. Robinson By [Signature] (Seal)  
 Printed Name: Brooke A. Robinson **EARLENE KEEN, President**  
 Witness P.O. Address: 655 Dunes Road, Malabar City, FL 32944

Christie McCormick  
 Printed Name: Christie McCormick  
 Witness (Corporate Seal)

STATE OF FLORIDA  
 COUNTY OF POLK

The foregoing instrument was acknowledged before me this 8th day of November, 2004 by **EARLENE KEEN, President of KEEN SALES, RENTALS AND UTILITIES, INC., a Florida Corporation, on behalf of the corporation** who is personally known to me or she has produced her Florida driver's license as identification.

Christie McCormick  
 Printed Name: Christie McCormick  
 Notary Public  
 My Commission Expires: 10/11/08



3-432

Last Corrected by C.D. of 5/2000, Rev. 2/03 (843) 7-01-03 Form FLWD-2

VOID

STATE OF FLORIDA, COUNTY OF POLK  
 CERTIFIED TO BE A TRUE COPY OF ORIGINAL  
 THIS: Dec 28, 2004  
 RICHARD M. WEISS, CLERK OF COURTS  
 BY: [Signature] p.c.