

ORIGINAL



RECEIVED-FPSC

05 JAN 27 AM 11:19

Water and Wastewater Utility Operations, Maintenance, Engineering, Management

COMMISSION  
SECRET

January 24, 2005

Division of the Commission and  
Administrative Services  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

DISTRICT NO. 1 CENTER  
05 JAN 27 AM 8:57

RE: Docket No. 041461-WU  
Application for Transfer of Certificate No. 153-W

Dear Commission:

In response to the January 19<sup>th</sup> correspondence received from Ms. Patti Daniels, we are responding in the order of the questions presented:

Item 1: Proforma

The work in question is in progress at this time. We anticipate completion during the month of February 2005.

Item 2: Rate Base for Transfer Purposes

Yes, it is agreeable to the buyer that the rate base be continued and recognized for the transfer as established and according to Docket No. 030250-WU dated December 31, 2002.

Item 3: Service Availability Policy

Yes, it is agreeable to the buyer that the service availability policy noted on page 25 of the Tariff be changed to note that the utility is built out. Revised sheet attached.

CMP \_\_\_\_\_

COM \_\_\_\_\_

CTR \_\_\_\_\_ Item 4: Annual Reports

Yes, buyer agrees that the 2004 annual report will reflect the Commission approved rate base adjustments and balances of Docket 030250-WU.

ECR \_\_\_\_\_

GCL \_\_\_\_\_

OPC \_\_\_\_\_

MMS \_\_\_\_\_

RCA \_\_\_\_\_

SCR \_\_\_\_\_

SEC   1  

OTH \_\_\_\_\_

4939 Cross Bayou Boulevard - New Port Richey, Florida 34652  
Ph: 727-848-8292 Fx: 727-848-7701 Toll Free: 753-866-8292

DOCUMENT NUMBER-DATE

00985 JAN 27 05

FPSC-COMMISSION SECRET

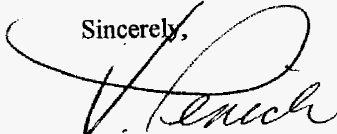
Page Two  
Colonial Manor/Floralino  
01/24/05

**Item 5: Proof of Ownership**

In keeping with this request, please find the recorded warranty deeds attached related to the transfer of the utility system.

I am hopeful that the information provided is in keeping with Commission standards. I would like to thank Ms. Daniels and the Commission Staff for all assistance in this matter. Please do not hesitate to contact me if additional information is required.

Sincerely,



Victoria Penick  
Vice President

xc: Gary Deremer, Buyer  
Anthony Tubolino, Sr., Seller

NAME OF COMPANY: COLONIAL MANOR UTILITY COMPANY

WATER TARIFF

SERVICE AVAILABILITY POLICY

The utility provides water service to approximately 745 residential and commercial customers. The existing service area has been built out to full capacity.

There are no developer agreements in existence and none are contemplated.

15.00  
280.00  
295.00

\$40,000 consideration 40,000.00

Property Appraiser's  
Parcel Identification No.  
19-26-16-0070-00000-0250  
19-26-16-0080-00000-1280  
19-26-16-009B-00000-3210  
19-26-16-009B-00000-3880



Rcpt: 753292 Rec: 15.00  
DS: 280.00 IT: 0.00  
02/04/04 Dpty Clerk

JED PITTMAN, PASCO COUNTY CLERK  
02/04/04 03:58pm 1 of 3  
OR BK 5715 PG 781

PREPARED BY/RETURN TO:  
**Stephen C. Booth, Esquire**  
**BOOTH & COOK, P.A.**  
7510 Ridge Road  
Port Richey, FL 34668

File # 03-559

**WARRANTY DEED**

**THIS INDENTURE**, made this 20 day of JAN, 2004, BETWEEN **FLORALINO PROPETIES, INC.**, a Florida corporation, Grantor\*, whose post office address is: Post Office Box 5017, Largo, FL 33779-5017, and **COLONIAL MANOR UTILITY COMPANY**, a Florida corporation, whose post office address is 4821 U.S. Highway 19, Suite 2, New Port Richey, FL 34652, Grantee\*,

**WITNESSETH** that said grantor, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Pasco County, Florida, to-wit:

Parcel 1:

Lot 25, Less the Southerly 15 feet thereof, COLONIAL MANOR, UNIT 1, recorded in Plat Book 8, Page 12, Public Records of Pasco County, Florida.

Parcel 2:

Lots 128 and 129, COLONIAL MANOR, UNIT 2, recorded in Plat Book 8, Page 30, Public Records of Pasco County, Florida.

Parcel 3:

Lots 321 and 322, COLONIAL MANOR, UNIT 5, recorded in Plat Book 8, Page 100, Public Records of Pasco County, Florida.

Parcel 4:

Lot 388, Less the Northerly 10 feet thereof and Lot 389, Less the Southerly 15 feet thereof, COLONIAL MANOR, UNIT 5, recorded in Plat Book 8, Page 100, Public Records of Pasco County, Florida.

SUBJECT TO all easements, restrictions and reservations of record, and taxes for the year 2004 and subsequent years,

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

FLORALINO PROPERTIES, INC.,  
a Florida corporation

Signature of Witness:

Print or type witness name below:

STEPHEN C. BOOTH

A. Tony Tubolino (seal)  
A. Tony Tubolino, President

Signature of Witness:

Print or type witness name below:

PATRICIA COFFMAN

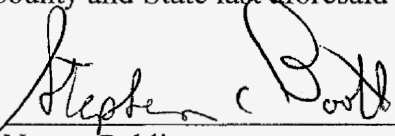
STATE OF FLORIDA  
COUNTY OF PASCO

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared A. Tony Tubolino as President of Floralino Propeties, Inc., a Florida corporation,

  A   who is/are personally known to me or  
           who has/have produced \_\_\_\_\_ (type of identification) as  
identification,

and who executed the foregoing instrument and acknowledged before me that he/she/they executed the same for the reasons therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 20 day of January, 2004.

  
\_\_\_\_\_  
Notary Public

my commission expires:

seal of notary



Printed, typed or stamped name of notary

\$10,000  
consideration  
10,000.00  
10.50  
70.00  
80.50  
1.00  
81.50



Rept: 753292 Rec: 10.50  
DS: 70.00 IT: 0.00  
02/04/04 Dpty Clerk

JED PITTMAN, PASCO COUNTY CLERK  
02/04/04 03:58pm 1 of 2  
OR BK 5715 PG 779

Property Appraiser's  
Parcel Identification No.  
20-26-16-0520-00000-0740

PREPARED BY/RETURN TO:  
**Stephen C. Booth, Esquire**  
**BOOTH & COOK, P.A.**  
7510 Ridge Road  
Port Richey, FL 34668

File # 03-559

**WARRANTY DEED**

**THIS INDENTURE**, made this 14 day of JAN, 2004, BETWEEN **Anthony T. Tubolino, individually and as Trustee, and Anthony T. Tubolino, Jr., as Trustee, comprising a majority of the Board of Trustees of A. "TONY" TUBOLINO, INC., a dissolved Florida corporation, Grantor\***, whose post office address is: Post Office Box 5017, Largo, FL 33779-5017, and **COLONIAL MANOR UTILITY COMPANY, a Florida corporation, whose post office address is 4821 U.S. Highway 19, Suite 2, New Port Richey, FL 34652, Grantee\***,

**WITNESSETH** that said grantor, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Pasco County, Florida, to-wit:

Parcel 5:  
Lot 74, COLONIAL MANOR UNIT 7, recorded in Plat Book 9, Page 57, Public Records of Pasco County, Florida;

SUBJECT TO all easements, restrictions and reservations of record, and taxes for the year 2004 and subsequent years,

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*"Grantor" and "Grantee" are used for singular or plural, as context requires.

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Signature of Witness: [Signature]  
Print or type witness name below:  
Debra S Gibb

[Signature] (seal)  
Anthony T. Tubolino, individually and as Trustee

[Signature] (seal)  
Anthony T. Tubolino, Jr., Trustee

Signature of Witness: [Signature]  
Print or type witness name below:  
[Signature]

STATE OF FLORIDA  
COUNTY OF ~~PASCO~~ Pinellas

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Anthony T. Tubolino and Anthony T. Tubolino, Jr.,

who is/are personally known to me or  
 who has/have produced Florida Driver License (type of identification) as identification,

and who executed the foregoing instrument and acknowledged before me that he/she/they executed the same for the reasons therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 14<sup>th</sup> day of January, 2004.

my commission expires: [Signature]  
Notary Public

seal of notary Debra S Gibb  
Printed, typed or stamped name of notary

