

ORIGINAL

State of Florida



Public Service Commission

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

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

DATE: May 26, 2005

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

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

RE: Docket No. 041096-WS - Application for transfer of Certificate Nos. 542-W & 470-S in Putnam County from Buffalo Bluff to St. John's River Club, L.L.C.

RECEIVED-PRSC
05 MAY 27 PM 3:31
COMMISSION CLERK

Please add the attached documents to Docket file 041096-WS.

- CMP _____
- COM _____
- CTR _____
- EGR _____
- GCL _____
- OPC _____
- MMS _____
- RCA _____
- SCR _____
- SEC 1
- OTH _____

DOCUMENT NUMBER-DATE
05182 MAY 27 05
COMMISSION CLERK

A. BICE HOPE
ATTORNEY AT LAW
POST OFFICE BOX 5217
GAINESVILLE, FLORIDA 32627
(352) 371-2066
FAX (352) 376-2128

May 20, 2005

VIA FACSIMILE (850) 413-6985

Florida Public Service Commission
Attn: Ms. Cheryl Johnson
2540 Shunnard Oak Boulevard
Tallahassee, Florida 32339-0850

Re: Docket No. 041096-WS
Buffalo Bluff Utilities, Inc. Transfer to
St. Johns River Club, L.L.C.

Dear Ms. Johnson:

Enclosed herewith for your file please find copies of the following:

1. Letter dated April 28, 2005 from CPA addressing the utilities' books and records; and
2. Executed Corporate Warranty Deed dated (notarized) April 29, 2005.

The deed should be recorded next week so we plan on your getting a copy of same before our extended deadline of May 31, 2005.

Thank you for your continued assistance.

Yours very truly,


A. Bice Hope

ABH/dh
enclosures
cc: w/o enclosures Troy Smith

arnold\psc.ltr

FROM : D.J. WAINIO, CPA 3044114862

FAX NO. : THOMPSON BAILEY WAKE

May 04 2005 01:29PM P1
PAGE 01

TAYLOR & WAINIO, P.A.
CERTIFIED PUBLIC ACCOUNTANTS

DALE A. TAYLOR, CPA
FREDRICK J. WAINIO, JR., CPA
TODD O. NEVILLE, CPA

120 STATE ROAD 312 WEST
SUITE ONE
SAINT AUGUSTINE, FLORIDA 32088

TELEPHONE (904) 824-0075
FACSIMILE (904) 824-0639
WEBSITE www.taylorwainio.com

April 28, 2005`

Division of Commission Clerk and Administrative Services
Florida Public Service Commission
2640 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Re: Docket No. 041096-W/S
Buffalo Bluff Utilities Application for Transfer
Certificate Nos. 542-W & 470-S

Dear Sir/Madam:

In response to your letter dated April 6, 2006, we provide the following statements.

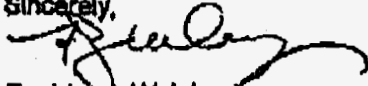
Our firm provides accounting services for Buffalo Bluff Utilities, Inc. We read the order approving transfer of the certificates and the adjustments made to the rate base for the utility by the Florida PSC.

The utility books and records have been adjusted to reflect the approved rate base adjustments and balances as of December 31, 2004.

In addition, the books and records for the utility are being maintained in accordance with the NARUC (National Association of Regulatory Utility Commissioners) system of accounts.

Should you require any other information to complete the transfer, please contact us.

Sincerely,


Fredrick J. Wainio, Jr.

Statement by Utility Officer

I declare that the statements presented above are to the best of my knowledge and belief, true, correct and complete.

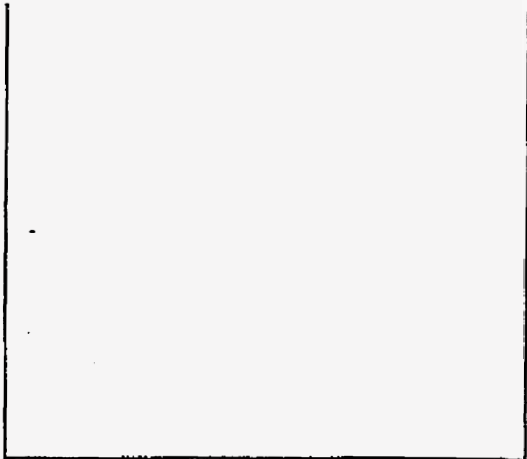

Pierre D. Thompson, President
Buffalo Bluff Utilities, Inc.

Cc: St. Johns River Club, LLC

This instrument prepared by:
Ronald W. Brown
66 Cuna Street, Suite A
St. Augustine, Florida 32084

CORPORATE WARRANTY DEED

THIS WARRANTY DEED, made and executed this 29th day of April, 2005, by **BUFFALO BLUFF UTILITIES, INC.**, whose address is 1985 Mizell Road, St. Augustine, Florida 32080, hereinafter called the Grantor, which term shall include the legal representatives, successors and assigns of the said Grantor wherever the context so requires or admits, to **ST. JOHNS RIVER CLUB, L.L.C.**, a Florida limited liability company, whose address is 410 Turkey Creek, Alachua, Florida 32615, hereinafter called the Grantee, which term shall include the legal representatives, successors and assigns of the said Grantee wherever the context so requires or admits.



WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Putnam County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO. ***

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record, if any. This reference, however, does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any. Subject to taxes and assessments for the current year.

To Have and to Hold, the same in fee simple forever.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida. The Grantor is a Florida corporation duly organized under the laws of the State of Florida and is in good standing as an active corporation.

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 taxes accruing subsequent to **January 1, 2005**.

0000537482



IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year herein first above written.

Signed, sealed and delivered
in our presence:

[Signature]
Witness

[Signature]
Pierre D. Thompson
President

Suzi A. Walker
Printed Name of Witness

[Signature]
Witness

[Signature]
Attest: Pierre D. Thompson
Secretary
(Seal)

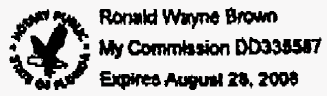
Ronald W. Brown
Printed Name of Witness

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

BEFORE ME personally appeared Pierre D. Thompson, President of Buffalo Bluff Utilities, Inc., to me well known and known to me to be the person described in or who provided a Florida Driver's License as identification and who executed the foregoing instrument who and acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 21st day of April, 2005.

[Signature]
Notary Public
State of Florida at Large



NOTE: Documentary stamp tax for this purchase was paid for and affixed to Warranty Deed recorded in Official Records Book 994, page 250, of the public records of Putnam County, Florida.

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REVISED SEWERAGE TREATMENT PLANT; A part of the Joseph M. Hernandez Grant, Section 39, Township 10 South, Range 26 East, and a part of the Joseph M. Hernandez Grant, Section 39, Township 11 South, Range 26 East, Putnam County, Florida, being more particularly described as follows:

For a point of reference COMMENCE at the most Northerly corner of the lands described in Official Records Book 470, Page 1722, of the Public Records of said county; thence South $61^{\circ}33'00''$ West, along the Northerly line of said lands described in Official Records Book 470, Page 1722, a distance of 50.00 feet to the most Westerly corner of said lands described in Official Records Book 470, Page 1722; thence South $28^{\circ}27'00''$ East, along the Westerly line of said lands described in Official Records Book 470, Page 1722, a distance of 801.19 feet to the POINT OF BEGINNING; thence South $28^{\circ}27'00''$ West, continuing along said Westerly line of the lands described in Official Records Book 470, Page 1722, a distance of 480.35 feet to the Northerly right-of-way line of County Road 309-B; thence Southeasterly along said Northerly right-of-way line of County Road 309-B, along the arc of a curve concave Northeasterly and having a radius of 1860.08 feet, a chord bearing of South $53^{\circ}26'35''$ East and a chord distance of 118.34 feet; thence North $28^{\circ}27'00''$ West, along the Easterly line of said lands described in Official Records Book 470, Page 1722, a distance of 106.79 feet to the most Westerly corner of the lands described in Official Records Book 178, Page 326, of said Public Records; thence North $30^{\circ}10'10''$ East, along the Westerly line of said lands described in Official Records Book 178, Page 326, a distance of 121.99 feet to the most Northerly corner of said lands described in Official Records Book 178, Page 326; thence South $39^{\circ}08'00''$ East, along the Northerly line of said lands described in Official Records Book 178, Page 326, a distance of 90.00 feet to the Westerly right-of-way of Pine Lake Drive; thence Northwesterly along said Westerly right-of-way line of Pine Lake Drive, along the arc of a curve concave Northeasterly and having a radius of 115.00 feet, a chord bearing of North $17^{\circ}11'44''$ West and a chord distance of 44.89 feet; thence North $39^{\circ}08'00''$ West, a distance of 80.11 feet; thence North $07^{\circ}12'24''$ West, a distance of 171.23 feet; thence North $28^{\circ}27'00''$ West, a distance of 96.19 feet; thence North $61^{\circ}33'00''$ East, a distance of 100.38 feet; thence Northwesterly along the arc of a curve concave Northeasterly and having a radius of 197.95 feet, a chord bearing of North $30^{\circ}13'29''$ West and a chord distance of 12.26 feet to the point of tangency of said curve; thence North $28^{\circ}27'00''$ West, a distance of 17.74 feet; thence South $61^{\circ}33'00''$ West, a distance of 100.00 feet; thence North $28^{\circ}27'00''$ West, a distance of 41.07 feet; thence South $74^{\circ}58'55''$ West, a distance of 236.46 feet to the POINT OF BEGINNING. Containing 2.23 acres more or less.

AND

AND

REVISED WATER PLANT: A part of Section 33 and 34, Township 10 South, Range 26 East, Putnam County, Florida, being more particularly described as follows:

For a point of reference COMMENCE at the most Northerly corner of the lands described in Official Records Book 470, Page 1722, of the Public Records of said county; thence North 28°27'00" West, along the Easterly right-of-way line of the CSX Transportation 200 feet right-of-way, a distance of 400.43 feet to the POINT OF BEGINNING; thence continuing North 28°27'00" West, along said Easterly right-of-way line of the CSX Transportation 200 feet right-of-way, a distance of 168.19 feet; thence North 67°12'00" East, a distance of 63.57 feet; thence South 30°40'00" East, a distance of 113.80 feet; thence South 56°35'14" East, a distance of 28.56 feet; thence Southwesterly along the arc of a curve concave Southeasterly and having a radius of 40.80 feet, a chord bearing of South 11°23'18" West and a chord distance of 30.00 feet; thence South 61°33'00" West, a distance of 61.92 feet to the POINT OF BEGINNING. Containing 0.25 acres more or less.

TIM SMITH, PUTNAM CO. CLERK OF COURT
RCD: 05/24/2005 @ 13:57



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