

ORANGEDALE UTILITIES, INC.

P.O. BOX 886

GREEN COVE SPRINGS, FLORIDA 32043

March 8, 2010

State of Florida

PUBLIC SERVICE COMMISSION

2540 Shumard Oak Boulevard

Tallahassee, Florida 32399-0850

*Original*

RECEIVED-FPSC  
10 MAR 10 PM 1:39  
COMMISSION  
CLERK

TRANSMITTAL

Attention: Ms. Stephanie Clapp: Office of Commission Clerk

Regarding: Orangedale Utilities, Inc.

St. Johns County

Application Form for Grandfather Certificate

Docket No. 090468-WS

Ms. Clapp,

I received Patti Daniel's letter of February 18, 2010 and apologize for still being deficient with my application. It was only when I received this letter did I find your messages on my voice mail and I have no idea how they were saved, as I never place any message on the saved list, preferring to transfer any messages to my daily log.

- COM \_\_\_\_\_
- APA \_\_\_\_\_
- ECR 37
- GCL 1
- RAD \_\_\_\_\_
- SSC \_\_\_\_\_
- ADM \_\_\_\_\_
- OPC \_\_\_\_\_
- CLK \_\_\_\_\_

Please find attached: One Original and Four Copies of our 99-year lease regarding all of our utilities from Jon and Jill Stump dba Vinyard Mobile Home Park to Orangedale Utilities, Inc. which should complete of all deficiencies listed in that letter.

*(maps)*  
*\* Exhibits Band C forwarded to ECR*

DOCUMENT NUMBER-DATE  
61647 MAR 10 09  
FPSC-COMMISSION CLERK

Jon B. and Jill W Stump dba *Vinyard Mobile Home Park*

528 Majestic Oak Parkway

St. Augustine, Florida 32092

March 1, 2010

# 99 – YEAR LEASE

Orangedale Utilities, Inc. (a Florida Corporation) who's address is:

528 Majestic Oak Parkway

St. Augustine, Florida 32092

Is hereby leased the utility known as Vinyard Mobile Home Park (See Exhibit "A" , Fictitious Name Certificate attached) which provides water and sewer service to the Subdivision known as Bartram Oaks, Phases I, II & III as platted in St. Johns County Florida and includes the following described properties;

A/ -----The Sewer Plant Facility located on:

**A part of Section 5, Township 6 South, Range 27 East in St. Johns County Florida**

as identified by the attached map of the same ( See Attached Exhibit "B"). This property is improved with a Twenty Thousand Gallon Per/ Day **DAVCO SEWER PLANT and Two Evaporation Ponds** as permitted by the Northeast Florida Offices of the Florida Department of Environmental Protection.

B/ ----- The Lift Station, located on Bartram Oaks Phase II Plat (See Attached Exhibit "C") and identified as Tract "B". Page 2 of this Plat (Highlighted) dedicates this Tract to The Vinyard Mobile Home Park , Its successors and Assigns.

This Lease Assigns Tract "B" to Orangedale Utilities, Inc. as part of this 99-Year Lease. This Tract is improved with a 12' by 12' Building, one six foot diameter wet-well, two Gorman Rupp 3' sewage pumps and all necessary controls.

C/ ----- The Water Plant, located on Bartram Oaks Phase II Plat also (See Attached Exhibit "C") and is identified as Tract "E". Page 2 of this Plat dedicates this Tract to The Bartram Oaks Homeowners Association, its successors and Assigns. The Vinyard was Assigned the exclusive usage of this Tract until water and Sewer Services are provided by others on State Road 13. (See attached Exhibit "D", The Recorded Conditions and Stipulations related to this Dedication)

This Lease Assigns our exclusive access to Tract "E" to Orangedale Utilities, Inc. under the same terms. This Tract is improved with the following items owned by The Vinyard Mobile Home Park; One, American Enviroport Water Plant, Two wells, one standby generator, one pump house and fencing.

D/ ----- All Sewer manholes, gravity collection pipe lines, all clean-out hubs and the service connections to each service connection to the individual property lines within the various right-of-ways and easements of the Subdivision.

E/ ----- All water mains, all fire hydrants, all water meters, all valves and all the individual service water boxes at each service address to the individual property lines within the various right-of-ways and easements of the Subdivision.

F/ --- All Repair Materials and Necessary Tools to operate and maintain the above noted items.

Orangedale Utilities, Inc. agrees to the terms of this Lease and agrees to pay The Vinyard Mobile Home Park Two Thousand and 00/100 Dollars (\$2,000.00) per Month for this Lease by the 15<sup>th</sup> of each month beginning March 1, 2010 and continuing each month for the duration of this Lease. Additionally, Orangedale Utilities, Inc. will be responsible for all increases in property taxes, insurance coverage, increases in the requirements of the Department of Environmental Protection and annual increases in Lease Amount based on the National Inflation Rate as Published by United States Federal Reserve Board.

This Lease Agreement is to be construed under Florida Law and is effective Immediately;

Signed: Jon B. Stump Date 3/1/2010  
Jon B. Stump, Owner – Vinyard Mobile Home Park

Signed: Jon B. Stump Date 3/1/2010  
Jon B. Stump, President – Orangedale Utilities, Inc.

Exhibit "A"

# *State of Florida*

## *Department of State*

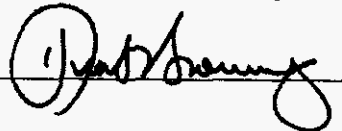
I certify from the records of this office that VINYARD MOBILE HOME PARK is a Fictitious Name registered with the Department of State on February 27, 2010.

The Registration Number of this Fictitious Name is G10000018962.

I further certify that said Fictitious Name Registration is active.

I further certify that this office began filing Fictitious Name Registrations on January 1, 1991, pursuant to Section 865.09, Florida Statutes.

*Given under my hand and the Great Seal of Florida, at Tallahassee, the Capital, this the Twenty Eighth day of February, 2010*



*Secretary of State*



Authentication ID: 400170750664-022810-G10000018962

To authenticate this certificate, visit the following site, enter this ID, and then follow the instructions displayed.

<https://efile.sunbiz.org/certauthver.html>

Exhibit  
D

Public Records of  
St. Johns County, FL  
Clerk # 2010010042,  
O.R. 3292 PG 410-412  
03/03/2010 at 03:39 PM,  
REC. \$13.00 SUR. \$14.00

Original File  
Goose & Vin  
Copy

WILD GOOSE LANDS, INC.  
P.O. BOX 886  
GREEN COVE SPRINGS, FLORIDA 32043

MAY 1, 2000

TO: THE BARTRAM OAKS HOMEOWNERS ASSOCIATION, INC.  
AND  
THE VINYARD MOBILE HOME PARK

REGARDING: BARTRAM OAKS, PHASE II  
TRACTS OF LAND IDENTIFIED IN THE PHASE II PLAT

TO ALL PARTIES CONCERNED:

OVER THE PAST TWO YEARS, THE NEW MEMBERS OF THE COMMUNITY  
HAVE SURPASSED ALL OUR EXPECTATIONS IN TURNING BARTRAM OAKS  
INTO THE BEST MANUFACTURED HOME COMMUNITY IN NORTHEAST  
FLORIDA.

THE SMILES AND HAPPINESS OF THOSE WHO HAVE BOUGHT THE NEW  
LOTS, HELP ME OVERCOME THE APPEARANCE OF THE REMAINING PARTS  
OF THE OLD TRAILER PARK EVERY DAY.

IN APPRECIATION FOR OUR SUCCESS AND IN RESPONSE TO THE DESIRES  
OF OUR SIXTEEN NEW OWNERS WHO HAVE REQUESTED AN ASSOCIATION  
OWNED COMMUNITY LOT OR AREA FOR GATHERING WHEN THE  
COMMUNITY IS COMPLETED, WILD GOOSE LANDS, INC. OFFERS AND  
AGREES TO THE FOLLOWING:

IN AS MUCH THAT ST. JOHNS COUNTY IS EXPECTED TO HAVE WATER AND  
SEWER SERVICES IN THE ORANGEDALE AREA WITHIN THE NEXT FEW  
YEARS AND;

AT THAT POINT, OUR COMMUNITY WILL CONNECT TO THOSE PUBLIC  
SERVICES WHEN AVAILABLE AND;

AFTERWHICH, THE WATER PLANT WILL BE REMOVED, THE WELLS CAPPED  
AND THE ELECTRIC SERVICE TERMINATED. LEAVING THE SECTION OF  
LAND IDENTIFIED AS "TRACT E" (WATER PLANT) ON THE UPCOMING PLAT  
FOR PHASE II VACANT,

BE IT THEREFORE RESOLVED, THAT "TRACT E" WILL BE DEDICATED TO THE BARTRAM OAKS HOMEOWNERS ASSOCIATION, INC. ON THE UPCOMING PHASE II PLAT WITH THE FOLLOWING STIPULATIONS:

- 1/ "THE BARTRAM OAKS HOMEOWNERS ASSOCIATION, INC. WILL PROVIDE "TRACT E" TO THE "VINYARD MOBILE HOME PARK" FOR ITS SOLE, CONTINUED AND UNRESTRICTED USE IN THE OPERATION OF THE PARK'S WATER PLANT AND WATER SYSTEM, AND FOR THE STORAGE OF EQUIPMENT AND SUPPLIES UNTIL SUCH TIME AS THE VINYARD CLOSES OPERATIONS AS A PUBLIC WATER SYSTEM.
- 2/ THE BARTRAM OAKS HOMEOWNERS ASSOCIATION, INC. AGREES TO PROVIDE THE VINYARD MOBILE HOME PARK WITH UNLIMITED AND EXCLUSIVE USE OF "TRACT E" AT "NO CHARGE" IN RETURN FOR THE FOLLOWING:
  - A/ THE VINYARD MOBILE HOME PARK AGREES TO MAINTAIN "TRACT E" ON BEHALF OF THE ASSOCIATION.
  - B/ THE VINYARD MOBILE HOME PARK AGREES TO PAY 50% OF ALL ST. JOHNS COUN TY PROPERTY TAXES ON "TRACT E".
  - C/ THE VINYARD MOBILE HOME PARK AGREES, AT ITS OWN EXPENSE, TO REMOVE THE WATER PLANT, CAP THE WELLS AND REMOVE ALL ELECTRICAL SERVICE WITHIN 12 MONTHS AFTER CLOSING DOWN THE WATER PLANT.
  - D/ THE VINYARD MOBILE HOME PARK AGREES TO TURN OVER "TRACT E" TO THE BARTRAM OAKS HOMEOWNERS ASSOCIATION, INC. UPON COMPLETION OF ITEM "D" ~~ABOVE~~ AFTERWHICH, ITEMS A, B AND C ABOVE BECOME NULL AND VOID.

THE PLAT FOR BARTRAM OAKS PHASE II ALSO INCLUDES:

- 1/ THE DEDICATION OF THE TWO EYEBALL CUL-DE-SACS, IDENTIFIED AS "TRACT C" AND "TRACT D", TO THE BARTRAM OAKS HOMEOWNERS ASSOCIATION, INC., THESE DEDICATIONS COME WITH NO RESTRICTIONS IN THE SAME MANNER AS THE RETENTION LAKES, "TRACT A", WAS DEDICATED IN PHASE I.
- 2/ THE DEDICATION OF "TRACT B" THE LIFT STATION TO THE VINYARD MOBILE HOME PARK. THIS TRACT WILL BECOME A PART OF THE SEWER SYSTEM WHICH WILL BE SOLD TO AND USED BY ANOTHER UTILITY TO PUMP SEWAGE TO SEWER MAINS ON STATE ROAD 13.

SO, ONCE AGAIN, I HAVE THE PRIVILEGE OF THANKING YOU, OUR NEW OWNERS, FOR HELPING JILL AND I MAKE OUR DREAMS COME TRUE.

IN AS MUCH AS I, JON B. STUMP, AM MAKING THIS AGREEMENT WHILE IN CONTROL OF ALL PARTIES INVOLVED. I DO SO FOR THE FOLLOWING REASONS.

**AS PRESIDENT OF WILD GOOSE LANDS, INC.**

I, JON B. STUMP, DO HEREBY OFFER "TRACT E" TO THE BARTRAM OAKS HOMEOWNERS ASSOCIATION, INC. AS A PLACE WHERE THE MEMBERSHIP CAN ENJOY A CENTRAL AREA FOR RECREATION AT A FUTURE DATE WHEN ALL THE LOTS ARE SOLD AND UTILITIES ARE PROVIDED BY OTHERS. AND BY LIMITING THE EGRESS TO ONLY 10 FEET IN WIDTH, IT WILL BE UNLIKELY THAT "TRACT E" COULD BE TURNED INTO OR SOLD AS A RESIDENTIAL LOT.

SIGNED, J B Stump PRESIDENT, DATE 5/1/2000

**AS PRESIDENT OF THE BARTRAM OAKS HOMEOWNERS ASSOCIATION, INC.**

I, JON B. STUMP, DO HEREBY ACCEPT "TRACT E" AS DEDICATED ON THE BARTRAM OAKS, PHASE II PLAT ON BEHALF OF THE MEMBERSHIP AND AGREE TO ALL REQUIREMENTS AND STIPULATIONS HEREIN.

SIGNED, Jon B. Stump PRESIDENT, DATE 5/1/2000

**AS OWNER OF THE VINYARD MOBILE HOME PARK**

I, JON B. STUMP, DO HEREBY ACCEPT THE CONDITIONS OF THIS AGREEMENT IN RETURN FOR THE CONTINUED AND UNINTERRUPTED USE OF "TRACT E" FOR THE PURPOSE OF OPERATING MY WATER PLANT, WHICH, SERVES NOT ONLY THE EXISTING MOBILE HOME PARK AND PHASE I, BUT IN THE FUTURE, WILL SERVE PHASES II AND III OF BARTRAM OAKS AS WELL AS THE ORANGEDALE COMMUNITY.

SIGNED, J B Stump OWNER, DATE 5/1/2000

WITNESS Jill Stump DATE 5/1/2000

WITNESS Jimmy Owen Rice DATE 5-1-2000



R Wendel Broome