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13000 Air Way  
Sandy Creek Air Park  
Panama City, FL 32404  
28 March 1991

**ORIGINAL  
FILE COPY**

Mr. Steve Tribble, Director  
Division of Records and Reporting  
Florida Public Service Commission  
101 East Gaines Street  
Tallahassee, FL 32399-0850

*my Uncle*

 E. MALSH  
1334 Stratford Avenue  
Parker, FL  
32404-7336

Dear Sir:

In 1982, when Sandy Creek Air Park Development became a reality, it was an integral part of Sandy Creek Ranch under the overall management and ownership of Adam J. Whitley. I was appointed manager of the Air Park and proceeded to develop it as part of Sandy Creek Ranch. The Air Park Development had, as Ranch policy, equal access to sewer and water. I sold lots on that basis, 28 of them, and the price of the lots was based on the availability of water and sewer. Taxes have also been paid on those lots, all of them, sold or unsold, as improved property. I bought six lots myself, as an investment, having built a spec house on one of them. I have since sold three of those lots, as improved properties. To have sewer and water suddenly denied to all those property owners, including the Air Park Development, is to rescind the arrangement of the original developer. I believe that to be a breach of contract, a tremendous devaluation of investment, and am quite confident that any court in the land would so agree. When Capital Bank foreclosed on the Ranch Properties, coincidentally with the purchase of the Air Park from the original owner by my company, they assumed all the responsibilities of the original ownership. I am no longer president of Sandy Creek Air Park, Inc., the project now being managed and developed by Mr. Gregory Delavan. But I do have lots in the development, and I have a house, hangar and airplane as a substantial investment in the project, along with many others.

I have discussed this matter at lunch with my attorney. He agrees that we have a case, and, if necessary, I will enlist his services to set things right. It seems to me that Capital Bank is resorting to some kind of reprisal against the Air Park for some unknown reason. They have just installed a "modular" type sewer plant that is readily capable of expanding to any number of hook-ups, and raised the rates substantially. So, what is the problem?

Sincerely yours,  
*Edward A. Walsh*  
Edward A. Walsh

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