

ORIGINAL

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ATTORNEYS AT LAW

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COMMISSION
CLERK

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KATHRYN.COWDERY@RUDEN.COM

March 27, 2002

Blanca S. Bayo, Director
Division of Commission Clerk
and Administrative Services
Betty Easley Bldg., Room 110
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Via Hand Delivery

Re: Docket No. 020101-WS
Application for Transfer of Majority Organizational Control of CWS
Communities LP d/b/a Crystal Lake Club, Holder of Certificate Nos. 525-W and
454-S in Highlands County

Dear Ms. Bayo:

This letter responds to the March 7, 2002 deficiency letter from Ms. Patti Daniel regarding the above application. I will respond to the identified deficiencies in the same order as they are listed in the March 7, 2002 letter.

1. Financing of purchase (Rule 25-30.037(3)(e)). The financing of the transaction which resulted in the change of majority organizational control is identified in paragraph 4 of the application: "The transfer of majority organizational control of the Utility occurred as a result of OP unit (operating partnership unit)/stock transfer." CP Limited Partnership purchased the stock in CWS Communities Trust that was held by Security Capital who owned 94.1% of the stock in the Trust. OP units held in CWS Limited Partnership were converted by the merger agreement and holders of OP units were given the election to be sold for cash or conversion to OP units in CP Limited Partnership.

2. List of entities providing funding (Rule 25-30.037(3)(g)). An explanation of the manner and amount of funding to the utility, including financial statements and copies of any financial agreements, is addressed in paragraphs 5 and 7 of the application. Funding will continue to be provided ultimately through Chateau Communities, Inc. ("CCI"), the general partner of Chateau Communities Limited Partnership ("CCLP"), the general partner of CWS Communities LP. CWS Communities LP remains the owner of the utility. Attachment "B" to the application is CCI's 2000 Annual Report, which contains the consolidated financial statement of CCI. There is no separate financial agreement between CWS Communities LP and

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FPSC-BUREAU OF RECORDS

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03500 MAR 27 2002

FPSC-COMMISSION CLERK

Letter to Division of Commission Clerk
and Administrative Services
March 27, 2002
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CCI or CCLP regarding provision of funding, but funding will be provided on an "as needed" basis.

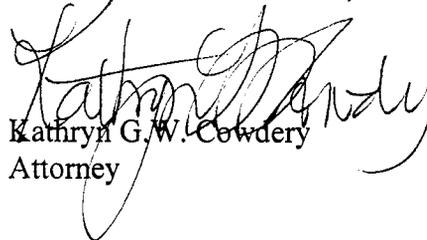
3. Evidence utility owns land (Rule 25-30.037(3)(i)). As explained in paragraph 9 of the application, since there has been no change in ownership, CWS Communities LP continues to own the land upon which the utility treatment facilities are located. The evidence that the utility owns the land, as provided to the commission previously in Docket No. 991889-WS, is attached hereto as Attachment "D."

4. Certificate Nos. 525-W and 454-S are enclosed herewith.

Please contact me if you have any questions.

Sincerely,

RUDEN, McCLOSKEY, SMITH,
SCHUSTER & RUSSELL, P.A.



Kathryn G.W. Cowdery
Attorney

KGC/ldm
Enclosures

cc:w/encl.: Patti Daniel, Supervisor of Certification
Stephanie Clapp, Division of Economic Regulation
Alice Crosby, Office of the General Counsel
Adrienne Vining, Office of the General Counsel

6.00
1.00
1.00

L. E. "Luke" Brooker, Clerk, Highlands County
NW, Oct 23 2000 @ 10:55AM

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF Orange

BEFORE ME, the undersigned authority, personally appeared Joseph H. Sherwood, III
and says as follows:

That CWS Communities LP, d/b/a Crystal Lake Club, owns and operates a water and a wastewater utility, Certificate Nos. 525-W and 454-S as regulated by the Florida Public Service Commission, and that the physical utility facilities are located on certain real property dedicated to those utilities, which property is located within the boundaries of the property described in the legal description in that Special Warranty Deed, recorded on August 30, 1999, in the Official Records of Highlands County, Book 1468, Page 38.

Joseph H. Sherwood, III E.V.P.
Name Joseph H. Sherwood, III

CWS Senior Vice President
Title: Senior Vice President
CWS Communities LP d/b/a Crystal Lake Club

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Joseph H. Sherwood, III, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 24 day of October, 2000.

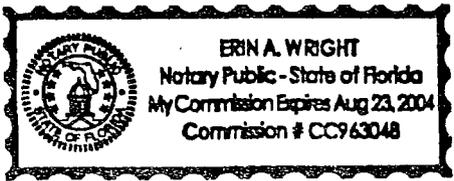
Erin A. Wright
Notary Public

Erin A. Wright
Name (Typed, printed or stamped)

My Commission Expires: Aug. 23, 2004

attm: Erin Wright
Suite 815
215 S. Monroe St
Tallahassee, FL 32301

Attachment D



FLORIDA PUBLIC SERVICE COMMISSION

Certificate Number

454 - S

Upon consideration of the record it is hereby ORDERED that authority be and is hereby granted to:

CWS COMMUNITIES LP d/b/a CRYSTAL LAKE CLUB

Whose principal address is:

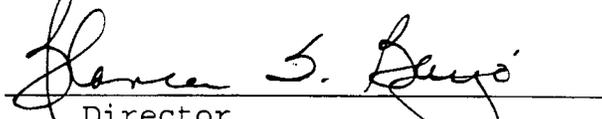
533 East Crystal Lake Drive
Avon Park, FL 33825 (Highlands County)

to provide wastewater service in accordance with the provision of Chapter 367, Florida Statutes, the Rules, Regulations and Orders of this Commission in the territory described by the Orders of this Commission.

This Certificate shall remain in force and effect until suspended, cancelled or revoked by Orders of this Commission.

ORDER	21515	DOCKET	881002-SU
ORDER	23974	DOCKET	900527-WS
ORDER	PSC-01-0428-PAA-WS	DOCKET	991889-WS
ORDER		DOCKET	
ORDER		DOCKET	
ORDER		DOCKET	

BY ORDER OF THE
FLORIDA PUBLIC SERVICE COMMISSION



Director
Division of Records and Reporting



FLORIDA PUBLIC SERVICE COMMISSION

Certificate Number

525 - W

Upon consideration of the record it is hereby ORDERED that authority be and is hereby granted to:

CWS COMMUNITIES LP d/b/a CRYSTAL LAKE CLUB

Whose principal address is:

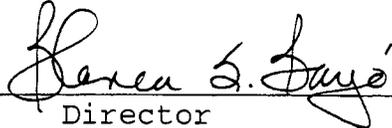
533 East Crystal Lake Drive
Avon Park, FL 33825 (Highlands County)

to provide water service in accordance with the provision of Chapter 367, Florida Statutes, the Rules, Regulations and Orders of this Commission in the territory described by the Orders of this Commission.

This Certificate shall remain in force and effect until suspended, cancelled or revoked by Orders of this Commission.

ORDER	22300	DOCKET	891011-WU
ORDER	23974	DOCKET	900527-WS
ORDER	PSC-01-0428-PAA-WS	DOCKET	991889-WS
ORDER		DOCKET	
ORDER		DOCKET	
ORDER		DOCKET	

BY ORDER OF THE
FLORIDA PUBLIC SERVICE COMMISSION



Director
Division of Records and Reporting

