

State of Florida



ORIGINAL

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-

RECEIVED FPSC  
07 APR 4 PM 4:19  
COMMISSION  
CLERK

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**DATE:** April 04, 2007  
**TO:** Ann Cole, Chief of Records, Division of the Commission Clerk & Administrative Services  
**FROM:** Cheryl A. Johnson, Regulatory Analyst IV, Division of Economic Regulation  
**RE:** Docket No. 060703-WS; Application for Transfer of Certificate Nos. 542-W and 470-S in Putnam County from St. John's River Club, L.L.C. to St. John's River Club Utility Company, LLC

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Please include the attached document in docket file 060703-WS. The attached document was submitted as evidence of the closing. The utility has provided all required documentation; therefore this docket should be closed.

ok to close 4/04/07 Amf

DOCUMENT NUMBER-DATE

02919 APR-4 08

FPSC-COMMISSION CLERK

CLOSING STATEMENT

**PURCHASER:** St. John's River Club Utility Company, LLC Assignee of SJRC, LLC, a Florida Limited Liability Company

**SELLER:** St. John's River Club, L.L.C. a Florida Limited Liability Company

**DATE:** March 23, 2007

**PURCHASE PRICE:** \$100,000.00

**PROPERTY DESCRIPTION:** St. John's River Club Water and Wastewater Utilities

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The Escrow Agent, A. Bice Hope, Esquire, is hereby authorized and directed to pay the Seller the \$100,000.00 he has been holding in trust pursuant to the previous real property closing held on or about September 14, 2006.

**PURCHASER**

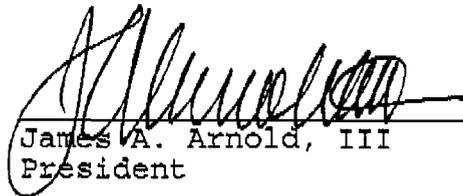
St. John's River Club  
Utility Company, LLC  
Assignee of SJRC, LLC  
a Florida Limited  
Liability Company

**SELLER**

St. John's River Club, L.L.C.  
a Florida Limited Liability  
Company

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Rachel A. Wachs  
Managing Member



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James A. Arnold, III  
President



MAR. 23. 2007 10:28AM SARAGA & LIPSHY, PA

21/2007 12:11 FAX 16107680478

G & A GROUP

NO. 803 P. 1  
08:30:53 a.m. 23-2007

MAR. 16. 2007 2:41PM SARAGA & LIPSHY, PA

A BICE HOPE ESQ

NO. 700 P. 23E 84

**PURCHASER:** St. John's River Club Utility Company, LLC Assignee of  
SRCA LLC, a Florida Limited Liability Company

**SELLER:** St. John's River Club, L.L.C.,  
a Florida Limited Liability Company

**DATE:** March 23, 2007

**PURCHASE PRICE:** \$100,000.00

**PROPERTY DESCRIPTION:** St. John's River Club Water and Wastewater Utilities

The Escrow Agent, A. Bice Hope, Esquire, is hereby authorized and directed to pay the Seller the \$100,000.00 he has been holding in trust pursuant to the previous real property closing held on or about September 14, 2007.

**PURCHASER:** St. John's River Club Utility Company, LLC Assignee of SRCA, LLC a Florida Limited Liability Company

**SELLER:** St. John's River Club, L.L.C., a Florida Limited Liability Company

**PROPERTY DESCRIPTION:** St. John's River Club Water and Wastewater Utilities

**Rachel A. Wachs**  
Managing Member

**James A. Arnold, III**  
President

St. John's River Club Utility Company, LLC Assignee of SRCA, LLC a Florida Limited Liability Company

**Rachel A. Wachs**  
Managing Member

St. John's River Club, L.L.C., a Florida Limited Liability Company

**BILL OF SALE**

KNOW ALL ME BY THESE PRESENTS, that **ST. JOHN'S RIVER CLUB, L.L.C.**, a Florida Limited Liability Company, of the City of Gainesville, in the County of Alachua and State of Florida, party of the first part, for and in consideration of the sum of **Ten Dollars (\$10.00)** lawful money of the United States, to them paid by **ST. JOHN'S RIVER CLUB UTILITY COMPANY, LLC Assignee of SJRC, LLC**, a Florida Limited Liability Company, party of the second part, the receipt whereof is hereby acknowledged has granted, bargained, sold, transferred and delivered, and by these presents does grant bargain, sell transfer and deliver unto the said party of the second part, its successors and assigns, the following goods and chattels:

See attached "Exhibit A"

All things are to be sold "as is". The sellers make no further warrants or guarantees.

TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns forever.

AND we do, covenant to and with the said party of the second part, its successors and assigns that we are the lawful owners of the said goods and chattels; that they are free from encumbrances; that we have good right to sell the same aforesaid, and that we will defend the sale of the said goods and chattels hereby made, unto the said party of the second part its successors and assigns against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25<sup>th</sup> day of March, 2007.

Signed, sealed and delivered in our presence:

ST. JOHN'S RIVER CLUB, L.L.C.

*A. Bice Hope*

by: *[Signature]*  
James A. Arnold, III  
President

A. Bice Hope

*Donna P. Hope*

PRINT: Donna P. Hope

STATE OF FLORIDA:      SS:  
COUNTY OF ALACHUA:

I HEREBY CERTIFY that on this day, before me, the undersigned authority duly authorized in the County and State last aforesaid to take acknowledgments, personally appeared **James A. Arnold, III, President** of **St. John's River Club, L.L.C.**, a Florida Limited Liability Company, who acknowledged that he executed same and who is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 25<sup>th</sup> day of March, 2007.

NOTARY PUBLIC-STATE OF FLORIDA  
 **A. Bice Hope**  
Commission # DD549556  
My Comm. Expires: 06/23/2010

NOTARY PUBLIC  
SIGN: *[Signature]*  
PRINT: A. Bice Hope  
State of Florida at Large  
My Commission Expires:  
My Commission Number:

SCHEDULE OF ASSETSWater Plant

1. Two (2) four inch (4"), 25 GPM 4 inch (4") wells with 1 hp pumps.
2. One (1) 2500 gallon hydro pneumatic tank.
3. One (1) chlorination equipment.

All distribution piping valves meters and fittings

Water Treatment Plant

1. All collection piping from units to lift station.
2. Lift station with pumps and controls.
3. Pressure line to treatment plant.
4. Packaged treatment with blowers and chlorination equipment.
5. Two (2) evaporative/percolation ponds.

EXHIBIT "A"