

SUNDSTROM,
FRIEDMAN & FUMERO, LLP

Attorneys | Counselors



FILED DEC 17, 2013
DOCUMENT NO. 07470-13
FPSC - COMMISSION CLERK
DOCKET NO. 130291-WS

766 NORTH SUN DRIVE
SUITE 4030
LAKE MARY, FLORIDA 32746

13 DEC 17 AM 9:18

PHONE (407) 830-6331
FAX (407) 830-8522

COMMISSION
CLERK

www.sfflaw.com

December 17, 2013

VIA HAND DELIVERY

Ann Cole, Commission Clerk
Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399

RE: Docket No. _____; Central Sumter Utility Company, LLC's Application for
Amendment of Water and Wastewater Certificates in Sumter County, Florida
Our File No.: 38056.05

Dear Ms. Cole:

Enclosed for filing are the original and six (6) copies of the Application of Central Sumter Utility Company, LLC, for Amendment of its Water and Wastewater Certificates in Lake County, Florida. Also enclosed is a check in the amount of \$3,500.00 representing the appropriate filing fee.

Should you have any questions regarding this filing, please do not hesitate to give me a call.

COM _____
AFD _____
APA _____
ECO _____
ENG 4 _____
GCL 2 _____
IDM _____
TEL _____
CLK _____

Very truly yours,

MARTIN S. FRIEDMAN
For the Firm

MSF/
Enclosures

cc: John Wise (w/enclosure) (via email)
Trey Arnett (w/enclosure) (via email)

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

IN RE: Application of
CENTRAL SUMTER UTILITY COMPANY, LLC
for amendment of water and wastewater
certificates in Lake County, Florida.

Docket No.: _____

APPLICATION FOR AMENDMENT OF CERTIFICATES OF AUTHORIZATION

Applicant, CENTRAL SUMTER UTILITY COMPANY, LLC ("CSU"), by and through its undersigned attorneys and pursuant to Section 367.045(2), Florida Statutes and Rule 25-30.036, Florida Administrative Code, files this Application for Amendment of Water Certificate No. 631-W and Wastewater Certificate No. 540-S to extend its service area to include certain additional land in Lake County, Florida, as described in this Application ("New Service Area"), and in support thereof states:

1. The exact name of the Applicant and the address of its principal business offices are:

CENTRAL SUMTER UTILITY COMPANY, LLC
1020 Lake Sumter Landing
The Villages, Florida 32159-2699

2. The name and address of the person authorized to receive notices and communications with respect to this application is:

Martin S. Friedman, Esquire
Sundstrom, Friedman & Fumero, LLP
766 N. Sun Drive, Suite 4030
Lake Mary, FL 32746
(407) 830-6331
(407) 830-8522 fax
mfriedman@sfflaw.com

3. The purpose of this Application is to extend the CSU's certificated water and wastewater service areas to include the New Service Area described below. CSU was granted amendments to its water and wastewater certificates earlier this year by Order No. PSC-13-0231-FOF-WS issued May 29, 2013, and CSU's financial and technical ability to provide service has not diminished since that time.

4. As required by Rule 25-30.036, the Applicant provides the following information:

(a) The Applicant's complete name and address are as set out above.

(b) The Applicant is an established utility, having been originally certificated in 2005 and has both the financial and technical ability to render reasonably sufficient, adequate, and efficient service. The Applicant's 2012 Annual Report is on file with the Commission. A letter from Holding Company of the Villages, Inc., an affiliate of the Applicant, agreeing to provide financial support, is attached as hereto as Exhibit "A". With respect to the Applicant's technical ability, attached hereto as Exhibit "B" is a schedule listing the operators and their license numbers. There are no outstanding Consent Orders or Notices of Violation from DEP. Its regulatory accountants are Carlstedt, Jackson, Nixon & Wilson, CPAs, and its attorneys are the law firm of Sundstrom, Friedman & Fumero, LLP, and the Utility has a wide array of technical resources through related and contracted parties. These resources bring experience in numerous areas of facility operation, regulatory compliance planning and financing.

(c) To the best of the Applicant's knowledge, the provision by the

Applicant of water and wastewater service to the New Service Area is consistent with the water and wastewater sections of the Lake County Comprehensive Plan at the time this Application is filed, as approved by the Department of Community Affairs. Attached as Exhibit "C" is a letter from John Wise affirming that the provision of water and wastewater service to the New Service Area is consistent with the goals, objectives and policies of the Lake County Comprehensive Plan.

(d) Documentary evidence of the Applicant's ownership of the real property on which its plants are constructed is attached as Exhibit "D".

(e) A description of the New Service Area that the Applicant proposes to serve, using township, range and section references, is attached as Exhibit "E".

(f) One copy of each of the detailed water and wastewater system maps showing the lines, treatment facilities and the territory proposed to be served is attached hereto as Exhibit "F".

(g) The wastewater treatment plant will not need to be expanded to serve the New Service Area. The method of effluent disposal will remain the same as for the current plant. Effluent is disposed of via a public access reuse system that will irrigate golf courses within The Villages of Sumter. Rapid infiltration basins (RIBS) will be utilized as a back-up disposal method for effluent. The RIBs will be used only on limited occasions when the effluent does not meet public access reuse standards.

(h) Not applicable. Please refer to (g) above.

(i) A map of the Applicant's certificated water and wastewater service

area, and the New Service Area, showing township, range and section, is attached as Exhibit "G".

(j) The capacity of the existing lines and treatment facilities are as set out in the letter from John Arnett, III, P.E. attached as Exhibit "H".

(k) The numbers and dates of permits issued by the Department of Environmental Protection are as shown on Exhibit "I". Complete copies of the Permits are available upon request.

(l) Attached as Exhibit "J" is a letter from John F. Wise providing a description of the proposed method of financing the construction. There will not be any impact on the Applicant's capital structure.

(m) The proposed CSU expansion area will serve residential customers. Residential customers will consist of conventionally built single-family detached homes. The homes will be part of The Villages development, which is a retirement community being developed in Sumter, Lake, and Marion Counties. This Application is not intended to nor will it affect the type or quality of service already provided by the Applicant. The amendment of the Applicant's water and wastewater certificates for the purposes described in this Application will not interrupt, curtail or otherwise affect the provision of water and wastewater service to the Applicant's existing customers. The ERC total is based on 86 gallons per day for potable water and 86 gallons per day for wastewater. Using these values, the New Service Area will include 2,041 water ERCs and 2,041 wastewater ERCs.

(n) The amendment of the Applicant's certificated water and wastewater service areas for the purposes described in this Application will not have any impact on the Applicant's rates or service availability charges.

(o) Attached as Exhibit "K" to this Application are the original and two copies of the revised water and wastewater tariff sheets reflecting the addition of the New Service Area. Copies of the revised tariff sheets are attached to each copy of the Application.

(p) Attached as Exhibit "L" is evidence of the utility's water and wastewater certificates.

(q) Rates for the Applicant were established by the Commission in Docket No. 050192-WS pursuant to Order No. PSC-11-0113-PAA-WS, issued February 11, 2011.

(r) In response to Section 367.045(2)(c), Florida Statutes, attached hereto as Exhibit "M" is an Affidavit that the Applicant has on file with the Commission a tariff and current annual report.

8. The approval of this Application is in the public interest because there is a need to provide water and wastewater service to the New Service Area to meet anticipated demand. It is in the public interest for the Applicant's water and wastewater certificates to be amended for this purpose.

9. Attached to this Application as Exhibit "N" is an Affidavit that notice of the

Application was given in accordance with Section 367.045(1)(a), Florida Statutes, and Rule 25-30.030, Florida Administrative Code, by regular mail to the following:

- (1) the governing body of the municipality, county or counties in which the system or territory proposed to be served is located;
- (2) the privately owned water utility that holds a certificate granted by the Public Service Commission and that is located within the county in which the utility or the territory proposed to be served is located;
- (3) if any portion of the proposed territory is within one mile of a county boundary, the utility shall notice the privately owned utilities located in the bordering counties and holding a certificate granted by the Commission;
- (4) the regional planning council;
- (5) the Office of Public Counsel;
- (6) the Public Service Commission's Director of Records and Reporting;
- (7) the appropriate regional office of the Department of Environmental Protection; and
- (8) the appropriate water management district;

Copies of the Notice and a list of entities noticed accompany the affidavit.

10. Attached as Late filed Exhibit "O" is an Affidavit that notice of the Application was given in accordance with Rule 25-30.030, Florida Administrative Code, by regular mail or personal delivery to each property owner in the New Service Areas.

11. Attached as Late Filed Exhibit "P" is an Affidavit that notice of the Application was published once a week in a newspaper of general circulation in the territory in accordance with Rule 25-30.030, Florida Administrative Code.

12. The New Service Area will serve an estimated 2,041 water ERCs and 2.041

wastewater ERCs. Therefore the appropriate filing fee is \$3,500 (\$1,750 for water and \$1,750 for wastewater).

Respectfully submitted on this 17th day of
December, 2013, by:

SUNDSTROM, FRIEDMAN, & FUMERO, LLP
766 N. Sun Drive, Suite 4030
Lake Mary, FL 32746
PHONE: (407) 830-6331
FAX: (407) 830-8522 fax
E-MAIL: mfriedman@sfflaw.com



MARTIN S. FRIEDMAN
For the Firm

EXHIBIT "A"
FINANCIAL SUPPORT



Accounting

1020 Lake Sumter Landing • The Villages, Florida 32162
352-753-6270 • FAX: 352-753-6253

December 13, 2013

Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Reference: Central Sumter Utility Company, LLC – 2014 Expansion of Territory

Dear Sir,

Central Sumter Utility Company, LLC (“CSU”) is filing its application for amendment to its water and wastewater utility certificates. CSU is an affiliate of Holding Company of The Villages, Inc. (“The Villages”) through common ownership. The Villages is a real estate developer that will develop the property upon which CSU is proposing to provide water and sewer utilities.

The purpose of this letter is to confirm to you that The Villages will make the financial and operating commitment necessary for CSU to be successful in its endeavor to provide water and wastewater facilities to the residents of The Villages development within the CSU service territory, including the territory included in the Amendment. The Village has the ability to provide the financial support and operating support necessary for CSU to be successful.

The Villages has been associated with other utilities providing potable water and wastewater services at The Villages, namely Little Sumter Utility and North Sumter Utility Company. Both of these utilities operate within The Villages development. Operation and Management International (“OMI”) is the contract provider of the services to operate all water and sewer utilities at The Villages. CSU has contracted with OMI for OMI to operate the CSU facilities.

Please contact me should you have any questions.

Very truly yours,

A handwritten signature in black ink that reads 'John F. Wise' with a long horizontal flourish extending to the right.

John F. Wise
Vice President Finance

JFW/lct
L0095

EXHIBIT "B"

LICENSED OPERATORS

CH2M HILL/OMI OPERATOR LICENSING
AS OF DECEMBER 13, 2013

DEANNA SIMMONS DW 17563-B
TAB MINCEY DW 8626-C WW 9581-B
NICK POLAND WW 15879-C
LOU CUMMINGS WW 20341-C
ART BARRETT DW 6371-C
MARY BISSELL-THRASH WW 8413-A DW 8153-B
NATHANAEL DOMINGUEZ DW 19833-B
CHRIS BROWN WW 8576-B DW 14701-C
RUSS VAUGHN WW 6387-A DW 5381-B
TERRY BRIGGS WW 4372-A DW 6487-C
LINDA LAPSINS WW 13496-B
BARRY COHEN WW 9193-C DW 8253-C
BRIAN KNOBLOCK WW 18530-B
AARON KUNKEL WW 14915-A DW 21401-C
KIRK BOULERICE WW 21221-C
EDDIE KEAIRNS WW 7914-C
HAROLD WILLIAMS WW 6241-B

EXHIBIT "C"

**LETTER REGARDING CONSISTENCY WITH SUMTER COUNTY COMPREHENSIVE
PLAN**

Central Sumter Utility Company, LLC
1020 Lake Sumter Landing
The Villages, FL 32162

December 13, 2013

Florida Public Service Commission
Capital Service Office Center
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Reference: Central Sumter Utility Company, LLC ("CSU") – 2014 Expansion of Territory

Dear Sir,

CSU is filing an amendment with the Florida Public Service Commission for an expansion of its service territory. In conjunction with this amendment, I hereby certify to the best of my knowledge and belief that the provision of services to this new territory will be consistent with the water and wastewater sections of the local comprehensive plan at the time the application is filed, as approved by the Department of Community Affairs.

Please contact me should you have any questions.

Very truly yours,



John F. Wise
Chief Financial Officer

JFW/lct
L0094

EXHIBIT "D"

EVIDENCE OF LAND OWNERSHIP

R → MCLIN: BURNSED PA

THIS DOCUMENT PREPARED BY:
VALERIE L. LORD, ESQUIRE
ROSE, SUNDSTROM & BENTLEY, LLP
600 S. North Lake Blvd., Ste. 160
Altamonte Springs, FL 32701
(407) 830-6331

13.00
14.00 T.F.
1179.50 Doc
1206.50

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
DOC \$1,179.50

Parcel ID Number

General Warranty Deed

Made this 1st day of September, 2005 A.D. by PM3, LTD., a Florida limited partnership, by PM3, Inc., a Florida corporation, its General Partner, whose address is 1020 Lake Sumter Landing, The Villages, Florida 32162 (*Grantor*), to CENTRAL SUMTER UTILITY COMPANY, LLC, a Florida limited liability corporation, whose post office address is 1020 Lake Sumter Landing, The Villages, Florida 32162 (*Grantee*):

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sumter County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO.

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

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

And the Grantor hereby covenants with the 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 December 31, 2004.

This is Not the homestead property of the Grantor.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Doris A. Pardo

Witness Printed Name Doris A. Pardo

PM3, LTD., a Florida limited partnership,
by PM3, Inc., a Florida corporation,
its General Partner

By: *Mark G. Morse*
Mark G. Morse, Vice President

Janet M. Conley

Witness Printed Name Janet M. Conley

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me this 2 day of SEPTEMBER, 2005, by Mark G. Morse, Vice President of PM3, Inc., the General Partner of PM3, Ltd., who is personally known to me or who has produced _____ to me for my authentication.



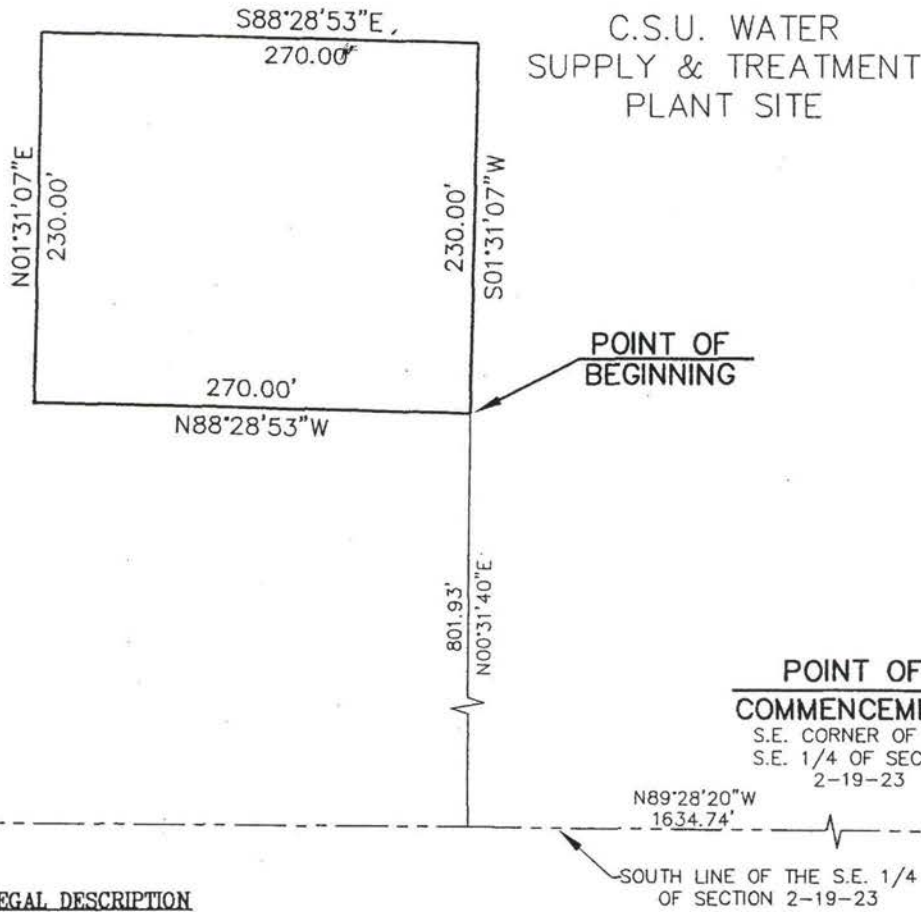
Doris A. Pardo
Notary Public Doris A. Pardo
Print Name:
My Commission Expires: 7/29/2009

10/03/2005 #2005-35133
04:03:11PM B-1452 P-509

CLERK'S MEMO: LEGIBILITY OF THE WRITING,
TYPING, OR PRINTING IS UNSATISFACTORY IN
THIS DOCUMENT.

EXHIBIT A

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY) EXHIBIT "A"



SCALE: 1" = 100'

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
DOC #1,179.50

10/03/2005 #2005-35133
04:03:11PM B-1452 P-510

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE N89°28'20"W, ALONG THE SOUTH LINE OF THE SAID SOUTHEAST 1/4 A DISTANCE OF 1634.74 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°31'40"E, 801.93 FEET TO THE POINT OF BEGINNING; THENCE N88°28'53"W, 270.00 FEET; THENCE N01°31'07"E, 230.00 FEET; THENCE S88°28'53"E, 270.00 FEET; THENCE S01°31'07"W, 230.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.43 ACRES, MORE OR LESS.

4/22/04
DATE

William S. Barley
WILLIAM S. BARLEY, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 3815

GENERAL NOTES

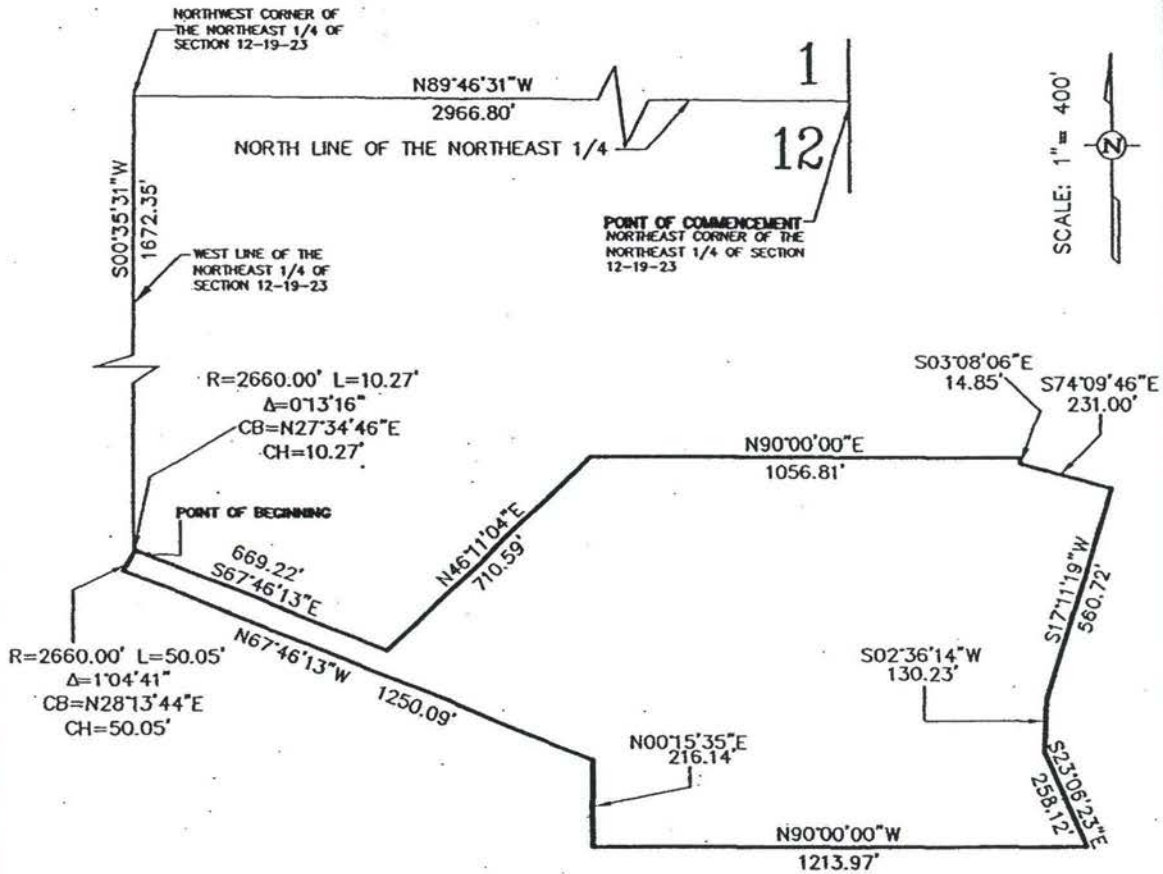
1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

**FARNER
BARLEY
AND ASSOCIATES, INC.**
1907 BUCHOS APES BOULEVARD @ THE VILLAGES, FL 32158 @ (352) 753-2114

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709

EXHIBIT A

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY) CENTRAL SUMTER UTILITIES WASTEWATER TREATMENT



SCALE: 1" = 400'

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
DOC #1,179.50

10/03/2005 #2005-35133
04:03:11PM B-1452 P-511

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, N89°46'31"W, 2966.80 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, S00°35'31"W, 1672.35 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID EAST LINE ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 2660.00 FEET, AND A CHORD BEARING AND DISTANCE OF N27°34'46"E, 10.27 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°13'16", AN ARC DISTANCE OF 10.27 FEET; THENCE S67°46'13"E, 669.22 FEET; THENCE N46°11'04"E, 710.59 FEET; THENCE N90°00'00"E, 1056.81 FEET; THENCE S03°08'06"E, 14.85 FEET; THENCE S74°09'46"E, 231.00 FEET; THENCE S17°11'19"W, 560.72 FEET; THENCE S02°36'14"W, 130.23 FEET; THENCE S23°06'23"E, 258.12 FEET; THENCE N90°00'00"W, 1213.97 FEET; THENCE N00°15'35"E, 216.14 FEET; THENCE N67°46'13"W, 1250.09 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 2660.00 FEET, AND A CHORD BEARING AND DISTANCE OF N28°13'44"E, 50.05 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°04'41", AN ARC DISTANCE OF 50.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 32.26 ACRES, MORE OR LESS.

1/5/04
DATE

Willard R. Borsky
WILLARD R. BORSKY, JR., PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5756

GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

**FARNER
BARLEY
AND ASSOCIATES, INC.**

1307 BIRCHWOOD AVENUE BOULDERWOOD @ THE VILLAGES, FL 32138 • (352) 753-3114

- ▲ ENGINEERS
- ▲ SURVEYORS
- ▲ PLANNERS
- LB 4709

EXHIBIT "E"

DESCRIPTION OF AREA PROPOSED TO BE SERVED

CENTRAL SUMTER UTILITY COMPANY
SERVICE AREA EXPANSION
NOVEMBER 2013

LEGAL DESCRIPTION

THAT LAND LYING IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 6, RUN N00°42'56"E, ALONG THE WEST LINE THEREOF A DISTANCE OF 1,327.16 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/4 OF SAID SECTION 6; THENCE DEPARTING SAID WEST LINE, RUN S89°13'33"E, ALONG THE NORTH LINE OF SAID SOUTH 1/4 A DISTANCE OF 852.06 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,489.39 FEET AND A CHORD BEARING AND DISTANCE OF S80°18'19"E, 468.53 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°05'57", A DISTANCE OF 470.49 FEET; THENCE S89°21'18"E, 675.67 FEET; THENCE N00°44'03"E, 34.00; THENCE S89°21'18"E, 664.02 FEET; THENCE S00°44'17"W, 60.00 FEET; THENCE N89°21'18"W, 22.00 FEET; THENCE S00°44'17"W, 219.22 FEET; THENCE S89°16'30"E, 67.27 FEET; THENCE S00°39'26"W, 50.56 FEET; THENCE S89°18'44"E, 660.00 FEET; THENCE N00°38'44"E, 295.87 FEET; THENCE S89°14'18"E, 632.42 FEET; THENCE N00°43'59"E, 34.00 FEET; THENCE S89°14'18"E 339.35 FEET; THENCE S00°43'54"W, 34.00 FEET; THENCE S89°14'18"E, 1203.01 FEET TO A POINT ON THE EAST LINE OF THE WEST 200.00 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE S00°56'55"W, ALONG SAID EAST LINE A DISTANCE OF 1,271.51 FEET TO THE NORTHEAST CORNER OF THE WEST 200.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE S00°47'54"W, ALONG THE EAST LINE OF THE WEST 200.00 OF SAID SECTION 8 A DISTANCE OF 1,184.03 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 160.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID EAST LINE, S89°40'49"E, ALONG SAID NORTH LINE A DISTANCE OF 611.54 FEET; THENCE DEPARTING SAID NORTH LINE, S00°46'30"W, 425.68 FEET; THENCE S31°15'56"W, 733.08 FEET; THENCE S00°47'54"E, 35.45 FEET; THENCE S43°54'50"E, 75.41 FEET; THENCE S49°19'38"E, 80.87 FEET; THENCE S45°31'17"E, 45.42 FEET; THENCE S57°57'35"E, 31.06 FEET; THENCE S27°16'42"E, 46.23 FEET; THENCE S36°00'06"E, 62.89 FEET; THENCE S26°28'20"E, 49.91 FEET; THENCE S32°28'21"E, 80.27 FEET; THENCE S29°57'55"E, 60.93 FEET; THENCE S75°47'10"E, 99.18 FEET; THENCE S07°22'59"E, 55.03 FEET; THENCE S04°58'53"E, 28.31 FEET; THENCE S03°51'23"E, 57.52 FEET; THENCE S03°23'32"W, 15.26 FEET; THENCE S75°48'45"W, 38.64 FEET; THENCE S12°05'00"W, 92.40 FEET; THENCE S24°08'42"W, 41.93 FEET; THENCE S11°20'47"W, 21.80 FEET; THENCE S00°21'45"W, 90.73 FEET; THENCE S40°46'06"W, 53.01 FEET; THENCE S53°05'55"W, 104.34 FEET; THENCE S49°53'36"W, 70.59 FEET; THENCE S48°18'47"W, 37.84 FEET; THENCE S61°43'23"W, 48.54 FEET; THENCE S62°49'12"W, 50.56 FEET; THENCE S59°14'26"W, 52.64 FEET; THENCE S70°58'32"W, 38.87 FEET; THENCE S35°38'27"W, 2,364.05 FEET TO A POINT ON THE SOUTH LINE OF THE








SOUTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG SAID SOUTH LINE, N89°06'25"W, 425.00 FEET TO THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE DEPARTING SAID SOUTH LINE, RUN S00°39'15"W, ALONG THE EAST LINE OF SAID NORTH 1/2 A DISTANCE OF 663.97 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2; THENCE DEPARTING SAID EAST LINE, RUN N89°07'29"W, ALONG THE SOUTH LINE OF SAID NORTH 1/2 A DISTANCE OF 1,339.21 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2; THENCE DEPARTING SAID SOUTH LINE, RUN N00°38'09"E, ALONG THE WEST LINE OF SAID NORTH 1/2 A DISTANCE OF 664.81 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 7: THENCE DEPARTING THE WEST LINE OF SAID NORTH 1/2, RUN N00°46'30"E, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 1,320.73 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID WEST LINE, RUN N88°56'57"W, ALONG THE SOUTH LINE OF SAID NORTH 1/2 A DISTANCE OF 2,644.70 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2; THENCE DEPARTING SAID SOUTH LINE, RUN N00°36'09"E, ALONG THE WEST LINE OF SAID SECTION 7 A DISTANCE OF 1,329.81 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4, N00°40'16"E, 2,658.38 FEET TO THE POINT OF BEGINNING.

EXHIBIT "F"

DETAILED SYSTEM MAPS

[Electronic copies of the detailed system maps will be provided directly to the engineering staff]

LEGEND

-  6 INCH MAIN
-  8 INCH MAIN
-  10 INCH MAIN
-  12 INCH MAIN
-  16 INCH MAIN
-  24 INCH MAIN
-  EXISTING CSU AREA

0.5 MG GROUND STORAGE TANK
 CSU WTP
 CSU WTP: WELLS #1 & #2

0.5 MG ELEVATED STORAGE TANK

POWELL RD

EVANS PRAIRIE

LAKE DEATON

SUMTER COUNTY
 RANGE 23 EAST
 LAKE COUNTY
 RANGE 24 EAST



CENTRAL SUMTER UTILITY COMPANY WATER
 TREATMENT FACILITY LOCATION AND
 DISTRIBUTION SYSTEM MAP
 FIG. 7










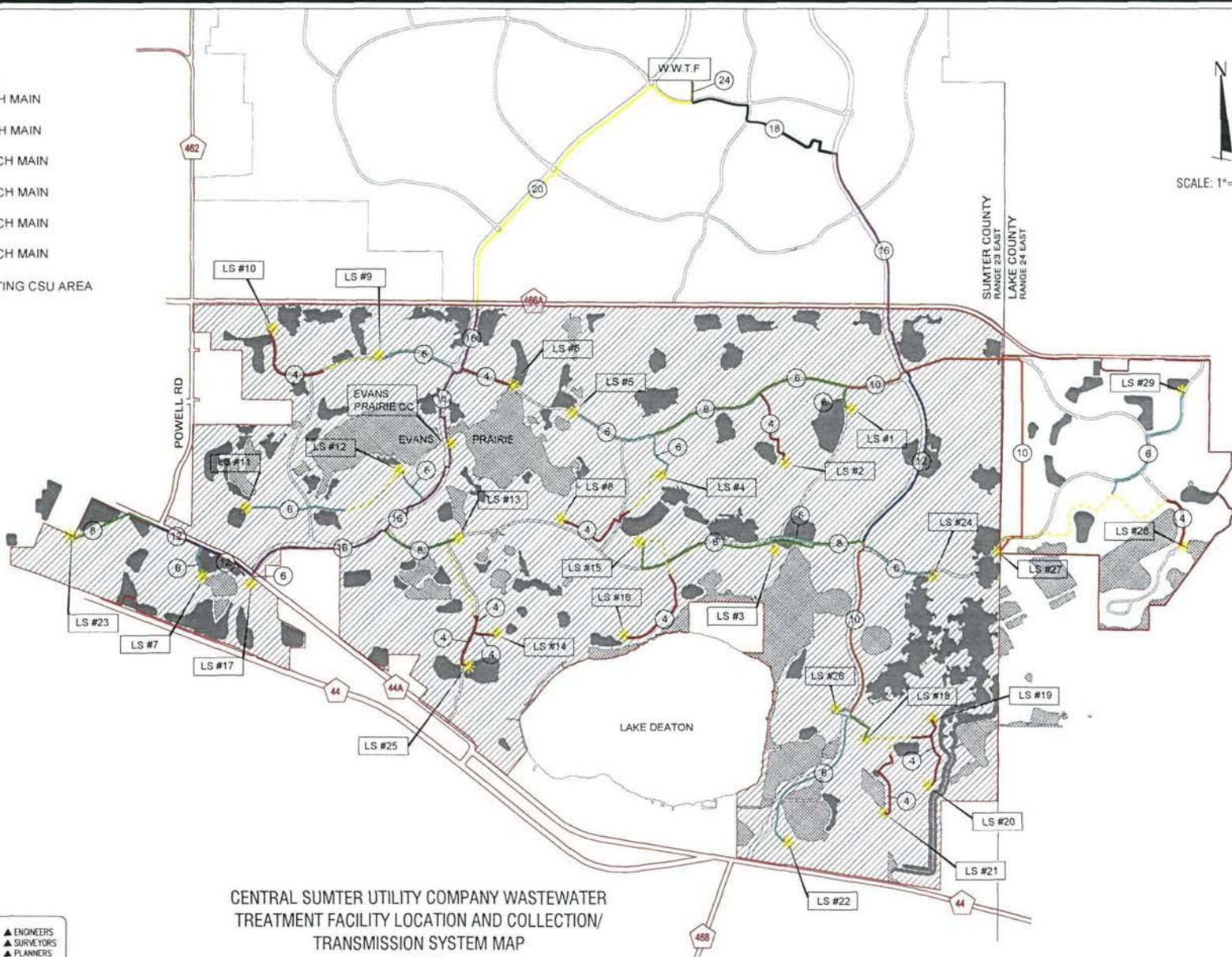
**FORNIER
 BAILEY
 AND ASSOCIATES, INC.**
 4450 NE 83RD RD - WILMOT, FL 34780 - (882) 748-2128

- ▲ ENGINEERS
- ▲ SURVEYORS
- ▲ PLANNERS
- LB 4709

SUMTER COUNTY WATER TREATMENT FACILITY LOCATION AND DISTRIBUTION SYSTEM MAP - LAKE COUNTY, FL

LEGEND

-  6 INCH MAIN
-  8 INCH MAIN
-  10 INCH MAIN
-  12 INCH MAIN
-  16 INCH MAIN
-  24 INCH MAIN
-  EXISTING CSU AREA



CENTRAL SUMTER UTILITY COMPANY WASTEWATER
TREATMENT FACILITY LOCATION AND COLLECTION/
TRANSMISSION SYSTEM MAP
FIG. 8

**FORNER
BARLEY
AND ASSOCIATES, INC.**

- ▲ ENGINEERS
- ▲ SURVEYORS
- ▲ PLANNERS
- LB 4709


4400 NE 83RD RD - WILDMOOD, FL 34786 - (352) 748-3728

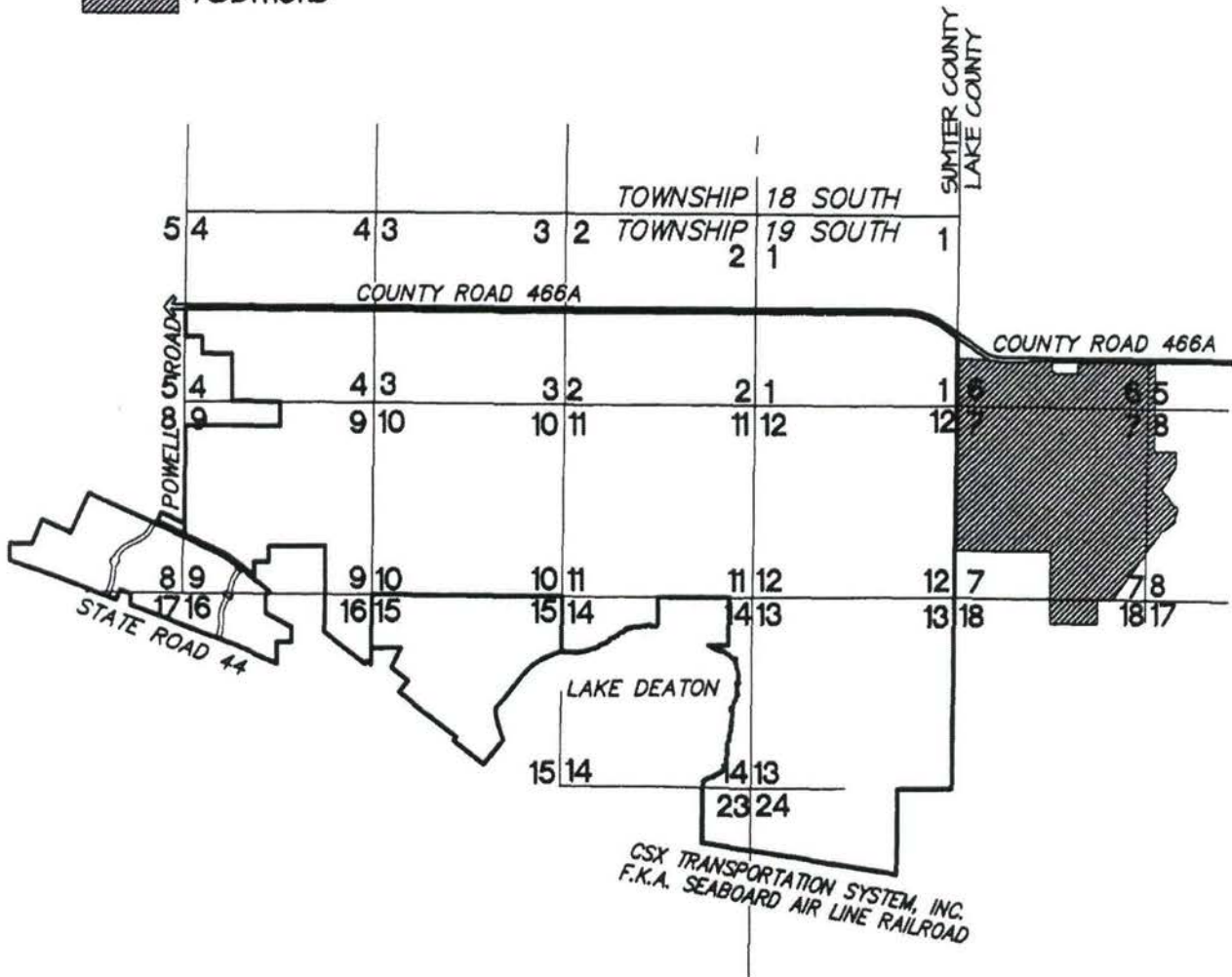
THIS DRAWING IS UNLESS OTHERWISE SPECIFIED TO BE THE PROPERTY OF FORNER BARLEY AND ASSOCIATES, INC.

EXHIBIT "G"

WATER AND WASTEWATER SERVICE AREA MAP

CENTRAL SUMTER UTILITY COMPANY FLORIDA PUBLIC SERVICE COMMISSION SERVICE AREA EXPANSION NOVEMBER, 2013

 EXISTING SERVICE AREA
 PROPOSED ADDITIONS



S:\SURVEY NEWS\SURVEY\UTILITY COMPANIES\CSU\PUBLIC SERVICE COMMISSION AREA\SKETCH\CSU_NOV 2013.dwg, BCH



**FORNES
BARLEY
AND ASSOCIATES, INC.**

 ENGINEERS
 SURVEYORS
 PLANNERS
 LB 4708

1507 BUENOS AIRES BOULEVARD • THE VILLAGES, FL 32159 • (382) 753-3114

EXHIBIT "H"

**CAPACITY OF EXISTING LINES, CAPACITY OF TREATMENT FACILITIES AND
DESIGN CAPACITY OF PROPOSED EXTENSION**

Arnett

Environmental, LLC

December 13, 2013

Mr. John Wise
Treasurer
Central Sumter Utility Company, LLC
1020 Lake Sumter Landing
The Villages, FL 32162

Subject: Central Sumter Utility Company
Proposed Territory Extension
Evaluation of System Capacity

Dear Mr. Wise:

We have evaluated the capacity of the existing water and wastewater treatment facilities to serve the existing territory and the proposed territory extension. Based on our evaluation, which is described in more detail below, there is adequate water and wastewater capacity to serve all existing and proposed areas.

The CSU water treatment plant has a permitted maximum day capacity of 4.320 mgd, and the projected maximum daily demand at build-out is 3.984 mgd. The CSU wastewater treatment plant has a permitted annual average daily capacity of 1.60 mgd, and the projected annual average daily flow at build-out is 1.449 mgd. The build-out projections include both the existing and proposed service territory. Exhibits A and B provide a year by year projection through build-out of the anticipated connections and demands for both water and wastewater. Exhibit C provides documentation in support of the gallons per day presumed for each CSU residential unit in the water use and wastewater generation build-out projections.

CSU has the physical ability to serve the potable water demands of the proposed territory extension through its existing facilities. However, during negotiations between The Villages of Lake-Sumter and Fruitland Park to expand the development into the proposed territory, it was agreed that Fruitland Park would supply wholesale bulk potable water to CSU for the demands of the proposed territory extension. CSU will continue to be the retail provider of water at the PSC established rates. CSU will also provide potable water for interim and emergency needs. A copy of the agreement between The Villages of Lake-Sumter and Fruitland Park has been included in Exhibit D.

The existing lines in the current service territory have been sized to adequately serve the proposed territory extension. Provisions have been made in the system design for these lines to be extended in the proposed territory. As the water distribution and wastewater collection system is designed and constructed in the proposed territory, the lines will be adequately sized to serve the anticipated demands.

Should you have any questions or need any additional information, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in cursive script that reads "John Arnett III". The signature is written in black ink and is positioned above the printed name.

John Arnett, III, P.E.

| cc: Martin S. Friedman / Sundstrom, Friedman & Fumero

EXHIBIT A

EXHIBIT A
CSU WATER DEMAND PROJECTIONS
(CUMMULATIVE VALUES)

Year	Annual Home Sales	Avg. Annual Residential Connections (D.U.)	Residential Demand ADD (MGD)	Commercial Connections	Commercial Demand ADD (MGD)	New Home Construction Demands (MGD)	Unaccounted Losses (MGD)	ADD (MGD)	MDD (MGD)	PHD (MGD)
2011	162	81	0.006	3	0.002	0.002	0.001	0.011	0.028	0.040
2012	1,846	1,085	0.087	46	0.028	0.023	0.011	0.149	0.372	0.520
2013 (a)	3,397	3,707	0.297	156	0.094	0.042	0.039	0.472	1.180	1.651
2014	3,300	7,055	0.564	297	0.180	0.041	0.074	0.859	2.148	3.007
2015	3,300	10,355	0.828	436	0.264	0.041	0.109	1.242	3.105	4.346
2016	1,735	12,873	1.030	542	0.328	0.021	0.136	1.515	3.786	5.301
2017	0	13,740	1.099	578	0.350	0.000	0.145	1.594	3.984	5.578

NOTES: Average Annual Residential Connections = Cumulative Annual Home Sales for all prior years + 50% of current year home sales.
Average Daily Water Demand (ADD) per residential dwelling unit (gpd/du):

80

 42.1 gpcd
Average Daily Water Demand (ADD) per commercial connection (gpd/unit):

605

Unaccounted Losses are based on percentage of residential dwelling unit:

10%

New Home Construction demands:

4,500

 gallons per home.
MDD = ADD X

2.50

PHD = ADD X

3.50

Demands are based upon historical water usage within The Villages development.

(a) 2013 home sales is actual through November, plus an estimate for December.

EXHIBIT B

EXHIBIT B
CSU WASTEWATER FLOW AND LOAD PROJECTIONS
(CUMMULATIVE VALUES)

Year	Annual Home Sales	Avg. Annual Residential Connections (D.U.)	Residential Flow AADF (MGD)	Commercial Connections	Commercial Flow AADF (MGD)	Total AADF (MGD)	MMADF (MGD)	MMADF BOD (LB/DAY)	MMADF TSS (LB/DAY)
2011	162	81	0.006	3	0.002	0.009	0.011	45	36
2012	1,846	1,085	0.087	46	0.028	0.114	0.143	596	477
2013 (a)	3,397	3,707	0.297	156	0.094	0.391	0.489	2,037	1,629
2014	3,300	7,055	0.564	297	0.180	0.744	0.930	3,876	3,101
2015	3,300	10,355	0.828	436	0.264	1.092	1.365	5,690	4,552
2016	1,735	12,873	1.030	542	0.328	1.357	1.697	7,073	5,658
2017	0	13,740	1.099	578	0.350	1.449	1.811	7,550	6,040

NOTES: Average Daily Wastewater Flow (ADF) per residential dwelling unit (gpd/du):

80

 42.1 gpcd
Average Daily Wastewater Flow (ADF) per commercial connection (gpd/unit):

605

Influent BOD Loading (lb/day) projected at

500

 mg/l @ MMADF
Influent TSS Loading (lb/day) projected at

400

 mg/l @ MMADF
MMADF = AADF X

1.25

Flows are based upon historical water usage within The Villages development.

(a) 2013 home sales is actual through November, plus an estimate for December.

EXHIBIT C

EXHIBIT C

The gallons per day presumed for each CSU residential unit for water use and wastewater generation is 80 gpd on an annual average basis. The following table shows the billing data for potable water for CSU from February 2012 to September 2013:

CENTRAL SUMTER UTILITY COMPANY, L.L.C.
WATER USE DATA PER RESIDENTIAL UNIT

Date	Residential Units	Residential Gallons Billed	Gallons/Month/Unit	Gallons/Day/Unit
February-12	215	523,764	2,436	84
March-12	296	829,161	2,801	90
April-12	412	1,008,541	2,448	82
May-12	539	1,287,443	2,389	77
June-12	673	1,630,298	2,422	81
July-12	797	1,493,689	1,874	60
August-12	957	2,021,526	2,112	68
September-12	1,125	2,397,656	2,131	71
October-12	1,285	2,353,236	1,831	59
November-12	1,503	3,235,508	2,153	72
December-12	1,704	3,926,225	2,304	74
January-13	1,953	4,188,760	2,145	69
February-13	2,175	5,220,100	2,400	86
March-13	2,378	5,472,140	2,301	74
April-13	2,626	6,348,481	2,418	81
May-13	2,913	6,511,734	2,235	72
June-13	3,228	7,107,412	2,202	73
July-13	3,514	5,947,534	1,693	55
August-13	3,922	8,025,768	2,046	66
September-13	4,276	6,873,736	1,608	54
Average =				72

As is shown in the above table, the average quantity used per residential unit is 72 gpd. This is less than what was presumed in the projection tables from Exhibits A and B. Therefore, the capacity presumptions are conservative, and the water and wastewater plants will have adequate capacity to meet the demands of the current service territory and the proposed extension.

In order to further confirm that the use of 80 gpd per CSU residential unit is reasonable, comparison data from North Sumter Utilities (NSU) is also provided. NSU is an existing utility in The Villages located to the north of the CSU service area. The following table provides data for NSU from August 2011 to September 2013 to address the seasonality of water use as well as to establish long-term water use:

NORTH SUMTER UTILITIES
WATER USE DATA PER RESIDENTIAL UNIT

Date	Residential Units	Residential Gallons Billed	Gallons/Month/Unit	Gallons/Day/Unit
August-11	21,523	41,640,666	1,935	62
September-11	21,703	47,796,000	2,202	73
October-11	21,839	46,865,195	2,146	69
November-11	21,989	51,387,057	2,337	78
December-11	22,172	55,469,189	2,502	81
January-12	22,348	61,363,470	2,746	89
February-12	22,453	62,958,014	2,804	97
March-12	22,591	65,772,857	2,911	94
April-12	22,717	70,768,421	3,115	104
May-12	22,820	59,340,871	2,600	84
June-12	22,930	52,731,091	2,300	77
July-12	23,022	48,537,036	2,108	68
August-12	23,093	45,900,345	1,988	64
September-12	23,157	43,267,720	1,868	62
October-12	23,200	45,146,200	1,946	63
November-12	23,244	62,822,080	2,703	90
December-12	23,262	53,417,730	2,296	74
January-13	23,312	60,906,250	2,613	84
February-13	23,340	69,827,470	2,992	107
March-13	23,350	65,301,720	2,797	90
April-13	23,363	69,438,482	2,972	99
May-13	23,366	62,531,520	2,676	86
June-13	23,369	54,651,332	2,339	78
July-13	23,359	47,764,847	2,045	66
August-13	23,369	53,731,386	2,299	74
September-13	23,371	46,293,250	1,981	66
			Average =	80

Based on the 26 months shown above, NSU residential customer water use has averaged 80 gpd. This provides additional confirmation that the residential use of 80 gpd on an annual average basis is reasonable to determine the adequacy of the capacity of the CSU water and wastewater plants.

EXHIBIT D

AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into this 10th day of October, 2013, by and between **The Villages of Lake-Sumter, Inc.** ("Developer") and the **City of Fruitland Park, Florida** ("City").

RECITALS

WHEREAS, the Developer wishes to construct an extension of "The Villages" in the city, on the property described in *Exhibit "A"*, with such extension to be known as "The Villages of Fruitland Park Development of Regional Impact" (the "Project").

WHEREAS, the City and the Developer agree as follows:

1. The Project. The Project involves the development of approximately 2,038 age restricted residential dwelling units, a golf course, three recreation centers, drainage basins and conservation areas, and City Administration offices. The Project will be accessed by a landscaped entranceway on County Road 466A ("CR466A"). The Project will be constructed as an extension of "The Villages" age restricted residential community adjoining the property upon which the Project is located and will be developed generally in accordance with *Exhibit "B"*. To assist the Developer in the realization of the Project, the City agrees to expeditiously process and consider in good faith such Comprehensive Plan Amendments, Rezoning Ordinances, a Notice of Proposed Change to the Villages of Sumter Development of Regional Impact to be known as "The Villages of Fruitland Park Development of Regional Impact", and take such other actions contemplated by this Agreement. The City acknowledges that if the aforementioned Rezoning Ordinances are adopted, none of the zoning classifications adopted in Ordinance 2006-7 shall apply to the property described in *Exhibit "A"*.

2. Permitting, Plan Review and Construction Inspection. The City shall receive all of its usual fees, including, but not limited to, permitting and inspection fees, reimbursement of professional and consultant fees per Chapter 102 of the City's Code of Ordinances, and all impact fees, except as set forth below. In order for the City to benefit from maximized economic efficiency, and to ensure the timeliness and sophistication necessary for the permitting and inspection processes, the City agrees to contract for the appropriate services needed to expand its current operations. In addition, the City will utilize The Villages current technologies to ensure an uninterrupted flow of work. The standard for this commitment is the current system and product being utilized in Sumter County.

It is however, understood that the City must ultimately be the Office of Record for all documents. To that end, The Villages agrees to provide to the City at no charge, the necessary hardware and software to allow the City to monitor and process all permits and inspections to ensure The Villages' critical requirements of work product flow be met.

3. Water and Wastewater Services. Water and wastewater services will be provided by an affiliate of the Developer, Central Sumter Utility Company, LLC ("CSU"). Accordingly, the Developer shall pay no City wastewater impact fees for the Project, and the Developer shall pay potable water impact fees per residential dwelling equal to The Villages average Equivalent Residential Connection/Unit ("ERC") divided by the City's average ERC, multiplied by the City's existing potable water impact fee. If the City adopts the Comprehensive Plan amendments, Rezoning Ordinances and a Notice of Proposed Change to DRI to establish The Villages of Fruitland Park, the City covenants to support CSU's efforts to expand its Public Service Commission Territory to include the Project. The City and the Developer agree to the following:

(a) The construction by the Developer, at its sole cost and expense, improvements to the City's Water Treatment Facility No. 1 ("WTF No.1") to increase the output by an amount equal to the water demand of the Project plus approximately 180,000 gallons-per-day for use by the City's water customers;

(b) The construction by Developer, at its sole cost and expense, of an appropriately sized diameter interconnect from the WTF No.1 to the point of connection on Pine Ridge Dairy Road abutting the Project;

(c) The authorization of CSU to purchase potable water produced by the City at a bulk rate which will be discounted from the existing residential rate because the City will not be obligated to construct or maintain the distribution system, meter reading and billing, or similar operational and administrative expenses;

(d) The City shall provide and meter potable water through a master meter to Central Sumter Utility Company, LLC at the bulk rate, with a fixed appropriate monthly base fee to cover meter maintenance and administrative overhead;

(e) The delivered pressure, water quality, peak capacity, interconnect size and location, City water main size, and billing procedures shall be as agreed upon by the parties;

(f) The Developer shall construct, at its sole cost and expense, an appropriately sized potable water transmission line from the point of termination of 3(b) above North along Developer's Eastern boundary and across to the north side of CR466A and then along the north side of CR466A to the Sumter County line;

(g) The Developer shall construct, at its sole cost and expense, an appropriately sized wastewater transmission line (which will include a master lift station unless deemed unnecessary by City on the north side of CR466A from the easterly most portion of the

Project to the Sumter County line. In addition, the Developer agrees to fund to the City towards the construction costs of such wastewater line easterly, the amount of \$445,000.00 upon the issuance of Notice to Proceed for the construction of the four (4) lane improvements for that portion of CR466A or at an earlier time if City decides to proceed with the construction of such wastewater line;

(h) The Developer will assist the City by paying for all costs associated with the above, including, but not limited to, providing professional expertise to amend the City's Consumptive Use Permit (CUP) to allow the additional production of potable water required by the Developer for the Project while maintaining sufficient capacity for the City to serve its other anticipated water needs in addition to the Project; and

(i) Both the construction of the water line and the wastewater line with master lift station will be each pursuant to what is generally referred to as a "Pro-Rata Contract" (a/k/a "Pioneering Agreement") by which the Developer will be reimbursed proportionately from impact fees as new customers are hooked up to the City's water and/or wastewater systems. Each such Pro-Rata Contract shall expire ten (10) years from the time the wastewater line or water line is put into service.

4. Solid Waste Disposal Services. Solid Waste Disposal Services shall be provided by a City franchised disposal firm or a governmental entity currently providing solid waste collection services. If acceptable to the hauler, in lieu of requirements of Chapter 98 of the City's Code, collection within The Villages of Fruitland Park will be "single stream" recycling and plastic bags rather than containers.

5. District. In order to assist the Developer in financing the development of roads and infrastructure for the Project, the City agrees to consider in good faith a resolution

establishing Village Community Development District No. 11 in accordance with the Petition attached hereto as *Exhibit "C"*. In addition, if consistent with approvals adopted, the City agrees to enter into an Interlocal Agreement with North Sumter County Utility Dependent District substantially in accordance with the Interlocal Agreement form set forth in *Exhibit "D"*.

6. Public Roads and Facilities. Roads in the Project shall be a combination of gated (although with public access) and ungated roads dedicated to the public and maintained by the City, and in Villas the roads will be dedicated to the residents and maintained by the Community Development District. The road maintenance by the City will not include the maintenance for landscaping or drainage, which will be performed by the Developer, a District, or a Developer affiliate. Developer agrees to make available to the City, at no charge, an administrative office appropriately sized to service City's police and administrative functions, within a recreational facility within the Project to enhance the communication of the residents of the Project with the City. If consistent with adopted approvals, the City agrees to support the Developer's effort to vacate the public dedication in favor of Lake County as to that portion of Pine Ridge Dairy Road lying within the Project.

Pursuant to the First Amendment to the Development Agreement between Developer and the Lake County Board of County Commissioners ("County") dated February 17, 2009, the County stipulated that the improvement costs for a portion of CR466 were equivalent to the proportionate fair share due to the County by Developer for future CR466A improvements. Developer has fulfilled their proportionate fair share responsibilities and has no further obligation for improvement costs for CR466A. Notwithstanding the fact that the Developer has no responsibility for improvements to CR466A, the Developer agrees to construct access improvements for the entrance road into The Villages of Fruitland Park Development of

Regional Impact, and intersection improvements at Micro Racetrack Road and CR466A, including signalization and the expansion of CR466A to four (4) lanes from the easterly end of the Project west to the Sumter County Line, contemporaneously with the construction of the access improvements, provided the City and/or Lake County has secured easements or right-of-way dedications necessary to complete such expansion and intersection improvements. If such easements or right-of-ways are not secured, Developer agrees to construct such expansion and improvements when obtained. Such construction will be generally in accordance with the Construction Plans prepared by Kimley-Horn and Associates, Inc. dated September 2, 2011 ("CR466A Construction Plans"). Contingent on obtaining such approvals from City and provided that the CR466A Construction Plans have been amended consistent with the improvements to be constructed and the appropriate permits have been issued, the Developer shall commence construction within six (6) months from the Effective Date of the Comprehensive Plan Amendment, Notice of Proposed Change, and Zoning adopted by the City pursuant to the Developer's intended Project.

If Transportation Impact Fees are instituted by Lake County within the Project, then the City will not object to the Developer's efforts to get Transportation Impact Fee Credits from Lake County for the Developer's cost in the expansion of CR466A. Additionally, the Developer and the City agree to cooperate in an effort to maximize the beneficial effect of the Developer's commitment to widen a portion of CR466A in an effort to induce and enable Lake County to complete the balance of the CR466A widening all the way to Highway 441 contemporaneously with the widening of CR466A being performed by the Developer.

No golf carts may ingress or egress the Project over or across a County Road. The City shall have no enforcement obligations for golf carts within the Project. The use of golf carts on dedicated or private roads within the Project shall be permitted without City inspection or permitting. The Developer has no objection to the City's possible plans to run a golf cart path on the north side of CR466A, provided such golf cart path does not contain a permitted crossing allowing access by golf carts to the Project.

The Villages agrees to provide a gated entrance onto the property to be used only for emergency access purposes. Control of the gate will be strictly limited to emergency response personnel as designated by the City. This entrance shall not be used for normal traffic operations. The final location of this entrance will be mutually agreed to, but a possible site is at the westerly end of Pine Ridge Dairy Road.

7. U.S. Mail Delivery Services. The Project shall use the Fruitland Park zip code as well as Fruitland Park's grid system for numerical addressing and The Villages system for names for Project roads. The City shall support the Developer in its request to have the U.S. Postal Service use "The Villages" vanity name for addressing and mail delivered to the Project. Notwithstanding the above, Developer understands that City values its post office. Developer won't take any acts (nor will City be expected to agree with such acts) which would hurt the continued existence of the Fruitland Park post office.

8. The Villages Public Safety Department. Pursuant to an Interlocal Agreement in a form substantially consistent with attached *Exhibit "E"*, the Village Center Community Development District, by and through The Villages Public Safety Department, shall provide fire prevention and suppression, emergency medical services (non transport), and rescue services

within The Villages of Fruitland Park Development of Regional Impact. In consideration of the provision of such services, the City agrees to pay to The Villages Public Safety Department an Annual Fee (based on City's October 1 through September 30 fiscal year) payable in monthly installments. The monthly payment of the initial Annual Fee shall commence on October 1, 2015. The payment of the Annual Fee for that fiscal year shall be the number of residences issued a certificate of occupancy divided by the final approved number of residences in The Villages, times \$325,000.00. (For example: If 1,019 homes/units have been issued a certificate of occupancy by October 1, 2015, the Annual Fee for the 2015-2016 fiscal year would be \$162,500.00 payable in monthly installments of \$13,541.67.) When build out has been completed, the amount due will be adjusted annually according to the change in the United States Department of Commerce, Consumer Price Index (All Items U.S. City Average) occurring over the preceding year, according to the most recent data available from the Bureau of Rates and Statistics of the Department of Labor.

The ad valorem tax rate within The Villages of Fruitland Park Development of Regional Impact shall be the same as the ad valorem tax rate imposed by the City outside of The Villages of Fruitland Park Development of Regional Impact.

9. Miscellaneous Matters.

(a) Any notice or demand that must or may be given or made in connection with this Agreement must be in writing and unless receipt is expressly required, will be delivered by personal delivery, or when mailed by certified or registered mail, return receipt requested, addressed to the parties as follows:

AS TO THE DEVELOPER:

The Villages of Lake-Sumter, Inc.
Attn: Gary L. Moyer
1028 Lake Sumter Landing
The Villages, FL 32162

COPY TO:

McLin & Burnsed P.A.
Attn: Steven M. Roy, Esq.
1028 Lake Sumter Landing
The Villages, FL 32162

AS TO THE CITY:

City of Fruitland Park, Florida
Attn: City Manager
506 W. Berckman St.
Fruitland Park, FL 34731

COPY TO:

Stone & Gerken, P.A.
Attn: Scott Gerken, Esq.
4850 N Hwy 19A
Mt Dora, FL 32757

Such addresses may be changed by notice pursuant to this paragraph, but notice of change of addresses is effective only upon receipt.

(b) This Agreement contains the entire agreement between the Developer and the City as set forth herein.

(c) This Agreement is being executed in two duplicate originals.

10. Effect of Agreement. This Agreement is not a developer's agreement pursuant to Chapter 163, Florida Statutes, or City's Land Development Regulations. However, due to the large scope of the Project, this Agreement is intended to memorialize the parties' discussions and understandings and serve as a framework as the parties work towards a master development agreement. This Agreement, and the parties' obligations hereunder, are expressly contingent upon and subject to all required public hearings, approvals, and processes required including rezoning, comprehensive plan and development of regional impact amendments, and other necessary legal and regulatory proceedings. The obligations of Developer and City shall become effective upon the adoption of the Comprehensive Plan Amendment and the adoption of the Villages of Fruitland Park Development of Regional Impact. The parties recognize and

acknowledge that such processes may lead to changes in the proposed project, including, but not limited to, the Exhibits attached as a part of this Agreement. However, the parties agree in good faith to work together to attempt to develop a project that will be in the best interests of Developer and the citizens of Fruitland Park.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

WITNESSES:

Doris Pardo
Print Name: Doris A. Pardo

Margaret Sennett
Print Name: Margaret Sennett

ATTEST

[Signature]
Print Name: ESMERALD COURSON
Title: CITY CLERK

THE VILLAGES OF LAKE-SUMTER, INC.

By: [Signature]
Gary L. Moseley, Vice President



CITY OF FRUITLAND PARK, FLORIDA

By: [Signature]
Print Name: CHRISTOPHER J. BELL
Title: MAYOR

EXHIBIT "I"

PERMITS



Florida Department of
Environmental Protection
Southwest District Office
13051 North Telecom Parkway
Temple Terrace, Florida 33637-0926

**STATE OF FLORIDA
DOMESTIC WASTEWATER FACILITY PERMIT**

PERMITTEE:

Central Sumter Utility Company, LLC

PERMIT NUMBER:

FLA499951

PA FILE NUMBER:

FLA499951-002-DW1P/NR

ISSUANCE DATE:

December 20, 2012

EXPIRATION DATE:

December 19, 2017

RESPONSIBLE AUTHORITY:

Mr. John Wise
Treasurer
1020 Lake Sumter Landing
The Villages, FL 32162
jwise@thevillages.com
352-753-2121

FACILITY:

Central Sumter Utility Company WWTF
2123 Buena Vista Boulevard
The Villages, FL 32162
Sumter County
Latitude: 28° 52' 56" N Longitude: 81° 58' 49" W

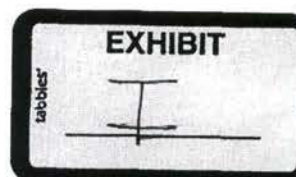
This permit is issued under the provisions of Chapter 403, Florida Statutes (F.S.), and applicable rules of the Florida Administrative Code (F.A.C.). The above-named permittee is hereby authorized to construct and operate the facilities shown on the application and other documents attached hereto or on file with the Department and made a part hereof and specifically described as follows:

TREATMENT FACILITIES:

Operation of an existing 1.60 MGD annual average daily flow (AADF), Type 1, oxidation ditch domestic wastewater treatment plant consisting of: influent screening, one surge basin of 400,000 gallons, two anoxic basins of 382,000 gallons each for 764,000 gallons total volume, two oxidation ditches of 737,000 gallons each for 1,474,000 gallons total volume, two clarifiers of 345,396 gallons and 3,848 square feet each for 690,792 gallons total volume and 7,696 square feet of total surface area, two traveling bridge filters of 585 square feet each for 1,170 square feet total surface area, two chlorine contact chambers of 64,716 gallons each for 130,000 gallons total volume and four sludge holding tanks of 150,000 gallons each for 600,000 gallons total volume. Disinfection is achieved by using liquid sodium hypochlorite solution. This plant is operated to provide secondary treatment with high-level disinfection.

REUSE:

Land Application R-001: An existing 1.6 MGD annual average daily flow (AADF) permitted capacity slow-rate public access system (R-001). Central Sumter Utility Company (CSU) WWTF will serve as a source plant for up to 1.6 MGD AADF of reclaimed water to the North Sumter Utility Master Reuse System (NSU MRS) through a high service pumping station. The NSU MRS is a Part III slow rate public access land application system serving the CSU and NSU service areas and is permitted under Department permit number FLA516708.





Florida Department of
Environmental Protection
Southwest District Office
13051 North Telecom Parkway
Temple Terrace, Florida 33637-0926

Rick Scott
Governor

Jennifer Carroll
Lt. Governor

Herschel T. Vinyard Jr.
Secretary

PERMITTEE

Central Sumter Utility Company
1020 Lake Sumter Landing
The Villages, FL 32162

Attn: John Wise
Treasurer

PERMIT/CERTIFICATION

PWS ID Number: 660-5038
Permit Number: 0299422-013-WC/M1
Date of Issue: December 27, 2011
Expiration Date: December 26, 2016
County: Sumter
Lat/Long:
Sect/Town/Range: N/A
Project: Elevated Storage Tank
DRY LINE PERMIT

This permit is issued under the provisions of Chapter 403, Florida Statutes, and Florida Administrative Code Rule(s) 62-555. The above named permittee is hereby authorized to perform the work or operate the facility shown on the application and approved drawing(s), plans, and other documents, attached hereto or on file with the department and made a part hereof and specifically described as follows:

Construction of a new elevated storage tank with water distribution piping stub outs to serve a new service area. The construction is to be in accordance with engineering design drawings and related documents prepared by Robert A. Ern, Jr., P.E., [Booth, Ern, Straughan & Hiott, Inc.] and is to include the following:

A new 500,000 gallon capacity elevated storage tank;

106 linear feet of sixteen-inch water main valved and connected to 430 linear feet of six-inch water main for future use;

Overflow designed for drainage to the onsite storm water system;

Telementary equipment as necessary;

This is a dry line approval and requires separate approval prior to being placed in service. The Department's acknowledgement of document(s) required by Specific Conditions No. 5 and No. 6 shall constitute such approval for service.

Location: North of CR 44A in an undeveloped area of The Villages, in Sumter County, Florida.

Specific Conditions

1. The permittee has acknowledged they understand the construction of the water lines covered by this permit prior to the clearance of an approved source, is at the permittee's own risk.



Florida Department of
Environmental Protection
Southwest District Office
13051 North Telecom Parkway
Temple Terrace, Florida 33637-0926

Rick Scott
Governor

Jennifer Carroll
Lt. Governor

Herschel T. Vinyard Jr.
Secretary

PERMITTEE

Central Sumter Utility Company
1020 Lake Sumter Landing
The Villages, FL 32162

Attn: John F. Wise, Treasurer
john.wise@thevillages.com

PERMIT/CERTIFICATION

PWS ID Number: 660-5038
Permit Number: 0299422-011-WC/02
Date of Issue: October 28, 2011
Expiration Date: October 27, 2016
County: Sumter
Lat/Long: 28°51'32" N / 81°58'38" W and
28°51'31" N / 81°58'39" W
Sect/Town/Range:
Project: Central Sumter Utilities WTP No. 1

This permit is issued under the provisions of Chapter 403, Florida Statutes, and Florida Administrative Code Rule(s) 62-555. The above-named permittee is hereby authorized to perform the work or operate the facility shown on the application and approved drawing(s), plans, and other documents attached hereto or on file with the department and made a part hereof and specifically described as follows:

Construction of a new community water system to serve The Villages project. The construction is to be in accordance with engineering drawings and related documents prepared by Robert A. Ern, P.E., [Booth, Ern, Straughan & Hiott, Inc.] and is to include the following:

Use of two new 16" diameter wells, Wells CSU-WS-1 and CSU-WS-2, each equipped with a 50 hp vertical turbine pump discharging 1,500 GPM @ approximately 90 ft of TDH;

A packed tower aeration system for hydrogen sulfide removal;

A pH adjustment system utilizing liquid sulfuric acid to provide pH adjustment prior to aeration;

A concrete clearwell, with two 25 hp constant speed vertical turbine transfer pumps, with capacity of 1,750 GPM @ 30 ft of TDH;

A two-chambered covered biofilter unit to scrub the odor from the packed aeration off-gas;

Three, 150 hp, 2,500 GPM @ 165 ft of TDH vertical turbine high service pumps with variable frequency drives (VFD's);

A gas chlorination system utilizing 150 lb cylinders;



Florida Department of
Environmental Protection
Southwest District Office
13051 North Telecom Parkway
Temple Terrace, Florida 33637-0926

Charlie Crist
Governor

Jeff Kottkamp
Lt. Governor

Mimi A. Drew
Secretary

PERMITTEE

Central Sumter Utility Company, LLC
990 Old Mill Run
The Villages, FL 32162

John F. Wise, Treasurer
john.wise@thevillages.com

PERMIT/CERTIFICATION

PWS ID Number: 660-XXXX
Permit Number: 0299422-007-WC/M1
Date of Issue: November 9, 2010
Expiration Date: November 8, 2015
County: Sumter
Lat/Long: NA
Sect/Town/Range:
Project: Central Sumter Utility WTP #1

This permit is issued under the provisions of Chapter 403, Florida Statutes (F.S.) and Florida Administrative Code (F.A.C.) Rules 62-555 and 62-4. The above named permittee is hereby authorized to perform the work or operate the facility shown on the application and approved drawing(s), plans, and other documents, attached hereto or on file with the department and made a part hereof and specifically described as follows:

Construction of a 500,000 gallon ground storage tank and associated piping and appurtanances to serve future development. The potable water system components shall be constructed in accordance with the plans and specifications prepared by Robert A. Ern, P.E., [Booth, Ern, Straughan & Hiott, Inc.].

This is a dry line approval and requires separate approval prior to being placed in service. The Department's acknowledgement of document(s) required by Specific Conditions No. 5 and No. 6 shall constitute such approval for service.

The PWS ID number indicated above is temporary. No official PWS ID number may be assigned to this facility until the Department has received a permit application to construct the well or wells that will provide the raw water supply for this utility.

Location: County Road 466A, in Sumter County, Florida.

Specific Conditions:

1. All construction must be in accordance with this permit. Before commencing work on project changes for which a construction permit modification is required per 62-555.536(1), the permittee shall submit to the Department a written request for a permit modification. Each such request shall be accompanied by one copy of a revised construction permit application, the proper processing fee and one copy of either a revised preliminary design report or revised drawings, specifications and design data. [F.A.C. Rule 62-555.536]

EXHIBIT "J"

METHOD OF FINANCING

Central Sumter Utility, L.L.C.
1020 Lake Sumter Landing
The Villages, FL 32162

December 13, 2013

Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Reference: Central Sumter Utility Company, LLC ("CSU") – 2014 Expansion of Territory

Dear Sir,

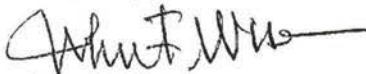
CSU intends to finance the construction of its potable water and wastewater utility system with funds from the following two sources.

1. CIAC collections – CSU will collect main extension charges for residential water and wastewater . These collections of CIAC will become substantial, as it is anticipated that CSU will hookup approximately 3,000 residential homes per year through build out of The Villages Development which is expected to occur in 2016.
2. Loans from its affiliate- The Holding Company of The Villages, Inc. has agreed to provide financial assistance to CSU in order for CSU to be able to expand and meet its financial obligations.

CSU has constructed a new wastewater plant and a new potable water plant to serve its territory, including the expansion territory. The wastewater and potable water plants are operational.

Please contact me should you need further information.

Very truly yours,



John F. Wise
Vice President Finance

JFW/lct
L0093

EXHIBIT "K"

Original & two (2) copies of the revised
Water and wastewater tariff sheets

CENTRAL SUMTER UTILITY COMPANY, LLC
WATER TARIFF

THIRD REVISED SHEET NO. 3.0
CANCELS SECOND REVISED SHEET NO. 3.0

TERRITORY AUTHORITY

CERTIFICATE NUMBER - 631 - W

COUNTY - Sumter and Lake

COMMISSION ORDER(s) APPROVING TERRITORY SERVED -

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket No.</u>	<u>Filing Type</u>
PSC-05-0844-PAA-WS	August 18, 2005	050192-WS	Original Certificate
PSC-12-0551-FOF-WS	October 17, 2012	120207-WS	Amendment & Name Correction
PSC-13-0231-FOF-WS	May 29, 2013	130047-WS	Amendment-Territory Extension
PSC-14- -FOF-WS			Amendment-Territory Extension

(Continued on Sheet No. 3.1)

H. G. MORSE
ISSUING OFFICER

PRESIDENT
TITLE

(Continued from Sheet No. 3.8)

DESCRIPTION OF TERRITORY SERVED
(CONTINUED)

THAT LAND LYING IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 6, RUN N00°42'56"E, ALONG THE WEST LINE THEREOF A DISTANCE OF 1,327.16 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/4 OF SAID SECTION 6; THENCE DEPARTING SAID WEST LINE, RUN S89°13'33"E, ALONG THE NORTH LINE OF SAID SOUTH 1/4 A DISTANCE OF 852.06 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,489.39 FEET AND A CHORD BEARING AND DISTANCE OF S80°18'19"E, 468.53 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°05'57", A DISTANCE OF 470.49 FEET; THENCE S89°21'18"E, 675.67 FEET; THENCE N00°44'03"E, 34.00; THENCE S89°21'18"E, 664.02 FEET; THENCE S00°44'17"W, 60.00 FEET; THENCE N89°21'18"W, 22.00 FEET; THENCE 00°44'17"W, 219.22 FEET; THENCE S89°16'30"E, 67.27 FEET; THENCE S00°39'26"W, 50.56 FEET; THENCE S89°18'44"E, 660.00 FEET; THENCE N00°38'44"E, 295.87 FEET; THENCE S89°14'18"E, 632.42 FEET; THENCE N00°43'59"E, 34.00 FEET; THENCE 89°14'18"E 339.35 FEET; THENCE S00°43'54"W, 34.00 FEET; THENCE S89°14'18"E, 1203.01 FEET TO A POINT ON THE EAST LINE OF THE WEST 200.00 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE S00°56'55"W, ALONG SAID EAST LINE A DISTANCE OF 1,271.51 FEET TO THE NORTHEAST CORNER OF THE WEST 200.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE S00°47'54"W, ALONG THE EAST LINE OF THE WEST 200.00 OF SAID SECTION 8 A DISTANCE OF 1,184.03 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 160.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID EAST LINE, 89°40'49"E, ALONG SAID NORTH LINE A DISTANCE OF 611.54 FEET; THENCE DEPARTING SAID NORTH LINE, S00°46'30"W, 425.68 FEET; THENCE S31°15'56"W, 733.08 FEET; THENCE S00°47'54"E, 35.45 FEET; THENCE S43°54'50"E, 75.41 FEET; THENCE 49°19'38"E, 80.87 FEET; THENCE S45°31'17"E, 45.42 FEET; THENCE S57°57'35"E, 31.06 FEET; THENCE S27°16'42"E, 46.23 FEET; THENCE S36°00'06"E, 62.89 FEET; THENCE S26°28'20"E, 49.91 FEET; THENCE S32°28'21"E, 80.27 FEET; THENCE 29°57'55"E, 60.93 FEET; THENCE S75°47'10"E, 99.18 FEET; THENCE S07°22'59"E, 55.03 FEET; THENCE S04°58'53"E, 28.31 FEET; THENCE S03°51'23"E, 57.52 FEET; THENCE S03°23'32"W, 15.26 FEET; THENCE S75°48'45"W, 38.64 FEET; THENCE 12°05'00"W,

H. G. MORSE
ISSUING OFFICER

PRESIDENT
TITLE

(Continued from Sheet No. 3.9)

92.40 FEET; THENCE S24°08'42"W, 41.93 FEET; THENCE S11°20'47"W, 21.80 FEET; THENCE S00°21'45"W, 90.73 FEET; THENCE S40°46'06"W, 53.01 FEET; THENCE S53°05'55"W, 104.34 FEET; THENCE S49°53'36"W, 70.59 FEET; THENCE 48°18'47"W, 37.84 FEET; THENCE S61°43'23"W, 48.54 FEET; THENCE S62°49'12"W, 50.56 FEET; THENCE S59°14'26"W, 52.64 FEET; THENCE S70°58'32"W, 38.87 FEET; THENCE S35°38'27"W, 2,364.05 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE ALONG SAID SOUTH LINE, N89°06'25"W, 425.00 FEET TO THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE DEPARTING SAID SOUTH LINE, RUN S00°39'15"W, ALONG THE EAST LINE OF SAID NORTH 1/2 A DISTANCE OF 663.97 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2; THENCE DEPARTING SAID EAST LINE, RUN N89°07'29"W, ALONG THE SOUTH LINE OF SAID NORTH 1/2 A DISTANCE OF 1,339.21 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2; THENCE DEPARTING SAID SOUTH LINE, RUN N00°38'09"E, ALONG THE WEST LINE OF SAID NORTH 1/2 A DISTANCE OF 664.81 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE DEPARTING THE WEST LINE OF SAID NORTH 1/2, RUN N00°46'30"E, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 1,320.73 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID WEST LINE, RUN N88°56'57"W, ALONG THE SOUTH LINE OF SAID NORTH 1/2 A DISTANCE OF 2,644.70 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2; THENCE DEPARTING SAID SOUTH LINE, RUN N00°36'09"E, ALONG THE WEST LINE OF SAID SECTION 7 A DISTANCE OF 1,329.81 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4, N00°40'16"E, 2,658.38 FEET TO THE POINT OF BEGINNING.

H. G. MORSE
ISSUING OFFICER

PRESIDENT
TITLE

TERRITORY AUTHORITY

CERTIFICATE NUMBER - 631 - W

COUNTY - Sumter and Lake

COMMISSION ORDER(s) APPROVING TERRITORY SERVED -

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket No.</u>	<u>Filing Type</u>
PSC-05-0844-PAA-WS	August 18, 2005	050192-WS	Original Certificate
PSC-12-0551-FOF-WS	October 17, 2012	120207-WS	Amendment & Name Correction
PSC-13-0231-FOF-WS	May 29, 2013	130047-WS	Amendment-Territory Extension
PSC-14- -FOF-WS			Amendment-Territory Extension

(Continued on Sheet No. 3.1)

H. G. MORSE
ISSUING OFFICER

PRESIDENT
TITLE

(Continued from Sheet No. 3.8)

DESCRIPTION OF TERRITORY SERVED
(CONTINUED)

THAT LAND LYING IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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H. G. MORSE
ISSUING OFFICER

PRESIDENT
TITLE

(Continued from Sheet No. 3.9)

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H. G. MORSE
ISSUING OFFICER

PRESIDENT
TITLE

EXHIBIT "L"

WATER AND WASTEWATER CERTIFICATES

FLORIDA PUBLIC SERVICE COMMISSION

**authorizes
Central Sumter Utility Company, LLC
pursuant to
Certificate Number 631-W**

to provide water service in Sumter County in accordance with the provisions of Chapter 367, Florida Statutes, and the Rules, Regulations, and Orders of this Commission in the territory described by the Orders of this Commission. This authorization shall remain in force and effect until superseded, suspended, cancelled or revoked by Order of this Commission.

Order Number	Date Issued	Docket Number	Filing Type
PSC-05-0844-FOF-WS	08/18/2005	050192-WS	Original Certificate
PSC-12-0551-FOF-WS	10/17/2012	120207-WS	Amendment and Name Correction
PSC-13-0231-FOF-WS	05/29/2013	130047-WS	Amendment

FLORIDA PUBLIC SERVICE COMMISSION

authorizes
Central Sumter Utility Company, LLC
pursuant to
Certificate Number 540-S

to provide water service in Sumter County in accordance with the provisions of Chapter 367, Florida Statutes, and the Rules, Regulations, and Orders of this Commission in the territory described by the Orders of this Commission. This authorization shall remain in force and effect until superseded, suspended, cancelled or revoked by Order of this Commission.

Order Number	Date Issued	Docket Number	Filing Type
PSC-05-0844-FOF-WS	08/18/2005	050192-WS	Original Certificate
PSC-12-0551-FOF-WS	10/17/2012	120207-WS	Amendment and Name Correction
PSC-13-0231-FOF-WS	05/29/2013	130047-WS	Amendment

EXHIBIT "M"

AFFIDAVIT OF CURRENT ANNUAL REPORT AND TARIFFS

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF SEMINOLE

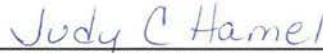
BEFORE ME, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared MARTIN S. FRIEDMAN, ESQUIRE, who, after being duly sworn on oath, did depose and say that he is the attorney for CENTRAL SUMTER UTILITY COMPANY, LLC, that CENTRAL SUMTER UTILITY COMPANY, LLC, has a Tariff on file with the Public Service Commission; and that on December 12, 2013, he verified on the Public Service Commission's website that CENTRAL SUMTER UTILITY COMPANY, LLC, has a current Annual Report on file.

FURTHER AFFIANT SAYETH NAUGHT.



MARTIN S. FRIEDMAN

Sworn to and subscribed before me this 13th day of December, 2013, by MARTIN S. FRIEDMAN, who is personally known to me.



PRINTED NAME:



NOTARY PUBLIC

My Commission Expires: _____



EXHIBIT "M"

EXHIBIT "N"

AFFIDAVIT OF MAILING NOTICES GOVERNMENTAL ENTITIES

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF SEMINOLE

BEFORE ME, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared JUDY HAMEL, who, after being duly sworn on oath, did depose and say that she is an assistant to MARTIN S. FRIEDMAN, the attorney for Central Sumter Utility Company, LLC, and that on 16th day of December, 2013, she did send by regular U.S. mail, a copy of the notice attached hereto to each of the utilities, governmental bodies, agencies, or municipalities, in accordance with the list provided by the Florida Public Service Commission, which is also attached hereto.

FURTHER AFFIANT SAYETH NAUGHT.



JUDY HAMEL

SWORN AND SUBSCRIBED to before me this 13th day of December, 2013, by JUDY HAMEL, who is personally known to me.



Notary Public - State of Florida

Print Name: _____

My Commission Expires: _____



EXHIBIT "N"

NOTICE OF APPLICATION FOR AMENDMENT TO
WATER AND WASTEWATER CERTIFICATES

Notice is hereby given on the 16th day of December, 2013, pursuant to Section 367.045, Florida Statutes, and Section 25-30.030, Florida Administrative Code, of the Application of Central Sumter Utility Company, LLC, 1020 Lake Sumter Landing, The Villages, Florida 32162, of its intent to apply to the Florida Public Service Commission to extend its service area to provide water and wastewater service to property in Sections 5, 6, 7, 8 and 18, Township 19 South, Range 24 East, in Lake County, Florida. To obtain the legal description of the property you may contact Martin Friedman at 766 N. Sun Drive, Suite 4030, Lake Mary, Florida (407-830-6331) or by email at mfriedman@sfflaw.com.

Any objections to the Application must be made in writing and filed with the Director, Division of Commission Clerk and Administrative Services, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, with a copy to Martin S. Friedman, Esquire, Sundstrom, Friedman & Fumero, LLP, 766 N. Sun Drive, Suite 4030, Lake Mary, Florida 32746, within 30 days from the date of this Notice. The objection must state the grounds for the objection with particularity.

CENTRAL SUMTER UTILITY COMPANY, LLC

**LIST OF WATER AND WASTEWATER UTILITIES IN LAKE COUNTY
(VALID FOR 60 DAYS)
11/14/2013 - 01/12/2014**

<u>UTILITY NAME</u>	<u>LAKE COUNTY</u>	<u>MANAGER</u>
BLACK BEAR RESERVE WATER CORPORATION (WU940) P. O. BOX 13 MOUNT DORA, FL 32757-0013		DEB SPICER (321) 947-4300
BRENDENWOOD UTILITIES, LLC. (WU951) P. O. BOX 350065 GRAND ISLAND, FL 32735-0065		GERARD P. CONNOLLY, JR. (352) 602-4170
CENTURY ESTATES UTILITIES, INC. (WU725) 114 EUCLID AVENUE LEESBURG, FL 34748-7509		JOSEPH LINARTAS (352) 450-1450
COL UTILITY SYSTEMS, L.L.C. (WS946) 5100 WEST LEMON STREET, SUITE 308 TAMPA, FL 33609-1129		JORDAN RUBEN (813) 282-6754
HARBOR WATERWORKS, INC. (WU956) 4939 CROSS BAYOU BLVD. NEW PORT RICHEY, FL 34652-3434		GARY DEREMER (727) 848-8292
HARBOR WATERWORKS, INC. (SU957) 4939 CROSS BAYOU BLVD. NEW PORT RICHEY, FL 34652-3089		AMY N. WILLIAMS (727) 848-8292 EXT 239
LAKE UTILITY SERVICES, INC. (WU553) 200 WEATHERSFIELD AVENUE ALTAMONTE SPRINGS, FL 32714-4027		PATRICK C. FLYNN (407) 869-1919 EXT 1359
LAKE UTILITY SERVICES, INC. (WS641) 200 WEATHERSFIELD AVENUE ALTAMONTE SPRINGS, FL 32714-4027		PATRICK C. FLYNN (407) 869-1919 EXT 1359
LAKE YALE TREATMENT ASSOCIATES, INC. (WS823) 38141 MAYWOOD BAY DRIVE LEESBURG, FL 34788-8134		DANNY ELLIS (352) 589-9214
LAKESIDE WATERWORKS, INC. (WS962) 5320 CAPTAINS COURT NEW PORT RICHEY, FL 34652-3062		GARY DEREMER (727) 848-8292
MFL UTILITY SYSTEMS, L.L.C. (WS948) 5100 WEST LEMON STREET, SUITE 308 TAMPA, FL 33609-1129		JORDAN RUBEN (813) 282-6754

**LIST OF WATER AND WASTEWATER UTILITIES IN LAKE COUNTY
(VALID FOR 60 DAYS)
11/14/2013 - 01/12/2014**

<u>UTILITY NAME</u>	<u>MANAGER</u>
<u>LAKE COUNTY</u>	
MHC HV FL UTILITY SYSTEMS, L.L.C. (WU960) TWO NORTH RIVERSIDE PLAZA CHICAGO, FL 60606-2600	PETER KIRON (312) 279-1504
MHC OL UTILITY SYSTEMS, L.L.C. (WS961) TWO NORTH RIVERSIDE PLAZA CHICAGO, FL 60606-2600	MICHAEL G. COOKE (813) 318-5728
OAK SPRINGS, LLC (WU875) 1886 CANOVA STREET S. PALM BAY, FL 32909-2931	MICHAEL CAMPBELL (321) 837-0565
PINE HARBOUR WATER UTILITIES, LLC (WU921) P. O. BOX 447 FRUITLAND PARK, FL 34731-0447	SANDRA S. WESSON (352) 787-2944
RAINTREE HARBOR UTILITIES, LLC (WU953) P. O. BOX 350065 GRAND ISLAND, FL 32735-0065	GERARD P. CONNOLLY (352) 459-8747
SOUTHLAKE UTILITIES, INC. (WS638) 2215 RIVER BLVD. JACKSONVILLE, FL 32204-4647	WILLIAM J. DEAS (904) 387-9292
SUN COMMUNITIES FINANCE, LLC D/B/A WATER OAK UTILITY (WS755) THE AMERICAN CENTER 27777 FRANKLIN ROAD, SUITE 200 SOUTHFIELD, MI 48034-8205	JIM HOEKSTRA (248) 208-2554
TLP WATER, INC. (WU924) 12315 U.S. HIGHWAY 441 TAVARES, FL 32778-4515	DAVID SCHELL (315) 378-9558
UTILITIES, INC. OF PENNBROOKE (WS861) 200 WEATHERSFIELD AVENUE ALTAMONTE SPRINGS, FL 32714-4027	PATRICK C. FLYNN (407) 869-1919 EXT 1359
W.B.B. UTILITIES, INC. (WU639) 4223 BAIR AVENUE FRUITLAND PARK, FL 34731-5618	RICHARD S. BAIR (352) 787-3107

**LIST OF WATER AND WASTEWATER UTILITIES IN LAKE COUNTY
(VALID FOR 60 DAYS)
11/14/2013 - 01/12/2014**

UTILITY NAME

MANAGER

GOVERNMENTAL AGENCIES

ADMINISTRATOR, CITY OF UMATILLA
P. O. BOX 2286
UMATILLA, FL 32784-2286

CLERK, BOARD OF COUNTY COMMISSIONERS, LAKE COUNTY
P. O. BOX 7800
TAVARES, FL 32778-7800

DEP CENTRAL DISTRICT
3319 MAGUIRE BLVD., SUITE 232
ORLANDO, FL 32803-3767

DEP SOUTHWEST DISTRICT
13051 N. TELECOM PARKWAY
TEMPLE TERRACE, FL 33637-0926

EAST CENTRAL FLORIDA PLANNING COUNCIL
309 CRANES ROOST BOULEVARD, SUITE 2000
ALTAMONTE SPRINGS, FL 32701

MAYOR, CITY OF CLERMONT
P. O. BOX 120219
CLERMONT, FL 32712-0219

MAYOR, CITY OF EUSTIS
P. O. DRAWER 68
EUSTIS, FL 32727-0068

MAYOR, CITY OF FRUITLAND PARK
506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731-3200

MAYOR, CITY OF GROVELAND
156 SOUTH LAKE AVENUE
GROVELAND, FL 34736-2597

MAYOR, CITY OF LEESBURG
P. O. BOX 490630
LEESBURG, FL 32749-0630

MAYOR, CITY OF MASCOTTE
P. O. BOX 56
MASCOTTE, FL 34753-0056

**LIST OF WATER AND WASTEWATER UTILITIES IN LAKE COUNTY
(VALID FOR 60 DAYS)
11/14/2013 - 01/12/2014**

UTILITY NAME

MANAGER

GOVERNMENTAL AGENCIES

MAYOR, CITY OF MINNEOLA
P. O. BOX 678
MINNEOLA, FL 34755-0678

MAYOR, CITY OF MOUNT DORA
P. O. BOX 176
MOUNT DORA, FL 32756-0176

MAYOR, CITY OF TAVARES
P. O. BOX 1068
TAVARES, FL 32778-1068

MAYOR, TOWN OF ASTATULA
P. O. BOX 609
ASTATULA, FL 34705-0609

MAYOR, TOWN OF HOWEY-IN-THE-HILLS
P. O. BOX 128
HOWEY-IN-THE-HILLS, FL 34737-0128

MAYOR, TOWN OF LADY LAKE
409 FENNELL BLVD.
LADY LAKE, FL 32159-3159

MAYOR, TOWN OF MONTVERDE
P. O. BOX 560008
MONTVERDE, FL 34729-0008

ST. JOHNS RIVER UTILITY, INC.
P.O. BOX 77
ASTOR, FL 32102

ST. JOHNS RIVER WTR MANAGEMENT DISTRICT
P.O. BOX 1429
PALATKA, FL 32178-1429

**LIST OF WATER AND WASTEWATER UTILITIES IN LAKE COUNTY
(VALID FOR 60 DAYS)
11/14/2013 - 01/12/2014**

UTILITY NAME

STATE OFFICIALS

MANAGER

OFFICE OF PUBLIC COUNSEL
111 WEST MADISON STREET
SUITE 812
TALLAHASSEE, FL 32399-1400

OFFICE OF COMMISSION CLERK
FLORIDA PUBLIC SERVICE COMMISSION
2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FL 32399-0850

**LIST OF WATER AND WASTEWATER UTILITIES IN SUMTER COUNTY
(VALID FOR 60 DAYS)
11/14/2013 - 01/12/2014**

<u>UTILITY NAME</u>	<u>SUMTER COUNTY</u>	<u>MANAGER</u>
AQUA UTILITIES FLORIDA, INC. (WS768) P. O. BOX 2480 LADY LAKE, FL 32158-2480		TERRY RAKOCY (352) 674-2828
CEDAR ACRES INC (WU917) % JEROME A. SIMONS, P.A. 4700 SHERIDAN STREET, SUITE N HOLLYWOOD, FL 33021-3416		DAVID J. SIMONS (954) 963-2225
CENTRAL SUMTER UTILITY COMPANY, LLC (WS897) 1020 LAKE SUMTER LANDING THE VILLAGES, FL 32159-2699		JOHN WISE (352) 753-6270
CONTINENTAL UTILITY, INC. (WS606) 50 CONTINENTAL BLVD. WILDWOOD, FL 34785-8147		THOMAS EATON (352) 748-0100
ORANGE BLOSSOM UTILITIES, INC. (WS912) P. O. BOX 217 LADY LAKE, FL 32158-0217		F. M. DETERDING (850) 877-6555

**LIST OF WATER AND WASTEWATER UTILITIES IN SUMTER COUNTY
(VALID FOR 60 DAYS)
11/14/2013 - 01/12/2014**

UTILITY NAME

MANAGER

GOVERNMENTAL AGENCIES

CLERK, BOARD OF COUNTY COMMISSIONERS, SUMTER COUNTY
THE VILLAGES SUMTER CO. SERVICE CENTER
7375 POWELL ROAD
WILDWOOD, FL 34785-4203

DEP SOUTHWEST DISTRICT
13051 N. TELECOM PARKWAY
TEMPLE TERRACE, FL 33637-0926

MAYOR, CITY OF BUSHNELL
P. O. BOX 115
BUSHNELL, FL 33513-0115

MAYOR, CITY OF CENTER HILL
P. O. BOX 649
CENTER HILL, FL 33514-0649

MAYOR, CITY OF COLEMAN
WEST CENTRAL AVENUE
P. O. BOX 456
COLEMAN, FL 33521-0456

MAYOR, CITY OF WEBSTER
P. O. BOX 28
WEBSTER, FL 33597-0028

MAYOR, CITY OF WILDWOOD
100 NORTH MAIN STREET
WILDWOOD, FL 34785-4047

S.W. FLORIDA WATER MANAGEMENT DISTRICT
2379 BROAD STREET
BROOKSVILLE, FL 34609-6899

WITHLACOOCHEE REG. PLANNING COUNCIL
1241 S.W. 10TH STREET
OCALA, FL 34474-2798

**LIST OF WATER AND WASTEWATER UTILITIES IN SUMTER COUNTY
(VALID FOR 60 DAYS)
11/14/2013 - 01/12/2014**

UTILITY NAME

STATE OFFICIALS

MANAGER

OFFICE OF PUBLIC COUNSEL
111 WEST MADISON STREET
SUITE 812
TALLAHASSEE, FL 32399-1400

OFFICE OF COMMISSION CLERK
FLORIDA PUBLIC SERVICE COMMISSION
2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FL 32399-0850

EXHIBIT "O"

AFFIDAVIT OF MAILING NOTICE TO PROPERTY OWNERS

(To be late filed)

EXHIBIT "P"

AFFIDAVIT OF PUBLISHING NOTICE IN NEWSPAPER

(To be late filed)