

State of Florida



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-

DATE: December 19, 2016

TO: Carlotta S. Stauffer, Commission Clerk, Office of Commission Clerk

FROM: Martha A. Golden, Regulatory Supervisor/Consultant, Division of Accounting & Finance

RE: Docket No. 140219-WU – Application for staff-assisted rate case in Polk County by Alturas Utilities, L.L.C. – Proof of Land Ownership Correction

Docket No. 140220-WU – Application for staff-assisted rate case in Polk County by Sunrise Utilities, L.L.C. – Proof of Land Ownership Correction

Pursuant to Order Nos. PSC-16-0128-PAA-WU and PSC-16-0126-PAA-WU, regarding Alturas Utilities, L.L.C. (Alturas) and Sunrise Utilities, L.L.C. (Sunrise), respectively, the Utility is required to provide written documentation in these dockets by December 31, 2016, to show that it has corrected the Sunrise land ownership issue.

On December 9, 2016, the Stephen F. Baker Law Firm provided the attached Quit Claim Deed to confirm that the land ownership issue has been corrected. The Quit Claim Deed was recorded with the Polk County Clerk of Courts on November 11, 2016. Staff has verified that the legal description contained in the Quit Claim Deed agrees with the legal description of the Sunrise portion of the land contained in the 2004 Alturas Corrective Warranty Deed upon which the quit claim is being granted. The 2004 Alturas Corrective Warranty Deed is attached for reference.

Please file the attached documents in the above-referenced dockets. The dockets should remain open pending completion of additional requirements provided in the above-referenced orders.

Thank you for your assistance with this matter. Please do not hesitate to contact me if you have any questions.

Attachment

RECEIVED-FPSC
2016 DEC 19 PM 4: 26
COMMISSION
CLERK

mw



INSTR # 2016203893
 BK 9981 Pgs. 1334-1335 PG(s)2
 RECORDED 11/09/2016 12:34:25 PM
 STACY M. BUTTERFIELD,
 CLERK OF COURT POLK COUNTY
 DEED DOC. \$0.70
 RECORDING FEES \$18.50
 RECORDED BY megagoin

R
 Prepared by and return to:
 Kathleen R. Price
 Legal Assistant
 Stephen F. Baker PA
 800 First Street South
 Winter Haven, FL 33880-3666
 863-299-2118
 File Number: 16-853

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 1 day of NOVEMBER, 2016 between Alturas Utilities, LLC whose post office address is 20 W. Tropical Way, Fort Lauderdale, FL 33317, grantor, and Sunrise Utilities, LLC whose post office address is 20 W Tropical Way, Fort Lauderdale, FL 33317, grantee:

(Whenever used herein the terms "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, trusts and trustees)

70
 Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Polk County, Florida to-wit:

Parcel #2
 The South 45 feet of the North 155 feet of the East 100 feet of the West 760 feet of the SW 1/4 of the NW 1/4 of Section 21, Township 28 South, Range 25 East, Polk County, Florida, also known as Lot 139 SUN ACRES UNIT 2, UNRECORDED.

LESS AND EXCEPT: Starting at the NW corner of the South 45 feet of the North 155 feet of the East 100 feet of the West 760 feet of the SW 1/4 of the NW 1/4 of Section 21, Township 28 South, Range 25 East, Polk County, Florida, said corner being the Northwest corner of Lot 139, SUN ACRES UNIT 2, an unrecorded plat; thence run South along the West line of said Lot 139 a distance of 18.9 feet to the Point of Beginning; thence continue South along said West line a distance of 26.1 feet to the SW corner of said Lot 139; thence South 89° 28' East parallel with the North boundary of said SW 1/4 of the NW 1/4 100 feet to the Southeast corner of said Lot 139; thence North along the East line of said Lot 139 a distance of 23.74 feet; thence North 88° 06'54" West 100.05 feet to the Point of Beginning.

Parcel Identification Number: 263016-694500-020070

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime

18.30

Signed, sealed and delivered in our presence:

JAMES A HULDEY
Witness Name: [Signature]

KIRIT BHATT
Witness Name: [Signature]

Alturas Utilities, LLC

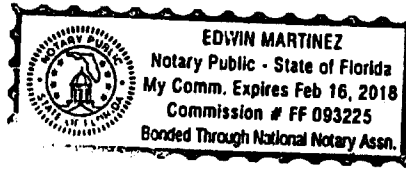
By: Stuart Sheldon
Stuart Sheldon, Manager

The foregoing instrument was acknowledged before me this 1 day of NOV, 2016 by Alturas Utilities, LLC, who is/are personally known to me or has/have produced a driver's license as identification.

[Signature]

Printed Name:

My Commission Expires:



INSTR # 2004258702
BK 06028 PGS 1080-1081 PG(s) 2
RECORDED 12/27/2004 08:43:25
RICHARD M WEISS, CLERK OF COUN
POLK COUNTY
DEED DOC 0.70
RECORDING FEES 18.50
RECORDED BY L Richards

RS
Bof

This Document Prepared By and Return to:
Stephen L. Baker, Attorney at Law
800 First Street South
Winter Haven, Florida 33980-3666

Parcel ID Number: 163026-894500-020070

Corrective Warranty Deed

This Indenture, Made this *8th* day of November, 2004 A.D., Between
KEEN SALES, RENTALS AND UTILITIES, INC., a corporation existing under
the laws of the State of Florida
of the County of Polk
ALTURAS UTILITIES, L.L.C., a Florida limited liability company
State of Florida, grantor, and

whose address is: 19032 N.E. 29th Avenue, Aventura, FL 33180

of the County of Miami-Dade State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
----- **TEN DOLLARS (\$10)** ----- DOLLARS
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Polk State of Florida to wit:

PARCEL #1:
Lot 7, Block 20, **TOWNSITE OF ALTURAS**, according to the Plat thereof as
recorded in Plat Book 4, page 62, of the Public Records of Polk
County, Florida.

PARCEL #2:
The South 45 feet of the North 155 feet of the East 100 feet of the
West 760 feet of the SW1/4 of the NW 1/4 of Section 21, Township 28
South, Range 25 East, Polk County, Florida, also known as Lot 139, **SUN**
ACRES UNIT 2, UNRECORDED.

LESS AND EXCEPT: Starting at the NW corner of the South 45 feet of
the North 155 feet of the East 100 feet of the West 760 feet of the
SW1/4 of the NW 1/4 of Section 21, Township 28 South, Range 25 East,
Polk County, Florida, said corner being the Northwest corner of Lot
139, **SUN ACRES UNIT 2**, an unrecorded plat; thence run South along the
West line of said Lot 139 a distance of 18.9 feet to the Point of
Beginning; thence continue South along said West line a distance of
26.1 feet to the SW corner of said Lot 139; thence South 89°29' East
parallel with the North boundary of said SW 1/4 of the NW 1/4 100 feet
to the Southeast corner of said Lot 139; thence North along the East
line of said Lot 139 a distance of 23.74 feet; thence North 88°06'54"
West 100.05 feet to the Point of Beginning.

Subject to current taxes, easements and restrictions of record.

RETURN BY POLK COUNTY
GOVERNMENT CENTER COURIER TO
STEPHEN F. BAKER OFFICE BOX

Corrective Warranty Deed - Page 3

Parcel ID Number: 163026-694500-020070

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

KEEN SALES, RENTALS AND UTILITIES, INC.

Brooke A. Robinson

By: *Earlene Keen* (Seal)

Printed Name: Brooke A. Robinson

EARLENE KEEN, President
P.O. Address: 685 Dyson Road, Haines City, FL 33844

Witness

Christie McCormick

Printed Name: Christie McCormick

Witness

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 8th day of November, 2004 by EARLENE KEEN, President of KEEN SALES, RENTALS AND UTILITIES, INC., a Florida Corporation, on behalf of the corporation who to personally knows to me or she has produced her Florida driver's license as identification.

Christie McCormick

Printed Name: Christie McCormick
Notary Public

My Commission Expires: 10/11/08

