

# PRW GROUP, LLC

PLANNING • DESIGN • LEACHATE MANAGEMENT • WATER • WASTEWATER • REUSE

February 16, 2018

Office of Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

RECEIVED-FPSC  
2018 FEB 22 AM 8:17  
COMMISSION  
CLERK

Re: **Docket No. 20170249-WS - Application for Certificates to Provide Water and Wastewater Service in Orange County by RSPI MHC, LLC.  
Response to Deficiency Letter dated 12/20/17**

Application Reviewer:

Florida Public Service Commission (Commission) staff provided review comments regarding the referenced application. Each review comment is addressed below and revised documents are attached.

1. *Notice of Application. Rule 25-30.034(1)(b), Florida Administrative Code (F.A.C.), requires that the applicant provide proof of noticing pursuant to Rule 25-30.030, F.A.C. (the notice rule). The notice rule requires that (1) the notice of application be provided to the Office of Commission Clerk for Commission staff approval prior to distribution; (2) that the notice contain certain specified information (paragraph 4 of the notice rule); (3) that the utility obtain a list of certain entities required to be noticed by the utility from Commission staff (paragraph 2 of the notice rule), and (4) that the utility provide affidavits of noticing as required by Sections 367.045(1)(c) and (2)(f), Florida Statutes (paragraph 6 of the notice rule). Please provide a copy of the notice(s) required for distribution in accordance with Rule 25-30.030(4), F.A.C., to the Office of Commission Clerk for Commission staff approval.*

*Once Commission staff approves the notice(s), please submit a request for the list of entities to receive notice from Commission staff in accordance with Rule 25-30.030(2), F.A.C. Finally, once notice has been issued in accordance with Rule 25-30.030(5),*

### Response

We acknowledge the comment and intend to meet the noticing requirements noted above once the application is complete.

2. *Percent Ownership. Rule 25-30.034(1)(e), F.A.C., requires that the applicant provide the name, address, and percentage of ownership of each entity or person which owns or will own more than a 5 percent interest in the utility. The application lists the RSPI MHC, LLC as the owner. Please provide the percent ownership. As the only owner listed, the ownership should range from 95 percent to 100 percent.*

### Response

RSPI MHC, LLC owns 100% interest in the property. Page 3 of the application has been revised accordingly and is provided as Attachment A.

3. *Legal description, system map and territory map. Rule 25-30.034(1)(k), F.A.C., requires a legal description of the proposed service territory, a system map, and an official county tax*

*assessment map or other map showing township, range, and section with a scale such as 1" = 200' or 1" = 400', with the proposed territory plotted thereon, consistent with the legal description provided pursuant to Rule 25-30.034(1)(k)1. Staff is unable to effectively view the system and territory maps provided, and cannot verify either the maps or the territory description. Please provide territory and system maps in hard copy that meet the requirements of Rules 25-30.034(1)(k) 2 and 3., F.A.C.*

**Response**

- Legal Description and Territory Map - Based on discussions with staff (M. Watts), the revised territory description and map are provided in Attachment B (electronic filing), and a hard copy of the map will be transmitted with this letter.
  - Service Map - Based on discussions with staff (M. Watts), the revised service maps are provided in Attachment C (electronic filing only).
4. *Financial ability. Rule 25-30.034(l) (i) l., F.A.C., requires the applicant to provide detailed financial statements including a balance sheet and an income statement. The Utility provided components of the required financial statements in the form of annual report schedules. Please provide a full income statement and balance sheet which shows all assets and liabilities.*

**Response**

Based on discussions with staff (A. Norris), prior to the submittal and related to this deficiency letter, the annual report forms are acceptable, however, Form F-3 also needed to be submitted. Form F-3, as well as a summary of revenue and expenses is provided as Attachment D.

5. *Evidence of land ownership. Rule 25-30.034(l) (m), F.A.C., requires documentation of the utility's right to access and continued term use of the land upon which the utility treatment facilities are located in the form of a recorded warranty deed, recorded quit claim deed accompanied by title insurance, recorded lease such as a 99-year lease, or recorded easement. Please provide the required documentation.*

**Response**

The warranty deed is provided as Attachment E.

We appreciate your attention to this project. If you have any questions, please contact me a (407) 721-6954 or by email at [rwilson@wilscbs.com](mailto:rwilson@wilscbs.com).

Sincerely,



Richard D. Wilson, P.E.  
Project Manager

cc M. Berg, Lakeshore Management, Inc.

**ATTACHMENT A**

Application Page 3



If the utility is doing business under a fictitious name, provide documentation from the Florida Department of State, Division of Corporations showing the utility's fictitious name and registration number for the fictitious name.

Fictitious Name (d/b/a) n/a  
Registration Number

- D) The name(s), address(es), and percentage of ownership of each entity or person which owns or will own more than 5 percent interest in the utility (use an additional sheet if necessary).

RSPI MHC, LLC 8800 N. Bronx Avenue, 2nd Floor, Skokie, IL. 60077 (100% interest)  
\_\_\_\_\_  
\_\_\_\_\_

**PART II ORIGINAL CERTIFICATE FOR EXISTING UTILITY**

**A) DESCRIPTION OF SERVICE**

- 1) Exhibit n/a - Provide a statement indicating whether the application is for water, wastewater, or both. If the applicant is applying only for water or wastewater, the statement shall include how the other service is provided.

Application is for both water and wastewater.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 2) Exhibit n/a - Provide a description of the types of customers served, i.e., single family homes, mobile homes, duplexes, golf course clubhouse, or commercial.

Mobile homes  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 3) Exhibit 2 - Provide a schedule showing the number of customers currently served, by class and meter size, as well as the number of customers projected to be served when the requested service territory is fully developed.

**ATTACHMENT B**

Legal Description and Territory Map

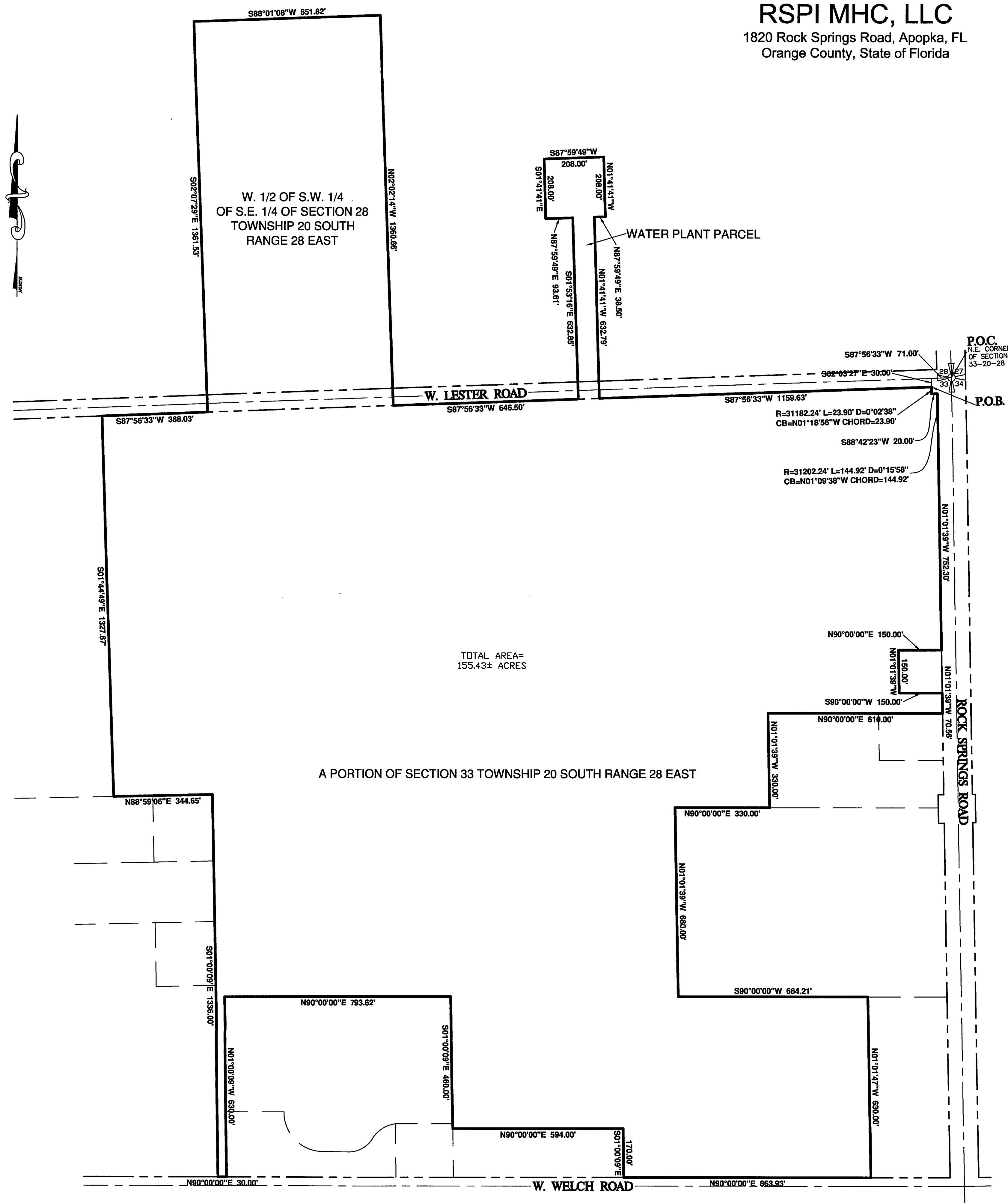
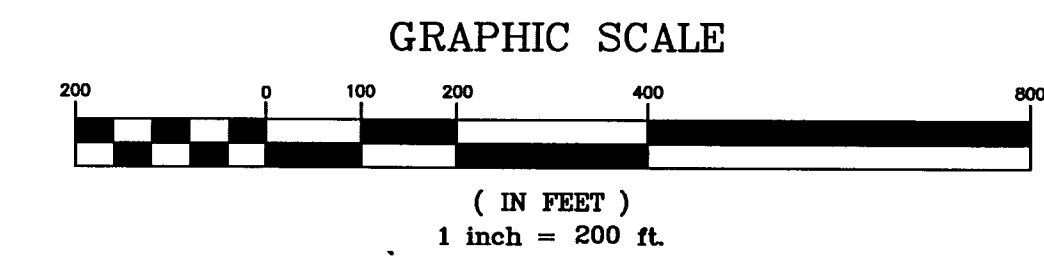
**RSPI MHC, LLC- UTILITY**

A PORTION OF W. LESTER ROAD A 60 FOOT PUBLIC RIGHT OF WAY AND A PORTION OF SECTION'S 28 & 33, ALL IN TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST; ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 87°56'33" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 71.00 FEET; THENCE SOUTH 02°03'27" EAST A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE ROAD 435 AND THE SOUTH RIGHT OF WAY LINE OF W. LESTER ROAD FOR A POINT OF BEGINNING; THENCE SOUTH 87°56'33" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 1159.63; THENCE NORTH 01°41'41" WEST, A DISTANCE OF 632.79 FEET; THENCE NORTH 87°59'49" EAST, A DISTANCE OF 38.50 FEET; THENCE NORTH 01°41'41" WEST, A DISTANCE OF 208.00 FEET; THENCE SOUTH 87°59'49" WEST, A DISTANCE OF 208.00 FEET; THENCE SOUTH 01°41'41" EAST, DISTANCE OF 208.00 FEET; NORTH 87°59'49" EAST, A DISTANCE OF 93.61 FEET; THENCE SOUTH 01°53'16" EAST, A DISTANCE OF 632.85 FEET TO THE SOUTH RIGHT OF WAY LINE OF W. LESTER ROAD; THENCE SOUTH 87°56'33" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 646.50 FEET; THENCE NORTH 02°02'14" WEST, A DISTANCE OF 1360.66 FEET; THENCE SOUTH 88°01'08" WEST, A DISTANCE OF 651.82 FEET; THENCE SOUTH 02°07'29" EAST, A DISTANCE OF 1361.53 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF W. LESTER ROAD; THENCE SOUTH 87°56'33" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 368.03 FEET; THENCE SOUTH 01°44'49" EAST A DISTANCE OF 1,327.67 FEET; THENCE NORTH 88°59'06" EAST, A DISTANCE OF 344.65 FEET; THENCE SOUTH 01°00'09" EAST A DISTANCE AT 1,336.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WELCH ROAD; THENCE NORTH 90°00'00" EAST, ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 30.00 FEET; THENCE NORTH 01°00'09" WEST A DISTANCE OF 630.00 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 793.62 FEET; THENCE SOUTH 01°00'09" EAST, A DISTANCE OF 460.00 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 594.00 FEET; THENCE SOUTH 01°00'09" EAST A DISTANCE OF 170.00 FEET TO SAID NORTH RIGHT OF WAY LINE OF WELCH ROAD; THENCE NORTH 90°00'00" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 863.93 FEET; THENCE NORTH 01°01'47" WEST A DISTANCE OF 630.00 FEET; THENCE SOUTH 90°00'00" WEST A DISTANCE AT 664.21 FEET; THENCE NORTH 01°01'39" WEST A DISTANCE OF 660.00 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 330.00 FEET; THENCE NORTH 01°01'39" WEST A DISTANCE OF 330.00 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 610.00 FEET TO SAID WEST RIGHT OF WAY LINE OF STATE ROAD 435; THENCE NORTH 01°01'39" WEST, ALONG SAID WEST RIGHT OF LINE, A DISTANCE OF 70.56 FEET; T HENCE SOUTH 90°00'00" WEST A DISTANCE OF 150.00 FEET; THENCE NORTH 01°01'39" WEST A DISTANCE OF 150.00 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 150.00 FEET TO SAID WEST RIGHT OF WAY LINE OF STATE ROAD 435; THENCE NORTH 01°01'39" WEST, ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 752.30 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 31,202.24 FEET, A CHORD BEARING AT NORTH 01°09'38" WEST, A CHORD DISTANCE OF 144.92 FEET. RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°15'58", A DISTANCE OF 144.92 FEET; THENCE SOUTH 88°42'23" WEST A DISTANCE OF 20.00 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 31,182.24 FEET, A CHORD BEARING OF NORTH 01°18'56" WEST, A CHORD DISTANCE OF 23.90 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°02'38", A DISTANCE OF 23.90 FEET TO THE POINT OF BEGINNING.



**RSPI MHC, LLC**  
 1820 Rock Springs Road, Apopka, FL  
 Orange County, State of Florida



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**ATTACHMENT C**

Service Map (Electronic Filing Only)



**ATTACHMENT D**

Form F-3

UTILITY NAME: RSPI MHC, LLC

YEAR OF REPORT DECEMBER 31, 2016
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COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
<b>Assets:</b>			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ <u>2,472,892</u>	\$ <u>2,472,892</u>
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	<u>2,048,992</u>	<u>1,980,560</u>
Net Utility Plant _____		\$ <u>423,900</u>	\$ <u>492,332</u>
Cash _____		_____	_____
Customer Accounts Receivable (141) _____		_____	_____
Other Assets (Specify): _____		_____	_____
_____		_____	_____
_____		_____	_____
<b>Total Assets</b> _____		\$ <u>423,900</u>	\$ <u>492,332</u>
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) _____	F-6	_____	_____
Preferred Stock Issued (204) _____	F-6	_____	_____
Other Paid in Capital (211) _____		_____	_____
Retained Earnings (215) _____	F-6	<u>(101,761)</u>	<u>not available</u>
Proprietary Capital (Proprietary and partnership only) (218) _____	F-6	<u>525,661</u>	<u>not available</u>
Total Capital _____		\$ <u>423,900</u>	\$ <u>492,332</u>
Long Term Debt (224) _____	F-6	\$ _____	\$ _____
Accounts Payable (231) _____		_____	_____
Notes Payable (232) _____		_____	_____
Customer Deposits (235) _____		_____	_____
Accrued Taxes (236) _____		_____	_____
Other Liabilities (Specify) _____		_____	_____
_____		_____	_____
_____		_____	_____
Advances for Construction _____		_____	_____
Contributions in Aid of Construction - Net (271-272) _____	F-8	_____	_____
<b>Total Liabilities and Capital</b> _____		\$ <u>423,900</u>	\$ <u>492,332</u>

**RSPI MHC, LLC Revenue and Expense Summary (FY2016)**

**RSPI MHC, LLC Revenue (FY2016)**

<b>Account</b>	<b>Debit</b>	<b>Credit</b>	<b>Revenue</b>
Water	\$ -	\$ 38,155	\$ 38,155
Sewer	\$ -	\$ 76,903	\$ 76,903
Other	\$ 1,260	\$ 3,578	\$ 2,318
		Total	\$ 117,375.5

**RSPI MHC, LLC Expenses (FY2016)**

<b>Account</b>	<b>Water</b>	<b>Sewer</b>
71500001 Operating Contract	\$ -	\$ -
71500002 Sewage Removal	---	\$ 22,066
71500003 Plant Chemicals	\$ 6,313	\$ 5,435
71500004 Plant Repairs and Maintenance	\$ 950	\$ 677
71500006 Lift Station	---	\$ 1,386
71500009 Plant - Electricity	\$ 13,398	\$ 21,256
	\$ 20,661	\$ 50,820

**ATTACHMENT E**

Warranty Deed





INSTR 20050095254  
 DR BK 07818 PG 0357 PGS=7  
 MARTHA O. HAYNIE, COMPTROLLER  
 ORANGE COUNTY, FL  
 02/07/2005 10:36:20 AM  
 DEED DOC TAX 98,672.00  
 REC FEE 61.00

Prepared by and Return to:  
**JOHN KINGMAN KEATING, ESQUIRE**  
**KEATING & SCHLITT, P.A.**  
 TELEPHONE: 407.425.2907 ♦ FACSIMILE: 407.843.8964  
 749 NORTH GARLAND AVENUE, SUITE 101  
 ORLANDO, FLORIDA 32801  
 E MAIL: [jkk@keatlaw.com](mailto:jkk@keatlaw.com)



PARCEL IDENTIFICATION NUMBER(S): 28-20-28-0000-00074 and 33-20-28-0000-00027

RECORDING INFORMATION ABOVE THIS LINE

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made and executed this 2nd day of February, 2005 by **J. Fenimore Cooper, Jr.**, a married person (the "Grantor") with a mailing address of Post Office Box 609089, Orlando, Florida 32860, to **RSPI MHC, LLC**, a Florida limited liability company (the "Grantee") with a mailing address of Post Office Box 4918, Skokie, Illinois 60076-4918.

**WITNESSETH:** That the Grantor for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain property situate in Orange County, Florida, viz:

**See attached Exhibit "A"**

THE GRANTOR WARRANTS THAT THE ABOVE-DESCRIBED PROPERTY CONVEYED HEREBY IS NOT (AND HAS NEVER BEEN DURING THE TIME OF GRANTOR'S OWNERSHIP) HOMESTEAD PROPERTY AS DEFINED BY THE CONSTITUTION AND LAWS OF THE STATE OF FLORIDA.

**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.

**FURTHER**, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said real property in fee simple; that the Grantor has good right and lawful authority to sell and convey said real property; that the Grantor hereby warrants the title to said real property for any acts of Grantor and will defend the same against the lawful claims of all persons claiming by, through or under Grantor; and that said real property is free from all encumbrances; except, taxes and assessments accruing subsequent to December 31, 2004 and all subsequent years, and all those matters set forth on the attached Exhibit "B", provided, however, this reference shall not serve to reimpose same.

[BALANCE OF PAGE INTENTIONALLY LEFT BLANK -  
 SIGNATURE AND NOTARY CERTIFICATION ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed on the day and year first above written.

WITNESSES:

  
WITNESS SIGNATURE

DIANE Y. LARE

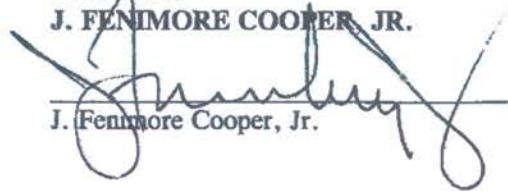
WITNESS NAME PRINTED

  
WITNESS SIGNATURE

JENNIFER JONES

WITNESS NAME PRINTED

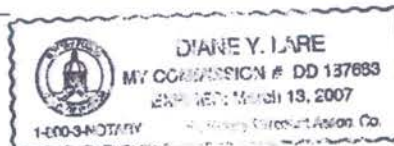
GRANTOR  
J. FENIMORE COOPER, JR.

  
J. Fenimore Cooper, Jr.

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY, as an officer duly authorized to take acknowledgments and oaths in the State and County aforesaid, that at the execution of this instrument on the date set forth below, J. Fenimore Cooper, Jr. personally appeared before me, and executed or acknowledged his/her/their previous execution of this instrument. I HEREBY FURTHER CERTIFY, that J. Fenimore Cooper, Jr., is/are the same person(s) either executing or acknowledging execution of the foregoing instrument because:  I personally know him/her/them OR  I have satisfactory evidence of same based upon a  Florida driver's license or  Other identification: \_\_\_\_\_ . WITNESS my hand and official seal in the State and County aforesaid this 2nd day of February, 2005.

  
Notary Public Signature  
(PLACE NOTARY NAME & SEAL IMMEDIATELY BELOW)

  
DIANE Y. LARE  
MY COMMISSION # DD 137683  
EXPIRES: March 13, 2007  
1-800-3-NOTARY  
FL. Notary Public Association Co.

  
DIANE Y. LARE  
MY COMMISSION # DD 137683  
EXPIRES: March 13, 2007  
NOTARY FL. Notary Public Association Co.

EXHIBIT "A" -

PARCEL 1:

**WATER PLANT**

From the Southeast corner of Section 28, Township 20 South, Range 28 East, Orange County, Florida, run South 87 degrees 59 minutes 49 seconds West 1298.44 feet along the South line of said Section 28 for a POINT OF BEGINNING; thence North 01 degrees 41 minutes 41 seconds West, 601.62 feet; thence North 87 degrees 59 minutes 49 seconds East, 60 feet; thence South 01 degrees 41 minutes 41 seconds East, 601.62 feet; thence South 87 degrees 59 minutes 49 seconds West 60 feet to the POINT OF BEGINNING. LESS the South 30 feet thereof for road.

**AND**

From the Southeast corner of Section 28, Township 20 South, Range 28 East, Orange County, Florida, run South 87 degrees 59 minutes 49 seconds West, 1298.44 feet; thence North 01 degrees 41 minutes 41 seconds West, 601.62 feet for a POINT OF BEGINNING; thence North 87 degrees 59 minutes 49 seconds East, 104 feet; thence North 01 degrees 41 minutes 41 seconds West 208 feet; thence South 87 degrees 59 minutes 49 seconds West 208 feet; thence South 01 degrees 41 minutes 41 seconds East, 208 feet; thence North 87 degrees 59 minutes 49 seconds East, 104 feet to the POINT OF BEGINNING.

**AND**

From the Southeast corner of Section 28, Township 20 South, Range 28 East, Orange County, Florida, run South 87 degrees 59 minutes 49 seconds West along the South line of said Section 28 a distance of 1298.44 feet, for the POINT OF BEGINNING of this description.

Run thence North 01 degrees 41 minutes 41 seconds West a distance of 601.62 feet; thence run South 87 degrees 59 minutes 49 seconds West a distance of 1589 feet to the West line of the Southeast Quarter of the Southeast Quarter of the aforesaid Section 28, run thence South 01 degrees 53 minutes 16 seconds East along the West line of the said Southeast Quarter of the Southeast Quarter a distance of 601.62 feet to the Southwest corner of the aforesaid Southeast Quarter of Southeast Quarter; thence run North 87 degrees 59 minutes 49 seconds East a distance of 13.86 feet to the POINT OF BEGINNING. LESS the South 30 feet thereof for road.

**ALSO KNOWN AS**

From the Southeast corner of Section 28, Township 20 South, Range 28 East, Orange County, Florida, run South 87 degrees 59 minutes 49 seconds West along the South line of said Section 28, a distance of 1304.30 feet to the POINT OF BEGINNING; thence North 01 degrees 53 minutes 16 seconds West a distance of 602.65 feet; thence South 87 degrees 59 minutes 49 seconds West a distance of 10.41 feet; thence North 01 degrees 41 minutes 51 seconds West a distance of 208.00 feet; thence North 87 degrees 59 minutes 49 seconds East a distance of 208.00 feet; thence South 01 degrees 41 minutes 41 seconds East a distance of 208.00 feet; thence South 87 degrees 59 minutes 49 seconds West a distance of 38.70 feet; thence South 01 degrees 41 minutes 41 seconds East a distance of 602.70 feet to the said Section line; thence South 87 degrees 59 minutes 49 seconds West a distance of 73.86 feet to the POINT OF BEGINNING. LESS the South 30 feet thereof for road.

From the Northeast corner of Section 33, Township 20 South, Range 28 East, Orange County, Florida, run South 01 degrees 40 minutes East, 1109.80 feet for the POINT OF BEGINNING of this description; run thence North 83 degrees 50 minutes 40 seconds West 123.51 feet; thence South 85 degrees 27 minutes 30 seconds West 77.10 feet; thence South 87 degrees 59 minutes 51 seconds West 135.68 feet; thence South 85 degrees 24 minutes 51 seconds West 125.10 feet; thence North 85 degrees 55 minutes 09 seconds West 83.40 feet; thence North 77 degrees 55 minutes 09 seconds West 268.35 feet; thence South 73 degrees 41 minutes 51 seconds West 124.15 feet; thence North 87 degrees 59 minutes 09 seconds West 931.80 feet; thence North 01 degrees 40 minutes 09 seconds West 315



...J. thence North 89 degrees 53 minutes 09 seconds West 230 feet; thence North 21 degrees 00 minutes 09 seconds West 16 58 feet; thence South 87 degrees 59 minutes 54 seconds West 495 feet; thence South 01 degree 01 minutes 09 seconds East 1061 feet; thence North 88 degrees 59 minutes 54 seconds East 625 feet; thence South 01 degree 00 minutes 09 seconds East 295 47 feet; thence East 479 05 feet; thence South 01 degree 00 minutes 09 seconds East 164 feet; thence East 314 26 feet; thence North 01 degree 00 minutes West 660 feet; thence East 330 feet; thence North 01 degree 00 minutes West 330 feet; thence East 660 feet; thence North 01 degree 00 seconds West 63.40 feet to the POINT OF BEGINNING. LESS the East 30 feet thereof for road.

AND

Begin at the Northern corner of Section 33 Township 20 South, Range 28 East, Orange County, Florida; thence South 01 degree 00' East 1100.00 feet; thence North 81 degrees 30' 00" West 125 11 feet; thence South 85 degrees 37' 30" West 77.18 feet; thence South 87 degrees 55' 51" West 136.68 feet; thence South 45 degrees 24' 51" West 125.16 feet; thence North 85 degrees 55' 09" West 85.40 feet; thence North 77 degrees 55' 09" West 268.55 feet; thence South 77 degrees 41' 51" West 124.15 feet; thence North 89 degrees 33' 09" West 933.89 feet; thence North 01 degree 00' 00" West 315 feet; thence North 89 degrees 53' 09" West 270 feet; thence North 01 degree 00' 00" West 31.58 feet; thence South 87 degrees 59' 54" West 493 feet; thence North 01 degree 00' 00" West 660 feet; thence North 87 degrees 59' 49" East 2668.64 feet to the Point of Beginning. LESS the East 30 feet and LESS the North 30 feet thereof for roads.

AND

The West 825 feet of the Southwest Quarter of the Northeast Quarter of Section 33, Township 20 South, Range 28 East, Orange County, Florida. LESS the South 600 feet thereof.

AND

Together with the West 30 feet of the Southwest 1/4 of the Northern 1/4 of Section 33, Township 20 South, Range 28 East, Orange County, Florida. Less the South 30 feet.

AND

The Northeast Quarter of the Northwest Quarter of Section 33, Township 20 South, Range 28 East, Orange County, Florida. LESS the West 30 acres thereof and LESS the North 30 feet for road right of way.

AND

From the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 33, Township 20 South, Range 28 East, run North 660 feet to a POINT OF BEGINNING; thence West 393 feet; thence run North 145 feet; thence East 594 feet; thence South 165 feet to POINT OF BEGINNING, Orange County, Florida.

LESS and EXCEPT the part taken for road right of way by the Final Judgment recorded in Official Records Book 3810, page 375, Public Records of Orange County, Florida.

TOGETHER WITH

The West 33 feet of the following described property: Begin 1183.2 feet South 01 degree 00 minutes East and 30 feet West of the Northeast corner of Section 33, Township 20 South, Range 28 East, Orange County, Florida, which point is on the West right of way line of State Road No. 435. thence run West 183 feet; thence run North 450.00 feet; thence run East 183 feet and thence run South 150 feet to the POINT OF BEGINNING, Orange County, Florida.

TOGETHER WITH

Commence at the Southwest corner of the Northeast One Quarter (1/4) of Section 33, Township 20 South, Range 28 East, Orange County, Florida, run North 90 degrees 00 minutes 00 seconds East, 1412.50 feet along the South line of said Northeast One Quarter (1/4) to the POINT OF BEGINNING; thence run North 01 degree 00 minutes 00 seconds West, 200.00 feet; thence run North 90 degrees 00 minutes 00 seconds West, 394.09 feet; thence North 01 degrees 00 minutes 09 seconds West 461.00 feet; thence run North 01 degree 00 minutes 00 seconds East, 1457.63



to a point 325.75 feet West of the East line of said Northern One Quarter (1/4), thence run South 01 degree 01 minutes 47 seconds East 660.00 feet parallel with the East line of said Northern One Quarter (1/4), thence run South 01 degree 00 minutes 00 seconds West 963.54 feet along the South line of said Northern One Quarter (1/4) to the POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM THE FOLLOWING:

- (a) The South 10.00 feet of the Easterly 863.54 feet for right of way, and
- (b) The North 466 feet of the East 641.35 feet of the West 1466.35 feet of the South One Quarter (1/4) of the Northeast One Quarter (1/4) of Section 33, Township 20 South, Range 28 East, Orange County, Florida.

TOGETHER WITH

The North 460 feet of the East 641.35 feet of the West 1466.35 feet of the South One Quarter (1/4) of the Northeast One Quarter (1/4) of Section 33, Township 20 South, Range 28 East, Orange County, Florida.

LESS AND EXCEPT FROM THE ABOVE LEGAL DESCRIPTIONS THAT PART TAKEN FOR ROAD RIGHT OF WAY BY THE FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 2610, PAGE 35, PUBLIC RECORDS ORANGE COUNTY, FLORIDA.

ALSO KNOWN AS

Commence at the Northern corner of Section 33, Township 20 South, Range 28 East, Orange County, Florida; thence run South 07 degrees 36 minutes 33 seconds West, along the North line of the Northern Quarter of said Section 33, a distance of 71.01 feet; thence South 02 degrees 01 minutes 27 seconds East, a distance of 300.00 feet to the intersection of the West right of way line of State Road 435 and the South right of way line of W. Lester Road for a POINT OF BEGINNING; thence South 07 degrees 36 minutes 33 seconds West, along said South right of way line a distance of 2,077.66 feet; thence South 01 degree 44 minutes 39 seconds East a distance of 1,327.67 feet; thence North 23 degrees 36 minutes 06 seconds East, a distance of 344.55 feet; thence South 01 degree 00 minutes 00 seconds East, a distance of 1,306.00 feet to a point on the North right of way line of Welch Road; thence North 00 degrees 00 minutes 00 seconds East, along said North right of way line, a distance of 70.00 feet; thence North 01 degree 00 minutes 00 seconds West, a distance of 630.00 feet; thence North 70 degrees 00 minutes 00 seconds East a distance of 793.02 feet; thence South 01 degree 00 minutes 00 seconds East, a distance of 460.00 feet; thence North 01 degree 00 minutes 00 seconds East, a distance of 594.00 feet; thence South 01 degree 00 minutes 00 seconds East, a distance of 170.00 feet to said North right of way line of Welch Road; thence North 00 degrees 00 minutes 00 seconds East, along said right of way line, a distance of 863.54 feet; thence North 01 degree 01 minutes 37 seconds West, a distance of 630.00 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 664.11 feet; thence North 01 degree 01 minutes 39 seconds West, a distance of 668.00 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 130.00 feet; thence North 01 degree 01 minutes 39 seconds West, a distance of 330.00 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 670.00 feet to said West right of way line of State Road 435; thence North 01 degree 01 minutes 39 seconds West, along said West right of way line, a distance of 70.26 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 150.00 feet; thence North 01 degree 01 minutes 39 seconds West, a distance of 150.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 150.00 feet to said West right of way line of State Road 435; thence North 01 degree 01 minutes 39 seconds West, along said West right of way line a distance of 772.30 feet to a point of curvature on a curve concave Southwesterly, having a radius of 31,202.24 feet, a closed bearing of North 01 degree 09 minutes 38 seconds West, a chord distance of 144.92 feet, run thence Northwesterly along the arc of said curve through a central angle of 60 degrees 15 minutes 38 seconds, a distance of 144.92 feet; thence South 88 degrees 42 minutes 23 seconds West, a distance of 20.16 feet to a non-tangent point on a curve concave Southwesterly, having a radius of 31,182.24 feet, a closed bearing of North 01 degree 18 minutes 26 seconds West, a chord distance of 23.98 feet, run thence Northwesterly along the arc of said curve, through a central angle of 60 degrees 02 minutes 38 seconds, a distance of 73.70 feet to the POINT OF BEGINNING.

EXHIBIT "B" - PERMITTED TITLE MATTERS

1. Taxes and assessments for the year 2005 and subsequent years.
2. Easement in favor of Florida Power Corporation, contained in instrument recorded June 29, 1966, in Official Records Book 1554, Page 686, Public Records of Orange County, Florida.
3. Easement in favor of Florida Power Corporation, contained in instrument recorded July 20, 1966 in Official Records Book 1560, Page 34, Public Records of Orange County, Florida.
4. Easement in favor of Florida Power Corporation, contained in instrument recorded July 20, 1966 in Official Records Book 1560, Page 37, Public Records of Orange County, Florida.
5. Restrictions, covenants and conditions contained in Deed recorded in Official Records Book 1594, Page 808, Public Records of Orange County, Florida.
6. Easement recorded in Official Records Book 1575, Page 649, and recorded in Official Records Book 1578, Page 28, Public Records of Orange County, Florida.
7. Easement in favor of Florida Power Corporation, contained in instrument recorded August 2, 1967, in Official Records Book 1654, Page 114, Public Records of Orange County, Florida.
8. Easement in favor of Florida Power Corporation, contained in instrument recorded February 20, 1968, in Official Records Book 1707, Page 967, Public Records of Orange County, Florida.
9. Easement in favor of Florida Power Corporation, contained in instrument recorded January 22, 1969, in Official Records Book 1798, Page 883, and Subordination of Encumbrance recorded in Official Records Book 2652, Page 1189, Public Records of Orange County, Florida.
10. Easement in favor of Florida Power Corporation, contained in instrument recorded March 7, 1968, in Official Records Book 1712, Page 322 and Subordination of Encumbrance recorded in Official Records Book 2652, Page 1187, Public Records of Orange County, Florida.
11. Easement in favor of Florida Power Corporation, contained in instrument recorded February 16, 1970, in Official Records Book 1917, Page 625, Public Records of Orange County, Florida.
12. Easement in favor of Florida Power Corporation, contained in instrument recorded May 4, 1970, in Official Records Book 1940, Page 885, Public Records of Orange County, Florida.
13. Easement in favor of Florida Power Corporation, contained in instrument recorded February 6, 1974, in Official Records Book 1498, Page 83, Public Records of Orange County, Florida.
14. Easements contained in Agreement recorded in Official Records Book 2596, Page 954, Public Records of Orange County, Florida.

(SEE ATTACHED CONTINUATION SHEET FOR ADDITIONAL TITLE MATTERS)



EXHIBIT "B" - PERMITTED TITLE MATTERS - (continued)

15. Easement in favor of Florida Power Corporation, contained in instrument recorded March 15, 1976, in Official Records Book 2684, Page 1925, Public Records of Orange County, Florida.
16. Easement recorded in Official Records Book 2711, Page 1064, Public Records of Orange County, Florida.
17. Easement in favor of Florida Power Corporation, contained in instrument recorded July 22, 1976, in Official Records Book 2715, Page 427, and Partial Release of Easement recorded in Official Records Book 2874, Page 126, Public Records of Orange County, Florida.
18. Easement contained in Certificate recorded in Official Records Book 3255, page 521 and Quit Claim Deed recorded in Official Records Book 3340, Page 1978, Public Records of Orange County, Florida.
19. Easement in favor of Sprint/United Telephone-Florida, contained in instrument recorded February 21, 1995, in Official Records Book 4857, Page 2972, Public Records of Orange County, Florida.
20. Distribution Easement in favor of Florida Power Corporation, contained in instrument recorded January 20, 2000, in Official Records Book 5926, Page 2839, Public Records of Orange County, Florida.
21. Notice of Easement recorded in Official Records Book 5988, Page 2309, Public Records of Orange County, Florida.
22. Notice of Easement recorded in Official Records Book 6007, Page 2066, Public Records of Orange County, Florida.
23. Notice of Easement recorded in Official Records Book 7100, Page 4298, Public Records of Orange County, Florida.
24. Notice of Easement recorded in Official Records Book 7421, Page 2728, Public Records of Orange County, Florida.
25. Easement recorded in Official Records Book 5724, Page 1494, Public Records of Orange County, Florida.
26. Easement recorded in Official Records Book 6489, Page 672, Public Records of Orange County, Florida.
27. Covenants, conditions and restrictions recorded in November 20, 2002, in Official Records Book 6675, Page 4766, Public Records of Orange County, Florida.
28. Easement in favor of Florida Power Corporation, contained in instrument recorded July 3, 1969, in Official Records Book 1857, Page 935, Public Records of Orange County, Florida.
29. Subject to rights of tenants under unrecorded leases, if any.