

KSR

Keen Sales and Rentals, Inc.

685 Dyson Road
Haines City, FL 33844
Business Phone 041-421-6827

DEPOSIT TREAS. REC. DATE
D462 FEB 14 '97

February 12, 1997

970201- WU

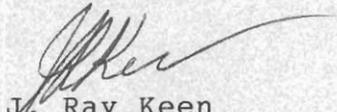
Director, Division of Records & Reporting
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Dear Sir:

Enclosed please find our Original Application & five copies and the Original and two copies of the water tariff sheets.

If you have any questions, please feel free to contact me.

Sincerely,



J. Ray Keen
President

JRK/mmc
Enclosures

MAIL ROOM
97 FEB 14 PM 1:23

RECEIVED
DOCUMENT NUMBER-DATE
01660 FEB 14 97

FPSC-RECORDS/REPORTING

**APPLICATION FOR SALE, ASSIGNMENT OR TRANSFER
OF CERTIFICATE OR FACILITIES**

(Pursuant to Section 367.071, Florida Statutes)

TO: Director, Division of Records and Reporting
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, Florida 32399-0850

The undersigned hereby makes application for the sale,

assignment or transfer of ~~(all interests)~~ of Water Certificate No.
LAKE REGION
PARADISE ISLAND and/or Wastewater Certificate No. _____ or facilities in
POLK _____ County, Florida, and submits the

following information:

PART I APPLICANT INFORMATION

A) The full name (as it appears on the certificate), address and telephone number of the applicant:

KEEN SALES & RENTALS, INC.

Name of utility

(941) 421-6827 () SAME BUT CALL FIRST

Phone No. Fax No.

685 DYSON ROAD

Office street address

HAINES CITY FLORIDA 33844

City State Zip Code

Mailing address if different from street address

Internet address if applicable

B) The name, address and telephone number of the person to contact concerning this application:

J. RAY KEEN	(941) 421-6827	
Name	Phone No.	
685 DYSON ROAD		
Street address		
HAINES CITY	FLORIDA	33844
City	State	Zip Code

C) The full name (as it will appear on the certificate), address and telephone number of the buyer:

KEEN SALES & RENTALS, INC.		
Name of utility		
(941) 421-6827	()	SAME BUT CALL FIRST
Phone No.		Fax No.
685 DYSON ROAD		
Office street address		
HAINES CITY	FLORIDA	33844
City	State	Zip Code

Mailing address if different from street address

Internet address if applicable

D) Indicate the organizational character of the buyer: (circle one)

Corporation Partnership Sole Proprietorship

Other: _____
(specify)

E) The date and state of incorporation or organization of the buyer:

November, 1973 FLORIDA

F) If the buyer is a corporation, list the names, titles, and addresses of corporate officers and directors. (Use additional sheet if necessary).

J. RAY KEEN	PRESIDENT
EARLENE R. KEEN	VICE PRESIDENT/SECRETARY-
	TREASURER

G) If the buyer is not a corporation, list the names, titles, and addresses of all persons owning an interest in the organization. (Use additional sheet if necessary.)

PART II FINANCIAL AND TECHNICAL INFORMATION

A) Exhibit "A" - A statement indicating how the transfer is in the public interest, including a summary of the buyer's experience in water and/or wastewater utility operations, a showing of the buyer's financial ability to provide service and a statement that the buyer will fulfill the commitments, obligations and representations of the seller with regard to utility matters.

B) List the names and locations of other water and/or wastewater utilities owned by the buyer and PSC certificate numbers, if any.

KEEN SALES & RENTALS, INC. - HAINES CITY, FLORIDA
RAY KEEN ROAD
EARLENE ROAD
ELLISON PARKWAY

- C) Exhibit "B" 1 - 4 - A copy of the contract for sale and all auxiliary or supplemental agreements, which shall include, if applicable:
- (1) Purchase price and terms of payment.
 - (2) A list of and the dollar amount of the assets purchased and liabilities assumed or not assumed, including those of nonregulated operations or entities.
 - (3) A description of all consideration between the parties, for example, promised salaries, retainer fees, stock, stock options, assumption of obligations.

The contract for sale shall also provide for the disposition, where applicable, of the following:

- (a) Customer deposits and interest thereon;
 - (b) Any guaranteed revenue contracts;
 - (c) Developer agreements;
 - (d) Customer advances;
 - (e) Debt of the utility; and
 - (f) Leases.
- D) Exhibit "B" - 4 - A statement regarding the disposition of any outstanding regulatory assessment fees, fines or refunds owed.
- E) Exhibit "B" - 4 - A statement describing the financing the purchase.
- F) Exhibit "B" - 4 - A list of all entities upon which the applicant is relying to provide funding to the buyer, and an explanation of the manner and amount of such funding, which shall include their financial statements and copies of any financial agreements with the utility. This requirement shall not apply to any person or entity holding less than 10 percent ownership interest in the utility.
- G) Exhibit "B" - 4 - The proposed net book value of the system as of the date of the proposed transfer. If rate base (or net book value) has been established previously by this Commission, state the Order No. and date issued. _____ Identify all adjustments made to update this rate base (or net book value) to the date of the proposed transfer.
- H) Exhibit "B" - 4 - A statement setting forth the reasons for the inclusion of an acquisition adjustment, if one is requested. (An acquisition adjustment results when the purchase price of the utility differs from the original cost calculation.)

- (1) the governing body of the municipality, county, or counties in which the system or the territory proposed to be served is located;
- (2) the privately owned water and wastewater utilities that hold a certificate granted by the Public Service Commission and that are 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 shall accompany the affidavit. THIS MAY BE A LATE-FILED EXHIBIT.

- B) Exhibit "D" - An affidavit that the notice of actual application was given in accordance with Rule 25-30.030, Florida Administrative Code, by regular mail or personal delivery to each customer of the system being transferred. A copy of the Notice shall accompany the affidavit. THIS MAY BE A LATE-FILED EXHIBIT.
- C) Exhibit "E" - Immediately upon completion of publication, an affidavit that the notice of actual application was published once in a newspaper of general circulation in the territory in accordance with Rule 25-30.030, Florida Administrative Code. A copy of the proof of publication shall accompany the affidavit. THIS MAY BE A LATE-FILED EXHIBIT.

- I) The full name, address and telephone number of the person who has possession of the books and records of the seller:

Susan Cliett		(941) 422-1958
Name	Phone No.	
115 Scenic Highway		
Street address		
Haines City, FL		33844
City	State	Zip Code

- J) Exhibit "B" - 4 - If the books and records of the seller are not available for inspection by the Commission or are not adequate for purposes of establishing the net book value of the system, a statement by the buyer that a good faith, extensive effort has been made to obtain such books and records for inspection by the Commission and detailing the steps taken to obtain the books and records.
- K) Exhibit "B" - 4 - A statement from the buyer that is has obtained or will obtain copies of all of the federal income tax returns of the seller from the date the utility was first established, or rate base was last established by the Commission or, if the tax returns have not been obtained, a statement from the buyer detailing the steps taken to obtain the returns.
- L) Exhibit "B" - 4 - A statement from the buyer that after reasonable investigation, the system being acquired appears to be in satisfactory condition and in compliance with all applicable standards set by the Department of Environmental Protection (DEP)

If the system is in need of repair or improvement, has any outstanding Notice of Violation of any standard set by the DEP or any outstanding consent orders with the DEP, the buyer shall provide a list of the improvements and repairs needed and the approximate cost to make them, a list of the action taken by the utility with regard to the violation, a copy of the Notice of Violation(s), a copy of the consent order and a list of the improvements and repairs consented to and the approximate cost to make them.

PART III NOTICE OF ACTUAL APPLICATION

- A) Exhibit "C" - 1-2 - An affidavit that the notice of actual 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:

PART IV FILING FEE

Indicate the filing fee enclosed with the application:

\$750.00 (for water) and _____ (for
wastewater).

Note: Pursuant to Rule 25-30.020, Florida Administrative Code, the amount of the filing fee as follows:

- (1) For applications in which the utility to be transferred has the capacity to serve up to 500 ERC's, the filing fee shall be \$750.
- (2) For applications in which the utility to be transferred has the capacity to serve from 501 to 2,000 ERC's the filing fee shall be \$1,500.
- (3) For applications in which the utility to be transferred has the capacity to serve from 2,001 ERC's to 4,000 ERC's the filing fee shall be \$2,250.
- (4) For applications in which the utility to be transferred has the capacity to serve more than 4,000 ERC's the filing fee shall be \$3,000.

PART V OTHER

- A) Exhibit "F" - 1 - 2- Evidence that the utility owns the land where the utility treatment facilities are located. Or, where the utility does not own the land, a copy of the agreement which provides for the long term, continuous use of the land, such as a 99-year lease. The Commission may consider a written easement or other cost-effective alternative.
- B) Exhibit "G" - 1 - 12- The original and two copies of sample tariff sheets reflecting the new name of the utility, the existing rates and charges and territorial description of the water and/or wastewater systems. **Sample tariff(s) are attached.**
- C) Exhibit "H" - The utility's current certificate(s) or, if not available, an explanation of the steps the applicant took to obtain the certificate(s).

EXHIBIT "A"

The transfer will benefit those in Paradise Island with a more efficiently run corporation. Meticulous consideration is taken with everything from reading the meters to water quality and maintenance of the equipment.

Keen Sales & Rentals, Inc., has been operating water service systems since 1990.

Keen Sales & Rentals, Inc., purchased the Paradise Island water system for cash. The corporation has been successfully operating since November of 1973.

As stated above, Keen Sales & Rentals, Inc. has committed and will continue to provide the utmost in quality customer service and efficient repairs and maintenance to all it's customers; both previous and new.

Bill of Sale

Know All Men By These Presents, That this 9th day of January, 1996 A.D., That S & S UTILITIES, INC., a dissolved Florida corporation,

of the County of Polk, State of Florida, first party, and KEEN SALES, RENTALS AND UTILITIES, INC., a corporation existing under the laws of the state of Florida

whose address is: 685 Dyson Road, Haines City, Florida 33844

of the County of Polk, State of Florida, second party.

Witnesseth that the FIRST PARTY, for and in consideration of the sum of TEN AND XX/100 DOLLARS, and other good and valuable consideration to FIRST PARTY in hand paid by SECOND PARTY, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered to the said SECOND PARTY and SECOND PARTY'S successors and assigns forever, the following goods and chattels:

Pump and well located on:
Lot 102, LAKE REGION PARADISE ISLAND, Plat Book 44, Pages 4 and Section 8, Township 28 South, Range 27 East, Polk County, Florida, subdivision 82170, Parcel 0001020 (Water Works).

All utility lines and utility meters appurtenant to or connected with the pump and well described above, all located in PARADISE ISLAND SUBDIVISION.

To Have and to Hold the same unto second party, and the second party's heirs, personal representatives, successors and assigns forever.

AND the first party covenants with the second party, and the second party's heirs, personal representatives, successors and assigns that the first party is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that the first party has good right to sell and transfer said property, goods and chattels; and that the first party will warrants and defend the sale and transfer of the said property, goods and chattels hereby made to the second party, and the second party's heirs, personal representatives, successors and assigns, against the lawful claims and demands of all persons whomsoever. This covenant shall be binding upon the first party and the first party's heirs, personal representatives, successors and assigns.

In Witness Whereof, the first party has hereunto set his hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

S & S UTILITIES, INC., a dissolved Florida corporation

By: Steven Cliett (Seal)
STEVEN CLIETT, President

Patty Jean Duff
Printed Name: Patty Jean Duff
Witness

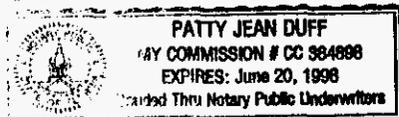
Sharon L. Hendricks
Printed Name: SHARON L. HENDRICKS
Witness

STATE OF Florida
COUNTY OF Polk

(Corporate Seal)

The foregoing instrument was acknowledged before me this 9th day of January, 1996 by STEVEN CLIETT, President of S & S UTILITIES, INC., a dissolved Florida corporation, on behalf of the corporation. He is personally known to me or has produced his Florida driver's license as identification.

This Document Prepared By:
STEPHEN F. BAKER,
ATTORNEY AT LAW
565 Avenue K, SE
Winter Haven, FL 33880



Patty Jean Duff
Printed Name: Patty Jean Duff
NOTARY PUBLIC
My Commission Expires:

E.D. "BUD" DIXON, CLERK OF COURTS		
01/10/97	10:26	456
18130	9133	\$5.00
08139	9134	\$1.00
00951	9135	\$175.00
TOTAL		\$181.00
CHECK# 004408		\$181.00

97 JAN 10 PM 2:41

Parcel ID Number: 082827-821700-001020
Grantee #1 TIN:

Warranty Deed

This Indenture, Made this 9th day of January, 1996 A.D., Between S & S UTILITIES, INC., a dissolved Florida corporation,

of the County of Polk, State of Florida, grantor, and KEEN SALES, RENTALS AND UTILITIES, INC., a corporation existing under the laws of the state of Florida

whose address is: 685 Dyson Road, Haines City, Florida 33844

of the County of Polk, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN & NO/100 (\$10.00) 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 successors and assigns forever, the following described land, situate, lying and being in the County of Polk State of Florida to wit:

Lot 102, LAKE REGION PARADISE ISLAND, Plat Book 44, Pages 4 and Section 8, Township 28 South, Range 27 East, Polk County, Florida, subdivision 82170, Parcel 0001020 (Water Works).

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 1997.

TOGETHER WITH PUMP AND WELL LOCATED THEREON AND ALL UTILITY LINES AND EASEMENTS APPURTENANT THERETO.

Documentary Tax Pd. \$ 175.00
Intangible Tax Pd. \$ 0
E. D. "Bud" Dixon, Clerk, Polk Co.
By: Shonell Deputy Clerk

175.00
RETURN BY WINTER HAVEN
BRANCH COURIER TO
STEPHEN F. BAKER OFFICE BOX

520
3/1

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

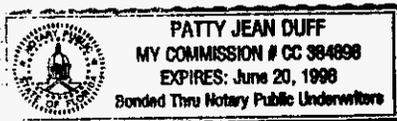
Patty Jean Duff
Printed Name: Patty Jean Duff
Witness
Sheri L. Hendricks
Printed Name: SHERI L. HENDRICKS
Witness

By: Steven Cliett (Seal)
STEVEN CLIETT, President
P.O. Address 115 Scenic Highway, Haines City, FL 33844

STATE OF Florida (Corporate Seal)
COUNTY OF Polk

The foregoing instrument was acknowledged before me this 9th day of January, 1996 by STEVEN CLIETT, President of S & S UTILITIES, INC., a dissolved Florida corporation, Corporation, on behalf of the corporation. He is personally known to me or has produced his Florida driver's license as identification.

This Document Prepared By:
STEPHEN F. BAKER,
ATTORNEY AT LAW
565 Avenue K, SE
Winter Haven, FL 33880



Patty Jean Duff
Printed Name: Patty Jean Duff
NOTARY PUBLIC
My Commission Expires:

OFFICIAL CHECK

Issued by **G. Kaley** BR# **710**

23-1/1020

000984602

Purchaser **James Ray Keen**

Date **January 3, 1997**

Pay to the order of **STEVE BAKER, ATTORNEY**

****25,000.00****

FIRST UNION \$25,000.00

Dollars

FIRST UNION

Issued By Integrated Payment Systems Inc, Englewood, CO
Drawn on First Interstate Bank of Denver, N.A., Denver CO

NON NEGOTIABLE

Retain this copy. Serial No. required for any further inquiry.

CUSTOMER COPY

EXHIBIT "B" - 3

EXHIBIT "B" - 4

- C) (2) N/A
- (3) N/A
- (3) (a) None
- (b) None
- (c) None
- (d) None
- (e) None
- (f) None

- D) None

- E) Cash

- F) N/A

- G) \$25,000.00

- H) None

- J) This was a "handshake" deal. We have known each other for years and have full trust in one another.

- K) This was a "handshake" deal. We have known each other for years and have full trust in one another.

- L) Mr. Keen has done a full and complete inspection of the purchased property and equipment and is fully satisfied with the agreement made.

KSR

EXHIBIT "C" - 1

Keen Sales and Rentals, Inc.

685 Dyson Road
Haines City, FL 33844
Business Phone 941-421-6827

January 9, 1997

TO WHOM IT MAY CONCERN:

Please be informed that KEEN SALES & RENTALS, INC. has purchased the water system located at Paradise Island from S & S Utilities.

If you have any questions, please feel free to contact me.

Sincerely,


J. Ray Keen
President

JRK/mmc

EXHIBIT "C" - 2

LIST OF WATER AND WASTEWATER UTILITIES IN POLK COUNTY

(VALID FOR 60 DAYS)
01/24/1997-03/24/1997

UTILITY NAME

MANAGER

POLK COUNTY

POINCIANA UTILITIES INC. (WS194)
4837 SWIFT ROAD, SUITE 100
SARASOTA, FL 34231-5157

LARRY GOOD
(407) 933-5302

VILLAGE WATER, LTD. (WS769)
P. O. BOX 2211
LAKELAND, FL 33806-2211

JERARD A. KENT
(941) 665-8242

LIST OF WATER AND WASTEWATER UTILITIES IN POLK COUNTY

(VALID FOR 60 DAYS)
01/24/1997-03/24/1997

UTILITY NAME

MANAGER

GOVERNMENTAL AGENCIES

CENTRAL FL. REGIONAL PLANNING COUNCIL
P.O. BOX 2089
BARTOW, FL 33831

CLERK, BOARD OF COUNTY COMMISSIONERS, POLK COUNTY
P. O. BOX 9000, DRAWER CC-1
BARTOW, FL 33830-9000

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

DEP SOUTHWEST DISTRICT
3804 COCONUT PALM DRIVE
TAMPA, FL 33618-8318

MAYOR, CITY OF AUBURNDALE
P. O. BOX 186
AUBURNDALE, FL 33823-0186

MAYOR, CITY OF BARTOW
450 NORTH WILSON
BARTOW, FL 33830-3954

MAYOR, CITY OF EAGLE LAKE
P. O. BOX 129
EAGLE LAKE, FL 33839-0129

MAYOR, CITY OF FROSTPROOF
P. O. BOX 308
FROSTPROOF, FL 33843-0308

MAYOR, CITY OF FT. MEADE
P. O. BOX 856
FT. MEADE, FL 33841-0856

LIST OF WATER AND WASTEWATER UTILITIES IN POLK COUNTY

(VALID FOR 60 DAYS)
01/24/1997-03/24/1997

UTILITY NAME

MANAGER

MAYOR, CITY OF HAINES CITY
P. O. BOX 1507
HAINES CITY, FL 33845-1507

MAYOR, CITY OF LAKE ALFRED
120 EAST POMELO STREET
LAKE ALFRED, FL 33850-2136

MAYOR, CITY OF LAKE WALES
P. O. BOX 1320
LAKE WALES, FL 33859-1320

MAYOR, CITY OF LAKELAND
228 SOUTH MASSACHUSETTS AVENUE
LAKELAND, FL 33801-5086

MAYOR, CITY OF MULBERRY
P. O. BOX 707
MULBERRY, FL 33860-0707

MAYOR, CITY OF WINTER HAVEN
P. O. BOX 2277
WINTER HAVEN, FL 33883-2277

MAYOR, TOWN OF DAVENPORT
P. O. BOX 125
DAVENPORT, FL 33837-0125

MAYOR, TOWN OF DUNDEE
P. O. BOX 1000
DUNDEE, FL 33838-1000

MAYOR, TOWN OF HILLCREST HEIGHTS
200 BRITTON STREET
P. O. BOX 129
BABSON PARK, FL 33827-9670

LIST OF WATER AND WASTEWATER UTILITIES IN POLK COUNTY

(VALID FOR 60 DAYS)
01/24/1997-03/24/1997

UTILITY NAME

MANAGER

MAYOR, TOWN OF LAKE HAMILTON
P. O. BOX 126
LAKE HAMILTON, FL 33851-0126

MAYOR, TOWN OF POLK CITY
P. O. BOX 1139
POLK CITY, FL 33868-1139

MAYOR, VILLAGE OF HIGHLAND PARK
1337 NORTH HIGHLAND PARK
LAKE WALES, FL 33853-7422

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

SO. FLORIDA WATER MANAGEMENT DISTRICT
P.O. BOX 24680
WEST PALM BEACH, FL 33416-4680

STATE OFFICIALS

STATE OF FLORIDA PUBLIC COUNSEL
C/O THE HOUSE OF REPRESENTATIVES
THE CAPITOL
TALLAHASSEE, FL 32399-1300

DIVISION OF RECORDS AND REPORTING
FLORIDA PUBLIC SERVICE COMMISSION
2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FL 32399-0850

EXHIBIT "D"

KEEN SALES, RENTALS UTILITIES, INC.

685 DYSON ROAD
HAINES CITY, FLORIDA 33844
BUSINESS PHONE 941-421-6827

TO: ALL RESIDENTS OF PARADISE ISLAND
FROM: KEEN SALES, RENTALS & UTILITIES, INC.
DATE: January 9, 1997
SUBJECT: NEW OWNERSHIP

WE ARE HAPPY TO ANNOUNCE THAT WE HAVE PURCHASED THE WATER UTILITY SYSTEM FROM S & S UTILITIES, INC. (STEVE CLIETT).

OUR BILLING TO YOU WILL BECOME EFFECTIVE WITH THE FEBRUARY 1, 1997, BILLING. PLEASE BE AWARE THAT THE BILLING WILL LOOK DIFFERENT THAN WHAT YOU ARE ACCUSTOMED TO.

IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT ME AT 421-6827.

WE LOOK FORWARD TO A SUCCESSFUL BUSINESS RELATIONSHIP!!!!!!!


J. Ray Keen
President
Keen Sales, Rentals & Utilities, Inc.

JRK/mmc

EXHIBIT "E"

WE WILL BE FILING THIS AS A "LATE-FILED" EXHIBIT

Bill of Sale

Know All Men By These Presents, That this 9th day of January, 1996 A.D., That S & S UTILITIES, INC., a dissolved Florida corporation,

of the County of Polk, State of Florida, first party, and KEEN SALES, RENTALS AND UTILITIES, INC., a corporation existing under the laws of the state of Florida

whose address is: 685 Dyson Road, Haines City, Florida 33844

of the County of Polk, State of Florida, second party.

Witnesseth that the FIRST PARTY, for and in consideration of the sum of TEN AND -- -- -- -- -- XX/100 DOLLARS,

and other good and valuable consideration to FIRST PARTY in hand paid by SECOND PARTY, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered to the said SECOND PARTY and SECOND PARTY'S successors and assigns forever, the following goods and chattels:

Pump and well located on:
Lot 102, LAKE REGION PARADISE ISLAND, Plat Book 44, Pages 4 and Section 8, Township 28 South, Range 27 East, Polk County, Florida, subdivision 82170, Parcel 0001020 (Water Works).

All utility lines and utility meters appurtenant to or connected with the pump and well described above, all located in PARADISE ISLAND SUBDIVISION.

To Have and to Hold the same unto second party, and the second party's heirs, personal representatives, successors and assigns forever.

AND the first party covenants with the second party, and the second party's heirs, personal representatives, successors and assigns that the first party is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that the first party has good right to sell and transfer said property, goods and chattels; and that the first party will warrant and defend the sale and transfer of the said property, goods and chattels hereby made to the second party, and the second party's heirs, personal representatives, successors and assigns, against the lawful claims and demands of all persons whomsoever. This covenant shall be binding upon the first party and the first party's heirs, personal representatives, successors and assigns.

In Witness Whereof, the first party has hereunto set his hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

S & S UTILITIES, INC., a dissolved Florida corporation

By: Steven Cliett (Seal)
STEVEN CLIETT, President

Patty Jean Duff
Printed Name: Patty Jean Duff
Witness

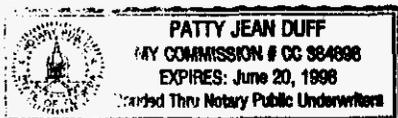
Shari L Hendricks
Printed Name: SHEARI L HENDRICKS
Witness

STATE OF Florida
COUNTY OF Polk

(Corporate Seal)

The foregoing instrument was acknowledged before me this 9th day of January, 1996 by STEVEN CLIETT, President of S & S UTILITIES, INC., a dissolved Florida corporation, on behalf of the corporation. He is personally known to me or has produced his Florida driver's license as identification.

This Document Prepared By:
STEPHEN F. BAKER,
ATTORNEY AT LAW
565 Avenue K, SE
Winter Haven, FL 33880



Patty Jean Duff
Printed Name: Patty Jean Duff
NOTARY PUBLIC
My Commission Expires:

E.D. "BUD" DIXON, CLERK OF COURTS	
01/10/97 10:26 456	
18130 9133	\$5.00
08139 9134	\$1.00
00951 9135	\$175.00
TOTAL	\$181.00
CHECK# 004408	\$181.00

Parcel ID Number: 082827-821700-001020
Grantee #1 TIN:

Warranty Deed

This Indenture, Made this 9th day of January, 1996 AD, Between S & S UTILITIES, INC., a dissolved Florida corporation,

of the County of Polk, State of Florida, grantor, and KEEN SALES, RENTALS AND UTILITIES, INC., a corporation existing under the laws of the state of Florida

whose address is: 685 Dyson Road, Haines City, Florida 33844

of the County of Polk, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN & NO/100 (\$10.00) 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 successors and assigns forever, the following described land, situate, lying and being in the County of Polk State of Florida to wit:

Lot 102, LAKE REGION PARADISE ISLAND, Plat Book 44, Pages 4 and Section 8, Township 28 South, Range 27 East, Polk County, Florida, subdivision 82170, Parcel 0001020 (Water Works).

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 1997.

TOGETHER WITH PUMP AND WELL LOCATED THEREON AND ALL UTILITY LINES AND EASEMENTS APPURTENANT THERETO.

Documentary Tax Pd. \$ 175.00
Intangible Tax Pd. \$ 0
E. D. "Bud" Dixon, Clerk, Polk Co.
By: Shomel Deputy Clerk

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

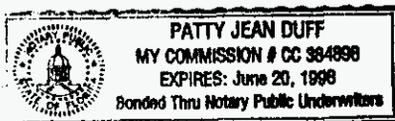
Patty Jean Duff
Printed Name: Patty Jean Duff
Witness
Sheri L. Hendricks
Printed Name: SHERI L HENDRICKS
Witness

By: Steven Cliett (Seal)
STEVEN CLIETT, President
P.O. Address 115 Scenic Highway, Haines City, FL 33844

STATE OF Florida (Corporate Seal)
COUNTY OF Polk

The foregoing instrument was acknowledged before me this 9th day of January, 1996 by STEVEN CLIETT, President of S & S UTILITIES, INC., a dissolved Florida corporation, Corporation, on behalf of the corporation. He is personally known to me or has produced his Florida driver's license as identification.

This Document Prepared By:
STEPHEN F. BAKER,
ATTORNEY AT LAW
565 Avenue K, SE
Winter Haven, FL 33880



Patty Jean Duff
Printed Name: Patty Jean Duff
NOTARY PUBLIC
My Commission Expires:

97 JAN 10 PM 2:41

004512

175.00
RETURN BY WINTER HAVEN
BRANCH COURIER TO
STEPHEN F. BAKER OFFICE BOX

ORIGINAL SHEET NO. 3.0

ADDENDUM TO ORIGINAL CERTIFICATE

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

TERRITORY SERVED

CERTIFICATE NUMBER - 405509.00

COUNTY - POLK

COMMISSION ORDER(s) APPROVING TERRITORY SERVED -

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
	1-31-90		

(Continued to Sheet No. 3.1)

JAMES RAY KEEN
ISSUING OFFICER
PRESIDENT

TITLE

ORIGINAL SHEET NO. 3.0

ADDENDUM TO ORIGINAL CERTIFICATE

NAME OF COMPANY KEEN SALES & RENTALS, INC.

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(Continued to Sheet No. 3.1)

JAMES RAY KEEN
ISSUING OFFICER
PRESIDENT

TITLE

ORIGINAL SHEET NO. 3.1

ADDENDUM TO ORIGINAL CERTIFICATE

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

(Continued from Sheet No. 3.0)

DESCRIPTION OF TERRITORY SERVED

TOWNSHIP 28 SOUTH, RANGE 27 EAST, SECTION 8
LAKE REGION PARADISE ISLAND

JAMES RAY KEEN
ISSUING OFFICER
PRESIDENT
TITLE

COPY

ORIGINAL SHEET NO. 3.1

ADDENDUM TO ORIGINAL CERTIFICATE

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

(Continued from Sheet No. 3.0)

DESCRIPTION OF TERRITORY SERVED

TOWNSHIP 28 SOUTH, RANGE 27 EAST, SECTION 8
LAKE REGION PARADISE ISLAND

JAMES RAY KEEN
ISSUING OFFICER
PRESIDENT
TITLE

ORIGINAL SHEET NO. 4.0

ADDENDUM TO ORIGINAL CERTIFICATE

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

COMMUNITIES SERVED LISTING

<u>County Name</u>	<u>Development Name</u>	<u>Rate Schedule(s) Available</u>	<u>Sheet No.</u>
POLK	LAKE REGION PARADISE ISLAND		SEE BELOW

RATE SCHEDULE

BASE RATE:	\$10.35
First five thousand (5,000) Gallons	FREE
Additional Gallons	.00121

EXAMPLE:

Gallons Used	6,500
Base Rate	\$10.35
Additional 1,500 @ .00121	<u>1.82</u>
TOTAL WATER BILL	\$12.17

JAMES RAY KEEN
ISSUING OFFICER
PRESIDENT
TITLE

COPY

ORIGINAL SHEET NO. 4.0

ADDENDUM TO ORIGINAL CERTIFICATE

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

COMMUNITIES SERVED LISTING

<u>County Name</u>	<u>Development Name</u>	<u>Rate Schedule(s) Available</u>	<u>Sheet No.</u>
POLK	LAKE REGION PARADISE ISLAND		SEE BELOW

RATE SCHEDULE

BASE RATE:	\$10.35
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Additional 1,500 @ .00121	<u>1.82</u>
TOTAL WATER BILL	\$12.17

JAMES RAY KEEN
ISSUING OFFICER
PRESIDENT
TITLE

ORIGINAL SHEET NO. 13.0

ADDENDUM TO ORIGINAL CERTIFICATE

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For water service for all purposes in private residences and individually metered apartment units.

LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - 25TH of the Month to the 25TH of the Month

RATE -
BASE RATE: \$10.35 (Includes 1ST 5,000 Gallons)
ADDITIONAL .00121
GALLONS

MINIMUM CHARGE - \$10.35

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING -

JAMES RAY KEEN
ISSUING OFFICER

PRESIDENT
TITLE

ORIGINAL SHEET NO. 13.0

ADDENDUM TO ORIGINAL CERTIFICATE

NAME OF COMPANY KEEN SALES & RENTALS, INC.

WATER TARIFF

RESIDENTIAL SERVICE

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EFFECTIVE DATE -

TYPE OF FILING -

JAMES RAY KEEN
ISSUING OFFICER

PRESIDENT
TITLE

EXHIBIT "H"

Keen Sales & Rentals, Inc., has not received any information in our offices pertaining to a Certificate Number being issued as of February 12, 1997.

As per Richard Redman of the Florida Public Service Commission, all the necessary steps have been satisfactorily completed and a certificate has been issued.

KSR

Keen Sales and Rentals, Inc.

685 Dyson Road
Haines City, FL 33844
Business Phone 941-421-6827

DEPOSIT TREAS. REC. DATE

D462 FEB 14 '97

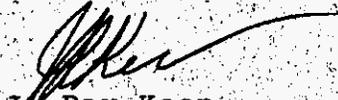
February 12, 1997

Director, Division of Records & Reporting
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Enclosed please find our Original Application & five copies and
the Original and two copies of the water tariff sheets.

If you have any questions, please feel free to contact me.

Sincerely,


J. Ray Keen
President

JRK/mmc
Enclosures

KEEN SALES, RENTALS & UTILITIES, INC.
685 DYSON RD. 941-421-6827
HAINES CITY, FL 33844

1047

PAY TO THE
ORDER OF

Florida Public Service Commission

2-12 1997

63-751/631
00710

\$ 750⁰⁰

DOLLARS  Security features
are included
Check on back

 First Union
of Florida
Haines City,
24 Hour Info
1-800-736-71

119.07(1)(z), Florida Statutes: Bank account numbers
or debit, charge, or credit card numbers given to an
agency for the purpose of payment of any fee or debt
owing are confidential and exempt from subsection (1)
and s.24(a), Art. 1 of the State Constitution



FOR Paradise Isl

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