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APPLICATION FOR SALE, ASSIGNMENT OR TRANSFER  
OF CERTIFICATE OR FACILITIES

(Pursuant to Section 367.071, Florida Statutes)

COMMISSION  
CLERK

110311-WU

TO: Office of Commission Clerk  
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 or part) of Water Certificate No.  
\_\_\_\_\_ and/or Wastewater Certificate No. \_\_\_\_\_ or facilities in  
\_\_\_\_\_ 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:

Pinecrest Ranches ~~Inc~~ Inc.

Name of utility

(863) 537-1411

Phone No.

(863) 537-4398

Fax No.

6115 Highway 60 East

Office street address

Bartow

City

FL

State

33830

Zip Code

\_\_\_\_\_  
Mailing address if different from street address

\_\_\_\_\_  
Internet address if applicable

COM \_\_\_\_\_  
APA \_\_\_\_\_  
ECR 5 \_\_\_\_\_  
GCL \_\_\_\_\_  
RAD \_\_\_\_\_  
SRC \_\_\_\_\_  
ADM \_\_\_\_\_  
OPC \_\_\_\_\_  
CLK \_\_\_\_\_

PSC/ECR 007 (Rev. 2/91)

NOV 28 1991

DOCUMENT NUMBER-DATE

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FPSC-COMMISSION CLERK

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

Mike Smallridge (352) 302-7406  
Name Phone No.

P.O. Box 1798  
Street address

Eaton Park FL 33840.  
City State Zip Code

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

Pinecrest Utilities, LLC  
Name of utility

(352) 302-7406 (813) 412-3444  
Phone No. Fax No.

3580 LAZY LAKE Dr. South  
Office street address

Lakeland FL 33801  
City State Zip Code

P.O. Box 1798 - Eaton Park FL 33840.  
Mailing address if different from street address

Utility Consultant @ yahoo.com  
Internet address if applicable

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

Corporation Partnership Sole Proprietorship

Other: Limited Liability Company  
(specify)

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

Date: 6/17/2011  
State of Florida.

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

Michael A. Smallridge  
9539 E. Southgate Dr.  
Inverness FL 34450.

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.)

Michael A. Smallridge  
9539 E. Southgate Dr  
Inverness FL 34450.

**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.

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No Events

No Name History

## Detail by Entity Name

### Florida Limited Liability Company

PINECREST UTILITIES,LLC

### Filing Information

**Document Number** L11000071036  
**FEI/EIN Number** NONE  
**Date Filed** 06/17/2011  
**State** FL  
**Status** ACTIVE  
**Effective Date** 06/17/2011

### Principal Address

9539 E. SOUTHGATE DR.  
INVERNESS FL 34450 US

### Mailing Address

P.O. BOX 1798  
EATON PARK FL 33840 US

### Registered Agent Name & Address

SMALLRIDGE, MICHAEL A  
9539 E. SOUTHGATE DR  
INVERNESS FL 34450 US

### Manager/Member Detail

#### **Name & Address**

Title MGR

SMALLRIDGE, MICHAEL A  
9539 E. SOUTHGATE DR  
INVERNESS FL 34450 US

### Annual Reports

No Annual Reports Filed

### Document Images

06/17/2011 -- Florida Limited Liability

**Note:** This is not official record. See documents if question or conflict.

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## EXHIBIT A

The transfer of Pinecrest Ranches, Inc. to Pinecrest Utilities is in the public interest because the buyer will fulfill the commitments, obligations and representations of the seller with regard to utility matters.

Summary of Buyers water and wastewater experience.

Michael Smallridge has been in the water and wastewater field since the age of 16 years old originally with Rainbow Springs LTD. I have been operating and managing utilities for 7 different owners for the last twenty years, including in jurisdictional and non- jurisdictional counties. Those utilities include but are not limited to Pinecrest Ranches, West Lakeland Wastewater ( as receiver) Sunrise Utilities, LLC and Alturas Utilities in Polk County, Lake Forest Utility in Sarasota County. My company also provides billing & customer relation services for 4 utilities in Florida.

I was chairman of the Citrus County Water & Wastewater Authority for 7 years which included completion of the NARUC School of rate design.

Mike Smallridge thru my company Mike Smallridge Consulting has worked for numerous utilities before the Public Service Commission and has worked with Citrus County, Hernando County, Polk County, Pasco County and The Florida Governmental Utility Authority (FGUA) in various matters including rate design and customer issues. Mike Smallridge has been involved in Due Diligence reports for various utility purchases.

Mike Smallridge was appointed by Governor Charlie Christ to be a Trustee of Citrus County Hospital Board which oversees Citrus Memorial Hospital with an annual operating budget of \$712 Million Dollars and currently serves as Chairman.

Mike Smallridge is a Licensed Florida Real Estate Broker.

Mike Smallridge has completed course licensure for a Drinking water distribution license but is awaiting a test date from DEP.

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

NONE.

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- C) Exhibit OC - 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 ~~DD~~ - A statement regarding the disposition of any outstanding regulatory assessment fees, fines, or refunds owed.

- E) Exhibit ~~DE~~ - A statement describing the financing the purchase.

- F) Exhibit ~~DF~~ - 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.

## EXHIBIT C

Attached copy of sales contract.

1. PARTIES AND PROPERTY: MICHAEL SMALLRIDGE- A Lic. FL. Real Estate Broker ("Buyer")

agrees to buy and PINECREST RANCHES ,INC. ("Seller")

agrees to sell the property as: Street Address: CITRUS HIGHLANDS POLK COUNTY FLORIDA

Legal Description: CITRUS HIGHLANDS PHASE TWO PB 83 PG 22 TRACT A, LESS 80 FT OF W 125 FT THEREOF AND EASEMENTS

and the following Personal Property: GENERATOR, VALVE WRENCHES, FIRE HYDRANT WRENCH.

(all collectively referred to as the "Property") on the terms and conditions set forth below.

2. PURCHASE PRICE: \$ 78,000.00

(a) Deposit held in escrow by TBD \$ 10,000.00 ("Escrow Agent") (checks are subject to actual and final collection)

Escrow Agent's address: Phone:

(b) Additional deposit to be made to Escrow Agent within 0 days after Effective Date \$ 0.00

(c) Additional deposit to be made to Escrow Agent within 0 days after Effective Date \$ 0.00

(d) Total financing (see Paragraph 5) \$ 68,000.00

(e) Other \$ 0.00

(f) All deposits will be credited to the purchase price at closing. Balance to close, subject to adjustments and prorations, to be paid with locally drawn cashier's or official bank check(s) or wire transfer. \$ 0.00

3. TIME FOR ACCEPTANCE; EFFECTIVE DATE; COMPUTATION OF TIME: Unless this offer is signed by Seller and Buyer and an executed copy delivered to all parties on or before 5/31/2011, this offer will be withdrawn and the Buyer's deposit, if any, will be returned. The time for acceptance of any counter offer will be 3 days from the date the counter offer is delivered. The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter offer. Calendar days will be used when computing time periods, except time periods of 5 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal holidays. Any time period ending on a Saturday, Sunday, or national legal holiday will extend until 5:00 p.m. of the next business day. Time is of the essence in this Contract.

4. CLOSING DATE AND LOCATION:

(a) Closing Date: This transaction will be closed on June 17, 2011 (Closing Date), unless specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Due Diligence periods. In the event insurance underwriting is suspended on Closing Date and Buyer is unable to obtain property insurance, Buyer may postpone closing up to 5 days after the insurance underwriting suspension is lifted.

Buyer and Seller acknowledge receipt of a copy of this page, which is Page 1 of 8 Pages.



37\* (b) Location: Closing will take place in POLK County, Florida. (If left blank, closing  
38 will take place in the county where the property is located.) Closing may be conducted by mail or electronic means.

39 **5. THIRD PARTY FINANCING:**

40\* **BUYER'S OBLIGATION:** Within 0 days (5 days if left blank) after Effective Date, **Buyer** will apply for third party  
41\* financing in an amount not to exceed 0 % of the purchase price or \$ 0.00, with a fixed interest rate  
42\* not to exceed 0 % per year with an initial variable interest rate not to exceed 0 %, with points or commitment  
43\* or loan fees not to exceed 0 % of the principal amount, for a term of 0 years, and amortized over 0  
44 years, with additional terms as follows:

45\*  
46 **Buyer** will timely provide any and all credit, employment, financial and other information reasonably required by any  
47\* lender. **Buyer** will use good faith and reasonable diligence to (i) obtain Loan Approval within 0 days (45 days if  
48 left blank) from Effective Date (Loan Approval Date), (ii) satisfy terms and conditions of the Loan Approval, and  
49 (iii) close the loan. **Buyer** will keep **Seller** and Broker fully informed about loan application status and authorizes the  
50 mortgage broker and lender to disclose all such information to **Seller** and Broker. **Buyer** will notify **Seller** immediately  
51 upon obtaining financing or being rejected by a lender. **CANCELLATION:** If **Buyer**, after using good faith and  
52\* reasonable diligence, fails to obtain Loan Approval by Loan Approval Date, **Buyer** may within 3 days (3 days if left  
53 blank) deliver written notice to **Seller** stating **Buyer** either waives this financing contingency or cancels this Contract.  
54 If **Buyer** does neither, then **Seller** may cancel this Contract by delivering written notice to **Buyer** at any time  
55 thereafter. Unless this financing contingency has been waived, this Contract shall remain subject to the  
56 satisfaction, by closing, of those conditions of Loan Approval related to the Property. **DEPOSIT(S) (for purposes**  
57 **of Paragraph 5 only):** If **Buyer** has used good faith and reasonable diligence but does not obtain Loan  
58 Approval by Loan Approval Date and thereafter either party elects to cancel this Contract as set forth above or the  
59 lender fails or refuses to close on or before the Closing Date without fault on **Buyer's** part, the Deposit(s) shall be  
60 returned to **Buyer**, whereupon both parties will be released from all further obligations under this Contract, except for  
61 obligations stated herein as surviving the termination of this Contract. If neither party elects to terminate this Contract  
62 as set forth above or **Buyer** fails to use good faith or reasonable diligence as set forth above, **Seller** will be entitled to  
63 retain the Deposit(s) if the transaction does not close.

64\* **6. TITLE:** **Seller** has the legal capacity to and will convey marketable title to the Property by  statutory warranty  
65\* deed  other \_\_\_\_\_, free of liens, easements and encumbrances of record or  
66 known to **Seller**, but subject to property taxes for the year of closing; covenants, restrictions and public utility  
67 easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be  
68\* subject) \_\_\_\_\_

69\*  
70 provided there exists at closing no violation of the foregoing and none of them prevents **Buyer's** intended use of the  
71\* Property as A FLORIDA PUBLIC SERVICE COMMISSION REGULATED WATER UTILITY

72 (a) **Evidence of Title:** The party who pays the premium for the title insurance policy will select the closing agent  
73\* and pay for the title search and closing services. **Seller** will, at (check one)  **Seller's**  **Buyer's** expense and  
74\* within 5 days  after Effective Date  or at least 3 days before Closing Date deliver to **Buyer** (check one)  
75\*  (i.) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be  
76 discharged by **Seller** at or before Closing and, upon **Buyer** recording the deed, an owner's policy in the amount  
77 of the purchase price for fee simple title subject only to exceptions stated above. If **Buyer** is paying for the  
78 evidence of title and **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after  
79 Effective Date.  
80\*  (ii.) an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an  
81 existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable  
82 to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will include copies  
83 of all policy exceptions and an update in a format acceptable to **Buyer** from the policy effective date and  
84 certified to **Buyer** or **Buyer's** closing agent together with copies of all documents recited in the prior policy and  
85 in the update. If such an abstract or prior policy is not available to **Seller** then (i.) above will be the evidence of  
86 title.

87 (b) **Title Examination:** **Buyer** will, within 15 days from receipt of the evidence of title deliver written notice to **Seller**  
88 of title defects. Title will be deemed acceptable to **Buyer** if (1) **Buyer** fails to deliver proper notice of defects or

89\* **Buyer** ( ) ( ) and **Seller** ( ) ( ) acknowledge receipt of a copy of this page, which is Page 2 of 8 Pages.

90\* (2) **Buyer** delivers proper written notice and **Seller** cures the defects within 10 days from receipt of the notice  
91 ("Curative Period"). If the defects are cured within the Curative Period, closing will occur within 10 days from receipt  
92 by **Buyer** of notice of such curing. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect  
93 cannot be cured within the Curative Period. If the defects are not cured within the Curative Period, **Buyer** will have  
94 10 days from receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or  
95 accept title subject to existing defects and close the transaction without reduction in purchase price.

96 (c) **Survey:** (check applicable provisions below)

97\*  (i.) **Seller** will, within 5 days from Effective Date, deliver to **Buyer** copies of prior surveys, plans,  
98 specifications, and engineering documents, if any, and the following documents relevant to this transaction:

100 \_\_\_\_\_  
101 prepared for **Seller** or in **Seller's** possession, which show all currently existing structures. In the event this  
102 transaction does not close, all documents provided by **Seller** will be returned to **Seller** within 10 days from the  
103 date this Contract is terminated.

103\*  **Buyer** will, at  **Seller's**  **Buyer's** expense and within the time period allowed to deliver and examine title  
104 evidence, obtain a current certified survey of the Property from a registered surveyor. If the survey reveals  
105 encroachments on the Property or that the improvements encroach on the lands of another,  **Buyer** will  
106 accept the Property with existing encroachments  such encroachments will constitute a title defect to be  
107 cured within the Curative Period.

108 (d) **Ingress and Egress:** **Seller** warrants that the Property presently has ingress and egress.

109 **7. PROPERTY CONDITION:** **Seller** will deliver the Property to **Buyer** at the time agreed in its present "as is"  
110 condition, ordinary wear and tear excepted, and will maintain the landscaping and grounds in a comparable condition.  
111 **Seller** makes no warranties other than marketability of title. In the event that the condition of the Property has  
112 materially changed since the expiration of the Due Diligence Period, **Buyer** may elect to terminate the Contract and  
113 receive a refund of any and all deposits paid, plus interest, if applicable. By accepting the Property "as is", **Buyer**  
114 waives all claims against **Seller** for any defects in the Property. (Check (a) or (b))

115\*  (a) **As Is:** **Buyer** has inspected the Property or waives any right to inspect and accepts the Property in its "as is"  
116 condition.

117\*  (b) **Due Diligence Period:** **Buyer** will, at **Buyer's** expense and within 15 days from Effective Date ("Due  
118 Diligence Period"), determine whether the Property is suitable, in **Buyer's** sole and absolute discretion, for **Buyer's**  
119 intended use and development of the Property as specified in Paragraph 6. During the Due Diligence Period,  
120 **Buyer** may conduct any tests, analyses, surveys and investigations ("Inspections") which **Buyer** deems necessary  
121 to determine to **Buyer's** satisfaction the Property's engineering, architectural, environmental properties; zoning and  
122 zoning restrictions; flood zone designation and restrictions; subdivision regulations; soil and grade; availability of  
123 access to public roads, water, and other utilities; consistency with local, state and regional growth management and  
124 comprehensive land use plans; availability of permits, government approvals and licenses; compliance with  
125 American with Disabilities Act; absence of asbestos, soil and ground water contamination; and other inspections  
126 that **Buyer** deems appropriate to determine the suitability of the Property for **Buyer's** intended use and  
127 development. **Buyer** will deliver written notice to **Seller** prior to the expiration of the Due Diligence Period of  
128 **Buyer's** determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice  
129 requirement will constitute acceptance of the Property in its present "as is" condition. **Seller** grants to **Buyer**, its  
130 agents, contractors and assigns, the right to enter the Property at any time during the Due Diligence Period for the  
131 purpose of conducting Inspections; provided, however, that **Buyer**, its agents, contractors and assigns enter the  
132 Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from losses,  
133 damages, costs, claims and expenses of any nature, including attorneys' fees at all levels, and from liability to any  
134 person, arising from the conduct of any and all inspections or any work authorized by **Buyer**. **Buyer** will not engage  
135 in any activity that could result in a mechanic's lien being filed against the Property without **Seller's** prior written  
136 consent. In the event this transaction does not close, (1) **Buyer** will repair all damages to the Property resulting  
137 from the Inspections and return the Property to the condition it was in prior to conduct of the Inspections, and  
138 (2) **Buyer** will, at **Buyer's** expense release to **Seller** all reports and other work generated as a result of the  
139 Inspections. Should **Buyer** deliver timely notice that the Property is not acceptable, **Seller** agrees that **Buyer's**  
140 deposit will be immediately returned to **Buyer** and the Contract terminated.

141 (c) **Walk-through Inspection:** **Buyer** may, on the day prior to closing or any other time mutually agreeable to the

142\* **Buyer**  ( ) and **Seller** ( ) ( ) acknowledge receipt of a copy of this page, which is Page 3 of 8 Pages.

143 parties, conduct a final "walk-through" inspection of the Property to determine compliance with this paragraph and  
144 to ensure that all Property is on the premises.

145 **8. OPERATION OF PROPERTY DURING CONTRACT PERIOD:** Seller will continue to operate the Property and any  
146 business conducted on the Property in the manner operated prior to Contract and will take no action that would  
147 adversely impact the Property, tenants, lenders or business, if any. Any changes, such as renting vacant space, that  
148 materially affect the Property or Buyer's intended use of the Property will be permitted  only with Buyer's consent  
149  without Buyer's consent.

150 **9. CLOSING PROCEDURE:** Unless otherwise agreed or stated herein, closing procedure shall be in accordance with  
151 the norms where the Property is located.

152 **(a) Possession and Occupancy:** Seller will deliver possession and occupancy of the Property to Buyer at  
153 closing. Seller will provide keys, remote controls, and any security/access codes necessary to operate all locks,  
154 mailboxes, and security systems.

155 **(b) Costs:** Buyer will pay Buyer's attorneys' fees, taxes and recording fees on notes, mortgages and financing  
156 statements and recording fees for the deed. Seller will pay Seller's attorneys' fees, taxes on the deed and  
157 recording fees for documents needed to cure title defects. If Seller is obligated to discharge any encumbrance at or  
158 prior to closing and fails to do so, Buyer may use purchase proceeds to satisfy the encumbrances.

159 **(c) Documents:** Seller will provide the deed; bill of sale; mechanic's lien affidavit; originals of those assignable  
160 service and maintenance contracts that will be assumed by Buyer after the Closing Date and letters to each  
161 service contractor from Seller advising each of them of the sale of the Property and, if applicable, the transfer of its  
162 contract, and any assignable warranties or guarantees received or held by Seller from any manufacturer,  
163 contractor, subcontractor, or material supplier in connection with the Property; current copies of the condominium  
164 documents, if applicable; assignments of leases, updated rent roll; tenant and lender estoppels letters; tenant  
165 subordination, non-disturbance and attornment agreements (SNDAs) required by the Buyer or Buyer's lender;  
166 assignments of permits and licenses; corrective instruments; and letters notifying tenants of the change in  
167 ownership/rental agent. If any tenant refuses to execute an estoppels letter, Seller will certify that information  
168 regarding the tenant's lease is correct. If Seller is an entity, Seller will deliver a resolution of its Board of Directors  
169 authorizing the sale and delivery of the deed and certification by the appropriate party certifying the resolution and  
170 setting forth facts showing the conveyance conforms to the requirements of local law. Seller will transfer security  
171 deposits to Buyer. Buyer will provide the closing statement, mortgages and notes, security agreements, and  
172 financing statements.

173 **(d) Taxes and Prorations:** Real estate taxes, personal property taxes on any tangible personal property, bond  
174 payments assumed by Buyer, interest, rents (based on actual collected rents), association dues, insurance  
175 premiums acceptable to Buyer, and operating expenses will be prorated through the day before closing. If the  
176 amount of taxes for the current year cannot be ascertained, rates for the previous year will be used with due  
177 allowance being made for improvements and exemptions. Any tax proration based on an estimate will, at request  
178 of either party, be readjusted upon receipt of current year's tax bill; this provision will survive closing.

179 **(e) Special Assessment Liens:** Certified, confirmed, and ratified special assessment liens as of the Closing Date  
180 will be paid by Seller. If a certified, confirmed, and ratified special assessment is payable in installments, Seller will  
181 pay all installments due and payable on or before the Closing Date, with any installment for any period extending  
182 beyond the Closing Date prorated, and Buyer will assume all installments that become due and payable after the  
183 Closing Date. Buyer will be responsible for all assessments of any kind which become due and owing after Closing  
184 Date, unless an improvement is substantially completed as of Closing Date. If an improvement is substantially  
185 completed as of the Closing Date but has not resulted in a lien before closing, Seller will pay the amount of the last  
186 estimate of the assessment. This subsection applies to special assessment liens imposed by a public body and  
187 does not apply to condominium association special assessments.

188 **(f) Foreign Investment in Real Property Tax Act (FIRPTA):** If Seller is a "foreign person" as defined by FIRPTA,  
189 Seller and Buyer agree to comply with Section 1445 of the Internal Revenue Code. Seller and Buyer will  
190 complete, execute, and deliver as directed any instrument, affidavit, or statement reasonably necessary to comply  
191 with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or

192\* Buyer  ( ) and Seller ( ) ( ) acknowledge receipt of a copy of this page, which is Page 4 of 8 Pages.

193 Social Security Numbers to the closing agent. If **Buyer** does not pay sufficient cash at closing to meet the  
194 withholding requirement, **Seller** will deliver to **Buyer** at closing the additional cash necessary to satisfy the  
195 requirement.

196 **10. ESCROW AGENT:** **Seller** and **Buyer** authorize Escrow Agent or Closing Agent (collectively "Agent") to  
197 receive, deposit, and hold funds and other property in escrow and, subject to collection, disburse them in accordance  
198 with the terms of this Contract. The parties agree that Agent will not be liable to any person for misdelivery of  
199 escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this Contract or gross  
200 negligence. If Agent has doubt as to Agent's duties or obligations under this Contract, Agent may, at Agent's option,  
201 (a) hold the escrowed items until the parties mutually agree to its disbursement or until a court of competent  
202 jurisdiction or arbitrator determines the rights of the parties or (b) deposit the escrowed items with the clerk of  
203 the court having jurisdiction over the matter and file an action in interpleader. Upon notifying the parties of such action,  
204 Agent will be released from all liability except for the duty to account for items previously delivered out of escrow. If  
205 Agent is a licensed real estate broker, Agent will comply with Chapter 475, Florida Statutes. In any suit in which Agent  
206 interpleads the escrowed items or is made a party because of acting as Agent hereunder, Agent will recover  
207 reasonable attorney's fees and costs incurred, with these amounts to be paid from and out of the escrowed items and  
208 charged and awarded as court costs in favor of the prevailing party.

209 **11. CURE PERIOD:** Prior to any claim for default being made, a party will have an opportunity to cure any alleged  
210 default. If a party fails to comply with any provision of this Contract, the other party will deliver written notice to the non-  
211 complying party specifying the non-compliance. The non-complying party will have \_\_\_ days (5 days if left blank) after  
212 delivery of such notice to cure the non-compliance. Notice and cure shall not apply to failure to close.

213 **12. RETURN OF DEPOSIT:** Unless otherwise specified in the Contract, in the event any condition of this Contract is  
214 not met and **Buyer** has timely given any required notice regarding the condition having not been met, **Buyer's** deposit  
215 will be returned in accordance with applicable Florida Laws and regulations.

216 **13. DEFAULT:**

217 **(a)** In the event the sale is not closed due to any default or failure on the part of **Seller** other than failure to make  
218 the title marketable after diligent effort, **Buyer** may either (1) receive a refund of **Buyer's** deposit(s) or (2) seek  
219 specific performance. If **Buyer** elects a deposit refund, **Seller** will be liable to Broker for the full amount of the  
220 brokerage fee.

221 **(b)** In the event the sale is not closed due to any default or failure on the part of **Buyer**, **Seller** may either (1) retain  
222 all deposit(s) paid or agreed to be paid by **Buyer** as agreed upon liquidated damages, consideration for the  
223 execution of this Contract, and in full settlement of any claims, upon which this Contract will terminate or (2) seek  
224 specific performance. If **Seller** retains the deposit, **Seller** will pay the Brokers named in Paragraph 20 fifty percent  
225 of all forfeited deposits retained by **Seller** (to be split equally among the Brokers) up to the full amount of the  
226 brokerage fee. If **Buyer** fails to timely place a deposit as required by this Contract, **Seller** may either (1) terminate  
227 the Contract and seek the remedy outlined in this subparagraph or (2) proceed with the Contract without waiving  
228 any remedy for **Buyer's** default.

229 **14. ATTORNEY'S FEES AND COSTS:** In any claim or controversy arising out of or relating to this Contract, the  
230 prevailing party, which for purposes of this provision will include **Buyer**, **Seller** and Broker, will be awarded reasonable  
231 attorneys' fees, costs, and expenses.

232 **15. NOTICES:** All notices will be in writing and may be delivered by mail, overnight courier, personal delivery, or  
233 electronic means. Parties agree to send all notices to addresses specified on the signature page(s). Any notice,  
234 document, or item given by or delivered to an attorney or real estate licensee (including a transaction broker)  
235 representing a party will be as effective as if given by or delivered to that party.

236 **16. DISCLOSURES:**

237 **(a) Commercial Real Estate Sales Commission Lien Act:** The Florida Commercial Real Estate Sales  
238 Commission Lien Act provides that a broker has a lien upon the owner's net proceeds from the sale of commercial  
239 real estate for any commission earned by the broker under a brokerage agreement. The lien upon the owner's net

240\* **Buyer**  ( ) and **Seller** ( ) ( ) acknowledge receipt of a copy of this page, which is Page 5 of 8 Pages.

241 proceeds is a lien upon personal property which attaches to the owner's net proceeds and does not attach to any  
242 interest in real property. This lien right cannot be waived before the commission is earned.

243 **(b) Special Assessment Liens Imposed by Public Body:** The Property may be subject to unpaid special  
244 assessment lien(s) imposed by a public body. (A public body includes a Community Development District.) Such  
245 liens, if any, shall be paid as set forth in Paragraph 9(e).

246 **(c) Radon Gas:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in  
247 sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that  
248 exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon  
249 and radon testing may be obtained from your county public health unit.

250 **(d) Energy-Efficiency Rating Information:** Buyer acknowledges receipt of the information brochure required by  
251 Section 553.996, Florida Statutes.

252 **17. RISK OF LOSS:**

253 **(a)** If, after the Effective Date and before closing, the Property is damaged by fire or other casualty, **Seller** will bear  
254 the risk of loss and **Buyer** may cancel this Contract without liability and the deposit(s) will be returned to **Buyer**.  
255 Alternatively, **Buyer** will have the option of purchasing the Property at the agreed upon purchase price and **Seller**  
256 will credit the deductible, if any and transfer to **Buyer** at closing any insurance proceeds, or **Seller's** claim to any  
257 insurance proceeds payable for the damage. **Seller** will cooperate with and assist **Buyer** in collecting any such  
258 proceeds. **Seller** shall not settle any insurance claim for damage caused by casualty without the consent of the  
259 **Buyer**.

260 **(b)** If, after the Effective Date and before closing, any part of the Property is taken in condemnation or under the  
261 right of eminent domain, or proceedings for such taking will be pending or threatened, **Buyer** may cancel this  
262 Contract without liability and the deposit(s) will be returned to **Buyer**. Alternatively, **Buyer** will have the option of  
263 purchasing what is left of the Property at the agreed upon purchase price and **Seller** will transfer to the **Buyer** at  
264 closing the proceeds of any award, or **Seller's** claim to any award payable for the taking. **Seller** will cooperate with  
265 and assist **Buyer** in collecting any such award.


266\* **18. ASSIGNABILITY; PERSONS BOUND:** This Contract may be assigned to a related entity, and otherwise  is  
267\* not assignable  is assignable. If this Contract may be assigned, **Buyer** shall deliver a copy of the assignment  
268 agreement to the **Seller** at least 5 days prior to Closing. The terms "**Buyer**," "**Seller**" and "**Broker**" may be singular or  
269 plural. This Contract is binding upon **Buyer**, **Seller** and their heirs, personal representatives, successors and assigns  
270 (if assignment is permitted).

271 **19. MISCELLANEOUS:** The terms of this Contract constitute the entire agreement between **Buyer** and **Seller**.  
272 Modifications of this Contract will not be binding unless in writing, signed and delivered by the party to be bound.  
273 Signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated  
274 electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or  
275 typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract  
276 is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. This Contract will be  
277 construed under Florida law and will not be recorded in any public records.

278 **20. BROKERS:** Neither **Seller** nor **Buyer** has used the services of, or for any other reason owes compensation to,  
279 a licensed real estate Broker other than:

280\* **(a) Seller's Broker:** RE/MAX DAN SWING  
281 (Company Name) (Licensee)  
282\* 863-412-6382  
283 (Address, Telephone, Fax, E-mail)

284\* who  is a single agent  is a transaction broker  has no brokerage relationship and who will be compensated  
285\* by  **Seller**  **Buyer**  both parties pursuant to  a listing agreement  other (specify) \_\_\_\_\_

286\* \_\_\_\_\_  
287\* Buyer  ( ) and Seller ( ) ( ) acknowledge receipt of a copy of this page, which is Page 6 of 8 Pages.

288\* (b) Buyer's Broker: \_\_\_\_\_  
289 (Company Name) (Licensee)

290\* \_\_\_\_\_  
291 (Address, Telephone, Fax, E-mail)

292\* who  is a single agent  is a transaction broker  has no brokerage relationship and who will be compensated  
293\* by  Seller's Broker  Seller  Buyer  both parties pursuant to  an MLS offer of compensation  other (specify)

294\* \_\_\_\_\_  
295 (collectively referred to as "Broker") in connection with any act relating to the Property, including but not limited to  
296 inquiries, introductions, consultations, and negotiations resulting in this transaction. Seller and Buyer agree to  
297 indemnify and hold Broker harmless from and against losses, damages, costs and expenses of any kind, including  
298 reasonable attorneys' fees at all levels, and from liability to any person, arising from (1) compensation claimed which is  
299 inconsistent with the representation in this Paragraph, (2) enforcement action to collect a brokerage fee pursuant to  
300 Paragraph 10, (3) any duty accepted by Broker at the request of Seller or Buyer, which is beyond the scope of  
301 services regulated by Chapter 475, Florida Statutes, as amended, or (4) recommendations of or services provided and  
302 expenses incurred by any third party whom Broker refers, recommends, or retains for or on behalf of Seller or Buyer.

303 21. OPTIONAL CLAUSES: (Check if any of the following clauses are applicable and are attached as an addendum to  
304 this Contract):

- |  |  |   |
|--|--|---|
| 305* <input type="checkbox"/> Arbitration                    | <input type="checkbox"/> Seller Warranty                   | <input type="checkbox"/> Existing Mortgage          |
| 306* <input type="checkbox"/> Section 1031 Exchange          | <input type="checkbox"/> Coastal Construction Control Line | <input type="checkbox"/> Buyer's Attorney Approval  |
| 307* <input type="checkbox"/> Property Inspection and Repair | <input type="checkbox"/> Flood Area Hazard Zone            | <input type="checkbox"/> Seller's Attorney Approval |
| 308* <input type="checkbox"/> Seller Representations         | <input type="checkbox"/> Seller Financing                  | <input type="checkbox"/> Other _____                |

309 22. ADDITIONAL TERMS:


310\* BUYER WILL ASSUME LOAN WITH CENTERSTATE BANK.  
311\* \_\_\_\_\_

312\* SELLER FINANCING OF \$15,000 AT 6% INTEREST FOR 4 YEARS.  
313\* \_\_\_\_\_

314\* THIS CONTRACT IS CONTINGENT UPON APPROVAL OF THE FLORIDA PUBLIC SERVICE COMMISSION.  
315\* \_\_\_\_\_

316\* \_\_\_\_\_  
317\* \_\_\_\_\_  
318\* \_\_\_\_\_  
319\* \_\_\_\_\_  
320\* \_\_\_\_\_

321 THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE  
322 ADVICE OF AN ATTORNEY PRIOR TO SIGNING. BROKER ADVISES BUYER AND SELLER TO VERIFY ALL  
323 FACTS AND REPRESENTATIONS THAT ARE IMPORTANT TO THEM AND TO CONSULT AN APPROPRIATE  
324 PROFESSIONAL FOR LEGAL ADVICE (FOR EXAMPLE, INTERPRETING CONTRACTS, DETERMINING THE  
325 EFFECT OF LAWS ON THE PROPERTY AND TRANSACTION, STATUS OF TITLE, FOREIGN INVESTOR  
326 REPORTING REQUIREMENTS, ETC.) AND FOR TAX, PROPERTY CONDITION, ENVIRONMENTAL AND OTHER  
327 ADVICE. BUYER ACKNOWLEDGES THAT BROKER DOES NOT OCCUPY THE PROPERTY AND THAT ALL  
328 REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) BY BROKER ARE BASED ON SELLER  
329 REPRESENTATIONS OR PUBLIC RECORDS UNLESS BROKER INDICATES PERSONAL VERIFICATION OF  
330 THE REPRESENTATION. BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS  
331 AND GOVERNMENTAL AGENCIES FOR VERIFICATION OF THE PROPERTY CONDITION, SQUARE FOOTAGE  
332 AND FACTS THAT MATERIALLY AFFECT PROPERTY VALUE.

333\* Buyer  (\_\_\_\_\_) and Seller (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 7 of 8 Pages.

334 Each person signing this Contract on behalf of a party that is a business entity represents and warrants to the other  
335 party that such signator has full power and authority to enter into and perform this Contract in accordance with its  
336 terms and each person executing this Contract and other documents on behalf of such party has been duly authorized  
337 to do so.

338   
339 MICHAEL SMALLRIDGE

Date: 5/28/11

340 MICHAEL SMALLRIDGE  
341 (Typed or Printed Name of Buyer)

Tax ID No: \_\_\_\_\_

342 Title: \_\_\_\_\_

Telephone: 352-302-7406

343 \_\_\_\_\_  
344 \_\_\_\_\_

Date: \_\_\_\_\_

345 \_\_\_\_\_  
346 (Typed or Printed Name of Buyer)

Tax ID No: \_\_\_\_\_

347 Title: \_\_\_\_\_

Telephone: \_\_\_\_\_

348 Buyer's Address for purpose of notice: P.O. BOX 1793 EATON PARK, FL. 33840

349 Facsimile: 813-412-3444

Email: UTILITYCONSULTANT@YAHOO.COM

350 \_\_\_\_\_  
351 PINECREST RANCHES, INC

Date: \_\_\_\_\_

352 PINECREST RANCHES, INC  
353 (Typed or Printed Name of Seller)

Tax ID No: \_\_\_\_\_

354 Title: \_\_\_\_\_

Telephone: \_\_\_\_\_

355 \_\_\_\_\_  
356 \_\_\_\_\_

Date: \_\_\_\_\_

357 RICHARD LITTLE  
358 (Typed or Printed Name of Seller)

Tax ID No: \_\_\_\_\_

359 Title: \_\_\_\_\_

Telephone: \_\_\_\_\_

360 Seller's Address for purpose of notice: \_\_\_\_\_

361 Facsimile: 6215 DALE ST  
CASS CITY, MI 48726

Email: r.little.23@j.aimail.com

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362 Buyer  and Seller \_\_\_\_\_ acknowledge receipt of a copy of this page, which is Page 8 of 8 Pages.

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Richard Little

## EXHIBIT D

All regulatory assessment fees and back taxes were paid at closing ( June 21, 2011). The Buyer has no knowledge of outstanding fines or refunds owed.



## EXHIBIT E

The financing for the purchase of this utility was as follows:

\$12, 587 cash down payment from Mike Smallridge

Assumption of Mortgage from CenterState Bank of \$51,445.71

Second Mortgage from Richard Little ( former Owner) of \$15,000.

See attached

1. Promissory Note
2. Closing Statement
3. Amortization schedule

# PROMISSORY NOTE

\$15,000.00

June 22, 2011  
Bartow, Polk County, Florida

**FOR VALUE RECEIVED**, the undersigned promise to pay to the order of **Richard Little at 6215 Dale Street, Cass City, MI 48726** or at such other address as may be indicated in writing, in the manner hereinafter specified, the principal sum of **Fifteen Thousand and 00/100 Dollars (\$15,000.00)** with interest from the date hereof, at the rate of **Six percent ( 6 %)** per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America, on the date and in the following manner:

The sum of **\$352.28** representing a payment of principal and interest shall be due and payable on **August 10, 2011**, and on the **10th** day of each month thereafter until **July 10, 2015**, at which time the remaining principal balance, together with any accrued but unpaid interest, shall be due.

All payments shall be first applied to late charges, if any, then to the payment of accrued interest, and the balance remaining, if any, shall be applied to the payment of the principal sum.

This note may be prepaid, in whole or in part, without penalty, at any time prior to maturity.

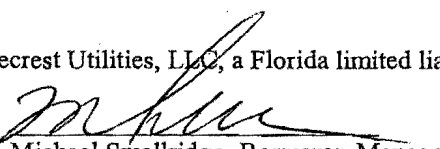
**This note with interest is secured by a purchase money mortgage, of even date herewith, the terms of which are incorporated herein by reference, made by the makers hereof in favor of the said payee, is given as part of the purchase price of the real property described in the mortgage, and shall be construed and enforced according to the laws of the State of Florida.**

This note with interest is secured by a purchase money mortgage, of even date herewith, the terms of which are incorporated herein by reference, made by the makers hereof in favor of the said payee, is given as part of the purchase price of the real property described in the mortgage, and shall be construed and enforced according to the laws of the State of Florida.

If default be made in the payment of any installment under this note, and if such default is not made good within 15 days, the entire principal sum and accrued interest shall at once become due and payable without notice at the option of the holder of this Note. Failure to exercise this option shall not constitute a waiver of the right to exercise the same at a later time for the same default or for any subsequent default. Any payment not received within 10 days of the due date shall include a late charge of 5% of the payment due. In the event of default in the payment of this note, and if the same is placed in the hands of any attorney for collection, the undersigned hereby agree to pay all costs of collection, including a reasonable attorneys' fee.

Makers waive demand, presentment for payment, protest, and notice of nonpayment and dishonor.

Pinecrest Utilities, LLC, a Florida limited liability Company

By:   
Michael Smallridge -Borrower, Manager

The state documentary tax due on this Note has been paid on the Mortgage securing this indebtedness.

E. NAME OF SELLER: Pinecrest Ranches, Inc., a Florida corporation  
 Address of Seller: 6115 S.R. 60E, Bartow, Florida 33830

F. NAME OF LENDER: Centerstate Bank of Florida, N.A.  
 Address of Lender: 1100 First Street South, Winter Haven, Florida 33880

G. PROPERTY LOCATION: 6115 S.R. 60E, Bartow, Florida 33830

H. SETTLEMENT AGENT: Stephen F. Baker PA  
 Place of Settlement: 800 First Street South, Winter Haven, Florida 33880-3666

I. SETTLEMENT DATE: 6/22/11

TIN:

TIN: 59-2947427  
 Phone: 863-299-2118

DISBURSEMENT DATE: 6/22/11

J. Summary of borrower's transaction		K. Summary of seller's transaction	
<b>100. Gross amount due from borrower:</b>		<b>400. Gross amount due to seller:</b>	
101. Contract sales price	78,000.00	401. Contract sales price	78,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (Line 1400)	1,265.25	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance:</b>		<b>Adjustments for items paid by seller in advance:</b>	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
<b>120. Gross amount due from borrower:</b>	<b>79,265.25</b>	<b>420. Gross amount due to seller:</b>	<b>78,000.00</b>
<b>200. Amounts paid or in behalf of borrower:</b>		<b>500. Reductions in amount due to seller:</b>	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	2,796.00
203. Existing loan(s) taken subject to	51,445.71	503. Existing loan(s) taken subject to	51,445.71
204. Principal amount of second mortgage		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Deposits held by seller	
207. Principal amt of mortgage held by seller	15,000.00	507. Principal amt of mortgage held by seller	15,000.00
208. Credit for June Interest	232.54	508. Credit for June Interest	232.54
209.		509.	
<b>Adjustments for items unpaid by seller:</b>		<b>Adjustments for items unpaid by seller:</b>	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total paid by/for borrower:</b>	<b>66,678.25</b>	<b>520. Total reductions in amount due seller:</b>	<b>69,474.25</b>
<b>300. Cash at settlement from/to borrower:</b>		<b>600. Cash at settlement to/from seller:</b>	
301. Gross amount due from borrower (line 120)	79,265.25	601. Gross amount due to seller (line 420)	78,000.00
302. Less amount paid by/for the borrower (line 220)	(66,678.25)	602. Less total reductions in amount due seller (line 520)	(69,474.25)
303. Cash ( <input checked="" type="checkbox"/> From <input type="checkbox"/> To ) Borrower:	12,587.00	603. Cash ( <input checked="" type="checkbox"/> To <input type="checkbox"/> From ) Seller:	8,525.75

**Substitute Form 1099 Seller Statement:** The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

**Seller Instructions:** If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your tax return; for other transactions, complete the applicable parts of Form 4797, Form 6262 and/or Schedule D (Form 1040).

**Stephen F. Baker PA**  
**800 First Street South**  
**Winter Haven, Florida 33880**  
**(863)299-2118**



06/21/11 04:32 PM

**Amortization Schedule**

Closing File: 11-123

Loan Amount: \$15,000.00

Interest Rate: 6.00

Payment Interval: Monthly

# of Payments: 48

Days/Year: 365

First Payment Date: 08/10/11

Payment #	Date	Beg Balance	Principal	Interest	Total Payment	Balance
1	08/10/2011	15,000.00	277.28	75.00	352.28	14,722.72
2	09/10/2011	14,722.72	278.66	73.61	352.28	14,444.06
3	10/10/2011	14,444.06	280.06	72.22	352.28	14,164.01
4	11/10/2011	14,164.01	281.46	70.82	352.28	13,882.55
5	12/10/2011	13,882.55	282.86	69.41	352.28	13,599.69
<b>Payment Summary for 2011</b>			<b>1,400.31</b>	<b>361.07</b>	<b>1,761.38</b>	
6	01/10/2012	13,599.69	284.28	68.00	352.28	13,315.41
7	02/10/2012	13,315.41	285.70	66.58	352.28	13,029.71
8	03/10/2012	13,029.71	287.13	65.15	352.28	12,742.59
9	04/10/2012	12,742.59	288.56	63.71	352.28	12,454.02
10	05/10/2012	12,454.02	290.01	62.27	352.28	12,164.02
11	06/10/2012	12,164.02	291.46	60.82	352.28	11,872.56
12	07/10/2012	11,872.56	292.91	59.36	352.28	11,579.65
13	08/10/2012	11,579.65	294.38	57.90	352.28	11,285.27
14	09/10/2012	11,285.27	295.85	56.43	352.28	10,989.43
15	10/10/2012	10,989.43	297.33	54.95	352.28	10,692.10
16	11/10/2012	10,692.10	298.81	53.46	352.28	10,393.28
17	12/10/2012	10,393.28	300.31	51.97	352.28	10,092.97
<b>Payment Summary for 2012</b>			<b>3,506.72</b>	<b>720.59</b>	<b>4,227.31</b>	
18	01/10/2013	10,092.97	301.81	50.46	352.28	9,791.16
19	02/10/2013	9,791.16	303.32	48.96	352.28	9,487.84
20	03/10/2013	9,487.84	304.84	47.44	352.28	9,183.01
21	04/10/2013	9,183.01	306.36	45.92	352.28	8,876.65
22	05/10/2013	8,876.65	307.89	44.38	352.28	8,568.75
23	06/10/2013	8,568.75	309.43	42.84	352.28	8,259.32
24	07/10/2013	8,259.32	310.98	41.30	352.28	7,948.34
25	08/10/2013	7,948.34	312.53	39.74	352.28	7,635.81
26	09/10/2013	7,635.81	314.10	38.18	352.28	7,321.71
27	10/10/2013	7,321.71	315.67	36.61	352.28	7,006.05
28	11/10/2013	7,006.05	317.25	35.03	352.28	6,688.80
29	12/10/2013	6,688.80	318.83	33.44	352.28	6,369.97
<b>Payment Summary for 2013</b>			<b>3,723.00</b>	<b>504.30</b>	<b>4,227.31</b>	
30	01/10/2014	6,369.97	320.43	31.85	352.28	6,049.54
31	02/10/2014	6,049.54	322.03	30.25	352.28	5,727.52
32	03/10/2014	5,727.52	323.64	28.64	352.28	5,403.88
33	04/10/2014	5,403.88	325.26	27.02	352.28	5,078.62
34	05/10/2014	5,078.62	326.88	25.39	352.28	4,751.74

## EXHIBIT F.

N/A. Michael Smallridge is the Sole Owner of Pinecrest Utilities , LLC

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

Mike Smallridge (352) 302-7406.  
Name Phone No.

3580 LAZY LAKE Dr. South  
Street address

LAKEland FL. 33801.  
City State Zip Code
- J) Exhibit J - 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 K - 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 L - 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

## EXHIBIT G

Rate Base was last established by the commission in Order # PSC-10-0681-PAA-WU Docket# 090414.

## EXHIBIT H

An acquisition adjustment is not requested.



## EXHIBIT J

I have all the books of the Utility.

## EXHIBIT K

I am in the process of obtaining federal tax returns .

## EXHIBIT L

The System is in Compliance with regulatory agencies. I will continue a meter replacement program.

---

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   1   - 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:

- (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 Office of Commission Clerk;
- (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 2 - 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 3 - 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.

**PART IV FILING FEE**

Indicate the filing fee enclosed with the application:

\$750 (for water) and 0 (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   4   - 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   3   - 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   6   - The utility's current certificate(s) or, if not available, an explanation of the steps the applicant took to obtain the certificate(s).

## EXHIBIT 4

See attached Polk County property tax records.

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[Home](#) » [Return To Search Results](#)

**Parcel Details: 26-30-06-692940-000510**

[Prt Calc](#) [Pic Report](#) [Trim Notice](#)

**Owners**

PINECREST UTILITIES LLC 100%

**Mailing Address**

Address 1 **PO BOX 1798**  
 Address 2  
 Address 3 **EATON PARK FL 33840-1798**

**Site Address**

Address 1 **0 CITRUS HIGHLANDS DR**  
 Address 2  
 City **BARTOW**  
 State **FL**  
 Zip Code **33830**

**Parcel Information**

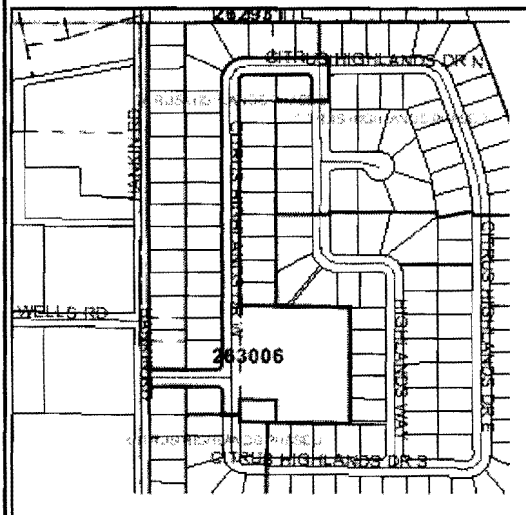
Neighborhood **210458.00**  
[Show Recent Sales in this Neighborhood](#)  
 Subdivision **CITRUS HIGHLANDS PH 2 PB 83 PG 23**  
 Property (DOR) Use Code **Streets & R/W (Private) (Code: 9400)**  
 Acreage **5.93**  
 Taxing District **UNINCORP/SWFWM (Code: 90000)**

**Property Desc**

**DISCLAIMER:** This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

CITRUS HIGHLANDS PHASE TWO PB 83 PG 23 TRACT A LESS S 80 FT OF W 125 FT THEREOF & ALL PRIVATE ROADS

**Area Map**



**Recorded Plat**

[Visit the Polk County Clerk of Courts website to view the Recorded Plat for this parcel](#)

Note: Some plats are not yet available on the Clerk's website. The site contains images of plats recorded on 01/05/1973 (beginning with book 058 Page 020) or later. For information on Plats recorded before 01/05/1973 (Book 058 Page 019 or less) please contact the Polk County Clerk's Office.

**Mapping Worksheets (plats) for 263006**

[Mapping Worksheet Info](#)  
[Section\\_263006.pdf](#)



863-299-2118

File Number: 11-123

Will Call No.:

[Space Above This Line For Recording Data]

# Warranty Deed

**This Warranty Deed** made this 22nd day of June, 2011 between Pinecrest Ranches, Inc., a Florida corporation whose post office address is 6115 S.R. 60E, Bartow, FL 33830, grantor, and Pinecrest Utilities, LLC, a Florida limited liability company whose post office address is P.O. Box 1798, Eaton Park, FL 33840, 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)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Polk County, Florida to-wit:

Lot A, CITRUS HIGHLANDS, PHASE II, according to the plat thereof as recorded in Plat Book 83, Page 23, Public Records of Polk County, Florida, LESS the South 80.00 feet of the West 125 feet thereof.

TOGETHER with all of the dedicated utility easements and all equipment located therein and thereon, including without limitation, all water utility equipment pipes, pumps and wells, shown on the plat of Citrus Highland Phase II, Plat Book 83, Page 23 and Citrus Highland Phase III, Plat Book 87, Page 13 and Citrus Highland Phase IV, Plat Book 88, Page 45, together with all personal property of all kinds presently in the possession of Pinecrest Ranches, Inc. which is associated with the operation of Pinecrest Ranches, Inc. water supply system in those subdivisions.

Parcel Identification Number: 063026-692940-000510

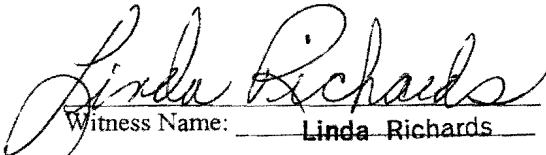
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

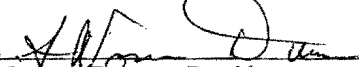
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2010**.

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

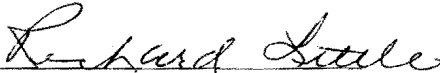
Signed, sealed and delivered in our presence:

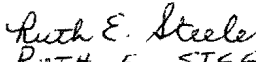
  
Witness Name: Linda Richards

Pinecrest Ranches, Inc., a Florida corporation


By:   
Norman Duncan, President

  
Witness Name: Ruth E. Steele

By:   
Richard Little, President

  
RUTH E. STEELE  
Witness Name: \_\_\_\_\_

(Corporate Seal)


  
Witness Name: Jesika L. Ferris

## EXHIBIT 6

Previous owner is unaware as to the location of the utilities certificate.

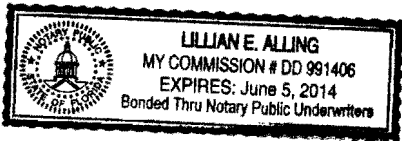
**PART VI      AFFIDAVIT**


I Michael Smallridge (applicant) do solemnly swear or affirm that the facts stated in the forgoing application and all exhibits attached thereto are true and correct and that said statements of fact thereto constitutes a complete statement of the matter to which it relates.

BY:   
Applicant's Signature  
Michael Smallridge  
Applicant's Name (Typed)  
OWNER.  
Applicant's Title \*

Subscribed and sworn to before me this 25<sup>th</sup> day in the month of November in the year of 2011 by Michael Smallridge who is personally known to me  or produced identification

\_\_\_\_\_  
Type of Identification Produced



  
Notary Public's Signature  
Lillian E Alling  
Print, Type or Stamp Commissioned  
Name of Notary Public

\* If applicant is a corporation, the affidavit must be made by the president or other officer authorized by the by-laws of the corporation to act for it. If applicant is a partnership or association, a member of the organization authorized to make such affidavit shall execute same.