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ORIGINAL

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05 MAY 27 PM 12:26

COMMISSION
CLERK

May 26, 2005

VIA UPS NEXT DAY AIR

Division of Commission Clerk and
Administrative Services
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Re: Docket No. 041096-WS
Buffalo Bluff Utilities, Inc. Transfer to
St. Johns River Club, L.L.C.

Dear Clerk:

Enclosed herewith for your file please find copies of the following:

1. Letter dated April 28, 2005 from CPA addressing the utilities' books and records; and
2. Executed Corporate Warranty Deed dated (notarized) April 29, 2005, and recorded May 24, 2005 at O.R. Book 1035, Page 250 in the Public Records of Putnam County, Florida.

This concludes the submission of additional documentation.

Thank you for your continued assistance.

Yours very truly,



A. Bice Hope

CMP _____
 COM _____
 CTR _____
 ECR _____
 GCL _____
 OPC _____ ABH/dh
 MMS _____ enclosures
 RCA _____ cc: w/o enclosures Troy Smith
 SCR _____ via facsimile (866) 603-1880
 SEC 1
 OTH _____ arno1d\psc-3.1tr

DOCUMENT NUMBER-DATE

05171 MAY 27 05

FROM : 05/04/2005 14:36 3866031880

FAX NO. :

May. 04 2005 01:29PM P1
HUMPHUN BAILEY WAKE PAGE 01**TAYLOR & WAINIO, P.A.**
CERTIFIED PUBLIC ACCOUNTANTSDAIL A. TAYLOR, CPA
FREDRICK J. WAINIO, JR., CPA
TODD D. NEVILLE, CPA120 STATE ROAD 312 WEST
SUITE ONE
SAINT AUGUSTINE, FLORIDA 32088TELEPHONE (904) 824-0075
FACSIMILE (904) 824-0039
WEBSITE www.taylorwainio.com

April 28, 2005`

Division of Commission Clerk and Administrative Services
Florida Public Service Commission
2640 Shumard Oak Boulevard
Tallahassee, FL 32309-0850Re: Docket No. 041098-WS
Buffalo Bluff Utilities Application for Transfer
Certificate Nos. 542-W & 470-S

Dear Sir/Madam:

In response to your letter dated April 6, 2005, we provide the following statements.

Our firm provides accounting services for Buffalo Bluff Utilities, Inc. We read the order approving transfer of the certificates and the adjustments made to the rate base for the utility by the Florida PSC.

The utility books and records have been adjusted to reflect the approved rate base adjustments and balances as of December 31, 2004.

In addition, the books and records for the utility are being maintained in accordance with the NARUC (National Association of Regulatory Utility Commissioners) system of accounts.

Should you require any other information to complete the transfer, please contact us.

Sincerely,


Fredrick J. Wainio, Jr.Statement by Utility Officer

I declare that the statements presented above are to the best of my knowledge and belief, true, correct and complete.

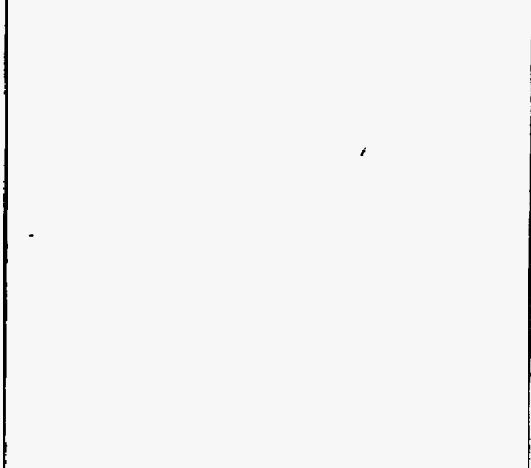

Pierre D. Thompson, President
Buffalo Bluff Utilities, Inc.

Cc: St. Johns River Club, LLC

This instrument prepared by:
Ronald W. Brown
65 Cuna Street, Suite A
St. Augustine, Florida 32084

CORPORATE WARRANTY DEED

THIS WARRANTY DEED, made and executed this 29th day of April, 2005, by **BUFFALO BLUFF UTILITIES, INC.**, whose address is 1985 Mizell Road, St. Augustine, Florida 32080, hereinafter called the Grantor, which term shall include the legal representatives, successors and assigns of the said Grantor wherever the context so requires or admits, to **ST. JOHNS RIVER CLUB, L.L.C.**, a Florida limited liability company, whose address is 410 Turkey Creek, Alachua, Florida 32615, hereinafter called the Grantee, which term shall include the legal representatives, successors and assigns of the said Grantee wherever the context so requires or admits.



WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Putnam County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO. ***

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

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record, if any. This reference, however, does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any. Subject to taxes and assessments for the current year.

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

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida. The Grantor is a Florida corporation duly organized under the laws of the State of Florida and is in good standing as an active corporation.

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 January 1, 2005.

0000537482


IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year herein first above written.

Signed, sealed and delivered
in our presence:

[Signature]
Witness

[Signature]
Pierre D. Thompson
President

Stacy A. Walker
Printed Name of Witness

[Signature]
Witness

[Signature]
Attest: Pierre D. Thompson
Secretary
(Seal)

Ronald W. Brown
Printed Name of Witness

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

BEFORE ME personally appeared Pierre D. Thompson, President of Buffalo Bluff Utilities, Inc., to me well known and known to me to be the person described in or who provided a Florida Driver's License as identification and who executed the foregoing instrument who and acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 24th day of April, 2005.

[Signature]
Notary Public
State of Florida at Large.



NOTE: Documentary stamp tax for this purchase was paid for and affixed to Warranty Deed recorded in Official Records Book 994, page 250, of the public records of Putnam County, Florida.

DS ST DEED .70 : 0.70 BK 1035 PG 252

EXHIBIT "A"

REVISED SEWERAGE TREATMENT PLANT; A part of the Joseph M. Hernandez Grant, Section 39, Township 10 South, Range 26 East, and a part of the Joseph M. Hernandez Grant, Section 39, Township 11 South, Range 26 East, Putnam County, Florida, being more particularly described as follows:

For a point of reference COMMENCE at the most Northerly corner of the lands described in Official Records Book 470, Page 1722, of the Public Records of said county; thence South $61^{\circ}33'00''$ West, along the Northerly line of said lands described in Official Records Book 470, Page 1722, a distance of 50.00 feet to the most Westerly corner of said lands described in Official Records Book 470, Page 1722; thence South $28^{\circ}27'00''$ East, along the Westerly line of said lands described in Official Records Book 470, Page 1722, a distance of 801.19 feet to the POINT OF BEGINNING; thence South $28^{\circ}27'00''$ West, continuing along said Westerly line of the lands described in Official Records Book 470, Page 1722, a distance of 480.35 feet to the Northerly right-of-way line of County Road 309-B; thence Southeasterly along said Northerly right-of-way line of County Road 309-B, along the arc of a curve concave Northeasterly and having a radius of 1860.08 feet, a chord bearing of South $53^{\circ}26'35''$ East and a chord distance of 118.34 feet; thence North $28^{\circ}27'00''$ West, along the Easterly line of said lands described in Official Records Book 470, Page 1722, a distance of 106.79 feet to the most Westerly corner of the lands described in Official Records Book 178, Page 326, of said Public Records; thence North $30^{\circ}10'10''$ East, along the Westerly line of said lands described in Official Records Book 178, Page 326, a distance of 121.99 feet to the most Northerly corner of said lands described in Official Records Book 178, Page 326; thence South $39^{\circ}08'00''$ East, along the Northerly line of said lands described in Official Records Book 178, Page 326, a distance of 90.00 feet to the Westerly right-of-way of Pine Lake Drive; thence Northwesterly along said Westerly right-of-way line of Pine Lake Drive, along the arc of a curve concave Northeasterly and having a radius of 115.00 feet, a chord bearing of North $17^{\circ}11'44''$ West and a chord distance of 44.89 feet; thence North $39^{\circ}08'00''$ West, a distance of 80.11 feet; thence North $07^{\circ}12'24''$ West, a distance of 171.23 feet; thence North $28^{\circ}27'00''$ West, a distance of 96.19 feet; thence North $61^{\circ}33'00''$ East, a distance of 100.38 feet; thence Northwesterly along the arc of a curve concave Northeasterly and having a radius of 197.95 feet, a chord bearing of North $30^{\circ}13'29''$ West and a chord distance of 12.26 feet to the point of tangency of said curve; thence North $28^{\circ}27'00''$ West, a distance of 17.74 feet; thence South $61^{\circ}33'00''$ West, a distance of 100.00 feet; thence North $28^{\circ}27'00''$ West, a distance of 41.07 feet; thence South $74^{\circ}58'55''$ West, a distance of 236.46 feet to the POINT OF BEGINNING. Containing 2.23 acres more or less.

AND

REVISED WATER PLANT: A part of Section 33 and 34, Township 10 South, Range 26 East, Putnam County, Florida, being more particularly described as follows:

For a point of reference COMMENCE at the most Northerly corner of the lands described in Official Records Book 470, Page 1722, of the Public Records of said county; thence North $28^{\circ}27'00''$ West, along the Easterly right-of-way line of the CSX Transportation 200 feet right-of-way, a distance of 400.43 feet to the POINT OF BEGINNING; thence continuing North $28^{\circ}27'00''$ West, along said Easterly right-of-way line of the CSX Transportation 200 feet right-of-way, a distance of 168.19 feet; thence North $67^{\circ}12'00''$ East, a distance of 63.57 feet; thence South $30^{\circ}40'00''$ East, a distance of 113.80 feet; thence South $56^{\circ}35'14''$ East, a distance of 28.56 feet; thence Southwesterly along the arc of a curve concave Southeasterly and having a radius of 40.80 feet, a chord bearing of South $11^{\circ}23'18''$ West and a chord distance of 30.00 feet; thence South $61^{\circ}33'00''$ West, a distance of 61.92 feet to the POINT OF BEGINNING. Containing 0.25 acres more or less.

TIM SMITH, PUTNAM CO. CLERK OF COURT
RCD: 05/24/2005 @ 13:57



FILE #: 0000537482
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