

Ruth Nettles

090232-WS

From: Trina Collins [TCollins@RSBattorneys.com]
Sent: Monday, November 30, 2009 10:15 AM
To: Filings@psc.state.fl.us
Cc: Martin Friedman; Christian W. Marcelli; Trina Collins
Subject: Filing in Docket No.: 090232-WS; Joint Application of Wedgefield Utilities, Inc., and Pluris Wedgefield, LLC, for Authority to Transfer Assets and Certificate Nos. 404-W and 341-S to Pluris Wedgefield, LLC in Orange County, Florida
Importance: High
Attachments: PSC Clerk 08 (Special Warranty Deed).ltr.11-30-2009.pdf

- a. Martin S. Friedman, Esq.
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- b. Docket No.: 090232-WS; - Joint Application of Wedgefield Utilities, Inc., and Pluris Wedgefield, LLC, for Authority to Transfer Assets and Certificate Nos. 404-W and 341-S to Pluris Wedgefield, LLC in Orange County, Florida - in accordance with the closing on the sale of the Utility facilities from Wedgefield Utilities, Inc. to Pluris Wedgefield, Inc. which occurred on November 18, 2009 - filing the executed and recorded Special Warranty Deed pursuant to the eighth ordering paragraph of Commission Order No.: 09-061-0FOF-WS.
- c. Pluris Wedgefield, Inc.
- d. 5 Pages.
- e. Letter to Commission Clerk - 1 page; and Special Warranty Deed - 4 pages.

11/30/2009

DOCUMENT NUMBER-DATE
11591 NOV 30 8
FPSC-COMMISSION CLERK

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REPLY TO CENTRAL FLORIDA OFFICE

November 30, 2009

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E-FILING

Ann Cole, Commission Clerk
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Florida Public Service Commission
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Tallahassee, FL 32399

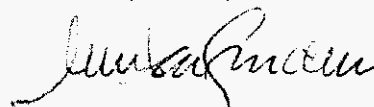
RE: Docket No.: 090232-WS; Joint Application of Wedgefield Utilities, Inc., and Pluris Wedgefield, LLC, for Authority to Transfer Assets and Certificate Nos. 404-W and 341-S to Pluris Wedgefield, LLC in Orange County, Florida
Our File Nos.: 43085.05 and 30057.175

Dear Ms. Cole:

The closing on the sale of the Utility facilities from Wedgefield Utilities, Inc. to Pluris Wedgefield, Inc., occurred on November 18, 2009. Pursuant to the eighth ordering paragraph of Commission Order No.: 09-061-0FOF-WS, enclosed is a copy of the executed and recorded Special Warranty Deed.

Should you have any questions regarding this matter, please do not hesitate to give me a call.

Very truly yours,



MARTIN S. FRIEDMAN
For the Firm

MSF/tlc
Enclosure

cc: Mr. Maurice Gallarda (via e-mail)
John Hoy, Regional Vice President for Operations (via e-mail)
Ms. Stephanie Clapp (via hand delivery)

THIS DOCUMENT PREPARED BY, AND RETURN TO:
KYLE L. KEMPER, ESQUIRE
ROSE, SUNDSTROM & BENTLEY, LLP
2548 Blairstone Pines Drive
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(850 877-6555)

DOC # 20090682533 B: 9965 P: 1326
11/18/2009 03:59:08 PM Page 1 of 4
Rec Fee: \$35.50 Doc Type: D
Deed Doc Tax: \$51,100.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
MB - Ret To: MARTIN S FRIEDMAN

Special Warranty Deed

THIS SPECIAL WARRANTY DEED, made and entered as of this 18 day of November, 2009, by **Wedgfield Utilities, Inc.**, a Florida corporation, whose address is 200 Weathersfield Avenue, Altamonte Springs, Florida, 32714, hereinafter called the Grantor, to **Pluris Wedgfield, Inc.**, a Florida corporation, whose address is 26000 Commercentre Drive, Lake Forest, California, 92630, hereinafter called the Grantee:

(Whenever used herein the term "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 and companies)

WITNESSETH:

That, 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 Grantee, all that certain land situate in Orange County, Florida, described on **Exhibit "A"** hereto ("Subject Property").

SUBJECT TO covenants, conditions, restrictions and easements of record.

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

TO HAVE AND TO HOLD, THE SAME IN FEE SIMPLE FOREVER.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Subject Property in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by or through Grantor but no other.

DOCUMENT NUMBER DATE

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FPSC-COMMISSION CLERK

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the day and year first above written.

Signed, sealed and delivered in our presence:

ATTEST:

[Signature]
Printed Name: Jason Bell

[Signature]
Printed Name: Steve Lubentzel

WEDGEFIELD UTILITIES, INC.,
a Florida corporation

[Signature]
John Stover
Vice President and Secretary

STATE OF ILLINOIS)
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 16 day of November, 2009, by John Stover, as Vice President and Secretary of Wedgefield Utilities, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced as identification and has not taken an oath.

[Signature]
Notary Public Leslie A. Stone
My Commission Expires 5-29-2011

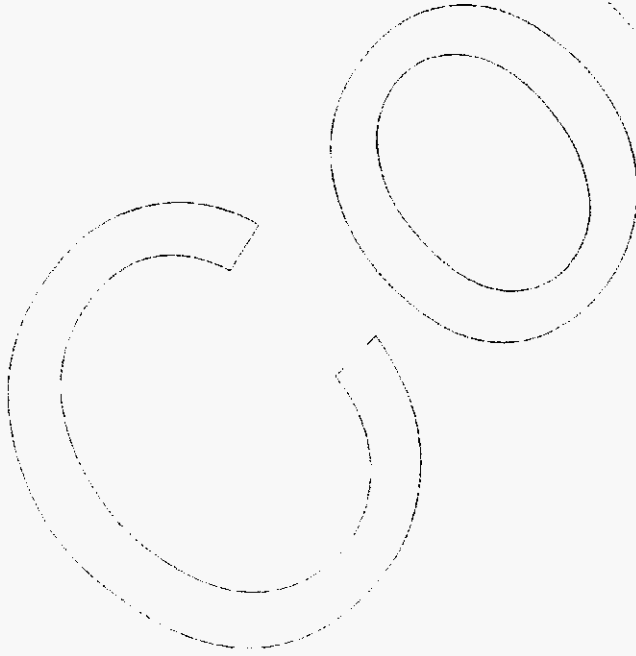


EXHIBIT "A"

PARCEL I:

A PORTION OF TRACT A, BLOCK 25, CAPE ORLANDO ESTATES UNIT I AS RECORDED IN PLAT BOOK Z, PAGES 29 THROUGH 31 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF MANSFIELD STREET (A 60.00' RIGHT-OF-WAY) WITH THE WESTERLY RIGHT-OF-WAY OF ARDON AVENUE (A 60.00' RIGHT-OF-WAY) THENCE RUN SOUTH 89° 55' 44" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY FOR A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 340.11 FEET AND A CENTRAL ANGLE OF 32° 27' 17", THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 192.65 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 82° 11' 42" THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 35.86 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 09° 35' 44", RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 63.04 FEET; THEN LEAVING SAID NORTHERLY RIGHT-OF-WAY OF MANSFIELD STREET RUN NORTH 00° 04' 16" WEST FOR A DISTANCE OF 193.28 FEET; THENCE RUN NORTH 89° 55' 44" EAST FOR A DISTANCE OF 260.00 FEET; THENCE RUN SOUTH 00° 04' 16" EAST ALONG THE EAST LINE OF SAID TRACT A FOR A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 32 EAST, LYING IN ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 11, THENCE RUN NORTH 89° 57' 02" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11 FOR A DISTANCE OF 178.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST LINE OF CAPE ORLANDO ESTATES UNIT 1A AS RECORDED IN PLAT BOOK Z, PAGE 71 THROUGH 73; THENCE RUN NORTH 00° 24' 40" EAST ALONG THE WEST LINE OF CAPE ORLANDO ESTATES UNIT 1A FOR A DISTANCE OF 16.13 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF THE CITY OF ORLANDO 220' POWER EASEMENT AS RECORDED IN MINUTE BOOK 11, PAGE 73, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA SAID POINT ALSO BEING ON THE SOUTH BOUNDARY LINE OF THE NETTLETON CANAL; THENCE RUN ALONG SAID NORTH LINE OF THE POWER EASEMENT SOUTH 89° 59' 18" WEST FOR A DISTANCE OF 2663.51 FEET TO A POINT ON THE NORTHEAST LINE OF CAPE ORLANDO ESTATES UNIT 12A AS RECORDED IN PLAT BOOK 4, PAGES 66 THROUGH 70; THENCE RUN SOUTH 52° 32' 16" EAST ALONG SAID LINE, ALSO BEING THE SOUTHWESTERLY LINE OF THE 160.00 FOOT FLORIDA POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN MINUTE BOOK 7, PAGE 581 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, FOR A DISTANCE OF 3491.67 TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BANCROFT BOULEVARD; THENCE RUN NORTH 00° 24' 40" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF BANCROFT BOULEVARD FOR A DISTANCE OF 200.48 FEET; THENCE RUN NORTH 52° 32' 16" WEST ALONG THE WEST LINE OF THE

AFOREMENTIONED CAPE ORLANDO ESTATES UNIT 1A FOR A DISTANCE OF 156.62 FEET; THENCE RUN ALONG SAID WEST LINE NORTH 00° 24' 40" EAST FOR A DISTANCE 1822.68 FEET TO THE POINT OF BEGINNING.

"THE EAST 1/4 CORNER OF SAID SECTION 11" ALSO MAY BE REFERRED TO AS "THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 11"

LESS AND EXCEPT THE FOLLOWING:

BEGIN AT THE SOUTH CORNER OF TRACT A, BLOCK 92, CAPE ORLANDO ESTATES, UNIT 1A, AS RECORDED IN PLAT BOOK 4 PAGES 71 THROUGH 73, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND RUN NORTH 00° 24' 40" EAST ALONG THE WEST LINE OF BLOCK 92 AND BLOCK 3 OF SAID CAPE ORLANDO ESTATES, UNIT 1A, FOR A DISTANCE OF 281.53 FEET; THENCE RUN NORTH 83° 08' 15" WEST FOR A DISTANCE OF 441.40 FEET; THENCE RUN SOUTH 52° 32' 16" EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED 160 FOOT FLORIDA POWER AND LIGHT COMPANY EASEMENT FOR A DISTANCE OF 549.56 FEET TO THE POINT OF BEGINNING.

PARCEL II:

A PORTION OF TRACT A, BLOCK 25, CAPE ORLANDO ESTATES UNIT 1A AS RECORDED IN PLAT BOOK Z, PAGES 29 THROUGH 31 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 1, TOWNSHIP 23 SOUTH, RANGE 32 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT "A", BLOCK 25 ROCKET CITY UNIT 1, RECORDED IN PLAT BOOK Z, PAGE 29 THROUGH 31, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE RUN N 00° 04' 16" W ALONG THE EAST LINE OF SAID TRACT "A" A DISTANCE OF 189.99 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE OF TRACT "A" S 89° 55' 44" W A DISTANCE OF 260.00 FEET; THENCE RUN S 00° 04' 16" E A DISTANCE OF 193.28 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MANSFIELD STREET (60' RIGHT-OF-WAY), SAME POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY 7.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 1° 11' 48" AND A CHORD BEARING OF N 50° 31' 25" W; THENCE RUN N 00° 14' 16" W A DISTANCE OF 274.82 FEET; THENCE RUN N 89° 48' 20" E A DISTANCE OF 100.10 FEET; THENCE RUN N 00° 30' 48" E A DISTANCE OF 174.89 FEET; THENCE RUN N 89° 48' 20" E A DISTANCE OF 164.24 FEET TO THE EAST LINE OF THE AFOREMENTIONED TRACT "A"; THENCE RUN S 00° 04' 06" E ALONG SAID EAST LINE OF SAID TRACT "A" A DISTANCE OF 262.03 FEET TO THE POINT OF BEGINNING.

PARCEL III:

TRACT B (LIFT STATION), RESERVE AT WEDGEFIELD UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 16, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL IV:

TRACT B (LIFT STATION), RESERVE AT WEDGEFIELD UNIT 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 136, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.