

LUTZ, WEBB, BOBO & EASTMAN ORIGINAL
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TELEPHONE: (850) 521-0890
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PLEASE REPLY TO: SARASOTA

April 25, 2001

Via Federal Express

Patti Daniel, Chief
Bureau of Certification
Florida Public Service Commission
Capital Circle Office Center
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

RECEIVED

APR 26 2001

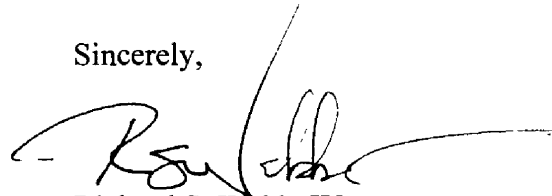
Florida Public Service Commission
Division of Regulatory Oversight

Re: Docket No. 000545-WS, Application for original certificates to operate a water and wastewater utility in Pasco County by Labrador Services, Inc.

Dear Ms. Daniel:

Per a phone call from Kaye Flynn of your office indicating the enclosed March 29, 2001 letter to me from Canadian attorney Paul LeBlanc, with enclosures, was received by fax but was not included in the original mailings. Therefore, enclosed are five copies of both the referenced letter, license of Todd Hiscock, the operator for the facility, certificate of death for Henri Viau and appointment of Ms. Sylvie Viau, as sole executor of the estate. Please advise if any further documentation is required.

Sincerely,



Richard S. Webb, IV

RSW:cd
Encs.

cc: Paul Le Blanc, Esq. (w/o enc.)
Sylvie Viau (w/o enc.)

F:\RSW\Labrador Services\Daniel 4-25-01 ltr.2 wpd

Lutz, Webb, Bobo & Eastman is a part of Lutz, Webb & Bobo, P.A.

DOCUMENT NUMBER-DATE

05275 APR 27 01

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TELEPHONE: (850) 521-0890
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FAX: (850) 521-0891

PLEASE REPLY TO: SARASOTA

March 30, 2001

Patti Daniel, Chief
Bureau of Certification
Florida Public Service Commission
Capital Circle Office Center
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Re: Docket No. 000545-WS, Application for original certificates to operate a water and wastewater utility in Pasco County by Labrador Services, Inc.

Dear Ms. Daniel:

In speaking with Pat Brady, we have determined to answer your February 12, 2001 letter with the information available at this time and plan to supplement the letter as additional information becomes available.

I will respond to the items presented in your February 12, 2001 letter in the order presented:

DEFICIENCIES:

1. **Ownership.** Mr. Viau died in Canada on or about August 8, 2000. An official probate proceeding in Quebec has been initiated and Ms. Sylvie Viau, the decedent's daughter, has been appointed administrator of the Viau estate. A copy of the certificate of death and order appointing Ms. Viau is enclosed.
2. **Financial Ability.** I enclose a letter from Canadian counsel attesting as to financial accounts of the Viau Estate as well as a statement of intent as to committing those resources, as needed, to maintain the utility and comply with applicable laws.
3. **Technical Ability.** Todd Hiscock, a FDEP licensed operator, continues to operate the facility as he has since December 1997. I am aware of no outstanding complaints or

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DOCUMENT NUMBER-DATE

05275 APR 27 01

FPSC-RECORDS/REPORTING

initiations or investigations initiated by FDEP and Mr. Hiscock advises me that he is aware of none. Ms. Viau has chosen to retain Mr. Hiscock as the facility operator. Mr. Hiscock is a full time employee of Labrador. Mr. Hiscock's full name is Todd D. Hiscock whose FDEP operator number is 007294. A copy of Mr. Hiscock's license, which was attached to my August 9, 2000 letter is attached. Mr. Hiscock advises that he has recently qualified as a Class B operator.

4. **Rate Authority.** We have obtained integrated P1 and P2 prospectuses for the park from DBPR. The P1 integrated prospectus does set forth the prospect of a separate water charge and the integrated P2 prospectus provides for separate water and sewer charges based on usage. No flat rate structure is mentioned in either prospectus. The plant operator has advised me that a \$15 flat rate was charged to mobile home residents since he was first employed in December 1997. He has no knowledge of charges to the R.V. park residents. The existing flat rates were continued in the utility lease agreement negotiated between Labrador and the resident Co-op purchasing the park at the time the park was sold. It is apparent from reading the existing utility lease between Labrador and the Co-op that the lease contemplated that the flat rate was a temporary rate to be used until a certificate of authority was issued or the Co-op purchased the utility pursuant to an option set forth in the utility lease agreement. Section 6 of the lease provides in part:

"...The foregoing rates and charges shall remain unchanged until Lessee (Labrador) obtains a certificate from the Florida Public Service Commission ("PSC") for the Systems or until the Systems are sold to a PSC licensed utility who will assess rates in accordance with applicable law..."

Therefore, Labrador and the Co-op negotiated to continue the flat rate that apparently had been charged by the park owner, on an interim basis until the PSC application and approval process was concluded or the utility was earlier sold.

ADDITIONAL INFORMATION OR CLARIFICATION:

5. **Utility Authorization.** In speaking with Pat Brady, it is now clear to Labrador that any actions of the park owner (a separate entity with a different ownership structure) in charging residents for utility services separate from the base rent, would not fall within any recognized exemption from PSC regulation and would be an apparent non-compliance of Chapter 367. Pat Brady has explained that the exemption the park owner believed to apply is limited to those parks where the cost of utility services is included in the base rent. This apparently was not the case at Forest Lake Estates, at least since December 1997, where a separate flat rate was charged for utility services.

In mitigation of the apparent non-compliance, Labrador would offer the following:

- (1) The park owner operated without a certificate of authority in the good faith belief that it fell within a recognized exemption of Chapter 367.
- (2) The referenced prospectuses did provide for separate utility charges to the residents and were approved by DBPR.
- (3) The park owner's good faith belief at the time that such charges were permitted under Chapter 723 and its good faith belief that such charges were exempt due to the common ownership of the park and the utility.
- (4) It is clear that the utility lease contemplates that the flat rate structure is a temporary one to be used until PSC issued a certificate of authority and usage rates could be established.
- (5) Some interim charges were necessary in the utility lease to cover the utility's operating costs until PSC approval.
- (6) The rates charged are proving to be below the cost of providing the utility services and the lease provides that any profits from the utility would be remitted to the Co-op (see §6 of utility lease). Therefore, while the current flat rates are apparently not in compliance with Chapter 367, the residents are not paying excessive rates and, in fact, are obtaining utility services at less than cost.
- (7) Applicant has diligently pursued its application despite complications and delays due to the death of its principal, Mr. Viau.

The Applicant understands that these facts do not excuse any non-compliance, but offer same as a mitigating factors. The Applicant now understands that the park owner's reliance on the foregoing exemption was misplaced due to the fact that the utility charges, at least from December, 1997 to the sale of the park in June, 1999, were separately charged to residents and were not included in base rent.

As explained in my August 10, 2000 letter, the filing with the PSC was delayed due to an option to purchase the utility given to the residents in the utility lease agreement. That option expired December 31, 1999. Shortly thereafter, the undersigned obtained the

March 30, 2001

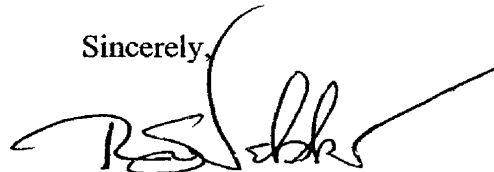
Page 4

necessary PSC forms, met with the PSC staff in early March, 2000 and filed the PSC application shortly thereafter.

6. **Water Meters.** 6.a. - 6.f. (This will be answered in subsequent correspondence)
7. **Water and Wastewater Tariffs.**
 - a. **Cost Allocation.** Regulatory Consultants of Sarasota is reviewing the cost allocations and rate differentiations. This will be answered in subsequent correspondence.
 - b. **Rate Differentiation.** Regulatory Consultants of Sarasota is reviewing the cost allocations and rate differentiations. This will be answered in subsequent correspondence.
8. **Flat Rates.** It is Labrador's intent to apply for usage rates and file for rate review once the application is considered officially filed.

Please contact me if you should have any questions concerning this response.

Sincerely,



Richard S. Webb, IV

RSW:cd

Encs.

cc: Paul Le Blanc, Esq.
George MacFarlane
Sylvie Viau
Jennifer Brubaker, Esq.
Pat Brady

I:\RSW\Labrador Services\Daniel 3-27-01 ltr.wpd

03-29-01 15:39

DE-MCCARTHY TETRAULT MONTREAL

514-397-2917

T-180 P.02/04 F-827

McCarthy Tétrault

AVOCATS AGENTS DE BREVETS & MARQUES DE COMMERCE
BARRISTERS & SOLICITORS PATENT & TRADEMARK AGENTS

LE WINDSOR, 1175 PEEL, MONTREAL

QUÉBEC, CANADA H3B 4S8

FAX (514) 875-6246 TELEPHONE (514) 397-4100

Direct line: 514-397-4147

Internet : pleblanc@mccarthy.ca

Montreal, March 29, 2001

BY TELECOPIER

Mr. Richard S. Webb, IV, Esquire
c/o Lutz, Webb & Bobo, P.A.
2 North Tamiami Trail
Suite 500
Sarasota, FL. 34236

Re: Estate of Henri Paul Viau

Our file: 180494-278097

Dear Mr. Webb:

I thank you for your letter of March 21, 2001, relating to the deficiency letter sent to you by the State of Florida, Public Service Commission, concerning Labrador Services, Inc.

I would like to address first the requirement of Rule 2530.034 (d) of the Florida Administrative Code relating to the financial ability of the applicant. I am pleased to tell you that the administrator and the heirs are committed to ensuring continued service to the residents of the Forest Lake Estate Coop Inc. and therefore, to the proper operation financial stability of Labrador Services Inc.

In this regard, I am authorized to inform you that the Estate has an account with the First Union Securities, Inc. in which there are at present assets valued at approximately \$115,127.98.

Since Mr. Viau was residing in Canada at the time of his death, the administrator also has an account with the Gestion Placements Desjardins representing assets valued at the sum of approximately \$309,995.95 which the administrator intends to use in order to ensure continued service to the community residents.

McCarthy Tétrault

Gregg Lee

page 2

These amounts should certainly be adequate for the near future and be readily available for this use.

Yours very truly,

McCarthy Tétrault



Paul D. Leblanc

PDL/nh

STATE OF FLORIDA
DEPARTMENT OF PROFESSIONAL REGULATION



This acknowledges that

TODD D. HISCOCK

has met the requirements of Chapter 468, Florida Statutes, and Chapter 17-602, Florida Administrative Code, and is licensed to perform the duties and responsibilities of a treatment plant operator.

TYPE: CLASS C DRINKING WATER
LICENSE NO: 007992
ISSUED: 07/29/94

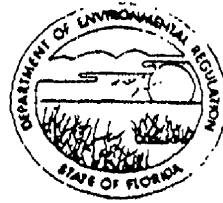



Governor


Secretary of the Department

THIS CERTIFICATE IS VALID ONLY WHEN SUBSTANTIATED BY A CURRENT LICENSE RENEWAL

State of Florida
Department of Environmental Regulation



Be it known that

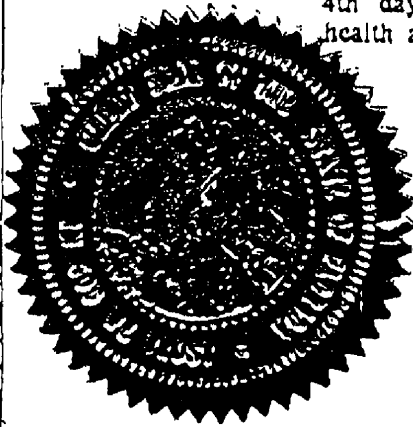
JOHN A. WISCOCK

having demonstrated competency in successfully meeting the requirements of Chapter 403, Florida Statutes and Chapter 17-16, Florida Administrative Code, is hereby licensed a

Class C Certified Wastewater Treatment Plant Operator

with all the privileges and responsibilities appurtenant to this profession.

In recognition of the above achievements and as provided by law, the Department of Environmental Regulation hereby issues this certificate numbered 007294 on the 4th day of August A.D., 1988, which bestows the responsibilities to protect the health and environment of the citizens of the State of Florida.



Helene St. John

Certification Officer
Certification and Manpower Development Section

Dele T. ...

Secretary of the Department

AFFIDAVIT

I, the undersigned, Dominique Têtu, domiciled and residing at 1075, Des Buses Street in Longueuil, Québec, solemnly declares:

1. I am a member in good standing of the Bar of the Province of Québec (Canada) (Member number 1774964) and as such, I am authorized to practice law in such province.
2. I am the Director of the Translation Department of the Montréal office of the law firm of McCarthy Tétrault.
3. I have personally reviewed the English translation of the Death Certificate attached hereto as Schedule A.
4. In my opinion, such English translation is in all material respect a complete and proper translation of the original thereof issued in the French language.

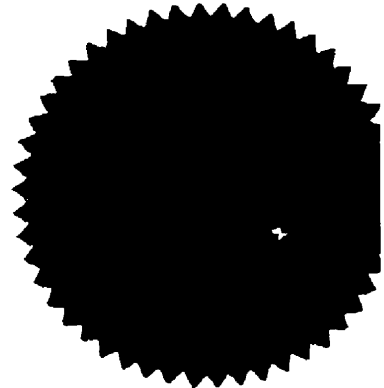
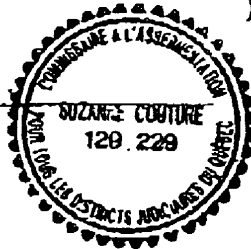
Done in Montréal, on February 23, 2001

SOLEMNLY DECLARED before me)
 in the City of Montréal , Province of Québec)
 on February 23, 2001)

Dominique Têtu

Dominique Têtu
Lawyer

Suzanne Couture
Commissioner for Oaths



SCHEDULE A

QUÉBEC

Death Certificate

Surname
Viau

Given name(s)
Henri
Joseph
Paul

Sex
M

Date of death

Y M D H M
2000 08 09 N/A

Place of death
Montréal

Registration number
3200004233041

Date of delivery

Y M D
2000 09 21

Certified true

Registrar of Civil Status

Guy Lavigne

This certificate is not valid if modified or laminated.

Gouvernement of Quebec
Registrar of Civil Status

**IN ANSWER TO YOUR APPLICATION
FOR A CERTIFICATE: MC-0017689**

IMPORTANT

**This certificate is an important document.
Please keep it in a safe place.**

For further information, please call the Registrar of Civil Status.

By phone: Québec (418) 643-3900
Montréal (514) 864-3900
or toll free 1-800-567-3900

By mail: Registrar of Civil Status
205 Montmagny Street
Québec City, Québec
G1N 2Z9

03-27-01 16:26

DE-McCARTHY TETRAULT MONTREAL

+514-397-2913

T-142 P.04/11 F-360



Certificat de décès

Nom
Viau

Prénom(s)
Henri
Joseph
Paul

Sexe
M

Date du décès A M J H M
2000 08 09 M/D

Lieu du décès
Montréal

No d'inscription
3200004233041

Date de délivrance A M J
2000 09 21

Certifié conforme

Le directeur de l'état civil

Guy Lavigne
Guy Lavigne

Ce certificat n'est pas valide s'il est modifié ou plastifié.



Gouvernement du Québec
Le Directeur
de l'état civil

EN RÉPONSE À VOTRE DEMANDE DE
CERTIFICAT : MC-0017689

MC-0017689

Shirley Campbell
130, Deschamps
Repentigny (QUEBEC)
J6A 2X9

IMPORTANT
Le présent certificat est un document important.
Veuillez le conserver précieusement.

Pour informations additionnelles, communiquez avec le Directeur de l'état civil:

par téléphone: Québec (418) 643-3900
Montreal (514) 864-3900
ou sans frais 1-800-567-3900

par courrier: Le Directeur de l'état civil
205, rue Montmagny
Quebec (Quebec)
G1N 2Z9

3605142

CANADA

SUPERIOR COURT

PROVINCE OF QUÉBEC
DISTRICT OF MONTRÉAL

NO: 500-14-015514-011

The 16 day of February, 2001

PRESENT :
Me PIERRE JOLICOEUR
CLERK, S.C.M.

COPIE CONFORME
TRUE COPY
[Signature]
OFFICIER AUTORISÉ
AUTHORIZED OFFICER

Réjean Lefebvre

IN THE MATTER OF: The Estate of the
late HENRI PAUL VIAU.

DAME SYLVIE VIAU,

Petitioner,

AND

DAME SHIRLEY CAMPBELL ET ALS,

Mises-en-cause.

JUDGMENT

THE CLERK, to whom the Motion for Appointment of Liquidator and Letters of Verification for use outside of the Province of Québec (Articles 887 et seq and 892 et seq C.P.Q.);

SEEING the affidavits, the exhibits filed thereto and the proof made thereof;

SEEING article 772 C.C.Q. and article 887 and following C.P.Q.;

FOR THESE REASONS :

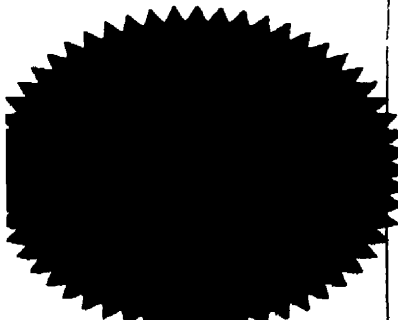
DECLARES that according to the Laws of the Province of Québec, the heirs may, in the absence of a Will, choose a Liquidator (Executor) to liquidate the succession, and have expressed their wish to have DAME SYLVIE VIAU appointed Liquidator (Executor) of the succession to exercise all of the powers provided by law for the settlement of the said succession through a Declaration of Survivorship under private writing and signed in counter-parts on October 11, 2000;

ISSUES Letters of Verification attesting that the succession of the late HENRI PAUL VIAU has opened in the Province of Québec; that the latter died ab intestate in the City of Repentigny, Province of Québec, Canada, on the 9th day of August, 2000; that Dame Shirley Campbell is recognized as a legal heir of the succession in a proportion of 33-1/3%; that Dame Sylvie Viau, Henri Michel Viau and Richard Viau are recognized as legal heirs of the succession in a total proportion of 66-2/3% to be shared equally;

DESIGNATES DAME SYLVIE VIAU as sole Liquidator (Executor) of the said succession with all powers provided by Law.

PIERRE JOLICOEUR
Greffier adjoint
J.J. 0072

[Signature]
ME PIERRE JOLICOEUR,
CLERK, S.C.M.



DECLARATION OF SURVIVORSHIP

IN THE MATTER OF THE ESTATE OF THE LATE HENRI VIAU, deceased ab intestate on August 9, 2000, in his lifetime of the City of Repentigny, Province of Québec and therein residing at 130 Deschamps Street (J6A 2X9).

SURVIVORS

We, the undersigned, DAME SHIRLEY CAMPBELL, wife of the late HENRI VIAU, domiciled and residing at 130 Deschamps, in the City of Repentigny, Province of Québec, J6A 2X9, Canada, DAME SYLVIE VIAU, daughter of the late HENRI VIAU, domiciled and residing at 2171 Principale Street, in the City of St-Michel, Province of Québec, J0L 2J0, Canada, RICHARD VIAU, son of the late HENRI VIAU, domiciled and residing at 895, Route 219, in the City of Hemmingford, Province of Québec, J0L 1H0, Canada, and HENRI MICHEL VIAU, son of the late HENRI VIAU, domiciled and residing at 965 Dogwood Street, in the City of North Palm Beach, in the State of Florida, one of the United States of America, declare:

- 1) THAT the late HENRI VIAU (the "Deceased"), in his lifetime domiciled at 130 Deschamps Street, in the City of Repentigny, Province of Québec, J6A 2X9, Canada, died ab intestate at the City of Montreal, Province of Québec, on the 9th day of August, 2000;
- 2) THAT at the time of his death, the Deceased was married to DAME SHIRLEY CAMPBELL under the matrimonial regime of partnership of Acquests;
- 3) THAT the Deceased was born in Lacolle, Québec, on October 17, 1936, issue of the marriage between the late SIMÉON VIAU and the late DAME EVA RYAN who both predeceased him;
- 4) THAT the Deceased had one daughter, namely DAME SYLVIE VIAU, born on January 27, 1965, issue of the marriage between the late HENRI VIAU and DAME DENISE DAME;
- 5) THAT the Deceased also had two sons, namely HENRI MICHEL VIAU, born on December 30, 1976, issue of the marriage between the late HENRI VIAU and DAME CAROLE FRIEDBURG and RICHARD VIAU, born on July 22, 1958, issue of the marriage between the late HENRI VIAU and DAME DENISE DAME;

- 6) THAT according to the laws of the Province of Québec, Canada, the said DAME SHIRLEY CAMPBELL therefore becomes entitled to inherit from the Deceased in a proportion of 33 ^{1/3} %;
- 7) THAT according to the laws of the Province of Québec, Canada, the said daughter and sons become entitled to inherit from the Deceased in a total proportion of 66 ^{2/3} % to be shared equally;
- 8) THAT the Deceased's said three (3) children and the said DAME SHIRLEY CAMPBELL are the only four (4) legal heirs to the Estate of the Deceased;
- 9) THAT according to the Laws of the Province of Québec, the heirs may, in the absence of a Will, choose a Liquidator to liquidate the Estate;
- 10) THAT the above heirs jointly wish to elect DAME SYLVIE VIAU to act as Liquidator of the Estate and to exercise all of the powers provided by law for the settlement of the said Estate, the said DAME SYLVIE VIAU accepting;

MORE SPECIFICALLY BUT WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE SAID DAME SYLVIE VIAU BE ENTITLED TO ACT AS LIQUIDATOR AS FOLLOWS:

TO RECEIVE, in her capacity, all of the assets of the Estate of the Deceased;

TO MAKE an inventory of the said Estate and make the declarations and proceedings required by law;

TO MAKE all declarations with the fiscal and administrative authorities of Canada and of any other states or countries;

TO MAKE all statutory declarations concerning the Estate, to sell or otherwise alienate all assets movable and immovable of the Estate, to receive the price thereof and to give appropriate releases therefor;

TO RECEIVE any and all debts due to the Estate and pay those of the Estate;

TO ENGAGE any professional(s) required for the administration of the Estate;

- 3 -

TO MAKE all the necessary divisions of assets between the heirs according to the Laws of the Province of Québec;

TO DETERMINE which assets form part of the partnership of Acquests and to remit same accordingly to the said DAME SHIRLEY CAMPBELL;

TO DO all things necessary under law to properly settle the Estate and to administer it until the definite partition of the Estate;

TO RENDER an account on a yearly basis to the heirs as to the administration including that of any professional(s) hired to assist in the administration and settlement of the said Estate including accountants, notaries or lawyers as may be indicated.

AND I HAVE SIGNED

Shirley Campbell
SHIRLEY CAMPBELL

DECLARED BEFORE ME AT THE CITY OF MONTREAL, IN THE PROVINCE OF QUÉBEC, THIS 11th DAY OF NOVEMBER, 2000

Carole Perras 129312

Signature of Officer authorized to take Oaths

Print name *Carole Perras*
Address *500 Frontière Hemmingford at 261116*
Title *RSBP*
My Commission expires *Mai 2003*

CERTIFICATION: I, the undersigned, an officer authorized to take Oaths in the Province of Québec, hereby certify that I have been presented with proper identification, copies of which are annexed hereto, and that DAME SHIRLEY CAMPBELL is of the full age of majority.

SEAL

[Handwritten mark]

[Handwritten mark]

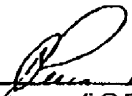
- 4 -

AND I HAVE SIGNED



SYLVIE VIAU

DECLARED BEFORE ME AT THE CITY
OF Montréal, IN THE PROVINCE OF
QUÉBEC, THIS 11th DAY OF NOVEMBER, 2000



Signature of Officer authorized
to take Oaths

Print name Carol Peers
Address 500 Fronte St. Monrovia Ca. 92110
Title RSAP

My Commission expires May 2003

CERTIFICATION: I, the undersigned, an
officer authorized to take Oaths in the Province
of Québec, hereby certify that I have been
presented with proper identification, copies of
which are annexed hereto, and that DAME
SYLVIE VIAU is of the full age of majority.

SEAL



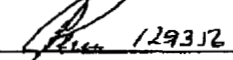


- 5 -

AND I HAVE SIGNED


RICHARD VIAU

DECLARED BEFORE ME AT THE CITY
OF HEMMINGFORD, IN THE PROVINCE OF
QUÉBEC, THIS 11th DAY OF NOVEMBER, 2000


Signature of Officer authorized
to take Oaths

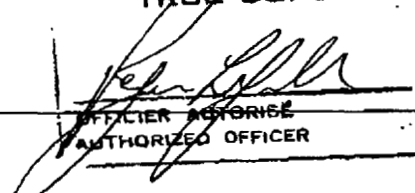
Print name Carole PARAS
Address 500 Fronte Hemmingford Cte SOL MD
Title RSVP

My Commission expires May 2003

CERTIFICATION: I, the undersigned, an
officer authorized to take Oaths in the Province
of Québec, hereby certify that I have been
presented with proper identification, copies of
which are annexed hereto, and that RICHARD
VIAU is of the full age of majority.

SEAL

COPIE CONFORME
TRUE COPY


OFFICIER AUTORISÉ
AUTHORIZED OFFICER

Rejean Lefebvre

- 6 -

AND IN COUNTER-PARTS:

I HAVE SIGNED

Henri M. Viau
HENRI MICHEL VIAU

DECLARED BEFORE ME AT THE CITY
OF Boca Raton, IN THE STATE OF
FLORIDA, U.S.A., THIS 17th DAY OF NOVEMBER, 2000

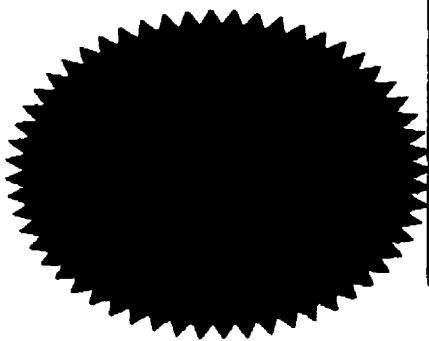
Gary D. Dolphus
Signature of Officer authorized
to take Oaths

Print name Gary D. Dolphus
Address 3901 Woodway Way Boca Raton FL 33437
Title Manager Bank

My Commission expires 7-12-03

CERTIFICATION: I, the undersigned, an
officer authorized to take Oaths in the State of
Florida, U.S.A., hereby certify that I have been
presented with proper identification, copies of
which are annexed hereto, and that HENRI
MICHEL VIAU is of the full age of majority.

Gary D. Dolphus
SEAL
GARY D. DOLPHUS
MY COMMISSION # CC 854119
EXPIRES: July 12, 2003
Bonds The Heavy Public Underwriters



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Rejean Lefebvre