

ONE PARK PLACE EXECUTIVE SUITES
621 N.W. 52nd Street, Suite 240
Boca Raton, Florida 33487
561-998-1401
Fax: 561-998-1490

August 11, 1997

DEPOSIT

D 5 9 1

DATE

AUG 13 1997

Florida Public Service Commission
Division of Communications, Certification & Compliance Section
Capital Circle Office Center
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0866

971043-75

Dear Sir or Madame:

Enclosed is our application form to provide Shared Tenant Services (6 copies), our check in the amount of \$100 and our corporate financial statements as of June 30, 1997.

The financial statements respond to Item 15A (1-3) on the application form. In addition, the following information is provided in response to the inquiry regarding capability to meet our financial, lease and managerial obligations:

1. The shareholders of the corporation are Neil Eisenband and Martin Bodzin. Prior to acquiring the executive suites, each of us has been involved in other businesses renting space in the building. We have both been tenants of the executive suites under prior ownership.
2. Our bank reference is Pam Brown, Barnett Bank, 5030 Champion Blvd, Suite G2, Boca Raton, FL, 33496, 561-338-4354. Ms. Brown and Barnett have handled my banking personally and in several business ventures since 1989.
3. I am a certified public accountant licensed in Florida. I have enclosed a copy of my resume outlining my professional experience. I am currently the chief financial officer of a non-residential client of the executive suites.
4. Mr. Bodzin is an attorney licensed to practice in Florida since 1989. He currently is a partner in a title company which leases space in the executive suites.
5. The combined net worth of the shareholders is in excess of \$2,000,000.
6. We have retained Elizabeth Vance as the manager of the executive suites. She has managed the suites, under prior ownership, since 1994.
7. We have retained Boca Telephone (561-483-7545) as our equipment and maintenance vendor.

By signing below, I affirm that the information in this application including the attachments and financial statements are true and correct. If you have any questions or concerns, please feel free to call me at 561-995-1401.

Sincerely,



Neil Eisenband

President

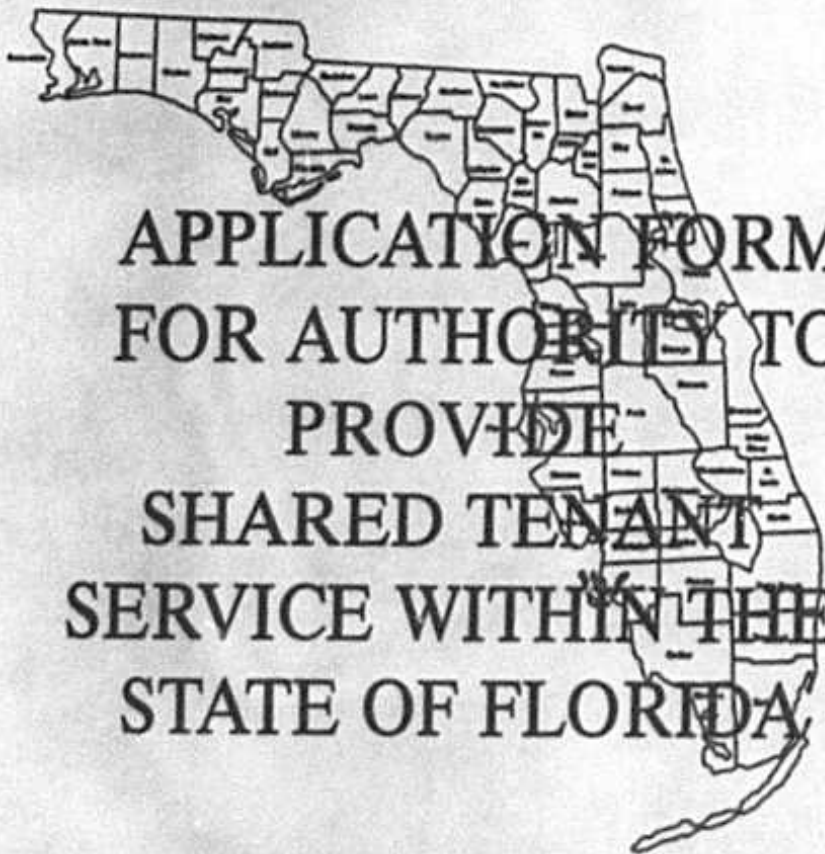
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FPSC-RECORDS/REPORTING

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**FLORIDA PUBLIC SERVICE COMMISSION
CAPITOL CIRCLE OFFICE CENTER - 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850**

**APPLICATION FORM
for**

**AUTHORITY TO PROVIDE SHARED TENANT SERVICE
WITHIN THE STATE OF FLORIDA**

INSTRUCTIONS

1. This form is used for an original application for a certificate and for approval of assignment or transfer of an existing shared tenant service certificate. In case of an assignment or transfer, the information provided shall be for the purchaser, assignee or transferee.
2. Respond to each item requested in the application and appendices. If an item is not applicable, please explain why.
3. Use a separate sheet for each answer which will not fit the allotted space.
4. If you have questions about completing the form, contact:

**Florida Public Service Commission
Division of Communications, Certification & Compliance Section
Capitol Circle Office Center - 2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0866
(904) 413-6600**
5. Once completed, submit the original and six (6) copies of this form along with a non-refundable application fee of \$100 made payable to the Florida Public Service Commission at the above address.

1. This is an application for (check one):

Original authority (new company)

Approval of transfer (to another certificated company)

Example, a certificated company purchases an existing company and desires to retain the original certificate authority.

Approval of assignment of existing certificate (to a noncertificated company)

Example, a non-certificated company purchases an existing company and desires to retain the certificate of authority rather than apply for a new certificate.

Approval for transfer of control (to another certificated company)

Example, a company purchases 51% of a certificated company. The Commission must approve the new controlling entity.

2. Name of applicant: JABS Real Estate Management Corp. d/b/a One Park Place
Executive Suites

3. A. National mailing address including street name, number, post office box, city, state, zip code, and phone number.

621 N.W. 53rd Street, Suite 240
Boca Raton, Florida 33487
561-995-1401

B. Florida mailing address including street name, number, post office box, city, state, zip code, and phone number.

621 NW 53rd Street, Suite 240
Boca Raton, Florida 33487
561-995-1401

C. Physical address of shared tenant service in Florida including street name, number, post office box, city, zip code and phone number.

621 N.W. 53rd Street, Suite 240
Boca Raton, Florida 33487
561-995-1401

4. Structure of organization:

Individual
 Foreign Corporation
 General Partnership
 Joint Venture

Corporation
 Foreign Partnership
 Limited Partnership
 Other, Please explain _____

5. If incorporated, please provide proof from the Florida Secretary of State that the applicant has authority to operate in Florida.

Corporate charter number: See Attached

6. Name under which the applicant will do business (d/b/a):

One Park Place Executive Suites

7. If applicable, please provide proof of fictitious name (d/b/a) registration.

Fictitious name registration number: G97007900062

8. If applicant is an individual, partnership, or joint venture, please give name, title and address of each legal entity.

9. State whether any of the officers, directors, or any of the ten largest stockholders have previously been adjudged bankrupt, mentally incompetent, or found guilty of any felony or of any crime, or whether such actions may result from pending proceedings. If so, please explain.

No.

10. Please provide the name, title, address, telephone number, internet address, and facsimile number for the person serving as ongoing liaison with the Commission, and if different, the liaison responsible for this application.

Neil Eisenband

Phone: 561-995-1401

President

Fax: 561-995-1499

One Park Place Executive Suites

E-Mail: 733353, 3634 @ compuserve.com

621 N.W. 53rd Street, Suite 240

Boca Raton, Florida 33487

11. Please list other states in which the applicant is currently providing or has applied to provide local exchange or shared tenant service.

None

12. Has the applicant been denied certification in any other state? If so, please list the state and reason for denial.

None

13. Have penalties been imposed against the applicant in any other state? If so, please list the state and reason for penalty.

No.

14. Please indicate how a customer can file a service complaint with your company.

At address indicated.

15. Please provide all available documentation demonstrating that the applicant has the following capabilities to provide shared tenant service in Florida.

A. Financial capability.

Regarding the showing of financial capability, the following applies:

The application should contain the applicant's financial statements for the most recent 3 years, including:

1. the balance sheet
2. income statement
3. statement of retained earnings.

Further, a written explanation, which can include supporting documentation, regarding the following should be provided to show financial capability.

1. Please provide documentation that the applicant has sufficient financial capability to provide the requested service in the geographic area proposed to be served.
2. Please provide documentation that the applicant has sufficient financial capability to maintain the requested service.
3. Please provide documentation that the applicant has sufficient financial capability to meet its lease or ownership obligations.

NOTE: This documentation may include, but is not limited to, financial statements, a projected profit and loss statement, credit references, credit bureau reports, and descriptions of business relationships with financial institutions.



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

January 7, 1997

ONE PARK PLACE EXECUTIVE SUITES
621 NW 53RD STREET #240
BOCA RATON, FL 33487

Subject: ONE PARK PLACE EXECUTIVE SUITES

REGISTRATION NUMBER: G97007900062

This will acknowledge the filing of the above fictitious name registration which was registered on January 7, 1997. This registration gives no rights to ownership of the name.

Each fictitious name registration must be renewed every five years between July 1 and December 31 of the expiration year to maintain registration. Three months prior to the expiration date a statement of renewal will be mailed.

IT IS THE RESPONSIBILITY OF THE BUSINESS TO NOTIFY THIS OFFICE IN WRITING IF THEIR MAILING ADDRESS CHANGES. Whenever corresponding please provide assigned Registration Number.

Should you have any questions regarding this matter you may contact our office at (904) 488-9000.

/w
Division of Corporations

Letter No. 297A00000822

To: Diana
276-1202

SUN SENTINEL
PUBLISHED DAILY
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
BOCA RATON, PALM BEACH COUNTY, FLORIDA
MIAMI, DADE COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF BROWARD/PALM BEACH/DADE
BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED

J. Johnson WHO ON OATH SAYS THAT
HE/SHE IS A DULY AUTHORIZED REPRESENTATIVE OF THE
CLASSIFIED DEPARTMENT OF THE SUN-SENTINEL, DAILY
NEWSPAPER PUBLISHED IN BROWARD/PALM BEACH/DADE COUNTY,
FLORIDA THAT THE ATTACHED COPY OF ADVERTISEMENT, BEING A

FICTITIOUS NAME NOTICE

IN THE MATTER OF

ONE PARK PLACE EXECUTIVE SUITES

IN THE CIRCUIT COURT, WAS PUBLISHED IN SAID NEWSPAPER IN
THE ISSUES OF

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25150170

AFFIANT FURTHER SAYS THAT THE SAID SUN-SENTINEL IS A
NEWSPAPER PUBLISHED IN SAID BROWARD/PALM BEACH/DADE
COUNTY, FLORIDA, AND THAT THE SAID NEWSPAPER HAS HERETOFORE
BEEN CONTINUOUSLY PUBLISHED IN SAID BROWARD/PALM BEACH/DADE
COUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND
CLASS MATTER AT THE POST OFFICE IN FORT LAUDERDALE, IN SAID
BROWARD COUNTY, FLORIDA, FOR A PERIOD OF ONE YEAR NEXT
PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF
ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT HE/SHE HAS
NEITHER PAID NOR PROMISED ANY PERSON, FIRM OR CORPORATION
ANY DISCOUNT, REBATE, COMMISSION OR REFUND FOR THE PURPOSE
OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN SAID
NEWSPAPER.

J. Johnson
.....
(SIGNATURE OF AFFIANT)

SWORN TO AND SUBSCRIBED BEFORE ME
THIS 04 DAY OF MARCH
A.D. 1997

Tara L. Bezak
.....
(SIGNATURE OF NOTARY PUBLIC)



TARA L. BEZAK
MY COMMISSION # 0029690 EXPIRES
July 20, 1997
BONDED thru TERRY PATRICK ASSURANCE, INC.

.....
(NAME OF NOTARY TYPED, PRINTED OR STAMPED)

PERSONALLY KNOWN OR

PRODUCED IDENTIFICATION

NOTICE IS HEREBY
GIVEN that the under-
signed, desiring to engage
in business under the fol-
lowing name of ONE PARK
PLACE EXECUTIVE SUITES
intends to register the said
name with the Florida De-
partment of State, Division
of Corporation, Tallahassee,
FL and/or Clerk of the Cir-
cuit Court of Palm Beach
County, FL.
JAGS Real Estate Man-
agement Corp.
621 NW 83 Street
One Park Place
Suite 249
Boca Raton, FL 33487
March 4, 1997

JABS Real Estate Management Corp.
D/B/A One Park Place Executive Suites
Balance Sheet as of June 30, 1997

Assets

Current Assets:

Cash	\$2,112	
Accounts Receivable	23,977	
Unbilled Receivable	10,404	
Prepaid Expenses	1,044	
	<hr/>	
Total Current Assets		\$37,537

Other Assets:

Note Receivable	\$45,022	
Lease Deposit	20,000	
Furniture & Fixtures	26,542	
less: Accumulated Depreciation	(2,586)	
Organizational Expenses (net of accumulated amortization)	120	
	<hr/>	
Total Other Assets		\$89,098
		<hr/>
Total Assets		<u>\$126,635</u>

Liabilities & Shareholders Equity

Current Liabilities:

Trade Accounts Payable	\$3,271	
Payroll & Sales Taxes Payable	3,650	
Accrued Expenses	2,750	
	<hr/>	
Total Current Liabilities		\$9,671

Other Liabilities

Client Security Deposits	\$13,331	
Subordinated Note Payable	49,512	
	<hr/>	
		\$62,842
		<hr/>
		\$72,513

Shareholders Equity

Common Stock	\$1,000	
Paid in Capital in Excess of Par	49,000	
Accumulated Deficit for period from Inception (December 17, 1996 to December 31, 1996)	(9,883)	
Current Earnings	34,005	
Current Distributions to Shareholders	(20,000)	
	<hr/>	
		\$54,122
		<hr/>
Total Liabilities & Shareholders Equity		<u>\$126,635</u>

JABS Real Estate Management Corp.
D/B/A One Park Place Executive Suites
Income Statement for the period
January 1 through June 30, 1997

Revenue		\$196,945
Expenses:		
Building Lease	88,933	
Salary & Wages	26,480	
Telephone	21,885	
Mail & Postage	6,427	
Office Supplies	3,688	
Office Equipment Lease	3,260	
Maintenance Expenses	2,572	
Payroll Taxes	2,538	
Depreciation and Amortization	2,237	
Advertising	1,174	
Insurance	\$745	
Interest & Bank Charges	661	
Cleaning Services	557	
Other Miscellaneous	533	
Licenses & Permits	485	
Dues & Membership Fees	265	
Travel and Entertainment	260	
Bad Debts Expense	234	
Intangible Tax	27	
Total Expenses		<u>\$162,940</u>
Net Income		<u>\$34,005</u>

NEIL EISENBAND

621 N.W. 53rd Street, Suite 375 • Boca Raton, Florida 33487 • 407-241-3911 • Fax 407-241-7056

EXPERIENCE

ACUTY MANAGEMENT, INC.

Vice-President and Treasurer (CFO), July 1989 to present

Chief Financial Officer of Investment Company with primary focus on acquisition of manufacturing businesses. Responsible for all financial aspects including mergers and acquisitions, bank relationships, treasury functions, real estate investment and management, pension plan administration, tax matters, and management.

This assignment came about as a result of the successful completion of my previous assignment managing the liquidation of Revere Copper and Brass Incorporated. Acuity Management, Inc. is an investment holding company. My accomplishments in this position include the acquisition of a variety of investments, including real estate, securities and standalone manufacturing operations. My involvement in each acquisition varied from being responsible for financial aspects including due diligence to complete managerial responsibility including negotiating all terms of the acquisition.

REVERE COPPER AND BRASS INCORPORATED

Vice-President and Treasurer (CFO), July 1989 to December 1994

Successfully managed the liquidation of this former Fortune 500 Company, including the termination of over 20 pension plans, post-retirement medical and life insurance benefits, environmental issues, federal, state and local tax matters, insurance including workers compensation and retrospectively rated insurance policies.

My major accomplishments in this position include the negotiation of a \$75 million annuity agreement with a life insurance company; settling a \$6 million contested income tax liability with the Internal Revenue Service for a refund in excess of \$1 million; and restructuring post-retirement welfare benefit plan liability over \$10 million for a cost of \$1.5 million;

OCWEN FINANCIAL CORPORATION (FORMERLY OXFORD FINANCIAL GROUP)

Vice President, Director of Tax Department, October 1987 to June 1989

Managed Tax Department for Financial Service Conglomerate with interests in banking, insurance, securities brokerage and trading and industrial interests. Responsible for all aspects of federal, state and local taxation including consolidated returns, audits and mergers and acquisitions.

Although I was hired by Ocwen to establish a tax department, my responsibilities were expanded to include management of many non-tax issues, including regulatory, pension and other benefit, environmental and other issues. Ultimately, I was responsible for the overall management of Revere Copper and Brass Incorporated, which was the subject of a \$200 million leveraged buyout. I participated in the acquisition as part of a team, and I successfully managed the divestiture of Revere on behalf of Ocwen.

SPICER AND OPPENHEIM (FORMERLY OPPENHEIM, APPEL, DDION & CO.)

Tax Manager, August 1980 to October 1987

Member of tax department in all capacities from junior accountant through tax manager. (Partnership offer declined due to impending bankruptcy of firm. Firm merged out of existence as a result of financial difficulties.) Served diverse securities industry clientele in all aspects of tax practice.

EDUCATION

PACE UNIVERSITY, NEW YORK, NY
M.S. Federal Taxation, 1985, Summa Cum Laude

STATE UNIVERSITY OF NEW YORK AT ALBANY, ALBANY, N.Y.
B.S. Accounting, 1980, Magna Cum Laude

PROFESSIONAL AFFILIATIONS

CERTIFIED PUBLIC ACCOUNTANT
Certified in Florida, 1988, (formerly certified in New York, 1982)

AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS
Member since 1982

FLORIDA INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS
Member since 1988

ONE PARK PLACE EXECUTIVE SUITES

621 N.W. 53RD STREET, SUITE 240
BOCA RATON, FLORIDA 33487
881-999-1401
FAX: 881-999-1499

August 11, 1997

DEPOSIT DATE
D591 AUG 13 1997

Florida Public Service Commission
Division of Communications, Certification & Compliance Section
Capitol Circle Office Center
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0866

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4. Mr. Bodzin is an attorney licensed to practice in Florida since 1989. He currently is a partner in a title company which leases space in the executive suites.
5. The combined net worth of the shareholders is in excess of \$2,000,000.
6. We have retained Elizabeth Vance as the manager of the executive suites. She has managed the suites, under prior ownership, since 1994.

BARNETT BANK
BOCA RATON, FLORIDA 33496

1222

ONE PARK PLACE EXECUTIVE SUITES

621 N.W. 53RD ST., SUITE 240
BOCA RATON, FL 33487

CHECK NO.

00001222

** ONE HUNDRED DOLLARS AND 00 CENTS **

DATE AMOUNT
08/11/97 *****100.00

PAY TO THE ORDER OF Florida Public Service Commission
Div. of Communications, Cert. & Comp Sec
2540 Shumard Oak Boulevard
Tallahassee FL 32399-0866

MEMO:STS Application fee