



ORIGINAL

210 N. Park Ave.
Winter Park, FL
32789

October 25, 2002
Via Overnight Delivery

P.O. Drawer 200
Winter Park, FL
32790-0200

Ms. Blanca Bayo, Director
Division of the Commission Clerk & Administrative Services
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0870

Tel: 407-740-8575
Fax: 407-740-0613
tmi@tminc.com

RECEIVED
OCT 28 10 28 AM '02
COMMISSION CLERK
FPSC

021108-TS

RE: **Goodlette Pine Ridge LLC d/b/a Premier Executive Center**
Application for Authority to Provide Shared Tenant Service within the State of Florida.

Dear Ms. Bayo:

Enclosed for filing are the original and six (6) copies of the above-referenced application of Goodlette Pine Ridge LLC d/b/a Premier Executive Center for Shared Tenant Authority. Also enclosed is a check in the amount of \$100.00 for the filing fee.

Please acknowledge receipt of this filing by date-stamping the extra copy of this cover letter and returning it to me in the self-addressed, stamped envelope provided. Any questions you may have pertaining to this filing may be directed to me at (407) 740-8575 or via email at mbyrnes@tminc.com. Thank you for your assistance.

Sincerely,

Monique Byrnes
Consultant to
Goodlette Pine Ridge LLC

Check received with filing and forwarded to Fiscal for deposit. Fiscal to forward deposit information to Records.

Initials of person who forwarded check:

MBIsp

cc: B. Bender - Goodlette Pine Ridge
file: Goodlette Pine Ridge - FL Shared Tenant
tms: 7061ft0200

02 OCT 28 AM 11:30

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FPSC-BUREAU OF RECORDS

DISTRIBUTION CENTER

DOCUMENT NUMBER - DATE

11799 OCT 28 02

FPSC-COMMISSION CLERK

FLORIDA PUBLIC SERVICE COMMISSION

ORIGINAL

DIVISION OF COMMUNICATIONS
BUREAU OF SERVICE EVALUATION

APPLICATION FORM
for

AUTHORITY TO PROVIDE SHARED TENANT SERVICE
WITHIN THE STATE OF FLORIDA

Instructions

- ◆ This form is used as an application for an original certificate or for approval of the assignment or transfer of an existing certificate. In case of an assignment or transfer, the information provided shall be for the assignee or transferee. No fee applies for approval of the assignment or transfer of an existing certificate to another certificated company.
- ◆ **Print or type** all responses to each item requested in the application. If an item is not applicable, please explain.
- ◆ Use a separate sheet for each answer which will not fit within the allotted space.
- ◆ Once completed, submit the original and six (6) copies of this form along with a non-refundable **application fee of \$100.00** to:

**Florida Public Service Commission
Division of Records and Reporting
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850
(850) 413-6770**

- ◆ If you have questions about completing the form, contact

**Florida Public Service Commission
Division of Communications
Bureau of Certification and Evaluation
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850
(850) 413-6600**

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

Original Certificate

Approval Of Transfer Of Existing Certificate

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

Approval of Assignment Of Existing Certificate

Example: a certificated company purchases a certificated company and desires to retain the certificate of authority rather than apply for a new certificate.

Approval for transfer of control

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

2. Name of company or individual (not fictitious name or d/b/a):

Goodlette - Pine Ridge LLC

3. Name under which the applicant will do business (fictitious name, etc.):

Premier Executive Center

4. Official mailing address (including street name & number, Post Office Box, City, State and Zip Code):

Goodlette - Pine Ridge LLC

5650 Greenwood Plaza Blvd, Suite # 143

Greenwood Village, Colorado 80111

5. Florida address (including street name & number, Post Office Box, City, State and Zip Code):

Premier Executive Center

1415 Panther Lane

Naples, Florida 34109

6. Structure of organization:

- Individual
- Foreign Corporation
- General Partnership
- Other LLC
- Corporation
- Foreign Partnership
- Limited Partnership

7. **If individual**, provide: **Not Applicable**

Name: _____

Title: _____

Address: _____

City/State/Zip: _____

Telephone No.: _____ Fax No.: _____

Internet E-Mail Address: _____

Internet Website Address: _____

8. **If incorporated in Florida**, provide proof of authority to operate in Florida:

(a) Florida Secretary of State Corporate Registration
Number: L 00000015886

9. **If foreign corporation**, provide proof of authority to operate in Florida:

(a) Florida Secretary of State Corporate Registration
Number: Not Applicable

10. **If using fictitious name - d/b/a**, provide proof of compliance with the fictitious name statute (Chapter 865.09 FS) to operate in Florida.

(a) Florida Secretary of State Fictitious Name Registration
Number: G01149900449

11. If applicant is a limited liability partnership, provide proof or registration to operate in Florida:

(a) Florida Secretary of State Corporate Registration

Number: Not Applicable

12. If partnership, provide name, title and address of all partners and a copy of the partnership agreement: **Not Applicable**

(a) Name:

Title:

Address: _____

City/State/Zip: _____

Telephone No.: _____ Fax No.:

Internet E-Mail Address: _____

Internet Website Address: _____

(b) Name:

Title:

Address: _____

City/State/Zip: _____

Telephone No.: _____ Fax No.:

Internet E-Mail Address: _____

Internet Website Address: _____

13. If a foreign limited partnership, provide proof of compliance with the foreign limited partnership statute (Chapter 620.169, Florida Statutes):

(a) The Florida registration

Number: _____ Not Applicable

14. Provide FEI Number (if applicable): _____ 593690818

15. Who will bill for your services?

Name: Goodlette - Pine Ridge LLC

Address: 5650 Greenwood Plaza Blvd. Suite # 143

City/State/Zip: Greenwood Village, Colorado 80111

Telephone No.: 303-290-9100

16. Who will serve as liaison with the Commission in regard to the following?

(a) The application:

Name: Monique Byrnes

Title: Consultant to Goodlette - Pine Ridge LLC d/ba Premier Executive Center

Address: Technologies Management, Inc. P.O. Drawer 200

City/State/Zip: Winter Park, Florida 32790-0200

Telephone No.: 407-740-8575 Fax No.: 407-740-0613

Internet E-Mail Address: mbyrnes@tminc.com

Internet Website Address: tminc.com

(b) Official Point of Contact for ongoing company operations including complaints and inquiries:

Name: Mr. Barry Bender

Title: Chief Financial Officer

Address: Goodlette - Pine Ridge LLC

City/State/Zip: Greenwood Plaza Blvd, Suite #143 Colorado 80111

Telephone No.: 303-290-9100 Fax No.: 303-290-1886

Internet E-Mail Address: Barry@premier center.net

Internet Website Address: premiercenter.net

(c) Complaints/Inquiries from customers:

Name: Mr. Barry Bender

Title: Chief Financial Officer

Address: Greenwood Plaza Blvd, Suite #143

City/State/Zip: Greenwood Village, Colorado 80111

Telephone No.: 303-290-9100 Fax No.: 303-290-1886

Internet E-Mail Address: Barry@premier center.net

Internet Website Address: premiercenter.net

17. List the states in which the applicant:

- (a) has applications pending to be certificated as a shared tenant service provider.

None

- (b) is certificated to operate as a shared tenant service provider.

None.

- (c) has been denied authority to operate as a shared tenant service provider and the circumstances involved.

None

- (d) has had regulatory penalties imposed for violations of telecommunications statutes and the circumstances involved.

None

- (e) has been involved in civil court proceedings with an interexchange carrier, local exchange carrier or other telecommunications entity, and the circumstances involved.

None

18. Indicated if any of the officers, directors, or any of the ten largest stockholders have previously been:

(a) 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, provide explanation.

None.

(b) Officer, director, partner or stockholder in any other Florida certificated telephone company. If yes, give name of company and relationship. If no longer associated with company, give reason why not.

None.

19. Submit the following:

A. Managerial Capability

Give resumes of employees and officers of the company that would indicated sufficient managerial experiences of each.

Please See Attachment III

B. Technical Capability

Give resumes of employees and officers of the company that would indicate sufficient technical experiences or indicate what company has been contracted to perform technical service.

Please See Attachment III

C. Financial Capability

The application must contain the applicant's audited financial statements for the most recent 3 years. If the applicant does not have audited financial statements, it shall so be stated.

The unaudited financial statements must be signed by the applicant's chief executive officer and chief financial officer affirming that the financial statements are true and correct and must include:

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

Please See Attachment II

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.

Further, the following (which includes supporting documentation) must be provided:

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

Please See Attachment II

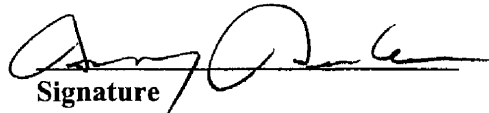
**** APPLICANT ACKNOWLEDGMENT STATEMENT ****

1. **REGULATORY ASSESSMENT FEE:** I understand that all telephone companies must pay a regulatory assessment fee in the amount of 0.15 of one percent of its gross operating revenue derived from intrastate business. Regardless of the gross operating revenue of a company, a minimum annual assessment fee of \$50 is required.
2. **GROSS RECEIPTS TAX:** I understand that all telephone companies must pay a gross receipts tax of two and one-half percent on all intra- and interstate business.
3. **SALES TAX:** I understand that a seven percent sales tax must be paid on intra- and interstate revenues.
4. **APPLICATION FEE:** I understand that a non-refundable application fee of **\$100.00** must be submitted with the application.

UTILITY OFFICIAL:

Barry Bender

Print Name


Signature

Chief Financial Officer

Title

10/25/02
Date

303-290-9100

Telephone No.

303-290-1886

Fax No.

Address: Goodlette Pine Ridge LLC

5650 Greenwood Plaza Blvd. Suite #143

Greenwood Village, Colorado 80111

AFFIDAVIT

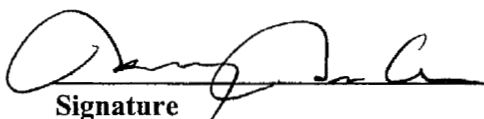
By my signature below, I, the undersigned officer, attest to the accuracy of the information contained in this application and attached documents and that the applicant has the technical expertise, managerial ability, and financial capability to provide shared tenant service in the State of Florida. I have read the foregoing and declare that, to the best of my knowledge and belief, the information is true and correct. I attest that I have the authority to sign on behalf of my company and agree to comply, now and in the future, with all applicable Commission rules and orders.

I will comply with all current and future Commission requirements regarding shared tenant service. I understand that I am required to pay a regulatory assessment fee (minimum of \$50.00 per calendar year) and pay gross receipts tax. Furthermore, I agree to keep the Commission advised of any changes in the names or addresses listed in the application within 10 days of the change.

Further, I am aware that, pursuant to Chapter 837.06, Florida Statutes, "Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree, punishable as provided in S. 775.082 and s. 775.083.

UTILITY OFFICIAL:

Barry Bender
Print Name


Signature

Chief Financial Officer
Title

10/25/02
Date

303-290-9100
Telephone No.

303-290-1886
Fax No.

Address: Goodlette Pine Ridge LLC
5650 Greenwood Plaza Blvd. Suite #143
Greenwood Village, Colorado 80111

CERTIFICATE TRANSFER OR ASSIGNMENT STATEMENT

UTILITY OFFICIAL:

Print Name

Signature

Title

Date

Telephone No. _____ **Fax No.** _____

Address:

NOT APPLICABLE

ATTACHMENT I
AUTHORITY TO OPERATE IN FLORIDA

State of Florida



Department of State

I certify that the attached is a true and correct copy of the Application For Registration of Fictitious Name of PREMIER EXECUTIVE CENTER, registered with the Department of State on May 29, 2001, as shown by the records of this office.

The Registration Number of this Fictitious Name is G01149900449.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Twenty-ninth day of May, 2001



CR2EO22 (1-99)

Katherine Harris

Katherine Harris
Secretary of State

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Organization of GOODLETTE PINE RIDGE, LLC, a limited liability company organized under the laws of the state of Florida, filed on December 21, 2000, as shown by the records of this office.

The document number of this limited liability company is L00000015886.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
Twenty-first day of December, 2000



CRS0022 (1-99)

Katherine Harris

Katherine Harris
Secretary of State



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

December 21, 2000

UCC FILING & SEARCH SERVICES

The Articles of Organization for GOODLETTE PINE RIDGE, LLC were filed on December 21, 2000, and assigned document number L00000015886. Please refer to this number whenever corresponding with this office.

In accordance with section 608.406(2), F.S., the name of this limited liability company is filed with the Department of State for public notice only and is granted without regard to any other name recorded with the Division of Corporations.

The certification you requested is enclosed.

A limited liability annual report/uniform business report will be due this office between January 1 and May 1 of the year following the calendar year of the file date. A Federal Employer Identification (FEI) number will be required before this report can be filed. Please apply NOW with the Internal Revenue Service by calling 1-800-829-3676 and requesting form 990.

Please be aware if the limited liability company address changes, it is the responsibility of the limited liability to notify this office.

Should you have any questions regarding this matter, please telephone (850) 487-6051, the Registration Section.

Trevor Brumbley
Document Specialist
Division of Corporations

Letter Number: 800A00064064

ATTACHMENT II

FINANCIAL STATEMENTS

**Goodlette Pine Ridge LLC d/b/a
Premier Executive Center**

Financial Resources Statement

Goodlette Pine Ridge LLC d/b/a Premier Executive Center has sufficient capability to provide shared tenant service in the State of Florida.

The company has not yet begun operations, but as evidenced by the Balance Sheet, has sufficient resources to build and maintain this operation

The company has sufficient financial capability to meet its lease obligations.

PREMIER EXECUTIVE CENTER
BALANCE SHEET
December 31, 2001

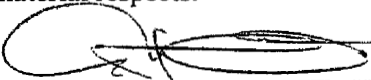
ASSETS:

CASH	\$ 1,185,569
CONSTRUCTION IN PROCESS	<u>502,084</u>
TOTAL ASSETS	<u>\$ 1,687,653</u>


LIABILITIES AND MEMBERS EQUITY:

ACCOUNTS PAYABLE & ACCRUED EXP	\$ 13,888
PARTNERS' CAPITAL	<u>1,673,765</u>
TOTAL LIABILITY & EQUITY	<u>\$ 1,687,653</u>

This balance sheet is a true and correct representation of the financial condition of Premier Centers in all material respects.

by: 

Arthur Victor
Managing Member

by: 

Barry Bender
Chief Financial Officer

ATTACHMENT III
MANAGERIAL AND TECHNICAL CAPABILITIES

**Goodlette - Pine Ridge LLC d/b/a Premier Executive Center
Managerial Profiles**

Arthur "Buzz" Victor, II

A pioneer in the self-storage field, Victor has developed twenty-five min-storage facilities located in eleven states since building his first project in Omaha, Nebraska in 1973. These properties contain more than two million square feet of rentable space. Mr. Victor was founder of the Self-Service Storage Association, the industry's first trade association and served as President for two terms. He served on the board of the International Storage and Transport Association and acted as that group's Chairman in 1993.

In recent years, Victor has turned his attention to the Office Business Center concept (formerly Executive Suites). Victor operates such a facility in Greenwood Village, Colorado containing approximately 30,000 square feet and having 65 separate offices. His newest venture, the Premier Executive Center, now completing construction in Naples, Florida will have 95 offices and suites.

Victor left a career in the broadcast industry before entering real estate. Victor has served on the board of the Colorado Public Radio (Chairman 2000-2002) since 1996. Colorado Public Radio owns and operates nine radio stations and has a network of 14 translators broadcasting throughout the state.

Barry J. Bender

A graduate of the University of Denver where he received his degree in accounting in 1973 and subsequently obtained his CPA certificate in 1974. Barry spent seven years in public accounting with a big five accounting firm. Barry then worked in the interstate transportation industry as both a controller and Chief Financial Officer for two different trucking companies.

In 1985 he joined Minibrook Partnership as Chief Financial Officer and became a partner in 1995. Minibrook is primarily involved in the management and development of self-storage and currently holds interests in fifteen properties located throughout the United States including California, Colorado, Florida, New York and Pennsylvania.