



ORIGINAL

210 N. Park Ave.
Winter Park, FL
32789

October 25, 2002
Via Overnight Delivery

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COMMISSION
CLERK

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

021109-TI

RE: **Goodlette Pine Ridge LLC d/b/a Premier Executive Center**
Initial Application and Tariff for Authority to Provide Interexchange
Telecommunications Services within the State of Florida.

Dear Ms. Bayo:

Enclosed for filing are the original and six (6) copies of the above-referenced application and initial tariff of Goodlette Pine Ridge LLC d/b/a Premier Executive Center for Interexchange Authority. Also enclosed is a check in the amount of \$250.00 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 IXC
tms: 7061fli0200

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FLORIDA PUBLIC SERVICE COMMISSION

**DIVISION OF COMMUNICATIONS
BUREAU OF SERVICE EVALUATION**

**APPLICATION FORM
for**

**AUTHORITY TO PROVIDE INTEREXCHANGE TELECOMMUNICATIONS SERVICE
WITHIN THE STATE OF FLORIDA**

Instructions

- A. This form is used for an original application for a certificate and for approval of sale, assignment or transfer of an existing certificate. In case of a sale, assignment or transfer, the information provided shall be for the purchaser, assignee or transferee (See Appendix A).
- B. Respond to each item requested in the application and appendices. If an item is not applicable, please explain why.
- C. Use a separate sheet for each answer which will not fit the allotted space.
- D. If you have questions about completing the form, contact:

**Florida Public Service Commission
Division of Communications
Bureau of Service Evaluation
2540 Shumard Oak Boulevard
Gunter Building
Tallahassee, Florida 32399-0850
(904) 413-6600**

- E. Once completed, submit the original and six (6) copies of this form along with a non-refundable application fee of \$250.00 to:

**Florida Public Service Commission
Division of Administration
2540 Shumard Oak Blvd.
Gunter Building
Tallahassee, Florida 32399-0850
(904) 413-6251**

1. **Select what type of business your company will be conducting (check all that apply):**

- Facilities based carrier** - company owns and operates or plans to own and operate telecommunications switches and transmission facilities in Florida.
- Operator Service Provider** - company provides or plans to provide alternative operator services for IXCs; or toll operator services to call aggregator locations; or clearinghouse services to bill such calls.
- Reseller** - company has or plans to have one or more switches but primarily leases the transmission facilities of other carriers. Bills its own customer base for services used.
- Switchless Rebiller** - company has no switch or transmission facilities but may have a billing computer. Aggregates traffic to obtain bulk discounts from underlying carrier. Rebills end users at a rate above its discount but generally below the rate end users would pay for unaggregated traffic.
- Multi-Location Discount Aggregator** - company contracts with unaffiliated entities to obtain bulk/volume discounts under multi-location discount plans from certain underlying carriers. Then offers the resold service by enrolling unaffiliated customers.
- Prepaid Debit Card Provider** - any person or entity that purchases 800 access from an underlying carrier or unaffiliated entity for use with prepaid debit card service and/or encodes the cards with personal identification numbers.

2. **This is an application for:**

- Original Authority** (new company)
- Approval of transfer** (to another certificated company)
- Approval of assignment of existing certificate** (to a non - certificated company)
- Approval for transfer of control** (To another certificated company.)

3. **Name of corporation, partnership, cooperative, joint venture or sole proprietorship:**

Goodlette - Pine Ridge LLC

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

Premier Executive Center

5. **National address (including street name & number, post office box, city, state and zip code):**

Goodlette - Pine Ridge LLC
d/b/a Premier Executive Center
Greenwood Plaza Blvd, Suite #143
Greenwood Village Colorado 80111
Phone: 303-290-9100
Fax: 303-290-1886

6. **Florida address (including street name & number, post office box, city, state and zip code):**

Premier Executive Center
1415 Panther Lane
Naples, Florida 34109

7. **Structure of organization:**

- | | |
|--|--|
| <input type="checkbox"/> Individual | <input type="checkbox"/> Corporation |
| <input type="checkbox"/> Foreign Corporation | <input type="checkbox"/> Foreign Partnership |
| <input type="checkbox"/> General Partnership | <input type="checkbox"/> Limited Partnership |
| <input checked="" type="checkbox"/> Other: Limited Liability Company | |

8. **If applicant is an individual or partnership, please give name, title and address of sole proprietor or partners.**

Not applicable.

(A) Provide proof of compliance with the foreign partnership statute (Chapter 620.169 FS), if applicable.

(B) Indicate if the individual or any of the partners have previously been:

- (1) adjudged bankrupt, mentally incompetent, or found guilty of any felony or of any crime, or whether such actions may result from pending proceedings.
- (2) 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 the company, give reason why not.

9. If incorporated, please give:

- (A) **Proof from the Florida Secretary of State that the applicant has authority to operate in Florida.**

Corporate Charter #: Goodlette Pine Ridge LLC L 00000015886

- (B) **Name and address of the company's Florida registered agent.**

Quarles and Brady
4501 Tamiami Trail North
Suite 300
Naples, Florida 34103

- (C) **Provide proof of compliance with the fictitious name statute (Chapter 865.09 FS), if applicable.**

Fictitious Name Registration #: G01149900449

- (D) **Indicate if any of the officers, directors, or any of the ten largest stockholders have previously been:**

- (1) **adjudged bankrupt, mentally incompetent, or found guilty of any felony or of any crime, or whether such actions may result from pending proceedings.**

No officer, director or stockholder of the Company has been adjudged bankrupt, mentally incompetent, or found guilty of any felony or of any crime. No officer, director or stockholder of the Company are involved in proceedings which may result in such action.

- (2) **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 the company, give reason why not.**

No officer, director, partner or stockholder of the Company is an officer, director or stockholder in any other Florida certificated telephone company.

10. **Who will serve as liaison with the Commission in regard to (please give name, title, address and telephone number):**

(A) The application:

Monique Byrnes, Consultant
Consultant to Goodlette Pine Ridge LLC
d/b/a Premier Executive Center
Technologies Management, Inc.
P.O. Drawer 200
Winter Park, Florida 32790-0200
Telephone: 407-740-8575
Facsimile: 407-740-0613

(B) Official Point of Contact for the ongoing operations of the company:

Barry Bender
Regulatory Contact
Goodlette Pine Ridge LLC d/b/a Premier Executive Center
Greenwood Plaza Blvd, Suite #143
Greenwood Village, Colorado 80111
Telephone: 303-290-9100
Facsimile: 303-290-1886

(C) Tariff:

Monique Byrnes, Consultant
Consultant to Goodlette Pine Ridge LLC
d/b/a Premier Executive Center
Technologies Management, Inc.
P.O. Drawer 200
Winter Park, Florida 32790-0200
Telephone: 407-740-8575
Facsimile: 407-740-0613

(D) Complaints/Inquiries from customers:

Barry Bender
Regulatory Contact
Goodlette Pine Ridge LLC d/b/a Premier Executive Center
Greenwood Plaza Blvd, Suite #143
Greenwood Village, Colorado 80111
Telephone: 303-290-9100
Facsimile: 303-290-1886

11. List the states in which the applicant:

(A) Has operated as an interexchange carrier.

None

(B) Has applications pending to be certificated as an interexchange carrier.

None

(C) Is certificated to operate as an interexchange carrier.

None.

(D) Has been denied authority to operate as an interexchange carrier and the circumstances involved.

None

(E) Has had regulatory penalties imposed for violations of telecommunications statutes and the circumstances involved.

None

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

None

12. What services will the applicant offer to other certified telephone companies:

- | | |
|--|------------------------------------|
| <input type="checkbox"/> Facilities | <input type="checkbox"/> Operators |
| <input type="checkbox"/> Billing & Collections | <input type="checkbox"/> Sales |
| <input type="checkbox"/> Maintenance | |
| <input checked="" type="checkbox"/> Other | None anticipated at this time |

13. Do you have a marketing program?

The Company intends to offer long distance service only to those tenants of its executive center. Under separate application, the Company has applied for Shared Tenant Service.

14. Will your marketing program:

- Pay commissions?
- Offer sales franchises?
- Offer multi-level sales incentives?
- Offer other sales incentives:

15. Explain any of the offers checked in question 14 (to whom, what amount, type of franchise, etc.).

Not applicable

16. Who will receive the bills for your service (check all that apply)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential Customers | <input checked="" type="checkbox"/> Business Customers |
| <input type="checkbox"/> PATS providers | <input type="checkbox"/> PATS station end - users |
| <input checked="" type="checkbox"/> Hotels & Motels | <input type="checkbox"/> Hotel & Motel guests |
| <input type="checkbox"/> Universities | <input type="checkbox"/> University dormitory residents |
| <input checked="" type="checkbox"/> Other | Anyone who uses the Company's services |

17. Please provide the following (if applicable):

- (A) Will the name of your company appear on the bill for your services, and if not, who will the billed party contact to ask questions about the bill (provide name and phone number) and how is this information provided?**

Yes, Goodlette Pine Ridge LLC d/b/a Premier Executive Center's name will appear on the bill.

- (B) The name and address of the firm who will bill for your service.**

The Company will bill its Customers directly.

18. Please provide all available documentation demonstrating that the applicant has the following capabilities to provide interexchange telecommunications 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

See Attachment III.

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.

If available, the financial statements should be audited financial statements. If the applicant does not have audited financial statements, it shall be so stated. The unaudited financial statements should then be signed by the applicant's chief executive officer and chief financial officer. The signatures should affirm that the financial statements are true and correct.

(B) **Managerial capability.**

See Attachment IV.

(C) **Technical capability.**

As a reseller, Applicant relies on the technical expertise of its underlying carrier for maintenance of the network.

19. Please submit the proposed tariff under which the company plans to begin operation. Use the format required by Commission Rule 25-24.485 (example enclosed).

See Attachment II.

20. The applicant will provide the following interexchange carrier services (Check all that apply):

- MTS with distance sensitive per minute rates**
 - Method of access is FGA
 - Method of access is FGB
 - Method of access is FGD
 - Method of access is 800
- MTS with route specific rates per minute**
 - Method of access is FGA
 - Method of access is FGB
 - Method of access is FGD
 - Method of access is 800
- MTS with statewide flat rates per minute (i.e. not distance sensitive)**
 - Method of access is FGA
 - Method of access is FGB
 - Method of access is FGD
 - Method of access is 800
- MTS for pay telephone service providers.**
- Block of time calling plan (Reach Out Florida, Ring America, etc.)**
- (800 Service (Toll free)**
- WATS type service (Bulk or volume discount)**
 - Method of access is via dedicated facilities
 - Method of access is via switched facilities
- Private line services (Channel Services) (For ex. 1.544 mbps, DS-3, etc.)**
- Travel service**
 - Method of access is 950
 - Method of access is 800
- 900 service**
- Operator Services**
 - Available to presubscribed customers
 - Available to non presubscribed customers (for example, patrons of hotels, students in universities, patients in hospitals.
 - Available to inmates
- Services included are:**
 - Station assistance
 - Person to person assistance
 - Directory assistance
 - Operator verify and interrupt
 - Conference calling

21. What does the end user dial for each of the interexchange carrier services that were checked in services included (above).

Not applicable.

22. Other:

**** APPLICANT ACKNOWLEDGMENT STATEMENT ****

1. REGULATORY ASSESSMENT FEE:

I understand that all telephone companies must pay a regulatory assessment fee in the amount of .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:

A non-refundable application fee of \$250.00 must be submitted with the application.

5. RECEIPT AND UNDERSTANDING OF RULES:

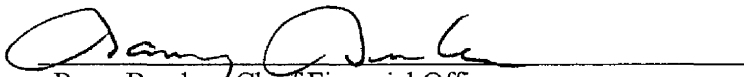
I acknowledge receipt and understanding of the Florida Public Service Commission's Rules and Orders relating to my provision of interexchange telephone service in Florida. I also understand that it is my responsibility to comply with all current and future Commission requirements regarding interexchange service.

6. ACCURACY OF APPLICATION:

By my signature below, I the undersigned owner or officer of the named utility in the application, attest to the accuracy of the information contained in this application and associated attachments. I have read the foregoing and declare that to the best of my knowledge and belief, the information is a true and correct statement.

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 / Chief Financial Officer

Goodlette Pine Ridge LLC d/b/a Premier Executive Center - Date:

Greenwood Plaza Blvd, Suite #143

Greenwood Village, CO 80111

Telephone: 303-290-9100

Facsimile: 303-290-1886

APPENDICES:

- (A) CERTIFICATE TRANSFER STATEMENT
- (B) CUSTOMER DEPOSITS AND ADVANCE PAYMENTS
- (C) INTRASTATE NETWORK
- (D) FLORIDA TELEPHONE EXCHANGES AND EAS ROUTES

ATTACHMENTS:

- I AUTHORITY TO OPERATE IN FLORIDA
- II PROPOSED TARIFF
- III FINANCIAL STATEMENTS
- IV MANAGERIAL AND TECHNICAL CAPABILITIES

**** APPENDIX A ****

CERTIFICATE OF TRANSFER STATEMENT

I, (TYPE NAME) _____,
(TITLE) _____, of (NAME OF COMPANY)
_____, and current holder of certificate number
_____, have reviewed this application and join in the petitioner's request for a transfer
of the above-mention certificate.

Not Applicable.

UTILITY OFFICIAL:

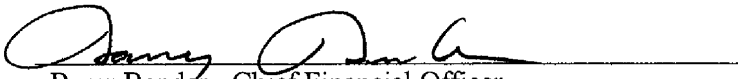
**** APPENDIX B ****

CUSTOMER DEPOSITS AND ADVANCE PAYMENTS

A statement of how the Commission can be assured of the security of the customer's deposits and advance payments may be responded to in one of the following ways (applicant please check one):

- The applicant will not collect deposits nor will it collect payments for service more than one month in advance.**
- The applicant will file with the Commission and maintain a surety bond in an amount equal to the current balance of deposits and advance payments in excess of one month. (Bond must accompany application.)**

UTILITY OFFICIAL:



Barry Bender - Chief Financial Officer
Goodlette Pine Ridge LLC d/b/a Premier Executive Center - Date:
Greenwood Plaza Blvd, Suite #143
Greenwood Village, CO 80111
Telephone: 303-290-9100
Facsimile: 303-290-1886

**** APPENDIX C ****

INTRASTATE NETWORK

1. **POP: Addresses where located, and indicate if owned or leased.**

Not applicable

(1) (3)
(3) (4)

2. **SWITCHES: Address where located, by type of switch and indicate if owned or leased.**

Not applicable

(1) Orlando, Florida (3)
(3) Sunrise, Florida (4)

3. **TRANSMISSION FACILITIES: POP-to-POP facilities by type of facilities (microwave, fiber copper, satellite, etc.) and indicate if owned or leased.**

POP - TO-POP	TYPE	OWNERSHIP
(1)		
(2)		
(3)		

4. **ORIGINATING SERVICE: Please provide the list of exchanges where you are proposing to provide originating service within thirty (30) days after the effective date of the certificate. (Appendix D)**

Exchanges outside the LATA where POPs exist will be implemented only after appropriate facilities are secured.

5. **TRAFFIC RESTRICTIONS:** Please explain how the applicant will comply with the EAEA requirements contained in Commission Rule 25-24.471 (4)(a) (copy enclosed).

Not applicable.

6. **CURRENT FLORIDA INTRASTATE SERVICES:** Applicant has () or has not (X) previously provided intrastate telecommunications in Florida. If the answer is has, fully describe the following:

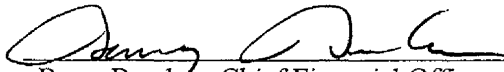
- (A) What services have been provided and when did these service begin?

Not applicable.

- (B) If the services are not currently offered, when were they discontinued?

Not applicable.

UTILITY OFFICIAL:



Barry Bender - Chief Financial Officer
Goodlette Pine Ridge LLC d/b/a Premier Executive Center - Date:
Greenwood Plaza Blvd, Suite #143
Greenwood Village, CO 80111
Telephone: 303-290-9100
Facsimile: 303-290-1886

**** APPENDIX D ****

**FLORIDA TELEPHONE EXCHANGES
AND
EAS ROUTES**

Describe the service area in which you hold yourself out to provide service by telephone company exchange. If all services listed in your tariff are not offered at all locations, so indicate.

In an effort to assist you, attached is a list of major exchanges in Florida showing the small exchanges with which each has extended area service (EAS).

**** FLORIDA EAS FOR MAJOR EXCHANGES ****

Extended Service Area with These Exchanges:

PENSACOLA: Cantonment, Gulf Breeze, Pace, Milton Holley-Navarre.

PANAMA CITY: Lynn Haven, Panama City Beach, Youngstown-Fountain and Tyndall AFB.

TALLAHASSEE: Crawfordville, Havana, Monticello, Panacea, Sopchoppy and St. Marks.

GAINESVILLE: Alachua, Archer, Brooker, Hawthorne, High Springs, Melrose, Micanopy, Newberry and Waldo.

OCALA: Belleview, Citra, Dunnellon, Forest Lady Lake (B21), McIntosh, Iklawaha, Orange Springs, Salt Springs and Silver Springs Shores.

DAYTONA BEACH: New Smyrna Beach.

TAMPA: Central None
 East Plant City
 North Zephyrhills
 South Palmetto
 West Clearwater

CLEARWATER: St. Petersburg, Tampa-West and Tarpon Springs.

ST. PETERSBURG: Clearwater

LAKELAND: Bartow, Mulberry, Plant City, Polk City and Winter Haven.

ORLANDO: Apopka, East Orange, Lake Buena Vista, Oviedo, Windermere, Winter Garden, Winter Park, Montverde, Reedy Creek, and Oviedo-Winter Springs.

WINTER PARK: Apopka, East Orange, Lake Buena Vista, Orlando, Oviedo, Sanford, Windermere, Winter Garden, Oviedo-Winter Springs, Reedy Creek, Geneva and Montverde.

TITUSVILLE: Cocoa and Cocoa Beach.

COCOA: Cocoa Beach, Eau Gallie, Melbourne and Titusville.

MELBOURNE: Cocoa, Cocoa Beach, Eau Gallie and Sebastian.

SARASOTA: Bradenton, Myakka and Venice.

FT. MYERS: Cape Coral, Ft. Myers Beach, North Cape Coral, North Ft. Myers, Pine Island, Lehigh Acres and Sanibel-Captiva Islands.

NAPLES: Marco Island and North Naples.

WEST PALM BEACH: Boynton Beach and Jupiter.

POMPANO BEACH: Boca Raton, Coral Springs, Deerfield Beach and Ft. Lauderdale.

FT. LAUDERDALE: Coral Springs, Deerfield Beach, Hollywood and Pompano Beach.

HOLLYWOOD: Ft. Lauderdale and North Dade.

NORTH DADE: Hollywood, Miami and Perrine.

MIAMI: Homestead, North Dade and Perrine.

Goodlette - Pine Ridge, LLC d/b/a Premier Executive Center intends to offer service throughout the State of Florida.

ATTACHMENT I
AUTHORITY TO OPERATE IN FLORIDA



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-E.

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

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 L00000015866.

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



0122022 (7-99)

Katherine Harris

Katherine Harris
Secretary of State

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

ATTACHMENT II
PROPOSED TARIFF

TITLE PAGE
FLORIDA TELECOMMUNICATIONS TARIFF
OF
**GOODLETTE PINE RIDGE LLC
D/B/A PREMIER EXECUTIVE CENTER**

This tariff contains the descriptions, regulations, and rates applicable to the furnishing of interexchange telecommunications services provided by Goodlette Pine Ridge LLC d/b/a Premier Executive Center ("Premier") with principal offices located at 5650 Greenwood Plaza, Suite # 143, Greenwood Village, Colorado 80111. This tariff applies to services furnished within the State of Florida. This tariff is on file with the Florida Public Service Commission, and copies may be inspected, during normal business hours, at the Company's principal place of business.

Issued: October 28, 2002

Effective:

Issued By: Barry Bender, Chief Financial Officer
Goodlette Pine Ridge LLC d/b/a Premier Executive Center
5650 Greenwood Plaza Suite #143
Greenwood Village, Colorado 80111

FL10200

CHECK SHEET

This tariff contains sheets, as listed below, each of which is effective as of the date shown on each sheet. Original and revised sheets as named below comprise all changes from the original tariff.

PAGE	REVISION LEVEL		PAGE	REVISION LEVEL	
1	Original	*	25	Original	*
2	Original	*	26	Original	*
3	Original	*			
4	Original	*			
5	Original	*			
6	Original	*			
7	Original	*			
8	Original	*			
9	Original	*			
10	Original	*			
11	Original	*			
12	Original	*			
13	Original	*			
14	Original	*			
15	Original	*			
16	Original	*			
17	Original	*			
18	Original	*			
19	Original	*			
20	Original	*			
21	Original	*			
22	Original	*			
23	Original	*			
24	Original	*			

* Indicates new or revised sheet with this filing

Issued: October 28, 2002

Effective:

Issued By: Barry Bender, Chief Financial Officer
Goodlette Pine Ridge LLC d/b/a Premier Executive Center
5650 Greenwood Plaza Suite #143
Greenwood Village, Colorado 80111

FLi0200

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Issued: October 28, 2002

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Goodlette Pine Ridge LLC d/b/a Premier Executive Center
5650 Greenwood Plaza Suite #143
Greenwood Village, Colorado 80111

FLi0200

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Issued: October 28, 2002

Effective:

Issued By: Barry Bender, Chief Financial Officer
Goodlette Pine Ridge LLC d/b/a Premier Executive Center
5650 Greenwood Plaza Suite #143
Greenwood Village, Colorado 80111

FLi0200

SYMBOLS

The following are the only symbols used for the purposes indicated below:

D - Delete or discontinue

I - Change resulting in an increase to a Customer's bill

M - Moved from and to another tariff location

N - New

R - Change resulting in a reduction to a Customer's bill

T - Change in text or regulation but no change in rate or charge

When changes are made in any tariff sheet, a revised sheet will be issued canceling the tariff sheet affected. Changes will be identified on the revised sheet(s) through the use of the above mentioned symbols.

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TARIFF FORMAT

A. Sheet Numbering - Sheet numbers appear in the upper right corner of the sheet. Sheets are numbered sequentially. However, new sheets are occasionally added to the tariff. When a new sheet is added between sheets already in effect, a decimal is added. For example, a new sheet added between sheets 14 and 15 would be 14.1.

B. Sheet Revision Numbers - Revision numbers also appear in the upper right corner of each sheet. These numbers are used to determine the most current sheet version on file with the FPSC. For example, the 4th revised Sheet 14 cancels the 3rd revised Sheet 14. Because of various suspension periods, deferrals, etc. the FPSC follows in their tariff approval process, the most current sheet number on file with the Commission is not always the tariff sheet in effect. Consult the check sheet for sheet currently in effect.

C. Paragraph Numbering Sequence - There are nine levels of paragraph coding. Each level of coding is subservient to its next higher level:

- 2.
- 2.1.
- 2.1.1.
- 2.1.1.A.
- 2.1.1.A.1.
- 2.1.1.A.1.(a).
- 2.1.1.A.1.(a).I.
- 2.1.1.A.1.(a).I.(i).
- 2.1.1.A.1.(a).I.(i).(1).

D. Check Sheets - When a tariff filing is made with the FPSC, an updated check sheet accompanies the tariff filing. The check sheet lists the sheets contained in the tariff, with a cross reference to the current revision number. When new sheets are added, the check sheet is changed to reflect the revision. All revisions made in a given filing are designated by an asterisk (*). There will be no other symbols used on the check sheet if these are the only changes made to it (i.e., the format, etc. remains the same, just revised revision levels on some sheets). The tariff user should refer to the latest check sheet to find out if a particular sheet is the most current on file with the FPSC.

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SECTION 1.0 - TECHNICAL TERMS AND ABBREVIATIONS

1.1 Abbreviations

The following abbreviations are used herein only for the purposes indicated below:

- FCC - Federal Communications Commission
- FPSC - Florida Public Service Commission
- IXC - Interexchange Carrier
- LEC - Local Exchange Carrier
- Premier - Goodlette Pine Ridge LLC d/b/a Premier Executive Center

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SECTION 1.0 - TECHNICAL TERMS AND ABBREVIATIONS, (Cont'd)

1.2 Definitions

Access Line - An arrangement which connects the Subscriber's or Customer's location to the Carrier's designated point of presence or network switching center.

Account - The Customer who has agreed, verbally or by signature, to honor the terms of service established by the Company. An account may have more than one access code billed to the same Customer address.

Authorization Code - A pre-defined series of numbers to be dialed by the Customer or End User upon access to the Company's system to notify the caller and validate the caller's authorization to use the services provided. The Customer is responsible for charges incurred through the use of his or her assigned Authorization Code.

Authorized User - A person, firm, partnership, corporation or other entity who is authorized by the Customer to be connected to and utilize the Carrier's services under the terms and regulations of this tariff.

Commission - The Florida Public Service Commission.

Company or Carrier - Goodlette Pine Ridge LLC d/b/a Premier Executive Center unless otherwise clearly indicated by the context.

Customer - Any person, firm, partnership, corporation, or other entity which uses telecommunications services under the provisions and regulations of this tariff and is responsible for payment of charges.

Equal Access - The ability of the Company to serve Customers on a presubscribed basis rather than through the use of dial access codes.

Initial and Additional Period - The Initial Period denotes the interval of time allowed at the rate specified for a connection between given service points. The Additional Period denotes the interval of time used for measuring and charging for time in excess of the Initial Period.

LATA - Local Access and Transport Area.

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SECTION 1.0 - TECHNICAL TERMS AND ABBREVIATIONS, (Cont'd)

1.2 Definitions, (Cont'd)

LEC - Local Exchange Company

NECA - National Exchange Carriers Association.

Premier- Goodlette Pine Ridge LLC d/b/a Premier Executive Center unless otherwise clearly indicated by the context.

Premises - The physical space designated by the Customer for the termination of the Company's service.

Switched Access Origination/Termination - Where originating or terminating access between the Customer and the interexchange carrier is provided on local exchange company Feature Group circuits. The cost of switched Feature Group access is billed to the interexchange carrier.

V & H Coordinates - Geographic points which define the originating and terminating points of a call in mathematical terms so that the airline mileage of the call may be determined. Call mileage is used for the purposed of rating calls.

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SECTION 2.0 - RULES AND REGULATIONS

2.1 Undertaking of Premier

Premier's services and facilities are furnished for communications originating at specified points within the state of Florida under terms of this tariff. Premier installs, operates, and maintains the communications services provided hereinunder in accordance with the terms and conditions set forth under this tariff.

2.2 Applicability of Tariff

This tariff is applicable to telecommunications services provided by Goodlette Pine Ridge LLC d/b/a Premier Executive Center within the state of Florida.

2.3 Limitations of Service

- 2.3.1 Service will be furnished subject to the availability of the necessary facilities and/or equipment and subject to the provisions of this tariff.
- 2.3.2 Premier reserves the right to discontinue furnishing service when necessitated by conditions beyond its control, or when the Customer is using the service in violation of the provisions of this tariff, or in violation of law.
- 2.3.3 The Company does not undertake to transmit messages, but offers the use of its facilities when available, and will not be liable for errors in transmission or for failure to establish connections.
- 2.3.4 Premier reserves the right to discontinue the offering of service if a change in regulation materially and negatively impacts the financial viability of the service in the best business judgment of the Company.

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SECTION 2.0 - RULES AND REGULATIONS, (Cont'd)

2.4 Liability

- 2.4.1** The liability of the Company for any claim or loss, expense or damage (including indirect, special, or consequential damage) for any interruption, delay, error, omission, or defect in any service, facility or transmission provided under this tariff shall not exceed an amount equivalent to the proportionate charges to the Customer for the period of service or the facility provided during which such interruption, delay, error, omission, or defect occurs.
- 2.4.2** The Company shall not be liable for any claim or loss, expense, or damage (including indirect, special, or consequential damage), for any interruption, delay, error, omission, or other defect in any service facility, or transmission provided under this tariff, if caused by any person or entity other than the Company, by any malfunction of any service or facility provided by any other carrier, by any act of God, fire, war, civil disturbance, or act of government, or by any other cause beyond the Company's direct control.
- 2.4.3** The Company shall not be liable for, and shall be fully indemnified and held harmless by Customer and Subscriber against any claim or loss, expense, or damage, (i) for defamation, invasion of privacy, infringement of copyright or patent, unauthorized use of any trademark, trade name, or service mark, unfair competition, interference with or misappropriation or violation of any contract, proprietary or creative right, or any other injury to any person, property, or entity arising from the material data, information, or content revealed to, transmitted, processed, handled, or used by Company under this tariff, or (ii) for connecting, combining, or adapting Company's facilities with Customer's or Subscriber's apparatus or systems, or (iii) for any act or omission of the Customer or Subscriber, or (iv) for any personal injury or death of any person, or for any loss of or damage to Subscriber's or Customer's premises or any other property, whether owned by Customer, Subscriber or others, caused directly or indirectly by the installation, maintenance, location, condition, operation, failure or removal of equipment or wiring provided by the Company if not directly caused by negligence of the Company.

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SECTION 2.0 - RULES AND REGULATIONS, (Cont'd)

2.5 Payment and Credit Regulations

2.5.1 Payment Arrangements

The Customer is responsible for payment of all charges for services and equipment furnished to the Customer for transmission of calls via the Company. The Customer agrees to pay to the Company or its authorized agent any cost(s) incurred as a result of any delegation of authority resulting in the use of his or her communications equipment and/or network services which result in the placement of calls via the Company. The Customer agrees to pay the Company or its authorized agent any and all cost(s) incurred as a result of the use of the service arrangement, including calls which the Customer did not individually authorize.

All charges due by the Customer are payable to the Company or any agency duly authorized to receive such payments. Terms of payment shall be according to the rules and regulations of the agency and subject to the rules of regulatory agencies, such as the Florida PSC. Any objections to billed charges must be promptly reported to the Company or its billing agent. Adjustments to Customers' bills shall be made to the extent that circumstances exist which reasonably indicate that such changes are appropriate.

Charges for installations, service connections, moves, and rearrangements, where applicable, are payable upon demand by the Company or its authorized agent. The billing thereafter will include recurring charges and actual usage as defined in this tariff.

2.5.2 Deposits

The Company does not collect deposits from its Customers.

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SECTION 2.0 - RULES AND REGULATIONS, (Cont'd)

2.5 Payment and Credit Regulations, (Cont'd)

2.5.3 Advance Payments

For Customers whom the Company determines an advance payment is necessary, the Company reserves the right to collect an amount not to exceed one (1) month's estimated charges as an advance payment for service. This will be applied against the next month's charges and a new advance payment may be collected for the next month.

2.5.4 Taxes

Company reserves the right to bill any and all applicable taxes in addition to normal long distance usage charges, including, but not limited to: Federal Excise Tax, State Sales Tax, Municipal Taxes, and Gross Receipts Tax. Unless otherwise specified in this tariff, such taxes will be itemized separately on Customer invoices.

2.5.5 Returned Checks

A return check charge of \$25.00 will be assessed for checks returned for insufficient funds if the face value does not exceed \$50.00, \$30.00 if the face value does exceed \$50.00 but does not exceed \$300.00, \$40.00 if the face value exceeds \$300.00 or 5% of the value of the check, whichever is greater.

2.5.6 Late Payment Charge

A late fee of 1.5% per month will be charged on any past due balance.

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SECTION 2.0 - RULES AND REGULATIONS, (Cont'd)

2.6 Refunds or Credits for Service Outages or Deficiencies

2.6.1 Interruption of Service

Credit allowances for interruptions of service which are not due to the Carrier's testing or adjusting, to the negligence of the Customer, or to the failure of channels, equipment or communications systems provided by the Customer, are subject to the general liability provisions set forth in Section 2.4 herein. It shall be the obligation of the Customer to notify Carrier immediately of any interruption in service for which a credit allowance is desired by Customer. Before giving such notice, Customer shall ascertain that the trouble is not within his or her control or is not in wiring or equipment, if any, furnished by the Customer and connected to Carrier's terminal.

Credit allowances for interruptions of service caused by service outages or deficiencies are limited to the initial minimum period call charges for re-establishing the interrupted call.

2.6.2 Inspection, Testing and Adjustment

Upon reasonable notice, the facilities provided by the Company shall be made available to the Company for such tests and adjustments as may be deemed necessary for maintenance in a condition satisfactory to the Company. No interruption allowance will be granted for the time during which such tests and adjustments are made.

2.7 Cancellation by Customer

Customers may cancel service verbally or in writing at any time. The Company shall hold the Customer responsible for payment of all charges, including fixed fees, surcharges, etc., which accrue up to the cancellation date. Charges may be avoided by dialing another carrier's access code. In the event the Customer executes a term commitment agreement with the Company, the Customer must cancel service and terminate the agreement in accordance with the agreement terms.

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SECTION 2.0 - RULES AND REGULATIONS, (Cont'd)

2.8 Refusal or Discontinuance by Company

Premier may refuse or discontinue service under the following conditions provided that, unless otherwise stated, the Customer shall be given fifteen (15) days notice to comply with any rule or remedy any deficiency:

- 2.8.1 For non-compliance with or violation of any State, municipal, or Federal law, ordinance or regulation pertaining to telephone service.
- 2.8.2 For use of telephone service for any purpose other than that described in the application.
- 2.8.3 For neglect or refusal to provide reasonable access to Premier or its agents for the purpose of inspection and maintenance of equipment owned by Premier or its agents.
- 2.8.4 For noncompliance with or violation of Commission regulation or Premier's rules and regulations on file with the Commission, provided five (5) working days' written notice is given before termination.
- 2.8.5 For nonpayment of bills, provided that suspension or termination of service shall not be made without five (5) working days written notice to the Customer, except in extreme cases. Such notice will be provided in a mailing separate from the Customer's regular monthly bill for service.
- 2.8.6 Without notice in the event of Customer or Authorized User use of equipment in such a manner as to adversely affect Premier's equipment or service to others.

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SECTION 2.0 - RULES AND REGULATIONS, (Cont'd)

2.8 Refusal or Discontinuance by Company (Cont'd)

- 2.8.7 Without notice in the event of tampering with the equipment or services owned by Premier or its agents.
- 2.8.8 Without notice in the event of unauthorized or fraudulent use of service. Whenever service is discontinued for fraudulent use of service, Premier may, before restoring service, require the Customer to make, at his or her own expense, all changes in facilities or equipment necessary to eliminate illegal use and to pay an amount reasonably estimated as the loss in revenues resulting from such fraudulent use.
- 2.8.9 Without notice by reason of any order or decision of a court or other government authority having jurisdiction which prohibits Company from furnishing such services.

2.9 Use of Service

Service may be used for any lawful purpose for which it is technically suited. Customers reselling Premier's Florida intrastate service must have a Certificate of Public Convenience and Necessity as an interexchange carrier from the Florida Public Service Commission.

2.10 Applicable Law

This tariff shall be subject to and construed in accordance with Florida law.

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SECTION 2.0 - RULES AND REGULATIONS, (Cont'd)

2.11 Tests, Pilots, Promotional Campaigns and Contests

The Company may conduct special tests or pilot programs and promotions at its discretion to demonstrate the ease of use, quality of service and to promote the sale of its services. The Company may also waive a portion or all processing fees or installation fees for winner of contests and other occasional promotional events sponsored or endorsed by the Company. From time to time the Company may waive all processing fees for a Customer.

These promotions will be approved by the FPSC with specific starting and ending dates with promotions running under no circumstances longer than 90 days in any twelve month period.

2.12 Other Rules

The Company may temporarily suspend service without notice to the Customer, by blocking traffic to certain cities or NXX exchanges, or by blocking calls using certain Personal Identification Numbers when the Company deems it necessary to take such action to prevent unlawful use of its service. The Company will restore service as soon as service can be provided without undue risk.

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SECTION 3.0 - DESCRIPTION OF SERVICE

3.1 General

Premier provides long distance service for communications originating and terminating within the State of Florida. The Company's services are available twenty-four (24) hours per day, seven (7) days a week. Intrastate service is offered in conjunction with interstate service.

Customers are charged individually for each call placed through the Company network. Charges may vary by service offering, mileage band, class of call, time of day, day of week and/or call duration. Customers are billed based on their use of the Company services and network.

3.2 Quality and Grade of Service Offered

Minimum Call Completion Rate - Customers can expect a call completion rate of not less than 90% during peak use periods. The call completion rate is calculated as the number of calls completed (including calls completed to a busy line or to a line which remains unanswered by the called party) divided by the number of calls attempted.

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SECTION 3.0 - DESCRIPTION OF SERVICE, (Cont'd)

3.3 Timing of Calls

3.3.1 Timing for all calls begins when the called party answers the call (i.e. when two way communications are established.) Answer detection is based on standard industry answer detection methods, including hardware and software answer detection.

3.3.2 Chargeable time for all calls ends when either one of the parties disconnects from the call.

3.3.3 Minimum call duration and additional billing increments are specified in the description for each service.

3.3.4 There is no billing applied for incomplete calls.

3.4 Rate Periods

The Company does not offer time-of-day rates.

3.5 Emergency Calls

No charge applies to emergency calls to recognized emergency numbers.

3.6 Holidays

The Company does not offer Holiday discounts

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SECTION 3.0 - DESCRIPTION OF SERVICE, (Cont'd)

3.7 Calculation of Distance

The Company does not offer distance-sensitive rates.

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SECTION 3.0 - DESCRIPTION OF SERVICE, (Cont'd)

3.8 Public Telephone Surcharge

In order to recover Company expenses to comply with the FCC pay telephone compensation plan effective on October 7, 1997 (FCC 97-371), an undiscountable per call charge is applicable to all interstate, intrastate and international calls that originate from any domestic pay telephone used to access the Company's services. This surcharge, which is in addition to standard tariffed usage charges and any applicable service charges and surcharges associated with the Company's service, applies for the use of the instrument used to access The Company service and is unrelated to the Company service accessed from the pay telephone.

Pay telephones include coin-operated and coinless phones owned by local telephone companies, independent companies and other interexchange carriers. The Public Pay Telephone Surcharge applies to the initial completed call and any reoriginated call (i.e., using the A#@ symbol).

Whenever possible, the Public Pay Telephone Surcharge will appear on the same invoice containing the usage charges for the surcharged call. In cases where proper pay telephone coding digits are not transmitted to the Company prior to completion of a call, the Public Pay Telephone Surcharge may be billed on a subsequent invoice after the Company has obtained information from a carrier that the originating station is an eligible pay telephone.

The Public Pay Telephone Surcharge does not apply to calls placed from pay telephones at which the Customer pays for service by inserting coins during the progress of the call.

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SECTION 3.0 - DESCRIPTION OF SERVICE, (Cont'd)

3.9 Service Offerings

Premier provides communications originating and terminating within the State of Florida under the terms of this tariff.

3.9.1 Direct Dial 1+ Service

Direct Dial 1+ Service allows Customer to make 1+ direct dialed calls from a presubscribed telephone. Customers access the service via switched access lines. Calls are billed in six (6) second increments after the initial minimum period of one (1) minute and originate and terminate on Customer-provided switched access lines.

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SECTION 4.0 - RATES

4.1 General

Each Customer is charged individually for each call placed through the Company. Charges may vary by service offering and/or call duration.

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SECTION 4.0 - RATES, (Cont'd)

4.2 Exemptions and Special Rates

4.2.1 Discounts for Hearing Impaired Customers

- A. A telephone toll message which is communicated using a telecommunications device for the deaf (TDD) by properly certified hearing or speech impaired persons or properly certified business establishments or individuals equipped with TDDs for communicating with hearing or speech impaired persons will receive, upon request, credit on charges for certain intrastate toll calls placed between TDDs. Discounts do not apply to surcharges or per call add-on charges for operator services when the call is placed by a method that would normally incur the surcharge. The credit to be given on a subsequent bill for such calls placed between TDDs will be equal to applying the evening rate during business day hours and the night/weekend rate during the evening rate period.
- B. The credit to be given on a subsequent bill for calls placed with the assistance of the relay center will be equal to 50% of the rate for the applicable rate period. If either party is both hearing and visually impaired, the call shall be discounted at 60% of the applicable rate.

4.2.2 Emergency Call Exemptions

The following calls are exempted from all charges: Emergency calls to recognizable authorized civil agencies including police, fire, ambulance, bomb squad and poison control. The Company will only handle these calls if the caller dials all of the digits to route and bill the call. Credit will be given for any billed charges pursuant to this exemption on a subsequent bill after verified notification by the billed Customer within thirty (30) days of billing.

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SECTION 4.0 - RATES, (Cont'd)

4.2 Exemptions and Special Rates, (Cont'd)

4.2.3 Operator Assistance for Handicapped Persons

Operator station surcharges will be waived for operator assistance to a caller who identifies him or herself as being handicapped and unable to dial the call because of the handicap.

4.2.4 Directory Assistance for Handicapped Persons

Pursuant to FPSC rules and regulations, the Company will not charge for the first 50 phone calls made to directory assistance by handicapped Customers.

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ATTACHMENT III
FINANCIAL STATEMENTS

PREMIER EXECUTIVE CENTER
BALANCE SHEET
December 31, 2001

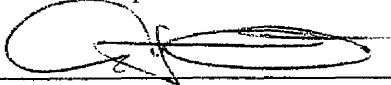
ASSETS:

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

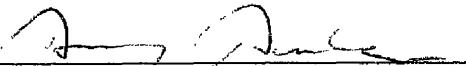
LIABILITIES AND MEMBERS EQUITY:

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 Bendér
Chief Financial Officer

ATTACHMENT IV
MANAGERIAL AND TECHNICAL CAPABILITIES

**Goodlette Pine Ridge LLC d/b/a Premier Executive Center
Resumes of Management Personnel**

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.