

SUMMERS, COMPTON, WELLS & HAMBURG

PROFESSIONAL CORPORATION

ROBERT F. SUMMERS
RONALD N. COMPTON
RICHARD H. ULRICH
STEPHEN L. WELLS
STEVEN M. HAMBURG*
MICHAEL M. SAYERS
DAVID A. SOSNE*
SUSAN Z. GAMBLE
CAROL STANTON FIALA*
BRIAN K. RULL*
JILL R. REMBUSCH*
BONNIE L. CLAIR*

ATTORNEYS AT LAW
8909 LADUE ROAD
ST. LOUIS, MISSOURI 63124
(314) 991-4999
FAX: (314) 991-2413

WWW.SCWHL.COM

ELIZABETH A. MURPHY
HOLLY M. MCINTYRE
BRIAN J. LAFLAMME
KEVIN D. HYLAND*
ELIZABETH P. FELDMEIR

OF COUNSEL:
NEIL H. MILLER
PAMELA D. PERDUE
G. LANE ROBERTS, JR.
JAMES P. GAMBLE, L.L.C.
KIMBERLY J. BUCHANAN
*ALSO LICENSED IN ILLINOIS

June 8, 2005

Colleen M. Dale, Secretary
Attention: Data Center
Missouri Public Service Commission
P.O. Box 360
Jefferson City, MO 65102

FILED³

JUN 13 2005

Missouri Public
Service Commission

**RE: Grand View Tower LLC
Our File No. 00649-269**

Dear Ms. Dale:

Enclosed please find an Application for approval of a variance, in duplicate, for filing for the above referenced company. Once filed, please return a copy to the undersigned.

Should you have any questions, please contact me.

Sincerely,



Ronald N. Compton

RNC:mal
Enclosures
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BEFORE THE PUBLIC SERVICE COMMISSION
OF THE STATE OF MISSOURI

FILED³
JUN 13 2005

Missouri Public
Service Commission

In The Matter of the Application of)
Grand View Tower LLC for)
Approval of a Variance from 4 CSR) Case No. _____
240-20.050(2).)

APPLICATION

COMES NOW Grand View Tower LLC (hereinafter "Grand View Tower" or "Company") pursuant to §§386.250 and 393.140 RSMo, 4 CSR 240-2.060 and 4 CSR 240-20.050(5) and for its Application to the Missouri Public Service Commission ("Commission") states as follows:

Overview

1. This Application is being filed by Grand View Tower to obtain approval from the Commission of a variance from 4 CSR 240-20.050(2) in connection with the construction and operation of a multi-family residential apartment building located at 300 South Grand Boulevard, St. Louis, Missouri 63103 (the "Property").

General Information About Grand View Tower

2. The legal name of the Company is Grand View Tower LLC. Grand View Tower is a Missouri limited liability company with its principal office and place of business at 7730 Forsyth Boulevard, Suite 300, Clayton, Missouri 63105. The Company's electronic mail address is kpjcvb@kohner.com. The Company's facsimile number is (314) 862-0839 and telephone number is (314) 862-5955. Grand View Tower engages in the business of real property management.

3. All pleadings, notices, orders and other communications and correspondence regarding this Application and proceeding should be directed to:

Jeff Burt
Grand View Tower LLC
7730 Forsyth Blvd., Suite 300
Clayton, Missouri 63105
(314) 862-5955

Ronald N. Compton
Summers, Compton, Wells & Hamburg, P.C.
8909 Ladue Road
St. Louis, Missouri 63124
(314) 991-4999

4. Grand View Tower has no pending actions or final unsatisfied judgments or decisions against it involving customer service or rates having occurred within three (3) years from the date of this Application.

5. Grand View Tower has no annual reports or assessment fees that are overdue.

Requested Action

6. The Company is seeking approval of a variance from 4 CSR 240-20.050(2).

7. The Property was one of a related series of residential and commercial use buildings which were part of a unified complex constructed and owned by the Teamsters in midtown St. Louis known as Council House (the "Complex").

8. The Property is a building which was constructed forty-two years ago as a retirement residence for trade union members. It was wired and constructed to be served without individual unit electric meters. It would be prohibitively expensive to tear out the structure to rewire the building and each unit for individual metering of electricity.

9. The Complex rental income was insufficient, maintenance was neglected, leaving the Complex in severe disrepair.

10. The Complex was foreclosed upon by the Department of Housing and Urban Development ("HUD") which held the mortgage on the Property.

11. The Complex as a whole, including the Property, was served by a common distribution center of HVAC (heating, ventilating and air conditioning) and electrical power for all buildings in the Complex. The Complex was served through a common "powerhouse" where electricity was distributed centrally as well as the heating and air conditioning and hot and cold water.

12. The powerhouse was constructed forty-two years ago with machinery and equipment which is now functionally obsolete and in some cases inoperable. It has not been updated since the original construction.

13. Grand View Tower has purchased one of the buildings in the Complex for use as a multi-family residential apartment building and is in the process of renovating the units.

14. It is now necessary to provide power to the building purchased by Grand View Tower. The Property, because of its participation in the common power distribution scheme which was in place when it was part of the Complex, is wired for single service of supply from the powerhouse. The units in the Property are not individually metered.

15. The units are fed vertically through the building on the Property from centralized distribution panels. Groups of several units (anywhere from five to seven) are fed by each vertical feed. Thus, it is impossible to split out and meter each unit without replacing each and every one of the vertical feeds. This would require a gutting of the building and the

provision of a completely new system of distribution of electricity, the cost of which would be prohibitive. Kevin S. Griesemer, P.E., of G&W Engineering Corporation, has prepared on behalf of the Company an energy savings analysis which projects costs of \$1,625,000 to \$2,125,000 to install individual unit meters, with a ten percent (10%) energy savings as a result of the installation of individual meters in each unit. This would result in an energy savings of \$8,391.40 per year or a one hundred ninety-three (193) year pay back at best. Thus, the expenditure is not economically justifiable.

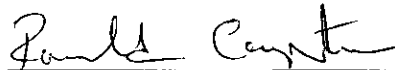
16. The public utility affected by the requested variance is AmerenUE.

WHEREFORE, Grand View Tower respectfully requests that the Commission issue its order:

(A) Providing Grand View Tower with approval of a variance from 4 CSR 240-20.050(2) in connection with the construction and operation of a residential apartment building located at 300 South Grand Boulevard, St. Louis, Missouri 63103 to provide that individual electrical meters per residence unit are not required to be supplied.

(B) Granting such other relief as may be deemed necessary and appropriate which is not inconsistent with this Application.

Respectfully submitted,



Ronald N. Compton MBE #19832
SUMMERS, COMPTON, WELLS &
HAMBURG, P.C.
8909 Ladue Road
St. Louis, Missouri 63124
(314) 991-4999 (phone)
(314) 991-2413 (fax)
Email: rcompton@scwh.com

ATTORNEYS FOR GRAND VIEW
TOWER LLC

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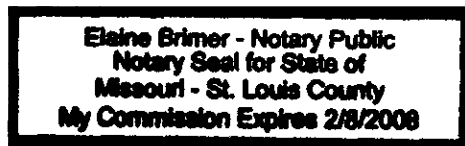
STATE OF MISSOURI)
) SS
COUNTY OF St. Louis)

I, Debra J. Pyzyk, having been duly sworn upon my oath, state that I am the Managing Partner of Grand View Tower LLC ("Grand View Tower"), that I am duly authorized to make this affidavit on behalf of Grand View Tower, and that the matters and things stated in the foregoing application are true and correct to the best of my information, knowledge and belief.

Debra J. Pyzyk

Subscribed and sworn to before me this 6 day of June, 2005.

Elsie Brimer
Notary Public



CERTIFICATE OF SERVICE

The undersigned certifies that a true and correct copy of the foregoing document was mailed on June 8, 2005, to the following:

Dale Hardy Roberts
Secretary
Missouri Public Service Commission
P.O. Box 360
Jefferson City, MO 65102

Ronald C. [Signature]

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