

BEFORE THE PUBLIC SERVICE COMMISSION
OF THE STATE OF MISSOURI

FILED

JAN 15 2013

Missouri Public
Service Commission

In the matter of Cedar Green Land Acquisition, LLC)
for a Certificate of Convenience and)
Necessity Authorizing it to Own, Operate,) Case No. WC-2013-
Maintain, Control and Manage Sewer Systems)
In Camden County, Missouri)

APPLICATION

COMES NOW Cedar Green Land Acquisition, LLC. (hereinafter "CGLA"), pursuant to Sections 393.140, RSMo, 393.170, RSMo 2000, 4 CSR 240-2.060 & 4SCR 240-3.305 (Sewer Certificate), and, for its Application states as follows to the Missouri Public Service Commission (Commission):

BACKGROUND

1. This Application is being filed by CGLA to obtain from the Commission a certificate of convenience and necessity to own, operate, maintain, control and manage sewer systems in Camden County, Missouri.
2. CGLA is a Missouri limited liability company duly organized and existing under the laws of the State of Missouri with its principal office and place of business located at 50 Notch Lane, Branson West, MO 65737.
Attached hereto as **Appendix 1** is a Certificate of Good Standing issued by the Missouri Secretary of State related to CGLA. CGLA has no pending action or final unsatisfied judgments or decisions against it from any state or federal agency or court which involve customer service or rates having occurred within three years from the date of this Application. CGLA has no annual report fees or assessment fees which are currently overdue. CGLA has experience operating a sewer facility.
3. Communications respecting this Application should be addressed to:

Gary F. Myers
Cedar Green Land Acquisition, LLC
50 Notch Lane
Branson West, MO 65737
(Cell Phone) 573-216-3100
Email: garyfmyers2010@gmail.com

CERTIFICATE

4. CGLA requests permission, approval and a Certificate of Convenience and Necessity to own, operate, maintain, control and manage sewer systems for the public in areas of Camden County, Missouri, as set forth on the maps attached to this Application as **Appendix 2, Page 1 & 2.** Legal descriptions of the areas to be certified are attached hereto as **Appendix 3 Page 1 & 2.**
5. These areas generally encompass an existing development (Cedar Green Luxury Condominiums) whose sewer systems are not currently regulated by the Commission. No other sewer service is currently available in this area.

6. There are approximately 54 residential connections currently being served by these sewer systems. When the condominium project is finished, approximately 110 residential connections will be served. Attached hereto as **Appendix 4** is a list of ten residents or landowners from the areas for which this certificate is sought.
7. The subject sewer systems have already been constructed and are in operation. Plans associated with the construction of the system are not in a form conducive to EFIS. The plans are available at the office of CGLA. There is no further construction currently planned to be undertaken during the first three years of operation, other than those which may be addressed by the extension provisions of the resulting tariffs.
8. No further financing is planned, and the only financing anticipated is that which currently exists.
9. Attached hereto as **Appendix 5** is a document containing proposed rates and an estimate of the number of customers, revenues and expenses. CGLA does not currently expect any substantial changes in these estimates during the next three (3) years of operation.
10. CGLA proposes to generally use the sample rules and regulations for sewer systems maintained by the Commission's Water and Water Department to govern its provision of sewer service to this area.
11. CGLA is not aware of any franchise (either city or county) that would be required in order for it to provide service in these areas. A permit for the operation of this facility has been issued by the Missouri Department of

Natural Resources (DNR), a copy of which is attached hereto as

Appendix 6. CGLA is not aware of any other governmental approval that it must obtain.

12. The areas CGLA proposes to certificate have a need for an operating sewer system and otherwise have no sewer service available. CGLA's experience in the operation of this sewer system gives it the ability to provide this service in an efficient manner. For these reasons, a grant of the Application will further the public convenience and necessity.

WHEREFORE, CGLA requests the Commission grant it permission, approval and a Certificate of Convenience and Necessity authorizing it to own, operate, maintain, control and manage sewer systems for the public within the areas referred to above, and to issue such other orders as the Commission may deem appropriate.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Bob Paulson II', written over a horizontal line. To the right of the signature are two vertical parallel lines.

Robert R. Paulson II
Missouri Bar #40243
P.O. Box 6422
Branson, Missouri 65615
Phone: 417-335-2355
Fax: 417-335-2119
Email: bobpaulson58@gmail.com
Attorney for CGLA

CERTIFICATE OF SERVICE

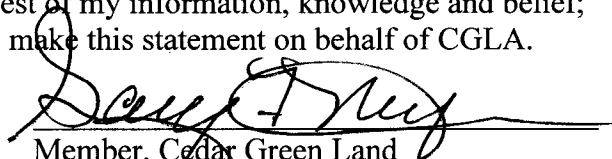
I do hereby certify that a true and correct copy of the foregoing document is being sent by certified mail this 2nd day of January, 2013, to:

Megan E. McClowry
Attorney for the Staff of the
Missouri Public Service Commission
Meghan.mcclowry@psc.mo.gov

VERIFICATION

STATE OF MISSOURI)
) ss
COUNTY OF STONE)

I, Gary F. Myers, state that I am a Member of Cedar Green Land Acquisition, LLC (CGLA); that I have read the above and foregoing document; that the statements contained therein and the appendices thereto are true and correct to the best of my information, knowledge and belief; and, that I am authorized to make this statement on behalf of CGLA.



Member, Cedar Green Land
Acquisition, LLC

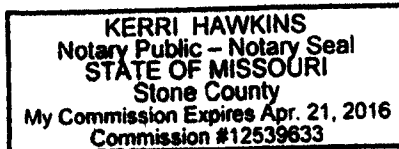
Subscribed and sworn to before me this 3rd day of January, 2013.



Notary Public

My Commission Expires: 4-21-2016

(SEAL)



APPENDICES

- Appendix 1 Certificate of Good Standing
- Appendix 2 Page 1 and Page 2 Map of Areas
- Appendix 3 Page 1 and Page 2 Legal Descriptions
- Appendix 4 List of Ten Residents/Landowners
- Appendix 5 Rates and Estimated Number of Customers, Revenues and Expenses
- Appendix 6 DNR Permit

**APPENDIX 2 Page 1 “CEDAR GREEN CONDOMINIUM,
SUBDIVISION AMENDED PLAT”**

[CERTIFICATE OF GOOD STANDING – SEPARATELY FILED]

APPENDIX 1

APPENDIX 3 Page 1

The following described real estate situated in Camden County, Missouri,
to wit:

APPENDIX 3 Page 2

The following described real estate situated in Camden County, Missouri,
to wit:

APPENDIX 4

List of Ten Owners/Residents Within Area to be Certified:

Mailing Address if other than
Condominium

Jim and Cathy Sieveking
55 Cedar Green Lane, Unit 3C
Camdenton, MO 65020

9210 Macon
Woodson Terrace, MO 63134

Kay Pfiel and Patricia Haynes
67 Cedar Green Lane, Unit 1G
Camdenton, MO 65020

Laurie Welch
67 Cedar Green Lane, Unit 2H
Camdenton, MO 65020

Frank and Gloria Nargie
67 Cedar Green Lane, Unit 4I
Camdenton, MO 65020

10412 Oak Terrace Avenue
Las Vegas, NV 89149

Dennis and Kay Swift
67 Cedar Green Lane, Unit 4H
Camdenton, MO 65020

353 Carl Street
Columbia, IL 62236

Charles and Carol Mateker
55 Cedar Green Lane, Unit 1F
Camdenton, MO 65020

5196 Butler Bend Drive
St. Louis, MO 63128

Bob and Betty Kristof
55 Cedar Green Lane, Unit 3B
Camdenton, MO 65020

1800 Kehrswood Drive
St. Louis, MO 63129

Linda Burrott and Tom Burrott
55 Cedar Green Lane, Unit 1D
Camdenton, MO 65020

William and Benjamin
202 West Lake Park
Camdenton, MO 65020

12000 Grand Avenue
Kansas City, MO 64145

Kenneth and Paul
202 West Lake Park
Camdenton, MO 65020

Elizabeth and Paul
55 Cedar Green Lane, Unit 4G
Camdenton, MO 65020

APPENDIX 4

List of Ten Owners/Residents Within Area to be Certified:

Mailing Address if other than
Condominium

Jim and Cathy Sieveking
55 Cedar Green Lane, Unit 3C
Camdenton, MO 65020

9210 Macon
Woodson Terrace, MO 63134

Kay Pfiel and Patricia Haynes
67 Cedar Green Lane, Unit 1G
Camdenton, MO 65020

Laurie Welch
67 Cedar Green Lane, Unit 2H
Camdenton, MO 65020

Frank and Gloria Nargie
67 Cedar Green Lane, Unit 4I
Camdenton, MO 65020

10412 Oak Terrace Avenue
Las Vegas, NV 89149

Dennis and Kay Swift
67 Cedar Green Lane, Unit 4H
Camdenton, MO 65020

353 Carl Street
Columbia, IL 62236

Charles and Carol Mateker
55 Cedar Green Lane, Unit 1F
Camdenton, MO 65020

5196 Butler Bend Drive
St. Louis, MO 63128

Bob and Betty Kristof
55 Cedar Green Lane, Unit 1G
Camdenton, MO 65020

1800 Kehrswood Drive
St. Louis, MO 63129

Linda Barrett and Tom Lime
55 Cedar Green Lane, Unit 4D
Camdenton, MO 65020

Philomene and Benjamin Bennett
252 West Lake Park
Camdenton, MO 65020

12000 Grand Avenue
Kansas City, MO 64145

Terrance and Jane Sorensen
296 West Lake Park
Camdenton, MO 65020

APPENDIX 5

Rates

The following monthly sewer service will be in effect for Customers of CGLA:

Flat Rate - \$55.00 per customer/per month (Rate for BOTH fresh water and sewer treatment.

This rate does not include any municipal, state or federal taxes computed on either billing or consumption basis. Any such taxes applicable shall be added as separate items in rendering each bill.

Late Payment Fee - \$15.00 per customer/per month

Returned Check Fee - \$20.00

Estimated Total Number of Customers = 110

Expenses – It is anticipated that the expenses and required return on rate base for this operation will be generally equal to the revenues derived from the proposed rates. However, it is Applicant's understanding that the Commission Staff will perform an independent analysis of the appropriate rate for this Company. Applicant reserves the right to take a different position based upon its review of that Staff analysis.

APPENDIX 6
[DNR PERMITS – SEPARATELY FILED]