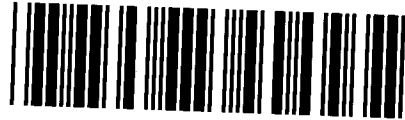




Control Number: 44512



Item Number: 9

Addendum StartPage: 0

**FOREST OAKS MOBILE HOMES, LLC**  
724 W FM1626, TRLR 4, Austin, Texas 78748 512-282-7188

RECEIVED

Thursday, April 16, 2015

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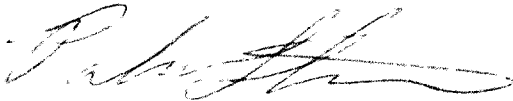
Public Utility Commission of Texas  
Attn: Douglas Brown, Attorney Legal Division  
Tammy Benter, Director Water Utilities Division  
Emily Sears, Utility Rates  
Analyst Suzanne Burt, GIS  
Specialist Fred Bednarski III, Auditor Water Utilities Division

PUBLIC UTILITY COMMISSION  
FILING CLERK

**Re: Docket No. 44512; Application of Oak Forest Highlands, Inc. and Forest Oaks Mobile Homes, LLC for Sale, Transfer, or Merger of Facilities and Certificate of Convenience and Necessity in Travis County Remedy of insufficiencies**

The following pages are the response to PUC staff recommendations. Requests 2-5 are in a separate confidential filing.

Regards,



Palmer Stevens  
General Manager  
512-282-7188

**Ref:**

*Based on a review of the information in the application, Staff recommends the application be deemed insufficient for filing. In order to continue processing the application, Staff recommends the applicant provide the following information:*

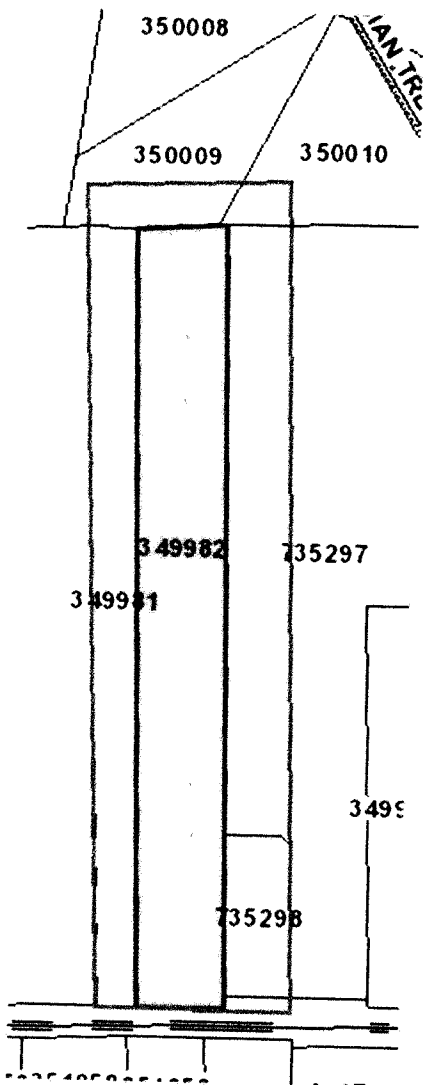
1. *Clarification of the area to be transferred. The proposed notice states 6.73 acres, however the existing CCN area consists of 18 acres;*
2. *The total purchase price. Reference question 13A of the application;*
3. *A business plan and analysis regarding how the utility will be able to produce a positive cash flow;*
4. *An executed and signed Membership and Capital Commitment Agreement; and*
5. *Proof of the following:*
  - i. *The \$20,000 escrow account to be setup as initial working capital directly for the utility operations; and*
  - ii. *The backup account of \$30,000 setup for the community at large.*

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**1.) Clarification of the CCN area.**

Oak Forest Highlands, Inc. applied for the original CCN and the request was for the 6.73 acre parcel of land, which the mobile home community occupied and no more. An additional 11.3 acres of adjoining properties was assigned by the commission's predecessors. The adjoining properties are either undeveloped land or have their own wells. There is no distribution plumbing to any adjacent properties. **Forest Oaks Mobile Homes, LLC has no issue with accepting the current 18 acre boundary, which includes 5 adjoining parcels.** We have listed the adjoining properties for contact when we send out our Notice to Current Customers, Neighboring Systems and Cities.

TCAD Data as reference here <http://propaccess.traviscad.org/Map/View/Map/1/349982/2014>



**North side property IDs: 350009, 350010**

Frank & Diana Guszak  
824 Indian Tree Trail  
Austin, TX 78748-3973  
Physical: 809 & 821 Indian Tree Trail (Vacant Land)

**West side property ID: 349981**

Phyllis Browning  
Apt A321,  
12501 Longhorn Pkwy  
Austin, TX 78732-1277  
Physical: 710 W FM1626 (Unoccupied)

**East side property IDs: 735297, 735298**

Professional Contract Services, Inc.  
Attn: Paul Moyer, Facilities Mgr.  
718 W FM1626, Bldg 100  
Austin, TX 78748-3820

**2. The total purchase price. Reference question 13A of the application;**

**\$100,000.00**