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JUN 18 2008

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Missouri Public
Service Commission

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THOMAS K. RILEY
GREGORY M. MEALY
JOE D. HOLT (OF COUNSEL)
CHARLES W. RILEY (RETIRED)

June 16, 2008

Missouri Public Service Commission
200 Madison Street
PO Box 360
Jefferson City, MO 65102-0360

Re: Portico Properties, L.L.C.

Ladies and Gentlemen:

Enclosed please find the original and eight copies of Portico Properties, L.L.C.
Application for Certificate of Convenience and Necessity.

Very truly yours,



Gregory M. Mealy

Enclosures

BEFORE THE STATE OF MISSOURI, PUBLIC SERVICE COMMISSION

In Re:

PORTICO PROPERTIES, L.L.C.,
Applicant.

)
)
) Case No. _____
)

APPLICATION FOR CERTIFICATE OF CONVENIENCE AND NECESSITY TO
PROVIDE WATER SERVICE

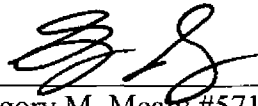
Comes now Applicant, by counsel, and states as follows:

1. Applicant's legal name is Portico Properties, L.L.C., a limited liability company organized under the laws of Missouri. Applicant attaches hereto a certified copy of its Articles of Organization and Amendment to Articles of Organization as Exhibit A.
2. Portico Properties, L.L.C. rents residential units and/or lots for residential units to tenants.
3. Portico Properties, L.L.C. does not have any pending action or final unsatisfied judgments or decisions against it from any state or federal agency or court which involve customer service or rates.
4. No annual report or assessment fees are overdue from Portico Properties, L.L.C.
5. The legal description of the area to be certificated will be provided by applicant.
6. Water service to the area is currently provided by Missouri American Water.
7. Portico Properties, L.L.C. seeks a Certificate of Convenience and Necessity to provide water service to the described area and charge the residents within the area based upon their usage, as opposed to an average of the usage of all residents, thereby making

the fees charged to such residents a fair representation of the usage of such residents.

8. The name and addresses of ten residents residing in the proposed service area is attached hereto as Exhibit B.

WHEREFORE, Portico Properties, L.L.C. respectfully requests a Certificate of Convenience and Necessity to provide water service be issued to it, and for such other and further relief as may be just and appropriate under the circumstances.



Gregory M. Mealy #57184
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ATTORNEYS FOR APPLICANT

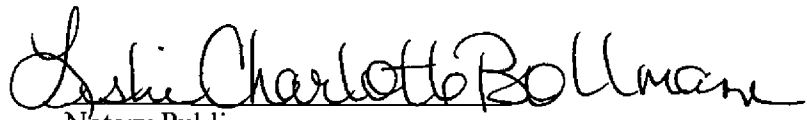
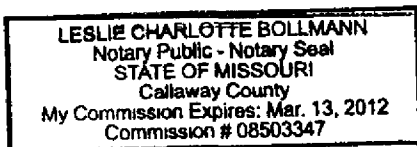
STATE OF MISSOURI)
) SS.
COUNTY OF CALLAWAY)

Gregory M. Mealy, being of lawful age and first duly sworn deposes and states that he has read the foregoing Application and that the facts stated therein are true and correct, according to his best knowledge and belief. Gregory M. Mealy is authorized to submit this verified application.



Gregory M. Mealy
Attorney for Portico Properties, L.L.C.

Subscribed and sworn to before me this 16 day of June, 2008



Notary Public

My Commission expires:

STATE OF MISSOURI



Robin Carnahan
Secretary of State

LC0071147

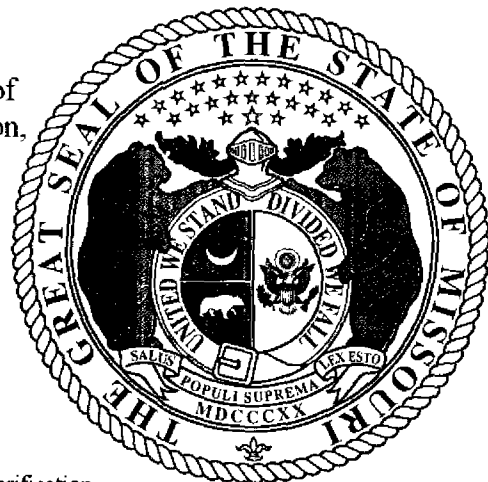
CERTIFICATE OF CORPORATE RECORDS

PORTICO PROPERTIES, L.L.C.

I, ROBIN CARNAHAN, Secretary of the State of the State of Missouri and Keeper of the Great Seal thereof, do hereby certify that the annexed pages contain a full, true and complete copy of the original documents on file and of record in this office for which certification has been requested.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 28th day of February, 2008

Robin Carnahan



Certification Number: 10480698
Verify this certificate online at <http://www.sos.mo.gov/businessentity/verification>

FILED

SEP 23 2002

ARTICLES OF ORGANIZATION

OF

~~PINNACLE~~ PROPERTIES, L.L.C.

M. B.
SECRETARY OF STATE

1. The name of the limited liability company is ~~Pinnacle~~ ^{Portico} Properties, L.L.C.
2. The purposes of the limited liability company are as follows:
 - (a) to engage or transact any lawful business for which a limited liability company may be organized under the Missouri Limited Liability Company Act; and
 - (b) without limiting the generality of the foregoing, to engage in the operation of conducting real estate investments.
3. The address of the limited liability company's registered office in the State of Missouri is: 1500 S. Thompson Blvd., Sedalia, Missouri 65301, and the name of its registered agent at such address is: Russell A. Childers.
4. Management of the limited liability company is not vested in one or more managers.
5. The latest date on which the limited liability company is to dissolve is December 31, 2025.
6. Upon the withdrawal of a Member, a majority in interest of the remaining members has the right to continue the business and affairs of the limited liability company within 90 days of such withdrawal.
7. The names and addresses of each organizer are as follows:

<u>Name</u>	<u>Address</u>
Russell A. Childers	1685 Hedge Apple Drive, Sedalia, Missouri 65301
John M. Otten	701 Miller Road, Trimble, Missouri 64492
8. For the tax purposes, the limited liability company will be operating as a partnership.

IN WITNESS WHEREOF, We have hereunto set our hands this 17 day of September, 2002.

Russell A. Childers

RUSSELL A. CHILDERS

STATE OF MISSOURI)

) ss.

COUNTY OF PETTIS)

I, MARY E. JONES, a notary public, do hereby certify that on the 17 day of September, 2002, personally appeared before me Russell A. Childers, who, being by me first duly sworn, declared that he is the person who signed the foregoing document as Organizer, and that the statements therein contained are true.

Mary E. Jones

" NOTARY SEAL "Notary Public
My Commission Expires: Mary E. Jones, Notary Public
Pettis County, State of Missouri
My Commission Expires 12/3/2004

No. LC0071147

STATE OF MISSOURI



Matt Blunt
Secretary of State

CERTIFICATE OF ORGANIZATION
LIMITED LIABILITY COMPANY


WHEREAS,

PORTICO PROPERTIES, L.L.C.

filed its ARTICLES OF ORGANIZATION with this office on the 23rd day of SEPTEMBER, 2002, and that filing was found to conform to the Missouri Limited Liability Company Act;

NOW, THEREFORE, I, MATT BLUNT, Secretary of State of the State of Missouri, by virtue of authority vested in me by law, do certify and declare that on the 23rd day of SEPTEMBER, 2002, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I have set my hand and imprinted the GREAT SEAL of the State of Missouri, on this, the 23rd day of SEPTEMBER, 2002.


Secretary of State

\$105.00





State of Missouri
Robin Carnahan, Secretary of State

Corporations Division
P.O. Box 778 / 600 W. Main Street, Rm 322
Jefferson City, MO 65102

File Number:

LC0071147

Date Filed: 04/16/2007

Robin Carnahan

Secretary of State

Amendment of Articles of Organization

(Submit with filing fee of \$25)

1. The current name of the limited liability company is:

PORTICO PROPERTIES, L.L.C.

2. The effective date of this document is the date it is filed by the Secretary of State of Missouri, unless a future date is indicated, as follows:

(Date may not be more than 90 days after the filing date in this Office)

3. State date of occurrence that required this amendment: April 12, 2007

Month/Day/Year

4. The articles of organization are hereby amended as follows:

5. The limited liability company shall have perpetual existence.

5. (Check if applicable) This amendment is required to be filed because:

- ☐ management of the limited liability company is vested in one or more managers where management had not been so previously vested.
- ☐ management of the limited liability company is no longer vested in one or more managers where management was previously so vested.
- ☐ a change in the name of the limited liability company.
- ☒ a change in the time set forth in the articles of organization for the limited liability company to dissolve.

6. This amendment is (check either or both):

- ☒ authorized under the operating agreement
- ☒ required to be filed under the provisions of RSMo Chapter 347

In affirmation thereof, the facts stated above are true:

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

John M. Otten, Member and Manager

04-12-07

Authorized Signature

Printed Name

Date

Authorized Signature

Printed Name

Date

Authorized Signature

Printed Name

Date

Name and address to return filed document:

Name: Lisa J. Hansen, Lathrop & Gage L.C.

Address: 2345 Grand Boulevard, Suite 2400

City, State, and Zip Code: Kansas City, MO 64108

State of Missouri
Amend/Restate - LLC/LP/LLP/LLLP 1 Page(s)



T0710741834

STATE OF MISSOURI



Robin Carnahan
Secretary of State

AMENDED ARTICLES OF ORGANIZATION


WHEREAS,

PORTICO PROPERTIES, L.L.C.
LC0071147

filed its amended Articles of Organization with this office and WHEREAS that filing was found to conform to the Limited Liability Company Act;

NOW, THEREFORE, I, ROBIN CARNAHAN, Secretary of State of Missouri, by virtue of authority vested in me by law do hereby certify and declare that the above entity's Articles of Organization are amended.

IN TESTIMONY WHEREOF, I hereunto
set my hand and cause to be affixed the
GREAT SEAL of the State of Missouri.
Done at the City of Jefferson, this
16th day of April, 2007.


Secretary of State



Name	Lot No.	Address			
Carolyn Bolyard	#102	511 West Young	Warrensburg	MO	64093
Christie Bayse	#82	511 West Young	Warrensburg	MO	64093
Darrell Mangan	#47	511 West Young	Warrensburg	MO	64093
Elizabeth Stockdall	#73	511 West Young	Warrensburg	MO	64093
Jessica Galle	#5	511 West Young	Warrensburg	MO	64093
Kenneth & Kim Martin	#101	511 West Young	Warrensburg	MO	64093
Michael Jones	#45	511 West Young	Warrensburg	MO	64093
Mike Callaway	#110	511 West Young	Warrensburg	MO	64093
Stacie Thomas	#103	511 West Young	Warrensburg	MO	64093
Treffie Cole	#95	511 West Young	Warrensburg	MO	64093