

1 **Q. Further to the reply of CA-NP-184:**

2
3 (a) Was the property situated on Kenmount Road in St. John's and described in
4 CA-NP-184, Attachment A included in rate base in any prior year.

5
6 (b) Please provide details of the regulatory treatment of this property including
7 the original purchase price, the dollar amount included in rate base in each
8 year since the property was purchased, and the amount recovered in rates
9 related to this property in each year (return on capital, amortization if any,
10 maintenance costs, development costs to remove prior buildings, legal costs,
11 etc.).

12
13 A. (a) Yes.

14
15 (b) The property was acquired as five separate parcels. Table 1 lists the year and cost
16 of acquisition of each.

17
18
Table 1
Date and Price of Acquisition
of Land Sold in 2009

1961	\$5,544
1965	\$7,428
1973	\$64,936
1986	\$11,491
1989	\$142,296

19
20
21 The total book value of \$234,000 also includes the value of the 2009 survey.

22
23 There were no other costs associated with this property.

Table 2 shows the mid-point of the approved return on rate base (“RORB”) since 1990.

Table 2
Approved Return on Rate Base
(Mid-point)
1990-2008

Year	Approved RORB
1990	11.77%
1991	11.77%
1992	11.08%
1993	11.08%
1994	11.08%
1995	11.08%
1996	11.08%
1997	10.65%
1998	9.91%
1999	9.91%
2000	10.46%
2001	10.46%
2002	9.94%
2003	8.96%
2004	8.91%
2005	8.68%
2006	8.68%
2007	8.47%
2008	8.37%