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Mary & Hibberd Knape
201 Ave B
San Manuel, AZ 85631
July 2, 2005

RE: Docket #SW-04304305A-05-0086
SW-04305A-05-0087

Dear Honorable Jane L. Rodda: SW-04305A-05-0086
SW-04305A-05-0087

This letter is in reference to a meeting concerning the sewage system for San Manuel town site, held in Tucson June 29th 2005. We did not receive notice of this meeting. It is my understanding, per the attached Reference No. 260404, that BHP Copper Co. should provide San Manuel with a C.C.&N. licenced Sewage disposal system. The existing system evidently is not C.C. &N. licenced.

Our annual sewer fee has been \$48. This private company intends to charge about this much monthly. This company has an agreement with the owner of the local mobile home parks to charge less than \$20 per lot. This is less than half of what a home owner will be charged for that same service. This seems totally unfair!

Sincerely;

Mary Knape

Hibberd Knape

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REFERENCE NO. 26,404 VALLEY PARK SUBDIVISION

UTILITIES: Developer advises that these services are available as follows:

ELECTRICITY:

SUPPLIER: Arizona Public Service

NATURAL GAS:

SUPPLIER: Southwest Gas

TELEPHONE:

SUPPLIER: U.S. West Communications

WATER:

SUPPLIER: Arizona Water Company

Developer advises that above services are completed.

NOTE: CONTACT THE ABOVE UTILITIES REGARDING EXTENSION RULES AND REGULATIONS, SERVICE CONNECTIONS AND COSTS INVOLVED.

SEWAGE DISPOSAL: Developer advises that interior sewers within the development will be private. They are installed to individual lots and the cost will be included in the sales price of lots. Maintenance of the interior sewer system will be the responsibility of Magma Copper Company. The State Health Department advises that sewage disposal is by San Manuel Townsite.

You are to pay the cost of extension from lot line to building.

SOLID WASTE DISPOSAL: The State Health Department advises that garbage disposal is by HBI Brothers, Inc.

PUBLIC STREETS: The developer has advised that the streets have been dedicated for public use. Developer also advised that the streets are built according to the minimum standards of the County.

They are surfaced with asphalt. The developer advises that the completed streets will be maintained by the County of Pinal which will take over the maintenance responsibility.

NOTE: THE COUNTY WILL NOT MAINTAIN THE STREETS UNTIL THEY HAVE BEEN CONSTRUCTED TO MINIMUM STANDARDS AND THE COUNTY APPROVES AND ACCEPTS THEM FOR MAINTENANCE. IF THE STREETS ARE NOT ACCEPTED FOR MAINTENANCE, THE FUTURE COST OF MAINTENANCE WILL HAVE TO BE PAID BY THE ADJACENT PROPERTY OWNERS. IF ADJACENT LOT OWNERS FAIL TO COOPERATE, THEN A LOT PURCHASER MAY HAVE TO INDIVIDUALLY BEAR THE ENTIRE COST OF MAINTAINING THE ROAD TO HIS LOTS.

FLOOD AND DRAINAGE DEVICES: The developer has advised that flood or drainage devices will be installed and will be maintained by the County.

FIRE PROTECTION: The developer advises that fire protection for this development is provided by the San Manuel Fire Department.