

NEW APPLICATION



0000027514

ORIGINAL

1 COMMISSIONERS

2 JEFF HATCH-MILLER - Chairman
3 WILLIAM A. MUNDELL
4 MARC SPITZER
5 MIKE GLEASON
6 KRISTIN K. MAYES

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2005 OCT -5 1P 2:00
AZ CORP COMMISSION
DOCUMENT CONTROL

BEFORE THE ARIZONA CORPORATION COMMISSION

7 IN THE MATTER OF THE APPLICATION)
8 OF ARIZONA WATER COMPANY, AN)
9 ARIZONA CORPORATION, TO EXTEND)
10 ITS EXISTING CERTIFICATE OF)
11 CONVENIENCE AND NECESSITY AT)
12 RIMROCK, YAVAPAI COUNTY,)
13 ARIZONA)

DOCKET NO. W-01445A-05-
W-01445A-05-0705
APPLICATION TO EXTEND
EXISTING CERTIFICATE OF
CONVENIENCE AND NECESSITY TO
INCLUDE ADDITIONAL TERRITORY

14 ARIZONA WATER COMPANY, an Arizona corporation, ("AWC") through its
15 undersigned counsel, presents the following Application to extend its existing Certificate
16 of Convenience and Necessity ("CC&N") for its Rimrock system. This Application is
17 based on the following:

18 1. AWC presently holds CC&Ns issued to it by the Arizona Corporation
19 Commission (the "Commission") in various decisions beginning in 1959 for the purpose
20 of providing water service in the community of Rimrock, Yavapai County.

21 2. The area that AWC seeks to add to its CC&N is described in Exhibit 1
22 hereto. AWC's existing CC&N is adjacent to the area described in Exhibit 1, as shown
23 in Exhibit 3 hereto. America West Capital One, L.C. ("America West Capital"), the
24 owner of Parcel One of the property described in Exhibit 1, has submitted a written
25 request to AWC to provide water service to its property and apply to the Commission for
26 authority to include its property within AWC's CC&N. A copy of the letter from America
27 West Capital is attached as Exhibit 2 hereto.

1 3. AWC estimates the total number of customers to be served in the area
2 described in Exhibit 1 will be approximately fifty (50) within five years following the date
3 of the filing of this Application.

4 4. A map showing AWC's present CC&N and the territory to be added by this
5 Application is attached as Exhibit 3 hereto.

6 5. A list of the owners of all of the property described in Exhibit 1 is attached
7 as Exhibit 4 hereto. The property owners will be mailed the public notice attached as
8 Exhibit 5 hereto.

9 6. AWC is financially able to construct, operate, and maintain the facilities
10 necessary to provide service to the area described in Exhibit 1. AWC's current financial
11 statement is attached as Exhibit 6 hereto.

12 7. AWC has a Yavapai County franchise for the area immediately adjacent to
13 the area for which it is proposing to extend its CC&N. A copy of the franchise is
14 attached as Exhibit 7 hereto. AWC plans to provide water service to the proposed
15 expansion area by obtaining appropriate permits from Yavapai County when it is
16 necessary to do so, pursuant to A.R.S. 40-282.B.

17 8. AWC's By-Laws do not require a corporate resolution on behalf of AWC in
18 conjunction with this Application.

19 9. Public convenience and necessity will be served by having AWC extend its
20 CC&N to include the area described in Exhibit 1.

21 10. AWC proposes to utilize its currently authorized rates and charges for its
22 Rimrock system for service to the area described in Exhibit 1. AWC will continue to
23 charge these rates until the Commission changes the rates.

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WHEREFORE, AWC respectfully requests that the Commission hold a hearing on this Application, and enter an order, or, in the alternative, that it enter an order without the necessity of a hearing, which order shall provide for the following:

1. Issuing to AWC a Certificate of Convenience and Necessity for the area described in Exhibit 1 hereto.
2. Granting such other further and general relief as appropriate in the premises.

RESPECTFULLY SUBMITTED this 4th day of October 2005.

ARIZONA WATER COMPANY

By: Robert W. Geake
Robert W. Geake
Vice President and General Counsel
ARIZONA WATER COMPANY
Post Office Box 29006
Phoenix, Arizona 85038-9006

1 Original and thirteen (13) copies of the foregoing filed this 4th day of October 2005
2 with:

3 Docket Control Division
4 Arizona Corporation Commission
5 1200 West Washington Street
6 Phoenix, Arizona 85007

7 A copy of the foregoing was mailed this 4th day of October 2005 to:

8 Christopher Kempley, Chief Counsel
9 Legal Division
10 Arizona Corporation Commission
11 1200 West Washington Street
12 Phoenix, Arizona 85007

13 Ernest G. Johnson
14 Director, Utilities Division
15 Arizona Corporation Commission
16 1200 West Washington Street
17 Phoenix, Arizona 85007

18 By: Robert W. Meade

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EXHIBIT 1

CC&N This Application

PARCEL ONE

A parcel of land situated within the Southeast quarter of Section 26, Township 15 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at the Southwest corner of said Southeast quarter;

Thence $N00^{\circ}15'49''W$, a distance of 1392.97 feet to the Northwest corner of the South half of the Southeast quarter of said Section 26;

Thence $S85^{\circ}10'44''E$, a distance of 1341.11 feet to the Southwest corner of the South half of the Northeast quarter of the Southeast quarter of said Section 26;

Thence $N00^{\circ}16'13''W$, a distance of 709.28 feet to the Northwest corner of said South half of the Northeast quarter of the Southeast quarter of said Section 26;

Thence $S85^{\circ}42'56''E$, along the North line of said South half of the Northeast quarter of the Southeast quarter of said Section 26, a distance of 1018.16 feet;

Thence $S23^{\circ}56'15''W$, along the boundary of Thunder Ridge - Phase V, according to Book 52 of Maps, Pages 27, 28 and 29 of records, Yavapai County, Arizona, a distance of 414.11 feet;

Thence $S49^{\circ}52'50''W$, along said boundary, a distance of 292.91 feet;

Thence $S31^{\circ}19'38''E$, along said boundary, a distance of 338.57 feet;

Thence $S08^{\circ}55'58''E$, along said boundary, a distance of 226.69 feet;

Thence $S82^{\circ}57'02''E$, along said boundary, a distance of 511.00 feet;

Thence $S00^{\circ}17'07''E$, along the East line of the Southeast quarter of said Section 26, a distance of 1047.53 feet to the Southeast corner said Section 26;

Thence $N84^{\circ}04'52''W$, a distance of 2687.84 feet to The POINT OF BEGINNING.

PARCEL TWO

The Northeast quarter of Section 35, Township 15 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona.

PARCEL THREE

That portion of Section 36, Township 15 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at the Northwest corner of Lake Montezuma Estates, Unit One, according to Book 13, Map 29 of records, Yavapai County, Arizona;

Thence S02°01'45"E, along the westerly boundary line of said Unit One, a distance of 2339.99 feet;

Thence N88°24'55"E, along a boundary line of said Unit One, a distance of 534.25 feet;

Thence S02°01'45"E, along a boundary line of said Unit One, a distance of 162.84 feet to a corner of said Lake Montezuma Estates Unit One, said corner also being a corner of Lake Montezuma Estates Unit Two, according to Book 13, Map 30 of records, Yavapai County, Arizona;

Thence continuing S02°01'45"E, along said Unit Two boundary, a distance of 162.84 feet;

Thence N88°24'55"E, along said Unit Two boundary, a distance of 205.75 feet;

Thence S15°18'03"E, along said Unit Two boundary, a distance of 627.15 feet;

Thence S31°10'33"E, along said Unit Two boundary, a distance of 88.45 feet;

Thence S53°17'03"E, along said Unit Two boundary, a distance of 106.00 feet;

Thence S14°17'03"E, along said Unit Two boundary, a distance of 860.00 feet;

Thence leaving said Unit Two boundary, S86°05'30"W, a distance of 495.06 feet to the most easterly corner of Montezuma Haven, according to Book 13, Page 73 of records, Yavapai County, Arizona;

Thence N17°50'00"W, coincident with the westerly boundary of said Montezuma Haven, a distance of 1228.20 feet;

Thence S20°56'00"W, a distance of 153.40 feet;

Thence S63°16'00"W, a distance of 1506.90 feet;

Thence S85°22'30"W, a distance of 790.00 feet to a point on the West line of said Section 36;

Thence N00°49'00"E, coincident with the West line of said Section 36, a distance of 3808.29 feet to the Northwest corner of said Section 36;

Thence N84°25'00"E, coincident with the North line of said Section 36, a distance of 1669.20 feet to the POINT OF BEGINNING.

EXHIBIT 2

Thunder Ridge



Master Planned Community of 2 to 6 Acre Custom Home Lots

Reginald W. Owens, AICP, President
America West Capital One, L.C.
475 Deer Pass Drive
Sedona, AZ 86351
Cell: 928-301-7561
Ofc/Fax: 928-284-3634
Email: luplsc@aol.com

Sales Office: 928-567-3999
Toll Free: 1-888-567-7999
www.sedonathunderridge.com
Email: thunderridge@verdeonline.com

July 26, 2005

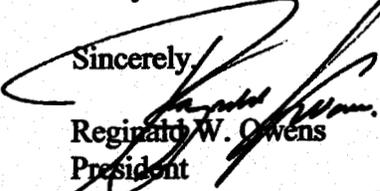
Mike Whitehead
Vice President, Engineering
Arizona Water Company
P.O. Box 29006
Phoenix, Arizona 85038-9006

Re: Extension of CC&N for Beaver Creek Preserve Planned Area Development,
Rimrock, Arizona

Dear Mr. Whitehead,

Beaver Creek Preserve, Inc, a new development corporation formed by principals of America West Capital One, L.L.C, request that Arizona Water Company file an application for approval to extend its Certificate of Convenience and Necessity in or near Rimrock, Arizona with the Arizona Corporation Commission to include an overall area of 95 acres, which is more accurately described in the attached ALTA Survey. Please notify us when you have been issued a Procedural Order on this extension.

Sincerely,



Reginald W. Owens
President
Beaver Creek Preserve, Inc

Cc: Tom Pender, P.E
Chris Catalano, R.G., R.S.



Sales Office: Take Exit 293 on Interstate 17. Proceed three miles east on Beaver Creek Road (towards Montezuma's Well). Thunder Ridge contains 678 acres with 220 custom lots just 17 miles from the Red Rocks of the Village of Oak Creek, 23 miles from Sedona, 50 miles south of Flagstaff, and only 95 miles due north of Phoenix.

EXHIBIT 2

ATTACHMENT 'A'

A parcel of land situated within the Southeast quarter of Section 26, Township 15 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

Beginning at the Southwest corner of said Southeast quarter;

Thence N00°15'49"W, a distance of 1392.97 feet to the Northwest corner of the South half of the Southeast quarter of said Section 26;

Thence S85°10'44"E, a distance of 1341.11 feet to the Southwest corner of the South half of the Northeast quarter of the Southeast quarter of said Section 26;

Thence N00°16'13"W, a distance of 709.28 feet to the Northwest corner of said South half of the Northeast quarter of the Southeast quarter of said Section 26;

Thence S85°42'56"E, along the North line of said South half of the Northeast quarter of the Southeast quarter of said Section 26, a distance of 1018.16 feet;

Thence S23°56'15"W, along the boundary of "Thunder Ridge - Phase V, recorded in Book 52 Maps and Plats, Pages 27, 28 and 29, Yavapai County Records, a distance of 414.11 feet;

Thence S49°52'50"W, along said boundary, a distance of 292.91 feet;

Thence S31°19'38"E, along said boundary, a distance of 338.57 feet;

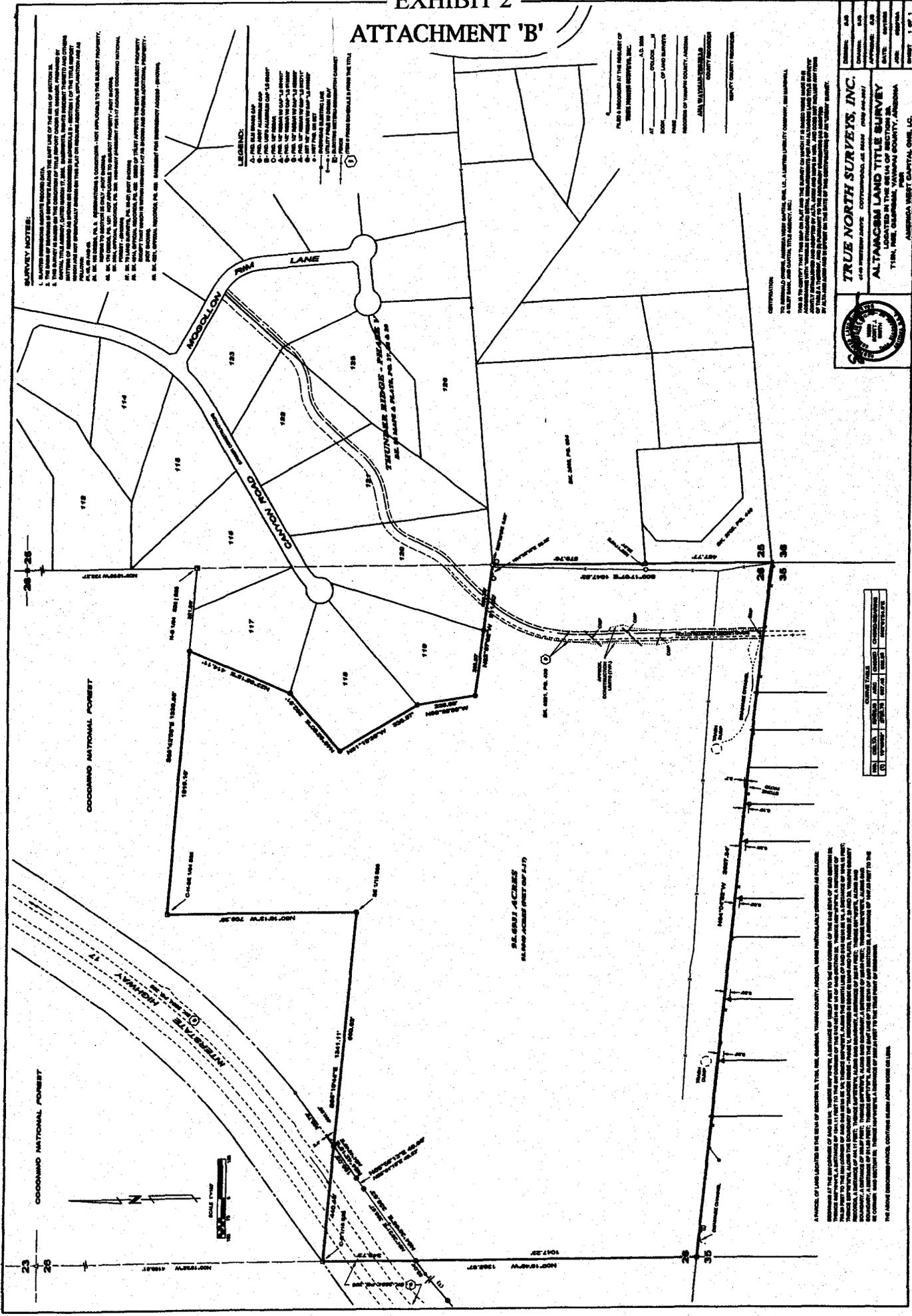
Thence S08°55'58"E, along said boundary, a distance of 226.69 feet;

Thence S82°57'02"E, along said boundary, a distance of 511.00 feet;

Thence S00°17'07"E, along the East line of the Southeast quarter of said Section 26, a distance of 1047.53 feet to the Southeast corner said Section 26;

Thence N84°04'52"W, a distance of 2687.84 feet to The Point Of Beginning.

EXHIBIT 2 ATTACHMENT 'B'



SURVEY NOTES:

1. ALL DISTANCES ARE TO THE CENTER OF THE LINE OF SECTION 28.
2. THE NAME OF ANY PROPERTY OWNER IS NOT GUARANTEED BY THIS SURVEY.
3. THIS SURVEY IS BASED UPON THE SURVEY OF THE TRUMAN RIDGE PEAKS AREA BY MRS. J. H. HARRIS, JR., REGISTERED PROFESSIONAL SURVEYOR, IN SECTION 1 OF THE TITLE SURVEY.
4. THE SURVEY IS BASED UPON THE SURVEY OF THE MOSHOLON PARK LANE AREA BY MRS. J. H. HARRIS, JR., REGISTERED PROFESSIONAL SURVEYOR, IN SECTION 1 OF THE TITLE SURVEY.
5. THE SURVEY IS BASED UPON THE SURVEY OF THE INTERSTATE HIGHWAY 77 AREA BY MRS. J. H. HARRIS, JR., REGISTERED PROFESSIONAL SURVEYOR, IN SECTION 1 OF THE TITLE SURVEY.
6. THE SURVEY IS BASED UPON THE SURVEY OF THE COCONINO NATIONAL FOREST AREA BY MRS. J. H. HARRIS, JR., REGISTERED PROFESSIONAL SURVEYOR, IN SECTION 1 OF THE TITLE SURVEY.
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LEGEND:

- A. 1/4" LINE = BOUNDARY
- B. 1/8" LINE = EASEMENT
- C. 1/4" LINE = RIGHT-OF-WAY
- D. 1/8" LINE = CORNER
- E. 1/4" LINE = INTERSECTION
- F. 1/8" LINE = CENTERLINE
- G. 1/4" LINE = CENTERLINE
- H. 1/8" LINE = CENTERLINE
- I. 1/4" LINE = CENTERLINE
- J. 1/8" LINE = CENTERLINE
- K. 1/4" LINE = CENTERLINE
- L. 1/8" LINE = CENTERLINE
- M. 1/4" LINE = CENTERLINE
- N. 1/8" LINE = CENTERLINE
- O. 1/4" LINE = CENTERLINE
- P. 1/8" LINE = CENTERLINE
- Q. 1/4" LINE = CENTERLINE
- R. 1/8" LINE = CENTERLINE
- S. 1/4" LINE = CENTERLINE
- T. 1/8" LINE = CENTERLINE
- U. 1/4" LINE = CENTERLINE
- V. 1/8" LINE = CENTERLINE
- W. 1/4" LINE = CENTERLINE
- X. 1/8" LINE = CENTERLINE
- Y. 1/4" LINE = CENTERLINE
- Z. 1/8" LINE = CENTERLINE

THIS SURVEY IS BASED UPON THE SURVEY OF THE TRUMAN RIDGE PEAKS AREA BY MRS. J. H. HARRIS, JR., REGISTERED PROFESSIONAL SURVEYOR, IN SECTION 1 OF THE TITLE SURVEY.

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CERTIFICATION:

TO WHOMSOEVER IT MAY CONCERN: I, JAMES H. HARRIS, JR., A LICENSED SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF ARIZONA. I AM NOT PROVIDING ANY GUARANTEE OF TITLE OR OF THE ACCURACY OF ANY INFORMATION PROVIDED HEREON. THIS SURVEY IS BASED UPON THE SURVEY OF THE TRUMAN RIDGE PEAKS AREA BY MRS. J. H. HARRIS, JR., REGISTERED PROFESSIONAL SURVEYOR, IN SECTION 1 OF THE TITLE SURVEY.

TRUE NORTH SURVEYS, INC.
 610 N. CENTRAL AVENUE, SUITE 100, PHOENIX, ARIZONA 85012
 ALTAZONAM LAND TITLE SURVEY
 LOCATED IN THE AREA OF SECTIONS 28, 29, 30, T18N, R10E, COCONINO COUNTY, ARIZONA

AMERICAN INSET CAPITAL, GMBH, LLC



SECTION	ACRES	OWNER	COMMENTS
23	36.00	STATE OF ARIZONA	
25	36.00	STATE OF ARIZONA	
26	36.00	STATE OF ARIZONA	
28	36.00	STATE OF ARIZONA	
29	36.00	STATE OF ARIZONA	
30	36.00	STATE OF ARIZONA	

APPROXIMATE ACREAGE:

36.00 ACRES (NET OF 0.17)

THE ABOVE DESCRIBED COCONINO NATIONAL FOREST IS LOCATED IN THE AREA OF SECTIONS 28, 29, 30, T18N, R10E, COCONINO COUNTY, ARIZONA. THESE PARCELS ARE HEREBY IDENTIFIED AS FOLLOWS:

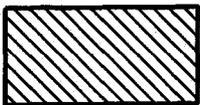
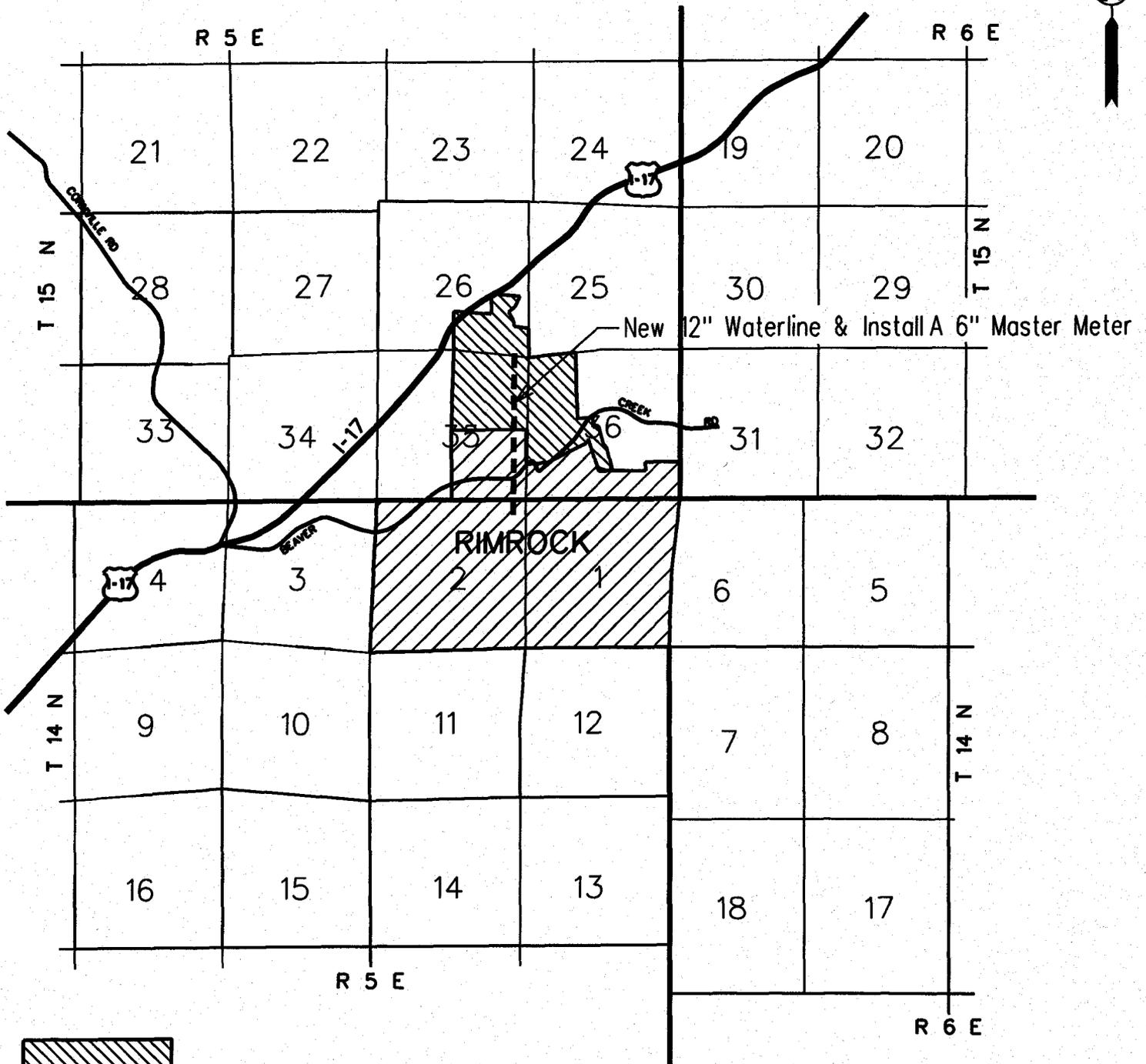
SECTION 28, 29, 30, T18N, R10E, COCONINO COUNTY, ARIZONA. THESE PARCELS ARE HEREBY IDENTIFIED AS FOLLOWS:

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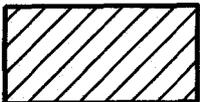
SECTION 28, 29, 30, T18N, R10E, COCONINO COUNTY, ARIZONA. THESE PARCELS ARE HEREBY IDENTIFIED AS FOLLOWS:

SECTION 28, 29, 30, T18N, R10E, COCONINO COUNTY, ARIZONA. THESE PARCELS ARE HEREBY IDENTIFIED AS FOLLOWS:

EXHIBIT 3



CC&N This Application



Present Arizona Water Company CC&N

ARIZONA WATER COMPANY

DESCRIPTION:

Application for CC&N to include a portion of Sections 26, 35, & 36 Township 15 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona.

LOCATION:

RIMROCK

DATE:

08.08.2005

SCALE:

1" = 1 Mile

DRAWN BY:

CB

EXHIBIT 4

Property Owner List

405-23-019B
AMERICA WEST CAPITAL ONE LC
14648 N SCOTTSDALE RD # 125
SCOTTSDALE, AZ 85254

405-24-026E
ESPINOZA ELIAS
4325 5TH ST
RIVERSIDE, CA 92501

405-24-026H
LARSON ROGER W & PATRICIA L JT
3457 S HERMOSA RD
YUMA, AZ 85365

405-24-026A
GRAY DONALD RAYMOND JR & LAURIE ANNE RS
PO BOX 367
CORNVILLE, AZ 86325

405-24-023B
ZAHNZINGER PAMELA R
PO BOX 694
RIMROCK, AZ 86335

405-24-023A
DALMOLIN DUANE O & NANCY R RS
PO BOX 1052
RIMROCK, AZ 86335

405-24-021Z
BURKE ROBERT J & JOETTE D JT
PO BOX 666
RIMROCK, AZ 86335

405-24-021X
WEISENBECK JULE W & THERESA A RS
PO BOX 1138
RIMROCK, AZ 86335

405-25-002A
SILVA REGINALD B & ONA L REVOCABLE TRUST
PO BOX 265
RIMROCK, AZ 86335

405-24-001B
DONES RICHARD & MERRYL JT
BOX 244
RIMROCK, AZ 86335

405-24-026F
ESSMAN DEBRA
PO BOX 1364
RIMROCK, AZ 86335

405-24-026D
LANE JERRY B & MARY LOU
PO BOX 111
RIMROCK, AZ 86335

405-24-021Y
PETTIJOHN SAMANTHA
PO BOX 1585
CAMP VERDE, AZ 86322

405-24-011C
CHANNON WILLIAM E
PO BOX 75
RIMROCK, AZ 86335

405-24-011B
GOLD SCOTT I
PO BOX 38539
MORMON LAKE, AZ 86038

405-24-001A
HOPKINS WILLIAM H & CARLA R JT
PO BOX 35
RIMROCK, AZ 86335

405-24-011
GOLD SHAWN L
PO BOX 38448
MORMON LAKE, AZ 86038

405-15-018A
405-15-018D
405-15-018G
405-15-017H
405-15-018F
405-15-017A
CHANNON WM E & BOBBIE DEE
PO BOX 75
RIMROCK, AZ 86335

405-24-018
AMERICAN TRUST TRUSTEE
4225 OCEANSIDE BLVD M-192
OCEANSIDE, CA 92056

405-25-743A
HALE ARTHUR JAMES
41 CASTLE CREEK CT
LAS VEGAS, NV 89148

405-15-018E
KAUPELIS ROBERT C & DEBORAH M RS
5860 N JOANN DR
RIMROCK, AZ 86335

405-24-002
WINEBARGER HERBERT H LIVING TRUST
PO BOX 478
RIMROCK, AZ 86335

405-15-019
405-15-021E
405-15-021F
405-15-015
405-15-009
405-15-021G
FISH FAMILY REVOCABLE TRUST
PO BOX 819
RIMROCK, AZ 86335

405-15-020B
HARDY GARELD L & SANDRA D RS
PO BOX 15
RIMROCK, AZ 86335

405-15-020A
MCGEE CHARLES E & KAROL M RS
4441 BALSAM DR
KLAMATH FALLS, OR 97601

405-15-017J
405-15-016
GRGURICH TIM T
PO BOX 2734
CAMP VERDE, AZ 86322

405-15-023
405-15-024
JENKINS TRACY O
PO BOX 67
RIMROCK, AZ 86335

405-15-025
HEINRICH NEIL R & DEBBIE RS
3540 AIRPORT DR
RIMROCK, AZ 86335

405-15-026
PHILLIPS GARY Q & MILDRED A RS
PO BOX 174
RIMROCK, AZ 86335

405-25-003
HOFFMAN MARY K AKA KENNEDY
1221 VAN NUYS ST
SAN DIEGO, CA 92109

405-24-003B
CHASE SERVICE CORP TR
PO BOX 685
RIMROCK, AZ 86335

405-15-014
MILLAR CHUCK
BOX 1113
MARICOPA, AZ 85239

405-15-013A
MOSLEY LIVING SURVIVORS TRUST
3795 AIRPORT DR
RIMROCK, AZ 86335

405-15-002B
CALLICOAT JAMES R
PO BOX 1311
RIMROCK, AZ 86335

405-24-021A
RIMROCK AIRPORT ASSOCIATION LLC
PO BOX 746
RIMROCK, AZ 86335

405-15-014A
CHANNON FAMILY REVOCABLE TRUST (THE)
PO BOX 151
RIMROCK, AZ 86335

405-24-004B
RICHARDS DELROY R REVOCABLE LIVING TRUST
PO BOX 181
RIMROCK, AZ 86355

405-15-037
NEWMAN LEROY W
PO BOX 718
RIMROCK, AZ 86335

405-15-012
THOMPSON LARRY T & DEE F REVOC LIV TRUST
P O BOX 757
RIMROCK, AZ 86335

405-15-003A JAMES CAROLYN
3620 W DIANA
PHOENIX, AZ 85051

405-15-013
VANDEREN CLYDE W
PO BOX 1270
RIMROCK, AZ 86335

405-15-002A
CLAY PHIL D
PO BOX 1094
RIMROCK, AZ 86335

405-15-036
HELM GEORGE E & DOROTHY J
PO BOX 19026
HAPPY JACK, AZ 86024

405-15-011
KLINE BESSIE VIOLA
PO BOX 505
RIMROCK, AZ 86335

405-15-035
ANDERSON A R & CONNIE M RS
PO BOX 628
3465 E JUANITA DR
RIMROCK, AZ 86335

405-15-004
405-15-005
EDENS GATE CONSTRUCTION LLC
PO BOX 1027
RIMROCK, AZ 86335

405-15-003B
BROCATO LINDE M
PO BOX 1106
RIMROCK, AZ 86335

405-15-010
HAASE EVELYN K
PO BOX 85
RIMROCK, AZ 86335

405-15-007
REDMON JAMES W & MARY E JT
PO BOX 1358
RIMROCK, AZ 86335

405-15-008
MC CULLOUGH LOWELL K & ARDELIA E JT
4874 93 RD
BOURBON, IN 46504

405-15-006C
BROWN ROGER
PO BOX 602
CORNVILLE, AZ 86325

405-15-006D
QUARANTA FRANK R & JOAN M LIVING TRUST
8655 E LARAMIE
FLAGSTAFF, AZ 86004

405-15-042
HAASE EVELYN K
PO BOX 85
RIMROCK, AZ 86335

405-25-747C
405-25-747A
MILLER DON B
P O BOX 5714
LAKE MONTEZUMA, AZ 86342

405-25-002K
MICHALOWSKI RAYMOND J JR
PO BOX 568
RIMROCK, AZ 86335

405-25-002T
405-25-002S
GRAY SHAWN M SR & DONNA M JT
PO BOX 715
RIMROCK, AZ 86335

405-25-002N
BARTLETT ERNEST R & ELVA M RS
PO BOX 1055
RIMROCK, AZ 86335

405-25-747F
JAMES EDWARD W & GEORGIA M RS
11669 MC DONALD ST
CULVER CITY, CA 90230

405-25-747E
MILLER DONALD B
P O BOX 5714
LAKE MONTEZUMA, AZ 86342

405-25-744D
BEELER REVOCABLE TRUST
4183 W MIDDLE VERDE RD
CAMP VERDE, AZ 86322

405-25-744G
FRANK AARON
PO BOX 1283
RIMROCK, AZ 86335

405-25-744H
RILEY SELENA K
PO BOX 1283
RIMROCK, AZ 86335

405-25-002J
MICHALOWSKI JR RAYMOND JR
PO BOX 568
RIMROCK, AZ 86335

405-25-742C
HASELDEN JOHN A & JOYCE JT
PO BOX 1173
RIMROCK, AZ 86335

405-25-744E
WILLIAMS JUSTIN G
PO BOX 20338
SEDONA, AZ 86341

405-25-748R
405-25-748U
405-25-748S
405-25-748T
405-25-748V
SIEVERT RON
PO BOX 3249
SEDONA, AZ 86340

405-25-744F
MURPHY CHRISTOPHER J & VIVIAN I JT
PO BOX 823
RIMROCK, AZ 86335

405-25-748H
EVANS ROSEMARIE ANN TRUST
45 GUNSIGHT CIR
SEDONA, AZ 86351

405-25-006Z
VALIUKAS HENRI
55 CLEARWATER CIR
SEDONA, AZ 86351

405-25-002W
TORRES MICHAEL P
P O BOX 45
RIMROCK, AZ 86335

405-25-002U
BIGGS ROBERT E & WANDA J JT
213 N VERDE HEIGHTS DR
COTTONWOOD, AZ 86326

405-25-002Y
CRONISTER DAVID W & TERESA A FAM TRUST
11975 EL CAMINO REAL #101
SAN DIEGO, CA 92130

405-25-750E
MOODY REAL EST & FINANCIAL DEF BENE PLN
PO BOX 100 PMB 345
MAMMOTH LAKES, CA 93546

405-25-742A
GARNIZA NORBERTO RUIZ
2636 E HWY 89A #16
COTTONWOOD, AZ 86326

405-25-743E
HALE CHARLES L & CINDY V JT
P O BOX 477
RIMROCK, AZ 86335

405-25-742E
HERRERA MARCOS H
PO BOX 884
RIMROCK, AZ 86335

405-25-743F
LEE JACKLYN D
P O BOX 1378
RIMROCK, AZ 86335

405-25-743H
HALE ARTHUR JAMES
41 CASTLE CREEK CT
LAS VEGAS, NV 89148

405-25-006D
S-R-B PROPERTIES LLC
2230 N RICKE LN
FLAGSTAFF, AZ 86004

405-25-742F
GARNIZA NORBERTO RUIZ
2636 E HWY 89A #16
COTTONWOOD, AZ 86326

405-25-750D
RODARTE RENE
PO BOX 35
LAKE FORREST, CA 92609

405-25-748F
STOLZ JAMES A & ROBERTA A JT
25 RED FOX LANE
SEDONA, AZ 86336

405-25-743J
HALE CHARLES L
PO BOX 477
RIMROCK, AZ 86335

405-25-750F
MINNESOTA VLY INVESTMENTS RETIREMNT PLAN
PO BOX 3249
SEDONA, AZ 86336

405-25-748G
EVANS ROSEMARIE ANN TRUST
45 GUNSIGHT CIR
SEDONA, AZ 86351

405-25-750G
SUMMERS LINDA RETIREMENT PLAN
PO BOX 3249
SEDONA, AZ 86336

405-25-750C
RODARTE RENE
PO BOX 35
LAKE FORREST, CA 92609

405-25-004
KENNEDY MARY MUNDS
1221 VAN NUYS ST
SAN DIEGO, CA 92109

405-25-748J
405-25-748M
405-25-748L
405-25-748P
TOTEM ASSOCIATES LLC
9010 E RANGE RIDER TRAIL
MESA, AZ 85207

405-25-751P
BARAJAS LISA
PO BOX 794
CORNVILLE, AZ 86325

405-25-751B
PATTERSON EVELYN CLAIRE
PO BOX 388
RIMROCK, AZ 86335

405-25-006R
WALTERS SUSANNE
PO BOX 431
CORNVILLE, AZ 86325

405-25-751Q
CULVER ROBIN
PO BOX 1141
RIMROCK, AZ 86335

405-25-751A
TATE ARTHUR A & MARILEEN A RS
PO BOX 392
RIMROCK, AZ 86335

405-25-749B
DAVIS GARY
PO BOX 756
SEDONA, AZ 86339

405-25-751M
JADEN ENTERPRISES LLC
PO BOX 263
RIMROCK, AZ 86335

405-25-751N
UHLER JEREMY J & DENAE A JT
PO BOX 4488
CAMP VERDE, AZ 86322

405-25-751J
DOMINQUEZ JOSE L & MARIA C JT
90 MONTEZONA TR
SEDONA, AZ 86301

405-25-751L
STILWELL ROBERT & SHELAGH C JT
2912 E TONTO LN
PHOENIX, AZ 85050

405-25-749A
SANCHEZ RAQUEL
155 CANYON CIR DR #3
SEDONA, AZ 86351

405-25-748Q
TOTEM ASSOCIATES LLC
9010 E RANGE RIDER TRAIL
MESA, AZ 85207

405-25-751H
FLORES ALEJANDRO B
PO BOX 20942
SEDONA, AZ 86341

405-25-006N
FRANCIS KATHLEEN
10310 RIVERSIDE DR 104
TOLUCA LAKE, CA 91602

405-25-006L
DRECHSLER IVAN R
PO BOX 1365
RIMROCK, AZ 86335

405-25-006J
LEONARD DONALD L & LYNN C RS
PO BOX 652
RIMROCK, AZ 86335

405-25-006A
DAVE SALVATORE CHARLES JR
PO BOX 863
RIMROCK, AZ 86335

405-25-006X
DRYE EUGENE C
PO BOX 1157
RIMROCK, AZ 86335

405-25-008A
RALPHS EXCAVATING LLC
65 COCHISE DR
SEDONA, AZ 86351

405-25-008B
RIOS LOUIS A
157-12 90TH
HOWARD BEACH, NY 11414

405-25-006Y
MURPHY FRANK N & LORRAINE D RS
105 REDROCK RD
SEDONA, AZ 86351

405-25-007H
RIECK CAMILLE WELLER
PO BOX 303
RIMROCK, AZ 86335

405-24-028L
SEXTON PATRICIA A
PO BOX 649
RIMROCK, AZ 86335

405-24-024A
MORTGAGE NOTES INC
3946 E BECKER LN
PHOENIX, AZ 85028

405-24-027C
THOMIS LARISSA
PO BOX 20098
SEDONA, AZ 86341

405-24-027H
REDWOOD FINANCIAL LTD
4545 N 36TH ST STE 117
PHOENIX, AZ 85018

405-24-030K
ZAHNZINGER PAMELA
PO BOX 694
RIMROCK, AZ 86335

405-24-027E
MOODY REAL ESTATE & FINANCE COMPANY INC
PO BOX 100
PMB 345
MAMMOTH LAKES, CA 93546

405-24-027G
CALLAHAN DEIDRE D
PO BOX 702
RIMROCK, AZ 86335

405-24-024H
EDWARDS JOSHUA WILLIAM
PO BOX 1814
CAMP VERDE, AZ 86322

405-24-028N
HITT JANICE F
PO BOX 677
RIMROCK, AZ 86335

405-24-030C
BAKER ARNOLD J & RACHEL S JT
PO BOX 506
RIMROCK, AZ 86335

405-24-025H
DCG PROPERTIES LLC
4545 N 36TH ST STE 117
PHOENIX, AZ 85018

405-24-025E
HUNTER SUSAN
2608 N MAIN ST
FLAGSTAFF, AZ 86004

405-24-024C
GREGG TYRONE M
45 ROCA ROJA RD
SEDONA, AZ 86351

405-24-028X
RIVAS ASTUL D GOMEZ
3129 FOREST LANE
RIMROCK, AZ 86335

405-24-025A
LUKE EDWIN L JR
2909 E HIGHLAND AVE
PHOENIX, AZ 85016

405-24-032B
JOHNSON MARC C
989 S MAIN ST #A
COTTONWOOD, AZ 86326

405-24-011
GOLD SHAWN L
PO BOX 38448
MORMON LAKE, AZ 86038

405-24-028G
CALBI MICHAEL T
47 WESTBROOK RD
CENTERBROOK, CT 06409

405-24-025C
LUKE EDWIN L JR
2909 E HIGHLAND AVE
PHOENIX, AZ 85016

405-24-032A
GREGG TYRONE M & TASHAWA L JT
45 ROCA ROJA RD
SEDONA, AZ 86351

405-24-024G
MOODY REAL ESTATE & FINANCE COMPANY INC
PO BOX 100
PMD 345
MAMMOTH LAKES, CA 93546

405-24-024K
405-24-024L
DCG PROPERTIES LLC
4545 N 36TH ST #117
PHOENIX, AZ 85018

405-24-028K
SCOTT DALLAS E JR
PO BOX 1446
CORNVILLE, AZ 86325

405-25-005B
BERGSTRESSER SCOTT K & DONNA M RS
6385 N SNOWFLAKE DR
FLAGSTAFF, AZ 86004

405-15-001
WINEBARGER HERBERT H & JUDY A JT
PO BOX 478
RIMROCK, AZ 86335

405-24-005
HOLT SHARON R
PO BOX 567
RIMROCK, AZ 86335

405-15-006A
ZORRILLA CANDELARIO
PO BOX 2173
SEDONA, AZ 86339

405-24-030M
REDLIN GARY M SR & LORI J RS
PO BOX 633
RIMROCK, AZ 86335

405-24-027A
WASHINGTON MUTUAL BANK
2210 ENTERPRISE DR
FLORENCE ,SC 29501

405-25-005A
MCCAWLEY CATHERINE
PO BOX 1251
RIMROCK, AZ 86335

405-24-003A
WHEALY JACK L EST
PO BOX 356
RIMROCK,AZ 86335

Exhibit 5

ARIZONA WATER COMPANY

3805 N. BLACK CANYON HIGHWAY, PHOENIX, ARIZONA 85015-5351 • P.O. BOX 29006, PHOENIX, ARIZONA 85038-9006
PHONE: (602) 240-6860 • FAX: (602) 240-6878 • WWW.AZWATER.COM

[Date]

«Company»

«Address1»

«Address2»

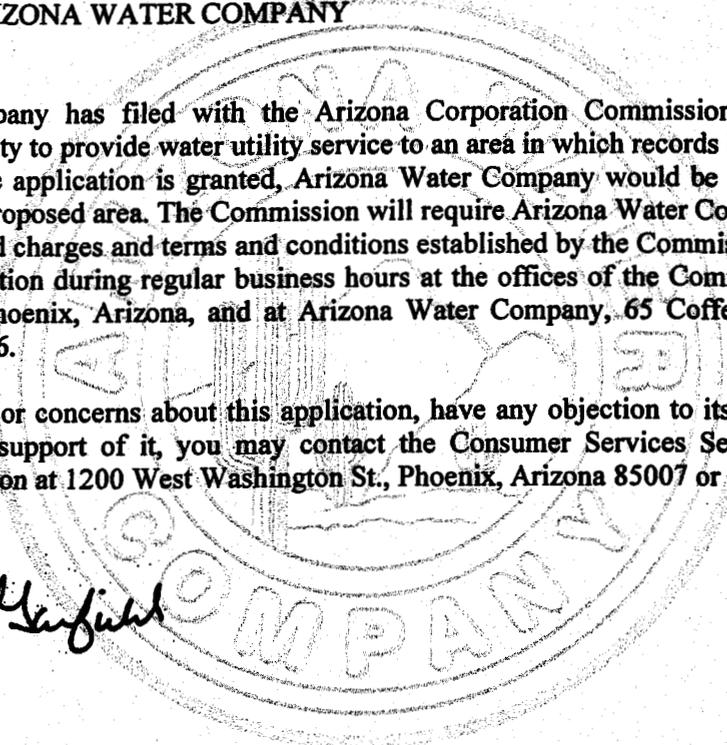
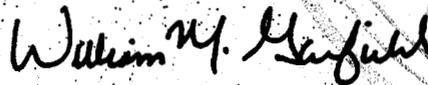
«City» «State» «PostalCode»

PINAL COUNTY ASSESSOR'S PARCEL NO.: «ParcelNumber»

**PUBLIC NOTICE OF AN APPLICATION FOR A CERTIFICATE OF CONVENIENCE AND
NECESSITY BY ARIZONA WATER COMPANY**

Arizona Water Company has filed with the Arizona Corporation Commission ("Commission") an application for authority to provide water utility service to an area in which records indicate that you are a property owner. If the application is granted, Arizona Water Company would be the provider of water utility service to the proposed area. The Commission will require Arizona Water Company to provide this service under rates and charges and terms and conditions established by the Commission. The application is available for inspection during regular business hours at the offices of the Commission at 1200 West Washington Street, Phoenix, Arizona, and at Arizona Water Company, 65 Coffee Pot Drive Suite 7, Sedona, Arizona 86336.

If you have questions or concerns about this application, have any objection to its approval, or wish to make a statement in support of it, you may contact the Consumer Services Section of the Arizona Corporation Commission at 1200 West Washington St., Phoenix, Arizona 85007 or call 1-800-222-7000.



William M. Garfield
President

E-MAIL: mail@azwater.com

Exhibit 6

ARIZONA WATER COMPANY Comparative Balance Sheet at May 31, 2005

ASSETS

	May 31, 2005	May 31, 2004	Increase (Decrease)
UTILITY PLANT			
Gross Utility Plant	\$ 234,676,963	\$ 213,367,943	\$ 21,309,120
Less Accumulated Depreciation	58,540,167	53,816,941	4,723,226
Net Utility Plant	176,136,796	159,550,902	16,585,894
CURRENT ASSETS			
Cash on Hand and in Banks	751,070	807,963	(56,893)
Investments and Special Deposits	2,703	2,703	0
Accounts Receivable	2,714,472	2,797,833	(83,361)
Materials and Supplies	238,557	245,928	(7,371)
Other	592,705	560,906	31,799
Total Current Assets	4,299,507	4,415,333	(115,826)
DEFERRED DEBITS			
	6,460,459	5,823,597	636,862
TOTAL	\$ 186,916,762	\$ 169,789,832	\$ 17,126,930

LIABILITIES

CAPITALIZATION			
Common Stock	\$ 2,700,000	\$ 2,700,000	\$ 0
Capital Surplus	9,087,347	8,970,647	116,700
Retained Earnings	54,268,454	48,853,983	5,414,461
Common Stock Equity	66,055,801	60,524,640	5,531,161
Long-Term Debt	21,800,000	22,200,000	(400,000)
Total Capitalization	87,855,801	82,724,640	5,131,161
CURRENT LIABILITIES			
Notes Payable	3,000,000	800,000	2,200,000
Accounts Payable	2,680,772	2,330,134	350,638
Accrued Expenses	1,963,330	1,845,122	118,208
Other	630,915	509,278	121,637
Total Current Liabilities	8,275,017	5,484,534	2,790,483
DEFERRED CREDITS			
Advances for Construction	43,213,455	38,878,467	4,334,988
Contributions in Aid of Construction	23,320,517	22,209,048	1,111,469
Deferred Income Tax	17,743,430	15,212,940	2,530,490
Other	6,508,542	5,280,203	1,228,339
Total Deferred Credits	90,785,944	81,580,658	9,205,286
TOTAL	\$ 186,916,762	\$ 169,789,832	\$ 17,126,930

Exhibit 6

ARIZONA WATER COMPANY
Comparative Statement of Income
May 31, 2005

	12 MONTHS TO DATE		MAY		5 Months to Date	
	2005	2004	2005	2004	2005	2004
OPERATING REVENUE	\$ 40,593,992	\$ 38,330,273	\$ 3,503,847	\$ 3,449,110	\$ 14,893,785	\$ 14,326,662
OPERATING EXPENSES						
Operation and Maintenance	19,072,848	18,159,853	1,916,554	1,827,237	7,914,593	7,470,024
Depreciation	5,060,229	4,582,661	445,981	398,648	2,218,545	2,016,776
Taxes Other Than Income Taxes	5,747,795	5,498,247	513,679	501,108	2,291,430	2,218,501
Income Taxes	3,467,373	3,002,811	188,743	154,704	804,138	810,017
Total Operating Expenses	33,348,245	31,243,572	3,064,957	2,881,697	13,228,706	12,515,318
OPERATING INCOME	7,245,747	7,086,701	438,890	567,413	1,665,079	1,811,364
OTHER (INCOME) AND DEDUCTIONS						
Other (Income) - Net	(3,754,720)	(199,601)	(36,755)	968	(192,345)	(160,121)
Interest on Long-Term Debt	1,833,966	1,870,966	152,316	155,400	761,563	777,000
Other Interest and Amortization	(52,260)	(27,653)	2,779	(6,966)	2,716	(38,980)
Total Other (Income) and Deductions	(1,973,014)	1,643,712	118,340	149,402	571,954	577,899
NET INCOME	9,218,761	5,442,989	320,550	418,011	1,093,125	1,233,465
Regular Common Dividends	3,804,300	3,518,100				
INCOME RETAINED	\$ 5,414,461	\$ 1,924,889				
Active Services	74,686	70,981				

MAY 2005

Yav. Co
Public Works
(L. Brown)

Exhibit 7

RECEIVED

NOV 20 2000

ARIZONA WATER COMPANY
PHOENIX - LEGAL

BEFORE THE BOARD OF SUPERVISORS

OF

YAVAPAI COUNTY, ARIZONA

3299314 BK 3789 PG 176
Yavapai County
Patsy Jenney-Colon, Recorder
10/27/2000 01:16P PAGE 1
YAVAPAI CO PUBLIC WORKS
RECORDING FEE 0.00
SURCHARGE 0.00
POSTAGE 0.00

In the Matter of the Application of)
ARIZONA WATER COMPANY)
FRANCHISE)
for a water franchise)

WHEREAS Arizona Water Company filed its application pursuant to A.R.S. §40-283, for a franchise to construct and/or maintain and operate water lines for a period of fifteen (15) years, along, upon, under and across public highways, roads, alleys and thoroughfares (excepting State Highways) within that portion of Yavapai County, Arizona, described as follows:

EXHIBIT A

LEGAL DESCRIPTION

Arizona Water Company

Sections 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 32, 33, 34, 35 and 36 in Township 17 North, Range 5 East, Sections 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 34, 35 and 36 in Township 16 North, Range 5 East; and Sections 7, 8, 9, 16, 17, 18, 19, 20, 21, 28, 29, 30, 31, 32 and 33 in Township 16 North, Range 6 East and Sections 1, 2, and 3 Township 14 North, Range 5 East, Section 35, Township 15 North Range 5 East, and that portion of Section 36, Township 15 North, Range 5 East lying within the Sycamores, a recorded subdivision, together with the SE ¼ of the SE ¼ and the S ½ of the SW ¼ of the SE ¼ and S ½ of the N ¼ of the SW ¼ of the SE ¼ of said Section 36, G&SRB&M, Yavapai County, Arizona and specifically excepting the SE ¼ of the NE ¼ of the NW ¼ of the NE ¼ and the W ½ of the NE ¼ of the NE ¼, except that portion beginning at the NW corner; thence N 89 degrees, 48 minutes, 30 seconds E 656.41 feet; thence S 33 degrees, 59 minutes, 40 seconds W 401.54 feet; thence S 89 degrees, 48 minutes 30 seconds W 430.74 feet; thence N 0 degrees, 12 minutes W 332.17 feet; Section 18, Township 16 North, Range 6 East, G&SRB&M, Yavapai County, Arizona, and excepting any portions lying with the City of Sedona as recorded in the Office of the Yavapai County Recorder, Book 2010, pages 205 through 207 and excepting also any portions lying within the Town of Camp Verde as recorded in the Office of the Yavapai County Recorder, Book 1884, pages 157 through 162.

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Page 2 / October 16, 2000
Arizona Water Company
Water Franchise Agreement

and that said is contiguous to a portion of the area described in Exhibit A above which area is not within the limits of any incorporated city or town, and,

WHEREAS, this is the time and place set for hearing of said application and due and regular notice was given by publication of notice once a week for three consecutive weeks prior to this time of hearing and proof of publication has been filed herein, and

WHEREAS, all protests to granting such application have been considered, the Board of Supervisors of Yavapai County, Arizona, hereby grants to the Arizona Water Company the right, privilege, license and franchise to construct, maintain and operate water delivery systems for a period of fifteen (15) years from the date hereof, along, upon, under and across the public highways of Yavapai County, Arizona, within the above described area of Yavapai County, which area is not within the limits of any incorporated city or town, upon the following terms and conditions:

RESTRICTIONS AND LIMITATIONS

1. All rights and privileges hereunder are granted under the express condition that the Board of Supervisors shall have the power at any time to impose such additional and further restrictions and limitations and to make such regulations on such highways, roads, thoroughfares, alleys, and public ways as may be deemed best for the public safety, welfare and convenience. No construction of improvements within a County road right-of-way shall be made without a permit from the Yavapai County Engineer first being obtained.

2. Grantor will notify Grantee if Grantor determines that any lines are located at a depth which interferes with road maintenance. Any such lines shall be buried at a sufficient depth upon receipt of notice. In the event that water lines must be relocated due to road construction or because of inadequate depth, the Grantee shall bear the cost of such relocation.

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Arizona Water Company
Water Franchise Agreement

3. All rights and privileges hereunder shall be exercised so as to not interfere or conflict with any easements or rights-of-way heretofore granted by said Board of Supervisors and now in force.

4. All equipment and facilities constructed, installed, erected, used and maintained under this franchise shall in all respects be adequate, sufficient and substantial in design and workmanship and shall be so located, erected and maintained so as not to interfere with the free and full use and enjoyment of the public and so not to endanger life or property.

5. All rights and privileges hereunder shall be exercised so as not to interfere or conflict with any easement, either public or private, of whatsoever nature, which has been acquired in or to the proper use of said highways, roads, thoroughfares, alleys and public ways, or any portion thereof.

6. Grantee shall bear all expenses, including damages and compensation to any aggrieved third parties, incurred or expended for the alteration of the course, direction, surface, grade or alignment of any of the said highways, roads, thoroughfares, alleys, and public ways necessarily made by or for Grantee for the purpose of exercising any right under this franchise, and said Grantee shall indemnify and hold harmless the County of Yavapai and the Board of Supervisors thereof from any and all suits, claims, damages and judgments resulting from injuries to persons or property due to the placing, location and maintenance of equipment and facilities upon, in or under the provisions hereof. Grantee shall maintain its equipment and facilities at its own cost and expense and will make all necessary repairs from time to time as the same may be needed without the necessity of notice from Yavapai County.

7. The Grantee shall be required to secure and maintain in force for the duration of the franchise general comprehensive liability insurance insuring against all damages charged to the County or the Grantee resulting from the installation, development, maintenance or expansion of the Grantee's system, as follows:

Page 4 / October 16, 2000
Arizona Water Company
Water Franchise Agreement

(a) Five Hundred Thousand Dollars (\$500,000) for bodily injury or death to any one person with an aggregate limit for any one occurrence of One Million Dollars (\$1,000,000) for bodily injury or death.

(b) Two Hundred Fifty Thousand Dollars (\$250,000) for property damage resulting from any one accident.

(c) Fifty Thousand Dollars (\$50,000) for all other types of liability.

Yavapai County, Arizona, shall be named on the aforesaid policy as a coinsured, or added thereon by endorsement as a named insured. A certificate of insurance as well as a copy of the policy shall be filed with the Public Works Director. The certificate shall provide that if the policy shall be cancelled by the insurance company or the Grantee during the term of the policy, ten (10) days written notice prior to the effective date of such cancellation shall be given the Public Works Director of Yavapai County, Arizona.

8. This franchise shall not be deemed to be exclusive and the Board of Supervisors hereby expressly reserves the right and power from time to time to grant similar franchises and privileges over the same territory and highways, roads, thoroughfares, alleys, and public ways.

9. Grantee certifies that all water and sewer operations shall be supervised by a duly authorized local operator, whose name, address, and phone number shall be kept in the records of the Public Works Director. Grantee shall notify the Public Works Director of any operator changes.

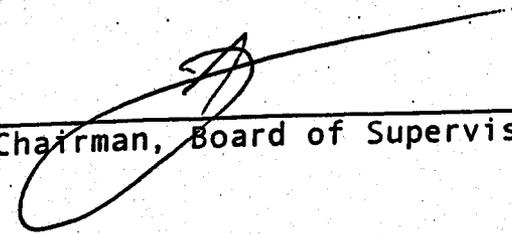
10. Grantee shall notify the Public Works Director of any assignment of this franchise, including assignee's name, address and phone number.

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Arizona Water Company
Water Franchise Agreement

11. Grantee shall apply for renewal of this franchise not less than sixty (60) days prior to its expiration. In the event required notice, public hearings and official action cannot be taken prior to expiration due to no fault of Grantee, this franchise shall continue until final action by Grantor has been taken.

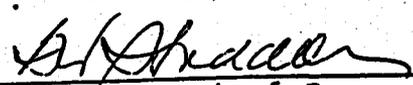
12. This franchise is granted upon the express condition subsequent that a Certificate of Convenience and Necessity be procured from the Arizona Corporation Commission within six months from the date of granting of this franchise; and if such Certificate is not granted within six months from said date, then this franchise to be void, otherwise to be in full force and effect for the time herein specified.

Dated: October 16, 2000



Chairman, Board of Supervisors

ATTEST:



Clerk, Board of Supervisors

SEAL

Page 6 / October 16, 2000
Arizona Water Company
Water Franchise Agreement

ACCEPTANCE OF LICENSE

TO: The Clerk of the Board of Supervisors of Yavapai County

Pursuant to the Order of the Board of Supervisors of Yavapai County dated October 16, 2000.

ARIZONA WATER COMPANY

hereby accepts the license to construct and/or operate a water franchise within the authorized service area and under the terms specified in the license.

Dated this 16TH Day of October 2000.

This franchise agreement shall expire on: October 16, 2015.

By Robert W. Beake
Its: Vice President and General Counsel

STATE OF ARIZONA)
) ss.
COUNTY OF YAVAPAI)

SUBSCRIBED AND SWORN TO before me by Robert W. Beake
this 30 day of August, 2000.

Theresa M. Wittwer
Notary Public

My Commission Expires:

4-3-2004

