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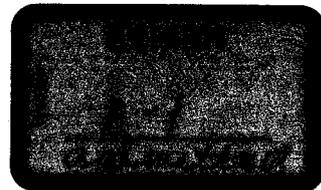
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EXHIBIT "A"

Arizona Corporation Commission
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ARIZONA DEPARTMENT OF WATER RESOURCES

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JANE DEE HULL
Governor

JOSEPH C. SMITH
Director

ANALYSIS OF ASSURED WATER SUPPLY

October 11, 2002

File Number: 28-400732
Development: Voyager Expansion
Location: Township 15 South, Range 15 East, Section 32
Pima County, Arizona
Tucson AMA
Land Owner: WPI & Kolb-I10 L.L.C/Voyager RV Resort L.L.C.

The Arizona Department of Water Resources has evaluated the Analysis of Assured Water Supply application for Voyager Expansion pursuant to A.A.C. R12-15-712. The proposed development includes 1200 single-family residential lots, 40 multifamily units, and 7 non-residential acres. Non-residential use is a 9-hole chipping golf course. Voyager Water Company will serve the master plan. Conclusions of the review are indicated below based on the assured water supply criteria referenced in A.R.S. § 45-576 and A.A.C. R12-15-701 *et seq.*

- **Physical, Continuous, and Legal Availability of Water for 100 Years**
A new hydrology study was submitted with this application that demonstrated physical availability of 845 acre-feet per year within the existing service area. After accounting for current and committed demands of 35.7 acre feet per year, and accounting for this application's demand of 449.3 acre-feet per year, 360 acre-feet per year remains available for assured supply purposes.

The application for Analysis of Assured Water Supply included a Notice of Intent to Serve form signed by Ike Isaacson, Manager-Owner of Voyager Water Company. The Arizona Corporation Commission approved the extension of the Certificate of Convenience & Necessity for Voyager Water Company on January 31, 2002. Individual Notices of Intent to Serve will be required for each application for a Certificate of Assured Water Supply.
- **Adequate Water Quality**
The Department received a compliance status report from the Arizona Department of Environmental Quality dated May 16, 2002 that states that there are no major deficiencies by Voyager Water Company. This requirement of an Analysis of Assured Water Supply will be reevaluated for each application for a Certificate of Assured Water Supply.

- **Consistency with the Management Plan for the Tucson Active Management Area**
The residential water use was estimated using models for new development from the Tucson AMA Third Management Plan. Non-residential water use is from a 9-hole chipping golf course using 4.6 acre-feet per acre for a total of 32.2 acre-feet annually. Lost and unaccounted for water of 10% was added to the total demand.

Voyager Expansion will incorporate public irrigation systems designed to minimize loss, landscaping of model homes with low water use landscaping and low water use plants in public rights-of-way in conformance with the Third Management Plan. Proper meter maintenance and record keeping as well as oversight of water main construction will be practiced by the water company.

- **Consistency with the Management Goal of the Tucson Active Management Area**
The Assured and Adequate Water Supply Rules (A.A.C. § R12-15-705) allocate a volume of mined groundwater to each new subdivision plat in an AMA. Any water deliveries in excess of this mined groundwater allowance must be met through the direct or indirect use of renewable water supplies (surface water or effluent). Options for demonstrating consistency with the management goal include: 1) direct use of surface water or effluent; 2) recharge and recovery of surface water or effluent; or 3) membership in the Central Arizona Groundwater Replenishment District (CAGR). In addition, the groundwater allowance may be increased by extinguishing grandfathered groundwater rights. Prior to preparing an application for a Certificate of Assured Water Supply for an individual subdivision plat, the Tucson AMA Office or the Office of Assured Water Supply may be contacted for further guidance.

The application indicates that the proposed development will be a member land of the Central Arizona Groundwater Replenishment District (CAGR) upon issuance of a Certificate of Assured Water Supply. The membership documents must be executed and recorded before a Certificate of Assured Water Supply will be issued. The 100-year volume on the application of 39,189 AF consists of 100% groundwater.

- **Financial Capability of the Owner to Construct the Necessary Distribution System**
Pursuant to A.A.C. R12-15-707, financial capability will be evaluated by the local platting authority as a part of the process for obtaining a Certificate of Assured Water Supply for each subdivision. The application for a Certificate of Assured Water Supply includes a Verification of Construction Assurance for a Proposed Subdivision form. This form must be signed by the appropriate platting entity to provide evidence of financial capability. This requirement of an assured water supply will be evaluated upon application for a Certificate of Assured Water Supply.

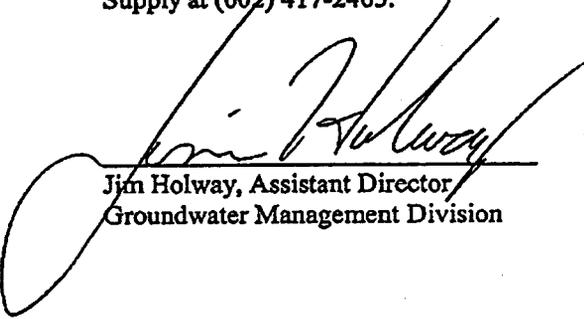
The term of this Analysis of Assured Water Supply is ten years from the date of application (May 2, 2002) and may be renewed upon request, subject to approval by the Department. Throughout the term of this determination, the projected demand of this development will be considered when reviewing other requests

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for assured water supply in the area.

Prior to obtaining plat approval by the local platting authority and approval of the public report by the Department of Real Estate, a Certificate of Assured Water Supply must be obtained for each subdivision plat. The findings of this Analysis of Assured Water Supply may be used to demonstrate that certain requirements for a Certificate have been met. This determination may be invalidated if the development plan or other conditions change prior to filing for a Certificate of Assured Water Supply.

Questions may be directed to the Tucson AMA Office at (520) 770-3800, or the Office of Assured Water Supply at (602) 417-2465.



Jim Holway, Assistant Director
Groundwater Management Division

cc: Doug Dunham, Office of Assured Water Supply
Karen Modesto, Hydrology Division
Cliff Neal, CAGR