



0000042696

31EX

**Transcript Exhibit(s)**

**Docket #(s):** W-01732A-05-0532

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**Exhibit #:** A-1, A-2, S-1

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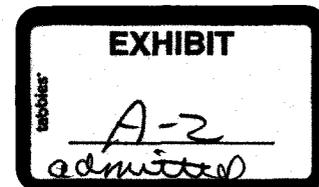
AZ CORP COMMISSION  
DOCUMENT CONTROL

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**REVISED EXHIBIT "A"**  
(consisting of Parcels A, B, and C)  
Legal Description  
Page 1 of 1



**PARCEL "A":**

All that portion of the abandoned channel of the Colorado River, as it existed immediately prior to re-channelization, that lies South of the North line of fractional Section 21, T18N, R22W, G. &S. R. B. &M., Mohave County, Arizona, and that lies East of the Easterly dredging right of way line of the present channel of the Colorado River, approximately described as follows:

COMMENCING at the Northeast Corner of said fractional Section 21;  
thence S 76° 17' 28" W, along the North line of said fractional Section 21, 2796 feet more or less to the point of beginning, said point being a point on a meander line of the left descending bank of said abandoned channel;  
thence S 42° 51' W 250 feet to a point;  
thence S 57° 39' W 390 feet to a point;  
thence S 78° 45' W 260 feet to a point;  
thence S 60° 44' W 200 feet to a point;  
thence S 65° 57' W 477 feet to a point;  
thence S 39° 51' W 260 feet to a point;  
thence S 45° 43' W 390 feet to a point on the Easterly dredging right of way line of said present channel;  
thence Northerly along said right of way line, which is a curve to the right, having a tangent that bears N 02° 52' 39" E from the last described point, a radius of 7190.90 feet and a central angle of 6° 17' 40", 790 feet to a point on the North line of said fractional Section 21;  
thence N 76° 17' 28" E along the North line of said fractional Section 21, 1778 feet to the true point of beginning. Containing 13.60 Acres more or less.

**PARCEL "B":**

All that portion of the abandoned channel of the Colorado River, as it existed immediately prior to re-channelization, that lies South of the North line and a Westerly prolongation thereof, of fractional Section 21, T18N, R22W, G. &S. R. B. &M., Mohave County, Arizona, and that is bounded on the East by the Easterly dredging right of way line of the present channel of the Colorado River and is bounded on the South and East by the left descending bank of the abandoned channel of the Colorado River as it existed immediately prior to dredging, and is bounded on the West by the left descending bank of the present normal-flow channel of the Colorado River, approximately described as follows:

COMMENCING at the Northeast Corner of said fractional Section 21;  
thence S 76° 17' 28" W, along the North line of said fractional Section 21, 4574.36 feet to a point, said point being the intersection of the North line of said fractional Section 21 and said Easterly dredging right of way line of the present channel of the Colorado River and the Point of Beginning;  
thence Southerly along said right of way line, which is a curve to the left having a tangent that bears S 09° 10' 19" W from the last described point, a radius of 7190.90 feet and a central angle of 6° 17' 40", 790 feet to a point, said point being a point on a meander line of the left descending bank of said abandoned channel;  
thence along a meander line of said abandoned channel S 44° 59' W 579 feet to a point;

**REVISED EXHIBIT "A"**  
**(consisting of Parcels A, B, and C)**

**Legal Description**

Page 2 of 2

thence along a meander line of said abandoned channel S 16° 00' W 418 feet to a point, said point being on a Westerly prolongation of the South riparian Section line of fractional Section 21 as established by the United States Bureau of Land Management and also being a point on a meander line of the left descending bank of the present normal-flow channel of the Colorado River;

thence along said left bank of the present normal-flow channel N 01° 30' E 680 feet to a point;

thence N 10° 02' E 200 feet to a point;

thence N 01° 26' E 220 feet to a point;

thence N 13° 29' E 410 feet to a point, said point being on a Westerly prolongation of the North line of said fractional Section 21;

thence along the North line of said fractional Section 21 and a Westerly prolongation thereof N 76° 17' 28" E 480 feet to the true point of beginning. Containing 11.43 Acres more or less.

**PARCEL "C":**

All of that portion of the alluvium lands of the Colorado River lying West of and adjoining fractional Section 21, T18N, R22W, G. & S. R. B.&M., Mohave County, Arizona, bounded on the Northwest by the meander lines of the left descending bank of said River immediately prior to the re-channelization, bounded on the Northeast by the 1905 GLO Meander line, and bounded on the South by a line that is the South riparian section line and follows an existing line of occupation. Said boundaries being approximately described as follows:

Beginning at the South quarter corner of said Section 21;

thence South 89°50'52" West, a distance of 540.84 feet more or less to the point of beginning, said point being the BLM Brass Cap Monument marking the Meander Corner on the South line of said Section 21;

thence S 82° 18' 43" W 1512.93 feet to a 1 inch iron pipe tagged RLS 5576, said 1 inch iron pipe being on the Easterly prolongation of an existing fence;

thence along said fence S 80° 24' 40" W 421.67 feet to a 1 inch iron pipe tagged RLS 5576, and the Westerly termination of said fence;

thence continuing S 80° 24' 40" W 16 feet more or less to a point on the meander line of the left descending bank of the Colorado River immediately prior to the re-channelization, said point also being the most Southerly Corner of Parcel 2 of that certain Judgment filed January 30, 1976, at Pages 47-49 of Book 391 of Official Records of said Mohave County, Arizona;

thence along said meander line N 16° 00' E 418 feet;

thence N 44° 59' E 579 feet to a point on the Easterly dredging right of way line of the present channel, said point also being the most Southerly Corner of Parcel 1 of the before mentioned Judgment;

thence N 45° 43' E 390 feet to a point on the 1905 GLO Meander line shown on the Plat as N 53° 00' W 21.40 chains;

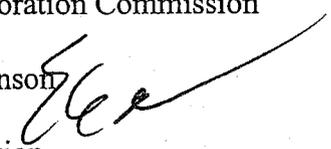
thence along said GLO Meander line S 53° 00' E 1387 feet, more or less, to the point of Beginning. Containing 23.5 acres more or less.

MEMORANDUM

~~W-01732A-05-0532~~  
for filing

TO: Docket Control  
Arizona Corporation Commission

FROM: Ernest G. Johnson  
Director  
Utilities Division



Date: January 10, 2006

RE: STAFF REPORT FOR WILLOW VALLEY WATER COMPANY, INC. -  
APPLICATION FOR EXTENSION OF ITS CERTIFICATE OF  
CONVENIENCE AND NECESSITY FOR WATER SERVICE (DOCKET NO.  
W-01732A-05-0532)

2006 JAN 10 A 10:13  
AZ CORP COMMISSION  
DOCUMENT CONTROL

Attached is the Staff Report for Willow Valley Water Company, Inc.'s application for extension of its existing Certificate of Convenience and Necessity for water service. Staff is recommending approval with conditions.

EGJ:BNC:red

Originator: Blessing Chukwu

Attachment: Original and 13 Copies

EXHIBIT  
tabbies  
S-1  
admitted

RECEIVED

JAN 10 2006

LEGAL DIV.  
ARIZ. CORPORATION COMMISSION

Service List for: Willow Valley Water Company, Inc.  
Docket No. W-01732A-05-0532

Mr. William P. Sullivan  
Mr. Michael A. Curtis  
Ms. Nancy A. Mangone  
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STAFF REPORT  
UTILITIES DIVISION  
ARIZONA CORPORATION COMMISSION

WILLOW VALLEY WATER COMPANY, INC.

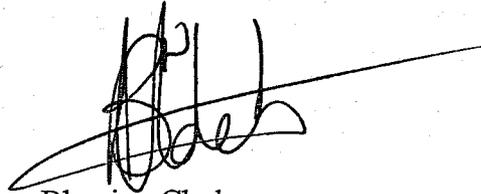
DOCKET NO. W-01732A-05-0532

APPLICATION FOR EXTENSION  
OF EXISTING CERTIFICATE OF  
CONVENIENCE AND NECESSITY

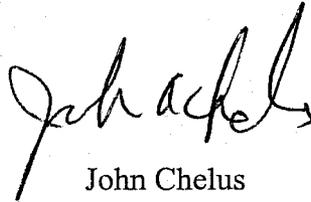
JANUARY 10, 2006

## STAFF ACKNOWLEDGMENT

The Staff Report for Willow Valley Water Company, Inc. (Docket No. W-01732A-05-0532) was the responsibility of the Staff members signed below. Blessing Chukwu was responsible for the review and analysis of the Company's application. John Chelus was responsible for the engineering and technical analysis.

A handwritten signature in black ink, appearing to read 'Blessing Chukwu', with a long horizontal line extending to the right.

Blessing Chukwu  
Executive Consultant III

A handwritten signature in black ink, appearing to read 'John Chelus', written in a cursive style.

John Chelus  
Utilities Engineer

**EXECUTIVE SUMMARY**  
**WILLOW VALLEY WATER COMPANY, INC.**  
**DOCKET NO. W-01732A-05-0532**

On July 26, 2005, Willow Valley Water Company, Inc. ("Willow Valley" or "Company") filed an application with the Arizona Corporation Commission ("ACC" or "Commission") for an extension of its Certificate of Convenience and Necessity ("CC&N") to provide water service to a portion of Mohave County, Arizona. On November 10, 2005, Staff filed a Sufficiency Letter indicating that the application had met the sufficiency requirements of the A.A.C. R14-2-402(C).

By this application, the Company is seeking Commission authority to add approximately 48 acres to its existing 3.5 square miles of certificated area. Willow Valley's certificated area is located in the Mohave Valley area of Mohave County. Willow Valley currently serves the Southeast area of Section 21, all except the Northern most part of Section 23, the Northern half of Section 34, and all of Sections 27 and 25 in Township 18 N, Range 22 West. The requested area is in the Southwest corner of Section 21 and is contiguous to the Company's existing certificated area.

Based on Staff's review and analysis of the application, Staff believes that the existing system has adequate production and storage capacity to serve the existing and proposed CC&N extension area and can reasonably be expected to develop additional storage and production as required in the future.

Staff recommends the Commission approve the Willow Valley application for an extension of its CC&N within portions of Mohave County, Arizona, to provide water service, subject to compliance with the following conditions:

1. To require Willow Valley to charge its authorized rates and charges in the extension area.
2. To require Willow Valley to file with Docket Control, as a compliance item, a Notice of Filing indicating Willow Valley has submitted for Staff review and approval, a copy of the fully executed main extension agreements for water facilities for the extension area within 365 days of a decision in this case.
3. To require Willow Valley to obtain and file with Docket Control, as a compliance item, copies of the Developer's Letter of Adequate Water Supply, stating that there is adequate water, no later than one year of a decision in this docket.

Staff further recommends that the Commission's Decision granting the requested CC&N extension to Willow Valley be considered null and void should Willow Valley fail to meet Condition Nos. 2 and 3 listed above within the time specified.

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## **Introduction**

On July 26, 2005, Willow Valley Water Company, Inc. ("Willow Valley" or "Company") filed an application with the Arizona Corporation Commission ("ACC" or "Commission") for an extension of its Certificate of Convenience and Necessity ("CC&N") to provide water service to a portion of Mohave County, Arizona.

On August 23, 2005, the ACC Utilities Division ("Staff") filed an Insufficiency Letter, indicating that the Company's application did not meet the sufficiency requirements of Arizona Administrative Code ("A.A.C.") R14-2-402(C). A copy of the Insufficiency Letter was sent to the Company via U.S mail. In the letter, Staff listed the deficiencies that needed to be cured for administrative purposes.

On October 12, 2005, the Company provided additional documentation to support its relief requested.

On November 10, 2005, Staff filed a Sufficiency Letter indicating that the application had met the sufficiency requirements of the A.A.C. R14-2-402(C).

## **Background**

Willow Valley is an Arizona Corporation, in good standing with the Commission's Corporation Division, and engaged in providing water service to customers in portions of Mohave County, Arizona. Willow Valley was incorporated on June 2, 1960. The Commission approved the original CC&N for Willow Valley in Decision No. 32436, issued on August 23, 1960, in Docket No. U-1732. Willow Valley is a wholly owned subsidiary of West Maricopa Combine, Inc.

By this application, the Company is seeking Commission authority to add approximately 48 acres to its existing 3.5 square miles of certificated area. Willow Valley's certificated area is located in the Mohave Valley area of Mohave County. The Company serves residential and commercial customers near the intersection of Kings Street and Arizona State Highway 95, approximately 10 miles South of Bullhead City. According to the application, the Company "has always believed that its certificate abutted the Colorado River and has routinely met all service requests within the Extension Area." The Company further indicated in its application that it recently became aware that the extension area was not included in the legal description of its original CC&N area contained in Decision No. 32436. Willow Valley currently serves the Southeast area of Section 21, all except the Northern most part of Section 23, the Northern half of Section 34, and all of Sections 27 and 25 in Township 18 N, Range 22 West. The requested area is in the Southwest corner of Section 21 and is contiguous to the Company's existing certificated area.

### **Finance of Utility Facilities**

The Company indicated in the application that it will finance the required utility facilities through an Advance in aid of construction. Advances in aid of construction are often in the form of Main or Line Extension Agreements ("MXAs"). MXAs are standard industry practice. The minimal acceptable criteria for line extension agreements between water utilities and private parties are established by A.A.C. R14-2-406. These agreements generally require the developer to design, construct and install (or cause to be), all facilities to provide adequate service to the development. The developer is required to pay all costs of constructing the required facilities necessary to serve the development. Upon acceptance of the facilities by the Utility Company, the developer conveys the utility facilities through a warranty deed to the Utility Company. Utility Companies will often refund ten (10) percent of the annual water revenue associated with development for a period of ten (10) years.

Staff recommends that Willow Valley file with Docket Control, as a compliance item, a Notice of Filing indicating Willow Valley has submitted for Staff review and approval, a copy of the fully executed main extension agreements for water facilities for the extension area within 365 days of a decision in this case.

### **The Water System**

Willow Valley has three water systems. They are the Cimarron Lake System which is assigned Public Water System ("PWS") No. 08-129, the Unit 1 System which is assigned PWS No. 08-034, and the King Street System which is assigned PWS No. 08-040. The King Street System and the Unit 1 System, which are interconnected, will serve the CC&N extension area. These two systems have in existence four wells with a total production capacity of 1,240 gallons per minute ("gpm"), 293,000 gallons of storage capacity, booster pumps, pressure tanks, and a distribution system serving 1,415 connections as of June 2005. Two of the wells are used to serve the customers and two are on standby. The two wells being used have a combined capacity of 900 gpm. Based on historical growth rates, it is anticipated that the existing service area would have approximately 1,475 total customers at the end of five years. The Company has predicted an additional 24 new lots for the proposed CC&N extension, at the end of five years. The existing 900 gpm of production and 293,000 gallons of storage can serve approximately 2,500 connections.

Staff concludes that the existing system has adequate production and storage capacity to serve the existing and proposed CC&N extension area and can reasonably be expected to develop additional storage and production as required in the future.

### **Arizona Department of Environmental Quality ("ADEQ") Compliance**

ADEQ has determined that all three of Willow Valley's water systems are currently delivering water that meets water quality standards required by Arizona Administrative Code, Title 18, Chapter 4.

### **Arizona Department of Water Resources ("ADWR") Compliance**

Willow Valley is not located in an Active Management Area and subsequently is not subject to reporting and conservation rules.

The Company has not yet received a copy of the Developer's Letter of Adequate Water Supply for the area being requested from the ADWR. As such, Staff recommends that Willow Valley be ordered to file with Docket Control, as a compliance item, copies of the Developer's Adequate Water Supply letter, stating that there is adequate water, no later than one year of a decision in this docket.

### **ACC Compliance**

According to the Utilities Division Compliance Section, Willow Valley has no outstanding ACC compliance issues.

### **Arsenic**

The U.S. Environmental Protection Agency ("EPA") has reduced the arsenic maximum contaminant level ("MCL") in drinking water from 50 micrograms per liter (" $\mu\text{g}/\text{l}$ ") or parts per billion ("ppb") to 10  $\mu\text{g}/\text{l}$ . The date for compliance with the new MCL is January 23, 2006. The most recent lab analysis of the wells for the three water systems indicates that the arsenic levels range from 2.2 to 7  $\mu\text{g}/\text{l}$ . Based on these arsenic concentrations, the Company is in compliance with the new arsenic MCL.

### **Curtailment Plan Tariff**

A Curtailment Plan Tariff ("CPT") is an effective tool to allow a water company to manage its resources during periods of shortages due to pump breakdowns, droughts, or other unforeseeable events.

Willow Valley has a curtailment tariff on file with the Utilities Division.

### **Proposed Rates**

Willow Valley has proposed to provide water utility service to the extension area under its authorized rates and charges.

### **County Franchise**

Every applicant for a CC&N and/or CC&N extension is required to submit to the Commission evidence showing that the applicant has received the required consent, franchise or permit from the proper authority. If the applicant operates in an unincorporated area, the

company has to obtain the franchise from the County. If the applicant operates in an incorporated area of the County, the applicant has to obtain the franchise from the City/Town.

On November 17, 2005, Willow Valley filed in the docket a copy of the franchise agreement it had entered into with Mohave County.

### **Recommendations**

Staff recommends the Commission approve the Willow Valley application for an extension of its CC&N within portions of Mohave County, Arizona, to provide water service, subject to compliance with the following conditions:

1. To require Willow Valley to charge its authorized rates and charges in the extension area.
2. To require Willow Valley to file with Docket Control, as a compliance item, a Notice of Filing indicating Willow Valley has submitted for Staff review and approval, a copy of the fully executed main extension agreements for water facilities for the extension area within 365 days of a decision in this case.
4. To require Willow Valley to obtain and file with Docket Control, as a compliance item, copies of the Developer's Letter of Adequate Water Supply, stating that there is adequate water, no later than one year of a decision in this docket.

Staff further recommends that the Commission's Decision granting the requested CC&N extension to Willow Valley be considered null and void should Willow Valley fail to meet Condition Nos. 2 and 3 listed above within the time specified.

MEMORANDUM

DATE: November 29, 2005

TO: Blessing Chukwu  
Executive Consultant III

FROM: John A. Chelus *OC*  
Utilities Engineer *ban*

RE: Willow Valley Water Company  
CC&N Extension – Water  
Docket No. W-1732A-05-0532

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**Introduction**

Willow Valley Water Company has applied to extend its Certificate of Convenience and Necessity (CC&N). The requested service area will add approximately 48 acres to its existing 3.5 square miles of certificated area. Willow Valley Water Company is located in the Mohave Valley area of Mohave County and serves residential and commercial customers near the intersection of Kings Street and Arizona State Highway 95, approximately 10 miles south of Bullhead City. It currently serves the southeast area of section 21, all but the northern most part of section 23, the northern half of section 34 and all of sections 27 and 25 in Township 18 N, Range 22 West. The area being added is in the southwest corner of Section 21.

**Capacity**

Willow Valley Water Company has three water systems. They are the Cimarron Lake System which is assigned Public Water System ("PWS") number 08-129, the Unit 1 system which is assigned PWS No. 08-034 and the King Street system, which is assigned PWS – 08-040. The King Street system and the Unit 1 system which are interconnected, will serve the CC&N extension area. These two systems have in existence four wells with a total production capacity of 1,240 gal/min, 293,000 gallons of storage capacity, booster pumps, pressure tanks, and a distribution system serving 1,415 connections as of June 2005. Two of the wells are used to serve the customers and two are on standby. The two wells being used have a combined capacity of 900 gpm. Based on historical growth rates, it is anticipated that the existing service area would have approximately 1,475 total customers at the end of five years. The Company has predicted an additional 24 new lots for the proposed CC&N extension, at the end of five years. The existing 900 gpm of production and 293,000 gallons of storage can serve approximately 2,500 connections. Staff concludes that the existing system has adequate production and storage capacity to serve the existing and proposed CC&N area

and can reasonably be expected to develop additional storage and production as required in the future.

### **Adequate Water Supply**

The Company has not yet received a copy of the Developer's Letter of Adequate Water Supply for the area being requested from the Arizona Department of Water Resources ("ADWR"). Staff recommends that Willow Valley Water Company be ordered to file with Docket Control, as a compliance item, copies of the Developer's Adequate Water Supply letter, stating that there is adequate water, no later than one year from a decision in this docket.

### **Arizona Department of Environmental Quality (ADEQ) Compliance**

ADEQ has determined that all three Willow Valley Water Company systems are currently delivering water that meets water quality standards required by Arizona Administrative Code, Title 18, Chapter 4.

### **Arizona Department of Water Resources Compliance**

Willow Valley Water Company is not located in an Active Management Area and subsequently is not subject to reporting and conservation rules.

### **Arizona Corporation Commission Compliance**

A check with the Utilities Division Compliance Section showed no outstanding compliance issues.

### **Arsenic**

The U.S. Environmental Protection Agency ("EPA") has reduced the arsenic maximum contaminant level ("MCL") in drinking water from 50 micrograms per liter (" $\mu\text{g/l}$ ") to 10  $\mu\text{g/l}$ . The date for compliance with the new MCL is January 23rd, 2006. The most recent lab analysis of the wells for the three water systems indicates that the arsenic levels range from 2.2 to 7  $\mu\text{g/l}$ . Based on these arsenic concentrations, the Company is in compliance with the new arsenic MCL.

### **Curtailement Tariff**

Willow Valley Water Company has a curtailment tariff on file with the Utilities Division.

**Summary**

1. Staff concludes that the existing system has adequate production and storage capacity to serve the existing and proposed CC&N area and can reasonably be expected to develop additional storage and production as required in the future.
2. ADEQ has determined that all three Willow Valley Water Company systems are currently delivering water that meets water quality standards required by Arizona Administrative Code, Title 18, Chapter 4.
3. Staff recommends that Willow Valley Water Company be ordered to file with Docket Control, as a compliance item, copies of the Developer's Letter of Adequate Water Supply for the area being requested, stating that there is adequate water, no later than one year from a decision in this docket.

**MEMORANDUM**

TO: Blessing Chukwu  
Executive Consultant III  
Utilities Division

FROM: Barb Wells *law*  
Information Technology Specialist  
Utilities Division

THRU: Del Smith *DS*  
Engineering Supervisor  
Utilities Division

DATE: October 17, 2005

RE: **WILLOW VALLEY WATER COMPANY, INC. (DOCKET NO. W-01732A-05-0532)**  
**REVISED LEGAL DESCRIPTION**

The area requested by Willow Valley for an extension has been plotted using a revised legal description, which has been docketed. This legal description is attached and should be used in place of the original description submitted with the application.

Also attached is a copy of the map for your files.

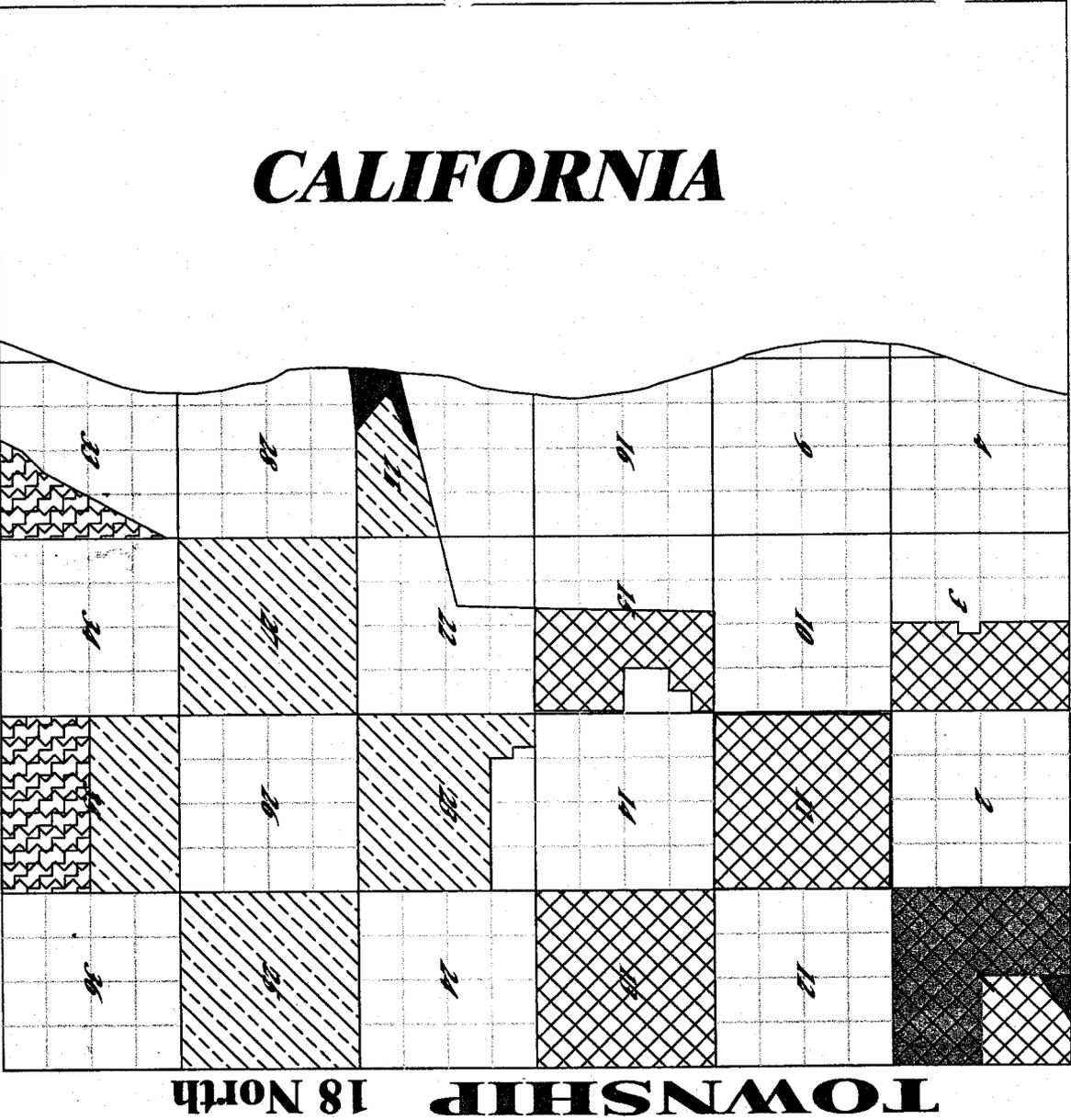
:bsw

Attachments

cc: Docket Control  
Mr. William Sullivan  
Ms. Deb Person (Hand Carried)  
File

**COUNTY** Mohave

**RANGE 22 West**



**Sewer**  
WS-1303 (8)

Arizona-American Water Company

**Diagonal Lines**  
W-1812 (5)

Bermuda Water Company, Inc.

**Wavy Lines**  
W-1825 (4)

Lagoon Estates Water Company, Inc.

**Diagonal Lines**  
W-1732 (2)

Willow Valley Water Company, Inc.

**Solid Black**  
Arizona-American Water Company  
Docket No. WS-1303-05-315  
Application for Extension for Sewer

**Solid Black**  
Willow Valley Water Company  
Docket No. W-01732A-05-0532  
Application for Extension

**REVISED EXHIBIT "A"**  
(consisting of Parcels A, B, and C)  
**Legal Description**  
Page 1 of 1

**PARCEL "A":**

All that portion of the abandoned channel of the Colorado River, as it existed immediately prior to re-channelization, that lies South of the North line of fractional Section 21, T18N, R22W, G. &S. R. B. &M., Mohave County, Arizona, and that lies East of the Easterly dredging right of way line of the present channel of the Colorado River, approximately described as follows:

COMMENCING at the Northeast Corner of said fractional Section 21;  
thence S 76° 17' 28" W, along the North line of said fractional Section 21, 2796 feet more or less to the point of beginning, said point being a point on a meander line of the left descending bank of said abandoned channel;  
thence S 42° 51' W 250 feet to a point;  
thence S 57° 39' W 390 feet to a point;  
thence S 78° 45' W 260 feet to a point;  
thence S 60° 44' W 200 feet to a point;  
thence S 65° 57' W 477 feet to a point;  
thence S 39° 51' W 260 feet to a point;  
thence S 45° 43' W 390 feet to a point on the Easterly dredging right of way line of said present channel;  
thence Northerly along said right of way line, which is a curve to the right, having a tangent that bears N 02° 52' 39" E from the last described point, a radius of 7190.90 feet and a central angle of 6° 17' 40", 790 feet to a point on the North line of said fractional Section 21;  
thence N 76° 17' 28" E along the North line of said fractional Section 21, 1778 feet to the true point of beginning. Containing 13.60 Acres more or less.

**PARCEL "B":**

All that portion of the abandoned channel of the Colorado River, as it existed immediately prior to re-channelization, that lies South of the North line and a Westerly prolongation thereof, of fractional Section 21, T18N, R22W, G. &S. R. B. &M., Mohave County, Arizona, and that is bounded on the East by the Easterly dredging right of way line of the present channel of the Colorado River and is bounded on the South and East by the left descending bank of the abandoned channel of the Colorado River as it existed immediately prior to dredging, and is bounded on the West by the left descending bank of the present normal-flow channel of the Colorado River, approximately described as follows:

COMMENCING at the Northeast Corner of said fractional Section 21;  
thence S 76° 17' 28" W, along the North line of said fractional Section 21, 4574.36 feet to a point, said point being the intersection of the North line of said fractional Section 21 and said Easterly dredging right of way line of the present channel of the Colorado River and the Point of Beginning;  
thence Southerly along said right of way line, which is a curve to the left having a tangent that bears S 09° 10' 19" W from the last described point, a radius of 7190.90 feet and a central angle of 6° 17' 40", 790 feet to a point, said point being a point on a meander line of the left descending bank of said abandoned channel;  
thence along a meander line of said abandoned channel S 44° 59' W 579 feet to a point;

**REVISED EXHIBIT "A"**  
**(consisting of Parcels A, B, and C)**

**Legal Description**

Page 2 of 2

thence along a meander line of said abandoned channel S 16° 00' W 418 feet to a point, said point being on a Westerly prolongation of the South riparian Section line of fractional Section 21 as established by the United States Bureau of Land Management and also being a point on a meander line of the left descending bank of the present normal-flow channel of the Colorado River;

thence along said left bank of the present normal-flow channel N 01° 30' E 680 feet to a point;

thence N 10° 02' E 200 feet to a point;

thence N 01° 26' E 220 feet to a point;

thence N 13° 29' E 410 feet to a point, said point being on a Westerly prolongation of the North line of said fractional Section 21;

thence along the North line of said fractional Section 21 and a Westerly prolongation thereof N 76° 17' 28" E 480 feet to the true point of beginning. Containing 11.43 Acres more or less.

**PARCEL "C":**

All of that portion of the alluvium lands of the Colorado River lying West of and adjoining fractional Section 21, T18N, R22W, G. & S. R. B.&M., Mohave County, Arizona, bounded on the Northwest by the meander lines of the left descending bank of said River immediately prior to the re-channelization, bounded on the Northeast by the 1905 GLO Meander line, and bounded on the South by a line that is the South riparian section line and follows an existing line of occupation. Said boundaries being approximately described as follows:

Beginning at the South quarter corner of said Section 21;

thence South 89°50'52" West, a distance of 540.84 feet more or less to the point of beginning, said point being the BLM Brass Cap Monument marking the Meander Corner on the South line of said Section 21;

thence S 82° 18' 43" W 1512.93 feet to a 1 inch iron pipe tagged RLS 5576, said 1 inch iron pipe being on the Easterly prolongation of an existing fence;

thence along said fence S 80° 24' 40" W 421.67 feet to a 1 inch iron pipe tagged RLS 5576, and the Westerly termination of said fence;

thence continuing S 80° 24' 40" W 16 feet more or less to a point on the meander line of the left descending bank of the Colorado River immediately prior to the re-channelization, said point also being the most Southerly Corner of Parcel 2 of that certain Judgment filed January 30, 1976, at Pages 47-49 of Book 391 of Official Records of said Mohave County, Arizona;

thence along said meander line N 16° 00' E 418 feet;

thence N 44° 59' E 579 feet to a point on the Easterly dredging right of way line of the present channel, said point also being the most Southerly Corner of Parcel 1 of the before mentioned Judgment;

thence N 45° 43' E 390 feet to a point on the 1905 GLO Meander line shown on the Plat as N 53° 00' W 21.40 chains;

thence along said GLO Meander line S 53° 00' E 1387 feet, more or less, to the point of Beginning. Containing 23.5 acres more or less.