



BEFORE THE ARIZONA CORPORATION COMMISSION

COMMISSIONERS
JEFF HATCH-MILLER, CHAIRMAN
WILLIAM A. MUNDELL
MIKE GLEASON
KRISTIN K. MAYES
MARK SPITZER

2006 JUN 19 A 8:03

AZ CORP COMMISSION
DOCUMENT CONTROL

APPLICATION OF WATER
UTILITY OF GREATER
TONOPAH, INC., AN ARIZONA
CORPORATION, FOR AN
EXTENSION OF ITS
CERTIFICATE OF
CONVENIENCE AND NECESSITY.

DOCKET NO. W-02450A -06-0253

FILING OF SUPPLEMENTAL AND
AMENDED INFORMATION

Water Utility of Greater Tonopah, Inc. ("WUGT") this date submits supplemental information in response to the Insufficiency Letter from Linda Jaress dated May 12, 2006 filed in the above-captioned matter.¹ This filing sets forth the request, followed by the response thereto:

1. Provide a map and legal descriptions showing which portions of the requested extension area are included in the request for service filed with the application unless the requested extension area and the request for service is identical, in which case advise as such.

a. The Application provided a legal description and depiction of the Extension Area as Exhibits A and B. The first map attached as part of Exhibit B to the Application depicts not only the Extension Area

¹ In making this supplemental filing, WUGT does not waive, and expressly reserves the right to object to any request for information on the basis that such request is inappropriate or exceeds the scope of Staff's initial sufficiency review.

1 (outlined in Black), but also its relation to the entire area for which
2 service is requested (e.g., the Balterra Development). For Staff's
3 convenience copies of the Exhibit A and the portion of Exhibit B
4 that depicts the Extension Area in relation to the Balterra
5 Development are attached.
6

7 b. Attached hereto as Exhibit A-1 is the legal description of the entire
8 area for which water service is requested.
9

10 c. Exhibit B-1 attached hereto is a depiction of the entire area for
11 which water service is requested.
12

13 2. What is the correct growth projection for the extension area?
14

15 a. Apparently there was a miscommunication between the landowner
16 and WUGT that resulted in an overstated rate of growth being set
17 forth in the Application. The correct growth projection for the
18 extension area, according to representatives of the
19 landowner/developer, is attached as Exhibit I-1. Exhibit I-1 also
20 reflects the revised water demand, revenue and expenses for the first
21 five years after service is commenced.
22

23 b. Also attached is an amended Exhibit I reflecting slightly revised
24 water system costs for the first five years.
25

26 c. Amended Exhibit I and new Exhibit I-1 substitute for and replace
27 Paragraphs 13, 14, 15 and 16 and Exhibit I of the Application.
28

d. Paragraph 8 of the Application is amended to read:

1 “The Balterra Development will be developed in five
2 phases over several years. The first two phases occur in a
3 portion of the Extension Area, as well as area already
4 certificated to WUGT by Decision No. 54419 (as
5 corrected by Decision No. 68451). A copy of the
6 proposed phasing of the Balterra Development is attached
7 as **Exhibit H.**”
8

9
10 3. If the growth projection in the subject application is correct, submit a
11 copy of design report and construction plan showing how the Company plans to serve 6,100
12 customers.

13 a. As noted above, the growth projection contained in the Application
14 was overstated. No additional design report and construction plan is
15 provided.
16

17 4. It appears that the Company will utilize WPE #3 system to serve the
18 requested area. However, the filed water usage data and plant description does not include
19 WPE #3. Provide this information for WPE #3.
20

21 a. WPE #3 is not an active system and there is no water usage
22 information to report. The well associated with WPE #3 is a retired
23 agricultural well, 16 inches in diameter and drilled to approximately
24 900 feet deep. The well, when used for agriculture, produced 1800
25 gallons per minute. At the present time the well’s permanent power
26 source is disconnected due to theft suffered to APS’s system. APS
27
28

1 indicates it is planning necessary repairs to be made in the near
2 future.

3
4 5. The Company listed fire hydrants as being installed in the systems of
5 Sunshine, WPE #1, Rose View, Garden City/Big Horn, WPE #7, WPE #6, Dixie and
6 B&D/Buckeye Ranch. Provide the fire flow requirements (gallons per minute for water
7 period) that each of the systems must meet and provide documentation that verifies said
8 requirement.

- 9
10 a. The Water Use Data Sheets submitted with the Application
11 incorrectly indicated that all WUGT water systems had fire hydrants.
12 Amended Water Use Data Sheets are attached as Exhibit J and
13 replace Exhibit J to the Application.
14
15 b. Only the B&D/Buckeye Ranch, Garden City, and Sunshine systems
16 actually have fire hydrants.
17
18 c. There are no fire flow requirements for Garden City and Sunshine,
19 as the systems are currently grandfathered (i.e., fire flow standards
20 were adopted after the fire hydrants were installed).
21
22 d. WUGT is in the process of obtaining the fire flow requirements and
23 documentation that verifies said requirements for the B&D/Buckeye
24 Ranch system. While WUGT will submit such information when
25 secured, the information is not part of the filing requirements of a
26 CC&N application and therefore its absence should not delay Staff's
27 determination that WUGT's application is complete and correct.
28

1 6. Based on its preliminary calculations Staff has determined that four
2 systems (B&D/Buckeye Ranch, Garden City/Big Horn, Rose View and WPE #1)
3 experienced water loss greater than 10%. What actions has the Company taken, or is it
4 planning to take, to reduce this water loss.
5

- 6 a. B&D/Buckeye Ranch – Water loss has been reduced to 7.5% over
7 the 13 months ending April 2006. During rapid expansion in the
8 area, WUGT discovered some illegal water usage for construction
9 water trucks (which is being more closely watched).
10
- 11 b. Garden City/Big Horn – Well casing damage to the system’s old
12 well resulted in sand entering the system. WUGT had to undertake
13 heavy flushing of the water lines and tank in order to remove the
14 sand. Once the new well was installed, the heavy flushing continued
15 for approximately three months to purge the system.
16
- 17 c. WPE #1 – There is currently only 1 customer on this system;
18 however, to get water to the customer approximately 1 mile of line is
19 placed in service. Most of that line was originally installed
20 approximately 30 years ago. A significant portion of the line had to
21 be repaired or replaced and there was significant flushing activity
22 associated with this connection. The WPE #1 system has a total of 3
23 to 4 miles of old lines in place. While all of the system has been
24 valved off, except for the line serving the system’s one customer,
25 there may be additional leakage. WUGT is in the process of
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investigating the entire subdivision again for any further water lines that may be leaking.

- d. Roseview – WUGT has been making unmetered water available to the Fire Department for training purposes at no charge. Water usage is estimated based upon a report provided by the Fire Department. WUGT plans to review the information requirements and see if additional or different information would enable it to make a more accurate estimate of the Fire Department’s water use.

With this submittal, WUGT requests the Arizona Corporation Commission find its Application to be administratively complete and proceed with the substantive review thereof.

DATED THIS 19th day of June, 2006.

CURTIS, GOODWIN, SULLIVAN,
UDALL & SCHWAB, P.L.C.

By: 
William P. Sullivan
Nancy A. Mangone
2712 North 7th Street
Phoenix, Arizona 85006-1003
Attorneys for Water Utility of Greater
Tonopah, Inc.

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PROOF AND CERTIFICATE OF MAILING

I hereby certify that on this 19th day of June, 2006, I caused the foregoing document to be served on the Arizona Corporation Commission by delivering the original and thirteen (13) copies of the above to:

Docket Control
Arizona Corporation Commission
1200 West Washington
Phoenix, Arizona 85007


1284-5-3-4 Supplemental Filing.doc

EXHIBIT A

WATER SERVICE AREA DESCRIPTION

BALTERRA

THE NORTHEAST QUARTER AND THE SOUTH HALF OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 6 WEST, AND SECTION 24, TOWNSHIP 2 NORTH, RANGE 7 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF SAID SECTION 19 DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 19, FROM WHICH AN ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP AT THE SOUTHEAST CORNER OF SAID SECTION 19 BEARS SOUTH 89°28'08" EAST, A DISTANCE OF 2640.04 FEET; THENCE NORTH 89°28'43" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1482.82 FEET; THENCE NORTH 00°31'17" EAST, A DISTANCE OF 40.00 FEET TO A HALF INCH REBAR AT A POINT ON A LINE LYING 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19 AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00°31'17" EAST, A DISTANCE OF 200.00 FEET TO A HALF IN REBAR AT A POINT ON A LINE LYING 240.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE SOUTH 89°28'43" EAST, ALONG SAID LINE LYING 240.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 200.00 FEET TO A HALF IN REBAR;

THENCE SOUTH 00°31'17" WEST, A DISTANCE OF 200.00 FEET TO A HALF IN REBAR AT A POINT ON SAID LINE LYING 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE NORTH 89°28'43" WEST, ALONG SAID LINE LYING 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 200.00 FEET TO A HALF IN REBAR AT THE **POINT OF BEGINNING**;

ALSO EXCEPT ANY PORTION OF THE SOUTHWEST QUARTER OF SAID SECTION 19 LYING WITHIN THAT CERTAIN TRACT OF LAND CONDEMNED FOR HIGHWAY PURPOSES BY INSTRUMENT RECORDED UNDER DOCKET 7553, PAGE 749, RECORDS OF MARICOPA COUNTY ARIZONA.

SITUATE IN THE COUNTY OF MARICOPA, STATE OF ARIZONA.

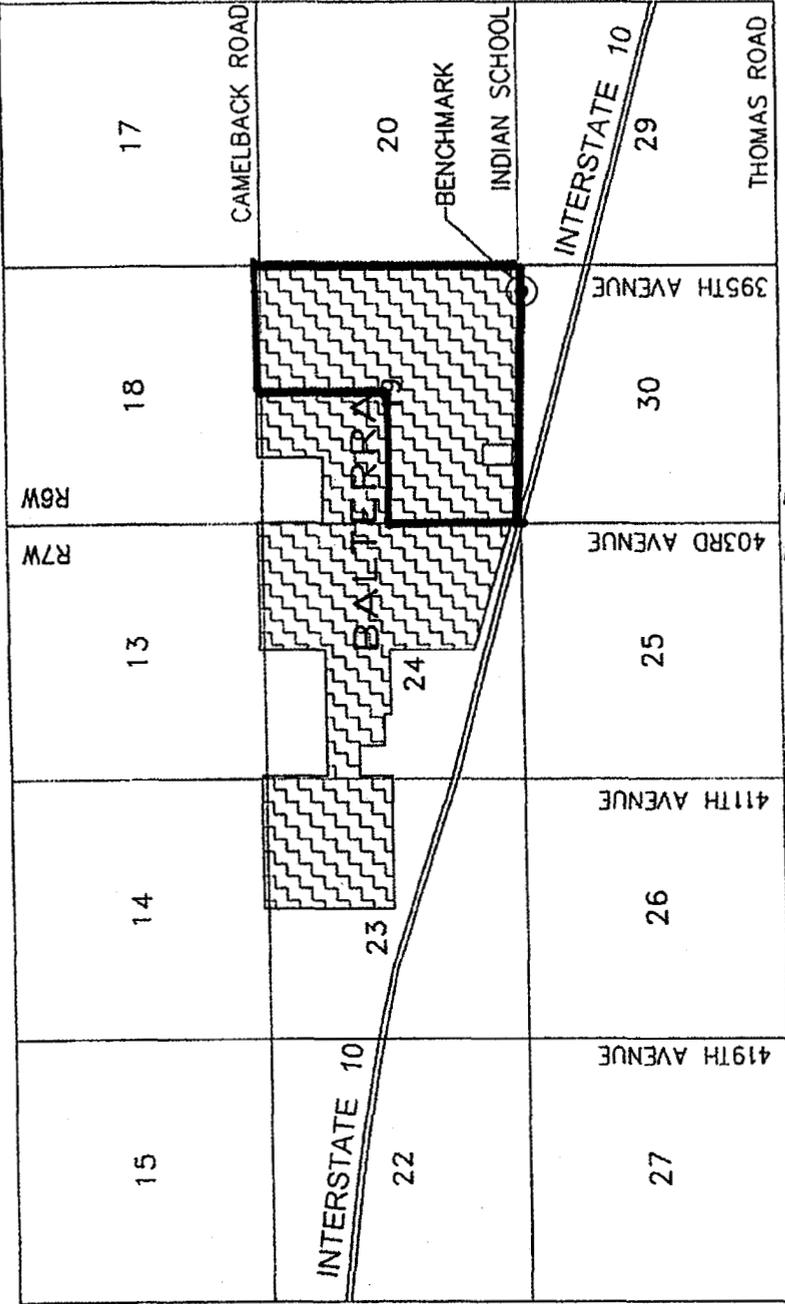
CONTAINS 475.815 ACRES MORE OR LESS.



EXHIBIT B



BETHANY HOME ROAD



LEGEND

- SECTION LINE
- ⊙ BENCHMARK LOCATION
- PROJECT BOUNDARY

BENCHMARK:
 NGS BRASS DISK, DESIGNATED X 475, AT THE
 NORTHWEST CORNER OF A CONCRETE WELL PAD
 ON THE SOUTH SIDE OF INDIAN SCHOOL ROAD, 0.1
 MILES WEST OF THE INTERSECTION WITH 395TH
 AVENUE. DATUM IS NAVD88. ELEV. = 1107.44'

<p>DAVID EVANS AND ASSOCIATES INC. 2141 East Highland Avenue, Suite 200 Phoenix, Arizona 85016 Phone: 602.678.5151</p>		<p>DRAWN BY: DCHO</p>
<p>EXHIBIT 1 - BALTERRA VICINITY MAP WITH BENCHMARK LOCATION</p>		<p>CHECKED BY: WDR</p>
<p>SCALE: NTS</p>	<p>SHEET 1 OF 1</p>	<p>DATE: 01/06</p>
<p>JOB NO.: JFF100000002</p>		

EXHIBIT A-1

PROPERTY DESCRIPTION

BALTERRA

THE DESCRIPTION FOR THAT PORTION OF THE PROPERTY DESCRIBED BELOW, LYING WITHIN SECTION 23, TOWNSHIP 2 NORTH, RANGE 7 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, IS BASED ON AN ALTA/ACSM LAND TITLE SURVEY BY MORRISON MAIERLE, INCORPORATED, DATED SEPTEMBER 22, 2004.

THAT PORTION OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 6 WEST, AND SECTION 24, TOWNSHIP 2 NORTH, RANGE 7 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP AT THE SOUTHEAST CORNER OF SAID SECTION 19;

THENCE NORTH 89°28'08" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 2,640.04 FEET TO A BRASS CAP AT THE SOUTH QUARTER CORNER OF SAID SECTION 19;

THENCE NORTH 89°28'43" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1,687.12 FEET TO A HALF INCH REBAR AND YELLOW CAP MARKED "DEA 40622" AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONDEMNED FOR HIGHWAY AS RECORDED UNDER DOCKET NO. 7553, PAGE 749, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00°31'17" EAST, ALONG THE EAST LINE OF THAT CERTAIN TRACT OF LAND CONDEMNED FOR HIGHWAY AS RECORDED UNDER DOCKET NO. 7553, PAGE 749, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 65.22 FEET TO AN ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP;

THENCE NORTH 85°42'56" WEST, ALONG THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONDEMNED FOR HIGHWAY AS RECORDED UNDER DOCKET NO. 7553, PAGE 749, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 629.08 FEET TO AN ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP;

THENCE NORTH 74°33'19" WEST, ALONG THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONDEMNED FOR HIGHWAY AS RECORDED UNDER DOCKET NO. 7553, PAGE 749, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 308.20 FEET TO A HALF INCH REBAR AND YELLOW CAP MARKED "DEA 40622" AT A POINT ON THE WEST LINE OF SAID SECTION 19, ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DEEDED FOR HIGHWAY AS RECORDED UNDER DOCKET NO. 6412, PAGE 55, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 74°32'33" WEST, ALONG THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DEEDED FOR HIGHWAY AS RECORDED UNDER DOCKET NO. 6412, PAGE 55, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 1,142.11 FEET TO AN ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP;

THENCE NORTH 74°32'55" WEST, ALONG THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DEEDED FOR HIGHWAY AS RECORDED UNDER DOCKET NO. 6412, PAGE 55, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 1,300.16 FEET TO AN ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP;

THENCE NORTH 74°32'56" WEST, ALONG THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DEEDED FOR HIGHWAY AS RECORDED UNDER DOCKET NO. 6412, PAGE 55, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 294.08 FEET TO A ONE HALF INCH REBAR ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24;

THENCE NORTH 00°32'56" EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1751.55 FEET TO A ONE INCH REBAR AT THE CENTER OF SAID SECTION 24;

THENCE NORTH 89°27'44" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 1321.24 FEET TO A FIVE EIGHTHS INCH REBAR AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE NORTH 00°33'08" EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 132.00 FEET TO A HALF INCH REBAR ON THE NORTH LINE OF THE SOUTH 132.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE NORTH 89°27'44" WEST, ALONG THE NORTH LINE OF THE SOUTH 132.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 660.61 FEET TO A HALF INCH REBAR MARKED "DON MILLER, LS 15335" AT THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE NORTH 00°33'16" EAST, ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 528.12 FEET TO A HALF INCH REBAR MARKED "DON MILLER, LS 15335" AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE NORTH 89°27'40" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 660.59 FEET TO A HALF INCH REBAR AND YELLOW CAP MARKED "DEA 40622" AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE NORTH 00°33'24" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 660.13 FEET TO A HALF INCH REBAR AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE SOUTH 89°27'36" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 2642.28 FEET TO A FIVE EIGHTHS INCH REBAR AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE NORTH 00°32'53" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 1320.15 FEET TO A HALF INCH REBAR AT THE NORTH QUARTER CORNER OF SAID SECTION 24;

THENCE SOUTH 89°31'19" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 2645.96 FEET TO A GLO BRASS CAP AT THE NORTHEAST CORNER OF SAID SECTION 24;

THENCE SOUTH 00°33'36" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1320.00 FEET TO A HALF INCH REBAR AT THE SOUTH LINE OF THE NORTH 1320.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 19;

THENCE SOUTH 89°29'19" EAST, ALONG THE SOUTH LINE OF THE NORTH 1320.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1320.00 FEET TO A HALF INCH REBAR AT THE SOUTHEAST CORNER OF THE WEST 1320.00 FEET OF THE NORTH 1320.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 19;

THENCE NORTH 00°33'36" EAST, ALONG THE EAST LINE OF THE WEST 1320.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1320.00 FEET TO A HALF INCH REBAR ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, ALSO BEING THE NORTHEAST CORNER OF THE WEST 1320.00 FEET OF THE NORTH 1320.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 19;

THENCE SOUTH 89°29'19" EAST, ALONG THE NORTH LINE OF THE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1286.27 FEET TO A GLO BRASS CAP AT THE NORTH QUARTER CORNER OF SAID SECTION 19;

THENCE SOUTH 89°29'54" EAST, ALONG THE NORTH LINE OF THE OF THE NORTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 2643.72 FEET TO A REBAR WITH ALUMINUM CAP MARKED "LS 36563, 2004" AT THE NORTHEAST CORNER OF SAID SECTION 19;

THENCE SOUTH 00°32'10" WEST, ALONG THE EAST LINE OF THE OF THE NORTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 2643.21 FEET TO A REBAR WITH ALUMINUM CAP MARKED "LS 36563, 2004" AT THE EAST QUARTER CORNER OF SAID SECTION 19;

THENCE SOUTH 00°32'12" WEST, ALONG THE EAST LINE OF THE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 2643.45 FEET TO AN ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP AT THE SOUTHEAST CORNER OF SAID SECTION 19 AND THE **POINT OF BEGINNING**;

TOGETHER WITH THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 7 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,

BEING ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT A HALF-INCH REBAR AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 7 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 00°33'24" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 2640.55 FEET TO A GLO BRASS CAP AT THE EAST QUARTER CORNER OF SAID SECTION 23;

THENCE NORTH 89°26'32" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 2636.57 FEET TO A HALF INCH REBAR WITH TAG MARKED "L.S. 12218" AT THE CENTER OF SAID SECTION 23;

THENCE NORTH 00°35'09" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 2641.17 FEET TO A GLO BRASS CAP AT THE NORTH QUARTER CORNER OF SAID SECTION 23;

THENCE SOUTH 89°25'44" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 2635.23 FEET TO A GLO BRASS CAP AT THE NORTHEAST CORNER OF SAID SECTION 23 AND THE **POINT OF BEGINNING**.

EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF SAID SECTION 19 DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 19, FROM WHICH AN ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP AT THE SOUTHEAST CORNER OF SAID SECTION 19 BEARS SOUTH 89°28'08" EAST, A DISTANCE OF 2640.04 FEET; THENCE NORTH 89°28'43" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1482.82 FEET; THENCE NORTH 00°31'17" EAST, A DISTANCE OF 40.00 FEET TO A HALF IN REBAR AT A POINT ON A LINE LYING 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19 AND THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00°31'17" EAST, A DISTANCE OF 200.00 FEET TO A HALF IN REBAR AT A POINT ON A LINE LYING 240.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE SOUTH 89°28'43" EAST, ALONG SAID LINE LYING 240.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 200.00 FEET TO A HALF IN REBAR;

THENCE SOUTH 00°31'17" WEST, A DISTANCE OF 200.00 FEET TO A HALF IN REBAR AT A POINT ON SAID LINE LYING 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE NORTH 89°28'43" WEST, ALONG SAID LINE LYING 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 200.00 FEET TO A HALF IN REBAR AT THE **POINT OF BEGINNING**;

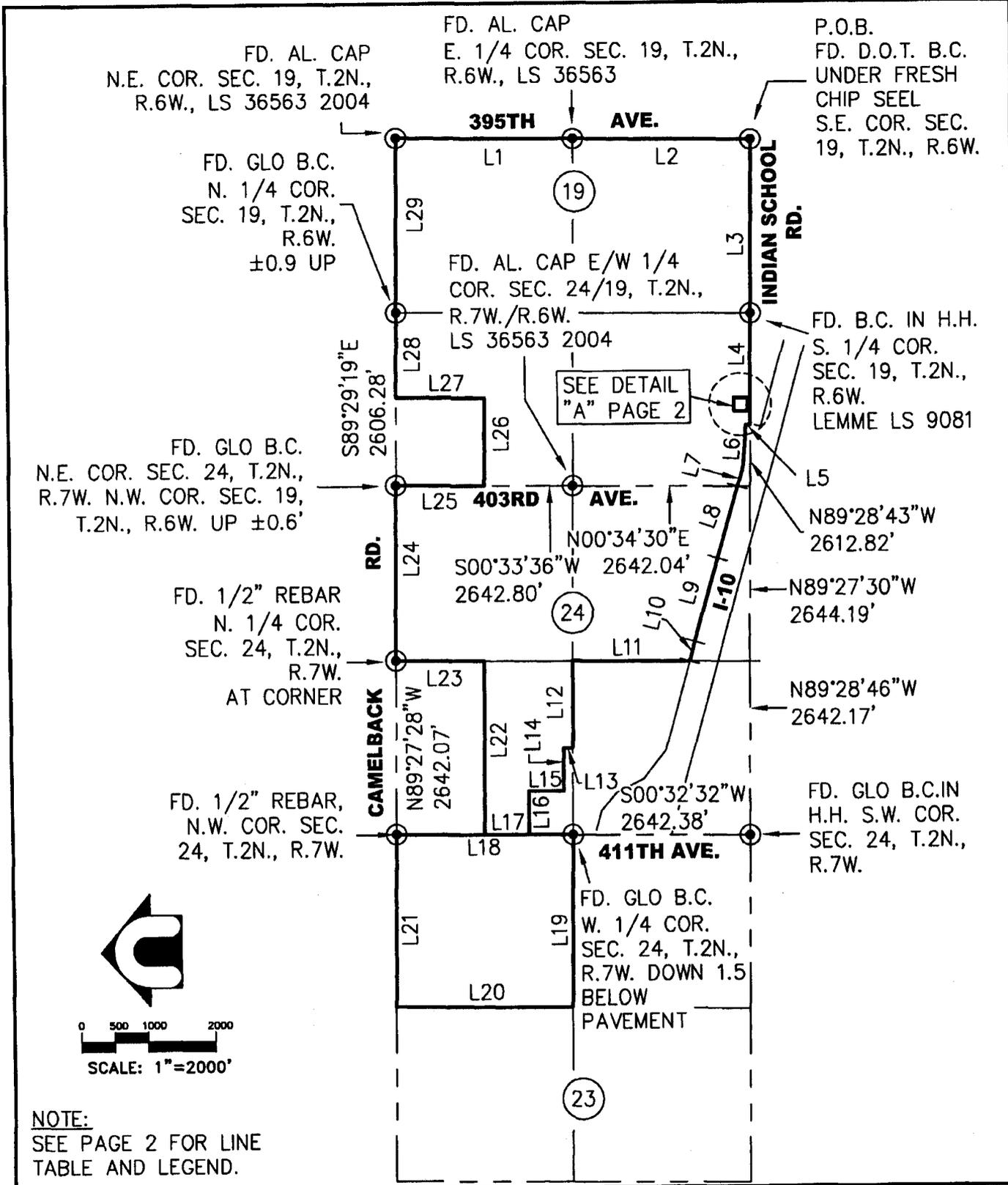
SITUATE IN THE COUNTY OF MARICOPA, STATE OF ARIZONA.

CONTAINS 1,110.083 ACRES MORE OR LESS. (GROSS)

CONTAINS 1,082.750 ACRES MORE OR LESS. (NET)



EXHIBIT B-1



SCALE: 1"=2000'
SHEET 1 OF 2
JOB NO.: CYPG0002

**BOUNDARY EXHIBIT
FOR
BALTERRA**

**DAVID EVANS
AND ASSOCIATES INC.**
2141 East Highland Avenue, Suite 200
Phoenix Arizona 85016
Phone: 602.678.5151

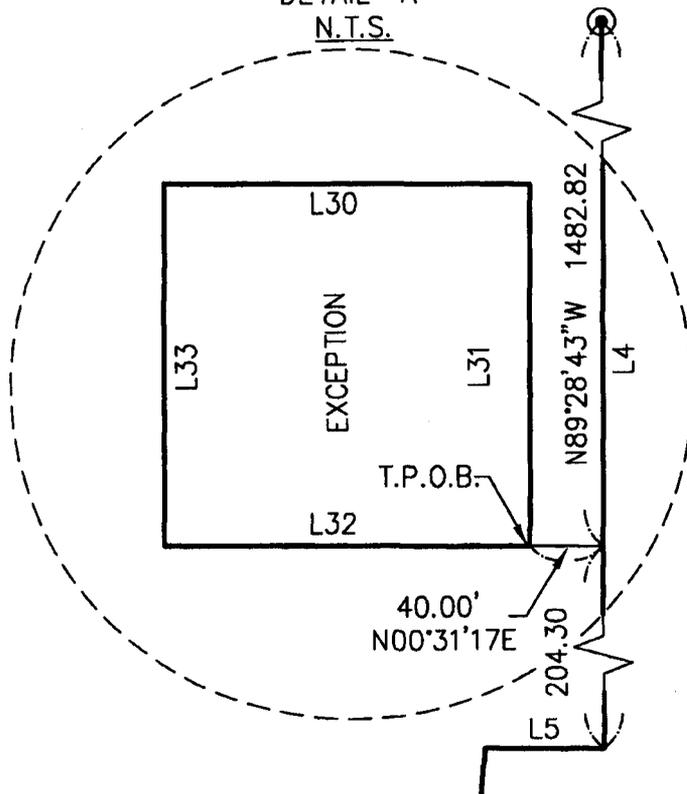
DRAWN BY: APYC
CHECKED BY:
DATE: 4/05

LEGEND

-  INDICATES FOUND MONUMENT AS NOTED
-  RIGHT OF WAY LINE
-  INDICATES MONUMENT LINE
-  INDICATES PROPERTY LINE

P.O.C.
FD. B.C. IN H.H.
S. 1/4 COR. SEC. 19,
T.2N., R.6W.
LEMME LS 9081

DETAIL "A"
N.T.S.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°32'10"W	2643.21'
L2	S00°32'12"W	2643.45'
L3	N89°28'08"W	2640.04'
L4	N89°28'43"W	1687.12'
L5	N00°31'17"E	65.22'
L6	N85°42'56"W	629.08'
L7	N74°33'19"W	308.20'
L8	N74°32'33"W	1142.11'
L9	N74°32'55"W	1300.16'
L10	N74°32'56"W	294.08'
L11	N00°32'56"E	1751.55'
L12	N89°27'44"W	1321.24'
L13	N00°33'08"E	132.00'
L14	N89°27'44"W	660.61'
L15	N00°33'16"E	528.12'
L16	N89°27'40"W	660.59'
L17	N00°33'24"E	660.13'
L18	S00°33'24"W	2640.55'
L19	N89°26'32"W	2636.57'
L20	N00°35'09"E	2641.17'
L21	S89°25'44"E	2635.23'
L22	S89°27'36"E	2642.28'
L23	N00°32'53"E	1320.15'
L24	S89°31'19"E	2645.96'
L25	S00°33'36"W	1320.00'
L26	S89°29'19"E	1320.00'
L27	N00°33'36"E	1320.00'
L28	S89°29'19"E	1286.27'
L29	S89°29'54"E	2643.72'
L30	S00°31'17"W	200.00'
L31	N89°28'43"W	200.00'
L32	N00°31'17"E	200.00'
L33	S89°28'43"E	200.00'

SCALE:
AS NOTED

SHEET
2 OF 2

JOB NO.:
CYPG0002

**BOUNDARY EXHIBIT
FOR
BALTERRA**



**DAVID EVANS
AND ASSOCIATES INC.**
2141 East Highland Avenue, Suite 200
Phoenix Arizona 85016
Phone: 602.678.5151

DRAWN BY: **AFYC**

CHECKED BY:

DATE: **4/05**

EXHIBIT I

**Balterra Estimated Equivalent Residential DU Demand
and Estimated Water System Cost.**

Development Yr	Cummulative Residential DU	Water System Cost
Year 1	300	\$3,751,406.00
Year 2	780	\$2,344,628.00
Year 3	1260	\$970,050.00
Year 4	1970	\$655,809.00
Year 5	2770	\$742,226.00
<hr/>		\$8,464,119.00

Prepared by Jim Condit, Engineer for Balterra.

EXHIBIT I-1

Balterra Water Consumption, Revenues, Expenses

Customers over the next 5 years

WUGT ave. monthly water usage = 6000

WUGT ave. monthly bill = \$45.25

Expenses - 1.09% Yr 1&2, 95% Yr 3,4,5

(1.09 % is WUGT loss for 2005)

RESIDENTIAL EDUs	formula	6000 gal consumption	\$45.25 revenue	expenses
Yr 1 300	$300/2 = 150$	10,800,000	\$81,456	\$88,787
Yr 2 780	$780-300/2+300=780$	56,160,000	\$423,540	\$461,659
Yr 3 1260	$1260-780/2+780=1260$	90,720,000	\$684,180	\$649,971
Yr 4 1870	$1870-1260/2+1260=1870$	134,640,000	\$1,015,416	\$964,645
Yr 5 2770	$2770-1870/2+1870=2770$	199,440,000	\$1,504,110	\$1,428,905

EXHIBIT J

WATER USE DATA SHEET

NAME OF COMPANY —————▶	Water Utility of Greater Tonopah, Inc.
ADEQ Public Water System No. —▶	Sunshine System PWS #07-071

MONTH/YEAR (Last 13 Months)	NUMBER OF CUSTOMERS	GALLONS SOLD (Thousands)
04/05	80	630
05/05	80	1,050
06/05	80	1,368
07/05	79	1,357
08/05	83	1,059
09/05	84	1,149
10/05	88	939
11/05	87	743
12/05	92	698
01/06	91	463
02/06	104	744
03/06	107	625
04/06	110	914
Total		11,739

STORAGE TANK CAPACITY (Gallons)	NUMBER OF EACH	ARIZONA DEPT. OF WATER RESOURCES WELL I.D. NUMBER	WELL PRODUCTION (Gallons per Minute)
100,000	1	55-802141	130

Other Water Sources in Gallons per Minute —————▶	GPM	-
Fire Hydrants on System —————▶	Yes	<input checked="" type="checkbox"/> No
Total Water Pumped Last 13 Months (Gallons in Thousands) —▶		12,393

WATER USE DATA SHEET

NAME OF COMPANY —————▶	Water Utility of Greater Tonopah, Inc.
ADEQ Public Water System No. —▶	Rose View System PWS #07-082

MONTH/YEAR (Last 13 Months)	NUMBER OF CUSTOMERS	GALLONS SOLD (Thousands)
04/05	16	95
05/05	16	95
06/05	14	137
07/05	14	96
08/05	14	98
09/05	14	92
10/05	15	142
11/05	14	86
12/05	14	118
01/06	15	139
02/06	15	169
03/06	15	97
04/06	15	120
Total		1,484

STORAGE TANK CAPACITY (Gallons)	NUMBER OF EACH	ARIZONA DEPT. OF WATER RESOURCES WELL I.D. NUMBER	WELL PRODUCTION (Gallons per Minute)
10,000	1	55-802143	30

Other Water Sources in Gallons per Minute —————▶	GPM	-
Fire Hydrants on System —————▶	Yes	No X
Total Water Pumped Last 13 Months (Gallons in Thousands) —▶		1,680

WATER USE DATA SHEET

NAME OF COMPANY —————▶	Water Utility of Greater Tonopah, Inc.
ADEQ Public Water System No. —▶	Garden City/Big Horn System PWS #07-037

MONTH/YEAR (Last 13 Months)	NUMBER OF CUSTOMERS	GALLONS SOLD (Thousands)
04/05	15	115
05/05	14	153
06/05	14	188
07/05	15	186
08/05	15	153
09/05	15	226
10/05	15	151
11/05	15	107
12/05	15	101
01/06	15	91
02/06	15	85
03/06	16	117
04/06	16	107
Total		1,780

STORAGE TANK CAPACITY (Gallons)	NUMBER OF EACH	ARIZONA DEPT. OF WATER RESOURCES WELL I.D. NUMBER	WELL PRODUCTION (Gallons per Minute)
20,000	1	55-804131	30
25,000	1		

Other Water Sources in Gallons per Minute —————▶	GPM	-
Fire Hydrants on System —————▶	Yes	X No
*Total Water Pumped Last 13 Months (Gallons in Thousands) —▶		2,484

* Well casing damaged in 2005. New well in production. High water usage due to flushing of lines and tank.

WATER USE DATA SHEET

NAME OF COMPANY —————▶	Water Utility of Greater Tonopah, Inc.
ADEQ Public Water System No. —▶	Tufte WPE #7 System PWS #07-617

MONTH/YEAR (Last 13 Months)	NUMBER OF CUSTOMERS	GALLONS SOLD (Thousands)
04/05	6	36
05/05	6	46
06/05	6	70
07/05	6	57
08/05	6	44
09/05	6	46
10/05	6	41
11/05	6	30
12/05	6	28
01/06	6	30
02/06	6	26
03/06	6	33
04/06	6	37
Total		524

STORAGE TANK CAPACITY (Gallons)	NUMBER OF EACH	ARIZONA DEPT. OF WATER RESOURCES WELL I.D. NUMBER	WELL PRODUCTION (Gallons per Minute)
5,000	1	55-802144	20

Other Water Sources in Gallons per Minute —————▶	GPM	-
Fire Hydrants on System —————▶	Yes	No X
Total Water Pumped Last 13 Months (Gallons in Thousands) —▶		544

WATER USE DATA SHEET

NAME OF COMPANY —————▶	Water Utility of Greater Tonopah, Inc.
ADEQ Public Water System No. —▶	WPE #6 System PWS #07-733

MONTH/YEAR (Last 13 Months)	NUMBER OF CUSTOMERS	GALLONS SOLD (Thousands)
04/05	25	82
05/05	23	153
06/05	23	141
07/05	23	199
08/05	24	126
09/05	23	153
10/05	23	158
11/05	23	110
12/05	23	86
01/06	23	94
02/06	23	97
03/06	23	105
04/06	23	137
Total		1,641

STORAGE TANK CAPACITY (Gallons)	NUMBER OF EACH	ARIZONA DEPT. OF WATER RESOURCES WELL I.D. NUMBER	WELL PRODUCTION (Gallons per Minute)
7,500	1	55-802145	20

Other Water Sources in Gallons per Minute —————▶	GPM	-
Fire Hydrants on System —————▶	Yes	No X
Total Water Pumped Last 13 Months (Gallons in Thousands) —▶		1,752

WATER USE DATA SHEET

NAME OF COMPANY —————▶	Water Utility of Greater Tonopah, Inc.
ADEQ Public Water System No. —▶	Dixie System PWS #07-030

MONTH/YEAR (Last 13 Months)	NUMBER OF CUSTOMERS	GALLONS SOLD (Thousands)
04/05	25	183
05/05	25	341
06/05	23	239
07/05	23	271
08/05	24	198
09/05	24	232
10/05	23	203
11/05	23	177
12/05	23	129
01/06	23	143
02/06	23	135
03/06	23	140
04/06	24	154
Total		2,545

STORAGE TANK CAPACITY (Gallons)	NUMBER OF EACH	ARIZONA DEPT. OF WATER RESOURCES WELL I.D. NUMBER	WELL PRODUCTION (Gallons per Minute)
10,000	1	55-639586	40

Other Water Sources in Gallons per Minute —————▶	GPM	-
Fire Hydrants on System —————▶	Yes	No X
Total Water Pumped Last 13 Months (Gallons in Thousands) —▶		2,769

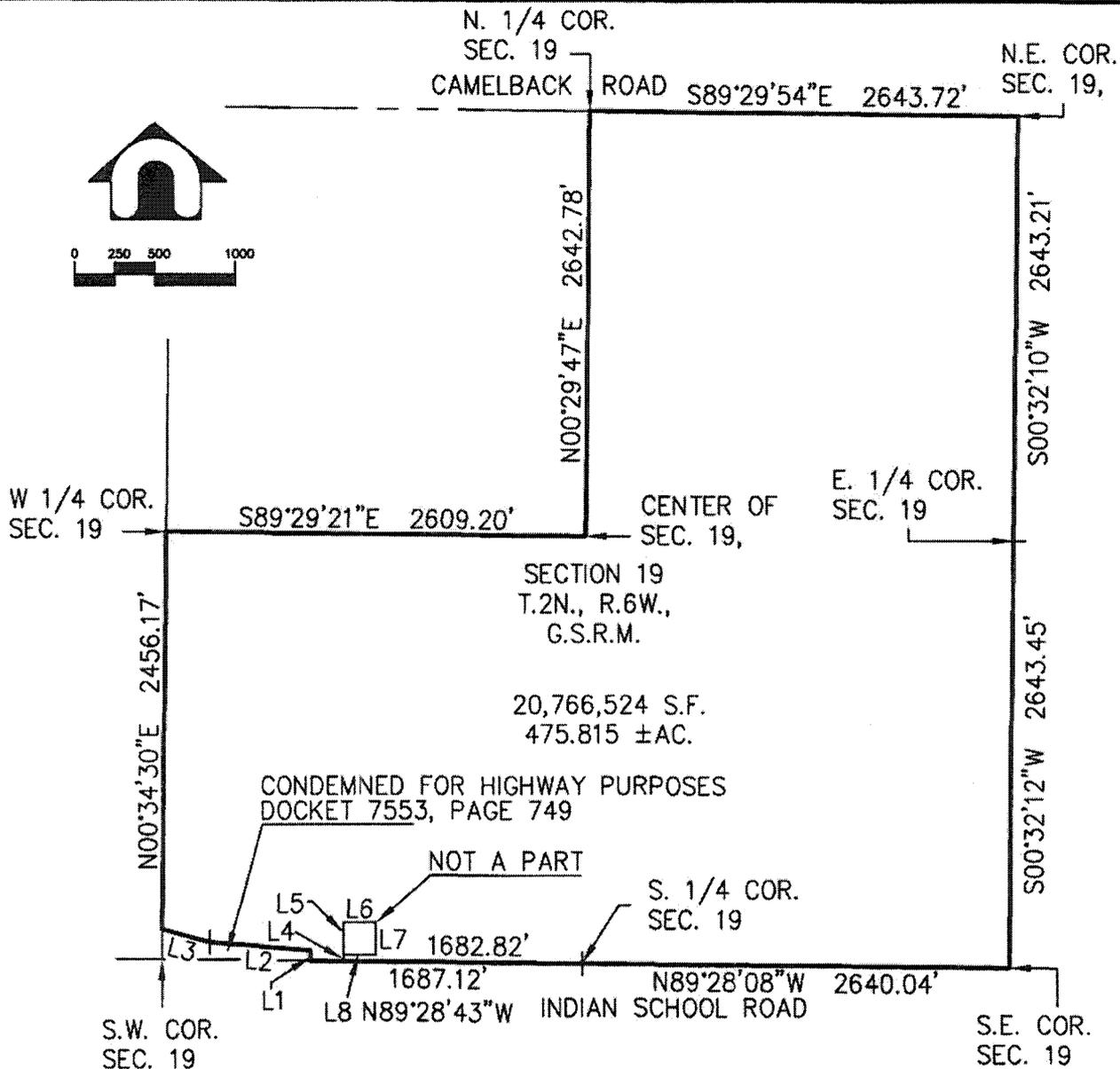
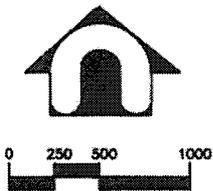
WATER USE DATA SHEET

NAME OF COMPANY —————▶	Water Utility of Greater Tonopah, Inc.
ADEQ Public Water System No. —▶	B&D/Buckeye Ranch System PWS #07-618

MONTH/YEAR (Last 13 Months)	NUMBER OF CUSTOMERS	GALLONS SOLD (Thousands)
04/05	68	352
05/05	70	526
06/05	70	943
07/05	70	972
08/05	72	733
09/05	74	468
10/05	72	423
11/05	73	398
12/05	75	336
01/06	76	339
02/06	77	343
03/06	85	394
04/06	85	432
Total		6,659

STORAGE TANK CAPACITY (Gallons)	NUMBER OF EACH	ARIZONA DEPT. OF WATER RESOURCES WELL I.D. NUMBER	WELL PRODUCTION (Gallons per Minute)
150,000	1	55-802962	125
5,000	1	55-803811	20

Other Water Sources in Gallons per Minute —————▶	GPM -
Fire Hydrants on System —————▶	Yes X No
Total Water Pumped Last 13 Months (Gallons in Thousands) —▶	7,274



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°31'17"E	65.22'
L2	N85°42'56"W	629.08'
L3	N74°33'19"W	308.20'
L4	N00°31'17"E	40.00'
L5	N00°31'17"E	200.00'
L6	S89°28'43"E	200.00'
L7	S00°31'17"W	200.00'
L8	N89°28'43"W	200.00'

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SCALE: 1"=1000'	WATER SERVICE AREA BALTERRA TONAPAH, MARICOPA, ARIZONA	DAVID EVANS AND ASSOCIATES INC. 2141 East Highland Avenue, Suite 200 Phoenix Arizona 85016 Phone: 602.678.5151	DRAWN BY: <i>AFIC</i>
SHEET 1 OF 1			CHECKED BY: <i>BLCA</i>
JOB NO.: <i>JFFI0002</i>			DATE: <i>11/05</i>