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June 10, 2009

Mr. Ernest Johnson
Director, Utilities Division
Arizona Corporation Commission
1200 W. Washington
Phoenix, Arizona 85007

RE: Docket No. E-01345A-06-0770, Decision No. 69670
Waddell Substation Land Sale

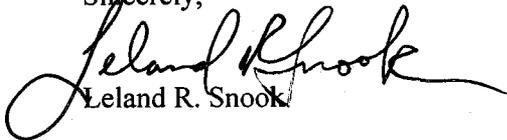
Dear Mr. Johnson:

ACC Decision No. 69670 gave Arizona Public Service Company ("APS") authorization to sell the land containing the Waddell Substation and decommissioning of the substation was to be coordinated with construction of a new area substation. APS submits this letter as notice that the new substation has been built, is operational and serving the electric needs of APS customers in the area. All APS equipment has been removed from the Old Waddell Substation and on June 1, 2009, the sale closed and the property was transferred to the buyer, Suburban Land Reserve, Inc.

At the time of APS's application, the ultimate width of the Cactus Road right-of-way, which reduces the value of this property, had not been determined. APS estimated the road right-of-way to be 65 feet in width, thereby bringing the total property size to 12,626 square feet. However, based on current development plans from the City of Surprise, the width of the road right-of-way is 68 feet, reducing the total size of the property to 12,305 square feet. At the agreed upon price of \$5.00 per square foot, the ultimate sale price was reduced from \$63,235 to \$61,525.

If you or your staff have any questions, please contact Jeff Johnson at 602-250-2661.

Sincerely,


Leland R. Snook

Arizona Corporation Commission

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JUN 10 2009

LS/dst

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CC: Brian Bozzo
Terri Ford
Docket Control (Original plus 13 Copies)

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