

ORIGINAL



0000104187

BEFORE THE ARIZONA CORPORATION COM.

RECEIVED

Commissioners

KRISTIN K. MAYES, Chairman
GARY PIERCE
PAUL NEWMAN
SANDRA D. KENNEDY
BOB STUMP

2009 OCT 23 P 2:40

AZ CORP COMMISSION
DOCKET CONTROL

DOCKET NO. W-02824A-07-0388

IN THE MATTER OF THE APPLICATION OF ICR WATER USERS ASSOCIATION, AN ARIZONA CORPORATION, FOR A DETERMINATION OF THE CURRENT FAIR VALUE OF ITS UTILITY PLANT AND PROPERTY AND FOR INCREASES IN ITS RATES AND CHARGES FOR UTILITY SERVICE.

NOTICE OF FILING OF COMPLIANCE ITEM IN ACCORDANCE WITH DECISION #70977

ICR Water Users Association, Inc. is hereby filing a copy of a Bill of Sale transferring all remaining completed infrastructure in the Talking Rock subdivision to ICRWUA in accordance with Decision #70977. Attached is a copy of the executed Bill of Sale (yet to be recorded) conveying infrastructure in Phase 9C - Water Tank to ICRWUA.

RESPECTFULLY SUBMITTED this 22nd day of October, 2009.

By:

Robert M. Busch
Manager, ICR Water Users Association
P.O Box 5669
Chino Valley, Az, 86305

Arizona Corporation Commission

DOCKETED

OCT 23 2009

DOCKETED BY

Original and thirteen (13) copies of the foregoing were mailed this 22nd day of October, 2009 to:
Docket Control
Arizona Corporation Commission
1200 West Washington Street
Phoenix, Arizona 85007

BILL OF SALE
(Water Tank - Phase 9C)

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, TALKING ROCK LAND, L.L.C., an Arizona limited liability company ("Seller"), hereby sells, transfers, conveys and absolutely sets over to ICR WATER USERS ASSOCIATION, an Arizona public service corporation ("Buyer"), that certain property described on Exhibit "1" located within the property described on Exhibit "2" attached hereto, together with all equipment, valves, meters, booster pumps, electrical systems, control systems and related infrastructure and appurtenances (together, the "Facilities"). Seller warrants title to the Facilities free and clear of any liens and encumbrances.

Seller warrants that the Facilities will be free from all defects and deficiencies in construction, materials and/or workmanship for a period the longer of (i) one (1) year from the date that the Certificate to Operate has been issued, or (ii) for the same period of time that the construction warranties provided to Seller pertaining to the Facilities remain in effect, if said construction warranties provided to Seller pertaining to the Facilities extend beyond the one-year period. During the warranty period, Seller agrees to promptly undertake any necessary corrective construction efforts required to remedy any defects and deficiencies in construction, materials and/or workmanship upon notice by Buyer. Upon Buyer's acceptance of this Bill of Sale, Buyer shall be deemed to have accepted the Facilities in "as is" and "as-constructed" condition, subject only to the warranty concerning defects and deficiencies in construction, materials and/or workmanship provided for herein.

Dated: 10/20/2009.

SELLER:

TALKING ROCK LAND, L.L.C., an
Arizona limited liability company

By: Harvard Simon I, L.L.C., an
Arizona limited liability company
Its: Manager

By: Harvard Talking Rock, L.L.C., an
Arizona limited liability company
Its: Operating Member

By: Harvard Investments, Inc., a
Nevada corporation
Its: Manager

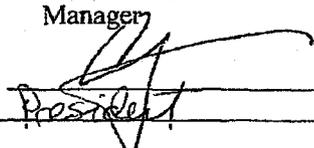
By: 
Its: President

EXHIBIT "1"

**Talking Rock
Water Development Costs
As of 4/3/09**

Infrastructure

Water Tank Booster Station

Time and Material to complete well system	1	EA	11,998	11,998
Fuel for Backup Generator	1	EA	562	562
Additional T&M for pump skid suction manifold interconnect	1	EA	8,742	8,742
Water Vaults and flow meters	1	EA	5,588	5,588
8"C-900	980	LF	32	31,634
10" DIP	820	LF	37	30,739
16" DIP	980	LF	62	61,227
Restricted Joint	1,640	LF	31	51,230
Fire Hydrants	1	EA	3,332	3,332
Fittings	26	EA	364	9,476
Testing	2,800	LF	1	2,187
Chlorination	2,800	LF	1	2,187
Pipe Spools	23	EA	1,562	35,924
Fittings	31	EA	755	23,403
Valves	8	EA	2,187	17,493
Flow Meters	2	EA	6,039	12,079
Pipe Stands	10	LS	885	8,851
Insulate	1	LS	4,165	4,165
Testing	1	LS	1,562	1,562
Chlorination	1	LS	1,562	1,562
Install Low Profile Tank	1	LS	281,144	281,144
Install grade ring w/ABC	500	tons	35	17,702
Flowtronics pump skids	1	LS	317,589	317,589
Install existing Hydro Tank	1	LS	10,413	10,413
Foundation Prep w/ABC	3,200	SF	5	16,659
Concrete slab w/ftg	1,700	SF	10	16,816
Testing	1	EA	1,562	1,562
Existing Water Tank Retrofit	1	EA	37,520	37,520
Tank Inspections and Pump Install	1	EA	30,884	30,884
Tank Controls due to design modifications	1	EA	13,676	13,676
Install steel to ductile iron pipe	1	LS	3,647	3,647
Tank design Modification	1	EA	3,951	3,951
Install additional ABC under tank to achieve final grade	1	EA	3,623	3,623
Diesel Generator	1	LS	83,823	83,823
				1,162,949

EXHIBIT "2"

Tract B as depicted on the Final Plat for Talking Rock Ranch Phase Nine-C, recorded on August 10, 2005, as Instrument No. 3897121, Book 54 of Maps and Plats, Page 8, Yavapai County, Arizona.