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IMAGE & BURNHAM

PROFESSIONAL LIMITED LIABILITY COMPANY

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100 NORTH CENTRAL AVENUE

EIGHTEENTH FLOOR

PHOENIX, ARIZONA 85004

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Arizona Corporation Commission

DOCKETED

FEB 20 2004

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Docket # L-00000D-03-0122

Re: Right of Way Easement, West Valley South 230 kV Line, Parcel No. WVS-37

Dear Mr. Bott:

Please consider this letter to be our response to your letter dated February 2, 2004 regarding the Arizona Public Service Company West Valley-South Project in Maricopa County, Arizona.

Please be advised that our law firm represents both the owner and the tenant of the parcel of land discussed in your letter. For convenience sake, I will refer to our clients as "Bickman Farms." The particular area of concern is south of Glendale Avenue and west of the Loop 303.

For many years, Bickman Farms has grown primarily rosebushes on the subject parcel. Bickman Farms continues to grow rosebushes on the parcel. Rosebushes are a relatively sensitive crop and can only be grown successfully in a very limited number of locations, including areas north and west of Luke Airforce Base. Rosebushes require nearly three years from planting to harvesting and, therefore, decisions affecting the land upon which rosebushes are grown require a great deal of advanced planning.

We urge that extreme care be taken regarding the exact location and anticipated impact of the placement of the proposed power line substation near Glendale Avenue and the Loop 303. We believe we may be able to suggest a more suitable nearby location for the line. For example, the Adaman Water District owns fee title to a 40 feet strip of land on the east side of the Loop 303, on which no crops are grown. In any event, we urge you to minimize any harm to the farming operations of Bickman Farms.

Mr. Robert C. Bott
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Approximately half of all the bareroot rosebushes sold in the United States each year are grown near the proposed location of the proposed power line. We hope you will give careful consideration to the potential impact of this project on a very significant local industry.

Sincerely yours,

GAMMAGE & BURNHAM P.L.C.

By 
Michael R. King

MRK:arr

cc: Bickman Farms (via facsimile and U.S. Mail)
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