

NEW APPLICATION



0000119294

Shorall McGoldrick Brinkmann
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ORIGINAL

702 NORTH DEWEY
FLAGSTAFF, AZ 86001
928.779.1050
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October 20, 2010

Docket Control
Arizona Corporation Commission
1200 West Washington, Room 108
Phoenix, Arizona 85007-2927

W-20765A-10-0432

Re: Anasazi Water Co., LLC
Application For Adjudication "Not A Public Service Corporation"
File No.: 555-1208

Dear Sir/Madam:

This firm represents Anasazi Water Co., LLC ("Anasazi"). I am in receipt of a letter dated July 21, 2010, from Robin Mitchell, attorney for the Arizona Corporation Commission. In her letter, Ms. Mitchell requests that Anasazi either submit an Application for Certificate of Convenience and Necessity ("CC&N") or alternatively that an Application For Adjudication "Not A Public Service Corporation" be filed.

Pursuant to the request, enclosed please find Anasazi's original Application For Adjudication "Not A Public Service Corporation", together with thirteen copies. It is my understanding a new docket or reference number will be assigned to this matter and that there is no filing fee.

In the event my understanding is inaccurate or should you have any questions, please do not hesitate to contact me.

Sincerely,

Paul L. Brinkmann
For the Firm

PLB/ckc
Enclosures
cc: Anasazi Water Co., LLC
Robin Mitchell

Arizona Corporation Commission
DOCKETED

OCT 21 2010

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AZ CORP COMMISSION
DOCKET CONTROL

**ARIZONA CORPORATION COMMISSION
APPLICATION FOR ADJUDICATION
“NOT A PUBLIC SERVICE CORPORATION”**

WATER

1. INTRODUCTION/BACKGROUND:

Anasazi Water Co., LLC (sometimes referred to hereinafter as “Anasazi”) was created in 1996 by the Thurston family members. The water system’s origins, however, date back to before 1964 when R.P. Thurston built the original Red Feather Lodge in Tusayan. The water system was constructed to service only the Thurston properties. The system was later expanded by his son, Leland Thurston, as the properties were developed. The water system was passed down to the heirs and assigns of the Thurstons via Red Feather Properties Limited Partnership (“RFP”). The members of Anasazi and their respective ownership interests are the exact same as the limited partners in RFP. All of the land area serviced by Anasazi (with the exception of the South Rim Mobile Home Park property which abutted Thurston property) is or was originally owned by the Thurstons and/or RFP. Today, that property is owned by the Thurstons’ successor entity, Red Feather Properties Limited Partnership (“RFP”). Anasazi has a total of only 9 customers, 7 of whom are either RFP itself or its tenants.

Based on the above and unlike a public service company in general, Anasazi has never solicited for, advertised or sought out any additional customers. As such, all such existing customers are customers as a result of being located upon or having originally been located on RFP or its adjoining property. Those customers include: (1) Red Feather Lodge; (2) RP’s Stage Stop; (3) Wendy’s; (4) Grand Canyon Trading Post; (5) Express Mini Mart; (6) Café Tusayan; and (7) Babbitt’s General Store. The remaining two customers, South Rim Trailer Park and the McDonald’s Dormitory are neither a RFP related entity nor a tenant of RFP, however, the McDonald’s dormitory property was originally a Thurston/Red Feather property that was sold to the current McDonald’s owner, Greg Cook. South Rim Mobile Home Park has already requested to be removed from the Anasazi water service (see Exhibit A attached hereto).

Due to the unique nature of Anasazi’s water service (i.e. providing water to essentially its own properties) and Anasazi meeting the seven requirements of the Commission Decision No. 55568, Anasazi seeks to be adjudicated “not a public service corporation.”

2. APPLICANT INFORMATION:

A. Anasazi Water Co., LLC
620 West Meade
Williams, Arizona 86046
Manager: Pam Fain

Telephone: 928-635-9606

B. The Applicant is an Arizona Limited Liability Company

C. Name and address of Applicant's Attorney:

Paul L. Brinkmann, Esq.
Shorall McGoldrick Brinkmann
702 North Beaver Street
Flagstaff, Arizona 86001
Telephone: 928-779-1050
E-Mail: plb@smbattorneys.com

D. The members of Anasazi Water Co., LLC are:

Christopher Robert Thurston, as Trustee of the Christopher Robert Thurston Revocable Trust, dated August 2, 1994	30.7%
Fain Properties, LLC, an Arizona Limited Liability Company	30.7 %
The Estate of Leland Thurston	15.35%
Bess Thurston Foster and Christopher Robert Thurston as Co-Trustees of the Trust established in Articles Six of that certain Declaration of Trust dated May 27, 1976	15.35%
Robert Kim Nimmons and Nancy Kay Nimmons, as Trustees of the Nimmons Revocable Living Trust, dated May 21, 2008	3.95%
Candace N. Birt and Bruce A. Birt, as Trustees of the Birt Living Trust, dated March 1, 2004	3.95%

3. **DOCUMENTATION:** Attached are the following exhibits:

1. Anasazi Water Co., LLC documents:
 - A. Articles of Organization with Amendments;
 - B. Operating Agreement;
 - C. Certified Copy of Limited Liability Company Resolution Authorizing this Application; and
 - D. Certificate of Good Standing.

2. Anasazi Utility Facilities:
 - A. List/Description of Company facilities;
 - B. Affidavit evidencing Proof of Ownership of Company facilities.
3. Anasazi Service Area Information:
 - A. Legal description of area to be adjudicated, using metes and bounds descriptions;
 - B. Detailed map of the area; and
 - C. Petition signed by Anasazi Customers in Support.
4. Anasazi Permits:
 - A. Department of Environmental Quality, "Approval to Construct" utility facilities and miscellaneous.

4. PROPERTY INFORMATION:

This is not a new development and Anasazi and/or its predecessors have been providing water to ten (10) connections at these properties for the past thirty plus years.

The property is comprised of approximately twelve (12) non-contiguous acres which includes nine (9) separately described Coconino County parcels with the size and dimensions of such parcels described on the Map attached as Exhibit 3(B). The present Coconino County zoning is Commercial 10,000 which would mean that almost all of those parcels could be further subdivided. All of the lots within the area are occupied. Anasazi is presently providing service to the following entities with the identification of the owners and parcel numbers as follows:

- (1) Red Feather Lodge (two connections):
Business owner: Red Feather Properties Limited Partnership
Real Estate Owner: **Red Feather Properties Limited Partnership**
502-17-7L;
- (2) RP's Stage Stop:
Business owner: Red Feather Properties Limited Partnership
Real Estate Owner: **Red Feather Properties Limited Partnership**
502-17-9B;
- (3) Café Tusayan:
Business Owner: BEJ Inc.
Real Estate Owner: **Red Feather Properties Limited Partnership**
502-17-7L;
- (4) Grand Canyon Trading Post:
Business Owner: Xanterra Parks and Resorts
Real Estate Owner: **Red Feather Properties Limited Partnership**

502-17-4J;

- (5) Express Mini Mart Gas Station:
Business Owner: Express Mini Mart Inc.
Real Estate Owner: **Red Feather Properties Limited Partnership**
502-17-2L;
- (6) Wendy's:
Business owner: Grand Canyon Management
Real Estate Owner: **Red Feather Properties Limited Partnership**
502-17-7J;
- (7) Babbitt's General Store:
Business Owner: Delaware North Park Service
Real Estate Owner: **John, Bess and Clarinda Vail Thurston**
502-17-2M;
- (8) South Rim Mobile Home Park:
Business Owner: South Rim Mobile Home Park Inc.
Real Estate Owner: South Rim Mobile Home Park Inc.
502-17- 1H and 1D; and
- (9) McDonald's Dormitory:
Business Owner: Cook Enterprises Inc.
Real Estate Owner: Greg Cook
502-17-18C.

5. **SUMMARY ANALYSIS:**

Assuming that Anasazi is "furnishing" water under a literal reading of the Arizona Constitution Article 15, Section 2, Anasazi submits that based on its unique situation of having inherited the water distribution system which has its origins dating back over fifty years and where it provides water to essentially its own properties, its business is not "clothed in the public interest" subjecting it to the Arizona Corporation Commission jurisdiction as a public service corporation when the *Natural Gas Serv. Co. v. Serv-Yu*, 70 Ariz. 235, 219 P.2d 324 (1950) factors are applied.

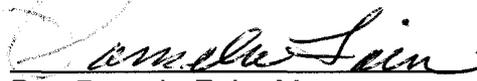
Arizona case law makes clear that a public service corporation ("PSC") finding is dependent on the facts of each case and is more than an overly-broad and elastic application of the textual definition. Arizona courts have held that there is a presumption against regulation, *Arizona Corporation Commission v. Continental Sec. Guards* (App. 1967), 5 Ariz. App. 318, 426 P.2d 418; there is a prohibition against an unfettered power to issue Certificates of Convenience and Necessity, *Williams v. Pipe Trades Industry Program of Arizona*, 100 Ariz. 14, 409 P. 2d 720 (1966); and even if a corporation meets the textual definition of a PSC, jurisdiction should be denied if the

public interest requires, *Natural Gas Serv. Co. v. Serv-Yu*, 70 Ariz. 235, 219 P.2d 324 (1950).

Based on all of the facts particular to Anasazi and in light of the Arizona case law including a presumption against regulation, Anasazi's business is not sufficiently clothed in the public interest to warrant the Arizona Corporation Commission's jurisdiction under a review of the Serv-Yu factors. Accordingly, Anasazi respectfully submits this Application to be Adjudicated Not a Public Service Corporation.

DATED this 19th day of October, 2010.

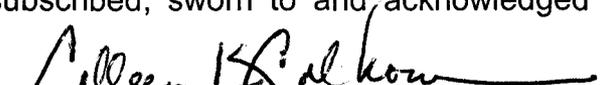
Anasazi Water Co., LLC



By: Pamela Fain, Manager

STATE OF ARIZONA)
) ss.
County of Coconino)

The foregoing instrument was subscribed, sworn to and acknowledged before me this 19th day of October, 2010.


Notary Public

My Commission Expires: March 16, 2013

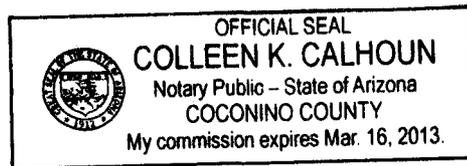


Exhibit A

Tusayan Water Development

Association, Inc. Letter

Regarding South Rim Mobile Home Park

**Tusayan Water Development Association, Inc.
PO Box 520
Grand Canyon, AZ 86023**

April 28, 2010

Hydro Resources
PO Box 3246
Grand Canyon, AZ 86023

Jack Hayes, president of the South Rim Mobile Home Park, has requested that Hydro Resources be the wholesaler of the potable water provided to his tenants. The cost of installation and moving to the Hydro Resources system will be borne entirely by the South Rim Mobile Home Park.

If Hydro Resources has the capacity to accept this customer, please let us know what steps are required to begin the process.

Sincerely,

Ann Wren
Board Member

Bess Foster
Board Member

Clarinda Vail
Board Member

Exhibit 1 (A)

Anasazi Articles of Organization

And Amendments

JAN 16 2009

FILE NO. L-0783125-7

**ARTICLES OF AMENDMENT NO. 2 TO
ARTICLES OF ORGANIZATION
OF
ANASAZI WATER COMPANY, LLC**

Pursuant to ARS § 29-633, Anasazi Water Company, LLC, an Arizona limited liability company (hereafter "Company"), hereby adopts the following Articles of Amendment No. 2 to its Articles of Organization:

1. The name of the limited liability company before the adoption of the amendment: Anasazi Water Company, LLC

2. Article 7 of the Articles of Organization is hereby amended to read as follows:

7. The names and addresses of each Member who owns a twenty percent (20%) or greater interest in the capital or profits of the Company are:

Christopher Robert Thurston as Trustee of the Christopher Robert Thurston Revocable Trust under Trust Agreement dated August 2, 1994
P.O. Box 693
Grand Canyon, AZ 86023

Fain Properties LLC, an Arizona limited liability company
620 W. Meade
Williams, Arizona 86046

3. Except as hereby amended, the Company's Articles of Organization, as amended, shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, as the Manager of the Company, has executed this instrument for and on behalf of Company as of the 1st day of July, 2008.

ANASAZI WATER COMPANY, LLC

By: *Pamela Fain*
Pamela Fain, Manager

AZ CORPORATION COMMISSION
FILED

MAY 18 2005

FILE NO. L-0783125-7

EXPEDITED

**ARTICLES OF AMENDMENT TO
ARTICLES OF ORGANIZATION
OF
ANASAZI WATER CO., LLC.**

Pursuant to ARS §29-633, Anasazi Water Co., LLC, an Arizona limited liability company (hereafter "Company"), hereby adopts the following Articles of Amendment to its Articles of Organization:

1. The name of the limited liability company before the adoption of the amendment was Anasazi Water Co., LLC.

2. The initial Articles of Organization were filed on July 22, 1996.

3. Article 3 of the Articles of Organization was amended pursuant to a Statement of Change of Registered Agent filed with the Arizona Corporation Commission on June 29, 2004, and therefore should read as follows:

3. The statutory agent's name and address is Paul L. Brinkmann, 702 N. Beaver Street, Flagstaff, Arizona 86001.

4. Article 6 of the Articles of Organization is hereby amended to read as follows:

6. Management of the limited liability company is vested in the Manager whose name and address are as follows: Pamela Fain, 620 W. Meade, Williams, Arizona 86046.

5. Article 7 of the Articles of Organization is hereby amended to read as follows:

7. The names, addresses and Percentage Interests of the Members of the limited liability company are as follows:

Christopher Robert Thurston as
Trustee of the Christopher Robert
Thurston Revocable Trust under
Trust Agreement Dated August 2, 1994
7415 N. Ranch House Lane
Flagstaff, Arizona 86001

Fain Properties Limited Partnership,
an Arizona Limited Partnership
620 W. Meade
Williams, Arizona 86046

30.7% AZ CORPORATION COMMISSION
FILED

JUL 05 2005

FILE NO. L-0783125-7

30.7%



6-15-05

PAID
60.00
Ch # 2445

Estate of Leland Thurston 15.35%
c/o John E. Thurston and Bess Thurston,
Personal Representatives
P.O. Box 3025
Grand Canyon, Arizona 86023

Bess Foster (fka Bess Thurston) and 15.35%
Rosalie Moore as Co-Trustees of the
Surviving Wife's Trust established in Article Six
of that certain Declaration of Trust dated
May 27, 1976, executed by
Leland E. Thurston, as Trustor, and
consented to by Bonnie Thurston, his wife,
Successors to the Estate of Bonnie Thurston
P.O. Box 3378
Grand Canyon, Arizona 86023

Robert E. or Cora E. Nimmons as 7.9%
Trustees of the Robert E. and
Cora E. Nimmons Revocable Living Trust
Dated December 17, 1996 totally Amended
and Restated on April 21, 2003,
Successors to Robert E. and Cora E. Nimmons
5308 Red Glory Drive
Las Vegas, Nevada 89130

6. Except as hereby amended, the Company's Articles of Organization shall remain in full force and effect.

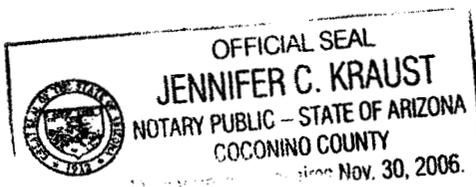
IN WITNESS WHEREOF, the undersigned, as Manager of the Company, has executed this instrument for and on behalf of the Company as of the 30th day of June, 2005.

Anasazi Water Co., LLC

By: Pamela Fain
Pamela Fain, Manager

STATE OF ARIZONA)
) ss.
County of Coconino)

SUBSCRIBED AND SWORN TO before me this 30th day of June, 2005,
by Pamela Fain.



Jennifer C. Kraust
Notary Public

EXPEDITED

STATE OF ARIZONA
DEPARTMENT OF REVENUE

Jun 22 11 05 AM '06

FILED

DATE

L-013015-1

**ANASAZI WATER CO., L.L.C.
ARTICLES OF ORGANIZATION**

Pursuant to A.R.S. § 29-632 the undersigned states as follows:

1. The name of the limited liability company is: **ANASAZI WATER CO., L.L.C.**
2. The address of the registered office in Arizona is: **620 W. Maple
Williams, AZ 85340**
3. The statutory agent's name and address is: **Jerry L. Smith, Attorney at Law,
323 North San Francisco Street, Suite 100, Flagstaff, Arizona, 86001**
4. At the time of the formation of this limited liability company there are five (5) members.
5. The latest date on which the limited liability company is to dissolve is **June 30, 2026.**
6. Management of the limited liability company is reserved to the Members.

- 7. The name and address of each person who is a Member at the time of formation of the limited liability company is:

**Christopher Robert Thurston
Trustee of the Christopher Robert Thurston
Revocable Trust Dated August 2, 1994
7415 N. Ranch House Lane
Flagstaff, AZ 86001**

**Pamela Hoffman
Fain Properties Limited Partnership
620 W. Meade
Williams, AZ 86046**

**Estate of Leland E. Thurston
c/o John E. Thurston and Bess Thurston, Personal Representative
P.O. Box 3025
Grand Canyon, AZ 86023**

**Estate of Bonnie Thurston
c/o Bess Thurston, Personal Representative
P.O. Box 3025
Grand Canyon, AZ 86023**

**R.E. and Cora Nimmons
408 W. Plute Road
Flagstaff, AZ 86001**

Christopher Robert Thurston
**Christopher Robert Thurston
Trustee of the Christopher
Robert Thurston Revocable Trust**

June 20, 1996
Date

Paula Hoffman
Paula Hoffman
Fain Properties, Ltd.
Partnership

6/20/96
Date

John E. Thurston and Ben Thurston
John E. Thurston and Ben Thurston
Personal Representative of the
Estate of Leeland E. Thurston

6/20/96
Date

Ben Thurston
Ben Thurston, Personal
Representative of the Estate of
Bonnie Thurston

6/20/96
Date

Cora Nimmone
R.E. Nimmone
R.E. Nimmone and
Cora Nimmone

7/15/96
Date

I, JERRY L. SMITH, having been designated to act as Statutory Agent, hereby consent to act in that capacity until removed or resignation is submitted in accordance with the Arizona Revised Statutes.

Jerry L. Smith
JERRY L. SMITH

Exhibit 1 (B)
Anasazi Operating Agreement

ANASAZI WATER CO., L.L.C.

OPERATING AGREEMENT

The Members of ANASAZI WATER CO., L.L.C. hereby adopt the following Operating Agreement, as detailed in the paragraphs set forth below. Any functions not detailed in this Agreement shall be governed by the appropriate Statutes of the State of Arizona.

I OFFICE

The principal office of the L.L.C. in the State of Arizona will be located at 620 W. Meade, Williams, Arizona, 86046.

II PURPOSE

The sole purpose for which this Limited Liability Company is organized is to engage in running a water distribution, production company, hauling water and construction for said purpose.

III DURATION

The Limited Liability Company will commence immediately, on the signing of this Agreement, and will continue for a term of not to exceed 30 years thereafter unless terminated sooner by operation of law or by agreement between the members or reestablished after the primary term for additional periods as are mutually determined by the members. The members agree for themselves and their successors, assigns and heirs, that their participation is considered a long-term investment, that this commitment to advance funds is enforceable by the company, and that after five years they may elect by majority vote to terminate the company.

IV CAPITAL CONTRIBUTIONS

The undersigned members agree to share in all post formation capital contributions, profits and surplus of the L.L.C. according to the percentage of their ownership. Each member owns an undivided interest in the business and company as follows:

Christopher Robert Thurston Trust	30.7%
Fain Properties Limited Partnership	30.7%
Estate of Leland E. Thurston	15.35%
Estate of Bonnie Thurston	15.35%
R.E. and Cora Nimmons	7.9%

V ADDITIONAL CAPITAL CONTRIBUTIONS

The owners may contribute in proportionate amounts any additional capital deemed necessary for the operation of the L.L.C. provided, however, that in the event that any member deems it advisable to refuse or fails to contribute his share of any or all of the additional capital, then the other members or any one of them may contribute the additional capital not paid in by the refusing member and shall receive therefore an increase in the proportionate share of the ownership or interest in the entire company in direct proportion to the additional capital contributed. Unless otherwise agreed, the right to make up additional capital contributions of a refusing member shall be available in the same order as the right to purchase in the case of withdrawal or death of a member, as set forth in Paragraphs XV and XVI.

VI DIVISION OF PROFITS AND LOSSES

Each of the members will own an interest in the Company as set forth in Paragraph IV, entitled "Capital Contributions," except as the same may hereafter vary or change as provided in Paragraph V, entitled "Contributions of Additional Capital." All profits of the Company enterprise will be shared by each of the members according to the percentage of interest each member owns. A separate capital account will be maintained for each owner. No member may make any withdrawals from capital without prior approval of the Company. If the capital account of the member becomes impaired, his share of the subsequent Company profits will be first credited to his capital account until that account has been restored.

VII RIGHTS AND DUTIES OF THE PARTIES

The parties have designated Jerry L. Smith, Attorney at Law, 323 North San Francisco Street, Suite 100, Flagstaff, Arizona, 86001, as their statutory agent.

VIII COSTS AND EXPENSES

Except as otherwise provided in this Agreement, no owner will be separately compensated on a salaried basis for service performed in carrying out the operation of the Company. No salaries or individual compensation shall be otherwise payable, without the consent of the Company, for the normal management although the Company may from time to time employ one or more managers or other representatives at a designated salary.

IX MANAGEMENT DUTIES AND RESTRICTIONS

No member may, without the consent of the other members endorse any note or act as an accommodation party, or otherwise become surety for any person in any transaction involved in the company. Without the consent of the company, no member may on behalf of the company borrow or lend money, or make, deliver or accept any commercial paper, or execute any mortgage, security agreement, bond, or lease, or purchase or contract to purchase, or sell or contract to sell any property for or of the company. No member, except with the consent of the other members, may grant a security interest in its share in the member or in the company capital assets or property, or do any act detrimental to the best interest of the company or which would make it impossible to carry on the ordinary purpose of the company.

X BANKING

All funds of the Company will be deposited in its name in the checking account or accounts as shall be designated by the manager. All withdrawals are to be made on checks which must be signed by the manager designated by the members.

XI BOOKS

The company books will be maintained at the offices of ANASAZI WATER CO., L.L.C. at 620 W. Meade, Williams, Arizona, 86046, and each owner will have access to the books. The books will be kept on a calendar year basis, and will be closed and balanced at the end of each fiscal year. Each of the parties to this agreement covenants and agrees to cause all known business transactions pertaining to the purpose of the company, to be entered properly and completely into the books. The company will furnish annual financial statements to the members, and prepare tax returns in a timely manner, furnishing copies to all members at least 10 days before they are filed by the company.

XII INSURANCE

During the course of the term for which this company is formed, the company will carry liability insurance in amounts deemed appropriate by the manager.

XIII VOLUNTARY TERMINATION

The company may be dissolved at any time by agreement of a majority of its owners, in which event the members will proceed with reasonable promptness to liquidate the company. The assets of the company will be distributed in the following order:

1. To pay or provide for the payment of all company liabilities to creditors other than owners, and liquidating expenses and obligations;
2. To pay debts owing to owners other than for capital and profits;
3. To pay debts owing to owners in respect to capital; and
4. To pay debts owing to owners in respect to profits.

XIV WITHDRAWAL OF MEMBER BY SALE

Any member who desires to sell his share and interest in the company must give the right of first refusal to purchase said share and interest in the same price as being offered by a bona fide buyer.

XV DEATH OF AN OWNER OR MENTAL INCAPACITY OF AN OWNER

In the event of the death of an owner or the mental incapacity of an owner, then and in that event, the surviving owner shall buy out the share of the decedent owner and/or the mentally incapacitated owner, for a price to be determined as of the last annual valuation placed on the company.

XVI DISTRIBUTION

Prior to dissolution and at least annually as income has been received by the Company accounts determined and tax returns filed, the owners will determine funds available for distribution. On liquidation, a reasonable reserve as mutually determined in amount shall be established to cover follow-on or subsequent complaint and warranty construction requirements, if any. Liquidation of the company need not be delayed provided that such amounts are properly escrowed and arrangement made for performance of such services as may be required in the interest of the company. Escrows, reserves or liquidating accounts may be established as escrows or otherwise, which activity need not unduly delay the termination of the company for all other purposes.

XVII VIOLATION OF THIS AGREEMENT

Any owner who violates any of the terms, conditions, and provisions of this Agreement will keep and save harmless the company property and will also indemnify the other then owners from any and all claims, demands and actions of every kind and nature whatsoever which may arise out of or by reason of the violation of any terms and conditions of this Agreement.

XVIII COUNTERPARTS

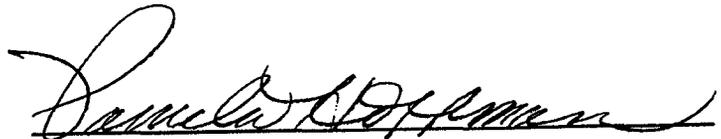
This Agreement may be executed in counterparts, all of which will be deemed to be one and the same instrument, and it shall be sufficient for each party to have

executed at lease one, but not necessarily the same, counterpart.

IN WITNESS WHEREOF, the parties have set their hands this 20th day of June,
1996.



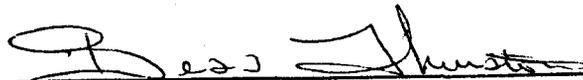
Christopher Robert Thurston, Trustee of the
Christopher Robert Thurston Revocable Trust



Pamela Hoffman
Fain Properties, Ltd. Partnership



John E. Thurston and Bess Thurston, Personal
Representative of the Estate of
Leland E. Thurston

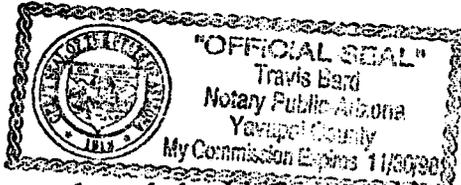


Bess Thurston, Personal
Representative of the Estate of
Bonnie Thurston




R.E. Nimmons and Cora Nimmons

STATE OF ARIZONA)
)ss.
County of Coconino)

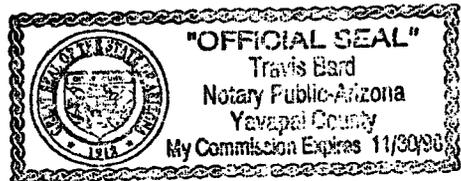


The foregoing instrument was acknowledged before me this 20th day of June, 1996, by CHRISTOPHER ROBERT THURSTON.

Travis Bard
Notary Public

My Commission Expires:
11/30/98

STATE OF ARIZONA)
)ss.
County of Coconino)

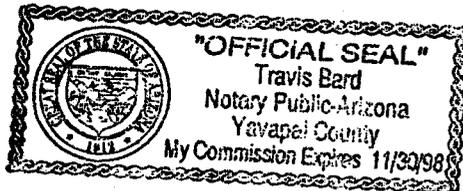


The foregoing instrument was acknowledged before me this 20th day of June, 1996, by PAMELA HOFFMAN of Fain Properties, Ltd. Partnership.

Travis Bard
Notary Public

My Commission Expires:
11/30/98

STATE OF ARIZONA)
)ss.
County of Yavapai)

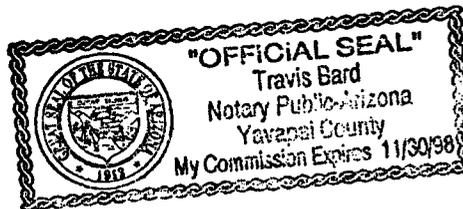


The foregoing instrument was acknowledged before me this 20th day of June, 1996, by JOHN E. THURSTON and BESS THURSTON, Personal Representatives of the Estate of Leland E. Thurston.

Travis Bard
Notary Public

My Commission Expires:
11/30/98

STATE OF ARIZONA)
)ss.
County of Yavapai)

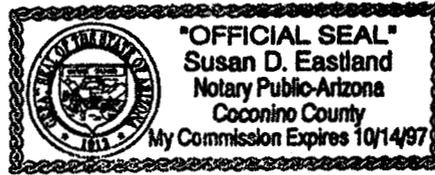


The foregoing instrument was acknowledged before me this 20th day of June, 1996, by BESS THURSTON, Personal Representative of the Estate of Bonnie Thurston.

Travis Bard
Notary Public

My Commission Expires:
11/30/98

STATE OF ARIZONA)
)ss.
County of COCONINO)



The foregoing instrument was acknowledged before me this 15th day of July, 1996, by R.E. NIMMONS and CORA NIMMONS.

Susan D. Eastland
Notary Public

My Commission Expires:

10-14-97

Exhibit 1 (C)

Anasazi Certified Copy of Resolution

**CERTIFIED COPY OF RESOLUTION
OF THE MEMBERS AND MANAGERS OF
ANASAZI WATER CO., LLC**

I, Pamela Fain, the Manager of Anasazi Water Co., LLC an Arizona limited liability company, (the "Company"), do hereby certify that the following is a true, full, and correct copy of the Resolution duly adopted by the Members and Manager of the Company pursuant to a Consent in Lieu of Meeting dated the 30th day of September, 2010.

RESOLVED: That the Company is empowered and authorized to prepare and file an Application For An Adjudication "Not A Public Service Corporation."

RESOLVED FURTHER: That the Company Manager, Pamela Fain, is authorized to take the necessary action to carry into effect the foregoing resolution.

And I do further certify that said Resolution has not been amended, modified, or rescinded and that it is still in full force and effect.

WITNESS my hand and seal of the Limited Liability Company at Williams, Arizona as of the 30th day of September, 2010.

Anasazi Water Co., LLC

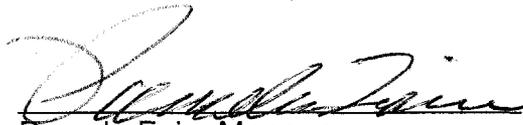

Pamela Fain, Manager

Exhibit 1 (D)

Anasazi Certificate of Good Standing

Arizona Corporation Commission
State of Arizona Public Access System

09/30/2010

3:53 PM

Corporate Status Inquiry

File Number: L-0783125-7

Corp. Name: ANASAZI WATER CO., L.L.C.

This Limited Liability Company is in Good Standing

This information is provided as a courtesy and does not constitute legally binding information regarding the status of the entity listed above. To obtain an official Certificate indicating that the entity is in good standing click on Print Certificate and follow printing instructions. To reprint a previously generated Certificate of Good Standing click Reprint Certificate.

[Print Certificate](#)

[Reprint Certificate](#)

[Return to Corporate Inquiry](#)

Exhibit 2 (A)

List and Description of Facilities

**ANASAZI WATER COMPANY LLC
LIST OF ALL FACILITIES**

1. 400,000 Gallon Water Tank;
2. Well with associated Pump House and miscellaneous Electrical Equipment;
3. Fencing around the Water Tank;
4. All water lines from Well and/or Tank to all Anasazi customers;
5. Ten (10) water meters.

Exhibit 2 (B)

Affidavit Regarding Proof of Ownership

AFFIDAVIT OF ANASAZI WATER CO., LLC MANAGER

STATE OF ARIZONA)
) ss.
County of Coconino)

Pamela Fain, being first duly sworn, upon oath, deposes and says:

1. I was born in 1946, am the granddaughter of R.P. Thurston, and have lived in the Williams/Grand Canyon area all of my life.

2. I am the Manager of Anasazi Water Co., LLC ("Anasazi"), have been active in Anasazi since its inception in 1996, and am familiar with its history and assets comprising the water utility facilities (i.e. water system).

3. The water system owned and operated by Anasazi was originally constructed by R.P. Thurston. Portions of the water system pre-date 1964 when the original Red Feather Lodge was built. It was built by my grandfather as a means of providing water to his properties and was passed down to his heirs and assigns via Red Feather Properties Limited Partnership ("RFP") and in 1996, to Anasazi. The members of Anasazi are the same as the partners in RFP.

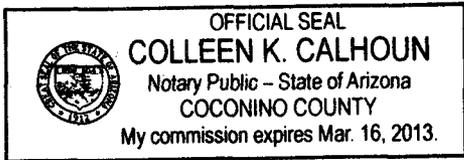
4. All of the properties serviced by Anasazi (with the exception of South Rim Mobile Home Park which abutted Thurston property) are or were owned by the Thurstons and/or RFP.

5. I have reviewed all of the assets identified as Exhibit A, attached hereto, and hereby certify that all such fixtures, furnishings and equipment are the property of Anasazi Water Company, LLC.

Pamela Fain

Pamela Fain

SUBSCRIBED and SWORN to before me this 19th day of October, 2010 by Pamela Fain.



Colleen K. Calhoun

Notary Public

EXHIBIT A

ANASAZI WATER COMPANY LLC LIST OF ALL FACILITIES

1. 400,000 Gallon Water Tank;
2. Well with associated Pump House and miscellaneous Electrical Equipment;
3. Fencing around the Water Tank;
4. All water lines from Well and/or Tank to all Anasazi customers;
5. Ten (10) water meters.

Exhibit 3 (A)

Legals

- 1) 502-17-001 H**
- 2) 502-17-001 G**
- 3) 502-17-002 M**
- 4) 502-17-002 L**
- 5) 502-17-004 J**
- 6) 502-17-018 C**
- 7) 502-17-007 L**
- 8) 502-17-007 J**
- 9) 502-17-009 B**

[Buffer](#) | [Tax Maps](#) | [Print Property Card](#)

Parcel Information

APN Parcel Address (Physical)
 50217001H 123 COYOTE LN
 Owner Primary
 SOUTH RIM MOBILE HOME PARK INC
 Owner Secondary
 Mailing Address
 4380 STOCKTON HILL ROAD SUITE G
 City State Zip
 KINGMAN AZ 86409
 Subdivision
 Lot Parcel Area
 3AC
 Legal Class
 RENTAL RESIDENTIAL

Last Recorded Deed or Sale

Recorded Date Sale Price
 11/29/1973 \$0
 Deed Type
 WARRANTY DEED
 Instrument
 489521

Values

[Detailed Information](#)

	Future Tax Year (2011)	Current tax year (2010)
Land Full Cash Value	\$180,338	\$180,338
Improvement Full Cash Value	\$27,720	\$27,625
Total Full Cash Value	\$208,058	\$207,963
Limited Property Value	\$208,058	\$207,963
Land Ratio	10%	10%
Improvement Ratio	10%	10%
Appraisal Date	11/20/2006	11/20/2006
Tax Area Code	0401	0401

Taxes

[Detailed Information](#)

2008 Taxes Billed	2007 Taxes Billed	2006 Taxes Billed
\$3,147	\$2,682	\$2,172

Improvements

Property Type Use Code
 Effective Age Living Area

County Permits

Rec	Permit Num	Date	Type
1	BD-08-0993	2008-08-05	Manufactured Home
2	BD-08-1718	2008-11-25	Utility Permit - Mechanical
3	BLD-01-0555	2001-05-16	Legacy - Building Permits
4	BLD-04-1722	2004-09-24	Legacy - Building Permits
5	BLD-04-1723	2004-09-24	Legacy - Building Permits
6	BLD-00-1877	2000-11-03	Legacy - Building Permits
7	PZ-CUP-68-008	1969-01-22	Conditional Use
8	PZ-CUP-79-010	1979-12-12	Conditional Use
9	BLD-94-0060	1994-01-26	Legacy - Building Permits
10	BLD-94-0061	1994-01-26	Legacy - Building Permits
11	BLD-93-1322	1993-11-16	Legacy - Building Permits
12	PZ-CUP-88-038	1988-10-12	Conditional Use
13	BLD-04-0621	2004-04-28	Legacy - Building Permits

14	BLD-01-1073	2001-08-07	Legacy - Building Permits
15	BLD-01-1074	2001-08-07	Legacy - Building Permits
16	BD-08-1304	2008-09-29	Manufactured Home - Deck / Covered Deck
17	PZ-CUP-00-019	2000-05-10	Conditional Use
18	BD-08-0538	2008-05-12	Utility Permit - Demolition
19	BD-08-0735	2008-06-11	Manufactured Home
20	BLD-04-1690	2004-09-21	Legacy - Building Permits
21	BLD-04-2043	2004-11-17	Legacy - Building Permits
22	PZ-CUP-90-013	1990-05-16	Conditional Use
23	BLD-94-0888	1994-08-03	Legacy - Building Permits
24	BLD-94-0889	1994-08-03	Legacy - Building Permits
25	BLD-04-0496	2004-04-12	Legacy - Building Permits
26	BLD-04-0497	2004-04-12	Legacy - Building Permits
27	BLD-04-0498	2004-04-12	Legacy - Building Permits
28	BLD-04-0499	2004-04-12	Legacy - Building Permits
29	BLD-98-0863	1998-07-09	Legacy - Building Permits
30	BLD-94-0922	1994-08-10	Legacy - Building Permits
31	BD-08-0322	2008-04-08	Manufactured Home
32	BLD-04-0780	2004-05-21	Legacy - Building Permits

Location

Township/Range/Section
T30N/R02E/S24

Legal Description (Abbreviated)

THAT PT SEC 24 30N-2E; LYING WITHIN HES 401; COM AT COR #3 HES 401; TH S 74D18M W 250FT; TH S 15D42M E 210FT; TH S 68D43M E 250FT; TH S 21D17M W 147.42FT TO POB; TH S 68D43M E 100FT; TH S 21D17M W 50FT; TH N 68D43M W 100FT; TH N 21D17M E 50FT TO POB. 0.115AC SEC 24 30N-2E.

Districts

Supervisor District
1

Supervisor
Carl Taylor

School District
GRAND CANYON USD # 4

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Parcel Information

APN Parcel Address (Physical)

50217001G

Owner Primary

SOUTH RIM MOBILE HOME PARK INC

Owner Secondary

Mailing Address

4380 STOCKTON HILL ROAD SUITE G

City State Zip
KINGMAN AZ 86409

Subdivision

Lot Parcel Area
0.86AC

Legal Class

RENTAL RESIDENTIAL

Last Recorded Deed or Sale

Recorded Date Sale Price
1/1/1900 \$0

Deed Type

Instrument

485560

Values

[Detailed Information](#)

	Future Tax Year (2011)	Current tax year (2010)
Land Full Cash Value	\$68,181	\$68,181
Improvement Full Cash Value	\$0	\$0
Total Full Cash Value	\$68,181	\$68,181
Limited Property Value	\$68,181	\$68,181
Land Ratio	10%	10%
Improvement Ratio	0%	0%
Appraisal Date	11/20/2006	11/20/2006
Tax Area Code	0401	0401

Taxes

[Detailed Information](#)

2008 Taxes Billed	2007 Taxes Billed	2006 Taxes Billed
\$1,038	\$875	\$720

Improvements

Property Type	Use Code
Effective Age	Living Area

County Permits

Rec	Permit Num	Date	Type
1	BLD-03-1892	2003-11-20	Legacy - Building Permits
2	BLD-03-1958	2003-12-04	Legacy - Building Permits
3	BD-09-1537	2009-12-23	Utility Permit - Mechanical
4	PZ-CUP-68-008	1969-01-22	Conditional Use
5	PZ-CUP-79-010	1979-12-12	Conditional Use
6	PZ-CUP-88-038	1988-10-12	Conditional Use
7	BLD-95-0091	1995-01-25	Legacy - Building Permits
8	BLD-97-1354	1997-09-17	Legacy - Building Permits
9	BD-06-1990		Manufactured Home - Deck / Covered Deck
10	BLD-00-0290	2000-03-03	Legacy - Building Permits
11	BLD-94-0817	1994-07-25	Legacy - Building Permits
12	BLD-94-0461	1994-05-18	Legacy - Building Permits
13	BLD-94-0816	1994-07-25	Legacy - Building Permits
14	PZ-CUP-00-019	2000-05-10	Conditional Use

15	BLD-99-2650	1999-11-09	Legacy - Building Permits
16	BLD-99-2993	1999-12-21	Legacy - Building Permits
17	PZ-CUP-90-013	1990-05-16	Conditional Use
18	BLD-94-0764	1994-07-14	Legacy - Building Permits
19	BD-06-0983	2006-09-07	Manufactured Home - Deck / Covered Deck
20	BLD-05-0481	2005-05-04	Legacy - Building Permits

Location

Township/Range/Section

T30N/R02E/S24

Legal Description (Abbreviated)

POR HES 401 SEC 24 30N 2E BEG AT PT LYNG N 89DEG 27MIN E 54' FROM COR 4 HES 401 TH N 89DEG 27MIN E 104.4' TH S 16DEG 11MIN W 38 9.4' TH N 73DEG49MIN W 100' TH N 16DEG 11MIN E 359.4' TO POB .8 60AC

Districts

Supervisor District

1

Supervisor

Carl Taylor

School District

GRAND CANYON USD # 4

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Parcel Information

APN Parcel Address (Physical)
 50217002M 577 STATE ROUTE 64
 Owner Primary
 FOSTER BESS
 Owner Secondary
 THURSTON JOHN
 Mailing Address
 PO BOX 3355
 City State Zip
 GRAND CANYON AZ 86023
 Subdivision
 HOMESTEAD ENTRY SURVEY NO 401
 Lot Parcel Area
 0.68AC
 Legal Class
 COMMERCIAL

Last Recorded Deed or Sale

Recorded Date Sale Price
 4/7/2005 \$0
 Deed Type
 OTHER
 Instrument
 3315737

Values

[Detailed Information](#)

	Future Tax Year (2011)	Current tax year (2010)
Land Full Cash Value	\$108,947	\$108,947
Improvement Full Cash Value	\$348,873	\$348,298
Total Full Cash Value	\$457,820	\$457,245
Limited Property Value	\$457,820	\$457,245
Land Ratio	20%	21%
Improvement Ratio	20%	21%
Appraisal Date	6/21/2010	6/21/2010
Tax Area Code	0402	0402

Taxes

[Detailed Information](#)

2008 Taxes Billed	2007 Taxes Billed	2006 Taxes Billed
\$16,315	\$15,424	\$12,381

Improvements

Property Type Use Code
 Effective Age Living Area

County Permits

Rec	Permit Num	Date	Type
1	PZ-SP-04-009	2004-04-21	Sign Permit
2	PZ-SP-04-017	2004-07-21	Sign Permit
3	PZ-SP-99-011	1999-06-08	Sign Permit
4	PZ-SP-02-007	2002-03-18	Sign Permit
5	BLD-01-0365	2001-04-11	Legacy - Building Permits
6	BLD-94-0263	1994-04-01	Legacy - Building Permits

Location

Township/Range/Section
 T30N/R02E/S24
 Legal Description (Abbreviated)

N 200' OF FLLWNG DESC PAR: PT HES 401 SEC 24 30N-2E; BEG AT COR 6 HES 401; TH S47D02M W 1874.9' TO INTERSECT ELY R/W HWY 64; TH N21D12M E ALNG R/W 1806.16'; TH NLY ALNG ELY R/W 300' TO POB; TH NLY 300'; TH ELY AT R/A ELY R/W 150'; TH SLY PARAL TO & 150' FROM ELY R/W 300' TO PT LYNG S70D13M15S E 150' FROM POB; TH WLY 150' TO POB. SEC 24 30N-2E

Districts

Supervisor District

1

School District

GRAND CANYON USD # 4

Supervisor

Carl Taylor

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Parcel Information

APN Parcel Address (Physical)

50217002L 439 STATE ROUTE 64

Owner Primary

RED FEATHER PROPERTIES LTD PARTNERSHIP

Owner Secondary

Mailing Address

PO BOX 1427

City State Zip
 GRAND CANYON AZ 86023

Subdivision

Lot Parcel Area
 0.82AC

Legal Class

COMMERCIAL

Last Recorded Deed or Sale

Recorded Date Sale Price
 11/30/1990 \$0

Deed Type

SPECIAL WARRANTY DEED

Instrument

1370984

Values

[Detailed Information](#)

	Future Tax Year (2011)	Current tax year (2010)
Land Full Cash Value	\$129,818	\$129,818
Improvement Full Cash Value	\$404,154	\$399,020
Total Full Cash Value	\$533,972	\$528,838
Limited Property Value	\$533,972	\$528,838
Land Ratio	20%	21%
Improvement Ratio	20%	21%
Appraisal Date	6/21/2010	6/21/2010
Tax Area Code	0402	0402

Taxes

[Detailed Information](#)

2008 Taxes Billed	2007 Taxes Billed	2006 Taxes Billed
\$18,320	\$17,199	\$13,752

Improvements

Property Type	Use Code
Effective Age	Living Area

County Permits

Rec	Permit Num	Date	Type
1	BD-07-1664	2007-10-22	Commercial Building - Re-Roof
2	PZ-SP-09-020		Sign Permit
3	PZ-CUP-97-009	1997-07-16	Conditional Use
4	PZ-CUP-93-017	1993-06-09	Conditional Use
5	PZ-LP-98-013	1998-10-09	Lighting Permit
6	PZ-SP-09-018	2009-08-24	Sign Permit
7	PZ-SP-98-027	1998-12-01	Sign Permit
8	PZ-SP-06-023	2006-12-01	Sign Permit
9	BLD-99-0593	1999-04-02	Legacy - Building Permits
10	BLD-98-2161	1998-11-05	Legacy - Building Permits
11	BLD-98-1988	1998-10-21	Legacy - Building Permits
12	PZ-CUP-90-019	1990-07-11	Conditional Use
13	BD-06-2015	2007-01-03	Utility Permit - Electric

Location

Township/Range/Section

T30N/R02E/S24

Legal Description (Abbreviated)

PT HES #401 SEC 24 30N-2E; BEG AT COR 5 HES 401; TH S 12D53M40S W 525.66'; TH S12D55M40S W 1049.10' TO COR 6; TH S45D55M40S W 259.74'; TH N71D22M50S W 712.02' TO E R/W HWY 64 & TPOB; TH N21D17M E ALNG R/W 235'; TH S 70D16M E 150.43'; TH S21D17M W 237.93'; TH N71D22M50S W 150.43' TO TPOB. SEC 24 30N-2E.

Districts

Supervisor District

1

Supervisor

Carl Taylor

School District

GRAND CANYON USD # 4

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Parcel Information

APN Parcel Address (Physical)
 50217004J 337 STATE ROUTE 64
 Owner Primary
 RED FEATHER PROPERTIES LTD PTNRSHIP
 Owner Secondary
 Mailing Address
 PO BOX 1427
 City State Zip
 GRAND CANYON AZ 86023
 Subdivision
 Lot Parcel Area
 0.69AC
 Legal Class
 COMMERCIAL

Last Recorded Deed or Sale

Recorded Date Sale Price
 8/17/2001 \$0
 Deed Type
 OTHER
 Instrument
 310422

Values

[Detailed Information](#)

	Future Tax Year (2011)	Current tax year (2010)
Land Full Cash Value	\$108,900	\$108,900
Improvement Full Cash Value	\$0	\$0
Total Full Cash Value	\$108,900	\$108,900
Limited Property Value	\$108,900	\$108,900
Land Ratio	20%	21%
Improvement Ratio	0%	0%
Appraisal Date	6/21/2010	6/21/2010
Tax Area Code	0402	0402

Taxes

[Detailed Information](#)

2008 Taxes Billed	2007 Taxes Billed	2006 Taxes Billed
\$4,211	\$3,795	\$3,258

Improvements

Property Type Use Code
 Effective Age Living Area

County Permits

Rec	Permit Num	Date	Type
1	PZ-SP-03-012	2003-08-06	Sign Permit

Location

Township/Range/Section
 T30N/R02E/S24
 Legal Description (Abbreviated)
 TR OF LAND IN SEC 24 30N-02E, BEING A POR OF HES NO 401, DESC AS FLLWS: BEG AT POINT ON ELY 100' R/W LINE HWY 64, WHICH POINT IS OPPOSITE ENGINEER'S CNTRLINE STATION 348 PLUS 50; TH N 21-17 E ALNG ELY 100' R/W LINE 500'; TH S 68-43 E 150'; TH S 21-17 W 500' TH N 68-43 W 150' TO POB. EXCEPT NLY 100' & SLY 200'.

Districts

Supervisor District Supervisor

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Parcel Information

APN Parcel Address (Physical)

50217018C 295 STATE ROUTE 64

Owner Primary
COOK GREGORY L

Owner Secondary

Mailing Address

2310 N 4TH ST

City State Zip
FLAGSTAFF AZ 86004

Subdivision

Lot Parcel Area
0.46AC

Legal Class

RENTAL RESIDENTIAL

Last Recorded Deed or Sale

Recorded Date Sale Price
6/19/2003 \$0

Deed Type
WARRANTY DEED

Instrument
3206496

Values

[Detailed Information](#)

	Future Tax Year (2011)	Current tax year (2010)
Land Full Cash Value	\$48,400	\$48,400
Improvement Full Cash Value	\$349,697	\$345,109
Total Full Cash Value	\$398,097	\$393,509
Limited Property Value	\$398,097	\$393,509
Land Ratio	10%	10%
Improvement Ratio	10%	10%
Appraisal Date	11/20/2006	11/20/2006
Tax Area Code	0401	0401

Taxes

[Detailed Information](#)

2008 Taxes Billed	2007 Taxes Billed	2006 Taxes Billed
\$5,784	\$5,182	\$3,950

Improvements

Property Type Use Code
Effective Age Living Area

County Permits

Rec	Permit Num	Date	Type
1	PZ-CUP-83-029	1983-12-14	Conditional Use
2	BD-08-0396		Residential - Remodel
3	PZ-CUP-79-006	1979-07-11	Conditional Use

Location

Township/Range/Section
T30N/R02E/S24

Legal Description (Abbreviated)

POR HOMESTEAD ENTRY SURVEY 401 SEC 24 30N-02E DESC AS FLLWS: BEG COR 6 OF HES 401; TH S 47-02 W ALNG LINE BETWEEN CORNER 6 & 6B 1874.90' TO INTERSECTION WITH ELY ROW LINE OF STATE HWY 64; TH N 21-17 E ALNG ROW OF HWY 64 806.16'; TH S 68-43 E 200.00' TO TPOB; TH S 68-43 E 100.00'; TH N 21-17 E 200.00'; TH N 68-43 W 100.00'; TH S 21-17 W 200.00' TO TPOB.

Districts

[Buffer](#) | [Tax Maps](#) | [Print Property Card](#)

Parcel Information

APN Parcel Address (Physical)
 50217007L 300 STATE ROUTE 64

Owner Primary
 RED FEATHER PROPERTIES LTD PARTNERSHIP

Owner Secondary

Mailing Address
 PO BOX 1427

City State Zip
 GRAND CANYON AZ 86023

Subdivision

Lot Parcel Area
 4.09AC

Legal Class
 COMMERCIAL

Last Recorded Deed or Sale

Recorded Date Sale Price
 3/6/2006 \$0

Deed Type
 OTHER

Instrument
 3372471

Values

[Detailed Information](#)

	Future Tax Year (2011)	Current tax year (2010)
Land Full Cash Value	\$527,694	\$527,694
Improvement Full Cash Value	\$5,074,277	\$4,979,627
Total Full Cash Value	\$5,601,971	\$5,507,321
Limited Property Value	\$5,601,971	\$5,507,321
Land Ratio	20%	21%
Improvement Ratio	20%	21%
Appraisal Date	6/21/2010	6/21/2010
Tax Area Code	0402	0402

Taxes

[Detailed Information](#)

2008 Taxes Billed	2007 Taxes Billed	2006 Taxes Billed
\$199,544	\$183,087	\$0

Improvements

Property Type Use Code
 Effective Age Living Area

County Permits

Rec	Permit Num	Date	Type
-----	------------	------	------

Location

Township/Range/Section
 T30N/R02E/S24

Legal Description (Abbreviated)

POR HES #401 SEC 24 30N-02E DESC AS FLLWS: BEG AT POINT ON LINE BETWEEN CORS #6 & 7 OF HES ON WLY ROW LINE OF HWY 64 AND BETWEEN AN ALUMINUM CAP STAMPED HES 401/TRACT 38/LOT 9 LS 12535 BEARS N 47-06-43 E 371.26' AND A 1/2 REBAR WITH PLASTIC CAP STAMPED LS 17405 BEARS S 35-32-49 W 1.26'; TH N 21-17-00 E 1010.46'; TH N 21-17-00 E 45.02'; TH N 21-17-00 E 603.76'; TH N 68-43-40 W 299.89'; TH S 21-18-37 W 598.24'; TH S 68-33-29 E 37.32'; TH SELY ALNG CONCAVE CURVE 110.36'; TH S 62-37-58 E 154.71' TO TPOB.

Districts

Supervisor District Supervisor
 1 Carl Taylor

[Buffer](#) | [Tax Maps](#) | [Print Property Card](#)

Parcel Information

APN Parcel Address (Physical)

50217007J 372 STATE ROUTE 64

Owner Primary

RED FEATHER PROPERTIES LTD PARTNERSHIP

Owner Secondary

Mailing Address

1600 W UNIVERSITY AVE STE 214

City State Zip
 FLAGSTAFF AZ 86001

Subdivision

Lot Parcel Area
 0.77AC

Legal Class

COMMERCIAL

Last Recorded Deed or Sale

Recorded Date Sale Price
 9/28/1998 \$0

Deed Type

OTHER

Instrument

2153438

Values

[Detailed Information](#)

	Future Tax Year (2011)	Current tax year (2010)
Land Full Cash Value	\$99,787	\$99,787
Improvement Full Cash Value	\$393,417	\$386,384
Total Full Cash Value	\$493,204	\$486,171
Limited Property Value	\$493,204	\$486,171
Land Ratio	20%	21%
Improvement Ratio	20%	21%
Appraisal Date	7/14/2010	7/14/2010
Tax Area Code	0402	0402

Taxes

[Detailed Information](#)

2008 Taxes Billed	2007 Taxes Billed	2006 Taxes Billed
\$16,445	\$15,484	\$12,288

Improvements

Property Type	Use Code
Effective Age	Living Area

County Permits

Rec	Permit Num	Date	Type
1	PZ-SP-00-026	2000-09-27	Sign Permit
2	BLD-97-0342	1997-04-17	Legacy - Building Permits
3	PZ-SP-07-023		Sign Permit

Location

Township/Range/Section

T30N/R02E/S24

Legal Description (Abbreviated)

A POR HOMESTEAD ENTRY SURVEY NO 401 SEC 24 T30N-R2E DESC AS FLLWS BEG AT INTERSECTION SE LINE HOMESTEAD ENTRY SURVEY NO 401 & WLY RIGHT OF WAY HWY 64; TH N 21-17-00 E ALNG WLY RIGHT OF WAY 1659.48' TO TPOB; TH N 21-17-00 E 112'; TH N 68-42-44 W 299.88'; TH S 21-19-00 W 112'; TH S 68-42-44 E 299.92 TO TPOB.

Districts

[Buffer](#) | [Tax Maps](#) | [Print Property Card](#)

Parcel Information

APN Parcel Address (Physical)
 50217009B 400 A STATE ROUTE 64

Owner Primary
 RED FEATHER PROPERTIES LTD PARTNERSHIP

Owner Secondary

Mailing Address
 PO BOX 1427

City State Zip
 GRAND CANYON AZ 86023

Subdivision

Lot Parcel Area
 0.34AC

Legal Class
 COMMERCIAL

Last Recorded Deed or Sale

Recorded Date Sale Price
 8/4/1998 \$0
 Deed Type
 OTHER
 Instrument
 2133366

Values

[Detailed Information](#)

	Future Tax Year (2011)	Current tax year (2010)
Land Full Cash Value	\$54,394	\$54,394
Improvement Full Cash Value	\$136,538	\$136,442
Total Full Cash Value	\$190,932	\$190,836
Limited Property Value	\$169,013	\$153,649
Land Ratio	20%	21%
Improvement Ratio	20%	21%
Appraisal Date	6/21/2010	6/21/2010
Tax Area Code	0402	0402

Taxes

[Detailed Information](#)

2008 Taxes Billed	2007 Taxes Billed	2006 Taxes Billed
\$4,971	\$4,581	\$3,638

Improvements

Property Type Use Code
 Effective Age Living Area

County Permits

Rec	Permit Num	Date	Type
1	PZ-TUP-08-018		Temporary Use Permit
2	PZ-TUP-08-019	2008-07-01	Temporary Use Permit
3	BLD-03-1075	2003-07-23	Legacy - Building Permits
4	BLD-03-1112	2003-07-28	Legacy - Building Permits
5	PZ-SP-04-014	2004-05-26	Sign Permit
6	BLD-03-0722	2003-06-05	Legacy - Building Permits
7	PZ-SP-03-003	2003-03-03	Sign Permit
8	PZ-CUP-08-018	2009-06-02	CUP for public and semi-public uses
9	PZ-SP-97-009	1997-05-19	Sign Permit
10	PZ-TUP-07-024	2007-06-21	TUP for a temporary event
11	PZ-SP-08-006	2008-04-14	Sign Permit
12	PZ-SP-07-021	2007-07-03	Sign Permit
13	BLD-03-0354	2003-04-01	Legacy - Building Permits

Location

Township/Range/Section

T30N/R02E/S24

Legal Description (Abbreviated)

PT HES #401 SEC 24 30N 2E BEG AT PNT ON WLY R/W LINE HWY 64 AT IN TRSEC WITH NWLY LINE OF HES 401 TH SWLY ALNG R/W 937' TO TPOB OPP OSITE ENG C/L STA 342 PLUS 00 TH N 68DEG 43MIN W 150' TH S 21DEG 17MIN W 100' TH S 68DEG 43MIN E 150' TH N 21DEG 17MIN E 100' ALN G R/W TO TPOB SEC 24 30N 2E .344AC

Districts

Supervisor District

1

Supervisor

Carl Taylor

School District

GRAND CANYON USD # 4

Exhibit 3 (B)

Parcel Map

Exhibit 3 (C)

Petition Signed By More Than

Fifty-One (51%) Percent Of

Anasazi Customers

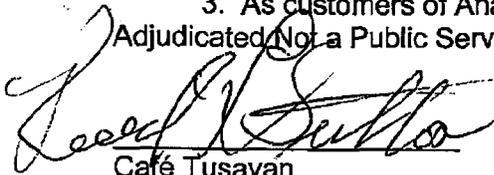
**PETITION SIGNED BY ANASAZI WATER CO LLC CUSTOMERS IN
SUPPORT OF ANSAZI WATER CO LLC BEING ADJUDICATED NOT A
PUBLIC SERVICE CORPORATION**

The following entities:

1. Are and have been customers of Anasazi Water Co LLC ("Anasazi") in Tusayan, Arizona;

2. Understand that Anasazi is seeking to be adjudicated not a public service corporation which means that it will not be subject to the oversight by the Arizona Corporation Commission as a public service corporation pursuant to Article 15, Section 2 of the Arizona Constitution; and

3. As customers of Anasazi, hereby support Anasazi's Application to be Adjudicated Not a Public Service Corporation.



Café Tusayan
BEJ Inc.
P.O. Box 1959
Grand Canyon, AZ 86023

Wendy's
Grand Canyon Management Inc.
1600 W. University Ave., Ste 214
Flagstaff, AZ 86001

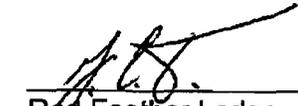
McDonald's Dormitory
Greg Cook
2310 N. 4th St.
Flagstaff AZ 86001

Grand Canyon Trading Post
Xanterra Parks and Recreation
6312 S. Fiddler's Green Circle Ste 600 N
Greenwood Village, CO. 80111

Babbitt's General Store
Delaware North Park Service
P.O. Box 159
Grand Canyon, AZ. 86023

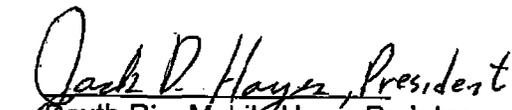


RP's Stage Stop
Red Feather Properties L.P.
P.O. Box 1460
Grand Canyon AZ. 86023



Red Feather Lodge
Red Feather Properties L.P.
P.O. Box 1460
Grand Canyon, AZ. 86023

Express Mini Mart Inc.
603 North Beaver St.
Flagstaff AZ. 86001



Jack D. Hays, President
South Rim Mobile Home Park Inc.
4380-G Stockton Hill Rd.
Kingman, AZ. 86401

**PETITION SIGNED BY ANASAZI WATER CO LLC CUSTOMERS IN
SUPPORT OF ANSAZI WATER CO LLC BEING ADJUDICATED NOT A
PUBLIC SERVICE CORPORATION**

The following entities:

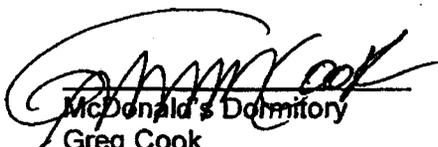
1. Are and have been customers of Anasazi Water Co LLC ("Anasazi") in Tusayan, Arizona;

2. Understand that Anasazi is seeking to be adjudicated not a public service corporation which means that it will not be subject to the oversight by the Arizona Corporation Commission as a public service corporation pursuant to Article 15, Section 2 of the Arizona Constitution; and

3. As customers of Anasazi, hereby support Anasazi's Application to be Adjudicated Not a Public Service Corporation.

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Red Feather Lodge
Red Feather Properties L.P.
P.O. Box 1460
Grand Canyon, AZ. 86023

Express Mini Mart Inc.
603 North Beaver St.
Flagstaff AZ. 86001

From:Grande Preserve Concierge

2395925174

10/19/2010 15:29

#365 P.001/001

**PETITION SIGNED BY ANASAZI WATER CO LLC CUSTOMERS IN
SUPPORT OF ANSAZI WATER CO LLC BEING ADJUDICATED NOT A
PUBLIC SERVICE CORPORATION**

The following entities:

1. Are and have been customers of Anasazi Water Co LLC ("Anasazi") in Tusayan, Arizona;

2. Understand that Anasazi is seeking to be adjudicated not a public service corporation which means that it will not be subject to the oversight by the Arizona Corporation Commission as a public service corporation pursuant to Article 15, Section 2 of the Arizona Constitution; and

3. As customers of Anasazi, hereby support Anasazi's Application to be Adjudicated Not a Public Service Corporation.

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BEJ Inc.
P.O. Box 1959
Grand Canyon, AZ 86023

Tom Mace, Jr. ODER
Wendy's
Grand Canyon Management Inc.
1600 W. University Ave., Ste 214
Flagstaff, AZ 86001

McDonald's Dormitory
Greg Cook
2310 N. 4th St.
Flagstaff AZ 86001

Grand Canyon Trading Post
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Red Feather Properties L.P.
P.O. Box 1460
Grand Canyon, AZ. 86023

Express Mini Mart Inc.
603 North Beaver St.
Flagstaff AZ. 86001

South Rim Mobile Home Park Inc.
4380-G Stockton Hill Rd.
Kingman, AZ. 86401

**PETITION SIGNED BY MORE THAN 51% OF ANASAZI WATER CO LLC
CUSTOMERS IN SUPPORT OF ANASAZI WATER CO LLC BEING
ADJUDICATED NOT A PUBLIC SERVICE CORPORATION**

The following entities:

1. Are and have been customers of Anasazi Water Co LLC ("Anasazi") in Tusayan, Arizona;
2. Understand that Anasazi is seeking to be adjudicated not a public service corporation which means that it will not be subject to the oversight by the Arizona Corporation Commission as a public service corporation pursuant to Article 15, Section 2 of the Arizona Constitution; and
3. As customers of Anasazi, hereby support Anasazi's Application to be Adjudicated Not a Public Service Corporation.

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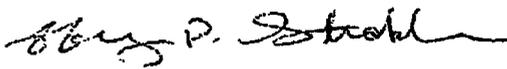

JEFFREY P. STRICKLER President
Express Mini Mart Inc.
603 North Beaver St.
Flagstaff AZ. 86001

Exhibit 4 (A)

Arizona Department Of

Environment Quality

Approval To Construct Facilities

And Miscellaneous

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY
NORTHERN REGIONAL OFFICE
1515 E. Cedar Ave., Ste. F, Flagstaff, AZ 86004
APPROVAL OF CONSTRUCTION
(APPROVAL TO OPERATE)

Project Description: Add 8" branch water line with 4 hydrants (Squire System) for fire protection of Red Feather Motel Addition. Relocation and upgrade Red Feather potable water line and relocate pump house. Install reclaimed water line for future use.

Project Location Tusayan, Ariz.

Project Owner Red Feather Properties

Mailing Address 620 W. Meade Ave., Williams Ariz. 86046

Approval to operate the above-described facilities as represented in the approved plan documents on file with the Arizona Department of Environmental Quality is hereby given subject to the following provisions:

- (x) On 3-21-94, the above-referenced project was issued an Approval to Construct.
- () On _____, _____, P.E., certified construction inspections were performed and the referenced project was built in accordance with the approved plans and specifications.
- (x) On 4-10-95, 10-20-95 (JFO), & 8-18-00 (DDC), John F. Olney (8799) & Dewayne Dean Curtis (10775), P.E., certified construction inspections were performed and the referenced project was built in accordance with the as-built plans and specifications.
- () On _____, a cursory inspection of the project was performed by _____, Environmental Engineering Specialist, of the Northern Regional Office. No detailed construction inspection was performed. The project appears to be constructed in accordance with the approved plans and specifications. However, good construction practice dictates that a resident inspector be on site at all times during construction. The cursory inspection by personnel of this Office does not provide a substitute for a resident inspector under the supervision of a Professional Engineer. This should not be construed or implied as a guarantee or warranty of the quality of the construction.
- (x) All provisions and conditions of the Certificate of Approval to Construct are made a part of this approval.
- () See the attached sheet for additional provisions.
() Attachment A () Attachment A-1 () Attachment B (x) Attachment C

The State law, A.R.S. 49-104.B,10,12 requires that the operation of the project must be in accordance with the rules and regulations of the Arizona Department of Environmental Quality

Date Approved: 01/02/01

HRH:jab

File Number: 940072

INV. #: na LTF #: na

cc: System File: 03-048

Engineering Review Desk, WQD/Phoenix

County Health Department Coconino

Engineer: J. F. Olney P.E.

NRO Reading File

Real Estate Dept (subd. only) YES XX NO



Harley R. Hiatt, P.E. 1/2/01
Field Services Manager,-East
Northern Regional Office

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY
NORTHERN REGIONAL OFFICE
1515 E. Cedar Ave., Ste. F, Flagstaff, AZ 86004
APPROVAL OF CONSTRUCTION
(APPROVAL TO OPERATE)

Project Description: Construct approx. 725 LF of 2" PE water main and a well #55-560179 (to serve Anasazi Water Co. a.k.a. Red Feather Properties)

Location Tusayan, Az.

Project Owner Anasazi Water Co.

Mailing Address: 923 N. Ridge St., Mesa, Az. 85203

Approval to operate the above-described facilities as represented in the approved plan documents on file with the Arizona Department of Environmental Quality is hereby given subject to the following provisions:

- (x) On 1/22/99, the above-referenced project was issued an Approval to Construct.
- () On _____, P.E., certified construction inspections were performed and the referenced project was built in accordance with the approved plans and specifications.
- (x) On 3-3-99 & 3-8-99, David M. Monihan (13494), P.E., certified construction inspections were performed and the referenced project was built in accordance with the as-built plans and specifications.
- () On _____, a cursory inspection of the project was performed by _____, Environmental Engineering Specialist, of the Northern Regional Office. No detailed construction inspection was performed. The project appears to be constructed in accordance with the approved plans and specifications. However, good construction practice dictates that a resident inspector be on site at all times during construction. The cursory inspection by personnel of this Office does not provide a substitute for a resident inspector under the supervision of a Professional Engineer. This should not be construed or implied as a guarantee or warranty of the quality of the construction.
- (x) All provisions and conditions of the Certificate of Approval to Construct are made a part of this approval.
- (x) See the attached sheet for additional provisions.
 Attachment A Attachment A-1 Attachment B Attachment C

The State law, A.R.S. 49-104.B, 10, 12 requires that the operation of the project must be in accordance with the rules and regulations of the Arizona Department of Environmental Quality

Date Approved: 3/11/99

HRH:jab

File Number: 980565

cc: System File: 03-048
Engineering Review Desk, WQD/Phoenix
County Health Department Cocconino
Engineer: David M. Monihan, P.E.
NRO Reading File
Real Estate Dept (subd. only) YES NO



Harley R. Hiett, P. E.
Field Services Manager, -East
Northern Regional Office



Janice K. Brewer
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

1110 West Washington Street • Phoenix, Arizona 85007
(602) 771-2300 • www.azdeq.gov



Patrick J. Cunningham
Acting Director

04/09/09

Inspection ID: 137849

Anasazi Water Co.
Attn: Pat Carpenter
P.O. Box 264
Williams, AZ 86046

RE: Anasazi Water Co., PWS # 03-048, Place ID # 6425

Dear water system owner/operator:

Please find enclosed a copy of a Sanitary Survey report for the above referenced facility. The inspection was performed on 04/08/09, in accordance with Arizona Administrative Code R18-4-101, et sequi, R18-5-101, et sequi, and Arizona Revised Statutes 49-101, et sequi. The report may include a summary of inspection, checklist and inspection rights form, or other information regarding the facility.

If there are any questions please contact Edwin Monin at the referenced address, or at 928-773-2706.

Sincerely,

Robert E. "Buck" Olberding
Field Services Manager
Northern Regional Office
Arizona Department of Environmental Quality

Copy: Pam Fain, 620 W. Meade, Williams, AZ 86046

Northern Regional Office
1801 W. Route 66 • Suite 117
Flagstaff, AZ 86001
(928) 779-0313

Southern Regional Office
400 West Congress Street • Suite 433
Tucson, AZ 85701
(520) 628-6733

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY
Northern Regional Office
1801 West Route 66, Suite 117, Flagstaff, Arizona 86001

SANITARY SURVEY REPORT

Facility: Anasazi Water Co.	System # 03-048
Inspected By: Edwin Monin	Date: 04/08/09
Accompanied By: Pat Carpenter	County: Coconino
Recommendations By: Edwin Monin	Report Date: 04/09/09
Number of Plants: 1 (Chlorination)	Wells: 1
Population: 80	Service Connections: 10

SYSTEM DESCRIPTION

This water system is a non-transient, non-community system consisting of a well and a storage tank. The system is supplemented by water hauled from PWS # 03-051 when the demand exceeds the well supply.

INSPECTION SUMMARY

The water system is in compliance with the following ADEQ requirements:

	YES	NO
Certified Operator (System Grade)	X	
Physical Facilities	X	
Monitoring and Reporting	X	

The survey of the above referenced facility included:

An inspection of the physical facilities	X
Interview with personnel	X
A review of ADEQ monitoring and reporting databases	X
A review of the NRO files	X
A review of files at the facility	X

The following observations and recommendations were based upon the criteria checked above:

Major Deficiencies

- 1) ADEQ requires atmospheric vacuum breakers be placed on all hose bibs or the threads be removed.

Recommendations

- 1) The storage tank hatch gasket was observed to be in slight disrepair. ADEQ recommends that the storage tank hatch gasket is adequately maintained or replaced.
- 2) ADEQ recommends that the hose end and haul truck hose connection be disinfected prior to hookup of a haul truck to the water system.
- 3) Attached to this report are M&R deficiencies found while reviewing the SDWIS database for this system. Please contact Ben Chou @ 602-771-4526 to resolve lead and copper issues. Please copy Edwin Monin regarding any correspondence on this issue.

Note: An air gap ~~is~~ must be maintained between the water line and the trough when filling the trough located adjacent to the wellhead enclosure.

Facility Response Guidelines:

- 1) Within 30 days please bring me to the attention of ADEQ any determinations you believe are in error.
- 2) Major Deficiencies are subject to a Notice of Violation (NOV), whereas Minor Deficiencies are subject to a Notice of Opportunity to Correct (NOC). Inspection recommendations may be implemented at the discretion of the facility in order to improve system operation. NOC's may be escalated to NOV's, where it is judged to be appropriate, such as, but not limited to, situations where repeated violations have occurred or it is deemed necessary for public health.

Print

Page 1 of 1

From: Pat Carpenter (pat@aqualitywater.us)
To: Monin.Edwin@azdeq.gov;
Date: Thu, May 28, 2009 8:42:40 AM
Cc: pyfain@questoffice.net;
Subject: Inspection ID:137849 (Anasazi Water PWS #03048) response

Ed,

All hose bibs have been adapted with atmospheric vacuum breakers.
The gasket around the storage tank hatch has been replaced.
The drivers have been notified to disinfect fittings before off-loading any hauled water.
An air gap is and always has been maintained for the trough at the well location.
Lead and Cooper samples were taken on 9/17/2008 and results were sent to ADEQ by the lab that did the analysis.(If you need a copy of the results for your file let me know.)
Any other questions or comments please contact me.

Pat Carpenter
a Quality Water co.



Janice K. Brewer
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

1110 West Washington Street • Phoenix, Arizona 85007
(602) 771-2300 • www.azdeq.gov



Benjamin H. Grumbles
Director

June 25, 2009

PAM FAIN
PO BOX 264
WILLIAMS, AZ 86040

COPY

RE: Water System Name: ANASAZI WATER CO
Water System ID: 03-048
Accelerated reduced lead and copper monitoring

Dear Water System,

Based upon a recent review of sampling results by the Arizona Department of Environmental Quality (ADEQ), your water system has qualified for a lead and copper monitoring reduction to once every three years. Title 40, Code of Federal Regulations (CFR) §141.86(d)(4)(v), as incorporated by reference in Arizona Administrative Code (A.A.C.) R18-4-111, stipulates that any water system that demonstrates for two consecutive six-month monitoring periods that the 90th percentile result for lead is ≤ 0.005 mg/L and for copper is ≤ 0.65 mg/L may reduce the frequency of lead and copper monitoring to once every three years.

Therefore, your water system may reduce monitoring to 5 samples once every three years. This reduction is effective for the 2010-2012 compliance period. Consequently, samples will next be due for your water system in 2010. Samples must be collected between June 1 and September 30 to be considered for compliance purposes.

If you should have any questions regarding lead and copper compliance monitoring, please contact me at (602) 771-4526, toll-free at 1-800-234-5677 ext. 1-4526, or via email at bhc@azdeq.gov.

Sincerely,

Ben Chou
Drinking Water Rules Specialist
Drinking Water Monitoring & Protection Unit

cc: facility file
bhc file
Pat Carpenter

Northern Regional Office
1801 W. Route 66 • Suite 117 • Flagstaff, AZ 86001
(928) 779-0313

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