Transcript Exhibit(s)

Docket #(s): SW-20769A-10-0469

Arizona Corporation Commission
DOCKETED
MAY 13 2011
DOCKETED BY

Exhibit # : A1, A2, S1

BEFORE THE ARIZONA CORPORATION COMMISSION

COMMISSIONERS

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

IN THE MATTER OF THE APPLICATION OF WICKENBURG RANCH WASTEWATER, AN ARIZONA LIMITED LIABILITY COMPANY, FOR A CERTIFICATE OF CONVENIENCE AND NECESSITY TO PROVIDE WASTEWATER SERVICE IN YAVAPAI COUNTY

Docket No. _____

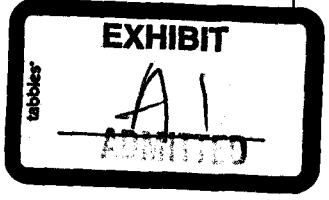
APPLICATION FOR A CERTIFICATE OF CONVENIENCE AND NECESSITY

Applicant Wickenburg Ranch Wastewater, LLC (Company) submits the following in support of this Application.

PRELIMINARY STATEMENT

Company is seeking to provide wastewater utility service to customers in Yavapai County, Arizona. Company currently serves no customers and has no operating plant. The proposed development to be served by Company is owned by Vanwick, LLC, Van Development Co., Inc., 5860 Development Inc., and JVT Investors, LLC (collectively referred to as Developer).[1] Developer is building a 2,162-acre master planned community consisting of 1,724 single-family home lots, 600 multi-family units (2,324 housing units total), and commercial units known as Wickenburg Ranch. The Developer owns all of the land within the proposed Company service area and wants Company to provide wastewater service. Therefore, Company is seeking approval of this Application

[1] The exception is the parcel dedicated to Arizona Public Service Company for construction of a substation.



to enable it to provide wastewater service to Wickenburg Ranch within the area described in Exhibit 1 and mapped in Exhibit 2.

APPLICATION DETAILS

The Company is filing this Application, and consistent with the Commission's rules, is providing the following corporate and management details, development information, and financial projections:

A. The name, address and telephone number of the Applicant (Company) is:

Wickenburg Ranch Wastewater, LLC
Attention: The M3 Companies
4222 E. Camelback Road
Suite H100
Phoenix, Arizona 85018
602-386-1307

B. If doing business (d.b.a.) under a name other than the Applicant (Company) name listed above, specify:

N/A

C. List the full name, address and telephone number of the management contact:

William I. Brownlee
Manager, The M3 Companies LLC
4222 E. Camelback Road
Suite H100
Phoenix, Arizona 85018
602-386-1307

D. List the full name, address and telephone number of the attorney for the Applicant:

Steve Wene
Moyes Sellers & Sims Law Offices
1850 North Central Avenue, Suite 1100
Phoenix, Arizona 85004
602-604-2189

E. List the full name, address and telephone number of the operator certified by the Arizona Department of Environmental Quality:

Peter Chan, PE – Certified Operator, No. 26138
Project Manager – GDH Inc.
7600 N. 16th Street, Suite 205
Phoenix, AZ 85020
(602) 216-7200

F: List the full name, address and telephone number of the on-site manager of the utility:

Peter Chan, PE – Certified Operator, No. 26138
Project Manager – GDH Inc.
7600 N. 16th Street, Suite 205
Phoenix, AZ 85020
(602) 216-7200

G: The Applicant is a:

____Corporation: ____"C", ____"S", ____ Non-Profit ____Arizona, ____Foreign	____Partnership ____ Limited, ____General ____Arizona, ____Foreign
____ Sole Proprietorship	_X_ Limited Liability Co, (LLC)
____Other (Specify)	

H. If Applicant is a corporation: **N/A**

1. List of names of Officers and Directors:

   Officers **N/A** Directors **N/A**

2. Attach a copy of the corporation's "Certificate of Good Standing" issued by the Corporation's Division of the Arizona Corporation Commission. **N/A**

3. Attach a copy of the Articles of Incorporation. **N/A**

4. Attach a copy of the corporation's By-Laws. **N/A**

5. If a for-profit corporation, indicate the number of shares of stock authorized for issue: **N/A**

6. If stock has been issued, indicate the number of shares issued and date of issue: **N/A**

H. If the Applicant is a partnership: **N/A**

1. List the names of the general partners: **N/A**

2. List the name, address and telephone number of the manager partners: **N/A**

3. Attach a copy of the Partnership's Articles of Partnership. **N/A**

- If the Applicant is a foreign limited partnership, provide a copy of the Partnership's "Certificate of Registration" filed with the Arizona Secretary of State. **N/A**

I. If the Applicant is a Limited Liability Company:

1. List the full name and mailing address of all the Applicant's managers or, if management is reserved to the members, the Applicant's members:

The Company is managed by VANWICK LLC. Larry Van Tuyl is the sole member of VANWICK LLC. The mailing address of 1550 East Missouri, Ste. 300, Phoenix, AZ 85014.

2. Attach a copy of the Articles of Organization.

***See* Exhibit 3.**

J. List the legal name and mailing address of each other utility in which the applicant has an ownership interest:

None.

K. Attach a description of the requested service area, expressed in terms of **CADASTRAL** (quarter section description) or **Metes and Bounds** survey. References to parcels and dockets will not be accepted.

***See* Exhibit 1.**

L. Attach a detailed map using the form provided as Attachment "B". Shade and outline the area requested. Also, indicate any other utility within the general area using different colors.

***See* Exhibit 2.**

M. List the name of each county in which the requested service area is located and a description of the area's location in relation to the closest municipality, which shall be named:

The requested service area is located within Yavapai County. The closest municipality is the Town of Wickenburg, which is approximately 5 miles south of the requested service area.

N. Attach a complete description of the facilities proposed to be constructed, including a preliminary engineering report with specifications in sufficient detail to describe each water system and the principal components of each water system (e.g., source, storage, transmission lines, distribution lines, etc.) to allow verification of the estimated costs provided under subsection (B)(5)(o) and verification that the requirements of the Commission and the Arizona Department of Environmental Quality can be met.

***See* Exhibit 4.**

O. Provide the estimated total construction cost of the proposed offsite and onsite facilities, including documentation to support the estimates, and an explanation of how the construction will be financed, such as through debt, equity, advances in aid of construction, contributions in aid of construction, or a combination thereof.

The Company proposes the maintenance of a capital structure that includes a minimum of 70% equity and no more than 30% combined advances-in-aid-of-construction and contributions-in-aid-of-construction. The full build-out cost estimate is $11,228,886. *See* Exhibit 5.

P. Explain the method of financing utility facilities. Refer to the instructions, item no. 7. (Use additional sheets if necessary):

The homebuilders and commercial developers purchasing the development lots will be required to construct the collection system within the subdivisions they are developing. The Company will utilize the capital structure in paragraph "O" above to build the treatment plant and backbone infrastructure, which includes main transmission lines, lift stations, manholes and other similar equipment.

Q. Attach financial information in a format similar to Attachment "C". Include current assets and liabilities, an income statement, estimated revenue and expenses and the estimated value of the applicant's utility plant in service for the first five years following approval of the application.

***See* Exhibit 6.**

R. Provide a detailed description of the proposed construction timeline for facilities with estimated starting and completion dates and, if construction is to be phased, a description of each separate phase of construction.

The Company projects that construction of the wastewater treatment facility (WWTF) will consist of three phases, beginning with an initial phase of 100,000 gpd with expansion areas provided for two additional 315,000 gpd trains to serve the Wickenburg Ranch Development. The initial phase will consist of an extended aeration package plant with bar screen; influent pump station with pumping equipment; headworks to consist of flow metering and screening; toxic and aeration chambers; aeration supplied using positive displacement blowers; clarifier; filtration and UV disinfection; MCC and electrical system; and reuse system. The second and third phases will switch to a MBR process with fine screens, membrane bioreactor and chlorine disinfection. The sewer collection system will be phased in as the residential and commercial properties are constructed.

Consistent with improvements described above, the Company projects that construction of the first phase will commence in the third quarter of 2011 and will be completed in the second quarter of 2012. Further, it is anticipated that construction of the second phase will commence in the third quarter of 2012 and will be completed in the second quarter of 2013. The Company also projects that the third phase will commence in the first quarter of 2019 and will be completed in the third quarter of 2019.

S. Provide a copy of any requests for service from persons who own land within the proposed service area or extension area, which shall indentify the applicant by name.

The Developer requesting service owns the entire area except the site dedicated to Arizona Public Service Company for a substation site.

T. Provide maps of the proposed service area indentifying:

1. The boundaries of the area, with the total acreage noted;

2. The land ownership boundaries within the area, with the acreage of each separately owned parcel within the area noted;

3. The owner of each parcel within the area;

4. Any municipality corporate limits that overlap with or are within five miles of the area;

5. The service area of any public service corporation, municipality, or district currently providing water or wastewater service within one mile of the area, with identification of the entity providing service and each type of service being provided;

6. The location within the area of any known water service connections that are already being provided service by the applicant;

7. The location of all proposed developments within the area;

8. The proposed location of each water system and the principal; and

9. The location of all parcels for which a copy of a request for service has been submitted.

***See* Exhibit 2.**

U. Provide a copy of each notice to be sent, as required, to a municipal manager or administrator.

***See* Exhibit 7.**

V. Provide copy of each notice sent, as required, to a landowner not requesting service.

***See* Exhibit 8.**

W. For each landowner not requesting service, provide either the written response received from the landowner or, if no written response was received, a description of the actions by the applicant to obtain a written response.

N/A

X. Attach proposed Tariffs using either the water or sewer format of Attachment "D" unless the Utilities Division, prior to the filing of this application, approves another form.

***See* Exhibit 9.**

Y. Attach the following permits:

1. The franchise from either the City or County for the area requested.

Yavapai County does not require a franchise for Wickenburg Ranch. *See* Exhibit 10.

2. The Arizona Department of Environmental Quality (or its designee's) approval to construct facilities.

***See* Exhibit 11 for Yavapai County Construction Authorization for sewer lines. Approval to Construct treatment facility will be filed upon receipt.**

3. The Arizona State Land Department approval. (If you are including any State Land in your requested area this approval is needed.)

N/A

4. Any U.S. Forest Service approval. (If you are including any U.S. Forest Service land in your requested area this approval is needed.)

N/A

Z. Indicate the estimated number of customers, by class, to be served in each of the first five years of operation. Include documentation to support the estimates.

Residential:

First Year **190** Second Year **430** Third Year **720** Fourth Year **1,085** Fifth Year **1,487 (includes RV Park estimates)**

Commercial:

First Year 3 Second Year 4 Third Year 5 Fourth Year 6 Fifth Year 7

Industrial:

First Year ___ Second Year ___ Third Year ___ Fourth Year ___ Fifth Year ___

Irrigation: (effluent purchasers)

First Year 2 Second Year 2 Third Year 2 Fourth Year 2 Fifth Year 2

AA. Indicate the projected annual water consumption or sewerage treatment, in gallons, for each of the customer classes for each of the first five years of operation:

Residential:

First Year 7,573,750 Second Year 25,002,500 Third Year 46,993,750

Fourth Year 74,688,125 Fifth Year 107,492,500

Commercial:

First Year 740,950 Second Year 9,865,950 Third Year 9,938,950

Fourth Year 12,128,950 Fifth Year 23,078,950

Industrial:

First Year ___ Second Year ___ Third Year ___ Fourth Year ___ Fifth Year ___

Irrigation:

First Year ___ Second Year ___ Third Year ___ Fourth Year ___ Fifth Year ___

BB. Indicate the total estimated annual operating revenue for each of the first five years of operation:

Residential:

First Year $100,552 Second Year $328,505 Third Year $610,157
Fourth Year $958,931 Fifth Year $1,367,848

Include RV:

Commercial:

First Year $4,758 Second Year $11,103 Third Year $14,275

Fourth Year **$17,448** Fifth Year **$20,620**

Industrial:

First Year ___ Second Year ___ Third Year ___ Fourth Year ___ Fifth Year ___

Irrigation:

First Year **$6,436** Second Year **$26,988** Third Year **$44,066**
Fourth Year **$67,196** Fifth Year **$101,062**

CC. Indicate the total estimated annual operating expenses for each of the first five years of operation:

Combined:

First Year **$168,397** Second Year **$428,483** Third Year **$642,036**
Fourth Year **$753,199** Fifth Year **$883,911**

Residential:

First Year ___ Second Year ___ Third Year ___ Fourth Year ___ Fifth Year ___

Commercial:

First Year ___ Second Year ___ Third Year ___ Fourth Year ___ Fifth Year ___

Industrial:

First Year ___ Second Year ___ Third Year ___ Fourth Year ___ Fifth Year ___

Irrigation:

First Year ___ Second Year ___ Third Year ___ Fourth Year ___ Fifth Year ___

DD. Attach an itemized list of the major components of the water or sewer system (see Attachment C-3).

***See* Exhibit 5.**

EE. Indicate the total estimated cost to construct utility facilities.

$11,228,886.35.

FF. Provide a description of how wastewater service is to be provided in the proposed service area or extension area and the name of each wastewater service provider for the area, if any.

***See* Exhibit 4.**

GG. Provide a letter from each wastewater service provider identified under subsection (B)(5)(aa), confirming the provision of wastewater service for the proposed service area or extension area.

N/A

HH. Provide plans for or a description of water conservation measures to be implemented in the proposed service area or extension area:

The Company will provide reclaimed water to irrigate turf-related facilities and landscaped common areas.

II. Provide a backflow prevention tariff that complies with Commission standards, if not already on file.

N/A

JJ. Provide a curtailment tariff that complies with Commission standards, if not already on file.

N/A

KK. Provide a copy of a Physical Availability Determination, Analysis of Adequate Water Supply, or Analysis of Assured Water Supply issued by the Arizona Department of Water Resources for the proposed service area or extension area or, if not yet obtained, the status of the application for such approval;

***See* Exhibit 12.**

REQUEST FOR APPROVAL

As set forth in this Application, the Company requests that the Commission authorize it to provide wastewater service in the area described herein.

DATED this 16th day of November, 2010.

MOYES SELLERS & SIMS

Steve Wene

Steve Wene
1850 North Central Avenue, Suite. 1100
Phoenix, AZ 80004
(602) 604-2189

Original and **thirteen** copies filed this 16th day of November, 2010, with:

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

Donnelly Herbert

Verification

William Brownlee, being first duly sworn upon oath, deposes and says the following: (1) that he is a Member Manager of The M3 Companies, LLC, which manages Wickenburg Wastewater, LLC; (2) that he read the Application, and knows of the content therein; and (3) that the matters stated therein are true, except that as to those matters stated upon information and belief, which he believes them to be true.

William Brownlee
Member Manager, The M3 Companies, LLC

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

SUBSCRIBED AND SWORN to me this 11 day of November, 2010.

NOTARY PUBLIC

OFFICIAL SEAL
KELLYANNE KENNEDY
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires Dec. 13, 2010

My Commission Expires 12-13-2010

EXHIBIT 1

EXHIBIT 1

Wickenburg Ranch Wastewater, LLC
Service Area Legal Description
Parcel No 1

All that portion of Sections 7, 8, 17 and 18, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

BEGINNING at the Northeast Corner of said Section 7, point also being the Northwest corner of said Section 8;

Thence North 89 degrees 58 minutes 15 seconds East, 639.21 feet along the North line of said Section 8;

Thence South 17 degrees 27 minutes 50 seconds East, 913.00 feet;

Thence South 20 degrees 28 minutes 12 seconds East, 802.26 feet;

Thence South 39 degrees 20 minutes 49 seconds East, 1119.67 feet;

Thence South 17 degrees 52 minutes 53 seconds East, 402.20 feet;

Thence South 12 degrees 51 minutes 26 seconds West, 249.52 feet;

Thence South 01 degrees 07 minutes 38 seconds West, 411.79 feet;

Thence South 23 degrees 07 minutes 02 seconds East, 236.98 feet;

Thence South 38 degrees 58 minutes 00 seconds East, 329.01 feet;

Thence South 54 degrees 59 minutes 00 seconds East, 1101.16 feet;

Thence South 13 degrees 43 minutes 16 seconds West, 1068.17 feet to a point from which the South Quarter corner of said Section 8 bears North 34 degrees 30 minutes 42 seconds West, 471.28 feet;

Thence North 85 degrees 04 minutes 37 seconds West, 417.23 feet;

Thence North 74 degrees 12 minutes 30 seconds West, 384.82 feet;

Thence North 85 degrees 59 minutes 26 seconds West, 252.71 feet;

Thence South 87 degrees 41 minutes 42 seconds West, 678.82 feet;

Thence North 78 degrees 08 minutes 06 seconds West, 799.05 feet;

Thence North 69 degrees 14 minutes 01 seconds West, 601.69 feet to a point from which the corner common to said Sections 7, 8, 17 and 18, bears South 50 degrees 33 minutes 43 seconds East, 192.62 feet;

Thence South 06 degrees 07 minutes 06 seconds West, 642.74 feet;

Thence South 23 degrees 44 minutes 04 seconds East, 565.53 feet;

Thence South 05 degrees 31 minutes 57 seconds West, 817.18 feet;

Thence South 11 degrees 54 minutes 27 seconds West, 1042.85 feet;

Thence South 74 degrees 13 minutes 56 seconds West, 437.84 feet;

Thence South 82 degrees 21 minutes 15 seconds West, 62.17 feet;

Thence North 78 degrees 05 minutes 33 seconds West, 964.58 feet to a point on the East right-of way of United States Highway 89;

Thence North 10 degrees 49 minutes 30 seconds West, 7191.87 feet along the said East right-of-way to a point on a tangent curve concave to the West and having a radius of 11,510.00 feet and a center point which bears South 79 degrees 06 minutes 51 seconds West;

Thence continuing along said curve through a central angle of 02 degrees 43 minutes 45 seconds and an arc length of 548.27 feet;
Thence North 13 degrees 31 minutes 56 seconds West, 496.30 feet along the East right-of-way to a point on the North line of said Section 7;
Thence South 89 degrees 59 minutes 56 seconds East, 925.02 feet along the said North line to the North Quarter corner of said Section 7;
Thence South 89 degrees 56 minutes 00 seconds East, 2368.78 feet to the Northeast corner of said Section 7 and the POINT OF BEGINNING.

EXCEPTING there from that portion of the Southeast quarter of the Northwest (SE ¼, NW ¼) of Section 7, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, conveyed to the State of Arizona in Deed recorded in Book 4159 of Official Records, Page 828, records of Yavapai County, Arizona, described as follows:
COMMENCING at an aluminum cap marking the West quarter corner of said Section 7 from which a rebar marking the East quarter corner of said Section 7 bears South 89 degrees 06 minutes 17 seconds East, 5288.84 feet;
Thence along the East-West mid section line of said Section 7, South 89 degrees 06 minutes 17 seconds East 2483.49 feet to the existing right of way centerline of State Route 89 (Wickenburg-Prescott Highway);
Thence along said existing right of way centerline of State Route 89 North 10 degrees 18 minutes 52 seconds West 144.20 feet;
Thence North 79 degrees 41 minutes 08 seconds East 50.00 feet to the said existing Easterly right of way line of said State Route 89 and the Point of Beginning;
Thence South 55 degrees 18 minutes 52 seconds East 29.70 feet;
Thence South 10 degrees 18 minutes 52 seconds East, 50.00 feet;
Thence South 33 degrees 21 minutes 12 seconds West 30.41 feet to said existing Easterly right of way line of said State Route 89;
Thence along said existing Easterly right of way line of State Route 89, North 10 degrees 18 minutes 52 seconds West 93.00 feet to the Point of Beginning.

AND EXCEPTING that portion of the Southwest quarter of the Southeast quarter (SW ¼, Se 1/4) of said Section 7, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona , described as follows;
COMMENCING at a rebar marking the South quarter corner of said Section 7 from which a marked stone marking the Southeast corner of said Section 7 bears South 89 degrees 32 minutes 23 seconds East 2643.46 feet;
Thence along the South line of said Section 7 South 89 degrees 32 minutes 23 seconds East 347.08 feet to said existing right of way centerline of State Route 89;
Thence along said existing right of way centerline of State Route 89 North 10 degrees 18 minutes 52 seconds West 898.02 feet;
Thence North 79 degrees 41 minutes 08 seconds East 50.00 feet to the existing right of way line State Route 89 and the Point of Beginning;
Thence South 55 degrees 18 minutes 52 seconds East 7.07 feet;
Thence South 10 degrees 18 minutes 52 seconds East 76.00 feet;

Thence South 34 degrees 41 minutes 08 seconds West 7.07 feet to said existing Easterly right of way line of State Route 89;
Thence along said existing Easterly right of way line of State Route 89 North 10 degrees 18 minutes 52 seconds West 86.00 feet to the Point of Beginning;

AND EXCEPTING that portion of the Northwest quarter of the Northeast quarter (NW ¼, NE ¼) of Section 18, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, conveyed to the State of Arizona in Deed recorded in Book 4159 of Official Records, Page 828, records of Yavapai County, Arizona, described as follows:
COMMENCING at a marked stone marking the Northeast corner of said Section 18 from which a rebar marking the North quarter corner of said Section 18 bears North89 degrees 35 minutes 35 seconds West 2643.46 feet;
Thence along the North line of said Section 18, North 89 degrees 35 minutes 33 seconds West, 2296.38 feet to said existing right of way centerline of State Route 89;
Thence along said existing right of way centerline of said State Route 89, South 10 degrees 18 minutes 52 seconds East 616.98 feet;
Thence North 79 degrees 41 minutes 08 seconds East 50.00 feet to said existing Easterly right of way line of said State Route 89 and the Point of beginning;
Thence South 55 degrees 18 minutes 52 seconds East 24.04 feet;
Thence South 10 degrees 18 minutes 52 seconds East 20.00 feet;
Thence South 34 degrees 41 minutes 08 seconds West 24.04 feet to said existing right of way line of said State Route 89;
Thence along said existing Easterly right of way line of State Route 89, North 10 degrees 18 minutes 52 seconds West 54.00 feet to the Point of Beginning;

AND EXCEPT all minerals and all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Patent from United States of America, recorded in Book 192 of Deeds, Page 423 and in Book 10 of Official Records, Page 406, records of Yavapai County, Arizona.

(Reservoir Site 2008)
AND EXCEPT that portion of the Northwest quarter of said Section 7, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the North quarter corner of said Section 7;
Thence North 89 degrees 59 minutes 56 seconds West along the North line of said Northwest quarter a distance of 476.65 feet to the TRUE POINT OF BEGINNING;
Thence South 00 degrees 00 minutes 00 seconds East, leaving said North line a distance of 193.27 feet;
Thence South 75 degrees 41 minutes 21 seconds East a distance of 318.69 feet to a point on a curve the radius of which bears South 45 degrees 19 minutes 13 seconds East a distance of 42.50 feet;

Thence Southerly along the arc of said curve through a central angle of 41 degrees 35 minutes 32 seconds a distance of 30.85 feet;

Thence North 75 degrees 18 minutes 54 seconds West, leaving said curve a distance of 308.93 feet;
Thence South 16 degrees 29 minutes 36 seconds West a distance of 65.66 feet;
Thence South 00 degrees 00 minutes 00 seconds East a distance of 21.39 feet to the TRUE POINT OF BEGINNING;
Thence continuing South 00 degrees 00 minutes 00 seconds East a distance of 224.22 feet;
Thence South 76 degrees 45 minutes 28 seconds West a distance of 141.74 feet;
Thence North 58 degrees 42 minutes 37 seconds West a distance of 98.50 feet;
Thence North 13 degrees 31 minutes 56 seconds West a distance of 211.40 feet;
Thence North 90 degrees 00 minutes 00 seconds East a distance of 271.61 feet, to the TRUE POINT OF BEGINNING.

(Well 4 site 2008)
AND EXCEPT That portion of the Southeast quarter of Section 7, of Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the East quarter Corner of said Section 7, from which the Southeast corner of said Section 7, bears South 00 degrees 00 minutes 08 seconds West a distance of 2641.48 feet;
Thence South 89 degrees 06 minutes 17 seconds East along the North line of said Southeast quarter a distance of 2468.03 feet;
Thence South 00 degrees 53 minutes 43 seconds West leaving said North line a distance of 663.59 feet to the TRUE POINT OF BEGINNING;
Thence North 83 degrees 04 minutes 35 seconds East a distance of 76.74 feet, to a point on a curve the radius of which bears South 83 degrees 04 minutes 35 seconds West a distance of 784.00 feet;
Thence Southerly along the arc of said curve through a central angle of 09 degrees 11 minutes 41 seconds a distance of 125.82 feet to a point of tangency;
Thence South 02 degrees 16 minutes 16 seconds West a distance of 28.78 feet;
Thence North 87 degrees 43 minutes 44 seconds West a distance of 52.84 feet;
Thence North 10 degrees 49 minutes 30 seconds West a distance of 145.58 feet to the TRUE POINT OF BEGINNING.

Parcel 1
WR Wastewater, Service Area
3-17-09

Wickenburg Ranch Wastewater, LLC
Service Area Legal Description
Parcel No 2

All that portion of Sections 7, 8, 17, 18, 19, 20 and 21, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:
Commencing at the Northwest Corner of said Section 8, point also being the Northeast corner of said Section 7;
Thence North 89 degrees 58 minutes 15 seconds East, 639.21 feet along the North line of said Section 8 to the POINT OF BEGINNING;
Thence continuing North 89 degrees 58 minutes 15 seconds East, 4633.71 feet to the Northeast corner of said Section 8;
Thence South 00 degrees 05 minutes 03 seconds East, 2642.77 feet to the East quarter corner of said Section 8;
Thence South 00 degrees 01 minutes 00 seconds East, 2643.56 feet to the South east corner of said Section 8, point also being the northeast corner of said Section 17;
Thence South 00 degrees 00 minutes 39 seconds East, 3940.42 feet;
Thence North 63 degrees 02 minutes 31 seconds West, 1071.34 feet;
Thence North 20 degrees 06 minutes 58 seconds East, 432.62 feet;
Thence North 42 degrees 25 minutes 18 seconds West, 173.13 feet;
Thence North 07 degrees 17 minutes 47 seconds West, 783.65 feet;
Thence North 05 degrees 50 minutes 06 seconds West, 1558.35 feet;
Thence North 86 degrees 37 minutes 10 seconds West, 2501.12 feet;
Thence South 10 degrees 26 minutes 30 seconds East, 1885.29 feet;
Thence South 12 degrees 35 minutes 38 seconds East, 1051.68 feet;
Thence South 61 degrees 23 minutes 09 seconds East, 972.18 feet;
Thence North 62 degrees 23 minutes 49 seconds East, 135.52 feet;
Thence South 49 degrees 22 minutes 53 seconds East, 66.84 feet;
Thence South 01 degrees 17 minutes 16 seconds East, 176.23 feet;
Thence South 23 degrees 00 minutes 31 seconds West, 142.25 feet;
Thence South 20 degrees 51 minutes 27 seconds West, 70.97 feet;
Thence South 15 degrees 04 minutes 21 seconds West, 231.46 feet;
Thence South 06 degrees 02 minutes 25 seconds West, 150.25 feet;
Thence South 03 degrees 24 minutes 22 seconds East, 175.23 feet;
Thence South 35 degrees 59 minutes 53 seconds East, 291.77 feet;
Thence South 61 degrees 34 minutes 03 seconds East, 135.59 feet;
Thence North 86 degrees 33 minutes 04 seconds East, 303.77 feet;
Thence North 64 degrees 28 minutes 47 seconds East, 159.98 feet;
Thence North 20 degrees 06 minutes 58 seconds East, 540.85 feet;
Thence South 39 degrees 08 minutes 40 seconds East, 821.85 feet;
Thence South 29 degrees 01 minutes 10 seconds West, 1653.95 feet;
Thence South 29 degrees 47 minutes 42 seconds East, 3182.75 feet to a point on the line common to said Sections 20 and 21;
Thence South 89 degrees 58 minutes 04 seconds West, 1096.09 feet;

Thence South 51 degrees 09 minutes 49 seconds West, 1161.14 feet to a point on the East right-of-way of United States Highway 89 and a point on a non-tangent curve to the northeast and having a radius of 21,243.59 feet and a center point which bears North 38 degrees 50 minutes 07 seconds East;
Thence continuing along said curve through a central angle of 03 degrees 26 minutes 23 seconds and an arc length of 1275.14 feet;
Thence North 47 degrees 44 minutes 17 seconds West. 2961.13 feet along said right-of-way to a point from which the section corner common to Sections 17, 18, 19 and 20 bears North 03 degrees 37 minutes 04 seconds West, 1875.90 feet;
Thence North 38 degrees 48 minutes 50 seconds West. 1374.84 feet along said right-of-way to a point on a tangent curve to the Northeast and having a radius of 2810.00 feet and a center point which bears North 51 degrees 09 minutes 42 seconds East;
Thence continuing along said curve through a central angle of 28 degrees 02 minutes 55 seconds and an arc length of 1375.61 feet;
Thence North 10 degrees 49 minutes 30 seconds West. 2087.00 feet along said right-of-way;
Thence South 78 degrees 05 minutes 33 seconds East, 964.58 feet;
Thence North 82 degrees 21 minutes 15 seconds East. 62.17 feet;
Thence North 74 degrees 13 minutes 56 seconds East, 437.84 feet to a point from which the East Quarter corner of said Section 18, bears North 44 degrees 24 minutes 42 seconds East. 402.14 feet;
Thence North 11 degrees 54 minutes 27 seconds East. 1042.85 feet;
Thence North 05 degrees 31 minutes 57 seconds East, 817.18 feet;
Thence North 23 degrees 44 minutes 04 seconds West, 565.53 feet;
Thence North 06 degrees 07 minutes 06 seconds East. 642.74 feet to a point from which the Section corner common to Sections 7, 8, 17 and 18, bears South 50 degrees 33 minutes 43 seconds East, 192.62 feet;
Thence South 69 degrees 14 minutes 01 seconds East. 601.69 feet;
Thence South 78 degrees 08 minutes 06 minutes East, 799.05 feet;
Thence North 87 degrees 41 minutes 42 seconds East, 678.82 feet;
Thence South 85 degrees 59 minutes 26 seconds East. 252.71 feet;
Thence South 74 degrees 12 minutes 30 seconds East. 384.82 feet;
Thence South 85 degrees 04 minutes 37 seconds East. 417.23 feet to a point from which the South Quarter corner of said Section 8, bears North 34 degrees 30 minutes 42 seconds West, 471.28 feet;
Thence North 13 degrees 43 minutes 16 seconds East, 1068.17 feet;
Thence North 54 degrees 59 minutes 00 seconds West, 1101.16 feet;
Thence North 38 degrees 58 minutes 00 seconds West. 329.01 feet;
Thence North 23 degrees 07 minutes 02 seconds West, 236.98 feet;
Thence North 01 degrees 07 minutes 38 seconds East. 411.79 feet;
Thence North 12 degrees 51 minutes 26 seconds East. 249.52 feet;
Thence North 17 degrees 52 minutes 53 seconds West, 402.20 feet;
Thence North 39 degrees 20 minutes 49 seconds West, 1119.67 feet;
Thence North 20 degrees 28 minutes 12 seconds West. 802.26 feet;
Thence North 17 degrees 27 minutes 50 seconds West. 913.00 feet to the POINT OF BEGINNING.

EXCEPTING there from that portion of the West half of the Southeast quarter (W1/2 SE 1/4) of Section 18, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, conveyed to the State of Arizona in Deed recorded in Book 4159 of Official Records, Page 828, records of Yavapai County, Arizona, described as follows:
COMMENCING at a rebar marking the West quarter corner of said Section 18 being North 89 degrees 29 minutes 14 seconds West 5285.91 feet from the unmonumented East quarter corner of said Section 18 said unmonumented corner being South 00 degrees 33 minutes 47 seconds West 65.85 feet from a stone marked "1/4 W.C." marking the witness monument to said East quarter corner;
Thence along the East-West mid section line of said Section 18 South 89 degrees 29 minutes 14 seconds East 3495.54 feet to said existing right of way centerline of State Route 89;
Thence along said existing right of way centerline of State Route 89 South 10 degrees 18 minutes 52 seconds East 1324.17 feet;
Thence North 79 degrees 41 minutes 08 seconds East 50.00 feet to said existing Easterly right of way line of State Route 89 and the Point of Beginning;
Thence North 34 degrees 41 minutes 08 seconds East 70.71 feet;
Thence North 10 degrees 18 minutes 52 seconds West 97.00 feet;
Thence South 79 degrees 41 minutes 08 seconds West 50.00 feet to said existing Easterly right of way line of State Route 89;
Thence along existing right of way line of State Route 89 South 10 degrees 18 minutes 52 seconds East 147.00 feet to the Point of Beginning;

AND EXCEPTING that portion of the Northeast quarter of the Northeast quarter (NE ¼ NE ¼) of Section 19, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, conveyed to the State of Arizona in Deed recorded in Book 4159 of Official Records, Page 828, records of Yavapai County, Arizona, described as follows;
COMMENCING at a ½ inch stainless steel rod with an aluminum cap marking the Northeast corner of said Section 19 from which a marked stone marking the North quarter corner of said Section 19 bears North 89 degrees 27 minutes 57 seconds West, 2641.50 feet;
Thence along the North line of said Section 19 North 89 degrees 27 minutes 57 seconds West 1249.77 feet to said existing right of way centerline of State Route 89;
Thence along said existing right of way centerline of State Route 89, from a local tangent bearing of South 10 degrees 18 minutes 52 seconds East, along a curve to the left, having a radius of 2865.00 feet a length of 748.40 feet;
Thence North 55 degrees 53 minutes 23 seconds East 50.00 feet to said Easterly right of way line of said State Route 89 and the Point of Beginning;
Thence North 11 degrees 48 minutes 05 seconds East 37.76 feet;
Thence North 33 degrees 21 minutes 37 seconds West 20.44 feet;
Thence North 79 degrees 36 minutes 45 seconds West, 37.09 feet to said existing Easterly right of way line of State Route 89;

Thence along said existing Easterly right of way line of State Route 89 from a local tangent bearing of South 32 degrees 37 minutes 50 seconds East along a curve to the left having a radius of 2815.00 feet, length of 72.71 feet to the Point of Beginning;

AND EXCEPT all minerals and all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Patent from United States of America, recorded in Book 192 of Deeds, Page 423 and in Book 10 of Official Records, Page 406, records of Yavapai County, Arizona.

(WWTP 2008)
AND EXCEPT That portion of the Southeast quarter of Section 17, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the Southeast corner of said Section 17;
Thence North 89 degrees 55 minutes 20 seconds West along the South line of said southeast quarter of Section 17, a distance of 1621.90 feet;
Thence North 00 degrees 04 minutes 40 seconds East leaving said South line a distance of 309.24 feet to the TRUE POINT OF BEGINNING;
Thence South 90 degrees 00 minutes 00 seconds West a distance of 424.78 feet;
Thence North 00 degrees 00 minutes 00 seconds East a distance of 164.42 feet;
Thence North 90 degrees 00 minutes 00 seconds East a distance of 424.78 feet;
Thence South 00 degrees 00 minutes 00 seconds East a distance of 164.42 feet to the TRUE POINT OF BEGINNING.

(Lift Station Site 2008)
AND EXCEPT That portion of the Northeast quarter of Section 20, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the East quarter corner of said Section 20;
Thence South 89 degrees 58 minutes 26 seconds West along the South line of said Northeast quarter, a distance of 2352.09 feet;
Thence North 00 degrees 01 minutes 34 seconds West leaving said South line a distance of 680.23 feet to the TRUE POINT OF BEGINNING;
Thence South 87 degrees 44 minutes 44 seconds West distance of 60.00 feet;
Thence North 02 degrees 15 minutes 16 seconds West a distance of 85.00 feet;
Thence North 87 degrees 44 minutes 44 seconds East a distance of 60.00 feet;
Thence South 02 degrees 15 minutes 16 seconds East a distance of 85.00 feet to the TRUE POINT OF BEGINNING.

Parcel 2
WR Wastewater, Service Area
3-17-09

Wickenburg Ranch Wastewater, LLC
Service Area Legal Description
Parcel No. 3

All that portion of Section 17, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

BEGINNING at the Southwest corner of said Section 17, from which the Northwest corner bears North 00 degrees 02 minutes 17 seconds East a distance of 5281.72 feet;

Thence North 33 degrees 08 minutes 10 seconds East a distance of 3560.09 feet to the TRUE POINT OF BEGINNING, said point being on the West boundary of "The Wickenburg Inn Tennis and Guest Ranch" recorded in Book 17 of Maps, Page 18, records of Yavapai County, Arizona;

Thence along said boundary, North 10 degrees 26 minutes 30 seconds West a distance of 1885.29 feet (record North 10 degrees 25 minutes 50 seconds West, 1885.15 feet);

Thence South 86 degrees 37 minutes 10 seconds East a distance of 2501.12 feet (record South 86 degrees 37 minutes 21 seconds East a distance of 2501.02 feet);

Thence South 05 degrees 50 minutes 06 seconds East a distance of 1558.35 feet (record South 05 degrees 50 minutes 05 seconds East a distance of 1558.42 feet);

Thence South 07 degrees 17 minutes 47 seconds East a distance of 783.65 feet (record South 07 degrees 17 minutes 30 seconds East);

Thence leaving said boundary, South 42 degrees 25 minutes 18 seconds East a distance of 173.13 feet;

Thence South 20 degrees 06 minutes 58 seconds West a distance of 1979.10 feet;

Thence South 64 degrees 28 minutes 47 seconds West a distance of 159.98 feet;

Thence South 86 degrees 33 minutes 04 seconds West a distance of 303.77 feet;

Thence North 61 degrees 34 minutes 03 seconds West a distance of 135.59 feet;

Thence North 35 degrees 59 minutes 53 seconds West a distance of 291.77 feet;

Thence North 03 degrees 24 minutes 22 seconds West a distance of 175.23 feet;

Thence North 06 degrees 02 minutes 25 seconds East a distance of 150.25 feet;

Thence North 15 degrees 04 minutes 21 seconds East a distance of 231.46 feet;

Thence North 20 degrees 51 minutes 27 seconds East a distance of 70.97 feet;

Thence North 23 degrees 00 minutes 31 seconds East a distance of 142.25 feet;

Thence North 01 degrees 17 minutes 17 seconds West a distance of 176.23 feet;

Thence North 49 degrees 22 minutes 53 seconds West a distance of 66.84 feet to a point on the South boundary of said Wickenburg Inn Tennis and Guest Ranch;

Thence along said Boundary, South 62 degrees 23 minutes 49 seconds West a distance of 135.52 feet (record South 62 degrees 23 minutes 50 seconds West);

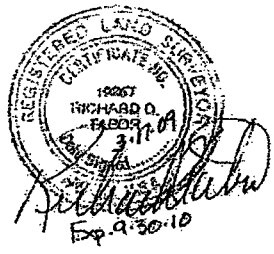
Thence North 61 degrees 23 minutes 09 seconds West a distance of 972.18 feet (record North 61 degrees 23 minutes 10 seconds West a distance of 972.26 feet);

Thence North 12 degrees 35 minutes 40 seconds West a distance of 1051.68 feet (record North 12 degrees 37 minutes 10 seconds West a distance of 1051.93 feet), to the TRUE POINT OF BEGINNING.

EXCEPT all minerals and all Uranium, Thorium, or any other Materials which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Patent from United States of America.

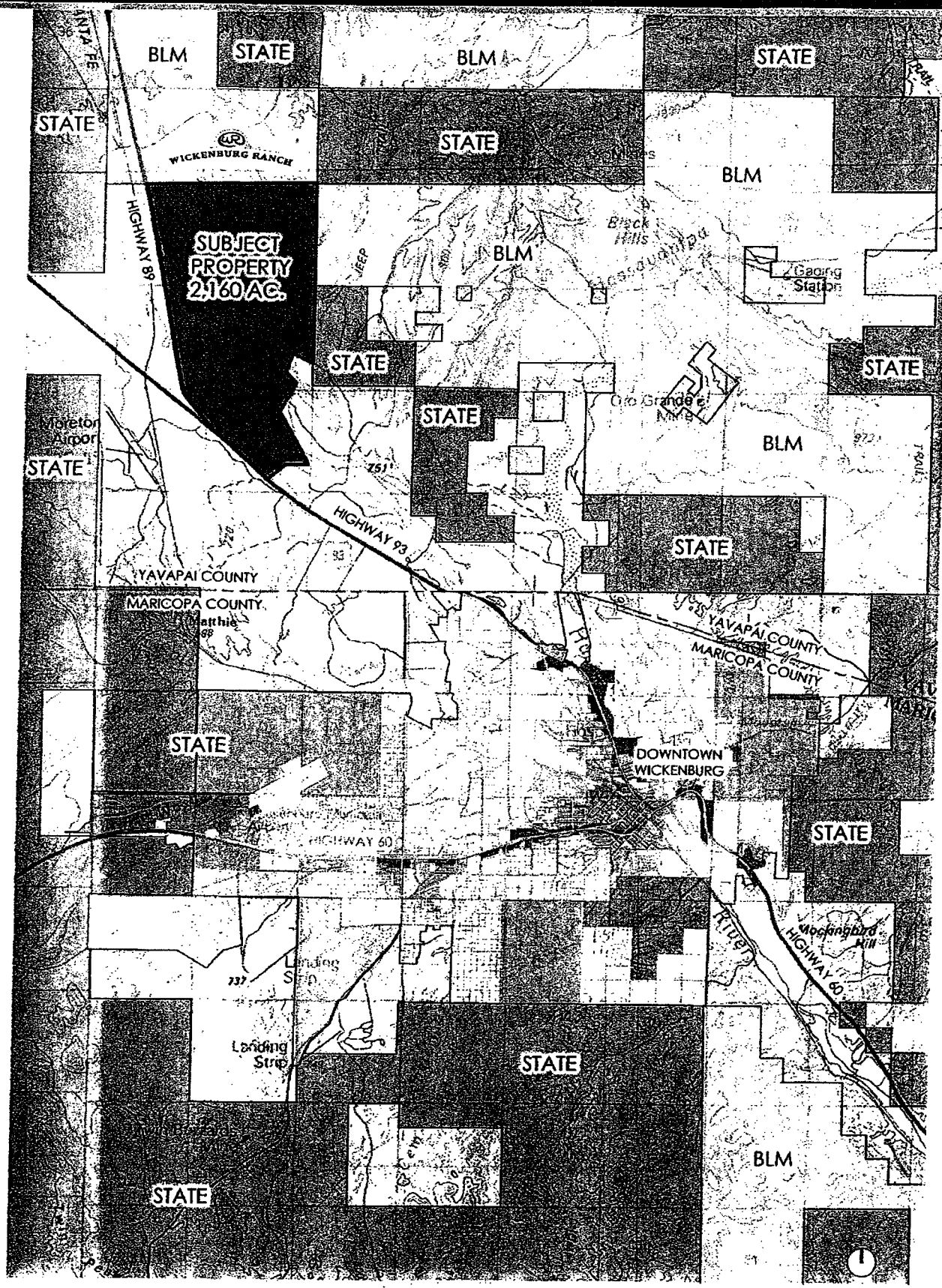
(WWTP 2008 Site)
AND EXCEPTING That portion of the Southeast quarter of Section 17, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the Southeast corner of said Section 17;
Thence North 89 degrees 55 minutes 20 seconds West along the South line of said southeast quarter of Section 17, a distance of 1621.90 feet;
Thence North 00 degrees 04 minutes 40 seconds East leaving said South line a distance of 309.24 feet to the TRUE POINT OF BEGINNING;
Thence South 90 degrees 00 minutes 00 seconds West a distance of 424.78 feet;
Thence North 00 degrees 00 minutes 00 seconds East a distance of 164.42 feet;
Thence North 90 degrees 00 minutes 00 seconds East a distance of 424.78 feet;
Thence South 00 degrees 00 minutes 00 seconds East a distance of 164.42 feet to the TRUE POINT OF BEGINNING.



Parcel 3
WR Wastewater, Service Area
3-17-09

EXHIBIT 2



VICINITY MAP

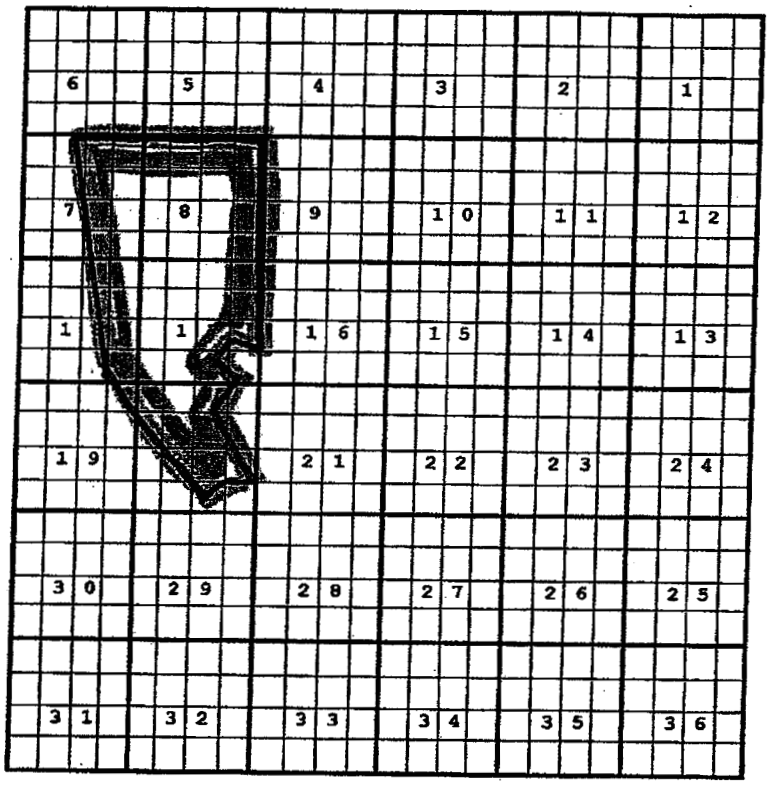
WICKENBURG RANCH

PICKETT

m3companies

EXHIBIT 2

Yavapai	7,8,17,18,19,20	8N	5W
COUNTY	SECTION	TOWNSHIP	RANGE



Type or Print Description Here:

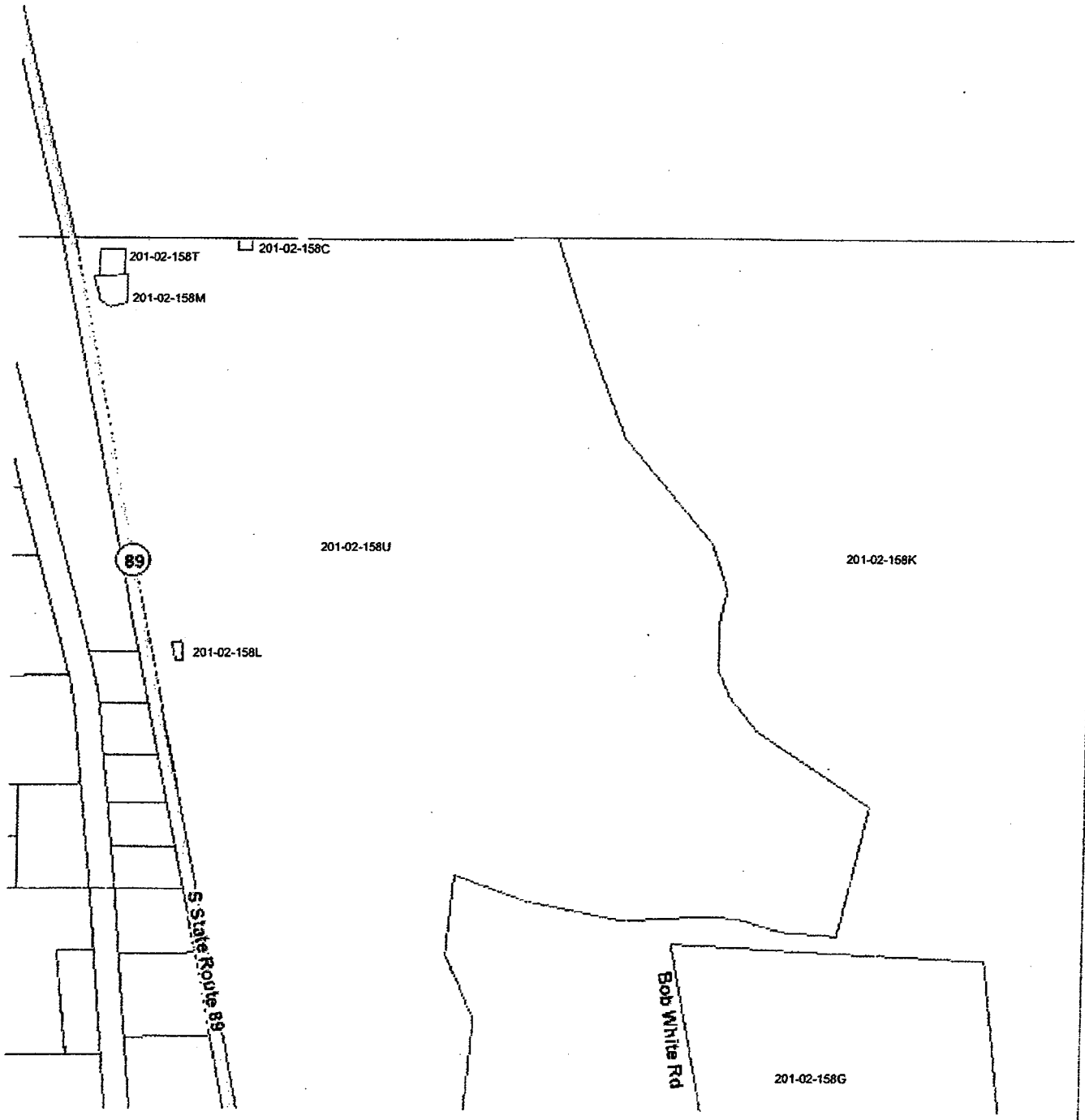
See attached.

[redacted]

[redacted]

ccunicw.doc 04-00

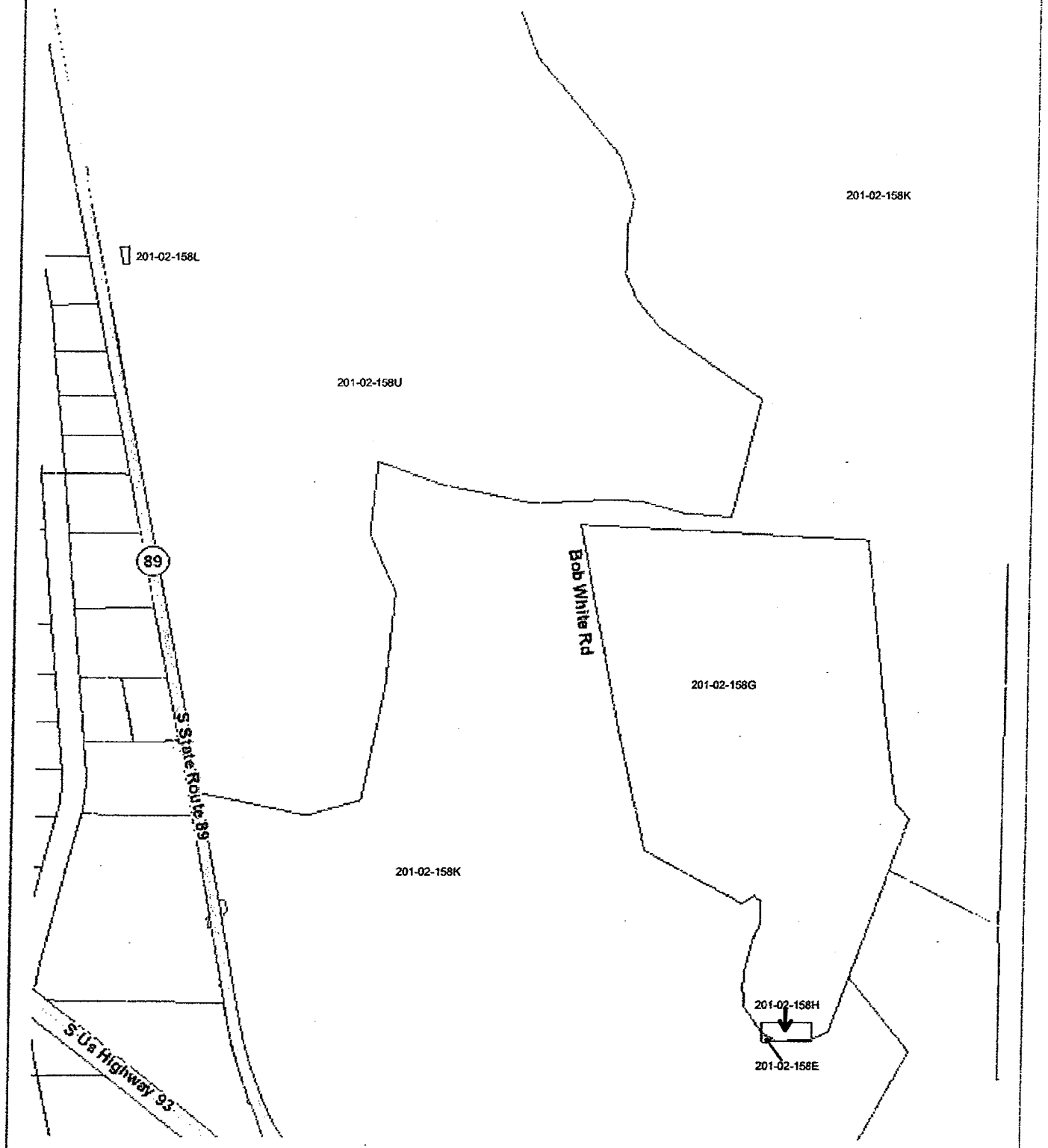
Wickenburg Wastewater Boundary Area 1



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on 5/1/2013

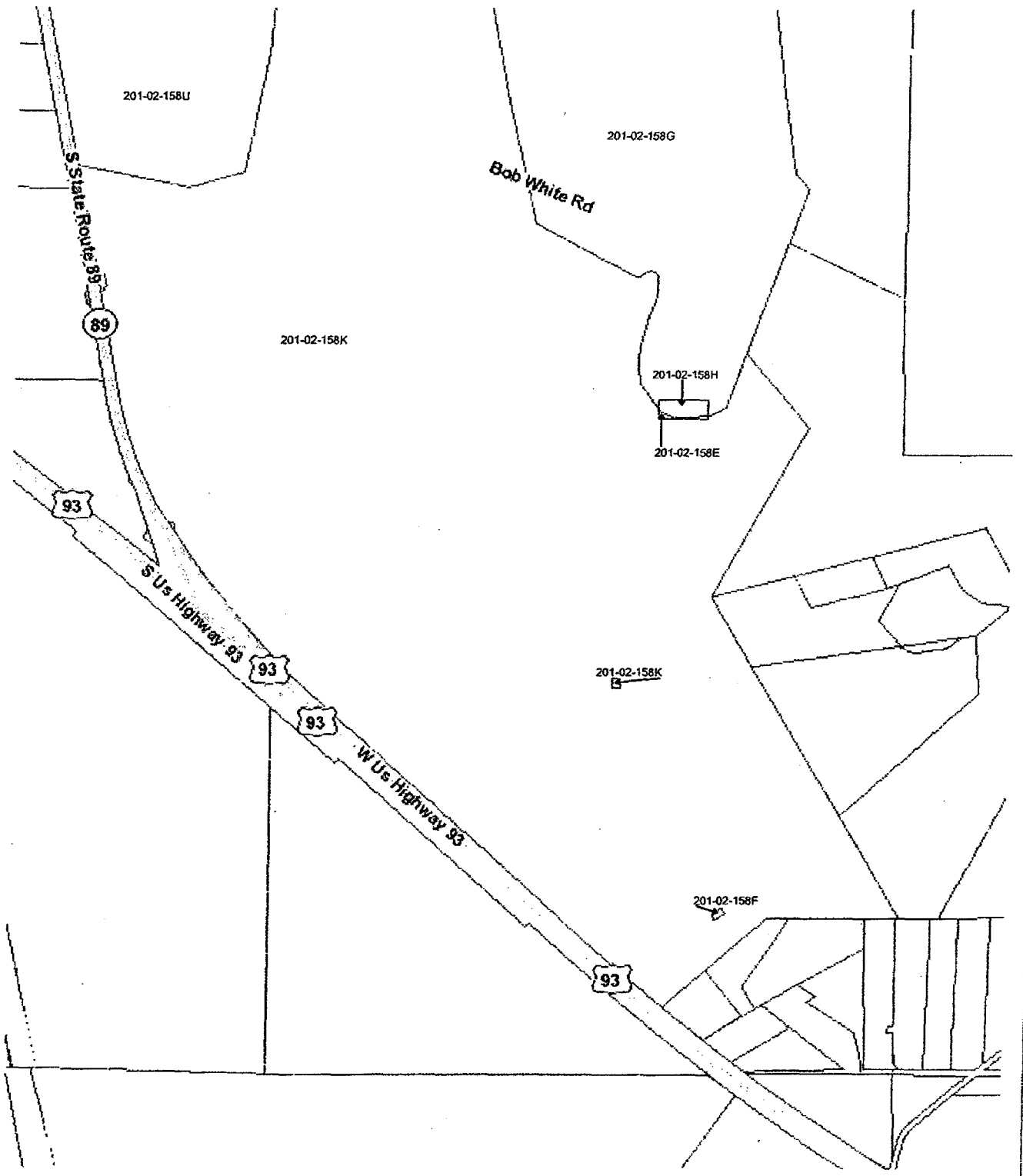
Wickenburg Wastewater Boundary Area 2



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on 5.17.2018

Wickenburg Wastewater Boundary Area 3



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on 5.13.2015

Wickenburg Wastewater Parcel Ownership

Parcel Number	Size (AC)	Primary Owner	Secondary Owner
201-02-158C	0.23	Van Development Company, Inc	5860 Development, Inc. & JVT Investors, LLC
201-02-158E	0.22	Vanwick, LLC	
201-02-158F	0.11	Van Development Company, Inc	5860 Development, Inc. & JVT Investors, LLC
201-02-158G	192.31	Van Development Company, Inc	5860 Development, Inc. & JVT Investors, LLC
201-02-158H	1.38	Vanwick, LLC	
201-02-158J	0.12	Vanwick, LLC	
201-02-158K	1276.08	Van Development Company, Inc	5860 Development, Inc. & JVT Investors, LLC
201-02-158L	0.23	Vanwick, LLC	
201-02-158M	1.32	Vanwick, LLC	
201-02-158T	1.0	Arizona Public Service (dedicated substation)	
201-02-158U	688.52	Van Development Company, Inc	5860 Development, Inc. & JVT Investors, LLC
	2161.52		

EXHIBIT 3

AZ Corp. Cc
01913

AZ CORPORATION COMMISSION
FILED

FEB 12 2007

FILE NO L-1344511-2

ARTICLES OF ORGANIZATION
OF
VANWICK, LLC

1. The name of the limited liability company is Vanwick, LLC.

2. The address of the registered office of the limited liability company is 1550 E Missouri, Suite 300, Phoenix, Arizona 85014.

3. The name and address of the agent for service of process is Norling, Kolsrud, Sifferma & Davis, P.L.C., 16427 N. Scottsdale Road, Suite 210, Scottsdale, AZ 85254.

4. Management of the limited liability company is vested in a manager or managers. names and addresses of each person who is a manager and each member who owr twenty percent (20%) or greater interest in the capital or profits of the limited liab company are:

Manager: VTWICK, Inc.
1550 E. Missouri, Suite 300
Phoenix, Arizona 85014

Members: Larry Van Tuyl
1550 E. Missouri, Suite 300
Phoenix, Arizona 85014

DATED: February 9, 2007

P. Stanley Reed, Authorized Person

L-1344511-2

ACCEPTANCE OF APPOINTMENT BY STATUTORY AGENT

Norling, Kolsrud, Sifferman & Davis, P.L.C., hereby acknowledges its appointment agent for service of process of Vanwick, LLC, and hereby accepts such appointment.

NORLING, KOLSRUD, SIFFERMAN & DAVIS, PLC

By: [illegible]
Its: [illegible]

EXHIBIT 4

Wickenburg Ranch Estates

WASTEWATER COLLECTION SYSTEM
BASIS OF DESIGN REPORT

Prepared for;
JVT Investors, LLC
C/O M3 Companies, LLC
4222 E. Camelback Rd., Ste H100
Phoenix, AZ 85018

Prepared By:
SKG Enterprises, Inc.
9260 E. Raintree Dr, Suite 140
Scottsdale, AZ 85260

SKG Project Number 154-1
June 2006
October 2006
October 2007
January 2008
February 1, 2008
April 22, 2008
May 15, 2008
June 16, 2008

Wickenburg Ranch Estates Waste Water Basis of Design Report
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Appendix II ..... Proposed Low Pressure system (L.P.S) Detail
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Section 1

INTRODUCTION

Wickenburg Ranch Estates is a proposed 2,157-acre Master Planned Community with various residential land use designations consisting of a maximum of 2,324 residential units, 18-hole golf course, equestrian facilities, club house facility, trail system, and open space corridors. The Master Planned Community is located within portions of Sections 4, 5, 6, 7, 8, 17, 18, 19, and 20 of Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Wickenburg Ranch Estates development consists of the following tax parcel numbers:

201-02-100B	201-06-001H	201-02-156
201-02-149E	201-07-003C	201-07-002

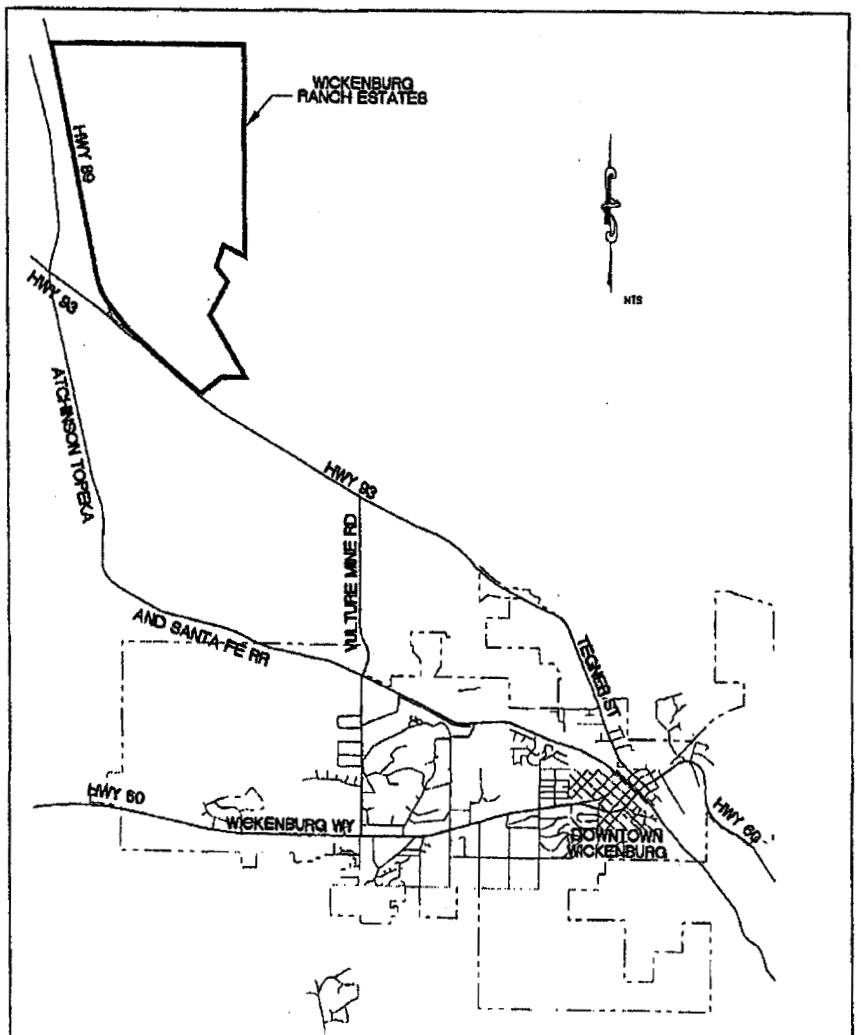
Wickenburg Ranch Estates was presented to and was approved by the Yavapai County Planning and Zoning Commission under Zoning Map Change APN: 201-02-100B, 201-02-149E, 201-02-156, 201-07-002, 201-07-003C, and 201-06-001H; HA# H5214.

A Site Location Map is shown on Exhibit 1 of this report. Exhibit 2 of this report presents the proposed Master Planned Community of Wickenburg Ranch Estates.

The Wickenburg Ranch Estates is bounded by vacant parcels of land from all directions. State Route Highway 89 bounds the proposed development along its westerly boundary and SR 93 bound the property along the southerly boundary. The land, within Wickenburg Ranch Estates slopes in a southerly to southeasterly direction at various slopes.

The name and address of the developer is:

JVT Investors, LLC
Mr. William Brownlee
C/O M3 Companies, LLC.
4222 E. Camelback Rd., Ste H100
Phoenix, AZ 85018

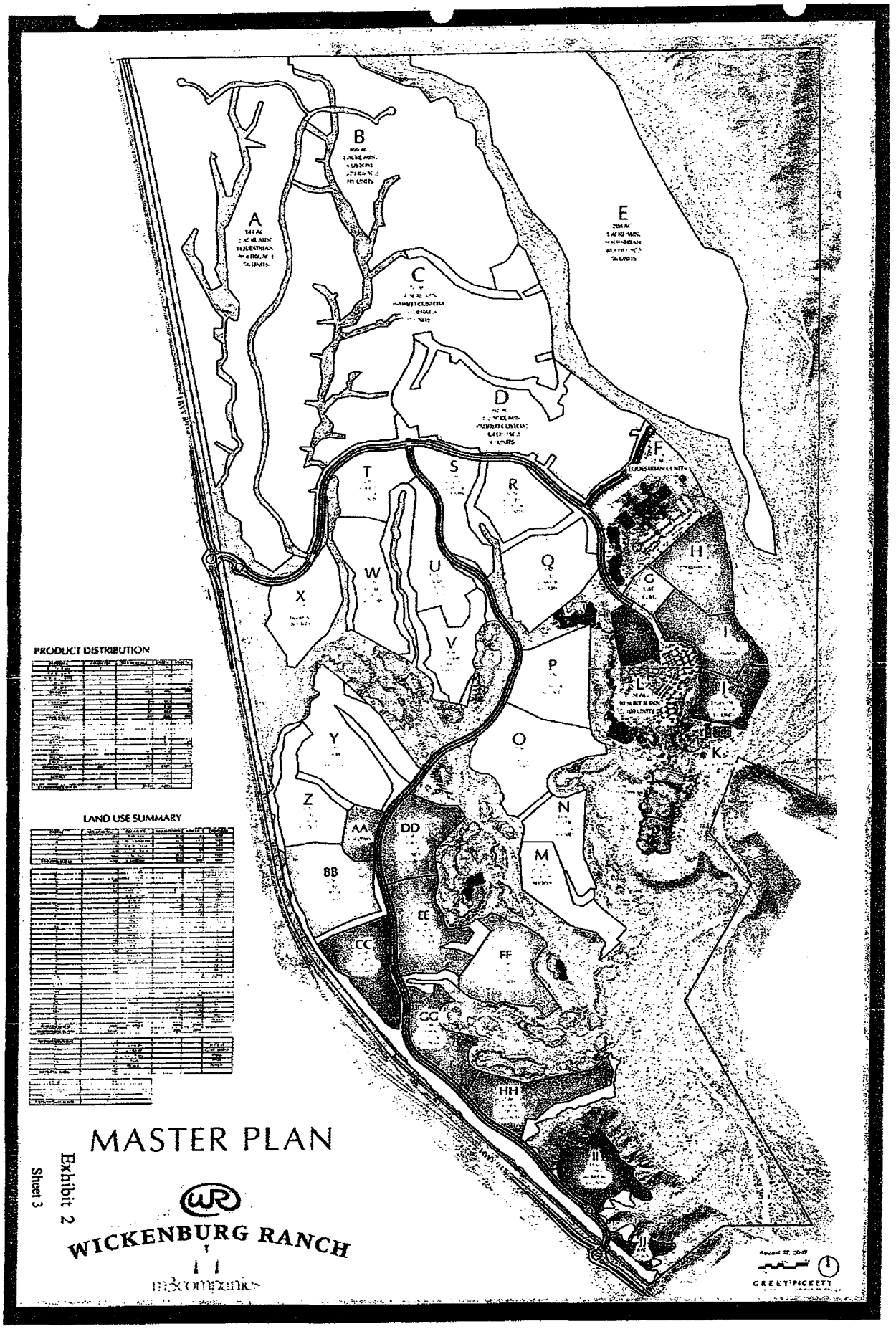


SITE LOCATION MAP

SKG ENTERPRISES INC.
CONSULTING CIVIL ENGINEERS

DSN: LEO CHK: SKG	EXHIBIT 1 WICKENBERG RANCH ESTATES	JOB# 134-1 SHEET 1 of 1
SCALE HORIZ: N/S VERT: N/A		

SHEET 2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AA
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CC
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EE
FF
GG
HH
II
JJ
PRODUCT DISTRIBUTION
LAND USE SUMMARY
MASTER PLAN
Exhibit 2
Sheet 3
WICKENBURG RANCH
GREY PICKETT

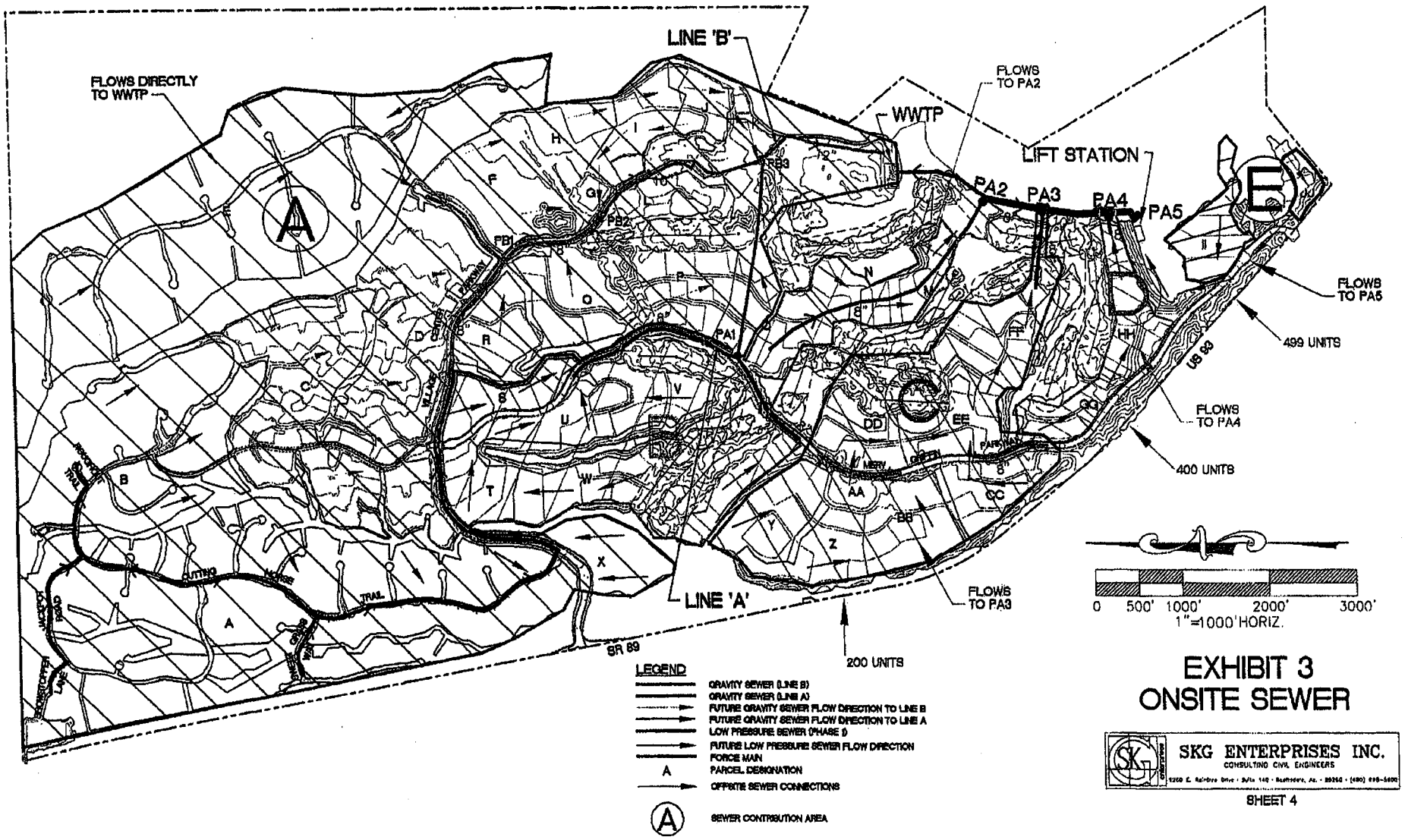
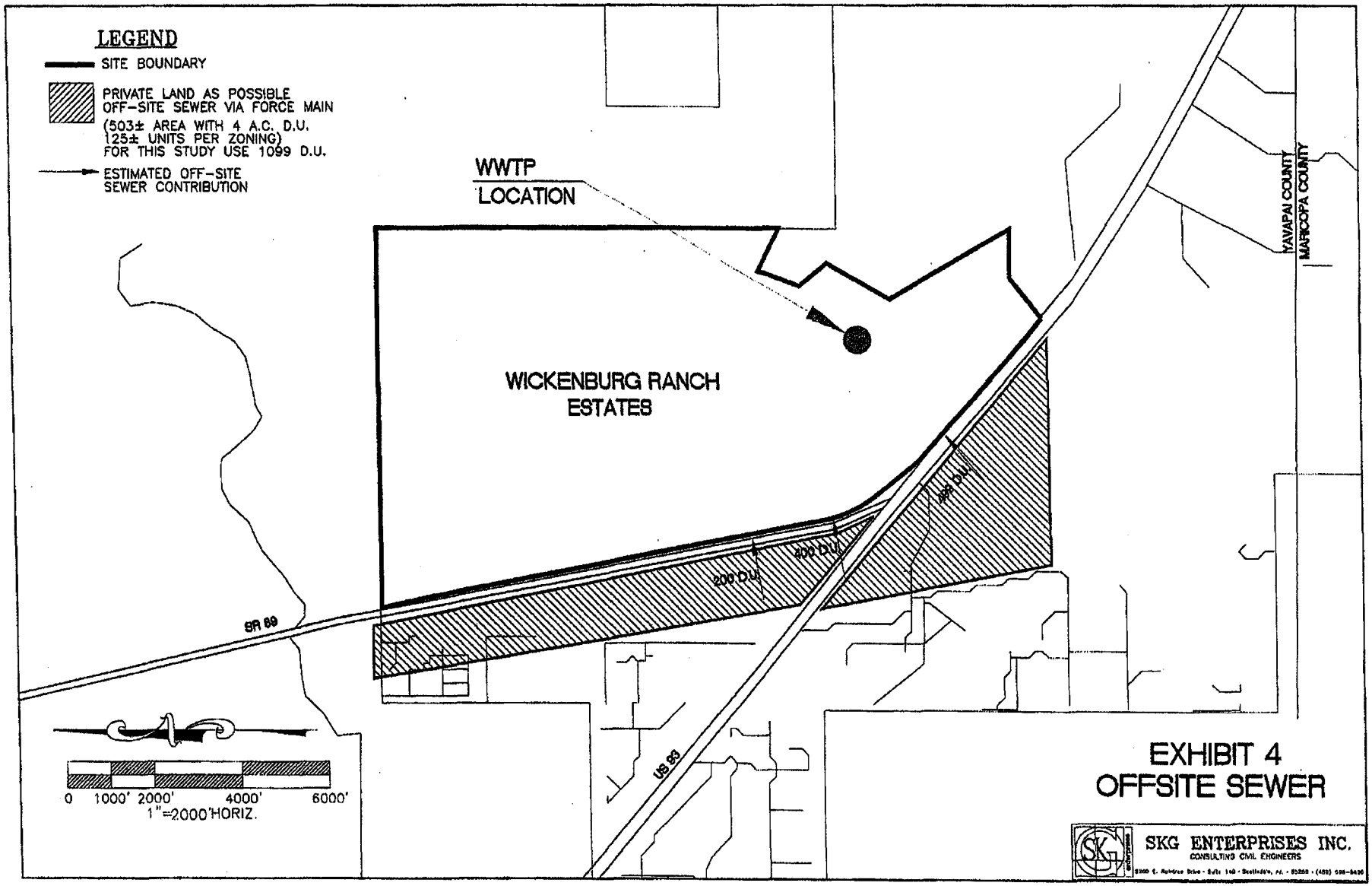


EXHIBIT 3
ONSITE SEWER

SKG ENTERPRISES INC.
CONSULTING CIVIL ENGINEERS


LEGEND
SITE BOUNDARY
PRIVATE LAND AS POSSIBLE OFF-SITE SEWER VIA FORCE MAIN
(503± AREA WITH 4 A.C. D.U.
125± UNITS PER ZONING)
FOR THIS STUDY USE 1099 D.U.
ESTIMATED OFF-SITE SEWER CONTRIBUTION
WWTP
LOCATION
WICKENBURG RANCH
ESTATES
YAVAPAI COUNTY
MARICOPA COUNTY
SR 89
200 D.U.
400 D.U.
SR D.U.
US 93
0 1000' 2000' 4000' 6000'
1"=2000'HORIZ.
EXHIBIT 4
OFFSITE SEWER
SKG ENTERPRISES INC.
CONSULTING CIVIL ENGINEERS

SHEET 5

WASTEWATER SYSTEM

2.1 Objective

The objective of this wastewater report is to update and formalize the design criteria based on the preferred selected on-site WRF sewer analysis option and the updated Wickenburg Ranch Estates Master Plan, prepared by Greey-Pickett, August 17, 2007. This report will present the design parameters, density projections, proposed design flows, design capacities for the sewer main, sewer main horizontal alignments, lift station and the water reclamation facility. The density projections were based on the Land Use Plan by Greey-Pickett, which provided the parcel areas and estimated lot yield. Actual lot layouts for the development were not used for the analysis; therefore, actual alignments may be subject to changes, upon parcels developments.

2.2 Proposed Wastewater Collection System

SKG has previously evaluated five (5) other wastewater treatment alternatives as described in the October 2006 Water and Sewer Basis of Design Report. These alternatives were subject to the acceptance and jurisdiction with the Town of Wickenburg.

The preferred selected proposed alternative will provide a Water Reclamation Facility on site and remain in the jurisdiction of the State and Yavapai County.

This alternative will consider planning the wastewater collection system for the entire onsite generated flows for the proposed development of Wickenburg Ranch Estates and offsite flows for an equivalent of 1099 lots. The on-site system will consist of gravity systems, low pressure systems, and a pressure system.

Areas where gravity collection system is unattainable, an alternative method will be utilized. This alternative will be the utilization of "E-One" Low Pressure System (LPS) or approved equal. The onsite generated wastewater flow will be collected via a combination of gravity and a Low Pressure System throughout the development.

The site is divided into two segments relative to wastewater collection system. The vast majority of the northerly and easterly segments of the development area are proposed to flow directly into the proposed Water Reclamation Facility (WRF) location through a combination of gravity system and Low Pressure System. The remaining segment of the development area (mainly the westerly and southerly portions) together with the limited offsite generated flows are proposed to be collected at a low point, located at the vicinity of the southwesterly end of the development, where a lift station is proposed. Flow will then be lifted from this low point to the proposed Water Reclamation Facility location (see Exhibit 3). This alternative proposes the WRF be located within the Wickenburg Ranch Estates site directly south of the proposed golf-course driving range area. Plan preparation and design specification for the proposed onsite WRF will be prepared by a consulting design team that specializes in this field. All requirements and governmental guidelines are relative to the WRF design and construction will be adhered to by the selected consulting design team that specializes in this field. Detailed information of such will be provided during the final improvement plans phase of this project.

2.2.1 Wastewater Planning Parameters

This section outlines the parameters used in calculating the onsite anticipated wastewater flow generated by the proposed Master Plan of Wickenburg Ranch Estates and anticipated offsite wastewater flow. For the purpose of this report, all sewer line capacities were based on a minimum velocity of 2.0 fps and not actual design slopes. Table 1 below presents the parameters utilized for this section. The design parameters are based on the proposed Land Use Master Plan shown on in Exhibit 2 of this report. Average Daily Flow of 80 gallons per capita per day was derived from Arizona Administrative Code Title 18, Ch.9. Table 1, page 89.

Table 1 - Wastewater Planning Parameters

Land Use Type	Average Daily Flow (gpcd)	Persons Per D.U.	Average Daily Flow/Unit (gpd/unit)	Peaking Factor	
				Dry Weather	Wet Weather
RESIDENTIAL					
Low Density	80	2.5	200	2	3
Medium Density	80	2.5	200	2	3
High Density	80	2.5	200	2	3
Offsite	80	2.5	200	2	3
RESORT & TIMESHARE	80	2.5	200	2	3
CLUBHOUSE 1,000 members @ 100gpcd			100,000	1	1
EQUESTRIAN (0.1 gal/sf) 32-acres @ 4356 gal/ac			139,392	1	1
PUBLIC FACILITIES (0.1 gal/sf) 6-acres @ 4356 gal/ac			26,136	1	1

2.2.2 Peaking Factor

The peaking factor was derived from ADEQ's administrative code Title 18, Chapter 9, page 62.

$$P.F. = (6.33 \times p^{-0.291}) + 1.094$$

Where P.F – Peaking Factor (dry weather)

p – Population from 1001 to 10,000

The population projections are based on the land use and density for each use;

S.F. Units

Low & Medium Density	1952 units x 2.5 persons/DU =	4880
High Density	170 units x 2.5 persons/DU =	425
Resort & Timeshare	202 units x 2.5 persons/DU =	505
Totals	2324 units	5810 persons

Therefore a dry weather peaking factor of 1.96 was derived from the ADEQ table and equation. The above dry weather peaking factor was rounded off to 2.0. Due to the possibility of wet weather infiltration, ADEQ recommends adding an amount to the peaking factor, for such wet weather infiltration. As such, this report will use a wet weather peaking factor of 3.0.

2.2.3 Wastewater Flow Generation Calculation

The anticipated onsite flows were calculated using the number of units and respective unit flow shown in Table 1. Table 2 presents the summary of wastewater flow generated by the five proposed drainage areas in Wickenburg Ranch Estates, as shown on Exhibit 3. Table 4 simulates flow generation for the proposed Land Use parcels and the wastewater collection system capacity.

The anticipated wastewater flows are based on the Greey – Pickett Master Plan dated August 17, 2007, as shown on Exhibit 2, and the Wastewater Planning Parameters shown in Table 1. Table 2 on the next sheet will summarize the anticipated design flows for Sewer Line B, and 4 sub-areas conveying flow to Line A, including the estimated off-site flows. Through monitoring actual flows, subsequent phases of the water reclamation facility capacity can be adjusted accordingly.

Table 2 – Summary of Wastewater Design Flows

Residential	Phase 1			Phase 2			Total		
	# of units	Average Daily Flow (mgd)	Peak Flow (mgd)	# of Units	Average Daily Flow (mgd)	Peak Flow (mgd)	# of Units	Average Daily Flow (mgd)	Peak Flow (mgd)
Low Density				390	0.0780	0.2340	390	0.0780	0.2340
Medium Density	1562	0.3124	0.9372				1562	0.3124	0.9372
High Density	170	0.0340	0.1020				170	0.0340	0.1020
Resort & Time Share	202	0.0404	0.1212				202	0.0404	0.1212
Residential Sub-total	1934	0.3868	1.1604	390	0.0780	0.2340	2324	0.4648	1.3944
Club House	800	0.0800	0.0800	200	0.0200	0.0200	1000	0.1000	0.1000
Equestrian Center (0.1 gal/sqft)	32 acres	0.1394	0.1394					0.1394	0.1394
Public Facilities (0.1 gal/sqft)	6 acres	0.0261	0.0261					0.0261	0.0261
Non-Residential Sub-total		0.2455	0.2455		0.0200	0.0200		0.2655	0.2655
Total Onsite Flows		0.6323	1.4059		0.0980	0.2540		0.7303	1.6599
Offsite S.F. Units				1099	0.2197	0.6591	1099	0.2197	0.6591
Total Flow					0.3177	0.9131		0.9500	2.3190

2.2.4 Wastewater Main Capacity Analysis

Wastewater main capacity analysis flowing full was conducted using manning equation on each reach between the identified nodes. The following parameters are used to determine the pipe capacity flowing full:

- Size of pipe
- Length of pipe
- Slope of the pipe (assumed minimum)

The following equation is used to determine the Wastewater Main Capacity.

$$Q = 0.646,272 * \frac{1.486}{n} AR^{2/3}S^{1/2}$$

Where :

Q	=	Discharge in Million Gallons per Day (MGD)
A	=	Pipe Area in Square Feet
R	=	Hydraulic Radius in Feet
S	=	Pipe slope in Foot-per-Foot
n	=	Manning's Roughness Coefficient (.013)
0.646272		Converts cubic feet per second to MGD

Since the wastewater full flow capacity can vary on each reach due to actual slope, maximum and minimum wastewater full flow capacities were calculated. Table 3 summarizes the maximum and minimum wastewater full flow capacity. This table is based on the minimum flow velocity of 2-fps and the maximum velocity of 10-fps. The table also includes capacities for actual minimum design slopes used on the project.

Table 3 – Summary of Maximum and Minimum Pipe Size Capacity

Pipe Size	Minimum Slope	Minimum Design Slope	Minimum Design Slope	Capacity @ Maximum Slope (mgd)	Capacity @ Minimum Slope (mgd)	Capacity @ Minimum Design Slope (mgd)
24"	0.0193	0.0008	0.0050	20.29	4.050	10.338
18"	0.0283	0.0011	0.0050	11.42	2.280	4.800
15"	0.0361	0.0014	0.0050	7.93	1.580	2.952
12"	0.0483	0.0020	0.0050	5.07	1.010	1.628
10"	0.0610	0.0025	0.0050	3.52	0.704	1.001
8"	0.0835	0.0033	0.0050	2.25	0.450	0.552

2.2.5 Gravity Wastewater Collection System

The first step in this model is confirming the main backbone sewer line of the proposed sewer network. The interior sewer lines collect flows from each tributary area and convey collected wastewater into the main backbone sewer lines. The primary backbone sewer line A and secondary backbone sewer line B will collect flows from interior sewer lines by other gravity lines or a low pressure system. The proposed backbone sewer line A conveys collected wastewater into a low point, located at the vicinity of the southwesterly end of the development, where a lift station is proposed. A schematic of this routing is shown on Exhibit 3, where onsite backbone sewer lines, interior LPS sewer lines, and pressure lines are shown for the proposed Wickenburg Ranch Estates. Table 4 on the next 2 pages show the accumulated peak flows and the proposed pipe size, based on a minimum slope for 2fps for the conveyance capacity. The proposed backbone sewer line B conveys collected waste water directly into proposed onsite water reclamation facility. The water reclamation facility will be designed during improvement plans phase of this development to accommodate the entire Wickenburg Ranch Estates wastewater and limited offsite wastewater as shown in Table 5. Effluent from proposed water reclamation facility will primarily be used to irrigate the proposed 18-hole golf course and some landscape amenities. Solids from water reclamation facility are to be hauled away for treatment at other offsite facilities.

2.2.6 Low Pressure Sewer System (L.P.S)

In addition to the above mentioned gravity system, some of the lots within the proposed site (due to topographic constraints) require Low Pressure System (LPS) relative to sewer services. This LPS is proposed to serve these lots due to the existing natural terrain that would not allow these parcels to be served with a gravity system. The proposed LPS for these lots are specified to utilize an E-One LPS system or approved equal. Such system shall comply with the manufacturer specification for both design and installation. LPS shall also contain terminal flushing connection at its terminus point as well as continuous flushing cleanouts to be located at certain intervals, as shown in the detail in Appendix II of this report. Furthermore, Appendix II presents other various details for the proposed LPS system. The maintenance of the main LPS line, within the tract line (roadway), shall be the responsibility of the Homeowners Association upon its establishment. Individual LPS pumps maintenance, within each lot, outside the tract line (roadway), shall be the responsibility of the individual homeowner.

TABLE 4 – SUMMARY OF BACK BONE SEWER MAIN CAPACITY LINE A

Pipe MH Nodes	Tributary Parcel	Area #Units U	Total Units ΣU	Unit Avg. Flow gpd	Parcel Peak Flow (mgd)	Σ Peak Flow (mgd)	Pipe Diameter Inches *1	Pipe Capacity (mgd) *2
Sewer Line A								
	1/4 Y	19		200	0.0116			
	1/2 O	34		200	0.0201			
	N	26		200	0.0156			
	M	24		200	0.0144			
P_{A2}			103			0.0617	8"	0.5520
	Offsite	200		200	0.1200			
	Z	48		200	0.0288			
	BB	79		200	0.0474			
	3/4 Y	58		200	0.0347			
	DD	80		200	0.0480			
	EE	144		200	0.0864			
	CC	96		200	0.0576			
	FF	72		200	0.0432			
P_{A3}			777			0.4661	8"	0.5520
Σ PA2 & PA3			880			0.5277	10"	1.0010
	Offsite	400		200	0.2400			
	GG	65		200	0.0390			
	HH	136		200	0.0816			
P_{A4}			601			0.3606	8"	0.5520
Σ PA2,PA3,PA4			1481			0.8883	12"	1.6280
	Offsite	499		200	0.2991			
	II	84		200	0.0504			
P_{A5}			583			0.3495	8"	0.5520
Σ PA2,A3,A4,A5			2063			1.2378	15"	2.9520
	JJ	6 acres (1 gal/sf)				0.0261	8"	0.5520
Σ to Lift Station			2063			1.2639	15"	2.9520

*1 – Minimum pipe size flowing full at velocity of 2'/sec.

*2 – Pipe capacity based on minimum design slope.

TABLE 4 – SUMMARY OF BACK BONE SEWER MAIN CAPACITY LINE B

Pipe MH Nodes	Tributary Parcel	Area #Units U	Total Units ΣU	Unit Avg. Flow gpd	Parcel Peak Flow (mgd)	Σ Peak Flow (mgd)	Pipe Diameter Inches *1	Pipe Capacity (mgd) *2
Sewer Line B								
	A	56		200	0.0336			
	B	111		200	0.0666			
	C	77		200	0.0462			
	D	90		200	0.0540			
	X	61		200	0.0366			
	E	56		200	0.0336			
	R	40		200	0.0240			
PB1			491			0.2946	8"	0.5520
	Clubhouse	1,000 members @ 100gpcd			0.1000			
	F	32acres (1 gal/sf)			0.1394			
	Q	69		200	0.0414			
	1/4 H	36		200	0.0216			
	2/3 I	114		200	0.0683			
	1/3 J	34		200	0.0202			
Σ PB1 & PB2			744			0.6855	10"	1.0010
	L	100		200	0.0600			
	3/4 H	108		200	0.0648			
	1/3 I	56		200	0.0337			
	2/3 J	68		200	0.0410			
	P	63		200	0.0378			
	1/2 O	34		200	0.0201			
	W	36		200	0.0216			
	T	35		200	0.0210			
	U	51		200	0.0306			
	V	35		200	0.0210			
	S	30		200	0.0180			
Σ PB1 & PB2 & PB3			1360			1.0551	12"	1.6280

*1 – Minimum pipe size based on flowing full at a velocity of 2' / second.

*2 – Pipe capacity based on minimum design slope.

2.2.7 Lift Station

One lift station is proposed for the Wickenburg Ranch Estates development to lift wastewater from the site collection point to the Proposed Water Reclamation Facility. The lift station will be designed, during final improvement plans phase of this development, to accommodate the flows from the backbone sewer line 'A' and force it upstream to the proposed on-site Water Reclamation Facility. Refer to Exhibit 3 for the location of proposed on-site wastewater collection system, lift station, and the proposed on-site water reclamation facility. Conceptual specification is presented in Appendix III of this report. Specific and final design and specification for the proposed Lift Station will be provided during the final improvement phases and associated development phases of this project.

2.2.8 Water Reclamation Facility (WRF)

The on-site Water Reclamation Facility (WRF), proposed for the Wickenburg Ranch Estates, will be designed during final improvement plans phase of this development to accommodate the entire Wickenburg Ranch Estates flows and limited offsite flows. The WRF design will be designed in accordance with the applicable ADEQ Engineering Bulletin No 11. Table 5 summarizes the required flow for the proposed Water Reclamation Facility. Grade variations for the WRF may necessitate its own lift station at the inlet of the WRF. This and other related requirements such as effluent delivery system will be determined at the initial design of the WRF.

Table 5 – Summary of Projected Water Reclamation Facility Capacity

[illegible]	Projected Wastewater Flow MGD				
	Line A to Pump Station		Line B Direct Flow to WRF		Total
	# of Units	Flow mgd	# of Units	Flow mgd	
Low & Medium Density Residential	965	0.1929	988	0.1975	0.3904
Public Facility	6 acres	0.0261			0.0261
High Density Residential			170	0.0340	0.0340
Resort & Timeshare			202	0.0404	0.0404
Club House				0.1000	0.1000
Equestrian Center			32 acres	0.1394	0.1394
Total On-site		0.2190		0.5113	0.7303
Off-site Contribution					
LD Residential	1099	0.2197			0.2197
Total Average Daily Flow to WRF		0.4387		0.5113	0.9500

The proposed water reclamation facility has preliminarily proposed a system with three model HFE-250-sh complete mix activated sludge wastewater treatment system and three model SSF-78 strata-sand tertiary filtration system or equal. Appendix I presents the conceptual design of the on-site WRF Package. Effluent from proposed water reclamation facility will primarily be used to irrigate the golf course. Solids from the water reclamation facility are to be hauled-away for treatment at other offsite facilities. Detailed WRF design and specification shall be provided during the final design phase of this project by a consulting design team specializing in this field and shall comply with all applicable ADEQ and Yavapai County design procedures and guidelines.

2.3 CONCLUSION

This wastewater basis of design report will use 3 types of collection systems for the generated wastewater flow, utilizing a combination of a gravity sewer system, low pressure sewer system, and pump station (lift station) to route the flows to the site's Water Reclamation Facility. Generated effluent will be used to irrigate golf course. Generated Solids are to be hauled-away for treatment at other offsite facilities. Following is a summary of some important aspects of the wastewater system:

- The onsite wastewater collection system will consist of a gravity system, low pressure system, and a force main system.
- Considering only on-site sewer flows, 70% of the sewer will flow directly to the WRF (line B), and the remaining 30% will flow to the lift station. Considering the on-site sewer flows plus 1099 off-site units then 53% of the total will flow to the WRF, and 47% of the total will flow to the lift station.
- The main sewer line trunk "A" (see Exhibit 3) has been designed to accommodate onsite generated flow plus 1099 offsite units of flow (from the west side of State Route 89). This line upsize was designed to accommodate potential future development growth of up to 1099 off-site residential units. If elected to tie into this system, they will be able to do so provided that all hook-up and tie-in fees and agreements are met.
- For the purposes of this report all sewer gravity pipes were sized flowing full with minimum velocity of 2'/second. In actual conditions no lines will be designed below a minimum grade; however, where there may be lines exceeding the minimum, they shall not exceed the slope where the sewer velocity exceeds 10'/second.
- Due to terrain conditions and a Conceptual Site Plan without final street and lot configurations, this report may be subject to areas with step sewers in slopes, drop manholes, manhole depths in excess of 20 feet, and possible realignment of gravity lines, low pressure lines, and pressure lines upon future final parcel development, street alignment, and lot configurations.
- Lift station and force main will be required to convey a portion of the on-site generated flow to the proposed on-site water reclamation facility. Lift station and

force main shall be designed in accordance with all applicable governmental agencies' design procedures and guidelines, inclusive of permitting.

- On-site water reclamation facility will be designed to treat the anticipated flows and will be designed in accordance with the applicable ADEQ and Yavapai County design procedures and guidelines.
- On-site treated effluent water system distribution will consist of adequate size, flow, and pressure to irrigate the golf course. Lakes on the golf course will be designed to store the gray water of irrigation.

The wastewater calculations were based on an average flows shown on Table 5. The Water Reclamation Facility (WRF) package will be designed to accommodate this calculated flow and will be constructed in phases. However, it should be noted that the calculated flow may not be the actual flow within this region of Wickenburg area. Therefore, it should be noted that after installation and operation of the first phase of the Water Reclamation Facility package, actual flow should be monitored to ascertain the validity of the design flow parameters. If the design flow has been confirmed as actual flow, then subsequent phases of the Water Reclamation Facility package shall be constructed in accordance with the calculations presented in this report. On the other hand if actual flows were proven to be different from design flow parameters used in this report, then the actual monitored flows should be used and the report calculation should be adjusted to the actual magnitude, and subsequent phases of the Water Reclamation Facility package should be constructed in accordance with the actual monitored flow magnitude. The potential for upgrading and continuing to use the existing facility WRF package may be an option but more than likely it will be appropriately removed.

Section 3
REFERENCE

- Arizona Department of Environmental Quality, "engineering bulletin no. 10 Guidelines For The Construction of Water Systems". may, 1978
- Arizona Department of Environmental Quality, "engineering bulletin no. 11 Minimum Requirements for Design, Submission of Plans and Specifications of Sewage Works". July, 1978
- Arizona Administrative Code R18-9-E301

Appendix 1
On-site WRF Package Conceptual Design

The following pages present a conceptual Water Reclamation Facility Package design. It should be noted that this package may not be used for this development. Detailed Water Reclamation Facility design and specification will be provided during the final improvement plans and final plat phase of this project by a consulting design team specializing in this field and will adhere to all applicable government reviewing agencies' design guidelines and specification.

MAR-WOOD

8501 NORTH 75TH AVENUE
PEORIA, ARIZONA 85345
WWW.MAR-WOOD.COM
OFFICE: (623) 486-9445
FAX: (623) 486-9448

July 3, 2008

Peter Chan
CSA Engineering
4535 East Broadway
Phoenix, AZ 85040

RE: Wickenburg Ranch Wastewater Reclamation Facility

Dear Peter,

Enclosed is Quotation 2435-REV B dated July 3, 2008 which replaces all previous proposals. This quotation is for the system described in our June 9, 2008 letter however we now are including the fiberglass covers and flow equalization as you requested. Although the quotation is quite detailed as to what we are providing, we also have included a Scope of Work specific for this project to detail what is not included by MAR-WOOD, Inc. This list is somewhat general in nature at this point but can be made more specific when the design and drawings are finalized.

Our pricing can be summarized as follows:

• All precast concrete structures and mechanical equipment as detailed on quotation 2435-REV B.	$364,976.00
• Add for installation by MAR-WOOD personnel.	$147,016.00
• Add for six (6) day startup service.	$8,225.00
• Add for crane to unload and erect.	$17,480.00
• Delivery to job site.	$13,082.00
Total delivered and erected price (plus applicable taxes)	$550,779.00

We have mailed three (3) copies of this proposal to m3Companies as well. Upon receipt of two (2) signed copies and 5% engineering fee we will continue with the drawings, specifications, etc. necessary for submittal to ADEQ and other regulatory agencies.

Thank you again for considering MAR-WOOD for this project.

Sincerely,

Donald J. Gorny
Vice President

Enclosed

CC: m3Companies

MAR-WOOD

m3Companies
4222 E. Camelback Road
Suite H100
Phoenix, AZ 85018

8501 NORTH 75TH AVENUE
PEORIA, ARIZONA 85345
WWW.MAR-WOOD.COM
OFFICE: (623) 486-9445
FAX: (623) 486-9448

FIRM PRICE [X] PLANNING PRICE [ ]

Project Wickenburg Ranch Quote Number 2435-REV B Date July 3, 2008

Size 100,000 GPD Dwg# 268-1 Model 1-8-100DN

Location Wickenburg County Yavapai State AZ

We are pleased to offer this Quotation for this project. This Quotation includes all precast structures, mechanical equipment, start-up and one (1) year warranty. These items are further detailed on page 3 and 4 attached. See separate pricing for delivery to job site, crane and assembly by **MAR-WOOD.**

We have not included permits, site work, excavation, base pad design or construction, backfill, dewatering, electrical wiring or service, emergency power, water supply, fencing or housing, access road, collection system nor effluent disposal system. Purchaser shall furnish and dispose of all water used for construction purposes and hydraulic testing, if required.

The payment terms are as follows: 5% with order. 5% upon submittal of drawings. Progress payments shall be made on or about the 20th of each month for work completed to date. **MAR-WOOD** to retain title to this equipment until paid for in full. These installments represent the fair and accurate valuation of the work done on each stage of manufacture and construction and shall constitute a liquidated sum immediately due and payable upon the completion of each stage. The payment terms are independent of, and are not contingent upon, the time or manner in which the Purchaser may receive payment from others.

The price quoted is F.O.B. Peoria, Arizona with freight allowed and is firm for thirty (30) days providing shipment may be made within six (6) months of acceptance. The Purchaser shall have the responsibility for the protection of the equipment and material after they are delivered to the job site, whether caused by the elements, theft, vandalism or any other cause.

The Purchaser has submitted, with this Quotation, property information on page 5 which Purchaser represents as true and correct, and the information submitted is made a part hereof. Purchaser agrees to secure written authorization before incurring any costs or back charges for **MAR-WOOD.**

Should you have any questions, please call our Sales Department at (623) 486-9445.

Thank you for considering **MAR-WOOD, INC.**

If Purchaser holds a valid Seller's permit, please provide the following:

State: _____

No. _____

Acceptance:

MAR-WOOD, INC.

By: _____

Date: _____

This Quotation must be referenced on your Purchase Order.

Price: $ 364,976.00
(Plus applicable Taxes)

MAR-WOOD, INC.

Per Donald J Gorny
(Donald J. Gorny, Vice President)

Purchaser's execution of Quotation constitutes an offer to purchase the above, subject to these terms. Terms and Conditions on the reverse side and attachments.

By: _____

For: _____

Date: _____

TERMS & CONDITIONS

All Quotations are made and all orders accepted are subject to the following conditions which are part of the Quotation made on the reverse side hereof.

1. Purchaser's execution of this Quotation constitutes an offer to **MAR-WOOD** which shall become a Contract only upon acceptance by an Executive Officer of **MAR-WOOD** at headquarters in Peoria, Arizona.
2. Credit references and financial statements are to be supplied to **MAR-WOOD** Credit Department upon request. Purchaser to furnish **MAR-WOOD** the names and addresses of Owner(s) of property upon which equipment is to be installed, together with a full and complete legal description thereof.
3. Contracts based upon this Quotation are not subject to cancellation unless mutually agreed to in writing by Purchaser and Seller.
4. Purchaser shall be invoiced for each payment when due. Payments must be made within 30 days from the date of the invoice. Failure of Purchaser to provide **MAR-WOOD** with written notice of objection to payment of invoice within the time prescribed for payment shall operate as a waiver to any objections to payment and said amount shall be conclusively presumed to be due. Payments not made within 30 days from the date of an invoice shall then bear interest at the rate of 18% per annum compounded until paid. In addition to all other remedies, Purchaser's non-payment within the time prescribed shall operate to make the entire balance of payment immediately due and owing. Unless the full balance of payment is immediately paid upon written demand, **MAR-WOOD** shall further have the right to discontinue any further work and recommence work only upon terms and payment adjustments to this agreement acceptable to **MAR-WOOD**. If delivery is delayed by Purchaser, payments due upon delivery shall be due when the item is ready for delivery and so invoiced. The payment terms are independent of, and are not contingent upon the time or manner in which the Purchaser may receive payment from others. Should it be necessary for either party to engage legal counsel to collect any indebtedness due hereunder, or enforce any provision hereof, the losing party shall be obligated to pay all reasonable attorney's fees and costs of collection incurred, including any fees and costs incurred upon an appeal.
5. Any clerical errors herein are subject to correction.
6. All taxes which may be levied on this material or apparatus are Purchaser's liability, unless stated otherwise on the reverse side hereof.
7. The issuance of this Quotation does not guarantee the quantities and specifications of any of the apparatus, material or labor herein to be in accord with any job plans or specifications, other than being in compliance with the **MAR-WOOD** plans and specifications approved for construction by the Purchaser or its representative.
8. The title and right of possession of any apparatus and material sold hereunder shall remain **MAR-WOOD**'s personal property until all payments hereunder have been made in full in cash and the Purchaser agrees to do all acts necessary to perfect and maintain such right and title in **MAR-WOOD**'s ownership.
9. **MAR-WOOD** shall not be held responsible for delays in delivery due to fire, acts of God, labor disturbances, accidents, car shortage, truck shortage, delays in transportation or other conditions or causes beyond their control.
10. All orders accepted for shipment by truck shall be to closest point to job site which truck can reach under its own power. In the event delivery by truck is prohibited, material shall be shipped by rail or motor freight to the nearest dock or siding to the project. No allowance will be made by **MAR-WOOD** for hauling material from dock or siding to project or job site.
11. Assembly, if included, begins at influent point, and ends at effluent point. Electrical service to the prewired control panel(s) **IS NOT** included.
12. State and County Health Department approval is mandatory to this project and installation, and is the responsibility of others.
13. No permits or fees are included as part of this Quotation.
14. No materials shall be returned for credit without prior written approval of **MAR-WOOD**.
15. This Quotation includes two (2) standard maintenance or service manuals. A charge of $50.00 (subject to change without notice) will be made for each additional copy.
16. Operating instruction by **MAR-WOOD** personnel is not included in this Quotation, unless otherwise stated on reverse side hereof. A factory trained instructor is available on a per diem basis.
17. No waiver, alteration or modification of any of the provisions herein shall be binding unless in writing and signed by an Executive Officer of **MAR-WOOD** at its headquarters in Peoria, Arizona. This Contract constitutes the entire agreement between the parties hereto, and specifically supersedes any and all prior written or oral agreements in conjunction herewith.
18. This Quotation applies only to the apparatus, material and labor herein mentioned as included and none other is implied.
19. The Purchaser understands the amounts shown on this Contract shall be paid in full in cash as agreed with NO RETAINAGE ALLOWED.
20. FACTORY-BUILT EQUIPMENT WARRANTY: **MAR-WOOD** warrants all new **MAR-WOOD** factory-built equipment to be free from functional defects, material and workmanship, when used under normal conditions for a period of one (1) year from the date of shipment, provided the installation, operation and maintenance of the equipment is in accordance with the Company's instructions and written notice of said alleged defect is immediately given to **MAR-WOOD**. In the event any new **MAR-WOOD** factory-built equipment, or any part thereof, should prove to be functionally defective within a period of one (1) year from the date of shipment, acknowledged as such by **MAR-WOOD**, due to faulty materials or workmanship, **MAR-WOOD**'s total obligation under this warranty shall be the repair of such items of material or workmanship, F.O.B. point of manufacture. This warranty is expressly in lieu of all other warranties and representations expressed or implied, and of all other obligations or liabilities on the part of **MAR-WOOD**. **MAR-WOOD** shall not be liable for consequential damages for any breach of warranty. This warranty expressly excludes items of equipment manufactured by others, and those items normally consumed in service, such as light bulbs, oil, grease, seals, packing, etc. This warranty shall be effective only when all sums due **MAR-WOOD** are paid in full, without deductions or set-off. This warranty is expressly contingent upon prompt start-up of unit, upon completion of installation, and continuous proper operation within factory specifications incorporated herein and made a part hereof by reference.
21. Responsibility for compliance with OSHA requirements for excavation, etc. rests with the Buyer.
22. Commencement of work shall be authorized by the date set forth on the reverse side hereof and work shall be allowed by Purchaser to continue without delay or interruption. Should **MAR-WOOD** not be allowed to commence work or continue with work as provided herein, **MAR-WOOD** shall have the right, in addition to all other remedies, to terminate this agreement, retain all monies paid, and receive full payments for costs and expenses incurred for work in progress remaining unpaid to the date of termination together with loss of profits in the sum of 25% of the total unpaid amount of this Agreement.

WASTEWATER TREATMENT PLANT QUOTATION

Project Wickenburg Ranch **Model** 1-8-100DN **Quote No.** 2435-REV B

LIFT STATION: (N.I.C.)

- ☐ Precast Concrete Wet Well
- ☐ Inlet Sewer Depth _____ Feet
- ☐ ___HP, _____ Grinder Pumps
- ☐ Pump Removal System, S. S. Rails
- ☐ Discharge Piping & Valves
- ☐ NEMA 4X Control Panel
- ☐ High Water Alarm Light & Horn
- ☐ Aluminum Tread Plate Covers

HEADWORKS: (2)

- ☒ Aluminum Bar Screen & Drying Deck
- ☐ Grinder
- ☐ Flow Meter

ANOXIC BASIN: (1)

- ☒ 21,000 Gallon Precast Anoxic Basin
- ☒ 4.3 HP Submersible Mixer
- ☒ Mixer Removal System
- ☒ Air Header & Diffusers
- ☒ Silt Removal Airlift Pump

AERATION BASIN: (1)

- ☒ 65,000 Gallon Total Aeration Basin
- ☒ Air Header & Diffusers
- ☒ Scum Removal Airlift Pump

AERATION BLOWER: (2)

2330 ASL 114° F Maximum Air

- ☒ 40 HP 673 ICFM 6.5 PSI
- ☐ Centrifugal ☒ Positive Displacement
- ☒ Inlet Filter/Silencer
- ☒ Check Valve & Butterfly Valves
- ☒ Pressure Relief Valve
- ☒ Drive ☒ V-Belt ☐ Coupled
- ☐ Ammeter/CFM Gauge
- ☒ Flexible Pipe Connector
- ☒ Pressure Gauge
- ☒ Blower Auto Changeover
- ☒ Outdoor Sound Enclosure

MLSS RECYCLE PUMP: (1)

- ☒ Air Lift

CLARIFIER: (1)

- ☒ 26,000 Gallon Precast Clarifier
- ☒ Surface Loading Rate @ ADF 362 GPD/SF
- ☒ Weir Overflow Rate @ ADF 3,068 GPD/SF
- ☒ Gravity Type
- ☐ Mechanical Sludge Collector
- ☒ (2) 3" RAS Air Lift Pump
- ☒ RAS Piping

AEROBIC SLUDGE DIGESTER: (1)

- ☒ 21,000 Gallon Basin
- ☒ WAS Valve
- ☒ Air Headers & Diffuser
- ☒ Air Lift Decant Pump
- ☒ Sludge Collection Pipe

FLOW EQUALIZATION: (1)

- ☒ 21,000 Gallon Precast Basin
- ☒ Two (2) 90 GPM, 1.5 HP, Equalization Pumps
- ☒ Pump Removal System
- ☒ One (1) 3.0 HP Mixer
- ☒ Mixer Removal System
- ☒ Constant Head Flow Diversion Box
- ☒ Air Header & Diffusers
- ☒ Pump Piping
- ☒ Pump & Blower Controls

EQUALIZATION BLOWER: (1)

2330 ASL 114° F Maximum Air

- ☒ 7.5 HP 83 ICFM 6.0 PSI
- ☒ Centrifugal ☒ Positive Displacement
- ☒ Inlet Filter/Silencer
- ☒ Check Valve & Butterfly Valves
- ☒ Pressure Relief Valve
- ☒ Drive ☒ V-Belt ☐ Coupled
- ☐ Ammeter/CFM Gauge
- ☒ Flexible Pipe Connector
- ☒ Pressure Gauge
- ☒ Outdoor Sound Enclosure

WASTEWATER TREATMENT PLANT QUOTATION

Project Wickenburg Ranch **Model** 1-8-100DN **Quote No.** 2435-REV B

MOTOR CONTROL CENTER:

- ☐ NEMA 12 ☒ NEMA 4 X
- ☒ Motor Starters & Circuit Breakers
- ☒ Timers, Relays, Alarm Lights
- ☒ Isolated N.O. Alarm Contacts
- ☐ Remote Telemetry System
- ☐ _____ Amp Transfer Switch
  - ☐ Manual ☐ Auto
- ☐ _____KVA Generator

INSTALLATION:

- ☐ Delivery to Job Site – Add $13,082.00
- ☐ Excavation
- ☐ Leveling Bed ☐ Base Slab-2,200 SF
- ☐ Crane to Unload & Erect – Add $13,800.00
- ☐ Concrete Pumper – Add $3,680.00
- ☐ Assembly Labor on Site by MAR-WOOD – Add $147,016.00
- ☐ Electrical Service
- ☐ On-Plant Wiring
- ☐ Six (6) Day Start Up Service – Add $8,225.00
- ☒ Six (6) O & M Manuals

DELIVERY:

- ☒ Drawings & Specifications for Approval Four (4) to Six (6) Weeks A.R.O.
- ☒ Delivery Six (6) to Eight (8) Weeks after Approval
- ☒ Completion Ten (10) to Twelve (12) Weeks After Delivery if Assembly labor is provided by MAR-WOOD personnel.

MISCELLANEOUS:

- ☒ Fiberglass Covers all Basins
- ☒ Double Rail Handrail System on Outside Perimeter Walls
- ☒ Access Stairway

ORDER TO MANUFACTURE

Project Wickenburg Ranch

Model # 1-8-100DN

Date Delivery Wanted

Quote # 2435-REV B

Buyer:	Owner(s):
Name	Full name(s) and address(s) of owner(s):
Address	
Phone	
Confirm Delivery With:	
Name	
Address	Owner(s) Phone
Phone	Type of Ownership Interest:
Engineer:	Fee Simple Ownership.....Lease.....
Name	Other
Address	Full legal description of the property as set forth in the owner's deed or other evidence of title:
Phone	
General Contractor:	
Name	
Address	
Phone	
Electrical Contractor:	Full description of all encumbrances on the property including mortgages, liens, leases, and the amounts of any outstanding indebtedness pursuant to said encumbrances:
Name	
Address	
Phone	
This proposal will be a direct contract with which of the following:	
With the Owner.....	
With the General Contractor.....	
With a Sub-Contractor.....	
Other.....	Has notice of commencement been posted on the property?
Is the job bonded? Yes.....No.....If yes, attach a copy of bond.	Yes Will be If yes, attach a copy of the notice of commencement.
Special Instructions:	Electrical Required: Volts Phase Cycle
Routing to Job Site:	
If this is a rush job, request in writing that Mar-Wood begin fabrication according to Drawing Number.....	
This form is made in conjunction with Mar-Wood Quotation Number:.....	
Submitted By:.....	Buyers Signature:.....

Quadna

An ESOP Company

PUMPING SOLUTIONS

August 10, 2006

Shakir Gushgari
SKG Enterprises, Inc
9260 E. Raintree Drive, Suite 140
Scottsdale, Arizona 85260

RE: Wickenbug Ranch, AZ – Low Pressure Sewer

Mr. Gushgari,

Attached please find the Low Pressure Sewer (LPS) analysis using the Environment One (E-One) Grinder Pumps for the Pusch Ridge Subdivision Project. The sewer analysis was completed by E-One and it provides us with the number of sumps, clean out ports, length and size of piping required and other important information. Using this information, we are able to give you a bugetary material cost for this project.

In addition to the material costs that you can find in the attached spread sheet, we are providing you with the detailed analysis from E-One for the LPS, specifications and details for the sumps/pumps, detailed drawings for the piping system, installation instructions for the E-One sumps/pumps.

The design analysis provided by E-One examines the use of a low pressure sewer system utilizing Environment One Grinder Pumps. The low pressure sewer approach provides not only a technical solution, but also an economic advantage to be realized with low up front capital expenditure and overall operation and maintenance costs.

Using the data that was provided by you to the E-One team, the enclosed pressure sewer pipe sizing analysis was generated. This was run through their Low Pressure Sewer Design Software that employs their Flow Velocity and Friction Head Loss vs. Pumps in Simultaneous Operation spreadsheet.

Computations are based on the Hazen-Williams formula for friction loss, using calculations of cross-sectional area and flow rate to determine pipe sizes that create "self-cleaning" velocities of 2.0 fps or higher. A "C" factor of 140, SDR 11 HDPE pipe, and flows per unit per the ADEQ requirement of 200 gpd are also used in this analysis.

The following hydraulic model is comprised of 71 zones, each representing a length of pipe of specific diameter and hydraulic characteristics, and includes a total of 191 GP 2000 Series grinder pump stations.

Configuration as such, the highest total Dynamic Head generated in the system is approximately in 127 ft. This is below our pump's continuous-run rating of 138 ft, and is well within its intermittent (i.e. normal) operating range. Flow velocity exceeds 2 fps throughout the project. These characteristics and short retention times indicate that this will be a reliable, low maintenance system.

General recommendations for valve placement are: Flushing valves at 1,000 to 1,500 ft intervals and at branch ends and junctions; isolation valves at branch junctions; and air release valves at peaks of 25 ft or more and/or at intervals of 2,000 to 2,500 ft.

Quantities of grinder pumps, pipe, and appurtenances are indicated on the budgetary pricing spreadsheet.

We appreciate this opportunity to provide this proposal and welcome any questions that you may have.

Best regards,

Tracy Dillie

Tracy Dillie
Technical Sales

SEWER SYSTEMS

Environment One Corporation

Pressure Sewer Preliminary Cost and Design Analysis For Wickenburg Ranch, AZ

Prepared For:
SKG Enterprises, Inc.
9260 E. Raintree Drive, Suite 140
Scottsdale AZ 85260
Tel: (480) 998-5600
Fax:
Prepared By: Keith Blond
July 28, 2006

H:\Engineering Data\AE\Design Assistant Files\Wickenburg Ranch, AZ.MDB

Environment One Corporation
2773 Balltown Rd.
Niskayuna, NY 12309
(518) 346-6161

TRANSMITTAL

To: Tracy Dillie (602) 323-2370 **Date:** 7/28/06
Quadna
2803 E. Chambers St.
Phoenix, AZ 85040

Re: Wickenburg Ranch, AZ- Low Pressure Sewer

☑ We are enclosing the following:

☑ Engineering Study ☐ Submittal Documents

☐ Project Manual ☑ Drawings

Notes:

Tracy,

Here is (2) copies of the preliminary design analysis for Wickenburg Ranch, AZ. Please let me know if you have any questions.

Regards,

Keith Blond

for:

☐ Your approval ☐ Your corrections ☐ Your comments

☑ Your use ☐ Your file ☐ Your signature

cc. Steve Kreitzmann (88-3430)

By:

Keith H. Blond
System Designer
(518) 579-3087
kblond@eone.com

July 28, 2006

Budgetary Low Pressure Sewer System Costs

Wickenburg Ranch, AZ

	Quantity	Description	Unit Cost	Sub Total
Valves	47	Clean Out	$0.00	$0.00
				$0.00
Pumps	191	2010-61	$0.00	$0.00
	191	Pump/Panel Installation	$0.00	$0.00
	191	Lateral Kits	$0.00	$0.00
	9,550	LF of 1.25" lateral Pipe	$0.00	$0.00
				$0.00
Piping	1,966	1.50" Pipe	$0.00	$0.00
	29,074	2.00" Pipe	$0.00	$0.00
	1,801	3.00" Pipe	$0.00	$0.00
				$0.00

Total Per Home	**$0.00**	**Total Without Other >>>>>>>>>>>>>>>>**	**$0.00**
Grand Total Per Home	**$0.00**	**Total Including Other >>>>>>>>>>>>>>>>**	**$0.00**

Note: The System Costs above are based on piping sized for, and Grinder Pumps manufactured by Environment One Corporation.

PRELIMINARY PRESSURE SEWER · 'E SIZING AND BRANCH ANALYSIS

Prepared By:
Keith Blond

Wickenbu[illegible] Ranch, AZ

July 28, 2006

Zone Number	Connects to Zone	Number of Pumps in Zone	Accum Pumps in Zone	Gal/Day per Core	Max Flow per Core	Max Sim Ops	Max Flow (GPM)	Pipe Size (Inches)	Max Velocity (FPS)	Length of Main this Zone	Friction Loss Factor (ft/100ft)	Friction Loss this Zone	Accumulated Friction Loss (Feet)	Max Main Elevation	Minimum Pump Elevation	Static Head (Feet)	Total Dynamic Head (ft)
This spreadsheet was calculated using pipe diameters for: SDR11HDPE													Friction loss calculations were based on a Constant for inside roughness of " 150				
1.00	2.00	3	3	200.00	11.00	2	22.00	2.00	2.38	368.00	1.19	4.38	45.80	2,580.00	2,550.00	30.00	75.80
2.00	4.00	5	8	200.00	11.00	3	33.00	2.00	3.57	852.00	2.52	21.47	41.42	2,580.00	2,550.00	30.00	71.42
3.00	4.00	2	2	200.00	11.00	2	22.00	2.00	2.38	426.00	1.19	5.07	25.02	2,580.00	2,550.00	30.00	55.02
4.00	4.00	1	11	200.00	11.00	4	44.00	2.00	4.76	465.00	4.29	19.96	19.96	2,580.00	2,550.00	30.00	49.96
5.00	6.00	3	3	200.00	11.00	2	22.00	2.00	2.38	416.00	1.19	4.95	11.27	2,580.00	2,550.00	30.00	41.27
6.00	6.00	2	5	200.00	11.00	3	33.00	2.00	3.57	251.00	2.52	6.32	6.32	2,580.00	2,550.00	30.00	36.32
7.00	7.00	3	3	200.00	11.00	2	22.00	2.00	2.38	290.00	1.19	3.45	3.45	2,570.00	2,560.00	10.00	13.45
8.00	9.00	3	3	200.00	11.00	2	22.00	2.00	2.38	213.00	1.19	2.53	11.73	2,580.00	2,560.00	20.00	31.73
9.00	9.00	3	6	200.00	11.00	3	33.00	2.00	3.57	365.00	2.52	9.20	9.20	2,580.00	2,560.00	20.00	29.20
10.00	12.00	3	3	200.00	11.00	2	22.00	2.00	2.38	356.00	1.19	4.23	20.17	2,570.00	2,550.00	20.00	40.17
11.00	12.00	3	3	200.00	11.00	2	22.00	2.00	2.38	474.00	1.19	5.64	21.57	2,570.00	2,550.00	20.00	41.57
12.00	13.00	3	9	200.00	11.00	3	33.00	2.00	3.57	435.00	2.52	10.96	15.94	2,570.00	2,550.00	20.00	35.94
13.00	13.00	1	10	200.00	11.00	4	44.00	2.00	4.76	116.00	4.29	4.98	4.98	2,570.00	2,550.00	20.00	24.98
14.00	15.00	3	3	200.00	11.00	2	22.00	2.00	2.38	300.00	1.19	3.57	12.59	2,560.00	2,540.00	20.00	32.59
15.00	15.00	4	7	200.00	11.00	3	33.00	2.00	3.57	358.00	2.52	9.02	9.02	2,560.00	2,540.00	20.00	29.02
16.00	17.00	3	3	200.00	11.00	2	22.00	2.00	2.38	833.00	1.19	9.90	55.03	2,550.00	2,510.00	40.00	95.03
17.00	18.00	3	6	200.00	11.00	3	33.00	2.00	3.57	813.00	2.52	20.48	45.13	2,550.00	2,510.00	40.00	85.13
18.00	21.00	0	8	200.00	11.00	3	33.00	2.00	3.57	583.00	2.52	14.69	24.65	2,550.00	2,510.00	40.00	64.65
19.00	18.00	2	2	200.00	11.00	2	22.00	2.00	2.38	501.00	1.19	5.96	30.60	2,550.00	2,510.00	40.00	70.60
20.00	21.00	3	3	200.00	11.00	2	22.00	2.00	2.38	552.00	1.19	6.56	16.52	2,550.00	2,510.00	40.00	56.52
21.00	21.00	1	12	200.00	11.00	4	44.00	2.00	4.76	232.00	4.29	9.96	9.96	2,550.00	2,510.00	40.00	49.96
22.00	23.00	3	3	200.00	11.00	2	22.00	2.00	2.38	280.00	1.19	3.33	16.00	2,560.00	2,530.00	30.00	46.00
23.00	23.00	5	8	200.00	11.00	3	33.00	2.00	3.57	503.00	2.52	12.67	12.67	2,560.00	2,530.00	30.00	42.67
24.00	25.00	3	3	200.00	11.00	2	22.00	2.00	2.38	213.00	1.19	2.53	11.55	2,540.00	2,520.00	20.00	31.55
25.00	25.00	4	7	200.00	11.00	3	33.00	2.00	3.57	358.00	2.52	9.02	9.02	2,540.00	2,520.00	20.00	29.02
26.00	27.00	3	3	200.00	11.00	2	22.00	2.00	2.38	353.00	1.19	4.20	8.10	2,530.00	2,520.00	10.00	18.10
27.00	27.00	2	5	200.00	11.00	3	33.00	2.00	3.57	155.00	2.52	3.91	3.91	2,530.00	2,520.00	10.00	13.91
28.00	29.00	3	3	200.00	11.00	2	22.00	2.00	2.38	339.00	1.19	4.03	11.34	2,530.00	2,510.00	20.00	31.34
29.00	29.00	2	5	200.00	11.00	3	33.00	2.00	3.57	290.00	2.52	7.31	7.31	2,530.00	2,510.00	20.00	27.31
30.00	31.00	3	3	200.00	11.00	2	22.00	2.00	2.38	203.00	1.19	2.41	8.26	2,580.00	2,570.00	10.00	18.26
31.00	31.00	2	5	200.00	11.00	3	33.00	2.00	3.57	232.00	2.52	5.84	5.84	2,580.00	2,570.00	10.00	15.84
32.00	33.00	3	3	200.00	11.00	2	22.00	2.00	2.38	435.00	1.19	5.17	20.54	2,580.00	2,550.00	30.00	50.54
33.00	33.00	6	9	200.00	11.00	3	33.00	2.00	3.57	610.00	2.52	15.37	15.37	2,580.00	2,550.00	30.00	45.37
34.00	35.00	3	3	200.00	11.00	2	22.00	2.00	2.38	329.00	1.19	3.91	9.03	2,570.00	2,560.00	10.00	19.03
35.00	35.00	1	4	200.00	11.00	3	33.00	2.00	3.57	203.00	2.52	5.11	5.11	2,570.00	2,560.00	10.00	15.11
36.00	37.00	3	3	200.00	11.00	2	22.00	2.00	2.38	232.00	1.19	2.76	12.76	2,570.00	2,540.00	30.00	42.76
37.00	37.00	3	6	200.00	11.00	3	33.00	2.00	3.57	397.00	2.52	10.00	10.00	2,570.00	2,540.00	30.00	40.00

Note: This analysis is valid only with the use of progressive cavity type grinder pumps as manufactured by Environment One.

PRELIMINARY PRESSURE SEWER 'E SIZING AND BRANCH ANALYSIS

Wickenbu, Ranch, AZ

Prepared By:
Keith Blond

July 28, 2006

Zone Number	Connects to Zone	Number of Pumps in Zone	Accum Pumps in Zone	Gal/Day per Core	Max Flow per Core	Max Sim Ops	Max Flow (GPM)	Pipe Size (Inches)	Max Velocity (FPS)	Length of Main this Zone	Friction Loss Factor (ft/100ft)	Friction Loss this Zone	Accumulated Friction Loss (Feet)	Max Main Elevation	Minimum Pump Elevation	Static Head (Feet)	Total Dynamic Head (ft)
This spreadsheet was calculated using pipe diameters for: SDR11HDPE													Friction loss calculations were based on a Constant for inside roughness of " 150				
38.00	39.00	3	3	200.00	11.00	2	22.00	2.00	2.38	445.00	1.19	5.29	13.83	2,580.00	2,550.00	30.00	43.83
39.00	39.00	3	6	200.00	11.00	3	33.00	2.00	3.57	339.00	2.52	8.54	8.54	2,580.00	2,550.00	30.00	38.54
40.00	40.00	2	2	200.00	11.00	2	22.00	2.00	2.38	348.00	1.19	4.14	4.14	2,580.00	2,560.00	20.00	24.14
41.00	42.00	3	3	200.00	11.00	2	22.00	2.00	2.38	232.00	1.19	2.76	9.59	2,580.00	2,570.00	10.00	19.59
42.00	42.00	1	4	200.00	11.00	3	33.00	2.00	3.57	271.00	2.52	6.83	6.83	2,580.00	2,570.00	10.00	16.83
43.00	45.00	3	3	200.00	11.00	2	22.00	2.00	2.38	445.00	1.19	5.29	20.16	2,570.00	2,530.00	40.00	60.16
44.00	45.00	2	2	200.00	11.00	2	22.00	2.00	2.38	339.00	1.19	4.03	18.89	2,570.00	2,530.00	40.00	58.89
45.00	45.00	2	7	200.00	11.00	3	33.00	2.00	3.57	590.00	2.52	14.86	14.86	2,570.00	2,530.00	40.00	54.86
46.00	48.00	3	3	200.00	11.00	2	22.00	2.00	2.38	416.00	1.19	4.95	17.95	2,570.00	2,530.00	40.00	57.95
47.00	48.00	3	3	200.00	11.00	2	22.00	2.00	2.38	387.00	1.19	4.60	17.61	2,570.00	2,530.00	40.00	57.61
48.00	49.00	3	9	200.00	11.00	3	33.00	2.00	3.57	368.00	2.52	9.27	13.01	2,570.00	2,530.00	40.00	53.01
49.00	49.00	1	10	200.00	11.00	4	44.00	2.00	4.76	87.00	4.29	3.73	3.73	2,570.00	2,530.00	40.00	43.73
50.00	51.00	3	3	200.00	11.00	2	22.00	2.00	2.38	280.00	1.19	3.33	12.30	2,520.00	2,500.00	20.00	32.30
51.00	51.00	4	7	200.00	11.00	3	33.00	2.00	3.57	356.00	2.52	8.97	8.97	2,520.00	2,500.00	20.00	28.97
52.00	53.00	3	3	200.00	11.00	2	22.00	2.00	2.38	445.00	1.19	5.29	65.56	2,500.00	2,440.00	60.00	125.56
53.00	55.00	1	4	200.00	11.00	3	33.00	2.00	3.57	280.00	2.52	7.05	60.26	2,500.00	2,440.00	60.00	120.26
54.00	55.00	3	3	200.00	11.00	2	22.00	2.00	2.38	571.00	1.19	6.79	60.00	2,500.00	2,440.00	60.00	120.00
55.00	58.00	1	8	200.00	11.00	3	33.00	2.00	3.57	620.00	2.52	15.62	53.21	2,500.00	2,440.00	60.00	113.21
56.00	57.00	3	3	200.00	11.00	2	22.00	2.00	2.38	406.00	1.19	4.83	57.06	2,500.00	2,440.00	60.00	117.06
57.00	58.00	3	6	200.00	11.00	3	33.00	2.00	3.57	581.00	2.52	14.64	52.23	2,500.00	2,440.00	60.00	112.23
58.00	62.00	3	17	200.00	11.00	4	44.00	2.00	4.76	765.00	4.29	32.84	37.59	2,500.00	2,440.00	60.00	97.59
59.00	60.00	3	3	200.00	11.00	2	22.00	2.00	2.38	687.00	1.19	8.17	63.96	2,520.00	2,500.00	20.00	83.96
60.00	61.00	6	9	200.00	11.00	3	33.00	2.00	3.57	1,317.00	2.52	33.18	55.79	2,520.00	2,500.00	20.00	75.79
61.00	62.00	1	10	200.00	11.00	4	44.00	2.00	4.76	416.00	4.29	17.86	22.61	2,500.00	2,500.00	0.00	22.61
62.00	62.00	2	29	200.00	11.00	5	55.00	3.00	2.74	484.00	0.98	4.76	4.76	2,500.00	2,480.00	20.00	24.76
63.00	64.00	3	3	200.00	11.00	2	22.00	2.00	2.38	523.00	1.19	6.22	69.35	2,440.00	2,390.00	50.00	119.35
64.00	66.00	3	6	200.00	11.00	3	33.00	2.00	3.57	590.00	2.52	14.86	63.13	2,440.00	2,390.00	50.00	113.13
65.00	66.00	3	3	200.00	11.00	2	22.00	2.00	2.38	639.00	1.19	7.60	55.86	2,440.00	2,390.00	50.00	105.86
66.00	69.00	3	12	200.00	11.00	4	44.00	2.00	4.76	823.00	4.29	35.32	48.26	2,440.00	2,390.00	50.00	98.26
67.00	68.00	3	3	200.00	11.00	2	22.00	2.00	2.38	590.00	1.19	7.01	34.74	2,440.00	2,390.00	50.00	84.74
68.00	69.00	3	6	200.00	11.00	3	33.00	2.00	3.57	587.00	2.52	14.79	27.73	2,440.00	2,390.00	50.00	77.73
69.00	71.00	1	19	200.00	11.00	5	55.00	3.00	2.74	484.00	0.98	4.76	12.94	2,440.00	2,390.00	50.00	62.94
70.00	71.00	3	3	200.00	11.00	2	22.00	1.50	3.72	1,966.00	3.53	69.31	77.50	2,440.00	2,390.00	50.00	127.50
71.00	71.00	1	23	200.00	11.00	5	55.00	3.00	2.74	833.00	0.98	8.18	8.18	2,440.00	2,390.00	50.00	58.18

Note: This analysis is valid only with the use of progressive cavity type grinder pumps as manufactured by Environment One.

PRELIMINARY PRESSURE SEWER ACCUMULATED RETENTION TIME (HR)

Wickenburg Ranch, AZ

Prepared by:
Keith Blond

July 28, 2006

Zone Number	Connects to Zone	Accumulated Total of Pumps this Zone	Existing Pipe Size	Gallons per 100 Lineal Feet	Length of Zone	Capacity of Zone	Average Daily Flow	Average Fluid Changes per Day	Average Retention Time (Hr)	Accumulated Retention Time (Hr)
This spreadsheet was calculated using pipe diameters for: SDR11HDPE										
1.00	2.00	3	2.00	15.40	368.00	56.68	600	10.59	2.27	5.02
2.00	4.00	8	2.00	15.40	852.00	131.23	1,600	12.19	1.97	2.75
3.00	4.00	2	2.00	15.40	426.00	65.62	400	6.10	3.94	4.72
4.00	4.00	11	2.00	15.40	465.00	71.62	2,200	30.72	0.78	0.78
5.00	6.00	3	2.00	15.40	416.00	64.08	600	9.36	2.56	3.49
6.00	6.00	5	2.00	15.40	251.00	38.66	1,000	25.87	0.93	0.93
7.00	7.00	3	2.00	15.40	290.00	44.67	600	13.43	1.79	1.79
8.00	9.00	3	2.00	15.40	213.00	32.81	600	18.29	1.31	2.44
9.00	9.00	6	2.00	15.40	365.00	56.22	1,200	21.34	1.12	1.12
10.00	12.00	3	2.00	15.40	356.00	54.83	600	10.94	2.19	3.30
11.00	12.00	3	2.00	15.40	474.00	73.01	600	8.22	2.92	4.03
12.00	13.00	9	2.00	15.40	435.00	67.00	1,800	26.86	0.89	1.11
13.00	13.00	10	2.00	15.40	116.00	17.87	2,000	111.94	0.21	0.21
14.00	15.00	3	2.00	15.40	300.00	46.21	600	12.98	1.85	2.79
15.00	15.00	7	2.00	15.40	358.00	55.14	1,400	25.39	0.95	0.95
16.00	17.00	3	2.00	15.40	833.00	128.31	600	4.68	5.13	9.34
17.00	18.00	6	2.00	15.40	813.00	125.23	1,200	9.58	2.50	4.21
18.00	21.00	8	2.00	15.40	583.00	89.80	1,600	17.82	1.35	1.70
19.00	18.00	2	2.00	15.40	501.00	77.17	400	5.18	4.63	6.33
20.00	21.00	3	2.00	15.40	552.00	85.02	600	7.06	3.40	3.76
21.00	21.00	12	2.00	15.40	232.00	35.73	2,400	67.16	0.36	0.36
22.00	23.00	3	2.00	15.40	280.00	43.13	600	13.91	1.73	2.89
23.00	23.00	8	2.00	15.40	503.00	77.48	1,600	20.65	1.16	1.16
24.00	25.00	3	2.00	15.40	213.00	32.81	600	18.29	1.31	2.26
25.00	25.00	7	2.00	15.40	358.00	55.14	1,400	25.39	0.95	0.95
26.00	27.00	3	2.00	15.40	353.00	54.37	600	11.03	2.17	2.75
27.00	27.00	5	2.00	15.40	155.00	23.87	1,000	41.89	0.57	0.57
28.00	29.00	3	2.00	15.40	339.00	52.22	600	11.49	2.09	3.16
29.00	29.00	5	2.00	15.40	290.00	44.67	1,000	22.39	1.07	1.07
30.00	31.00	3	2.00	15.40	203.00	31.27	600	19.19	1.25	2.11
31.00	31.00	5	2.00	15.40	232.00	35.73	1,000	27.98	0.86	0.86
32.00	33.00	3	2.00	15.40	435.00	67.00	600	8.95	2.68	3.93
33.00	33.00	9	2.00	15.40	610.00	93.96	1,800	19.16	1.25	1.25
34.00	35.00	3	2.00	15.40	329.00	50.68	600	11.84	2.03	2.97
35.00	35.00	4	2.00	15.40	203.00	31.27	800	25.59	0.94	0.94
36.00	37.00	3	2.00	15.40	232.00	35.73	600	16.79	1.43	2.65
37.00	37.00	6	2.00	15.40	397.00	61.15	1,200	19.62	1.22	1.22
38.00	39.00	3	2.00	15.40	445.00	68.54	600	8.75	2.74	3.79

Note: This analysis is valid only with the use of progressive cavity type grinder pumps as manufactured by Environment One

PRELIMINARY PRESSURE SEWE \CCUMULATED RETENTION TIME (HR)
Wickenburg Ranch, AZ

Prepared By:
Keith Blond

July 28, 2006

Zone Number	Connects to Zone	Accumulated Total of Pumps this Zone	Existing Pipe Size	Gallons per 100 Lineal Feet	Length of Zone	Capacity of Zone	Average Daily Flow	Average Fluid Changes per Day	Average Retention Time (Hr)	Accumulated Retention Time (Hr)
This spreadsheet was calculated using pipe diameters for: SDR11HDPE										
39.00	39.00	6	2.00	15.40	339.00	52.22	1,200	22.98	1.04	1.04
40.00	40.00	2	2.00	15.40	348.00	53.60	400	7.46	3.22	3.22
41.00	42.00	3	2.00	15.40	232.00	35.73	600	16.79	1.43	2.68
42.00	42.00	4	2.00	15.40	271.00	41.74	800	19.17	1.25	1.25
43.00	45.00	3	2.00	15.40	445.00	68.54	600	8.75	2.74	4.30
44.00	45.00	2	2.00	15.40	339.00	52.22	400	7.66	3.13	4.69
45.00	45.00	7	2.00	15.40	590.00	90.88	1,400	15.41	1.56	1.56
46.00	48.00	3	2.00	15.40	416.00	64.08	600	9.36	2.56	3.48
47.00	48.00	3	2.00	15.40	387.00	59.61	600	10.07	2.38	3.30
48.00	49.00	9	2.00	15.40	368.00	56.68	1,800	31.76	0.76	0.92
49.00	49.00	10	2.00	15.40	87.00	13.40	2,000	149.25	0.16	0.16
50.00	51.00	3	2.00	15.40	280.00	43.13	600	13.91	1.73	2.67
51.00	51.00	7	2.00	15.40	356.00	54.83	1,400	25.53	0.94	0.94
52.00	53.00	3	2.00	15.40	445.00	68.54	600	8.75	2.74	6.97
53.00	55.00	4	2.00	15.40	280.00	43.13	800	18.55	1.29	4.23
54.00	55.00	3	2.00	15.40	571.00	87.95	600	6.82	3.52	6.45
55.00	58.00	8	2.00	15.40	620.00	95.50	1,600	16.75	1.43	2.93
56.00	57.00	3	2.00	15.40	406.00	62.54	600	9.59	2.50	5.79
57.00	58.00	6	2.00	15.40	581.00	89.49	1,200	13.41	1.79	3.29
58.00	62.00	17	2.00	15.40	765.00	117.83	3,400	28.85	0.83	1.50
59.00	60.00	3	2.00	15.40	687.00	105.82	600	5.67	4.23	8.38
60.00	61.00	9	2.00	15.40	1,317.00	202.86	1,800	8.87	2.70	4.14
61.00	62.00	10	2.00	15.40	416.00	64.08	2,000	31.21	0.77	1.44
62.00	62.00	29	3.00	33.47	484.00	161.98	5,800	35.81	0.67	0.67
63.00	64.00	3	2.00	15.40	523.00	80.56	600	7.45	3.22	8.78
64.00	66.00	6	2.00	15.40	590.00	90.88	1,200	13.20	1.82	5.56
65.00	66.00	3	2.00	15.40	639.00	98.43	600	6.10	3.94	7.68
66.00	69.00	12	2.00	15.40	823.00	126.77	2,400	18.93	1.27	3.75
67.00	68.00	3	2.00	15.40	590.00	90.88	600	6.60	3.64	7.92
68.00	69.00	6	2.00	15.40	587.00	90.42	1,200	13.27	1.81	4.29
69.00	71.00	19	3.00	33.47	484.00	161.98	3,800	23.46	1.02	2.48
70.00	71.00	3	1.50	9.85	1,966.00	193.71	600	3.10	7.75	9.20
71.00	71.00	23	3.00	33.47	833.00	278.77	4,600	16.50	1.45	1.45

Note: This analysis is valid only with the use of progressive cavity type grinder pumps as manufactured by Environment One

Budgetary Low Pressure Sewer System Costs

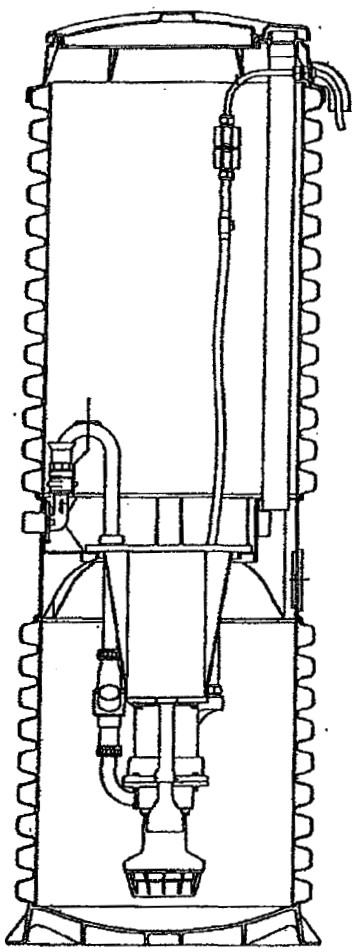
Wickenburg Ranch, AZ

	Quantity	Description		Unit Cost	Sub Total
Valves	47	Clean Out		$210.00	$9,870.00
	191	Lateral kits		$160.00	$30,560.00
Pumps	191	Eone 2000 Series Grinder Pump Station			
		(includes 249v core unit with electrical quick disconnect, basin, cover,			
		simplex 250-1 alarm panal, padlock for panel, and 32' of direct bury cable)			
	191	2010-61	(overall height 61")	$3,106.00	$593,246.00
	191	2010-74	(overall height 74")	$3,154.00	$602,414.00
	191	2010-93	(overall height 93")	$3,215.00	$614,065.00
		* selection of 61,74, or 93 will be determined by dimension from invert to grade			
		*dimensional drawings included			
Piping	9,550	1.25"	price per ft	$0.65	$6,207.50
	1,966	1.5"	price per ft	$0.80	$1,572.80
	29,074	2"	price per ft	$1.00	$29,074.00
	1,801	3"	price per ft	$1.75	$3,151.75
Total per home					
		2010-61			$3,527.13
		2010-74			$3,490.96
		2010-93			$3,383.72
Grand Total (less installation cost)					
		2010-61			**$673,682.05**
		2010-74			**$666,772.55**
		2010-93			**$646,290.75**

Notes:												
	FOB: Non-stock units Niskayuna, NY/ Phoenix, AZ for stocked units											
	Pricing does not include freight, applicable taxes, or startup/commissioning.											
	Quotation Valid: 30 Days											
	Payment Terms: Net 20 days with credit approval											
	Leadtime: Approx. 4-6 weeks											
	Installation instructions and drawings included with proposal											

E/One Sewers™

GP2010



Patent Numbers: 5,752,315
5,562,254 5,439,180

* Discharge data includes loss through check valve, which is minimal.

PA1346P01 Rev. D, 1/02

General Applications

The size, efficiency and operating economy of the GP 2010 make it your best choice for single dwellings, waterfront property, subdivision developments and marinas. The GP 2010 is ideally suited for both new and existing communities.

General Features

The GP 2010 Grinder Pump is a complete unit that includes: the grinder pump, check valve, HDPE (high density polyethylene) tank and controls. The GP 2010 is packaged into a single complete unit, ready for installation.

All solids are ground into fine particles, allowing them to pass easily through the pump, check valve and small diameter pipelines. Even objects not normally found in sewage, such as plastic, rubber, fiber, wood, etc., are ground into fine particles.

The 1 1/4-inch discharge connection is adaptable to any piping materials, thereby allowing us to meet your local code requirements.

The tank is made of tough corrosion-resistant HDPE. The optimum tank capacity of 70 gallons is based on computer studies of water usage patterns. A single GP 2010 is ideal for one, average single-family home and can also be used for up to two average single-family homes where codes allow and with consent of the factory. This model can accommodate flows of 700 GPD.

The internal check valve assembly, located in the grinder pump, is custom-designed for non-clog, trouble-free operation.

The grinder pump is automatically activated and runs infrequently for very short periods. The annual energy consumption is typically that of a 40-watt light bulb.

Units are available for indoor and outdoor installations. Outdoor units are designed to accommodate a wide range of burial depths.

Operational Information

Motor
1 hp, 1,725 rpm, high torque, capacitor start, thermally protected, 120/240V, 60 Hz, 1 phase

Inlet Connections
4-inch inlet grommet standard for DWV pipe. Other inlet configurations available from the factory.

Discharge Connections
Pump discharge terminates in 1 1/4-inch NPT female thread. Can easily be adapted to 1 1/4-inch PVC pipe or any other material required by local codes.

*Discharge**
15 gpm at 0 psig

11 gpm at 40 psig

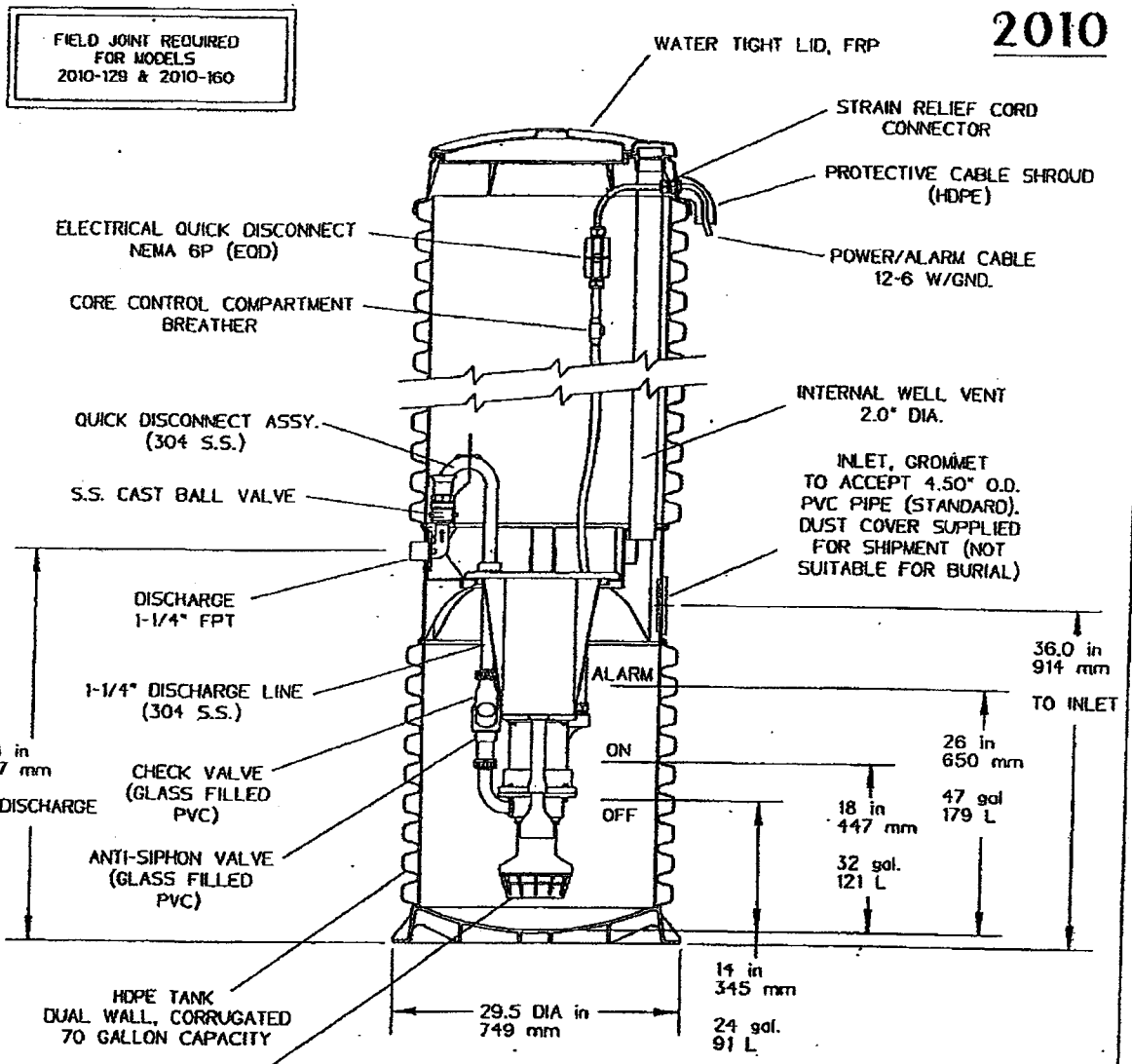
9 gpm at 60 psig

Overload Capacity

The maximum pressure that the pump can generate is limited by the motor characteristics. The motor generates a pressure well below the rating of the piping and appurtenances. The automatic reset feature does not require manual operation following overload.

2010

FIELD JOINT REQUIRED FOR MODELS 2010-129 & 2010-160



BALLAST REQUIREMENTS

A CONCRETE ANCHOR IS REQUIRED ON ALL OUTDOOR MODEL 2010 STATIONS

SPECIFIC CONCRETE DIMENSIONS ARE REQUIRED TO achieve NECESSARY BALLAST EFFECT

SEE INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS

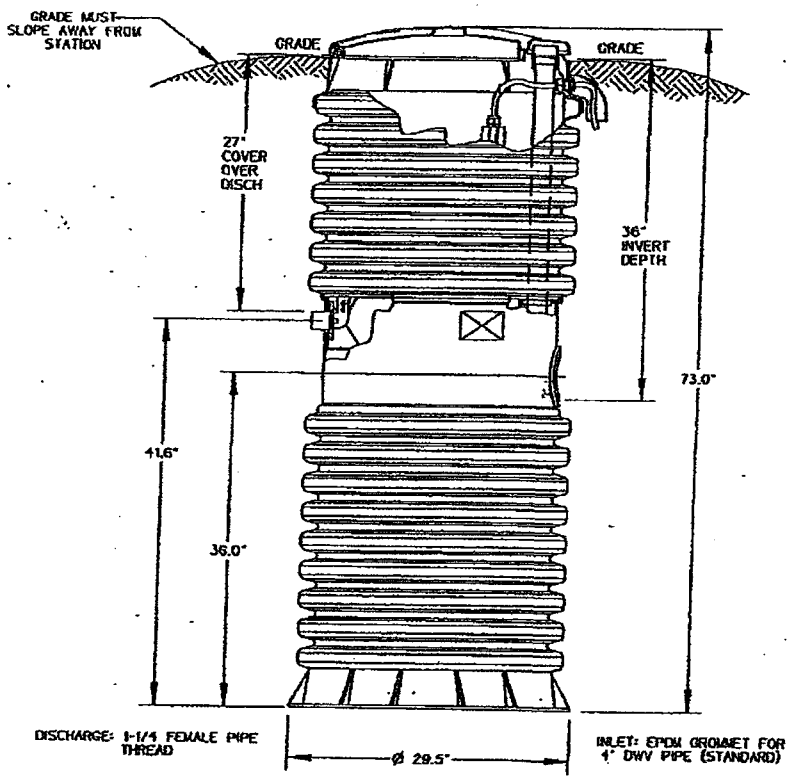
SGS	CAH	01/10/02	H	1/16
DR BY	CHK'D	DATE	ISSUE	SCALE

SEWER SYSTEMS

MODEL 2010, DETAIL SHEET

PA0908P01

2010-74



BALLAST REQUIREMENTS

A CONCRETE ANCHOR IS REQUIRED ON ALL MODEL 2010-74 STATIONS

SPECIFIC CONCRETE DIMENSIONS ARE REQUIRED TO ACHIEVE NECESSARY BALLAST EFFECT

SEE INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS

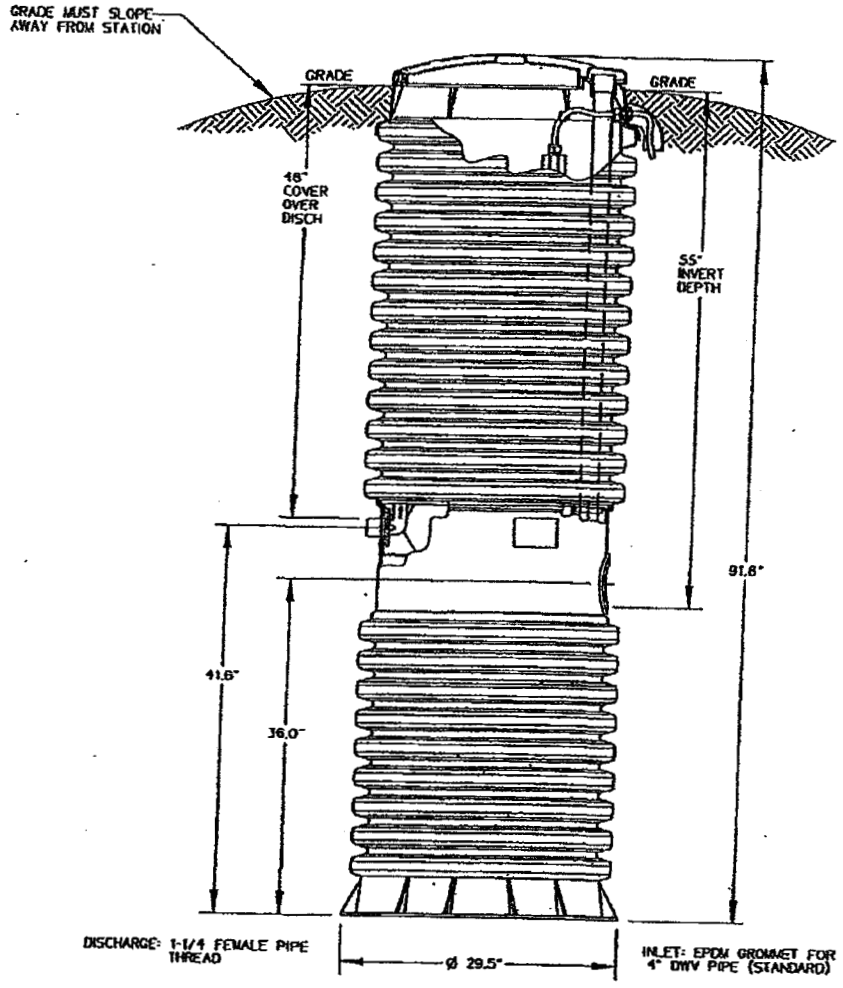
SGS	CAH	01/10/02	C	1/16
DR BY	CHK'D	DATE	ISSUE	SCALE

SEWER SYSTEMS

MODEL 2010-74

PA0856P03

2010-93



BALLAST REQUIREMENTS

A CONCRETE ANCHOR IS REQUIRED ON ALL MODEL 2010-93 STATIONS

SPECIFIC CONCRETE DIMENSIONS ARE REQUIRED TO ACHIEVE NECESSARY BALLAST EFFECT

SEE INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS

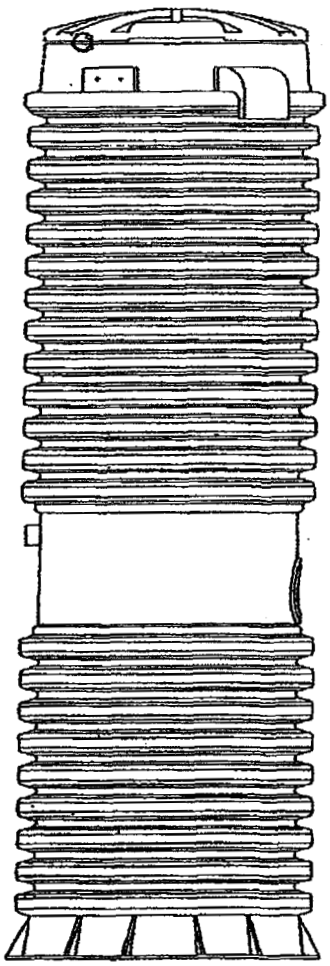
SGS	CAH	01/10/02	C	1/16
DR BY	CHK'D	DATE	ISSUE	SCALE

e/one SEWER SYSTEMS

MODEL 2010-93

PA0856P04

E/One Sewers™



Limited Warranty

1000 Series, 2000 Series, AMGP

Environment One Corporation offers a limited warranty that guarantees its product to be free from defects in material and factory workmanship for a period of two years from the date of installation, or 27 months from the date of shipment, whichever occurs first, provided the product is properly installed, serviced and operated under normal conditions and according to manufacturer's instructions. Repair or parts replacement required as a result of such defect will be made free of charge during this period upon return of the defective parts or equipment to the manufacturer or its nearest authorized service center.

Model Number: _____

Serial Number: _____

Installation Date: _____

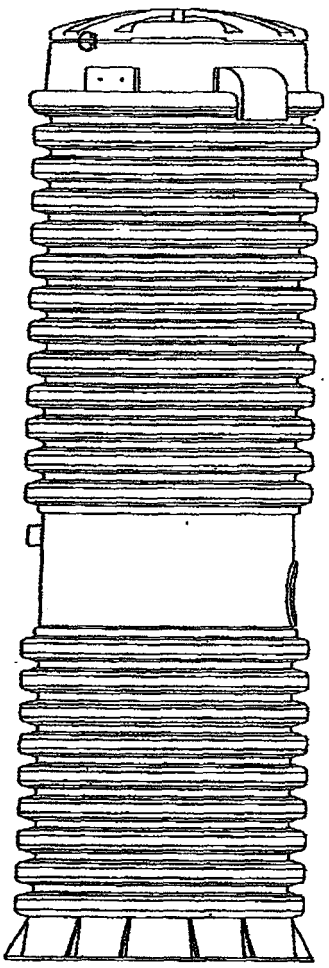
NSF CSA UL

SEWER SYSTEMS

2773 Balltown Rd • Niskayuna NY USA 12309

(01) 518.346.6161 • www.eone.com

User Instructions for the Environment One Grinder Pump



Congratulations on your Environment One grinder pump investment. With proper care and by following a few guidelines, your grinder pump will give you years of dependable service.

Care and Use of your Grinder Pump

The Environment One grinder pump is capable of accepting and pumping a wide range of materials. Regulatory agencies advise that the following items should not be introduced into any sewer, either directly or through a kitchen waste disposal unit:

Glass	Diapers, socks, rags or cloth
Metal	Plastic objects (toys, utensils, etc.)
Seafood shells	Sanitary napkins or tampons
Goldfish stone	Kitty litter

In addition, you must never introduce into any sewer:

Explosives	Strong chemicals
Flammable material	Gasoline
Lubricating oil and/or grease	

Periods of Disuse

If your home or building is left unoccupied for longer than a couple of weeks, perform the following procedure:

Purge the System. Run clean water into the unit until the pump activates. Immediately turn off the water and allow the grinder pump to run until it shuts off automatically.

Duplex Units. Special attention must be taken to ensure that both pumps turn on when clean water is added to the tank.

Caution: Do not disconnect power to the unit

Power Failure

Your grinder pump cannot dispose of wastewater without electrical power. If electrical power service is interrupted, keep water usage to a minimum.

Pump Failure Alarm

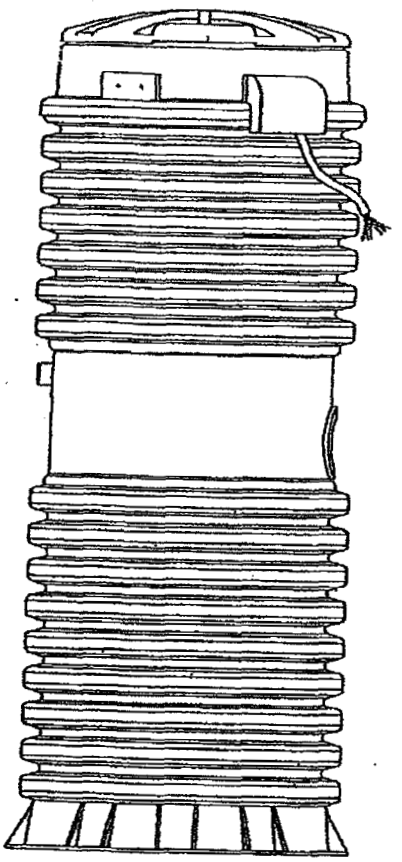
Your Environment One grinder pump has been manufactured to produce an alarm signal (120 volt) in the event of a high water level in the basin. The installer must see that the alarm signal provided is connected to an audible and/or visual alarm in such a manner as to provide adequate warning to the user that service is required. During the interim prior to the arrival of an authorized service technician, water usage must be limited to the reserve capacity of the tank.

For service, please call your local distributor:

General Information

In order to provide you with suitable wastewater disposal, your home is served by a low pressure sewer system. The key element in this system is an Environment One grinder pump. The tank collects all solid materials and effluent from the house. The solid materials are then ground to a small size suitable for pumping as a slurry with the effluent water. The grinder pump generates sufficient pressure to pump this slurry from your home to the wastewater treatment receiving line and/or disposal plant.

E/One Sewers™



GP 2010

TYPICAL INSTALLATION INSTRUCTIONS & WARRANTY INFORMATION

Environment One Grinder Pump Feature Identification

1. GRINDER PUMP BASIN – High density polyethylene (HDPE).

2. ACCESSWAY COVER – FRP

3. ELECTRICAL QUICK DISCONNECT (EQD) – Cable from pump core terminates here.

4. POWER AND ALARM CABLE – Circuits to be installed in accordance with local codes.

5. ALARM PANEL – NEMA 4X enclosure. Equipped with circuit breakers. Locate according to local codes.

6. ALARM DEVICE – Every installation is to have an alarm device to alert the homeowner of a potential malfunction. Visual devices should be placed in very conspicuous locations.

7. INLET – EPDM grommet (4.5" ID). For 4.5" OD DWV pipe.

8. WET WELL VENT – 2.0" tank vent, *supplied by factory in units with accessways.*

9. GRAVITY SERVICE LINE – 4" DWV, (4.5" OD). Supplied by others.

9a. STUB-OUT – 4" X 5' Long **watertight** stub-out, to be installed at time of burial unless the gravity service line is connected during installation. Supplied by others.

10. DISCHARGE VALVE – 1-1/4" Female pipe thread.

11. DISCHARGE LINE – 1-1/4" Nominal pipe size. Supplied by others.

12. CONCRETE ANCHOR – See Ballast Calculations for specific weight for station height. Supplied by others.

13. BEDDING MATERIAL – 6" minimum depth, round aggregate, (gravel). Supplied by others.

14. FINISHED GRADE – Grade line to be 1" to 4" below removable lid and slope away from the station.

15. VENT – Indoor installation. See section 6, Venting, on page 6.

16. VALVE – Full ported ball valve. Recommended option; for use during service operations. Supplied by others.

17. CONDUIT – 1" or 1-1/4", material and burial depth as required per national and local codes. Conduit must enter panel from bottom and be sealed per NEC section 300.5 & 300.7. Supplied by others.

18. UNION – 1-1/4" or compression type coupling. Supplied by others. (Do not use rubber sleeve and hose clamp type coupling.)

19. VALVE – Ball valve, *must provide a full-ported 1-1/4" round passage when open. Supplied by others.*

20. REBAR – Required to lift tank after ballast (concrete anchor) has been attached, 4 places, evenly spaced around tank.

Figure 1a

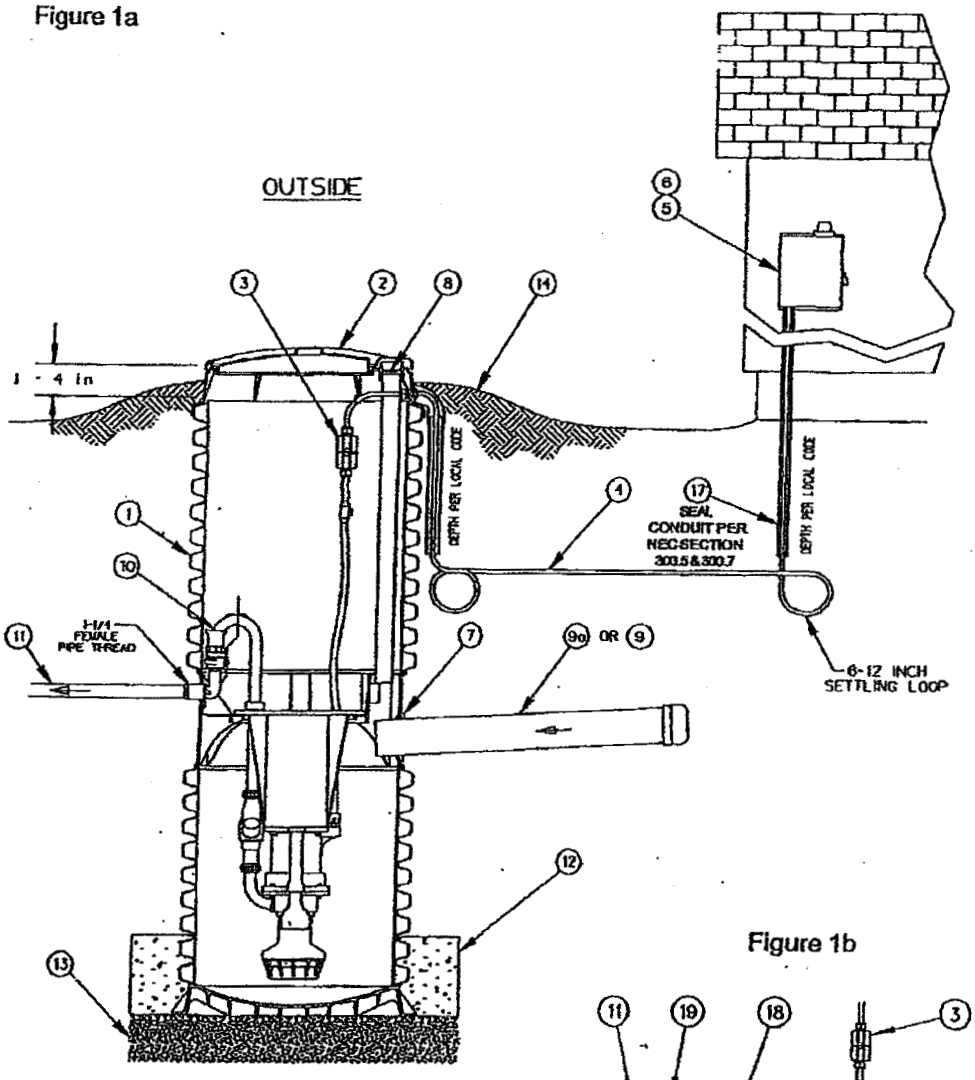
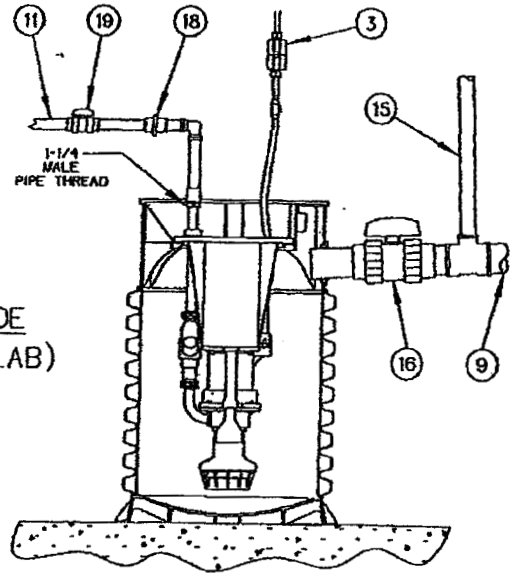


Figure 1b



FAILURE TO COMPLY WITH INSTALLATION INSTRUCTIONS WILL VOID WARRANTY

INSIDE
(ON-SLAB)

Installation Instructions for Model 2010 Grinder Pump

The Environment One Grinder Pump is a well engineered, reliable and proven product: proper installation will assure years of trouble-free service. The following instructions define the recommended procedure for installing the Model 2010 Grinder Pump. These instructions cover the installation of units with and without accessways.

This is a sewage handling pump and must be vented in accordance with local plumbing codes. This pump is not to be installed in locations classified as hazardous in accordance with National Electric Code, ANSI / NFPA 70. All piping and electrical systems must be in compliance with applicable local and state codes.

1. REMOVE PACKING MATERIAL: The User Instructions must be given to the home owner. Hardware supplied with the unit, if any, will be used at installation.

2. TANK INSTALLATION: The tank is supplied with a standard grommet for connecting the 4" DWV (4.50" outside Dia.) incoming sewer drain. Other inlet types and sizes are optional (caution 4" DR-35 pipe is of smaller diameter and won't create a water tight joint with the standard grommet). Please confirm that you have the correct inlet before continuing. If a concrete ballast is attached to the tank lift only by the lifting eyes, (rebar) embedded in the concrete. **Do not drop, roll, or lay tank on its side. This will damage the unit and void the warranty.**

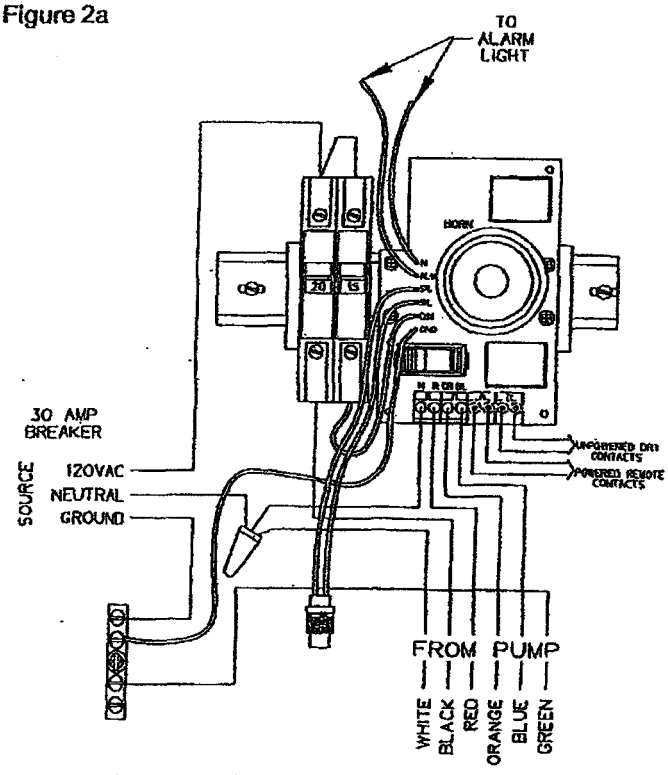
If the tank has no accessway (Fig. 1b) (Indoor installation): The pump may be installed on or in the basement floor (see Fig. 1b). If the tank is to be set on the floor it must be a flat and level bearing surface. If the tank is to go into the basement floor, it must be anchored to prevent unit from floating due to high ground water (see Chart 1, page 12 for weight).

If the tank is to go in the floor: A hole of the correct width and depth should be excavated. The tank must be placed on a 6" bed of gravel made up of naturally rounded aggregate, clean and free flowing, with particle size not less than 1/8" or more than 3/4" in diameter. The wet well should be leveled and filled with water prior to pouring the concrete to prevent the tank from shifting. If it's necessary to pour the concrete to a level above the inlet, the inlet must be sleeved with an 8" tube before pouring.

There must be a minimum clearance of three feet directly above the tank to allow for removal of the pump core.

If the tank has an accessway (Fig. 1a): Excavate a hole to a depth, so that the removable cover extends above the finished grade line. The grade should slope away from the unit. The diameter of the hole must be large enough to allow for a concrete anchor. Place the unit on a bed of

Figure 2a



120 VOLT WIRING

gravel, naturally rounded aggregate, clean and free flowing, with particles not less than 1/8" or more than 3/4" in diameter. The concrete anchor is not optional. (See Chart 1 on page 12 for specific requirements for your unit)

The unit should be leveled and the wet well filled with water to the bottom of the inlet to help prevent the unit from shifting while the concrete is being poured. The concrete must be vibrated to ensure there are no voids.

If it is necessary to pour the concrete to a higher level then the inlet, the inlet must be sleeved with an 8" tube before pouring.

If your unit is a model taller than 93" it may be shipped in two sections, requiring field assembly. See Field Joint Assembly Instructions on page 8 for additional information.

3. INLET PIPE INSTALLATION: Mark the inlet Pipe 3 1/2" from the end to be inserted. Inlet pipe should be chamfered and lubricated with a soap solution. Lubricate the inlet grommet with soap solution as well. Insert the pipe into the grommet up to the 3 1/2" mark. Inspect to ensure the grommet has remained intact and in place.

4. DISCHARGE: The use of 1-1/4" PVC pressure pipe Schedule 40 and polyethylene pipe SDR 11 or SIDR 7 are recommended. If polyethylene is chosen use compression type fittings to provide a smooth inner passage. It is recommended that a Redundant Check Valve Assembly (E/One part no. PC0051GXX) be installed between the pump discharge and the street main on all installations. Never use a ball type valve as a check valve. We recommend the valve be installed as close to the public right-of-way as possible. Check local codes for applicable requirements.

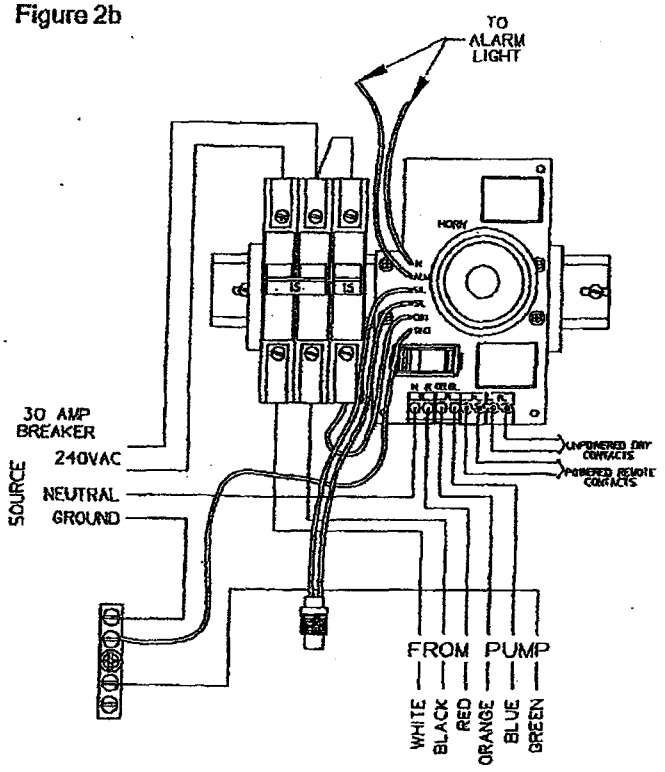
CAUTION: *Redundant check valves on station laterals and anti-siphon/check valve assemblies on grinder pump cores should not be used as system isolation valves during line tests.*

If the tank has no accessway: (Indoor Installation) The discharge connection is a 1-1/4" male NPT. The discharge piping must incorporate a shut-off valve and a union with a minimum pressure rating of 160 PSI, or a suitable piping disconnect to allow for removal of the pump core. The valve should be of the type that provides a full-ported passage (i.e. a ball or gate valve). A standard 1-1/4" union or a compression type coupling should be used as a disconnect joint.

If the tank has an accessway: There is a ball valve and a quick disconnect pre-installed in the accessway. There is a 1-1/4" female NPT discharge connection on the outside of the tank 41" above the bottom of the tank.

5. BACKFILL REQUIREMENTS: Proper backfill is essential to the long term reliability of any underground structure. Several

Figure 2b



240 VOLT WIRING

methods of backfill are available to produce favorable results with different native soil conditions.

The most highly recommended method of backfilling is to surround the unit to grade using Class I or Class II backfill material as defined in ASTM 2321. Class 1A and Class 1B are recommended where frost heave is a concern, Class 1B is a better choice when the native soil is sand or if a high, fluctuating water table is expected. Class I, angular crushed stone offers an added benefit in that it needs minimal compaction. Class II, naturally rounded stone, may require more compactive effort, or tamping, to achieve the proper density.

If the native soil condition consist of clean compactible soil, with less than 12% fines, free of ice, rocks, roots, and organic material it may be an acceptable backfill. Such soil must be compacted in lifts not to exceed one foot to reach a final Proctor Density of between 85% and 90%. Non-compatible clays and silts are not suitable backfill for this or any underground structure such as inlet or discharge lines. If you are unsure of the consistency of the native soil it is recommended that a geotechnical evaluation of the material be obtained before specifying backfill.

Another option is the use of a flowable fill (i.e., low slump concrete). This is particularly attractive when installing grinder pump stations in augured holes where tight clearances make it difficult to assure proper backfilling and compaction with dry materials. Flowable fills should not be dropped with more than four feet between the discharge nozzle and the bottom of the hole since this can cause separation of the constituent materials.

6. VENTING: The unit must be properly vented to assure correct operation of the pump. If you have an indoor unit it can be vented through the 2" port supplied at the top of the wet well or through the incoming sewer line with a 2" pipe (the vent must be within four feet of the grinder pump, and before the first change of direction fitting).

The outdoor units are supplied with a vent pipe from the wet well to the top of the accessway.

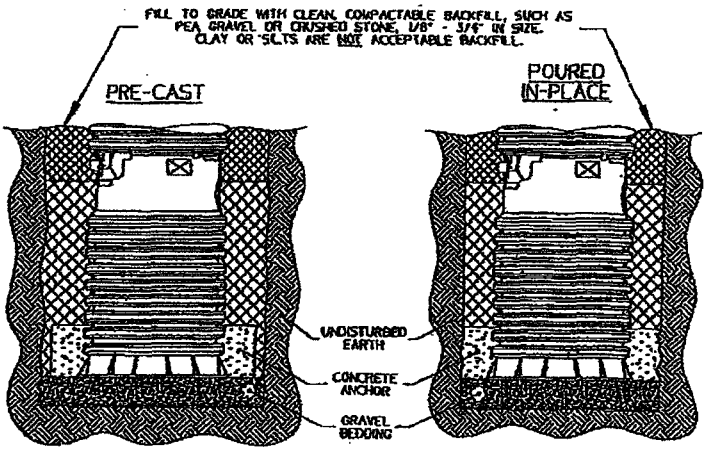
Failure to *properly vent* the tank will result in faulty operation and will void the warranty.

7. ELECTRICAL CONNECTION: (Supply panel to E/One Alarm Panel) Before proceeding verify that the service voltage is the same as the motor voltage shown on the name plate. An alarm device is to be installed in a conspicuous location where it can be readily seen by the home owner. An alarm device is required on every installation. There shall be no exceptions.

Wiring of supply panel and Environment One Alarm Panel shall be per figures 2a and 2b, Alarm Panel wiring diagrams and local codes.

8. ELECTRICAL CONNECTION: (Pump to Panel) (Fig. 4) The Environment One GP2000 grinder pump station is provided with a cable for connection between the station and the alarm panel, (The Supply Cable). The supply cable is shipped inside the station with a small portion fed

Figure 3



TYPICAL IN-GROUND SECTION VIEW

through the cable connector mounted on the wall of the fiberglass shroud. The supply cable, a six conductor tray cable, meets NEC *requirements for direct burial* as long as a minimum of 24" burial depth is maintained. Those portions of the cable which have less than 24" of cover must be contained in suitable conduit. This includes the vertical portion dropping to a 24" depth at the station and the length rising out of the ground at the control panel. *NOTE: Wiring must be installed per national and local codes. Conduit must enter panel from bottom and be sealed per NEC section 300.5 & 300.7.*

8a. Procedure for installing E/One supply cable:

1) Open the lid of the station, Locate the cable and the feed-thru connector on the wall of the shroud. If the station has a field joint and was delivered in two pieces be sure the 2 halves of the EQD are securely assembled together. Loosen the nut on the connector and pull the supply cable out *through the connector until it* hits the crimped on stop feature on the cable, approximately 24" from the EQD. ***IMPORTANT:** *All but 24" of the cable must be pulled out of the station, and the portion of the cable between the EQD and the molded in cable breather should be secured in the hook provided to ensure that the pump functions properly.* ***Do not leave the excess cable in the station.***

2) Retighten the nut. This connection must be tight or ground water will enter the station.

3) Feed the wire through the length of conduit (contractor provided) which will protect it until it is below the 24" burial depth.

4) Position the conduit vertically below the cable connector along side of the station reaching down into the burial depth. Attach the small fiberglass guard (protective shroud) provided with the station to protect the exposed cable where it enters the station. Four self tapping screws are provided.

5) Run the cable underground, in a trench or tunnel, to the location of the E/One panel. Leave a 6-12 inch loop of cable at each end to allow for shifting and settling. Connections made at the panel are shown in the panel wiring diagram (Fig. 2a and 2b).

9. DEBRIS REMOVAL: Prior to start-up test procedure, the core must be removed and the incoming sewer line flushed to force all miscellaneous debris into the tank. Next, all liquid and debris must be removed. Once tank is clean, re-install the pump and proceed with the test.

10. TEST PROCEDURE: When the system is complete and ready for use, the following steps should be taken to verify proper installation and operation:

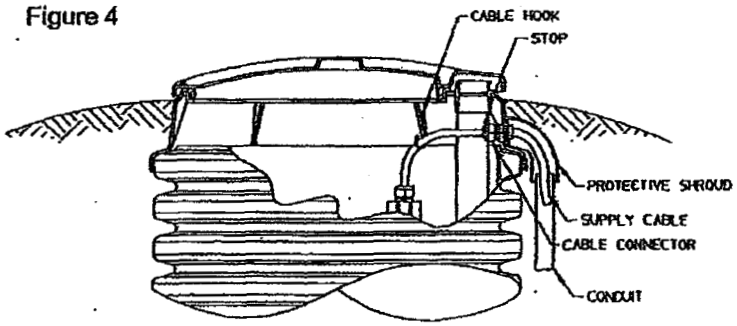
a) Make sure that the discharge shutoff valve is fully open. This valve must not be closed when the pump is operating. In some installations there may be a valve, or valves, at the street main that must also be open.

b) Turn ON the alarm power circuit breaker.

c) Fill tank with water until the alarm turns ON. Shut off water.

d) Turn ON pump power circuit breaker; the pump should turn on immediately. Within one minute the alarm will turn off. Within three minutes the pump will turn off.

Figure 4



Supply Cable Voltage Drop:
120 VAC Pump = .195 Volts per Foot of Cable
240 VAC Pump = .098 Volts per Foot of Cable
(Maximum Recommended Length = 100 Feet)

TYPICAL SUPPLY CABLE CONFIGURATION

Field Joint Assembly Instructions

IT IS EXTREMELY IMPORTANT THAT THE JOINT IS SEALED PROPERLY BEFORE BACKFILLING. EXCAVATING A UNIT FOR REPAIR IS VERY EXPENSIVE AND CAN BE EASILY AVOIDED BY USING PROPER CAUTION DURING THE FOLLOWING PROCEDURE.

Parts included in Field Joint Kit: Identify all parts before proceeding with installation.

(16) 3/8-16 X 1-1/2 long screws
(16) 3/8-16 Elastic Stop Nuts
(32) Flat Washers
(1) Length Sealant (Sika) Tape
(1) Hole Punch
(1) Vent Pipe Extension

1) Carefully clean and dry both accessway flanges with solvent. **IMPORTANT: Sealing surfaces must be dry to ensure the sealant adheres correctly.**

2) Starting at one hole of tank flange, apply two layers of Sika Tape around the inside half of the flange. Align the outside edge of the tape with the bolt circle. Move to the adjacent hole and apply one layer of Sika Tape around the outside of the flange. Align inside of tape with the bolt circle. Remove the backing paper as you lay the adhesive on the flange. **Do not stretch Sika tape during application, it may result in a leak.** The tape should overlap at the end by approximately 1/2 inch, as shown in Fig. 5a. If a section of Sika Tape is misapplied, the bad section may be cut out and replaced. Cut away the poorly laid portion cleanly with a knife and be sure to over lap the tape at each end about 1/2 inch.

3) Using the tool provided, punch a hole through the tape at each of the 16 existing bolt holes in the flange. **Be careful to keep the exposed sealant clean and dry.**

4) Insert three of the sixteen 3/8-16 x 1-1/2" long bolts, with a flat washer, into the flange attached to the upper part of the accessway. These will act as guides while aligning the bolt pattern of the two flanges.

5) Support the upper accessway section a few inches over the tank with the green stripes on each lined up. Once aligned, lower the upper section onto the mating flange using the three bolts to guide it to the proper position. See Fig. 5b.

6) Insert the remaining 13 bolts with flat washers into the flanges. Place a flat washer and elastic stop nut on the end of each bolt, turning the nut on just enough to hold the washer in place.

7) Tighten up the bolts until the sealant begins to squeeze out from between the flanges. To ensure a consistent, sturdy seal tighten them in the following sequence: 1, 9; 5, 13; 3, 11; 7, 15; 2, 10; 4, 12; 6, 14; 8, 16. Always be sure to tighten one bolt and then the bolt at the position 180° from it, see figure 1 for position numbers.

8) Using the same sequence as in step 7 tighten each bolt to 60 in-lbs. Visually inspect the joint, each bolt and each nut should have a flat washer between it and the flange, and a uniform amount of sealant should be protruding from the seam along the entire perimeter.

In the event that there are any voids in the sealant, the joint may leak. Take corrective actions if necessary and be sure that the joint is leak free before continuing.

9) Install the vent pipe extension piece which was shipped inside the upper piece of the accessway. Push the extension pipe into the bell mouth fitting on the pipe installed in the wet well tank. Be sure the pipe is seated correctly. Slide the top end of the extension pipe into the receptacle on the bottom of the lid.

Figure 5a

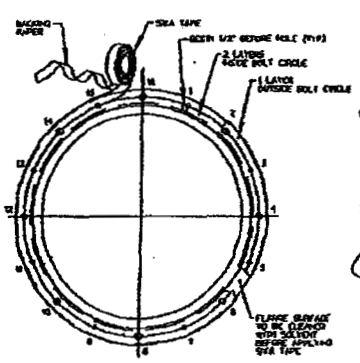
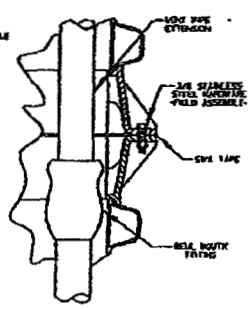


Figure 5b



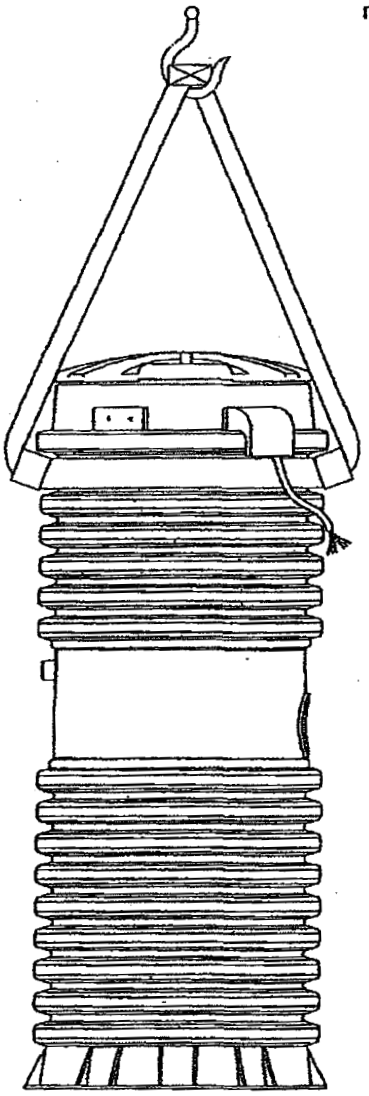
Lifting Instructions

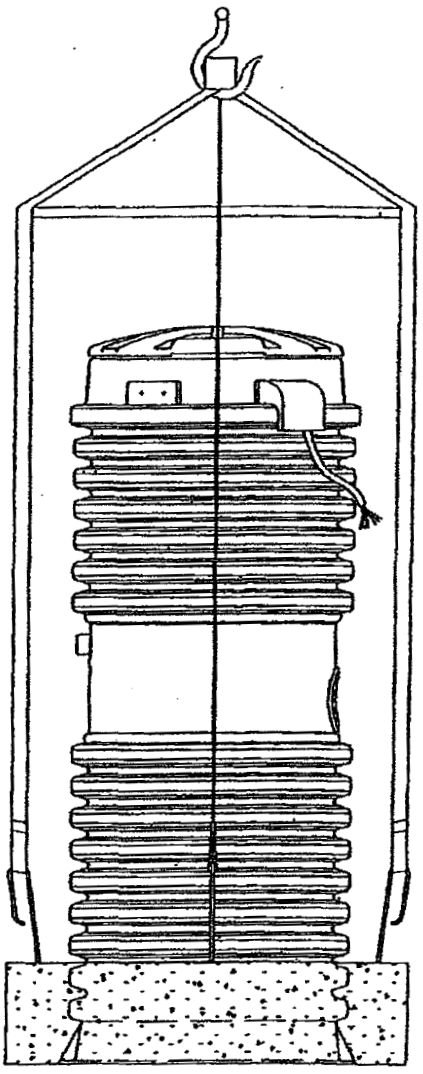
FAILURE TO FOLLOW THESE INSTRUCTIONS COMPLETELY WILL VOID THE WARRANTY.

1. Transporting unit to installation site: Always lift a unit from the bottom for the purpose of transportation. The station should be received attached to a pallet for this purpose. **Never roll a station or move it on its side.**

2. No Ballast (to be poured in place): If the concrete anchor is to be poured while the station is in place lift the unit using 2 nylon straps wrapped around the accessway making a sling, as shown below. Keep station oriented vertically to avoid any damage. Only lift from the accessway to put unit in hole, not for moving any distance.

3. Precast Ballast: Never lift a station that has a ballast attached by any means except the rebar. The weight of the concrete will damage the station if you attempt to lift it from any part of the station.





E/One Series 2000 Grinder Pump Station Ballast Calculations

Any buried vessel that is submerged, or partially submerged, in water will be acted on by an upward buoyant force that attempts to return the vessel to a non-submerged state. The magnitude of this buoyant force is equal to the volume of the vessel that is submerged multiplied by the density of water. On most in-ground installations a ballast, or concrete anchor, of proper volume and weight is required to resist the buoyant force. The amount of ballast required for a given set of installation site conditions may be calculated as follows.

Installation Site Assumptions

1. Low water table – under worst case ground water or flood conditions only the wet well portions of the E/One grinder pump stations will be submerged.

2. Backfill materials are per E/One Installation Instructions (Models 2010, 2012, 2014, 2015 & 2016).

3. The consulting engineer should perform a soil test to determine if the assumptions that have been made are valid for the specific installation site. If the site conditions differ from these assumptions, then the consulting engineer must revise the calculations as shown in this document.

Physical Constants

1. Density of Water = 62.4 lb/cu ft
2. Density of Concrete = 150 lb/cu ft (in air)
3. Density of Concrete = 87.6 lb/cu ft (in water)
4. Density of Dry Compacted Backfill = 110 lb/cu ft
5. Density of Saturated Backfill = 70 lb/cu ft

Procedure

A. Determine The Buoyant Force Exerted On The Station

1. Determine the buoyant force that acts on the grinder pump station when the wet well is submerged in water.
2. Subtract the weight of the station from the buoyant force due to the submerged wet well to determine the net buoyant force acting on the station.

B. Determine The Ballast Force Exerted On The Station

1. Determine the ballast force applied to the station from the concrete, saturated soil and dry soil.

C. Subtract The Ballast Force From the Buoyant Force.

1. Note – if the installation site conditions are different from those listed above, the consulting engineer should recalculate the concrete ballast.

Ballast Calculations

The following calculations are to outline the areas used to determine the volumes of the different materials for the ballast. All sections referred to in the calculations are marked on the accompanying drawing.

E/One Series 2000 Grinder Pump Station Ballast Calculations

Sample Calculation GP 2010-93 Station

Volume of Station Wet Well = 13.2 cu ft
Station Weight = 270 lb
Station Height = 91.8 in

A. Buoyant Force

1. The buoyant force acting on the submerged GP 2010-93 is equal to the weight of the displaced water for the section of the tank that is submerged (wet well).

$$F_{buoyant} = (\text{density of water})(\text{volume of 2010-93 wet well})$$
$$= (62.4 \text{ lb/cu. ft})(13.2 \text{ cu. ft})$$
$$= 823.7 \text{ lb}$$

2. The net buoyant force acting on the station ($F_{net\text{-}buoyant}$) is equal to the buoyant force ($F_{buoyant}$) minus the weight of the grinder pump station.

$$F_{net\text{-}buoyant} = 823.7 \text{ lb} - 270 \text{ lb}$$
$$= 553.7 \text{ lb}$$

B. Ballast Force

1. Determine the volume of concrete (if applicable) & soil (saturated and dry)

Section I: Used To Determine The Volume Of Concrete

$$\text{Area} = (\text{Height})(\text{Width})$$
$$= (10")[(36" - 26.4")/2]$$
$$= 48 in^2$$

$$\text{Volume} = (\text{Area})(\text{Average Perimeter of the cylinder})$$
$$= (48 in^2)(\pi)((36" + 26.4")/2)$$
$$= (4704.8 in^3)(1/1728 ft^3/in^3)$$
$$= 2.7 ft^3$$

Section II: Used To Determine The Volume Of Saturated Soil

$$\text{Area} = (\text{Height})(\text{Width})$$
$$= (28.5")[(36" - 26.4")/2]$$
$$= 136.8 in^2$$

$$\text{Volume} = (\text{Area})(\text{Average Perimeter of the cylinder})$$
$$= (136.8 in^2)(\pi)((36" + 26.4")/2)$$
$$= (13408.8 in^3)(1/1728 ft^3/in^3)$$
$$= 7.8 ft^3$$

E/One Series 2000 Grinder Pump Station Ballast Calculations

Sample Calculation GP 2010-93 Station Continued

Section III: Used To Determine The Volume Of Dry Soil

Area = (Height)(Width)
= (50.3in)[(36in – 26.4in)/2]
= 241.4in²

Volume = (Area)(Average Perimeter of the cylinder)
= (241.4in²)(π)((36" + 26.4")/2)
= (23661.5 in³)(1/1728 ft³/in³)
= 13.7 ft³

2. Determine the combined ballast

Ballast (total) = Ballast (concrete) + Ballast (saturated soil) + Ballast (dry soil)

= ($V_{concrete}$)(density concrete in water) + (V_{soil})(density wet soil) + (V_{soil})(density dry soil)

= (2.7 cu ft)(87.6 lb/ft³) + (7.8 cu ft)(70 lb/ft³) + (13.7 cu ft)(110 lb/ft³)

= 236.5 lb + 546.0 lb + 1507.0 lb

= 2289.5 lb

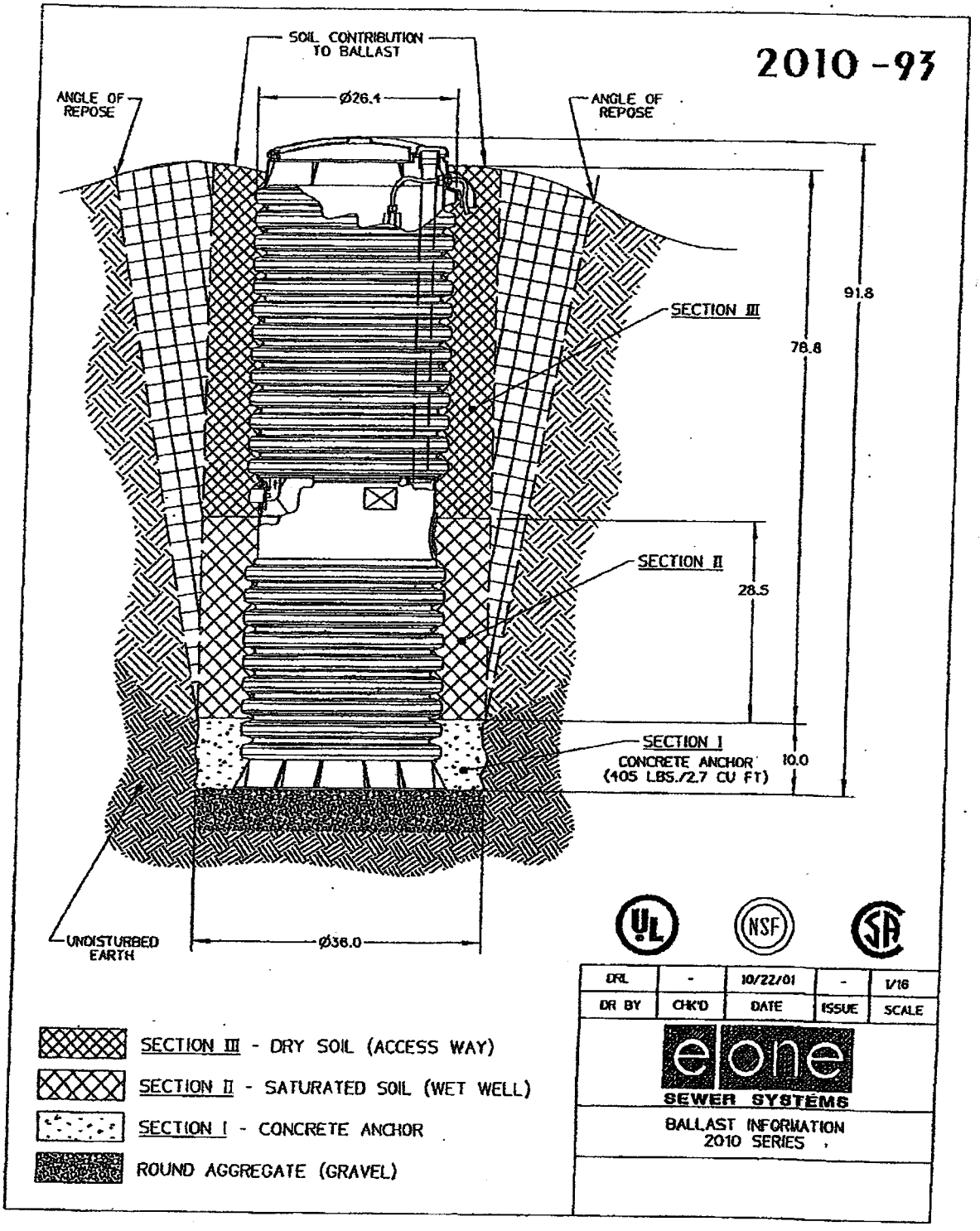
C. Subtract the buoyant force from the ballast force to determine the final condition

Final Condition = Ballast Force - Buoyant Force
= 2289.5 lb – 553.7 lb
= 1735.8 lb

The approach outlined above may be used to calculate the ballast requirements listed below.

GP Model	Wet Well Volume (cu ft)	FNet- Buoyant (lb)	Station Weight (lb)	Fballast (lb)	Volume Concrete (cu ft)	Weight Concrete in Air (lb)
2010-61	13.2	582.7	241	1332.5	2.7	405
2010-74	13.2	569.7	254	1717.5	2.7	405
2010-93	13.2	553.7	270	2289.5	2.7	405
2010-124	13.2	543.7	280	3213.5	2.7	405
2010-129	13.2	523.7	300	3367.5	2.7	405
2010-158	13.2	498.7	325	4236.5	2.7	405
2010-160	13.2	494.7	329	4291.5	2.7	405

Chart 1


2010 -93
SOIL CONTRIBUTION TO BALLAST
Ø26.4
ANGLE OF REPOSE
ANGLE OF REPOSE
91.8
SECTION III
78.8
SECTION II
28.5
SECTION I
CONCRETE ANCHOR
(405 LBS./2.7 CU FT)
10.0
UNDISTURBED EARTH
Ø36.0
SECTION III - DRY SOIL (ACCESS WAY)
SECTION II - SATURATED SOIL (WET WELL)
SECTION I - CONCRETE ANCHOR
ROUND AGGREGATE (GRAVEL)
DRL
-
10/22/01
-
1/16
DR BY
CHK'D
DATE
ISSUE
SCALE
eone
SEWER SYSTEMS
BALLAST INFORMATION
2010 SERIES

Adjusting the Height of a 2000 Series Grinder Pump Station

REMOVE EXISTING COVER ASSEMBLY (Fig. 6)

If your existing station has a welded-on cover shroud you will need the appropriate replacement cover kit (see Table 2, page 15).

1. Turn off all power to the grinder pump station.
2. Remove the tank lid and the electrical shroud.
3. Unplug the electrical quick disconnect (EQD) and remove the EQD from the supply cable. *Note: DO NOT CUT CABLE.* Loosen liquid tight cable connector and pull the supply cable out through the connector on the side of tank.
4. Tape the pump breather cable to the vent pipe in the tank.

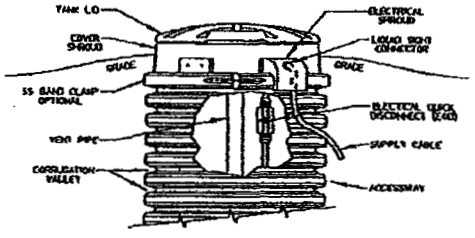


Figure 6

5. Remove the soil around the tank, exposing three of the tank corrugations below grade. Use caution not to damage buried cable.
6. Remove existing cover shroud.

6a. Welded-on shroud (standard) - Using a hand saw, cut the tank in the valley between the two corrugations at grade, discard existing welded-on shroud and attached corrugations *(shroud is not to be reused). Caution: Be careful not to cut either the vent pipe or the pump breather cable.*

6b. Clamped-on shroud - Remove band clamp and cover shroud.

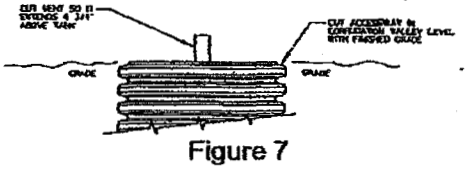


Figure 7

REDUCING STATION HEIGHT (Fig. 7)

7. Using a hand saw, cut the tank in the valley between the two corrugations at grade.
8. Cut vent pipe 4 ¾" above the cut made on the tank. *Proceed to step 16.*

INCREASING STATION HEIGHT (Fig. 8 and Fig. 9)

9. Remove the soil around the tank exposing it 18" deeper than the extension being installed. For example, if you have a 2' extension (not including the coupler) you must dig down 3'6" minimum from grade; if you have a 4' extension (not including the coupler) you must dig down 5'6" minimum from grade. Use caution not to damage buried cable.

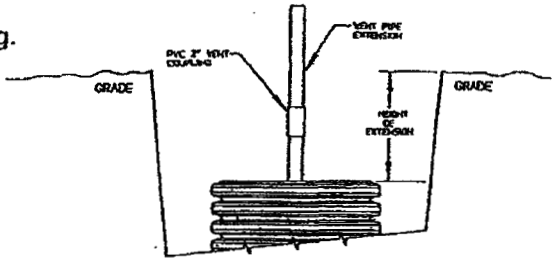


Figure 8

10. Measure from grade down 2' (for a 2' extension) or 4' (for a 4' extension) and mark accessway. Using a hand saw, cut the tank in the valley between the two corrugations that are closest to your mark. *Note: Make sure the welded-on shroud of the extension will be at grade level. Be sure you are not cutting into the wet well and you must have two corrugations below your cut, if there are less than two corrugations, this extension kit can not be used.*

Caution: *Be careful not to cut either the vent pipe or the pump breather cable.*

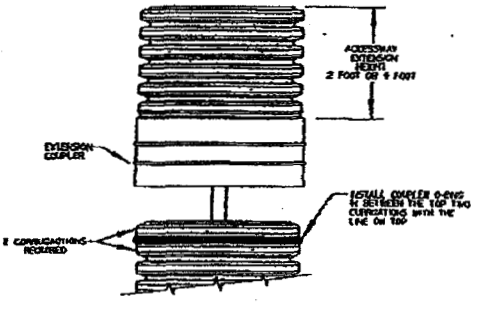


Figure 9

11. Attach the vent pipe extension with the 2" vent coupling, bringing the vent well above grade.

12. Clean all dirt and debris from top four corrugations on tank. Install the 24" coupler O-ring on the tank between the top two corrugations with the white or yellow line facing out and on top.

13. Lube extension coupler and coupler O-ring with pipe lube or dish soap.

14. Manually press coupling evenly over lubricated O-ring. If additional force is needed, place a plywood cover over the accessway and apply gentle mechanical pressure to the coupler. *Note: Care must be used when pushing down on the coupler. Excessive force or impact may result in damage and leakage.*

15. Frequent visual inspections during installation must be performed to determine when the tank has fully engage the coupler.

INSTALL REPLACEMENT COVER ASSEMBLY (Fig. 10)

16. Clean top corrugation on accessway extension and mating surface of replacement shroud with acetone.

17. Liberally apply the silicone sealer provided to the under side of the replacement shroud where it will come in contact with the accessway extension.

18. Lube wet well vent grommet and vent pipe extension with pipe lube, non-grit hand cleaner or dish soap and slide vent pipe through grommet until tank shroud seats to accessway.

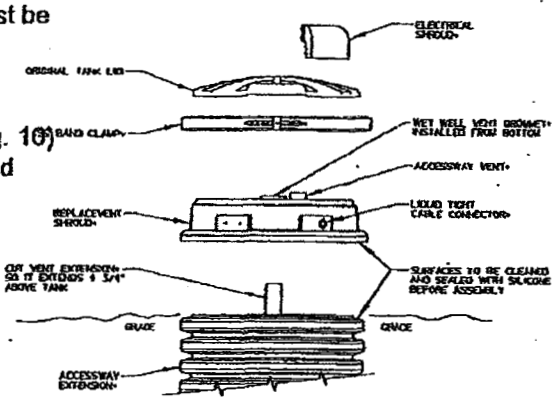


Figure 10

19. Place SS band clamp around top corrugation and the replacement shroud. Tap with a mallet around clamp to help seat the clamp. Torque stud assembly on band clamp to a maximum 125 inlb.

20. Reinstall the supply cable, EQD**, tank lid and electrical shroud and tighten cable connector. (**See "EQD wiring order," Table 1)

21. Follow start-up procedures to ensure proper pump operation (you will find the start-up instructions in our service manual or the station installation instruction guide).

**EQD wiring order

PIN #	COLOR
1	Red
2	Black
3	White
4	Green
5	Orange
6	Blue

Table 1

Table 2

DESCRIPTION	PART NO.
Simplex station	PC0569G15
Simplex, flood plain config	PC0569G16
Duplex station	PC0569G17
Duplex, flood plain config	PC0569G18

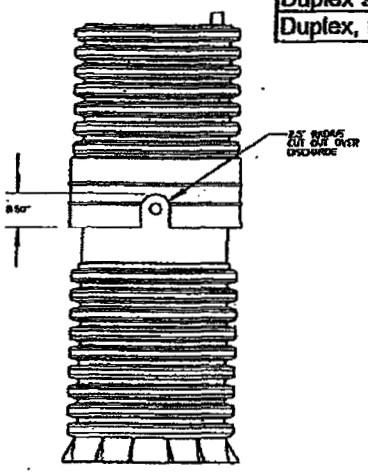


Figure 11

NOTE: IF EXISTING ACCESSWAY HAS ONLY 2 CORRUGATIONS (Fig. 11)

- If the coupler will not engage completely because the discharge piping is in the way, and it doesn't have a cut out, you will need to cut a slot in the coupler.

- Using a hand, reciprocating or hole saw, cut an arch in the coupler; the cut-out is not to exceed 5.50" tall or 5.00" wide.

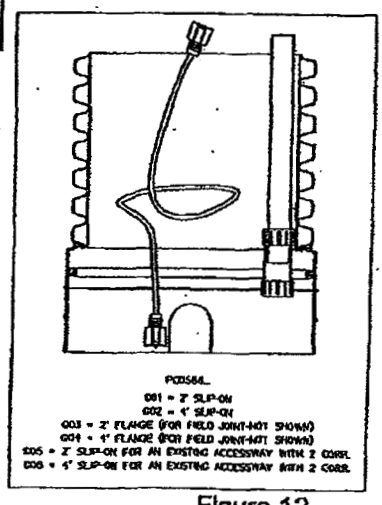
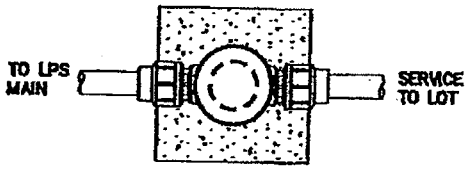
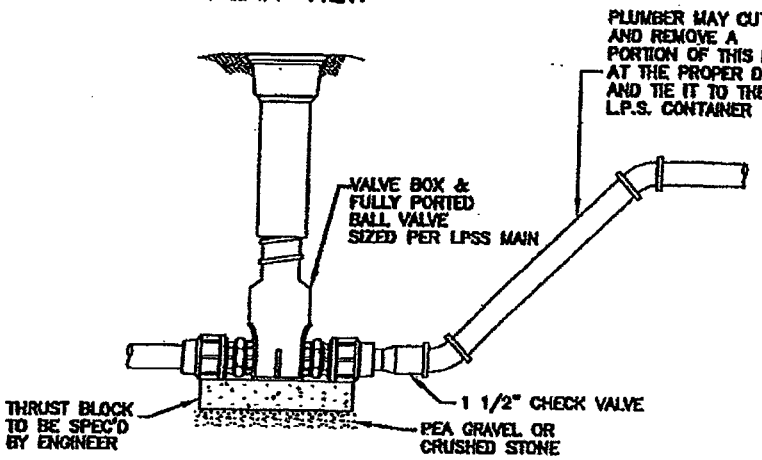


Figure 12

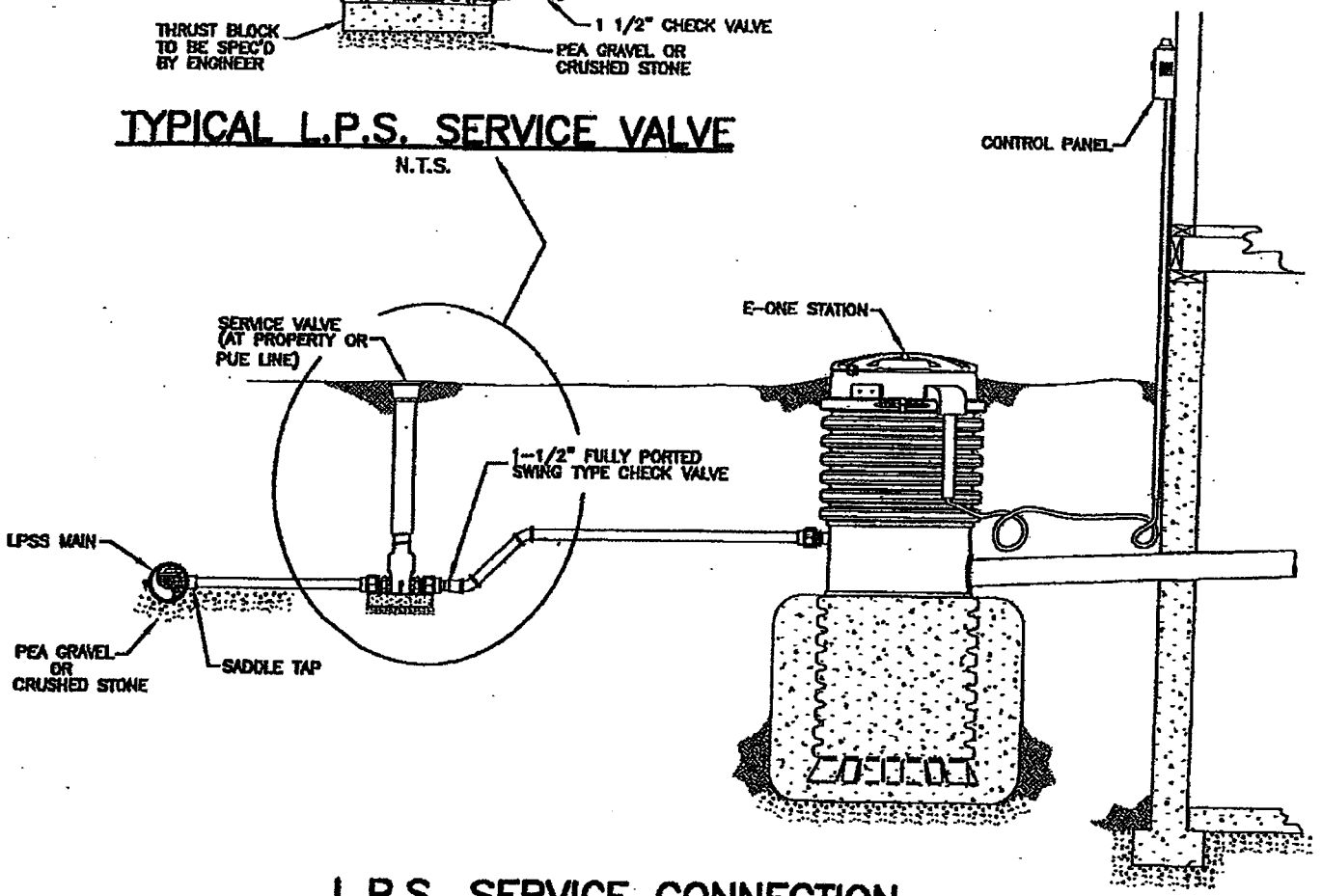


PLAN VIEW



TYPICAL L.P.S. SERVICE VALVE

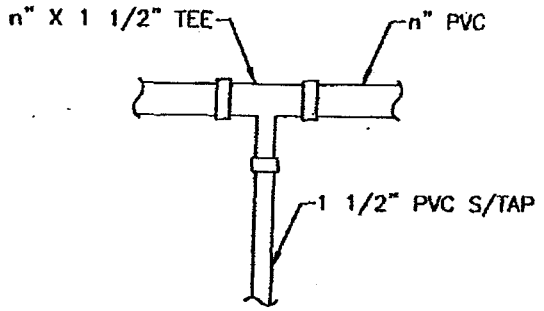
N.T.S.



L.P.S. SERVICE CONNECTION

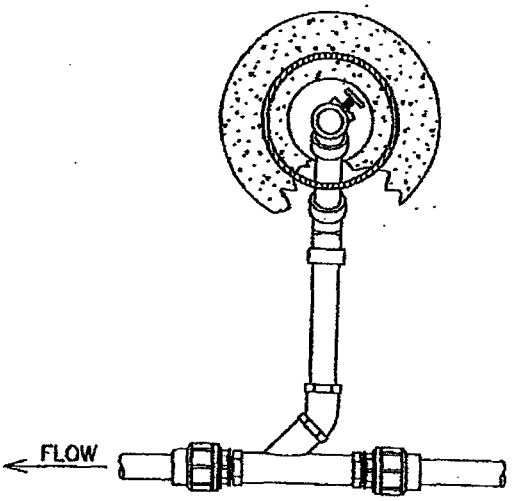
N.T.S.

n – REFER TO PLANS FOR LINE SIZE

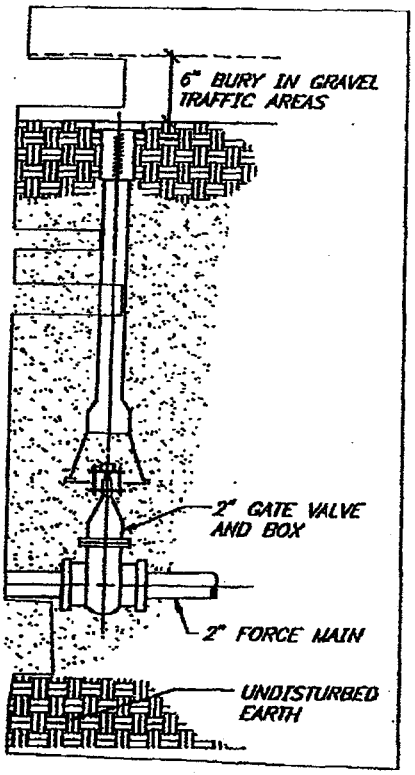


LOW PRESSURE SEWER SYSTEM DETAIL SCHEMATIC

N.T.S.

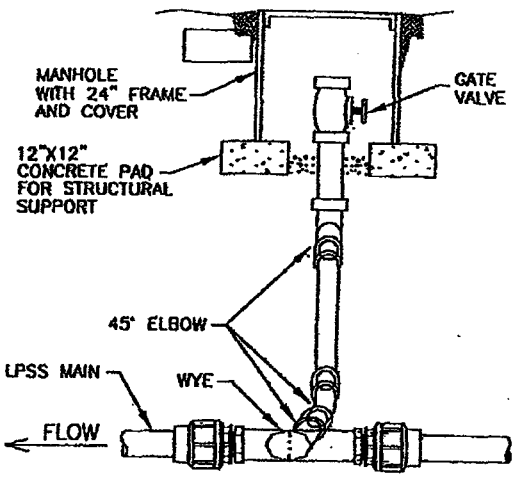


PLAN VIEW



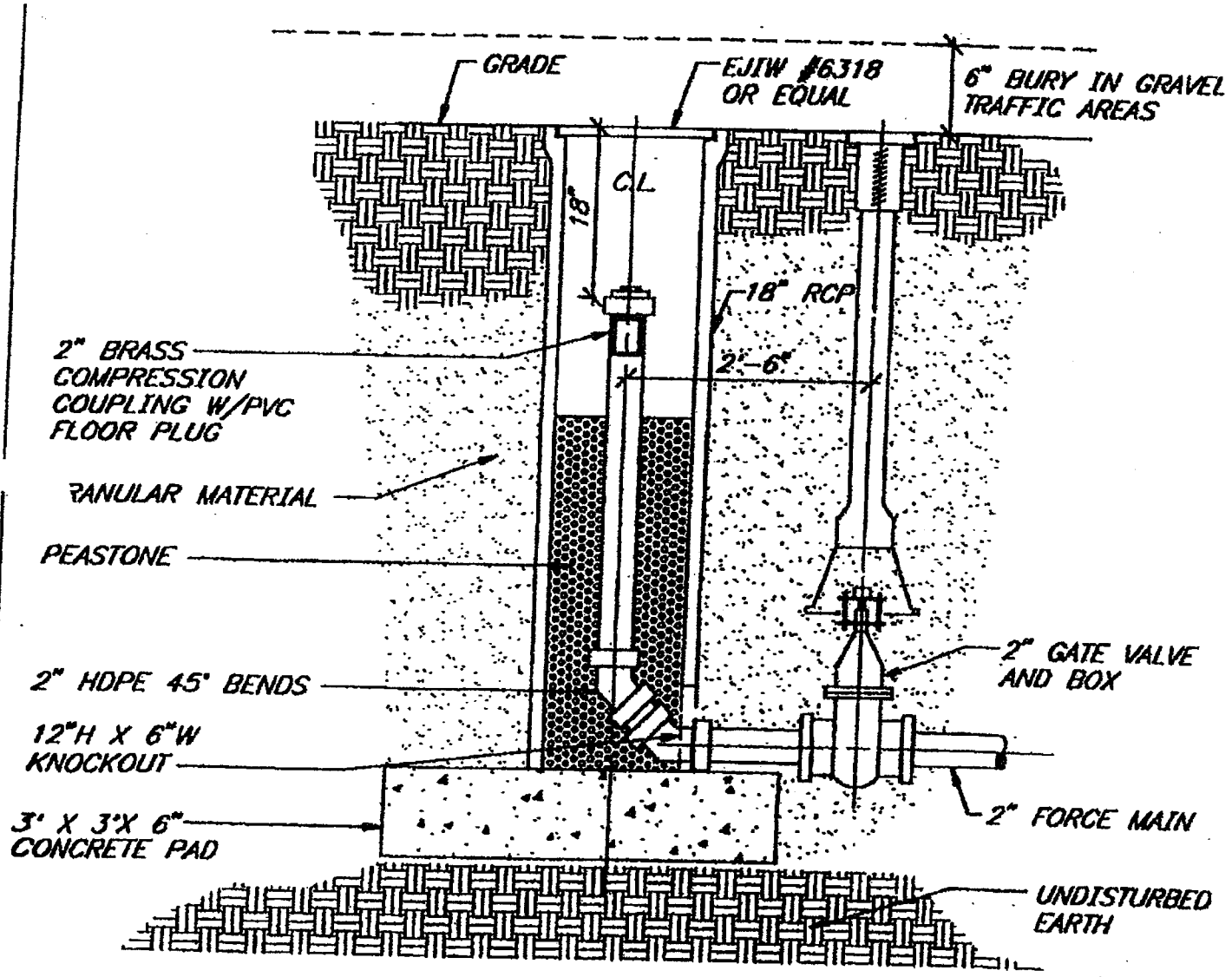
ISOLATION VALVE DETAIL (SIZE PER PLAN)

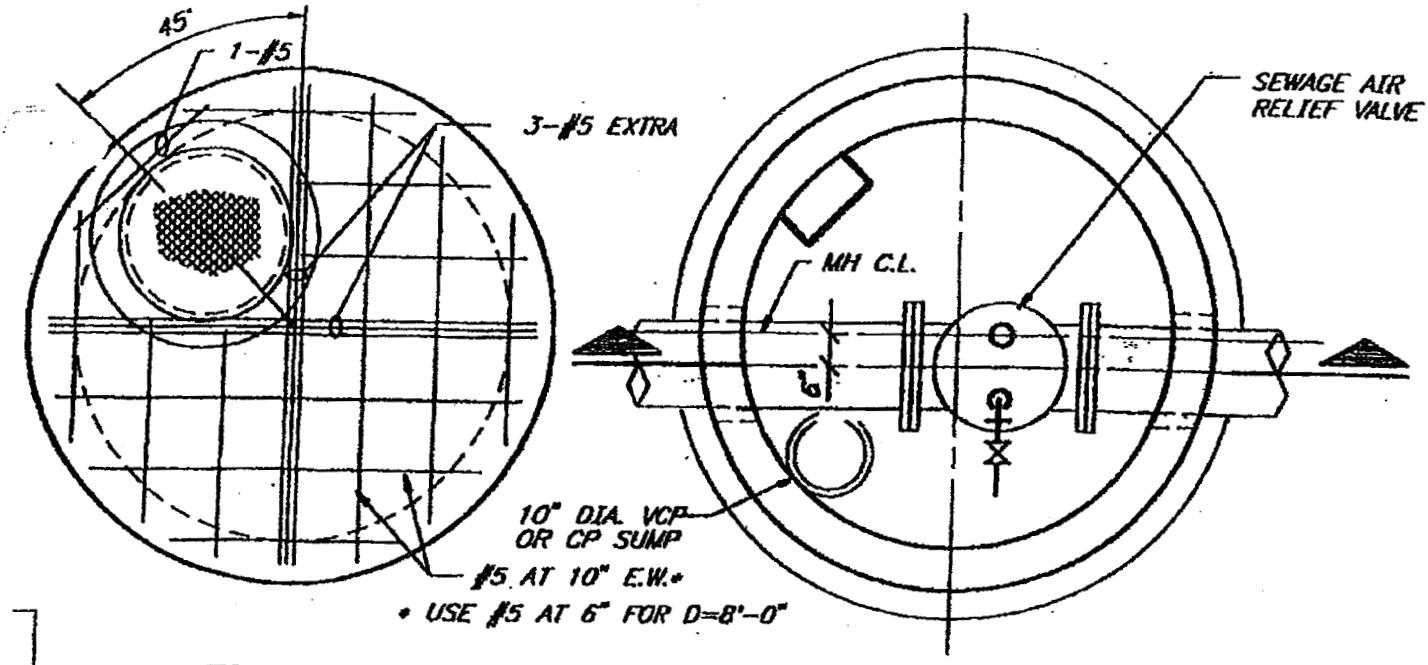
N.T.S.

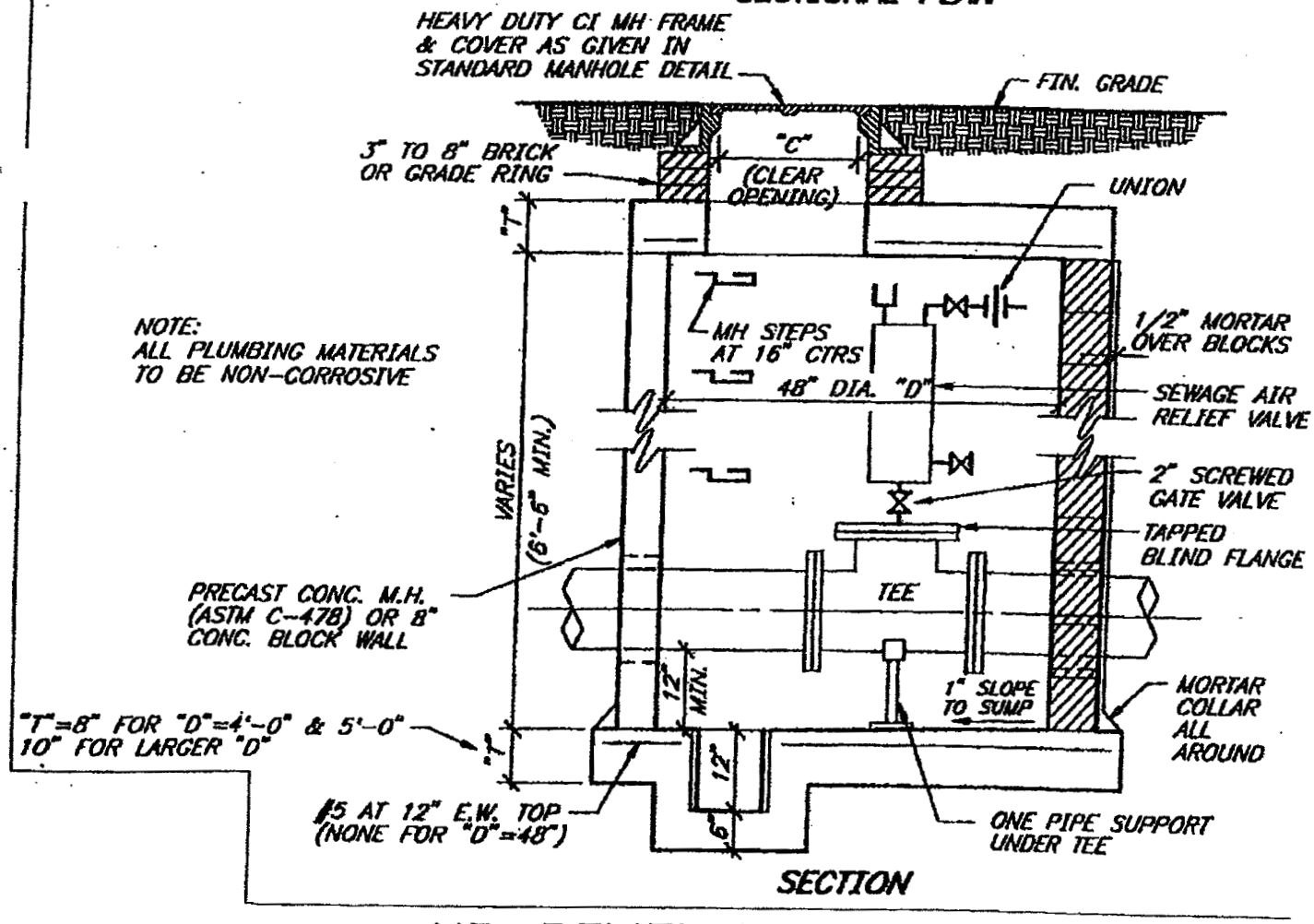


TYPICAL FLUSHING CONNECTION ON L.P.S. MAIN

N.T.S.

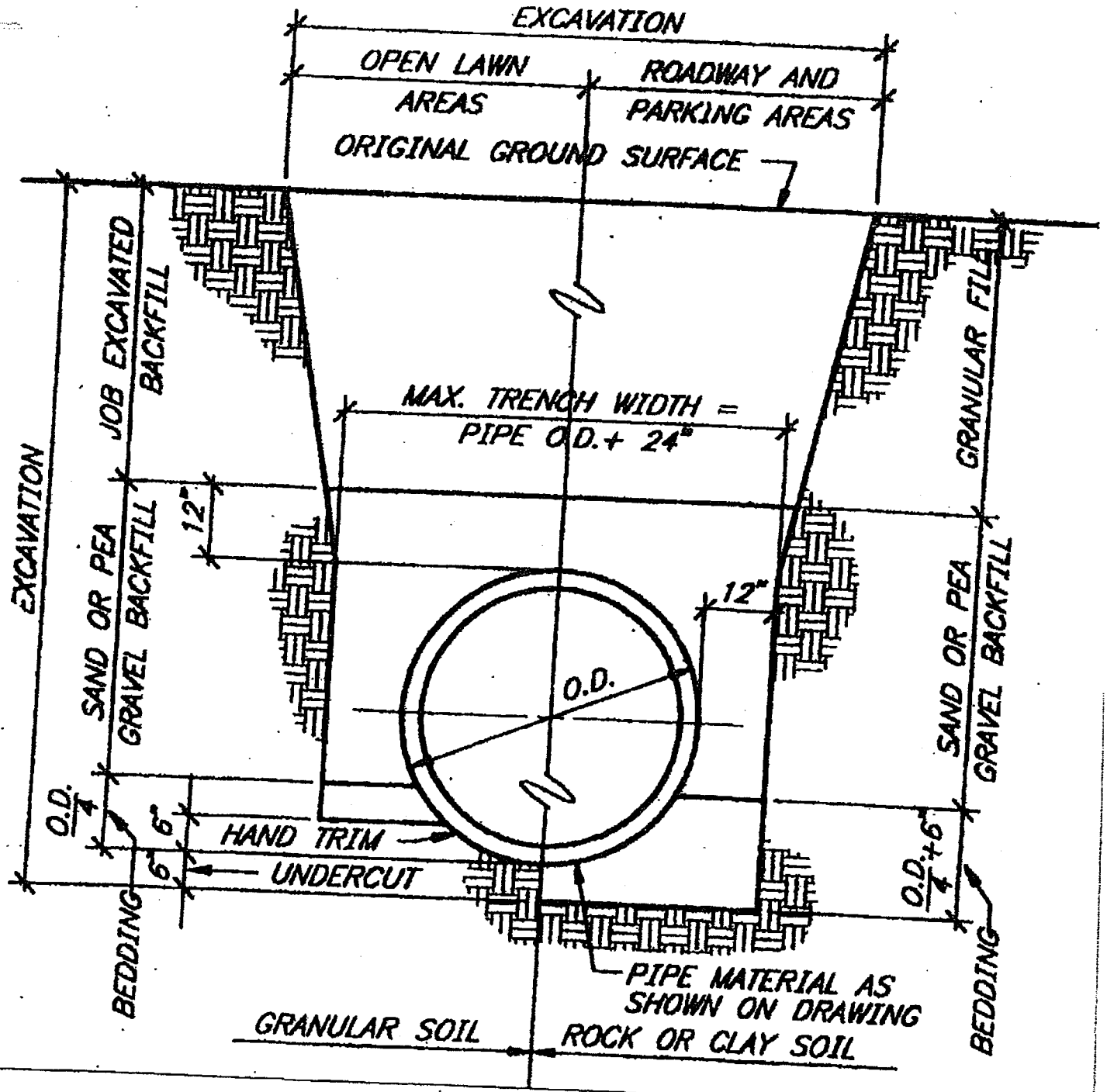

GRADE
EJIW #6318
OR EQUAL
6" BURY IN GRAVEL
TRAFFIC AREAS
18"
C/L
18" RCP
2'-6"
2" BRASS
COMPRESSION
COUPLING W/PVC
FLOOR PLUG
RANULAR MATERIAL
PEASTONE
2" HDPE 45° BENDS
12"H X 6"W
KNOCKOUT
3' X 3'X 6"
CONCRETE PAD
2" GATE VALVE
AND BOX
2" FORCE MAIN
UNDISTURBED
EARTH





AIR RELIEF MANHOLE

N.T.S.



TRENCH EXCAVATION AND BACKFILL

N.T.S.

APPENDIX III

Lift Station Conceptual Design Specification

Wickenburg Ranch
Main Lift Station Pumps

H2Optimize ver: 6.041
04/27/06

PUMP DATA SHEET

Fairbanks Morse Pump, 60 Hz

Selection file: (untitled)

Curve: 35M404E

Catalog: FMSUB60.MPC v 2.0

Design Point: Flow: 1050 US gpm
Head: 170 ft

Fluid: Water — Temperature: 60 °F, SG: 1, Viscosity: 1.122 cP, Vapor pressure: 0.2568 psi_a, Atm pressure: 14.7 psi_a

Pump: 5430-NONCLOG - 1800 — Size: 4"5435MV
Speed: 1780 rpm — Dia: 13.6875 in

Limits: Temperature: 104 °F — Sphere size: 3 in
Pressure: 125 psi_g — Power: — bhp

NPSHa: — ft

Specific Speed: Ns: 1111 — Nss: 7106

Piping: System: —
Suction: — in
Discharge: — in

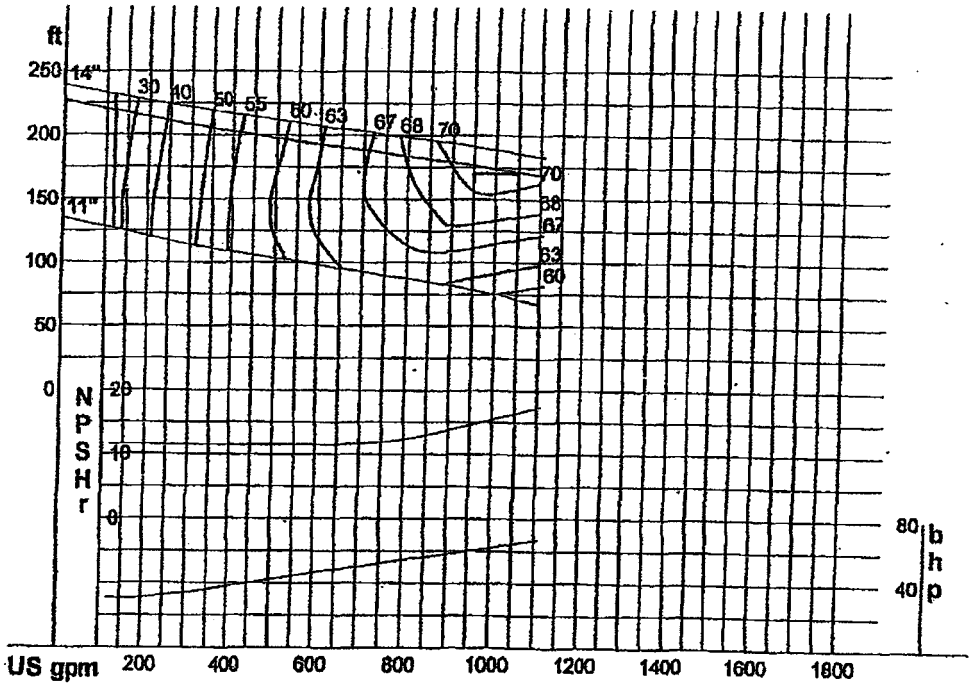
Dimensions: Suction: 4 in — Discharge: 4 in

Motor: 75 hp — Speed: 1800 — Frame: 320
SUBMRGD StandardXPLPROF Enclosure
sized for Max Power on Design Curve

— Data Point —
Flow: 1050 US gpm
Head: 172 ft
Eff: 70%
Power: 64.7 bhp
NPSHr: 16.5 ft

-- Design Curve --
Shutoff Head: 227 ft
Shutoff dP: 98.4 psi
Min Flow: 120 US gpm
BEP: 71% eff
@ 989 US gpm
NOL Pwr: 67.5 bhp
@ 1107 US gpm

-- Max Curve --
Max Pwr: 72.6 bhp
@ 1108 US gpm



— PERFORMANCE EVALUATION —

Flow US gpm	Speed rpm	Head ft	Pump %eff	Power bhp	NPSHr ft	Motor %eff	Motor kW	Hrs/yr	Cost /kWh
1260	Flow Rate is Out of Range for this Pump								
1050	1780	172	70	64.7	16.5				
840	1780	182	69	55.9	12.9				
630	1780	192	64	47.6	11.6				
420	1780	202	55	38.7	11.5				

Typical Specifications
D5430MV (210-440 Frame)

General

Furnish and install a quantity of 2 Fairbanks Morse Pump 4 "Model D5430MV pull-up submersible pumping unit(s), UL Listed for explosion proof Class I, Division 1, Groups C and D hazardous locations. The pumps shall be clockwise rotation and connect to the discharge piping when lowered into place.

Conditions of Operation

Each pump shall provide the following hydraulic conditions:

Design Condition	Primary Condition	Secondary Condition
Capacity	1060 GPM	_____GPM
Total Dynamic Head	172 TDH	_____TDH
Maximum Speed	1780 RPM	_____RPM
Efficiency (min. hydraulic)	70 %	_____%
Minimum Wire-to-Water Efficiency	_____%	
Shutoff Head	227 Feet	
NPSHR	16.6 Feet	
Minimum Spherical Solid Size	3 Inches	

Minimum net positive suction head available (NPSHA) at the center line of the pump impeller is_____feet at _____ GPM.

Liquid is _____ with a maximum temperature of _____° F.

Impeller

Impeller shall be matched to its constant velocity equalizing pressure volute, and be of the one-piece, single suction, enclosed two-vane (or bladeless), radial flow design with large openings, blunt well-rounded leading edges thick hydrofoil shape tapered to the trailing edge, and a circular flow pattern to prevent the accumulation of solids and stringy material. It is to be balanced and secured to the shaft by means of a key and fastener. Wiper vanes are not allowed. Impeller waterways and clearance between the pump's full diameter impeller periphery and volute cutwater shall be capable of passing a _____" solid sphere. Impeller shall be trimmed to specifically meet the conditions of operation [and be fitted with an axial (face-type), stainless steel wear ring with a minimum 300-350 Brinell hardness]. The impeller is adjustable by the use of shims to restore the wear ring clearance in the field.

Volute and Sliding Bracket

Volute is to be cast with extra thick walls made of close-grained cast iron conforming to ASTM A48, Class 30. It is to be one-piece, constant velocity equalizing pressure (except 4" 5435 which is specifically designed with a circular volute to minimize radial loads at low flows) with smooth fluid passages large enough to pass any size solid that can pass through the impeller. The volute shall have an integral tapered suction inlet area to direct flow to the impeller eye and have a centerline flanged discharge. Volute discharge shall be minimum 4" diameter as measured on the inside diameter of the discharge flange opening. [Volute shall be fitted with an axial (face-type), stainless steel wearing ring with a minimum 410-484 Brinell hardness.]

The sliding bracket assembly shall be a part of the pumping unit constructed so that when lowered to the discharge base/elbow, the knifing action of the vertical metal-to-metal seal provides a self-cleaning, non-clogging, non-sparking UL Listed explosion-proof assembly.

Guide Rail/Bracket

Two rails shall be provided to guide the pump when being raised or lowered in the sump and mount on the discharge base/elbow. Single rail or cable guide systems are not acceptable. The rails shall align the pump with the discharge elbow as it is lowered into place. A ductile iron upper rail guide bracket shall be furnished to support and align the rails at the top of the sump. For rail lengths greater than 20 feet, a stainless steel intermediate rail guide bracket shall be included.

Discharge Base

The installation shall include a rigid discharge base-elbow to support the total weight of the pumping unit. The base is to be bolted directly to the floor with the 90 degree elbow having a 125 lb. ANSI flange discharging vertically.

Motor

Pump(s) shall be driven by completely sealed, electric submersible squirrel cage induction motors with a maximum NEMA nameplate rating of 75 HP, 1.15 service factor, 1780 RPM, 460 volts, 3 -phase, 60 Hertz. The motor nameplate horsepower rating should exceed the brake horsepower requirements of the specified head and capacity conditions and have a minimum full load efficiency of ___%.

Submersible equipment shall be UL Listed for Class I, Division 1, Groups C and D explosion-proof hazardous locations as defined by the National Electric Code. All electrical parts shall be housed in an air-filled (or oil-filled in 210 frame construction) cast iron, watertight enclosure which is sealed by the use of O-rings and rabbeted joints with extra large overlaps.

The stator-winding and lead shall be insulated with moisture-resistant Class F insulation for continuous duty in 40 degree C ambient. The motor shall be designed for continuous duty capable of ten (10) starts per hour. Automatic reset, normally closed thermal overloads shall be imbedded in the motor windings to provide overheating protection. Motor winding thermostats must be connected to an electric controller per local and state codes and the National Electric Code.

Motor shaft shall be one-piece, 416 stainless steel. Carbon steel shafts or shaft sleeves are not acceptable. Rotor is to be dynam-

ically balanced to meet NEMA vibration limits; all external hardware is to be stainless steel.

Cable leads are to enter at the top of the motor, and are to allow the cable-to-motor connection to be accomplished in the field without soldering. All power and control lead wires are to be double sealed as it enters the motor in such a manner that cable-wicking will not occur. This sealing system shall consist of a rubber grommet followed by epoxy that is high in adhesive qualities and has a low coefficient of expansion. Each cable wire is to have a small section of insulation removed to establish a window area of bare wire and each wire is to be untwisted and surrounded by epoxy potting material. A cable strain relief mechanism shall be an integral part of this sealing system. Cable sealing system shall be capable of withstanding an external pressure test of 1200 PSI as well as a cable assembly pull test as required by Underwriters Laboratories. Singular grommet or other similar sealing systems are not acceptable. Motor shall be supplied with ____ feet of multi-conductor type "SOW-A" or "W" power cable and control cable. Cable sizing shall conform to NEC specifications and be UL listed.

Power and control leads shall be terminated on a sealed terminal board. The terminal board and its bronze lugs shall be O-ring sealed.

Pump(s) shall be provided with two separate tandem-mounted mechanical seals to prevent the pumped liquid from entering the rotor/stator cavity area to ensure reliability of operation. The upper and lower seals are mounted to rotate in the same direction.

The upper seal is to be completely immersed in an oil bath and seals the oil chamber and the motor housing. The lower seal mating surfaces are to be immersed in the oil bath sealing the pump volute and the oil chamber. Each seal shall be held in contact by its own spring system and require neither maintenance nor adjustment, but shall be easily inspected and replaceable. The lower seal spring shall be protected from trash in the pumped fluid by a spring cover which extends over the entire length of the compressed seal spring. Pressure generated by the pump assists in sealing the mating surfaces of the lower seal.

Seal materials for the upper seal shall be stainless steel and Buna-N components, carbon rotating face and Ni-resist stationary face. Lower seal construction shall be stainless steel and Buna-N components, carbon (silicon carbide on 400 & 440 frames) rotating face and ceramic (tungsten carbide on 400 & 440 frames) stationary face [silicon carbide rotating face against tungsten carbide stationary face].

Two moisture detection probes shall be installed so that they will detect moisture in either the seal or stator cavity measuring resistivity between the probes. They shall be wired internally to the control cable connection at the top of the motor. Float type devices located in the rotor/stator area or single probe-to-ground moisture detectors measuring continuity are not acceptable. O-ring sealed inspection plugs shall be provided in the mechanical seal oil chamber for ease in inspection, draining and filling of oil.

The pump shall rotate on a grease lubricated-for-life thrust bearing (oil lubricated in 210 frame) and oil lubricated radial bearing with a minimum L10 life of _____ hours. Lower shaft bearings shall be locked in place to prevent shaft movement and to take thrust loads.

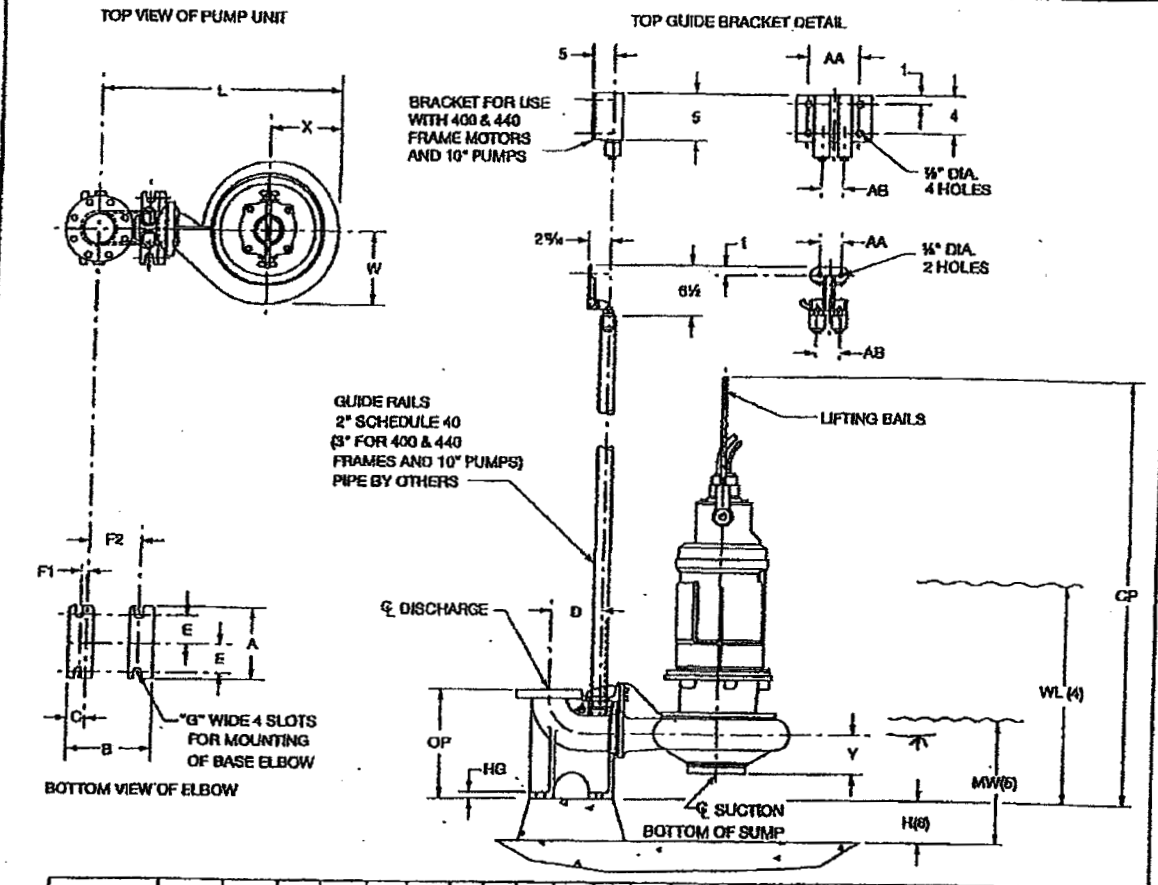
A heavy-duty stainless steel lifting bail shall be included and be of adequate strength to lift the entire pump and motor assembly.

Quality Assurance

Pumps and motors are to be engineered, manufactured and assembled in the United States under a written Quality Assurance program. This written Quality Assurance program shall have been in effect for at least five (5) years, and include a written record of periodic internal and external audits to confirm compliance with UL Quality Assurance specifications.

ISO-9001 Certification

Pumps and motors shall be manufactured by ISO-9001 certified companies only.



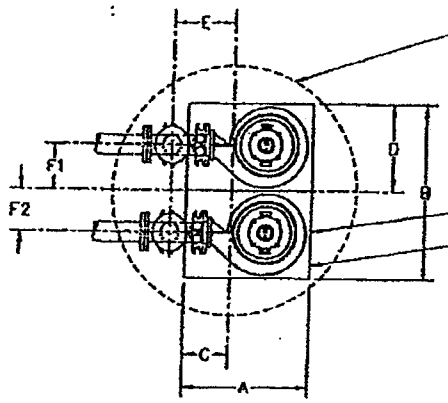
PUMP	MOTOR FRAME	DISCH.	A	B	C	D	E	F1	F2	G	H	L	W	X	Y	AA	AB	CP	HG	MW	OP	WL
4"D5435MV	210T	4(9)	10	11⅛	2¼	6¼	4	1	7	1½	3	33⅛	10⅛	9⅝	7⅞	3	3½	55½	⅛	15½	15	33¼
4"D5435MV	250T	4(9)	10	11⅛	2¼	6¼	4	1	7	1½	3	33⅛	10⅛	9⅝	7⅞	3	3½	59½	⅛	15½	15	38½
4"D5435MV	320T	4(9)	10	11⅛	2¼	6¼	4	1	7	1½	3	33⅛	10⅛	9⅝	7⅞	3	3½	68⅛	⅛	15½	15	44½
6"D5435MV	320T	6(11)	16	17⅛	4⅝	9¼	7	2¼	10½	1¼	9¼	61⅛	21	19⅜	12⅛	3	3½	76	1¼	24½	19	45¼
6"D5435MV	360T	6(11)	16	17⅛	4⅝	9¼	7	2¼	10½	1¼	9¼	61⅛	21	19⅜	12⅛	3	3½	70½	1¼	24½	19	47¼
6"D5435MV	365T	6(11)	16	17⅛	4⅝	9¼	7	2¼	10½	1¼	9¼	61⅛	21	19⅜	12⅛	3	3½	72½	1¼	24½	19	49¼
8"D5435MV	400T	8(9)	30½	34¼	6¾	12¾	14	4	25	1¼	3¼	69	21	19⅜	12⅛	11	8	RTF	1¾	24½	27½	RTF
8"D5435MV	440T	8(9)	30½	34¼	6¾	12¾	14	4	25	1¼	3¼	69	21	19⅜	12⅛	11	8	112	1¾	24½	27½	71
10"D5435MV	360T	10(9)	30½	34¼	6⅞	13¼	14	4	25	1½	5½	74⅛	21¼	20⅛	13¼	11	8	85⅛	1¾	27	33	62½
10"D5435MV	400T	10(9)	30½	34¼	6⅞	13¼	14	4	25	1½	5½	74⅛	21¼	20⅛	13¼	11	8	115	1¾	27	33	74

NOTES:
(1) DISCHARGE FLANGE IS 125# ANSI DRILLING UNLESS NOTED.
(2) ALL DIMENSIONS ARE IN INCHES UNLESS NOTED.
(3) 5400'S AND 5400K'S ARE DIMENSIONALLY IDENTICAL.
(4) RECOMMENDED LOW WATER LEVEL FOR CONTINUOUS OPERATION. 210 FRAME AND WATER JACKETED 250 THRU 440 FRAME UNITS CAN OPERATE CONTINUOUSLY AT "MW" WATER LEVEL.
(5) WATER LEVEL MAY BE DRAWN DOWN TO THIS LEVEL FOR SHORT TIME DUTY IN AIR MOTOR RATINGS. DRAW DOWN CAN OCCUR OVER A PERIOD OF 15 MINUTES.
(6) BASES ARE DESIGNED TO HAVE FULL CONTACT WITH GROUT OR A SOLE PLATE GROUTED IN PLACE.
(7) NOT FOR CONSTRUCTION, INSTALLATION, OR APPLICATION PURPOSES UNLESS CERTIFIED. DIMENSIONS SHOWN MAY VARY DUE TO NORMAL MANUFACTURING TOLERANCES.
(8) DISTANCE REQUIRED FOR PROPER SUCTION CLEARANCE.
(9) IF RISER PIPE IS NOT SAME SIZE AS THE DISCHARGE ELBOW, AN ECCENTRIC INCREASER MUST BE USED LIMITED TO TWO SIZES LARGER MAXIMUM.
(10) IF FUTURE CONSIDERATIONS REQUIRE CHANGING TO A 400 OR 440 FRAME MOTOR, THE 400 OR 440 FRAME DIMENSIONS SHOULD BE USED.
(11) IF RISER PIPE IS NOT SAME SIZE AS THE DISCHARGE ELBOW, AN ECCENTRIC INCREASER MUST BE USED LIMITED TO ONE SIZE LARGER MAXIMUM.

UL LISTED
ISO-9001 CERTIFIED
CSA CERTIFIED (THRU 365 FRAME)

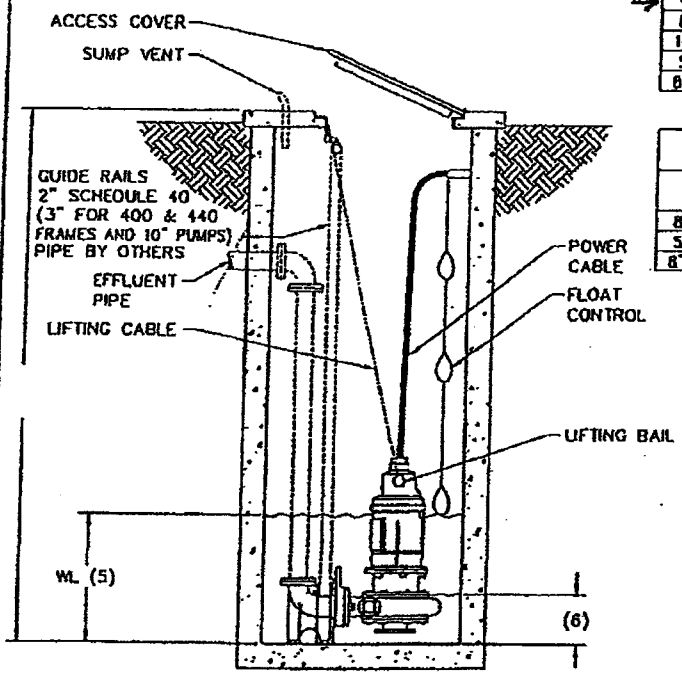
CUSTOMER					P.O. NO.	Fairbanks Morse Pump
JOB NAME					TAG NAME	BASIC PUMP D5435MV PULL-UP SUBMERSIBLE FAIRBANKS MORSE MTR
PUMP SIZE AND MODEL		GPM	TDH	RPM	ROTATION	
MOTOR	HP	FRAME	PHASE	HERTZ	VOLTS / ENCLOSURE	
CERTIFIED FOR		CERTIFIED BY			DATE	DWG NO 543MS013 REV NO 5

8/1/97



PLAN VIEW

PUMP	SUMP I.D.	A	B	C	D	E	F1	F2
4"D5432MV	60	30	42	11	21	15	10	10
4"D5433MV	60	30	48	11	24	15	11	11
5"D5433MV	66	38	50	11	25	17½	12	12
6"D5433MV	72	36	60	11¾	30	17	13	13
4"D5434MV	66	42	54	13	27	18	13	13
6"D5434MV	96	42	76	21	38	26¼	18	18
8"D5434SMV(2)	84	40	68	20	34	26½	13½	13½
8"D5434LMV(3)	96	48	72	24	36	30½	18	18
4"D5435MV	72	36	60	18	30	22	12	12
8"D5435MV	96	58	86	20½	43	27	21	21
10"D5435MV	108	68	88	22	44	30⅜	22½	22½
5"D5436MV	R.T.F.							
8"D5436SMV	R.T.F.							



ELEVATION

400 & 440 FRAME PUMPS REQUIRING HEAVY DUTY ELBOWS								
PUMP	SUMP I.D.	A	B	C	D	E	F1	F2
8"D5435MV	108	66	90	22⅝	43	30	21	21
5"D5436MV	R.T.F.							
8"D5436SMV	R.T.F.							

NOTES:
(1) ALL DIMENSIONS ARE IN INCHES UNLESS NOTED.
(2) FOR USE WITH IMPELLER DESIGN T801A.
(3) FOR USE WITH IMPELLER DESIGNS T8010 OR TAKC5W.
(4) 5400'S 'AND 5400K'S ARE DIMENSIONALLY IDENTICAL.
(5) RECOMMENDED LOW WATER LEVEL FOR CONTINUOUS OPERATION. 210 FRAME AND WATER JACKETED 250 THRU 440 FRAME UNITS CAN OPERATE CONTINUOUSLY AT "MW" WATER LEVEL.
(6) WATER LEVEL MAY BE DRAWN DOWN TO THIS LEVEL FOR SHORT TIME DUTY IN AIR MOTOR RATINGS. DRAW DOWN CAN OCCUR OVER A PERIOD OF 15 MINUTES.
(7) BASES ARE DESIGNED TO HAVE FULL CONTACT WITH GROUT OR A SOLE PLATE GROUTED IN PLACE.
(8) NOT FOR CONSTRUCTION, INSTALLATION, OR APPLICATION PURPOSES UNLESS CERTIFIED. DIMENSIONS SHOWN MAY VARY DUE TO NORMAL MANUFACTURING TOLERANCES.
(9) REFER TO BASIC PUMP DIMENSION DRAWING FOR WL AND MW DIMENSIONS.

DUPLEX IN-LINE, D5430MV, SUBMERSIBLE PULL-UP DOUBLE DOOR ACCESS COVER

Fairbanks Morse Pump Corporation
DWG NO 543MS039 REV NO 4

320 Frame
Short Time Duty In Air (12)

HP (1)	Full Load RPM 230/460V	Full Load Current (AMPS)				Power Cable						Conduit Inside Dia. (Inches) (10)	Code Letter	Efficiency %		Power Factor %	
						208 Volt (11)		230 Volt		460 or 575V							
		208 Volt	230 Volt	460 Volt	575 Volt	Dia (in.)	AGW Wire Sz.	Dia. (in.)	AGW Wire Sz.	Dia. (in.)	AGW Wire Sz.			Full Load	3/4 Load	Full Load	3/4 Load
3 Phase, 60 Cycle, 1.15 S.F., 40°C Insulation																	
50	1770	N/A	N/A	62.7	RTF	N/A	N/A	N/A	N/A	1.27	4	3	F	91.4	91.8	81.7	76.8
60	1770	N/A	N/A	69.4	RTF	N/A	N/A	N/A	N/A	1.450	2	3	F	92.2	93.1	87.8	86.5
75	1770	N/A	N/A	85.0	RTF	N/A	N/A	N/A	N/A	1.450	2	3	G	93.3	94.0	87.8	86.0
30	1180	RTF	79.6	38.6	33.4	RTF	RTF	1.45	2	9.85	8	3	G	89.4	90.0	81.3	77.2
40	1180	RTF	102.0	49.5	41.1	RTF	RTF	1.48	2	1.125	6	3	G	90.1	90.9	83.9	80.8
50	1180	N/A	N/A	60.9	50.5	N/A	N/A	N/A	N/A	1.27	4	3	G	90.2	91.9	85.2	83.0
60	1180	N/A	N/A	78.6	61.8	N/A	N/A	N/A	N/A	1.450	2	3	H	90.0	90.5	79.4	74.3
25	880	RTF	67.2	33.6	28.4	RTF	RTF	1.45	2	.985	8	3	G	89.8	91.0	77.5	73.9
30	880	RTF	81.0	40.5	33.6	RTF	RTF	1.45	2	.985	8	3	G	89.8	91.0	77.2	73.3
40	880	RTF	109.0	54.7	46.6	RTF	RTF	1.48	2	1.125	6	3	F	89.4	90.7	76.7	72.7
15	705	RTF	47.4	23.7	RTF	RTF	RTF	1.12	6	.735	10	3	G	89.8	90.1	66.1	59.6
20	705	RTF	72.0	36.0	RTF	RTF	RTF	1.45	2	.985	8	3	H	87.8	87.6	59.3	51.7
25	705	RTF	81.8	40.9	RTF	RTF	RTF	1.45	2	.985	8	3	F	87.7	88.3	65.3	58.5

320 Frame
Duty - Continuous In Air, Water Jacketed (12)

HP (1)	Full Load RPM 230/460V	Full Load Current (AMPS)				Power Cable						Conduit Inside Dia. (Inches) (10)	Code Letter	Efficiency %		Power Factor %	
						208 Volt (11)		230 Volt		460 or 575V							
		208 Volt	230 Volt	460 Volt	575 Volt	Dia (in.)	AGW Wire Sz.	Dia. (in.)	AGW Wire Sz.	Dia. (in.)	AGW Wire Sz.			Full Load	3/4 Load	Full Load	3/4 Load
3 Phase, 60 Cycle, 1.15 S.F., 40°C Insulation																	
50	1770	N/A	N/A	65.3	51.5	N/A	N/A	N/A	N/A	1.350	4	3	F	86.4	85.8	82.4	78.2
60	1765	N/A	N/A	73.1	58.1	N/A	N/A	N/A	N/A	1.450	2	3	F	88.2	88.1	87.9	87.0
75	1770	N/A	N/A	89.8	72.7	N/A	N/A	N/A	N/A	1.450	2	3	G	90.3	90.0	87.9	86.5
30	1180	RTF	81.0	39.3	RTF	RTF	RTF	1.45	2	.985	8	3	G	87.9	88.0	81.5	77.6
40	1180	RTF	105.0	50.8	42.0	RTF	RTF	1.48	2	1.125	6	3	G	89.1	89.4	84.0	81.3
50	1175	N/A	N/A	62.3	RTF	N/A	N/A	N/A	N/A	1.350	4	3	G	89.2	90.9	85.3	83.3
60	1180	N/A	N/A	79.9	63.3	N/A	N/A	N/A	N/A	1.450	2	3	H	89.0	89.5	79.5	75.0
25	880	RTF	69.0	34.5	29.0	RTF	RTF	1.45	2	.985	8	3	G	88.8	89.5	77.7	74.5
30	880	95.7	83.4	41.7	34.4	1.450	2	1.45	2	.985	8	3	G	88.8	89.7	77.4	73.9
40	880	RTF	112.0	56.1	RTF	RTF	RTF	1.48	2	1.125	6	3	F	88.4	89.7	76.9	73.3
15	705	RTF	49.0	24.5	RTF	RTF	RTF	1.27	4	.985	8	3	G	87.0	86.6	66.7	60.6
20	705	RTF	76.0	38.0	RTF	RTF	RTF	1.45	2	1.125	6	3	H	85.8	85.0	59.9	52.6
25	705	RTF	RTF	RTF	RTF	RTF	RTF	RTF	RTF	RTF	RTF	3	F	85.7	85.7	65.8	59.1

Notes:

(1) Ratings are for constant speed drivers. For use with variable frequency drives, contact Application Engineering.

(2) Motor must have an operational moisture detection system or the warranty is voided.

(3) Moisture detection system installed must be compatible with the two moisture detecting probes in the motor and the remaining pump control system.

(4) Requirements of a complete moisture detection system are met by the installation of the standard pump controllers offered by Fairbanks Morse with the specified motor.

(5) All thermostats incorporated in this motor are automatic reset type and are current limited to 3 amps @ 125 volts, 1.5 amps @ 230 volts and 0.75 amps @ 460 volts, in the control circuitry.

(6) Thermal protectors will be installed in all motors regardless of horsepower or frame size.

(7) Thermostats are normally closed and connected in series with the holding coil of the magnetic switch. When motor temperature reaches a certain preset point, the thermostat will open and cause the holding coil in the magnetic switch to open thereby cutting the power to the motor.

(8) Thermostats connected to auxiliary signaling devices are available provided the device is approved by Fairbanks Morse.

(9) Control cable has an outside diameter of .462 inches and includes five #18 wire; two for thermostats two for moisture detectors and one ground.

(10) Need to add for threaded motor housing cover casting to accept conduit. Standard construction is without threads.

(11) Refer to factory for 208 volt cable sizes not shown.

(12) Refer to the Application & Reference section for definitions of duty ratings.

250, 320, 360, 365, 400 & 440 Frame Submersible Motors UL Listed Explosion Proof

Fairbanks Morse Pump submersible motors are manufactured to the highest standards. This rugged, Heavy duty design and construction is an integral part of the complete submersible pump system.

The motor consists of a heavy duty cast iron frame which houses a silicon steel laminated stator, a reliable die-cast rotor and 416 stainless steel one-piece shaft in a high efficiency motor design.

Two separate tandem-mounted mechanical seals protect the motor from the pumped liquid in this critical area for added assurance of product reliability. Standard seals consist of the inner seal using carbon against Ni-resist faces, with the outer seal using carbon against ceramic faces (except 400 and 440 frame outer seal faces are standard silicon carbide on tungsten carbide). Optional seal material include silicon carbide against tungsten carbide, and other materials.

Electric power and control cable assemblies are epoxy sealed at the motor's entry point to prevent wicking and prevents moisture from entering the motor housing. Automatic-resetting thermostats are imbedded in the motor windings to protect from overheating.

The oil filled seal cavity and stator housing are fitted with dual moisture detectors to transmit a signal to a compatible controller when moisture is detected in this cavity. The seal cavity shall have two (2) [three (3) on the 440 frame] plugged ports for filling and draining the oil.

Motors are constructed with Class F insulation and rated with a 1.15 service factor and continuous duty at 40 degree C ambient temperature. The motor enclosure is sealed using O-rings, and has rabbet fits with extra large overlaps.

UL Listed Motors

Fairbanks Morse submersible motors are Listed by Underwriters Laboratories, having met stringent testing and design standards for operation in Class I, Division 1, Group C and D hazardous locations, and feature explosion-proof construction.

UL approves the design of all motor fits, joints and openings to ensure required flame paths and properly sealed for severe environments. All materials used in construction are tested to ensure their proper, intended function.

UL Listed motors must pass a series of stringent tests, including:

- Hydrostatic test of the complete motor without failure.
- External pressure test of the cable connection to 1200 psi without leakage.
- Separate cable assembly pull test for the smaller control cable and the power cable.
- Load test to confirm the function of the built-in thermostats. These tests require the motor to run submerged, non-submerged, short time duty in air and non-submerged with cooling jacket.
- Motors must pass a surface temperature test confirming the motor frame surface temperatures do not exceed 160 degrees C under operating conditions. Locked rotor tests are run on the motor while operating submerged, non-submerged, short time duty in air and non-submerged with cooling jacket, and required to be below the minimum allowable skin temperature of 160 degrees C.

UL Listing requires detailed inspection of design and construction. UL issues product review instructions so that local UL inspectors can inspect the product on a regular basis. These inspections are done at a minimum quarterly interval at the Fairbanks Morse manufacturing facility to monitor machining and assembly procedures and include:

- Detailed dimensional inspection of each motor component and the witness of the assembly of the complete motor.
- Witness of high voltage dielectric insulation test.
- Witness the no-load electrical running test.
- Review test logs of UL motors shipped since the previous inspection.
- Review calibration of motor test equipment.
- Check purchasing procedures for proper material control.

The stringent standards as defined and required by Underwriters Laboratories ensures a quality product.

Submersible Motor Cooling Jacket System

Fairbanks Morse features a unique motor cooling jacket design for use when required by the motor to run fully loaded non-submerged. The cooling system is completely internal to the pumping unit requiring no external hose, pipe or connections to an outside cooling source.

Located behind the pump impeller is a stainless steel, self-cleaning, rotating flow-control disc which virtually prevents any solids from entering and accumulating behind the impeller and in the cooling water jacket. This results in longer mechanical seal life, and a clean cooling system, to prevent service shutdown and greatly increasing pump life.

Cooling liquid enters the bottom of the water jacket and a baffle guides the liquid to move completely around the motor frame. A still tube located in the cooling water jacket allows for air to escape as the cooling liquid enters, filling the jacket to the top of the cooling jacket chamber completely surrounding the motor frame promoting excellent heat dissipation. Heated water exits through the still tube returning to the rotating flow control disk that acts as a heat exchange area behind the impeller. Pressure differentials between the rotating flow-control disc and pump volute forces the necessary water circulation in and around the motor.

Units are UL Listed, explosion-proof, for Class 1, Division 1, Groups C & D and manufactured by Fairbanks Morse in our dedicated Kansas City, Kansas manufacturing facility ensuring compatibility, quality assurance, and reliability of the complete unit.

Heavy cast iron motor housing, silicon steel laminations, centrifugally die-cast rotor matched to the stator for high efficiency. Constructed with Class "F" insulation and rated with a 1.15 service factor and continuous duty at 40 degree C ambient temperatures, air filled.

High motor and hydraulic (wire-to-water) efficiencies ensure low operating costs.

CABLE

Power and control cable are UL Listed and MSA approved.

ELECTRICAL CONNECTION

Double-seal system with strain relief, consisting of rubber grommet followed by epoxy. Individual wires have insulation removed and epoxy potted to prevent wicking into the motor.

Wires are terminated with connectors secured to bronze lugs on the O-ring sealed terminal board. Stator and control leads from the motor are attached to the underside of the lugs.

SHAFT

Large diameter one-piece 416 stainless steel, precision machined over its entire length to ensure a tight fit of the impeller and rotor to the shaft.

MECHANICAL SEALS

Two separate seals, tandem mounted to protect the motor from the pumped liquid. Upper seal uses carbon against Ni-resist faces and the lower seal uses carbon against ceramic faces as standard. The lower seal also incorporates a protective cup to prevent trash, grit, or stringy material from interfering with the mechanical seal. Optional silicon carbide against tungsten carbide seal faces are also available to provide added assurance of product reliability.

STAINLESS STEEL BOLTING

External bolting is stainless steel as standard for ease of maintenance.

IMPELLER

Solids-handling enclosed radial flow, two-vane, or bladeless design, having blunt well rounded leading edges and thick hydrofoil shape to pass large solids and stringy material. One-piece cast impellers are designed for circular flow and matched to the equalizing-pressure, constant-velocity thick wall volute. Impeller is trimmed to meet conditions of operation.

WEAR RINGS

Impeller and volute may be fitted with axial wear rings of hardened 300-350 Bhn or higher stainless steel.

SOLIDS PASSING

Spherical solids which pass through the impeller and volute passageways can also pass between the volute cutwater and a full diameter impeller.

PULL-UP SYSTEM

Two rails mounted on the discharge base/elbow provide a guide to the pump when raised or lowered in the sump.

THERMOSTATS

Imbedded in the motor windings to protect from overheating. These devices are reset automatically. Excessive heat will cause the normally closed contact to open, stopping the motor.

BEARING LIFE

Grease lubricated thrust bearing and radial bearing with an L10 bearing life of 50,000 hours at BEP. For higher bearing load applications, optional bearing construction is available. Optional RTD available for the thrust bearing.

TWO MOISTURE DETECTORS

Detect moisture entering the oil cavity or stator housing and send a signal to a compatible controller.

OIL INSPECTION PLUGS

Convenient, removable O-ring sealed plugs for inspection and ease of changing oil in the mechanical seal chamber.

DISCHARGE BASE/ELBOW

Rigid, heavy-duty cast iron with 125 lb. ANSI flange supports the total weight of the pumping unit.

SLIDING BRACKET ASSEMBLY

Non-sparking, UL Listed explosion-proof bronze. Constructed so when lowered onto the discharge base/elbow, a knifing action of the vertical metal-to-metal, self-cleaning non-clogging connection is secured.

CENTERLINE DISCHARGE, MODEL 5430MV
PULL-UP SUBMERSIBLE, 320 FRAME

Fairbanks Morse Pump

DWG NO DSUBM031 REV NO 3

EXHIBIT 5

WICKENBURG RANCH WASTEWATER, LLC
ESTIMATED COST TO CONSTRUCT WASTEWATER FACILITIES
APPLICATION ITEM T.5.

	Qty	Unit		$/Unit		Total
Merv Griffin Way				**Subtotal**	**$**	**172,122.50**
8" PVC Pipe	3900	LF	$	18.30	$	71,370.00
10" PVC Pipe	203	LF		24.00		4,872.00
2" HDPE Low Pressure	525	LF		12.00		6,300.00
3" HDPE Low Pressure	2304	LF		13.25		30,528.00
4' Manhole	19	EA		1,930.00		36,670.00
5' Manhole	3	EA		2,930.00		8,790.00
Sewer Plug	5	EA		250.00		1,250.00
Concrete Encasement	2	EA		1,100.00		2,200.00
Inline Flushing Connection 3"	2	EA		787.00		1,574.00
End Flushing Connection 2"	1	EA		670.00		670.00
End Flushing Connection 3"	1	EA		682.00		682.00
Hydro Vac Sewer after Paving	4103	LF		0.50		2,051.50
2" Isolation Valve	1	EA		1,094.00		1,094.00
3" Isolation Valve	3	EA		1,357.00		4,071.00
Miners Pass				**Subtotal**	**$**	**165,893.05**
8" PVC Pipe	4338	LF	$	20.40	$	88,495.20
4' Manhole	18	EA		1,865.00		33,570.00
5' Manhole	7	EA		3,235.00		22,645.00
4" Sewer Service	1	EA		375.00		375.00
Sewer Plug	10	EA		210.00		2,100.00
Hydro Vac Sewer after Paving	4338	LF		0.50		2,169.00
CO1 - 8"PVC	351	LF		26.35		9,248.85
CO1 - 5' Manhole	2	EA		3,645.00		7,290.00
Cutting Horse Trail				**Subtotal**	**$**	**268,725.25**
8" PVC Pipe (SDR 35)	1127	LF	$	20.00	$	22,540.00
2" HDPE Low Pressure	4180	LF		12.00		50,160.00
3" HDPE Low Pressure	7115	LF		13.25		94,273.75
Air Release Valves	4	EA		2,000.00		8,000.00
4' Manhole	6	EA		1,960.00		11,760.00
1 1/2" House Service	38	EA		800.00		30,400.00
Concrete Encasement	1	EA		1,100.00		1,100.00
Inline Flushing Connection 3"	5	EA		787.00		3,935.00
Inline Flushing Connection 2"	2	EA		742.00		1,484.00
End Flushing Connection 3"	3	EA		670.00		2,010.00
End Flushing Connection 2"	3	EA		682.00		2,046.00
5' Manhole	1	EA		3,120.00		3,120.00
Hydro Vac Sewer after Paving	1127	LF		0.50		563.50
2" Isolation Valve	18	EA		1,094.00		19,692.00
3" Isolation Valve	13	EA		1,357.00		17,641.00

WICKENBURG RANCH WASTEWATER, LLC
ESTIMATED COST TO CONSTRUCT WASTEWATER FACILITIES
APPLICATION ITEM T.5.

	Qty	Unit		$/Unit		Total
Sewer				**Subtotal**	**$**	**897,000.00**
OSLS-WRF Force Main Boring	1	LS	$	725,000.00	$	725,000.00
Irrigation Pump Station Mod.	1	LS		22,000.00		22,000.00
WRF - Irrigation Lake	1	LS		150,000.00		150,000.00
Irrigation				**Subtotal**	**$**	**345,204.75**
Point of Connection Assembly 2"	42	EA	$	700.00	$	29,400.00
Point of Connection Assembly 3"	2	EA		1,325.00		2,650.00
Isolation Gate Valve Assembly	3	EA		255.00		765.00
Isolation Gate Valve Assembly	6	EA		290.00		1,740.00
Isolation Gate Valve Assembly	12	EA		640.00		7,680.00
Isolation Gate Valve Assembly	4	EA		790.00		3,160.00
Isolation Gate Valve Assembly	1	EA		1,865.00		1,865.00
Manual Drain Valve Assembly	2	EA		325.00		650.00
Air/Vacuum Relief Valve	20	EA		1,360.00		27,200.00
Pressure Reducing Valve	1	EA		4,175.00		4,175.00
C200 PVC Mainline 2"	4210	LF		4.10		17,261.00
C200 PVC Mainline 2.5"	5200	LF		4.35		22,620.00
C200 PVC Mainline 3"	1050	LF		4.50		4,725.00
C900 PVC Mainline 4"	8600	LF		6.85		58,910.00
C900 PVC Mainline 6"	4600	LF		10.00		46,000.00
C900 PVC Mainline 8"	800	LF		14.60		11,680.00
C900 PVC Mainline 10"	230	LF		22.00		5,060.00
4" DIP Mainline 60'	240	LF		26.00		6,240.00
4" DIP Mainline 120'	600	LF		26.00		15,600.00
6" DIP Mainline 60'	60	LF		27.00		1,620.00
6" DIP Mainline 120'	240	LF		27.00		6,480.00
2" C200 PVC Sleeves 60'	720	LF		2.50		1,800.00
2" C200 PVC Sleeves 120'	1440	LF		2.50		3,600.00
4" C200 PVC Sleeves 60'	360	LF		4.20		1,512.00
4" C200 PVC Sleeves 120'	240	LF		4.20		1,008.00
6" C200 PVC Sleeves 60'	60	LF		7.00		420.00
6" C200 PVC Sleeves 120'	360	LF		7.00		2,520.00
Rainmaster Communication	20575	LF		1.85		38,063.75
Fittings, Wire Connectors, Etc.	1	LS		20,000.00		20,000.00
Isolation Gate Valve Assembly	2	EA		400.00		800.00

WICKENBURG RANCH WASTEWATER, LLC
ESTIMATED COST TO CONSTRUCT WASTEWATER FACILITIES
APPLICATION ITEM T.5.

	Qty	Unit	$/Unit	Total
WWTF			**Subtotal**	**$ 6,410,348.33**
Phase I - 0.1 mgd	1	LS	$ 1,734,903.00	$ 1,734,903.00
Phase II - 0.315 mgd	1	LS	4,400,000.00	4,400,000.00
APS	1	LS	275,445.33	275,445.33
Lift Station			**Subtotal**	**$ 375,000.00**
Offsite - Parcel HH	1	LS	$ 375,000.00	$ 375,000.00
Survey			**Subtotal**	**$ 64,572.58**
Staking	1	LS	$ 61,710.00	$ 61,710.00
As-Builts	1	LS	2,862.58	2,862.58
Engineering			**Subtotal**	**$ 860,049.92**
WWTF - Phase I & II	1	LS	$ 583,349.92	$ 583,349.92
Sewer - SKG	1	LS	276,700.00	276,700.00
			Subtotal	$ 9,558,916.39
			Contingency	1,147,069.97
			Service Line Installations	522,900.00
			TOTAL SEWER COSTS	**$ 11,228,886.35**

EXHIBIT 6

ATTACHMENT "C"
PROFORMA BALANCE SHEET (SEWER)
WICKENBURG RANCH WASTEWATER, LLC

ASSETS		
Current Assets		
Cash	$	19,500
Accounts Receivable		8,093
Other		
Total Current Assets	$	27,593
Fixed Assets		
Utility Plant in Service	$	3,535,566
(Less) Accumulated Depreciation		(71,275)
Net Plant in Service		3,464,291
Other		
TOTAL ASSETS	**$**	**3,491,884**
LIABILITIES AND CAPITAL		
Current and Accrued Liabilities		
Accounts Payable	$	3,319
Notes Payable		-
Accrued Taxes		-
Accrued Interest		-
Other		-
Total Current and Accrued Liabilities	$	3,319
Long-Term Debt	$	-
Other		
Deferred Credits		
Advances in Aid of Construction	$	1,280,048
Contributions in Aid of Construction		-
Accumulated Deferred Income Tax		-
Total Deferred Credits	$	1,280,048
TOTAL LIABILITIES	$	1,283,367
Capital Account		
Common Stock	$	-
Member Equity		2,255,518
Paid in Capital		-
Retained Earnings		(47,001)
Total Capital	$	2,208,516
TOTAL LIABILITIES AND CAPITAL	**$**	**3,491,884**

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PROFORMA INCOME STATEMENT (SEWER)

WICKENBURG RANCH WASTEWATER, LLC

				Year 1	Year 2	Year 3	Year 4	Year 5
Revenue								
Residential Sales				$ 100,552	$ 328,505	$ 610,157	$ 958,931	$ 1,367,848
Commercial Sales				4,758	11,103	14,275	17,448	20,620
Effluent Sales				6,436	26,988	44,066	67,196	101,062
Other Revenue				9,650	12,050	14,550	18,300	20,150
Total Projected Revenue				**$ 121,396**	**$ 378,646**	**$ 683,048**	**$ 1,061,875**	**$ 1,509,680**
Variable Expenses								
Purch Power for Pumping	$	0.50	Per 1,000 gals	$ 4,157	$ 17,434	$ 28,466	$ 43,409	$ 65,286
Sludge Removal	$	0.60	Per 1,000 gals	54,932	20,921	34,160	52,090	78,343
Repairs & Maintenance		0.55%	of plant in service	19,446	52,252	52,812	60,983	61,759
Chemicals			per Ron Eaton	1,211	3,004	4,493	6,510	9,464
Administrative and Operations	$	10.00	Per cust per month	9,000	30,000	57,000	91,500	132,720
Total Variable Expenses				**$ 88,746**	**$ 123,611**	**$ 176,931**	**$ 254,492**	**$ 347,571**
Other Expenses								
Depreciation				$ 71,275	$ 286,499	$ 431,465	$ 443,138	$ 455,203
Miscellaneous		0.500%	of revenue	607	1,893	3,415	5,309	7,548
Insurance		2.000%	of revenue	2,428	7,573	13,661	21,238	30,194
Income Taxes				-	-	-	-	-
Property Taxes			per ADOR calc	5,341	8,907	16,563	29,022	43,395
Total Other Expenses				**$ 79,651**	**$ 304,872**	**$ 465,105**	**$ 498,707**	**$ 536,340**
Total Projected Operating Expenses				**$ 168,397**	**$ 428,483**	**$ 642,036**	**$ 753,199**	**$ 883,911**
Operating Income/(Loss)				$ (47,001)	$ (49,836)	$ 41,012	$ 308,676	$ 625,769
Interest Income				$ -	$ -	$ -	$ -	$ -
Interest Expense				-	-	-	-	-
Net Income				**$ (47,001)**	**$ (49,836)**	**$ 41,012**	**$ 308,676**	**$ 625,769**

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PROFORMA WASTEWATER PLANT IN SERVICE - YEAR 1

WICKENBURG RANCH WASTEWATER, LLC

	Depreciation Rate	Plant Additions Year 1	Depreciation Expense Year 1	Plant End of Year 1	Accumulated Depreciation Year 1	Original Cost Less Depreciation
351 Organization	0.00%		-	$ -	$ -	$ -
352 Franchises	0.00%		-	-	-	-
353 Land and Land Rights	0.00%		-	-	-	-
354 Structures and Improvements	3.33%		-	-	-	-
355 Power Generation Equipment	5.00%		-	-	-	-
360 Collection Sewers - Force	2.00%		-	-	-	-
361 Collection Sewers - Gravity	2.00%	672,795	6,728	672,795	6,728	666,067
362 Special Collecting Structures	2.00%		-	-	-	-
363 Services to Customers	2.00%	67,550	676	67,550	676	66,875
364 Flow Measuring Devices	10.00%		-	-	-	-
365 Flow Measuring Installations	10.00%		-	-	-	-
366 Reuse Services	2.00%		-	-	-	-
367 Reuse Meteres & Meter Installations	8.33%		-	-	-	-
370 Receiving Wells	3.33%		-	-	-	-
371 Pumping Equipment	12.50%	24,640	1,540	24,640	1,540	23,100
374 Reuse Distribution Reservoirs	2.50%	168,000	2,100	168,000	2,100	165,900
375 Reuse Transmission & Distr Equip	2.50%	386,629	4,833	386,629	4,833	381,796
380 Treatment & Disposal Equipment	5.00%	2,215,952	55,399	2,215,952	55,399	2,160,553
381 Plant Sewers	5.00%		-	-	-	-
382 Outfall Sewer Lines	3.33%		-	-	-	-
389 Other Plant & Misc Equipment	6.67%		-	-	-	-
390 Office Furniture and Equipment	6.67%		-	-	-	-
390 Computers & Software	20.00%		-	-	-	-
391 Transportation Equipment	20.00%		-	-	-	-
392 Stores Equipment	4.00%		-	-	-	-
393 Tools, Shop & Garage Equipment	5.00%		-	-	-	-
394 Laboratory Equipment	10.00%		-	-	-	-
395 Power Operated Equipment	5.00%		-	-	-	-
396 Communications Equipment	10.00%		-	-	-	-
397 Miscellaneous Equipment	10.00%		-	-	-	-
TOTAL PLANT IN SERVICE		$ 3,535,566	$ 71,275	$ 3,535,566	$ 71,275	$ 3,464,291

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PROFORMA WASTEWATER PLANT IN SERVICE - YEAR 2

WICKENBURG RANCH WASTEWATER, LLC

	Depreciation Rate	Plant End of Year 1	Additions Year 2	Depreciation Expense Year 2	Plant End of Year 2	Accumulated Depreciation Year 2	Original Cost Less Depreciation
351 Organization	0.00%	$ -		$ -	$ -	$ -	$ -
352 Franchises	0.00%	-		-	-	-	-
353 Land and Land Rights	0.00%	-		-	-	-	-
354 Structures and Improvements	3.33%	-		-	-	-	-
355 Power Generation Equipment	5.00%	-		-	-	-	-
360 Collection Sewers - Force	2.00%	-		-	-	-	-
361 Collection Sewers - Gravity	2.00%	672,795	260,436	16,060	933,231	22,788	910,443
362 Special Collecting Structures	2.00%	-		-	-	-	-
363 Services to Customers	2.00%	67,550	84,350	2,195	151,900	2,870	149,030
364 Flow Measuring Devices	10.00%	-		-	-	-	-
365 Flow Measuring Installations	10.00%	-		-	-	-	-
366 Reuse Services	2.00%	-		-	-	-	-
367 Reuse Meteres & Meter Installations	8.33%	-		-	-	-	-
370 Receiving Wells	3.33%	-		-	-	-	-
371 Pumping Equipment	12.50%	24,640		3,080	24,640	4,620	20,020
374 Reuse Distribution Reservoirs	2.50%	168,000		4,200	168,000	6,300	161,700
375 Reuse Transmission & Distr Equip	2.50%	386,629		9,666	386,629	14,499	372,131
380 Treatment & Disposal Equipment	5.00%	2,215,952	5,620,019	251,298	7,835,971	306,697	7,529,274
381 Plant Sewers	5.00%	-		-	-	-	-
382 Outfall Sewer Lines	3.33%	-		-	-	-	-
389 Other Plant & Misc Equipment	6.67%	-		-	-	-	-
390 Office Furniture and Equipment	6.67%	-		-	-	-	-
390 Computers & Software	20.00%	-		-	-	-	-
391 Transportation Equipment	20.00%	-		-	-	-	-
392 Stores Equipment	4.00%	-		-	-	-	-
393 Tools, Shop & Garage Equipment	5.00%	-		-	-	-	-
394 Laboratory Equipment	10.00%	-		-	-	-	-
395 Power Operated Equipment	5.00%	-		-	-	-	-
396 Communications Equipment	10.00%	-		-	-	-	-
397 Miscellaneous Equipment	10.00%	-		-	-	-	-
TOTAL PLANT IN SERVICE		**$ 3,535,566**	**$ 5,964,805**	**$ 286,499**	**$ 9,500,371**	**$ 357,774**	**$ 9,142,598**

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PROFORMA WASTEWATER PLANT IN SERVICE - YEAR 3

WICKENBURG RANCH WASTEWATER, LLC

	Depreciation Rate	Plant End of Year 2	Additions Year 3	Depreciation Expense Year 3	Plant End of Year 3	Accumulated Depreciation Year 3	Original Cost Less Depreciation
351 Organization	0.00%	$ -		$ -	$ -	$ -	$ -
352 Franchises	0.00%	-		-	-	-	-
353 Land and Land Rights	0.00%	-		-	-	-	-
354 Structures and Improvements	3.33%	-		-	-	-	-
355 Power Generation Equipment	5.00%	-		-	-	-	-
360 Collection Sewers - Force	2.00%	-		-	-	-	-
361 Collection Sewers - Gravity	2.00%	933,231	-	18,665	933,231	41,453	891,778
362 Special Collecting Structures	2.00%	-		-	-	-	-
363 Services to Customers	2.00%	151,900	101,850	4,057	253,750	6,927	246,824
364 Flow Measuring Devices	10.00%	-		-	-	-	-
365 Flow Measuring Installations	10.00%	-		-	-	-	-
366 Reuse Services	2.00%	-		-	-	-	-
367 Reuse Meteres & Meter Installations	8.33%	-		-	-	-	-
370 Receiving Wells	3.33%	-		-	-	-	-
371 Pumping Equipment	12.50%	24,640		3,080	24,640	7,700	16,940
374 Reuse Distribution Reservoirs	2.50%	168,000		4,200	168,000	10,500	157,500
375 Reuse Transmission & Distr Equip	2.50%	386,629		9,666	386,629	24,164	362,465
380 Treatment & Disposal Equipment	5.00%	7,835,971	-	391,799	7,835,971	698,495	7,137,476
381 Plant Sewers	5.00%	-		-	-	-	-
382 Outfall Sewer Lines	3.33%	-		-	-	-	-
389 Other Plant & Misc Equipment	6.67%	-		-	-	-	-
390 Office Furniture and Equipment	6.67%	-		-	-	-	-
390 Computers & Software	20.00%	-		-	-	-	-
391 Transportation Equipment	20.00%	-		-	-	-	-
392 Stores Equipment	4.00%	-		-	-	-	-
393 Tools, Shop & Garage Equipment	5.00%	-		-	-	-	-
394 Laboratory Equipment	10.00%	-		-	-	-	-
395 Power Operated Equipment	5.00%	-		-	-	-	-
396 Communications Equipment	10.00%	-		-	-	-	-
397 Miscellaneous Equipment	10.00%	-		-	-	-	-
TOTAL PLANT IN SERVICE		**$ 9,500,371**	**$ 101,850**	**$ 431,465**	**$ 9,602,221**	**$ 789,239**	**$ 8,812,982**

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PROFORMA WASTEWATER PLANT IN SERVICE - YEAR 4

WICKENBURG RANCH WASTEWATER, LLC

	Depreciation Rate	Plant End of Year 3	Additions Year 4	Depreciation Expense Year 4	Plant End of Year 4	Accumulated Depreciation Year 4	Original Cost Less Depreciation
351 Organization	0.00%	$ -		$ -	$ -	$ -	$ -
352 Franchises	0.00%	-		-	-	-	-
353 Land and Land Rights	0.00%	-	420,177	-	420,177	-	420,177
354 Structures and Improvements	3.33%	-		-	-	-	-
355 Power Generation Equipment	5.00%	-		-	-	-	-
360 Collection Sewers - Force	2.00%	-	812,000	8,120	812,000	8,120	803,880
361 Collection Sewers - Gravity	2.00%	933,231	125,338	19,918	1,058,569	61,371	997,198
362 Special Collecting Structures	2.00%	-		-	-	-	-
363 Services to Customers	2.00%	253,750	128,100	6,356	381,850	13,283	368,568
364 Flow Measuring Devices	10.00%	-		-	-	-	-
365 Flow Measuring Installations	10.00%	-		-	-	-	-
366 Reuse Services	2.00%	-		-	-	-	-
367 Reuse Meteres & Meter Installations	8.33%	-		-	-	-	-
370 Receiving Wells	3.33%	-		-	-	-	-
371 Pumping Equipment	12.50%	24,640		3,080	24,640	10,780	13,860
374 Reuse Distribution Reservoirs	2.50%	168,000		4,200	168,000	14,700	153,300
375 Reuse Transmission & Distr Equip	2.50%	386,629		9,666	386,629	33,830	352,799
380 Treatment & Disposal Equipment	5.00%	7,835,971	-	391,799	7,835,971	1,090,294	6,745,677
381 Plant Sewers	5.00%	-		-	-	-	-
382 Outfall Sewer Lines	3.33%	-		-	-	-	-
389 Other Plant & Misc Equipment	6.67%	-		-	-	-	-
390 Office Furniture and Equipment	6.67%	-		-	-	-	-
390 Computers & Software	20.00%	-		-	-	-	-
391 Transportation Equipment	20.00%	-		-	-	-	-
392 Stores Equipment	4.00%	-		-	-	-	-
393 Tools, Shop & Garage Equipment	5.00%	-		-	-	-	-
394 Laboratory Equipment	10.00%	-		-	-	-	-
395 Power Operated Equipment	5.00%	-		-	-	-	-
396 Communications Equipment	10.00%	-		-	-	-	-
397 Miscellaneous Equipment	10.00%	-		-	-	-	-
TOTAL PLANT IN SERVICE		**$ 9,602,221**	**$ 1,485,615**	**$ 443,138**	**$ 11,087,836**	**$ 1,232,377**	**$ 9,855,459**

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PROFORMA WASTEWATER PLANT IN SERVICE - YEAR 5

WICKENBURG RANCH WASTEWATER, LLC

	Depreciation Rate	Plant End of Year 4	Additions Year 5	Depreciation Expense Year 5	Plant End of Year 5	Accumulated Depreciation Year 5	Original Cost Less Depreciation
351 Organization	0.00%	$ -		$ -	$ -	$ -	$ -
352 Franchises	0.00%	-		-	-	-	-
353 Land and Land Rights	0.00%	420,177		-	420,177	-	420,177
354 Structures and Improvements	3.33%	-		-	-	-	-
355 Power Generation Equipment	5.00%	-		-	-	-	-
360 Collection Sewers - Force	2.00%	812,000		16,240	812,000	24,360	787,640
361 Collection Sewers - Gravity	2.00%	1,058,569		21,171	1,058,569	82,542	976,027
362 Special Collecting Structures	2.00%	-		-	-	-	-
363 Services to Customers	2.00%	381,850	141,050	9,048	522,900	22,330	500,570
364 Flow Measuring Devices	10.00%	-		-	-	-	-
365 Flow Measuring Installations	10.00%	-		-	-	-	-
366 Reuse Services	2.00%	-		-	-	-	-
367 Reuse Meteres & Meter Installations	8.33%	-		-	-	-	-
370 Receiving Wells	3.33%	-		-	-	-	-
371 Pumping Equipment	12.50%	24,640		3,080	24,640	13,860	10,780
374 Reuse Distribution Reservoirs	2.50%	168,000		4,200	168,000	18,900	149,100
375 Reuse Transmission & Distr Equip	2.50%	386,629		9,666	386,629	43,496	343,134
380 Treatment & Disposal Equipment	5.00%	7,835,971		391,799	7,835,971	1,482,093	6,353,878
381 Plant Sewers	5.00%	-		-	-	-	-
382 Outfall Sewer Lines	3.33%	-		-	-	-	-
389 Other Plant & Misc Equipment	6.67%	-		-	-	-	-
390 Office Furniture and Equipment	6.67%	-		-	-	-	-
390 Computers & Software	20.00%	-		-	-	-	-
391 Transportation Equipment	20.00%	-		-	-	-	-
392 Stores Equipment	4.00%	-		-	-	-	-
393 Tools, Shop & Garage Equipment	5.00%	-		-	-	-	-
394 Laboratory Equipment	10.00%	-		-	-	-	-
395 Power Operated Equipment	5.00%	-		-	-	-	-
396 Communications Equipment	10.00%	-		-	-	-	-
397 Miscellaneous Equipment	10.00%	-		-	-	-	-
TOTAL PLANT IN SERVICE		**$ 11,087,836**	**$ 141,050**	**$ 455,203**	**$ 11,228,886**	**$ 1,687,581**	**$ 9,541,306**

EXHIBIT 7

DRAFT

Gary Edwards
Town Manager
155 N. Tegner, Suite A
Wickenburg Arizona 85390

Dear Mr. Edwards:

On _____, Wickenburg Ranch Wastewater, LLC filed with the Arizona Corporation Commission ("Commission") an application for authority to provide sewer service to Wickenburg Ranch in the area (see attached map and legal description). The Commission has designated this matter as docket no. _____.

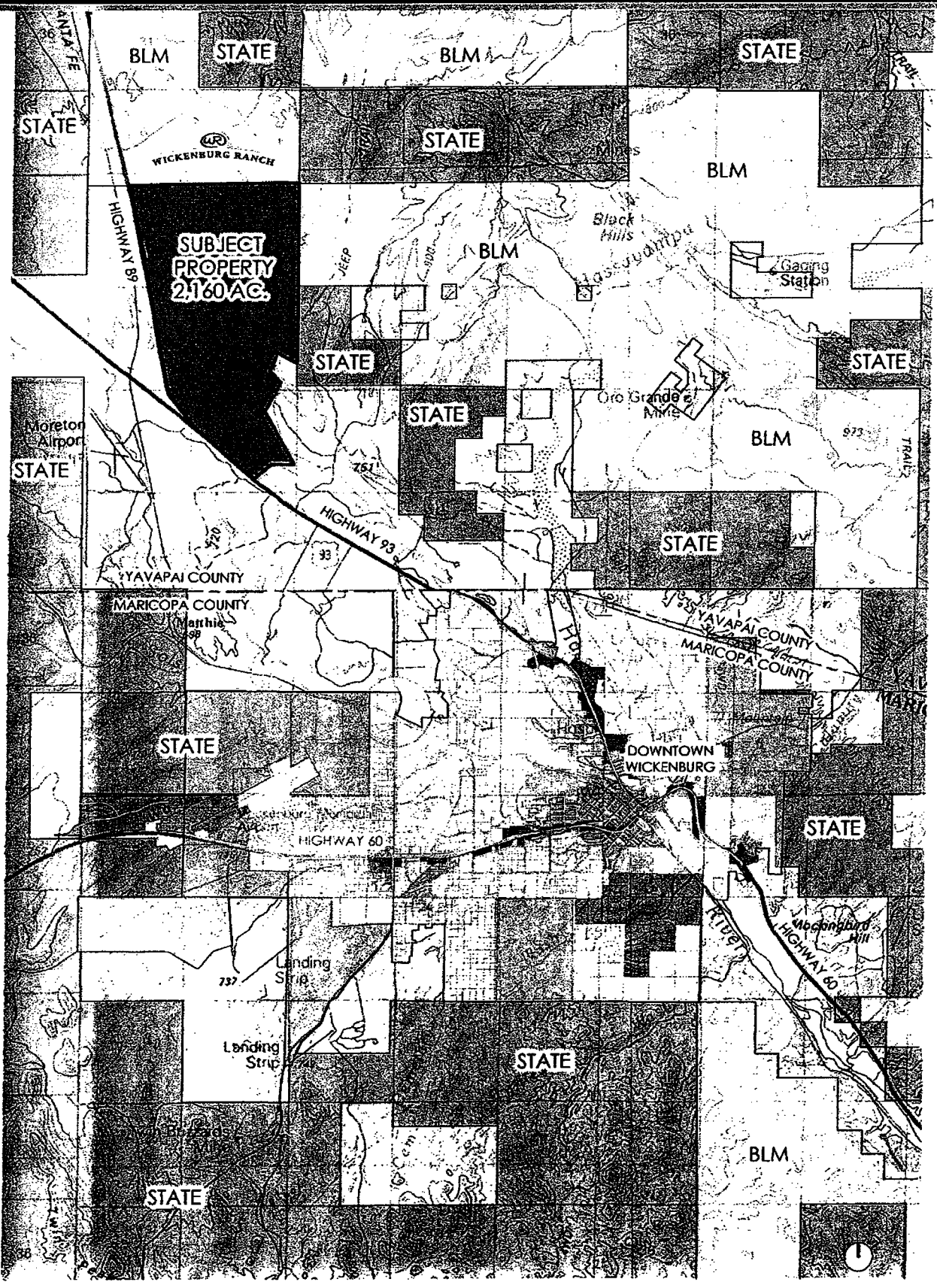
The application is available for inspection during regular business hours at the offices of the Commission at 1200 West Washington Street, Phoenix, Arizona 85007, and at Wickenburg Ranch Wastewater, LLC, c/o M3 Companies, 4222 East Camelback Road, Suite H-100, Phoenix, Arizona 85018. If you have any questions about this application, or if you would like to obtain a copy of the application, you may contact Wickenburg Ranch management, whose contact information is below:

William I. Brownlee
Manager, The M3 Companies LLC
4222 East Camelback Road
Suite H-100
Phoenix, Arizona 85018
602-386-1307

You may also contact the Consumer Services Section of the Commission at 1200 West Washington Street, Phoenix, Arizona 85007 or call 1-800-222-7000.

Respectfully,

William I. Brownlee



VICINITY MAP

WICKENBURG RANCH

GREY PICKETT

m3companies

EXHIBIT 1

Wickenburg Ranch Wastewater, LLC
Service Area Legal Description
Parcel No 1

All that portion of Sections 7, 8, 17 and 18, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

BEGINNING at the Northeast Corner of said Section 7, point also being the Northwest corner of said Section 8;

Thence North 89 degrees 58 minutes 15 seconds East, 639.21 feet along the North line of said Section 8;

Thence South 17 degrees 27 minutes 50 seconds East, 913.00 feet;

Thence South 20 degrees 28 minutes 12 seconds East, 802.26 feet;

Thence South 39 degrees 20 minutes 49 seconds East, 1119.67 feet;

Thence South 17 degrees 52 minutes 53 seconds East, 402.20 feet;

Thence South 12 degrees 51 minutes 26 seconds West, 249.52 feet;

Thence South 01 degrees 07 minutes 38 seconds West, 411.79 feet;

Thence South 23 degrees 07 minutes 02 seconds East, 236.98 feet;

Thence South 38 degrees 58 minutes 00 seconds East, 329.01 feet;

Thence South 54 degrees 59 minutes 00 seconds East, 1101.16 feet;

Thence South 13 degrees 43 minutes 16 seconds West, 1068.17 feet to a point from which the South Quarter corner of said Section 8 bears North 34 degrees 30 minutes 42 seconds West, 471.28 feet;

Thence North 85 degrees 04 minutes 37 seconds West, 417.23 feet;

Thence North 74 degrees 12 minutes 30 seconds West, 384.82 feet;

Thence North 85 degrees 59 minutes 26 seconds West, 252.71 feet;

Thence South 87 degrees 41 minutes 42 seconds West, 678.82 feet;

Thence North 78 degrees 08 minutes 06 seconds West, 799.05 feet;

Thence North 69 degrees 14 minutes 01 seconds West, 601.69 feet to a point from which the corner common to said Sections 7, 8, 17 and 18, bears South 50 degrees 33 minutes 43 seconds East, 192.62 feet;

Thence South 06 degrees 07 minutes 06 seconds West, 642.74 feet;

Thence South 23 degrees 44 minutes 04 seconds East, 565.53 feet;

Thence South 05 degrees 31 minutes 57 seconds West, 817.18 feet;

Thence South 11 degrees 54 minutes 27 seconds West, 1042.85 feet;

Thence South 74 degrees 13 minutes 56 seconds West, 437.84 feet;

Thence South 82 degrees 21 minutes 15 seconds West, 62.17 feet;

Thence North 78 degrees 05 minutes 33 seconds West, 964.58 feet to a point on the East right-of way of United States Highway 89;

Thence North 10 degrees 49 minutes 30 seconds West, 7191.87 feet along the said East right-of-way to a point on a tangent curve concave to the West and having a radius of 11,510.00 feet and a center point which bears South 79 degrees 06 minutes 51 seconds West;

Thence continuing along said curve through a central angle of 02 degrees 43 minutes 45 seconds and an arc length of 548.27 feet;
Thence North 13 degrees 31 minutes 56 seconds West, 496.30 feet along the East right-of-way to a point on the North line of said Section 7;
Thence South 89 degrees 59 minutes 56 seconds East, 925.02 feet along the said North line to the North Quarter corner of said Section 7;
Thence South 89 degrees 56 minutes 00 seconds East, 2368.78 feet to the Northeast corner of said Section 7 and the POINT OF BEGINNING.

EXCEPTING there from that portion of the Southeast quarter of the Northwest (SE ¼, NW ¼) of Section 7, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, conveyed to the State of Arizona in Deed recorded in Book 4159 of Official Records, Page 828, records of Yavapai County, Arizona, described as follows:
COMMENCING at an aluminum cap marking the West quarter corner of said Section 7 from which a rebar marking the East quarter corner of said Section 7 bears South 89 degrees 06 minutes 17 seconds East, 5288.84 feet;
Thence along the East-West mid section line of said Section 7, South 89 degrees 06 minutes 17 seconds East 2483.49 feet to the existing right of way centerline of State Route 89 (Wickenburg-Prescott Highway);
Thence along said existing right of way centerline of State Route 89 North 10 degrees 18 minutes 52 seconds West 144.20 feet;
Thence North 79 degrees 41 minutes 08 seconds East 50.00 feet to the said existing Easterly right of way line of said State Route 89 and the Point of Beginning;
Thence South 55 degrees 18 minutes 52 seconds East 29.70 feet;
Thence South 10 degrees 18 minutes 52 seconds East, 50.00 feet;
Thence South 33 degrees 21 minutes 12 seconds West 30.41 feet to said existing Easterly right of way line of said State Route 89;
Thence along said existing Easterly right of way line of State Route 89, North 10 degrees 18 minutes 52 seconds West 93.00 feet to the Point of Beginning.

AND EXCEPTING that portion of the Southwest quarter of the Southeast quarter (SW ¼, Se 1/4) of said Section 7, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona , described as follows;
COMMENCING at a rebar marking the South quarter corner of said Section 7 from which a marked stone marking the Southeast corner of said Section 7 bears South 89 degrees 32 minutes 23 seconds East 2643.46 feet;
Thence along the South line of said Section 7 South 89 degrees 32 minutes 23 seconds East 347.08 feet to said existing right of way centerline of State Route 89;
Thence along said existing right of way centerline of State Route 89 North 10 degrees 18 minutes 52 seconds West 898.02 feet;
Thence North 79 degrees 41 minutes 08 seconds East 50.00 feet to the existing right of way line State Route 89 and the Point of Beginning;
Thence South 55 degrees 18 minutes 52 seconds East 7.07 feet;
Thence South 10 degrees 18 minutes 52 seconds East 76.00 feet;

Thence South 34 degrees 41 minutes 08 seconds West 7.07 feet to said existing Easterly right of way line of State Route 89;
Thence along said existing Easterly right of way line of State Route 89 North 10 degrees 18 minutes 52 seconds West 86.00 feet to the Point of Beginning;

AND EXCEPTING that portion of the Northwest quarter of the Northeast quarter (NW ¼, NE ¼) of Section 18, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, conveyed to the State of Arizona in Deed recorded in Book 4159 of Official Records, Page 828, records of Yavapai County, Arizona, described as follows:
COMMENCING at a marked stone marking the Northeast corner of said Section 18 from which a rebar marking the North quarter corner of said Section 18 bears North89 degrees 35 minutes 35 seconds West 2643.46 feet;
Thence along the North line of said Section 18, North 89 degrees 35 minutes 33 seconds West, 2296.38 feet to said existing right of way centerline of State Route 89;
Thence along said existing right of way centerline of said State Route 89, South 10 degrees 18 minutes 52 seconds East 616.98 feet;
Thence North 79 degrees 41 minutes 08 seconds East 50.00 feet to said existing Easterly right of way line of said State Route 89 and the Point of beginning;
Thence South 55 degrees 18 minutes 52 seconds East 24.04 feet;
Thence South 10 degrees 18 minutes 52 seconds East 20.00 feet;
Thence South 34 degrees 41 minutes 08 seconds West 24.04 feet to said existing right of way line of said State Route 89;
Thence along said existing Easterly right of way line of State Route 89, North 10 degrees 18 minutes 52 seconds West 54.00 feet to the Point of Beginning;

AND EXCEPT all minerals and all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Patent from United States of America, recorded in Book 192 of Deeds, Page 423 and in Book 10 of Official Records, Page 406, records of Yavapai County, Arizona.

(Reservoir Site 2008)
AND EXCEPT that portion of the Northwest quarter of said Section 7, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the North quarter corner of said Section 7;
Thence North 89 degrees 59 minutes 56 seconds West along the North line of said Northwest quarter a distance of 476.65 feet to the TRUE POINT OF BEGINNING;
Thence South 00 degrees 00 minutes 00 seconds East, leaving said North line a distance of 193.27 feet;
Thence South 75 degrees 41 minutes 21 seconds East a distance of 318.69 feet to a point on a curve the radius of which bears South 45 degrees 19 minutes 13 seconds East a distance of 42.50 feet;

Thence Southerly along the arc of said curve through a central angle of 41 degrees 35 minutes 32 seconds a distance of 30.85 feet;

Thence North 75 degrees 18 minutes 54 seconds West, leaving said curve a distance of 308.93 feet;
Thence South 16 degrees 29 minutes 36 seconds West a distance of 65.66 feet;
Thence South 00 degrees 00 minutes 00 seconds East a distance of 21.39 feet to the TRUE POINT OF BEGINNING;
Thence continuing South 00 degrees 00 minutes 00 seconds East a distance of 224.22 feet;
Thence South 76 degrees 45 minutes 28 seconds West a distance of 141.74 feet;
Thence North 58 degrees 42 minutes 37 seconds West a distance of 98.50 feet;
Thence North 13 degrees 31 minutes 56 seconds West a distance of 211.40 feet;
Thence North 90 degrees 00 minutes 00 seconds East a distance of 271.61 feet, to the TRUE POINT OF BEGINNING.

(Well 4 site 2008)
AND EXCEPT That portion of the Southeast quarter of Section 7, of Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the East quarter Corner of said Section 7, from which the Southeast corner of said Section 7, bears South 00 degrees 00 minutes 08 seconds West a distance of 2641.48 feet;
Thence South 89 degrees 06 minutes 17 seconds East along the North line of said Southeast quarter a distance of 2468.03 feet;
Thence South 00 degrees 53 minutes 43 seconds West leaving said North line a distance of 663.59 feet to the TRUE POINT OF BEGINNING;
Thence North 83 degrees 04 minutes 35 seconds East a distance of 76.74 feet, to a point on a curve the radius of which bears South 83 degrees 04 minutes 35 seconds West a distance of 784.00 feet;
Thence Southerly along the arc of said curve through a central angle of 09 degrees 11 minutes 41 seconds a distance of 125.82 feet to a point of tangency;
Thence South 02 degrees 16 minutes 16 seconds West a distance of 28.78 feet;
Thence North 87 degrees 43 minutes 44 seconds West a distance of 52.84 feet;
Thence North 10 degrees 49 minutes 30 seconds West a distance of 145.58 feet to the TRUE POINT OF BEGINNING.

Parcel 1
WR Wastewater, Service Area
3-17-09

Wickenburg Ranch Wastewater, LLC
Service Area Legal Description
Parcel No 2

All that portion of Sections 7, 8, 17, 18, 19, 20 and 21, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:
Commencing at the Northwest Corner of said Section 8, point also being the Northeast corner of said Section 7;
Thence North 89 degrees 58 minutes 15 seconds East, 639.21 feet along the North line of said Section 8 to the POINT OF BEGINNING;
Thence continuing North 89 degrees 58 minutes 15 seconds East, 4633.71 feet to the Northeast corner of said Section 8;
Thence South 00 degrees 05 minutes 03 seconds East, 2642.77 feet to the East quarter corner of said Section 8;
Thence South 00 degrees 01 minutes 00 seconds East, 2643.56 feet to the South east corner of said Section 8, point also being the northeast corner of said Section 17;
Thence South 00 degrees 00 minutes 39 seconds East, 3940.42 feet;
Thence North 63 degrees 02 minutes 31 seconds West, 1071.34 feet;
Thence North 20 degrees 06 minutes 58 seconds East, 432.62 feet;
Thence North 42 degrees 25 minutes 18 seconds West, 173.13 feet;
Thence North 07 degrees 17 minutes 47 seconds West, 783.65 feet;
Thence North 05 degrees 50 minutes 06 seconds West, 1558.35 feet;
Thence North 86 degrees 37 minutes 10 seconds West, 2501.12 feet;
Thence South 10 degrees 26 minutes 30 seconds East, 1885.29 feet;
Thence South 12 degrees 35 minutes 38 seconds East, 1051.68 feet;
Thence South 61 degrees 23 minutes 09 seconds East, 972.18 feet;
Thence North 62 degrees 23 minutes 49 seconds East, 135.52 feet;
Thence South 49 degrees 22 minutes 53 seconds East, 66.84 feet;
Thence South 01 degrees 17 minutes 16 seconds East, 176.23 feet;
Thence South 23 degrees 00 minutes 31 seconds West, 142.25 feet;
Thence South 20 degrees 51 minutes 27 seconds West, 70.97 feet;
Thence South 15 degrees 04 minutes 21 seconds West, 231.46 feet;
Thence South 06 degrees 02 minutes 25 seconds West, 150.25 feet;
Thence South 03 degrees 24 minutes 22 seconds East, 175.23 feet;
Thence South 35 degrees 59 minutes 53 seconds East, 291.77 feet;
Thence South 61 degrees 34 minutes 03 seconds East, 135.59 feet;
Thence North 86 degrees 33 minutes 04 seconds East, 303.77 feet;
Thence North 64 degrees 28 minutes 47 seconds East, 159.98 feet;
Thence North 20 degrees 06 minutes 58 seconds East, 540.85 feet;
Thence South 39 degrees 08 minutes 40 seconds East, 821.85 feet;
Thence South 29 degrees 01 minutes 10 seconds West, 1653.95 feet;
Thence South 29 degrees 47 minutes 42 seconds East, 3182.75 feet to a point on the line common to said Sections 20 and 21;
Thence South 89 degrees 58 minutes 04 seconds West, 1096.09 feet;

Thence South 51 degrees 09 minutes 49 seconds West, 1161.14 feet to a point on the East right-of-way of United States Highway 89 and a point on a non-tangent curve to the northeast and having a radius of 21,243.59 feet and a center point which bears North 38 degrees 50 minutes 07 seconds East;
Thence continuing along said curve through a central angle of 03 degrees 26 minutes 23 seconds and an arc length of 1275.14 feet;
Thence North 47 degrees 44 minutes 17 seconds West, 2961.13 feet along said right-of-way to a point from which the section corner common to Sections 17, 18, 19 and 20 bears North 03 degrees 37 minutes 04 seconds West, 1875.90 feet;
Thence North 38 degrees 48 minutes 50 seconds West, 1374.84 feet along said right-of-way to a point on a tangent curve to the Northeast and having a radius of 2810.00 feet and a center point which bears North 51 degrees 09 minutes 42 seconds East;
Thence continuing along said curve through a central angle of 28 degrees 02 minutes 55 seconds and an arc length of 1375.61 feet;
Thence North 10 degrees 49 minutes 30 seconds West, 2087.00 feet along said right-of-way;
Thence South 78 degrees 05 minutes 33 seconds East, 964.58 feet;
Thence North 82 degrees 21 minutes 15 seconds East, 62.17 feet;
Thence North 74 degrees 13 minutes 56 seconds East, 437.84 feet to a point from which the East Quarter corner of said Section 18, bears North 44 degrees 24 minutes 42 seconds East, 402.14 feet;
Thence North 11 degrees 54 minutes 27 seconds East, 1042.85 feet;
Thence North 05 degrees 31 minutes 57 seconds East, 817.18 feet;
Thence North 23 degrees 44 minutes 04 seconds West, 565.53 feet;
Thence North 06 degrees 07 minutes 06 seconds East, 642.74 feet to a point from which the Section corner common to Sections 7, 8, 17 and 18, bears South 50 degrees 33 minutes 43 seconds East, 192.62 feet;
Thence South 69 degrees 14 minutes 01 seconds East, 601.69 feet;
Thence South 78 degrees 08 minutes 06 minutes East, 799.05 feet;
Thence North 87 degrees 41 minutes 42 seconds East, 678.82 feet;
Thence South 85 degrees 59 minutes 26 seconds East, 252.71 feet;
Thence South 74 degrees 12 minutes 30 seconds East, 384.82 feet;
Thence South 85 degrees 04 minutes 37 seconds East, 417.23 feet to a point from which the South Quarter corner of said Section 8, bears North 34 degrees 30 minutes 42 seconds West, 471.28 feet;
Thence North 13 degrees 43 minutes 16 seconds East, 1068.17 feet;
Thence North 54 degrees 59 minutes 00 seconds West, 1101.16 feet;
Thence North 38 degrees 58 minutes 00 seconds West, 329.01 feet;
Thence North 23 degrees 07 minutes 02 seconds West, 236.98 feet;
Thence North 01 degrees 07 minutes 38 seconds East, 411.79 feet;
Thence North 12 degrees 51 minutes 26 seconds East, 249.52 feet;
Thence North 17 degrees 52 minutes 53 seconds West, 402.20 feet;
Thence North 39 degrees 20 minutes 49 seconds West, 1119.67 feet;
Thence North 20 degrees 28 minutes 12 seconds West, 802.26 feet;
Thence North 17 degrees 27 minutes 50 seconds West, 913.00 feet to the POINT OF BEGINNING.

EXCEPTING there from that portion of the West half of the Southeast quarter (W1/2 SE 1/4) of Section 18, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, conveyed to the State of Arizona in Deed recorded in Book 4159 of Official Records, Page 828, records of Yavapai County, Arizona, described as follows:
COMMENCING at a rebar marking the West quarter corner of said Section 18 being North 89 degrees 29 minutes 14 seconds West 5285.91 feet from the unmonumented East quarter corner of said Section 18 said unmonumented corner being South 00 degrees 33 minutes 47 seconds West 65.85 feet from a stone marked "1/4 W.C." marking the witness monument to said East quarter corner;
Thence along the East-West mid section line of said Section 18 South 89 degrees 29 minutes 14 seconds East 3495.54 feet to said existing right of way centerline of State Route 89;
Thence along said existing right of way centerline of State Route 89 South 10 degrees 18 minutes 52 seconds East 1324.17 feet;
Thence North 79 degrees 41 minutes 08 seconds East 50.00 feet to said existing Easterly right of way line of State Route 89 and the Point of Beginning;
Thence North 34 degrees 41 minutes 08 seconds East 70.71 feet;
Thence North 10 degrees 18 minutes 52 seconds West 97.00 feet;
Thence South 79 degrees 41 minutes 08 seconds West 50.00 feet to said existing Easterly right of way line of State Route 89;
Thence along existing right of way line of State Route 89 South 10 degrees 18 minutes 52 seconds East 147.00 feet to the Point of Beginning;

AND EXCEPTING that portion of the Northeast quarter of the Northeast quarter (NE ¼ NE ¼) of Section 19, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, conveyed to the State of Arizona in Deed recorded in Book 4159 of Official Records, Page 828, records of Yavapai County, Arizona, described as follows;
COMMENCING at a ½ inch stainless steel rod with an aluminum cap marking the Northeast corner of said Section 19 from which a marked stone marking the North quarter corner of said Section 19 bears North 89 degrees 27 minutes 57 seconds West, 2641.50 feet;
Thence along the North line of said Section 19 North 89 degrees 27 minutes 57 seconds West 1249.77 feet to said existing right of way centerline of State Route 89;
Thence along said existing right of way centerline of State Route 89, from a local tangent bearing of South 10 degrees 18 minutes 52 seconds East, along a curve to the left, having a radius of 2865.00 feet a length of 748.40 feet;
Thence North 55 degrees 53 minutes 23 seconds East 50.00 feet to said Easterly right of way line of said State Route 89 and the Point of Beginning;
Thence North 11 degrees 48 minutes 05 seconds East 37.76 feet;
Thence North 33 degrees 21 minutes 37 seconds West 20.44 feet;
Thence North 79 degrees 36 minutes 45 seconds West, 37.09 feet to said existing Easterly right of way line of State Route 89;

Thence along said existing Easterly right of way line of State Route 89 from a local tangent bearing of South 32 degrees 37 minutes 50 seconds East along a curve to the left having a radius of 2815.00 feet, length of 72.71 feet to the Point of Beginning;

AND EXCEPT all minerals and all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Patent from United States of America, recorded in Book 192 of Deeds, Page 423 and in Book 10 of Official Records, Page 406, records of Yavapai County, Arizona.

(WWTP 2008)
AND EXCEPT That portion of the Southeast quarter of Section 17, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the Southeast corner of said Section 17;
Thence North 89 degrees 55 minutes 20 seconds West along the South line of said southeast quarter of Section 17, a distance of 1621.90 feet;
Thence North 00 degrees 04 minutes 40 seconds East leaving said South line a distance of 309.24 feet to the TRUE POINT OF BEGINNING;
Thence South 90 degrees 00 minutes 00 seconds West a distance of 424.78 feet;
Thence North 00 degrees 00 minutes 00 seconds East a distance of 164.42 feet;
Thence North 90 degrees 00 minutes 00 seconds East a distance of 424.78 feet;
Thence South 00 degrees 00 minutes 00 seconds East a distance of 164.42 feet to the TRUE POINT OF BEGINNING.

(Lift Station Site 2008)
AND EXCEPT That portion of the Northeast quarter of Section 20, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the East quarter corner of said Section 20;
Thence South 89 degrees 58 minutes 26 seconds West along the South line of said Northeast quarter, a distance of 2352.09 feet;
Thence North 00 degrees 01 minutes 34 seconds West leaving said South line a distance of 680.23 feet to the TRUE POINT OF BEGINNING;
Thence South 87 degrees 44 minutes 44 seconds West distance of 60.00 feet;
Thence North 02 degrees 15 minutes 16 seconds West a distance of 85.00 feet;
Thence North 87 degrees 44 minutes 44 seconds East a distance of 60.00 feet;
Thence South 02 degrees 15 minutes 16 seconds East a distance of 85.00 feet to the TRUE POINT OF BEGINNING.

Parcel 2
WR Wastewater, Service Area
3-17-09

Wickenburg Ranch Wastewater, LLC
Service Area Legal Description
Parcel No. 3

All that portion of Section 17, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

BEGINNING at the Southwest corner of said Section 17, from which the Northwest corner bears North 00 degrees 02 minutes 17 seconds East a distance of 5281.72 feet;

Thence North 33 degrees 08 minutes 10 seconds East a distance of 3560.09 feet to the TRUE POINT OF BEGINNING, said point being on the West boundary of "The Wickenburg Inn Tennis and Guest Ranch" recorded in Book 17 of Maps, Page 18, records of Yavapai County, Arizona;

Thence along said boundary, North 10 degrees 26 minutes 30 seconds West a distance of 1885.29 feet (record North 10 degrees 25 minutes 50 seconds West, 1885.15 feet);

Thence South 86 degrees 37 minutes 10 seconds East a distance of 2501.12 feet (record South 86 degrees 37 minutes 21 seconds East a distance of 2501.02 feet);

Thence South 05 degrees 50 minutes 06 seconds East a distance of 1558.35 feet (record South 05 degrees 50 minutes 05 seconds East a distance of 1558.42 feet);

Thence South 07 degrees 17 minutes 47 seconds East a distance of 783.65 feet (record South 07 degrees 17 minutes 30 seconds East);

Thence leaving said boundary, South 42 degrees 25 minutes 18 seconds East a distance of 173.13 feet;

Thence South 20 degrees 06 minutes 58 seconds West a distance of 1979.10 feet;

Thence South 64 degrees 28 minutes 47 seconds West a distance of 159.98 feet;

Thence South 86 degrees 33 minutes 04 seconds West a distance of 303.77 feet;

Thence North 61 degrees 34 minutes 03 seconds West a distance of 135.59 feet;

Thence North 35 degrees 59 minutes 53 seconds West a distance of 291.77 feet;

Thence North 03 degrees 24 minutes 22 seconds West a distance of 175.23 feet;

Thence North 06 degrees 02 minutes 25 seconds East a distance of 150.25 feet;

Thence North 15 degrees 04 minutes 21 seconds East a distance of 231.46 feet;

Thence North 20 degrees 51 minutes 27 seconds East a distance of 70.97 feet;

Thence North 23 degrees 00 minutes 31 seconds East a distance of 142.25 feet;

Thence North 01 degrees 17 minutes 17 seconds West a distance of 176.23 feet;

Thence North 49 degrees 22 minutes 53 seconds West a distance of 66.84 feet to a point on the South boundary of said Wickenburg Inn Tennis and Guest Ranch;

Thence along said Boundary, South 62 degrees 23 minutes 49 seconds West a distance of 135.52 feet (record South 62 degrees 23 minutes 50 seconds West);

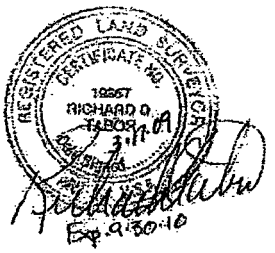
Thence North 61 degrees 23 minutes 09 seconds West a distance of 972.18 feet (record North 61 degrees 23 minutes 10 seconds West a distance of 972.26 feet);

Thence North 12 degrees 35 minutes 40 seconds West a distance of 1051.68 feet (record North 12 degrees 37 minutes 10 seconds West a distance of 1051.93 feet), to the TRUE POINT OF BEGINNING.

EXCEPT all minerals and all Uranium, Thorium, or any other Materials which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Patent from United States of America.

(WWTP 2008 Site)
AND EXCEPTING That portion of the Southeast quarter of Section 17, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the Southeast corner of said Section 17;
Thence North 89 degrees 55 minutes 20 seconds West along the South line of said southeast quarter of Section 17, a distance of 1621.90 feet;
Thence North 00 degrees 04 minutes 40 seconds East leaving said South line a distance of 309.24 feet to the TRUE POINT OF BEGINNING;
Thence South 90 degrees 00 minutes 00 seconds West a distance of 424.78 feet;
Thence North 00 degrees 00 minutes 00 seconds East a distance of 164.42 feet;
Thence North 90 degrees 00 minutes 00 seconds East a distance of 424.78 feet;
Thence South 00 degrees 00 minutes 00 seconds East a distance of 164.42 feet to the TRUE POINT OF BEGINNING.



Parcel 3
WR Wastewater, Service Area
3-17-09

EXHIBIT 8

m3companies

November 15, 2010
Mr. Robert Bott
Arizona Public Service
Land Services
P.O. Box 53933, MS 3016
Phoenix, Arizona 85072-3933

Dear Bob:

As you know, the landowner of Wickenburg Ranch recently dedicated one acre of land, parcel no. 201-02-158T, to Arizona Public Service Company ("APS") for the Flores Substation. Pursuant to Arizona Corporation Commission ("Commission") rule R14-2-602, any person applying for a Certificate of Convenience and Necessity ("CC&N") must provide written notice to all landowners within the proposed service area of the application.

Wickenburg Ranch Wastewater, LLC ("WRW") intends to submit to the Commission an application for authority to provide sewer service for Wickenburg Ranch (see enclosed map and legal description) on or after November 16, 2010. The above-described land owned by APS is within this proposed service area. If the application is granted, WRW will be the exclusive provider of wastewater service within the area and will be required by the Commission to provide those services under rates and charges and terms and conditions established by the Commission. The CC&N does not prohibit persons from providing services only to themselves using their own facilities on their own property although other applicable laws may restrict such activity.

Once filed, the application will be available for inspection during regular business hours at the offices of the Commission at 1200 West Washington Street, Phoenix, Arizona 85007, and at Wickenburg Ranch Wastewater, LLC, c/o M3 Companies, 4222 East Camelback Road, Suite H-100, Phoenix, Arizona 85018. The Commission will hold a hearing on the application. APS may have the right to intervene in the proceeding and may appear at the hearing and make a statement on its behalf even if APS does not intervene. You may contact the Commission for the date and time of the hearing and for information on intervention. You may not receive any further notice of the application proceeding unless requested.

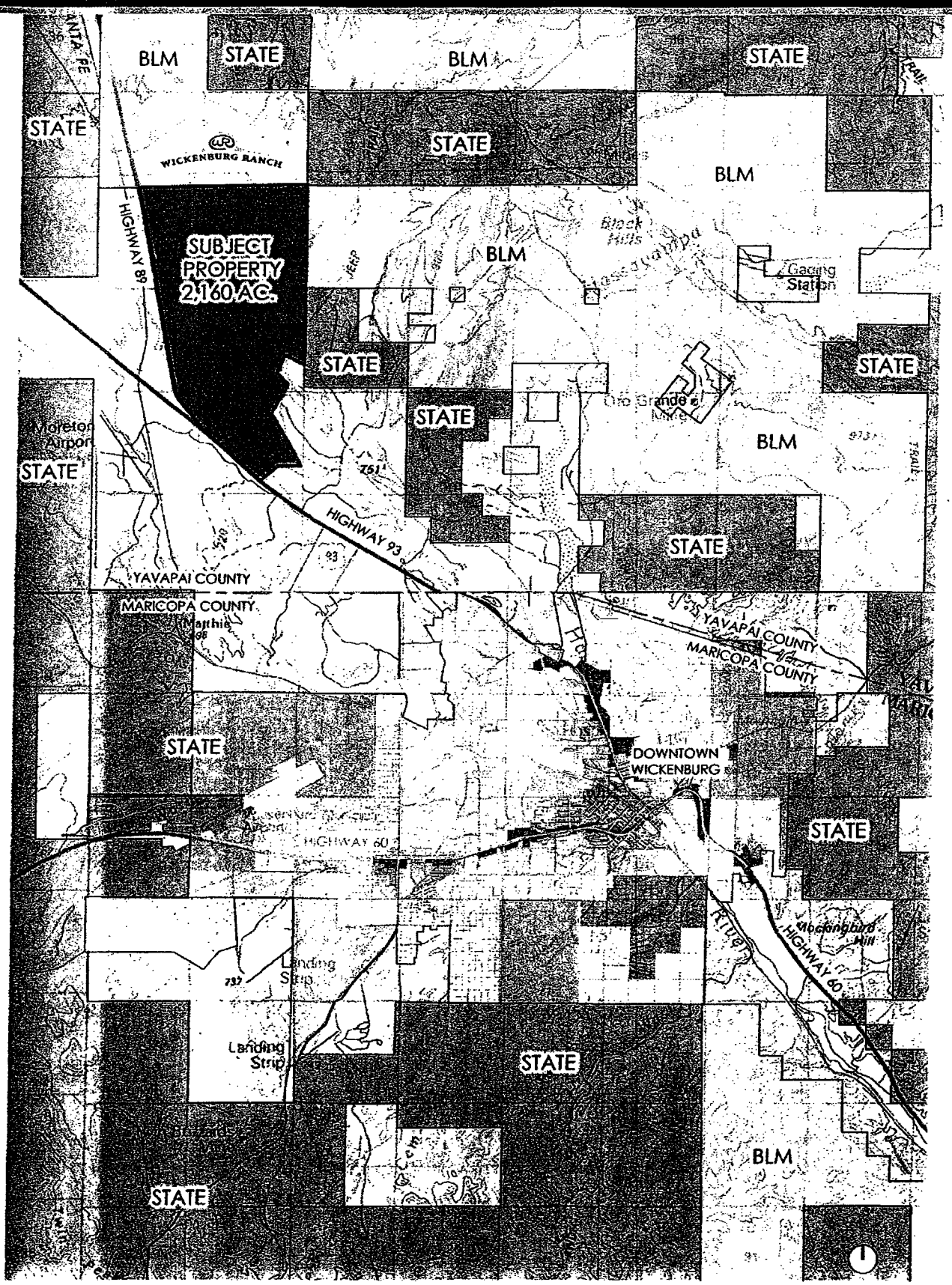
If you want to: (a) obtain a copy of the application; (b) have any questions or concerns about this application; make a statement in support of the application; or (d) object to the approval of the application, you may contact Wickenburg Ranch Wastewater management, whose contact information is below:

Bill Brownlee
M3 Builders, LLC
4222 E. Camelback Road
Suite H100
Phoenix, Arizona 85018
602-386-1307

You may also contact the Consumer Services Section of the Commission at 1200 West Washington Street, Phoenix, Arizona 85007 or call 1-800-222-7000.

Very Truly Yours,

Thomas H. Warley
Development Manager
M3 Builders, LLC



VICINITY MAP

WICKENBURG RANCH

PICKETT

m3companies

EXHIBIT 1

Wickenburg Ranch Wastewater, LLC
Service Area Legal Description
Parcel No 1

All that portion of Sections 7, 8, 17 and 18, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:
BEGINNING at the Northeast Corner of said Section 7, point also being the Northwest corner of said Section 8;
Thence North 89 degrees 58 minutes 15 seconds East, 639.21 feet along the North line of said Section 8;
Thence South 17 degrees 27 minutes 50 seconds East, 913.00 feet;
Thence South 20 degrees 28 minutes 12 seconds East, 802.26 feet;
Thence South 39 degrees 20 minutes 49 seconds East, 1119.67 feet;
Thence South 17 degrees 52 minutes 53 seconds East, 402.20 feet;
Thence South 12 degrees 51 minutes 26 seconds West, 249.52 feet;
Thence South 01 degrees 07 minutes 38 seconds West, 411.79 feet;
Thence South 23 degrees 07 minutes 02 seconds East, 236.98 feet;
Thence South 38 degrees 58 minutes 00 seconds East, 329.01 feet;
Thence South 54 degrees 59 minutes 00 seconds East, 1101.16 feet;
Thence South 13 degrees 43 minutes 16 seconds West, 1068.17 feet to a point from which the South Quarter corner of said Section 8 bears North 34 degrees 30 minutes 42 seconds West, 471.28 feet;
Thence North 85 degrees 04 minutes 37 seconds West, 417.23 feet;
Thence North 74 degrees 12 minutes 30 seconds West, 384.82 feet;
Thence North 85 degrees 59 minutes 26 seconds West, 252.71 feet;
Thence South 87 degrees 41 minutes 42 seconds West, 678.82 feet;
Thence North 78 degrees 08 minutes 06 seconds West, 799.05 feet;
Thence North 69 degrees 14 minutes 01 seconds West, 601.69 feet to a point from which the corner common to said Sections 7, 8, 17 and 18, bears South 50 degrees 33 minutes 43 seconds East, 192.62 feet;
Thence South 06 degrees 07 minutes 06 seconds West, 642.74 feet;
Thence South 23 degrees 44 minutes 04 seconds East, 565.53 feet;
Thence South 05 degrees 31 minutes 57 seconds West, 817.18 feet;
Thence South 11 degrees 54 minutes 27 seconds West, 1042.85 feet;
Thence South 74 degrees 13 minutes 56 seconds West, 437.84 feet;
Thence South 82 degrees 21 minutes 15 seconds West, 62.17 feet;
Thence North 78 degrees 05 minutes 33 seconds West, 964.58 feet to a point on the East right-of way of United States Highway 89;
Thence North 10 degrees 49 minutes 30 seconds West, 7191.87 feet along the said East right-of-way to a point on a tangent curve concave to the West and having a radius of 11,510.00 feet and a center point which bears South 79 degrees 06 minutes 51 seconds West;

Thence continuing along said curve through a central angle of 02 degrees 43 minutes 45 seconds and an arc length of 548.27 feet;
Thence North 13 degrees 31 minutes 56 seconds West, 496.30 feet along the East right-of-way to a point on the North line of said Section 7;
Thence South 89 degrees 59 minutes 56 seconds East, 925.02 feet along the said North line to the North Quarter corner of said Section 7;
Thence South 89 degrees 56 minutes 00 seconds East, 2368.78 feet to the Northeast corner of said Section 7 and the POINT OF BEGINNING.

EXCEPTING there from that portion of the Southeast quarter of the Northwest (SE ¼, NW ¼) of Section 7, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, conveyed to the State of Arizona in Deed recorded in Book 4159 of Official Records, Page 828, records of Yavapai County, Arizona, described as follows:
COMMENCING at an aluminum cap marking the West quarter corner of said Section 7 from which a rebar marking the East quarter corner of said Section 7 bears South 89 degrees 06 minutes 17 seconds East, 5288.84 feet;
Thence along the East-West mid section line of said Section 7, South 89 degrees 06 minutes 17 seconds East 2483.49 feet to the existing right of way centerline of State Route 89 (Wickenburg-Prescott Highway);
Thence along said existing right of way centerline of State Route 89 North 10 degrees 18 minutes 52 seconds West 144.20 feet;
Thence North 79 degrees 41 minutes 08 seconds East 50.00 feet to the said existing Easterly right of way line of said State Route 89 and the Point of Beginning;
Thence South 55 degrees 18 minutes 52 seconds East 29.70 feet;
Thence South 10 degrees 18 minutes 52 seconds East, 50.00 feet;
Thence South 33 degrees 21 minutes 12 seconds West 30.41 feet to said existing Easterly right of way line of said State Route 89;
Thence along said existing Easterly right of way line of State Route 89, North 10 degrees 18 minutes 52 seconds West 93.00 feet to the Point of Beginning.

AND EXCEPTING that portion of the Southwest quarter of the Southeast quarter (SW ¼, Se 1/4) of said Section 7, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona . described as follows;
COMMENCING at a rebar marking the South quarter corner of said Section 7 from which a marked stone marking the Southeast corner of said Section 7 bears South 89 degrees 32 minutes 23 seconds East 2643.46 feet;
Thence along the South line of said Section 7 South 89 degrees 32 minutes 23 seconds East 347.08 feet to said existing right of way centerline of State Route 89;
Thence along said existing right of way centerline of State Route 89 North 10 degrees 18 minutes 52 seconds West 898.02 feet;
Thence North 79 degrees 41 minutes 08 seconds East 50.00 feet to the existing right of way line State Route 89 and the Point of Beginning;
Thence South 55 degrees 18 minutes 52 seconds East 7.07 feet;
Thence South 10 degrees 18 minutes 52 seconds East 76.00 feet;

Thence South 34 degrees 41 minutes 08 seconds West 7.07 feet to said existing Easterly right of way line of State Route 89;
Thence along said existing Easterly right of way line of State Route 89 North 10 degrees 18 minutes 52 seconds West 86.00 feet to the Point of Beginning;

AND EXCEPTING that portion of the Northwest quarter of the Northeast quarter (NW ¼, NE ¼) of Section 18, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, conveyed to the State of Arizona in Deed recorded in Book 4159 of Official Records, Page 828, records of Yavapai County, Arizona, described as follows:
COMMENCING at a marked stone marking the Northeast corner of said Section 18 from which a rebar marking the North quarter corner of said Section 18 bears North89 degrees 35 minutes 35 seconds West 2643.46 feet;
Thence along the North line of said Section 18, North 89 degrees 35 minutes 33 seconds West, 2296.38 feet to said existing right of way centerline of State Route 89;
Thence along said existing right of way centerline of said State Route 89, South 10 degrees 18 minutes 52 seconds East 616.98 feet;
Thence North 79 degrees 41 minutes 08 seconds East 50.00 feet to said existing Easterly right of way line of said State Route 89 and the Point of beginning;
Thence South 55 degrees 18 minutes 52 seconds East 24.04 feet;
Thence South 10 degrees 18 minutes 52 seconds East 20.00 feet;
Thence South 34 degrees 41 minutes 08 seconds West 24.04 feet to said existing right of way line of said State Route 89;
Thence along said existing Easterly right of way line of State Route 89, North 10 degrees 18 minutes 52 seconds West 54.00 feet to the Point of Beginning;

AND EXCEPT all minerals and all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Patent from United States of America, recorded in Book 192 of Deeds, Page 423 and in Book 10 of Official Records, Page 406, records of Yavapai County, Arizona.

(Reservoir Site 2008)
AND EXCEPT that portion of the Northwest quarter of said Section 7, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the North quarter corner of said Section 7;
Thence North 89 degrees 59 minutes 56 seconds West along the North line of said Northwest quarter a distance of 476.65 feet to the TRUE POINT OF BEGINNING;
Thence South 00 degrees 00 minutes 00 seconds East, leaving said North line a distance of 193.27 feet;
Thence South 75 degrees 41 minutes 21 seconds East a distance of 318.69 feet to a point on a curve the radius of which bears South 45 degrees 19 minutes 13 seconds East a distance of 42.50 feet;

Thence Southerly along the arc of said curve through a central angle of 41 degrees 35 minutes 32 seconds a distance of 30.85 feet;

Thence North 75 degrees 18 minutes 54 seconds West, leaving said curve a distance of 308.93 feet;
Thence South 16 degrees 29 minutes 36 seconds West a distance of 65.66 feet;
Thence South 00 degrees 00 minutes 00 seconds East a distance of 21.39 feet to the TRUE POINT OF BEGINNING:
Thence continuing South 00 degrees 00 minutes 00 seconds East a distance of 224.22 feet;
Thence South 76 degrees 45 minutes 28 seconds West a distance of 141.74 feet:
Thence North 58 degrees 42 minutes 37 seconds West a distance of 98.50 feet;
Thence North 13 degrees 31 minutes 56 seconds West a distance of 211.40 feet:
Thence North 90 degrees 00 minutes 00 seconds East a distance of 271.61 feet, to the TRUE POINT OF BEGINNING.

(Well 4 site 2008)
AND EXCEPT That portion of the Southeast quarter of Section 7, of Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the East quarter Corner of said Section 7, from which the Southeast corner of said Section 7, bears South 00 degrees 00 minutes 08 seconds West a distance of 2641.48 feet;
Thence South 89 degrees 06 minutes 17 seconds East along the North line of said Southeast quarter a distance of 2468.03 feet;
Thence South 00 degrees 53 minutes 43 seconds West leaving said North line a distance of 663.59 feet to the TRUE POINT OF BEGINNING;
Thence North 83 degrees 04 minutes 35 seconds East a distance of 76.74 feet, to a point on a curve the radius of which bears South 83 degrees 04 minutes 35 seconds West a distance of 784.00 feet;
Thence Southerly along the arc of said curve through a central angle of 09 degrees 11 minutes 41 seconds a distance of 125.82 feet to a point of tangency;
Thence South 02 degrees 16 minutes 16 seconds West a distance of 28.78 feet;
Thence North 87 degrees 43 minutes 44 seconds West a distance of 52.84 feet;
Thence North 10 degrees 49 minutes 30 seconds West a distance of 145.58 feet to the TRUE POINT OF BEGINNING.

Parcel 1
WR Wastewater, Service Area
3-17-09

Wickenburg Ranch Wastewater, LLC
Service Area Legal Description
Parcel No 2

All that portion of Sections 7, 8, 17, 18, 19, 20 and 21, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:
Commencing at the Northwest Corner of said Section 8, point also being the Northeast corner of said Section 7;
Thence North 89 degrees 58 minutes 15 seconds East, 639.21 feet along the North line of said Section 8 to the POINT OF BEGINNING;
Thence continuing North 89 degrees 58 minutes 15 seconds East, 4633.71 feet to the Northeast corner of said Section 8;
Thence South 00 degrees 05 minutes 03 seconds East, 2642.77 feet to the East quarter corner of said Section 8;
Thence South 00 degrees 01 minutes 00 seconds East, 2643.56 feet to the South east corner of said Section 8, point also being the northeast corner of said Section 17;
Thence South 00 degrees 00 minutes 39 seconds East, 3940.42 feet;
Thence North 63 degrees 02 minutes 31 seconds West, 1071.34 feet;
Thence North 20 degrees 06 minutes 58 seconds East, 432.62 feet;
Thence North 42 degrees 25 minutes 18 seconds West, 173.13 feet;
Thence North 07 degrees 17 minutes 47 seconds West, 783.65 feet;
Thence North 05 degrees 50 minutes 06 seconds West, 1558.35 feet;
Thence North 86 degrees 37 minutes 10 seconds West, 2501.12 feet;
Thence South 10 degrees 26 minutes 30 seconds East, 1885.29 feet;
Thence South 12 degrees 35 minutes 38 seconds East, 1051.68 feet;
Thence South 61 degrees 23 minutes 09 seconds East, 972.18 feet;
Thence North 62 degrees 23 minutes 49 seconds East, 135.52 feet;
Thence South 49 degrees 22 minutes 53 seconds East, 66.84 feet;
Thence South 01 degrees 17 minutes 16 seconds East, 176.23 feet;
Thence South 23 degrees 00 minutes 31 seconds West, 142.25 feet;
Thence South 20 degrees 51 minutes 27 seconds West, 70.97 feet;
Thence South 15 degrees 04 minutes 21 seconds West, 231.46 feet;
Thence South 06 degrees 02 minutes 25 seconds West, 150.25 feet;
Thence South 03 degrees 24 minutes 22 seconds East, 175.23 feet;
Thence South 35 degrees 59 minutes 53 seconds East, 291.77 feet;
Thence South 61 degrees 34 minutes 03 seconds East, 135.59 feet;
Thence North 86 degrees 33 minutes 04 seconds East, 303.77 feet;
Thence North 64 degrees 28 minutes 47 seconds East, 159.98 feet;
Thence North 20 degrees 06 minutes 58 seconds East, 540.85 feet;
Thence South 39 degrees 08 minutes 40 seconds East, 821.85 feet;
Thence South 29 degrees 01 minutes 10 seconds West, 1653.95 feet;
Thence South 29 degrees 47 minutes 42 seconds East, 3182.75 feet to a point on the line common to said Sections 20 and 21;
Thence South 89 degrees 58 minutes 04 seconds West, 1096.09 feet;

Thence South 51 degrees 09 minutes 49 seconds West, 1161.14 feet to a point on the East right-of-way of United States Highway 89 and a point on a non-tangent curve to the northeast and having a radius of 21,243.59 feet and a center point which bears North 38 degrees 50 minutes 07 seconds East;
Thence continuing along said curve through a central angle of 03 degrees 26 minutes 23 seconds and an arc length of 1275.14 feet;
Thence North 47 degrees 44 minutes 17 seconds West, 2961.13 feet along said right-of-way to a point from which the section corner common to Sections 17, 18, 19 and 20 bears North 03 degrees 37 minutes 04 seconds West, 1875.90 feet;
Thence North 38 degrees 48 minutes 50 seconds West, 1374.84 feet along said right-of-way to a point on a tangent curve to the Northeast and having a radius of 2810.00 feet and a center point which bears North 51 degrees 09 minutes 42 seconds East;
Thence continuing along said curve through a central angle of 28 degrees 02 minutes 55 seconds and an arc length of 1375.61 feet;
Thence North 10 degrees 49 minutes 30 seconds West, 2087.00 feet along said right-of-way;
Thence South 78 degrees 05 minutes 33 seconds East, 964.58 feet;
Thence North 82 degrees 21 minutes 15 seconds East, 62.17 feet;
Thence North 74 degrees 13 minutes 56 seconds East, 437.84 feet to a point from which the East Quarter corner of said Section 18, bears North 44 degrees 24 minutes 42 seconds East, 402.14 feet;
Thence North 11 degrees 54 minutes 27 seconds East, 1042.85 feet;
Thence North 05 degrees 31 minutes 57 seconds East, 817.18 feet;
Thence North 23 degrees 44 minutes 04 seconds West, 565.53 feet;
Thence North 06 degrees 07 minutes 06 seconds East, 642.74 feet to a point from which the Section corner common to Sections 7, 8, 17 and 18, bears South 50 degrees 33 minutes 43 seconds East, 192.62 feet;
Thence South 69 degrees 14 minutes 01 seconds East, 601.69 feet;
Thence South 78 degrees 08 minutes 06 minutes East, 799.05 feet;
Thence North 87 degrees 41 minutes 42 seconds East, 678.82 feet;
Thence South 85 degrees 59 minutes 26 seconds East, 252.71 feet;
Thence South 74 degrees 12 minutes 30 seconds East, 384.82 feet;
Thence South 85 degrees 04 minutes 37 seconds East, 417.23 feet to a point from which the South Quarter corner of said Section 8, bears North 34 degrees 30 minutes 42 seconds West, 471.28 feet;
Thence North 13 degrees 43 minutes 16 seconds East, 1068.17 feet;
Thence North 54 degrees 59 minutes 00 seconds West, 1101.16 feet;
Thence North 38 degrees 58 minutes 00 seconds West, 329.01 feet;
Thence North 23 degrees 07 minutes 02 seconds West, 236.98 feet;
Thence North 01 degrees 07 minutes 38 seconds East, 411.79 feet;
Thence North 12 degrees 51 minutes 26 seconds East, 249.52 feet;
Thence North 17 degrees 52 minutes 53 seconds West, 402.20 feet;
Thence North 39 degrees 20 minutes 49 seconds West, 1119.67 feet;
Thence North 20 degrees 28 minutes 12 seconds West, 802.26 feet;
Thence North 17 degrees 27 minutes 50 seconds West, 913.00 feet to the POINT OF BEGINNING.

EXCEPTING there from that portion of the West half of the Southeast quarter (W1/2 SE 1/4) of Section 18, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, conveyed to the State of Arizona in Deed recorded in Book 4159 of Official Records, Page 828, records of Yavapai County, Arizona, described as follows:
COMMENCING at a rebar marking the West quarter corner of said Section 18 being North 89 degrees 29 minutes 14 seconds West 5285.91 feet from the unmonumented East quarter corner of said Section 18 said unmonumented corner being South 00 degrees 33 minutes 47 seconds West 65.85 feet from a stone marked "1/4 W.C." marking the witness monument to said East quarter corner;
Thence along the East-West mid section line of said Section 18 South 89 degrees 29 minutes 14 seconds East 3495.54 feet to said existing right of way centerline of State Route 89;
Thence along said existing right of way centerline of State Route 89 South 10 degrees 18 minutes 52 seconds East 1324.17 feet;
Thence North 79 degrees 41 minutes 08 seconds East 50.00 feet to said existing Easterly right of way line of State Route 89 and the Point of Beginning;
Thence North 34 degrees 41 minutes 08 seconds East 70.71 feet;
Thence North 10 degrees 18 minutes 52 seconds West 97.00 feet;
Thence South 79 degrees 41 minutes 08 seconds West 50.00 feet to said existing Easterly right of way line of State Route 89;
Thence along existing right of way line of State Route 89 South 10 degrees 18 minutes 52 seconds East 147.00 feet to the Point of Beginning;

AND EXCEPTING that portion of the Northeast quarter of the Northeast quarter (NE ¼ NE ¼) of Section 19, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, conveyed to the State of Arizona in Deed recorded in Book 4159 of Official Records, Page 828, records of Yavapai County, Arizona, described as follows;
COMMENCING at a ½ inch stainless steel rod with an aluminum cap marking the Northeast corner of said Section 19 from which a marked stone marking the North quarter corner of said Section 19 bears North 89 degrees 27 minutes 57 seconds West, 2641.50 feet;
Thence along the North line of said Section 19 North 89 degrees 27 minutes 57 seconds West 1249.77 feet to said existing right of way centerline of State Route 89;
Thence along said existing right of way centerline of State Route 89, from a local tangent bearing of South 10 degrees 18 minutes 52 seconds East, along a curve to the left, having a radius of 2865.00 feet a length of 748.40 feet;
Thence North 55 degrees 53 minutes 23 seconds East 50.00 feet to said Easterly right of way line of said State Route 89 and the Point of Beginning;
Thence North 11 degrees 48 minutes 05 seconds East 37.76 feet;
Thence North 33 degrees 21 minutes 37 seconds West 20.44 feet;
Thence North 79 degrees 36 minutes 45 seconds West, 37.09 feet to said existing Easterly right of way line of State Route 89;

Thence along said existing Easterly right of way line of State Route 89 from a local tangent bearing of South 32 degrees 37 minutes 50 seconds East along a curve to the left having a radius of 2815.00 feet, length of 72.71 feet to the Point of Beginning;

AND EXCEPT all minerals and all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Patent from United States of America, recorded in Book 192 of Deeds, Page 423 and in Book 10 of Official Records, Page 406, records of Yavapai County, Arizona.

(WWTP 2008)
AND EXCEPT That portion of the Southeast quarter of Section 17, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the Southeast corner of said Section 17;
Thence North 89 degrees 55 minutes 20 seconds West along the South line of said southeast quarter of Section 17, a distance of 1621.90 feet;
Thence North 00 degrees 04 minutes 40 seconds East leaving said South line a distance of 309.24 feet to the TRUE POINT OF BEGINNING;
Thence South 90 degrees 00 minutes 00 seconds West a distance of 424.78 feet;
Thence North 00 degrees 00 minutes 00 seconds East a distance of 164.42 feet;
Thence North 90 degrees 00 minutes 00 seconds East a distance of 424.78 feet;
Thence South 00 degrees 00 minutes 00 seconds East a distance of 164.42 feet to the TRUE POINT OF BEGINNING.

(Lift Station Site 2008)
AND EXCEPT That portion of the Northeast quarter of Section 20, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the East quarter corner of said Section 20;
Thence South 89 degrees 58 minutes 26 seconds West along the South line of said Northeast quarter, a distance of 2352.09 feet;
Thence North 00 degrees 01 minutes 34 seconds West leaving said South line a distance of 680.23 feet to the TRUE POINT OF BEGINNING;
Thence South 87 degrees 44 minutes 44 seconds West distance of 60.00 feet;
Thence North 02 degrees 15 minutes 16 seconds West a distance of 85.00 feet;
Thence North 87 degrees 44 minutes 44 seconds East a distance of 60.00 feet;
Thence South 02 degrees 15 minutes 16 seconds East a distance of 85.00 feet to the TRUE POINT OF BEGINNING.

Parcel 2
WR Wastewater, Service Area
3-17-09

Wickenburg Ranch Wastewater, LLC
Service Area Legal Description
Parcel No. 3

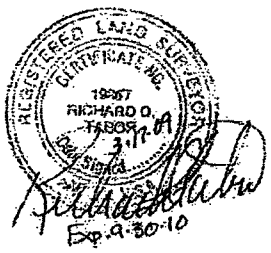
All that portion of Section 17, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

BEGINNING at the Southwest corner of said Section 17, from which the Northwest corner bears North 00 degrees 02 minutes 17 seconds East a distance of 5281.72 feet;
Thence North 33 degrees 08 minutes 10 seconds East a distance of 3560.09 feet to the TRUE POINT OF BEGINNING, said point being on the West boundary of "The Wickenburg Inn Tennis and Guest Ranch" recorded in Book 17 of Maps, Page 18, records of Yavapai County, Arizona;
Thence along said boundary, North 10 degrees 26 minutes 30 seconds West a distance of 1885.29 feet (record North 10 degrees 25 minutes 50 seconds West, 1885.15 feet);
Thence South 86 degrees 37 minutes 10 seconds East a distance of 2501.12 feet (record South 86 degrees 37 minutes 21 seconds East a distance of 2501.02 feet);
Thence South 05 degrees 50 minutes 06 seconds East a distance of 1558.35 feet (record South 05 degrees 50 minutes 05 seconds East a distance of 1558.42 feet);
Thence South 07 degrees 17 minutes 47 seconds East a distance of 783.65 feet (record South 07 degrees 17 minutes 30 seconds East);
Thence leaving said boundary, South 42 degrees 25 minutes 18 seconds East a distance of 173.13 feet;
Thence South 20 degrees 06 minutes 58 seconds West a distance of 1979.10 feet;
Thence South 64 degrees 28 minutes 47 seconds West a distance of 159.98 feet;
Thence South 86 degrees 33 minutes 04 seconds West a distance of 303.77 feet;
Thence North 61 degrees 34 minutes 03 seconds West a distance of 135.59 feet;
Thence North 35 degrees 59 minutes 53 seconds West a distance of 291.77 feet;
Thence North 03 degrees 24 minutes 22 seconds West a distance of 175.23 feet;
Thence North 06 degrees 02 minutes 25 seconds East a distance of 150.25 feet;
Thence North 15 degrees 04 minutes 21 seconds East a distance of 231.46 feet;
Thence North 20 degrees 51 minutes 27 seconds East a distance of 70.97 feet;
Thence North 23 degrees 00 minutes 31 seconds East a distance of 142.25 feet;
Thence North 01 degrees 17 minutes 17 seconds West a distance of 176.23 feet;
Thence North 49 degrees 22 minutes 53 seconds West a distance of 66.84 feet to a point on the South boundary of said Wickenburg Inn Tennis and Guest Ranch;
Thence along said Boundary, South 62 degrees 23 minutes 49 seconds West a distance of 135.52 feet (record South 62 degrees 23 minutes 50 seconds West);
Thence North 61 degrees 23 minutes 09 seconds West a distance of 972.18 feet (record North 61 degrees 23 minutes 10 seconds West a distance of 972.26 feet);
Thence North 12 degrees 35 minutes 40 seconds West a distance of 1051.68 feet (record North 12 degrees 37 minutes 10 seconds West a distance of 1051.93 feet), to the TRUE POINT OF BEGINNING.

EXCEPT all minerals and all Uranium, Thorium, or any other Materials which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Patent from United States of America.

(WWTP 2008 Site)
AND EXCEPTING That portion of the Southeast quarter of Section 17, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the Southeast corner of said Section 17;
Thence North 89 degrees 55 minutes 20 seconds West along the South line of said southeast quarter of Section 17, a distance of 1621.90 feet;
Thence North 00 degrees 04 minutes 40 seconds East leaving said South line a distance of 309.24 feet to the TRUE POINT OF BEGINNING;
Thence South 90 degrees 00 minutes 00 seconds West a distance of 424.78 feet;
Thence North 00 degrees 00 minutes 00 seconds East a distance of 164.42 feet;
Thence North 90 degrees 00 minutes 00 seconds East a distance of 424.78 feet;
Thence South 00 degrees 00 minutes 00 seconds East a distance of 164.42 feet to the TRUE POINT OF BEGINNING.



Parcel 3
WR Wastewater, Service Area
3-17-09

EXHIBIT 9

CW-4
ATTACHMENT "D"

SEWER TARIFF SCHEDULE

UTILITY: **WICKENBURG RANCH WASTEWATER, LLC** PAGE 1 OF 1

RATES AND CHARGES

FLAT RATE

Residential	$ N/A	Per Month
Commercial	$ N/A	Per Month

BASED ON WATER USAGE

Residential Minimum	$ 70.00	For	-	Gallons
Commodity Rate	2.00	Per	1,000	Gallons
Commercial Minimum	$ 70.00	For	-	Gallons
Commodity Rate	3.50	Per	1,000	Gallons

EFFLUENT SALES:

$ 0.86 PER 1,000 Gallons

SERVICE LINE CONNECTION CHARGE $ 350

SERVICE CHARGES:

1. Establishment (R14-2-603.D.1)	$ 50.00
2. Establishment (After Hours) (R14-2-603.D.1)	60.00
3. Re-Establishment (within 12 mos) (R14-2-603.D.1)	(a)
4. Reconnection/Delinquent (R14-2-603.D.1)	$ 60.00
5. Reconnection/Delinquent (after hours) (R14-2-603.D.1)	70.00
6. NSF Check (R14-2-608.E.1)	25.00
7. Deposit (R14-2-603.B.7)	(b)
8. Deposit Interest (R14-2-603.B.3)	2.00%
9. Late Payment Penalty (R14-2-608.F.1)	(c)

In addition to the collection of regular rates, each utility may collect from its customers a proportionate share of any privilege, sales or use tax, or other imposition based on the gross revenues received by the utility, per Commission rule R14-2-608.D.5.

(a) Months off the system times the monthly minimum. (R14-2-603.D.1)

(b) ***Residential*** - two times the average bill. ***Non-residential*** - two and one-half times the average bill. (R14-2-603.B.7)

(c) 1.5% of the unpaid balance or $5.00, whichever is greater. (R14-2-608.F.1)

EXHIBIT 10

OFFICE OF THE
PUBLIC WORKS DEPARTMENT
Road Division Engineering Division Solid Waste Division Emergency Management
1100 Commerce Drive
Prescott, Arizona 86305
Phone (928) 771-3183
FAX (928) 771-3167

EXHIBIT 5

Phil Bourdon
Director

April 22, 2009

Mr. Thomas H. Warley
Development Manager
M3 Builders, LLC
4222 E. Camelback Road, Suite H100
Phoenix AZ 85018

Subject: Wickenburg Ranch Wastewater, LLC – Application for Sewer Franchise

Dear Mr. Warley:

Pursuant to our telephone conversation on April 22, 2009, I'm returning the letter requesting a sewer franchise for the above referenced project along with the application and voided check. The roads in Wickenburg Ranch and the adjacent service area are not under County jurisdiction; as such, a sewer franchise agreement is not required.

If you have any questions or comments regarding this matter, please contact me or Laura Bunn at 928-771-3183. Thank you.

Sincerely,

Joe Huot
Special Projects Manager

JH:wickenburgranch

cc: Foster Thrift, Development Review Engineer
Laura Bunn, Administrative Aide

m3companies

April 17, 2009

Mr. Foster Thrift
Development Review Engineer
Yavapai County Planning and Zoning
500 S. Marina St.
Prescott, AZ 86303

Subject: **Wickenburg Ranch Wastewater, LLC - Application for Sewer Franchise**

Dear Mr. Thrift:

On Behalf of Wickenburg Ranch Wastewater, LLC, please find the documents attached and outlined below, for the Sewer Franchise application for Wickenburg Ranch.

1. Check in the amount of $250, payable to the Yavapai County Board of Supervisors.
2. Application.
3. Franchise Agreement.
   a. Please note a change was made in Paragraph 12. The amount of time to procure a Certificate of Convenience and Necessity from the Arizona Corporation Commission was extended to one (1) year, as opposed to six (6) months, due to the current Arizona Corporation Commission review time.
4. Financial Statement.
5. Legal Description.
6. Map of proposed service area.

If you have any questions or comments, please contact me at 602-386-1317.

Sincerely,

Thomas H. Warley
Development Manager
M3 Builders, LLC

CC: Bill Brownlee
Steve Wene

4222 E. Camelback Road, Suite H100, Phoenix Arizona 85018 Phone (602) 386-1325 Fax (602) 386-1315

YAVAPAI COUNTY, ARIZONA
APPLICATION FOR WATER/SEWER FRANCHISE

Applicant Information

Applicant's Name: Wickenburg Ranch Wastewater, LLC
Address: 4222 East Camelback H100 City Phoenix State Arizona Zip 85018
Telephone: 602-386-1325 Emergency Telephone: 602-604-2189

Person(s) who will operate the system, if other than applicant:
Name: Peter Chan
Address: 4535 East Broadway Road City Phoenix State Arizona Zip 85040
Telephone: 602-454-9100 Emergency Telephone: 602-604-2189

Is applicant a partnership or joint venture? NO If the answer is yes, please supply the names and addresses of at least two partners:
Name:_____
Home Address:_____ City_____ State___ Zip_____
Business Address:_____ City_____ State___ Zip_____
Business Telephone:_____ Home Telephone:_____

Name:_____
Home Address:_____ City_____ State___ Zip_____
Business Address_____ City_____ State___ Zip_____
Business Telephone:_____ Home Telephone:_____

Is applicant a corporation?_____ If the answer is yes, please attach a copy of the most recent annual report filed with the Arizona Corporation Commission.

Does the applicant have an existing or proposed agreement with anyone proposing to have an ownership interest in the franchise? NO If the answer is yes, please attach a statement setting forth the name(s) and address(es) of the person(s) with such ownership interest, and a copy of the agreement.

What is the applicant's experience in providing service for the utility for which applicant is applying for a franchise? Wickenburg Ranch Wastewater, LLC ("Company") is managed by M3 Companies, which is primarily responsible for utility planning, construction, and operations. M3 Companies managers have been active in Arizona real estate for more than two decades, including the construction and operation of wastewater systems such as the American Ranch Domestic Water Improvement District wastewater system. Peter Chan of GHD, Inc. will operate the system. Chan is certified to operate both collection and treatment systems. His design, retrofit, and start-up operation experience includes the Arrowhead Ranch, Gold Canyon, and Quintero Water Reclamation Facility projects.

How many people do you anticipate serving with this utility? At full build-out, Wickenburg Ranch will have 1,724 homes, 600 multi-family units, and commercial facilities.

Received in Office of the Public Works Director _____

Please attach to this application:

(1) A financial statement showing the applicant's financial status and financial ability to complete the construction and installation and operate the utility.

(2) A legal description of the proposed service area.

(3) A map of the proposed service area (must adhere to the legal description), with location of equipment clearly marked and parcel numbers provided for parcels on which equipment is located.

(4) A check payable to the Yavapai County Board of Supervisors in the amount of $250. This is a non-refundable application fee.

I certify that the information contained in this application is true and accurate.

_____ 4/2/09

Signature of Applicant or Representative Date

BEFORE THE BOARD OF SUPERVISORS

OF

YAVAPAI COUNTY, ARIZONA

In the Matter of Wickenburg Ranch Wastewater, LLC for a Sewer Franchise	FRANCHISE

WHEREAS, Wickenburg Ranch Wastewater, LLC filed its application pursuant to A.R.S. §40-283, for a franchise to construct and/or maintain and operate sewer lines for a period of fifteen (15) years, along, upon, under and across public highways, roads, alleys and thoroughfares (excepting State Highways) within that portion of Yavapai County, Arizona, described as follows:

EXHIBIT A

and that said area described in Exhibit A above is not within the limits of any incorporated city or town, and,

WHEREAS, this is the time and place set for hearing of said application and due and regular notice was given by publication of notice once a week for three consecutive weeks prior to this time of hearing and proof of publication has been filed herein, and

WHEREAS, all protests to granting such application have been considered, the Board of Supervisors of Yavapai County, Arizona, hereby grants to the Wickenburg Ranch Wastewater, LLC the right, privilege, license and franchise to construct, maintain and operate sewer collection systems for a period of fifteen (15) years from the date hereof, along, upon, under and across the public highways of Yavapai County, Arizona, within the above described area of Yavapai County, which area is not within the limits of any incorporated city or town, upon the following terms and conditions:

RESTRICTIONS AND LIMITATIONS

1. All rights and privileges hereunder are granted under the express condition that the Board of Supervisors shall have the power at any time to impose such additional and further restrictions and limitations and to make such regulations on such highways, roads, thoroughfares, alleys, and public ways as may be deemed best for the public safety, welfare and convenience. No

construction of improvements within a County road right-of-way shall be made without a permit from the Yavapai County Engineer first being obtained.

2. Yavapai County ("Grantor") will notify Wickenburg Ranch Wastewater, LLC ("Grantee") if Grantor determines that any lines are located at a depth which interferes with road maintenance. Any such lines shall be buried at a sufficient depth upon receipt of notice. In the event that sewer lines must be relocated due to road construction or because of inadequate depth, the Grantee shall bear the cost of such relocation.

3. All rights and privileges hereunder shall be exercised so as to not interfere or conflict with any easements or rights-of-way heretofore granted by said Board of Supervisors and now in force.

4. All equipment and facilities constructed, installed, erected, used and maintained under this franchise shall in all respects be adequate, sufficient and substantial in design and workmanship and shall be so located, erected and maintained so as not to interfere with the few and full use and enjoyment of the public and so not to endanger life or property.

5. All rights and privileges hereunder shall be exercised so as not to interfere or conflict with any easement, either public or private, of whatsoever nature, which has been acquired in or to the proper use of said highways, roads, thoroughfares, alleys and public ways, or any portion thereof.

6. Grantee shall bear all expenses, including damages and compensation to any aggrieved third parties, incurred or expended for the alteration of the course, direction, surface, grade or alignment of any of the said highways, roads, thoroughfares, alleys, and public ways necessarily made by or for Grantee for the purpose of exercising any right under this franchise, and said Grantee shall indemnify and hold harmless the County of Yavapai and the Board of Supervisors thereof from any and all suits, claims, damages and judgments resulting from injuries to persons or property due to the placing, location and maintenance of equipment and facilities upon, in or under the provisions hereof. Grantee shall maintain its equipment and facilities at its own cost and expense and will make all necessary repairs from time to time as the same may be needed without the necessity of notice from Yavapai County.

7. The Grantee shall be required to secure and maintain in force for the duration of the franchise general comprehensive liability insurance insuring against all damages charged to the County or the Grantee resulting from the installation, development, maintenance or expansion of the Grantee's system, as follows:

(a) Five Hundred Thousand Dollars ($500,000) for

bodily injury or death to any one person with an aggregate limit for any one occurrence of One Million Dollars ($1,000,000) for bodily injury or death.

(b) Two Hundred Fifty Thousand Dollars ($250,000) for property damage resulting from any one accident.

(c) Fifty Thousand Dollars ($50,000) for all other types of liability.

Yavapai County, Arizona, shall be named on the aforesaid policy as a coinsured, or added thereon by endorsement as a named insured. A certificate of insurance as well as a copy of the policy shall be filed with the Public Works Director. The certificate shall provide that if the policy shall be cancelled by the insurance company or the Grantee during the term of the policy, ten (10) days written notice prior to the effective date of such cancellation shall be given the Public Works Director of Yavapai County, Arizona.

8. This franchise shall not be deemed to be exclusive and the Board of Supervisors hereby expressly reserves the right and power from time to time to grant similar franchises and privileges over the same territory and highways, roads, thoroughfares, alleys, and public ways.

9. Grantee certifies that all sewer operations shall be supervised by a duly authorized local operator, whose name, address, and phone number shall be kept in the records of the Public Works Director. Grantee shall notify the Public Works Director of any operator changes.

10. Grantee shall notify the Public Works Director of any assignment of this franchise, including assignee's name, address and phone number.

11. Grantee shall apply for renewal of this franchise not less than sixty (60) days prior to its expiration. In the event required notice, public hearings and official action cannot be taken prior to expiration due to no fault of Grantee, this franchise shall continue until final action by Grantor has been taken.

12. This franchise is granted upon the express condition subsequent that a Certificate of Convenience and Necessity be procured from the Arizona Corporation Commission within one year from the date of granting of this franchise; and if such Certificate is not granted within one year from said date, then this franchise to be void, otherwise to be in full force and effect for the time herein specified.

Dated: (Insert Date)

ATTEST:

Chairman, Board of Supervisors Clerk, Board of Supervisors

ACCEPTANCE OF LICENSE

TO: The Clerk of the Board of Supervisors of Yavapai County

Pursuant to the Order of the Board of Supervisors of Yavapai County dated the (Insert Date Here)

Wickenburg Ranch Wastewater, LLC

hereby accepts the license to construct and/or operate a sewer franchise within the authorized service area and under the terms specified in the license.

Dated this (Insert Date Here).

This franchise agreement shall expire on _____

By_____

Its:_____

STATE OF ARIZONA)
) ss.
COUNTY OF YAVAPAI)

SUBSCRIBED AND SWORN TO before me by _____ this _____ day of _____, 20____.

Notary Public

My Commission Expires:

_____

CHASE

April 2, 2009

Mr. Foster Thrift
Yavapai County
500 S. Marina St.
Prescott, AZ 86303

RE: Wickenburg Ranch Water Reclamation Facility

Dear Mr. Thrift,

This letter is in regard to Wickenburg Ranch Wastewater, LLC and its financial ability to construct major capital infrastructure related to the Wickenburg Ranch Wastewater Treatment Plant.

Vanwick, LLC is the sole member and manager of Wickenburg Ranch Wastewater, LLC. Larry Van Tuyl is the sole member of Vanwick, LLC which is managed by VTwick, Inc. Mr. Van Tuyl is the president of VTwick, Inc.

In the past Chase Bank has participated with Mr. Van Tuyl and his related entities in financing $30,000,000 for development activities. Chase Bank has had a satisfactory relationship with Mr. Van Tuyl and his related entities for over 25 years.

With respect to the financial resources necessary to construct the subject wastewater treatment plant for Wickenburg Ranch, Chase Bank can state that Wickenburg Ranch Wastewater, LLC and its affiliates have access to funds in an amount of not less than $20,000,000.

Should you have any further questions regarding this matter, please feel free to contact me directly at 602-221-6379. Thank you.

Sincerely,

Bill Snodgrass
Vice President and Relationship Manager
Chase Bank
201 N. Central Ave.
Phoenix, AZ. 85004

Chase Bank USA, N.A. • Chase Auto Finance • Dealer Commercial Services • AZ1-1137, 201 N Central Ave 9th Floor, Phoenix, AZ 85004
Telephone: 602 221 6377 • Facsimile: 602 221 6374

EXHIBIT 11

EXHIBIT 6

YAVAPAI COUNTY

Development Services
Prescott - (928) 771-3214 Fax (928) 771-3443
Cottonwood - (928) 639-8151 Fax (928) 639-8153

Flood Control District
Prescott - (928) 771-3197 Fax (928) 771-3427
Cottonwood - (928) 639-8151 Fax (928) 639-8118

500 S. Marina Street, Prescott, AZ 86303 and 10 S. 6th Street, Cottonwood, AZ 86326

Addressing – Building Safety – Customer Service & Permitting – Environmental – Flood Control District – Land Use – Planning & Design Review

Construction Authorization
For Sewage Collection Facilities

Y. C. D. S.-E.U. File No: A52008001385
System Name: Wickenburg Ranch Wastewater
System Owner/Address: Wickenburg Ranch Wastewater, LLC 4222 E. Camelback Rd., Suite H-100, Phoenix, AZ 85018
Project Name: Wickenburg Ranch Estates
Project Owner/Address: JVT Investors, LLC, C/O M3 Companies, LLC 4222 E. Camelback RD, Suite H100, Phoenix, AZ 85018
Project Location: Wickenburg, Arizona
Project Description: Construction of sewer lines to serve Wickenburg Ranch Estates

Approval to construct the above-described facilities, as represented in the approved plan documents on file at Yavapai County Development Services-Environmental Unit, is hereby subject to the following Provisions:

- ARV's will be added as appropriate to the low pressure sewer line.
- Sewage Treatment Facility Capacity Assurance document to be submitted before a Discharge Authorization will be issued.
- Discharge Authorization will not be issued until an Engineer's Certificate of Completion has been submitted to Arizona Department of Environmental Quality for the waste water treatment plant.
- Construction shall be in accordance with plans and specifications stamped "YCDS-EU Construction Authorization (Approval to Construct)", which are dated and signed by the authorized Environmental Unit staff.
- Issuance of this "Approval to Construct" does not authorize construction in any County, Town, City or State road rights-of-way for this project. A separate permit may be required. Please contact the appropriate jurisdiction for this permit.

Provisions are continued on the attached pages.

In accordance with the Arizona Administrative Code Title 18, Chapter 9, Article 3, the permittee is granted a Construction Authorization for the above project. The state law, A. R. S. §49-104.b.10, requires that construction of the project must be in accordance with rule and regulations of Arizona Department of Environmental Quality. The permittee has two years from the approval date of this document to complete construction and submit the applicable verification documents specified in Arizona Administrative Code R18-9-Article 3. Construction shall conform with the record documents.

/s/ for Geoff Meek, RS
Date Approved 6/27/08

Geoff Meek, RS Manager
Environmental Unit

cc: Y.C.D.S.-EU. File No:
Project Owner:
System Owner:
Engineering Firm:
Public Works: Joe Hunt

- The Project Owner shall retain the services of a professional engineer before starting project construction to provide detailed construction inspection of this project.
- Upon completion of construction an applicant shall:
  - Supply a signed, dated, and sealed Engineer's Certificate of Completion in a format approved by the Department that provides the following:
    - Confirmation that the project was completed in compliance with the requirements of this Chapter, as described in the plans and specifications corresponding to the Construction Authorization issued by the Director, or with changes that are reflected in as-built plans submitted with the Engineer's Certificate of Completion;
    - As-built plans, if required, that are properly identified and numbered; and
    - Satisfactory field test results from deflection, leakage, and uniform slope testing;
  - Provide any other relevant information required by the Department to determine that the facility conforms to the terms of the 4.01 General Permit; and
  - Provide a signed certification on a form approved by the Department that:
    - Confirms that an operation and maintenance manual exists for the sewage collection system;
    - Confirms that the operation and maintenance manual addresses components of operation and maintenance specified on the certification form;
    - Provides the 24-hour emergency number of the owner or operator of the sewage collection system; and
    - Provides an address where the operation and maintenance manual is maintained and confirms that the manual is available for inspection at that address by the Department on request.
- The Project Owner shall not begin operation of the newly constructed facility until a Discharge Authorization has been issued by the Department.
- Construction Authorization is based on plans submitted by SEG Enterprises, INC signed by Shakir K. Gushgari, PE and dated June 16, 2008.
- This approval does not supersede or eliminate the necessity of obtaining permits or approvals from other county, state or federal agencies or departments.
- Perform a deflection test of the total length of all sewer lines made of flexible materials to ensure that the installation meets or exceeds the manufacturer's recommendations and record the results;
- Test each segment of the sewer line for leakage using the applicable method below and record the results:
  - "Standard Test Method for Installation of Acceptance of Plastic Gravity Sewer Lines Using Low-Pressure Air, F1417-92(1998)," published by the American Society for Testing and Materials;
  - "Standard Practice for Testing Concrete Pipe Sewer Lines by Low-Pressure Air Test Method, C924-02 (2002)," published by the American Society for Testing and Materials;
  - "Standard Test Method for Low-Pressure Air Test of Vitrified Clay Pipe Lines, C828-03 (2003)," published by the American Society for Testing and Materials;
  - "Standard Test Method for Hydrostatic Infiltration Testing of Vitrified Clay Pipe Lines, C1091-03a (2003)," published by the American Society for Testing Materials;
  - "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines, C969-02 (2002)," published by the American Society for Testing Material; or
  - "Standard Practice for Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity-Flow Applications, D2321-00 (2000)," published by the American Society for Testing Materials; or
  - The material listed in subsections (D)(2)(j)(i) through (vi) is incorporated by reference and does not include any later amendments or editions of the incorporated material. Copies of the incorporated material are available for inspection at the Arizona Department of Environmental Quality, 1110 W. Washington, Phoenix, AZ 85007 or may be obtained from the American

Society for Testing and Materials International, 100 Barr Harbor Drive, West Conshohocken, PA 19428-2959;

- Test the total length of the sewer line for uniform slope by lamp lighting, remote camera, or similar method approved by the Department, and record the results.
- Minimize the planting within the disturbed area of new sewage collection system construction of plant species having roots that are likely to reach and damage the sewer or impair the operation of the sewer or visual and vehicular access to any manhole.
- The applicant shall test each manhole using one of the following test protocols:
    - *Watertightness testing by filling the manhole with water.* The applicant shall ensure that the drop in water level following presoaking does not exceed 0.0034 of total manhole volume per hour;
    - Negative air pressure testing using the "Standard Test Method for Concrete Sewer Manholes by Negative Air Pressure (Vacuum) Test, C1244-02e1 (2002)," published by the American Society for Testing and Materials. This material is incorporated by reference, does not include any later amendments or editions of the incorporated material and may be viewed at the Arizona Department of Environmental Quality, 1110 W. Washington, Phoenix, AZ 85007, or obtained from the American Society for Testing and Materials International, 100 Barr Harbor Drive, West Conshohocken, PA 19428-2959; or
    - Holiday testing of a lined manhole constructed with uncoated rebar using the "High-Voltage Electrical Inspection of Pipeline Coatings, RP0274-2004 (2004)," published by the National Association of Corrosion Engineers (NACE International). This material is incorporated by reference as modified below, does not include any later amendments or editions of the incorporated material and may be viewed at the Arizona Department of Environmental Quality, 1110 W. Washington, Phoenix, AZ 85007 or obtained from NACE International, 1440 South Creek Drive, Houston, Texas 77084-4906. The following substitutions apply:
        - Where the word "metal" is used in the standard, use the word "surface" instead; and
        - Where the words "pipe" or "pipeline" are used, use the word "manhole" instead.
- The applicant shall perform manhole testing after installation of the manhole cone or top riser to verify watertightness integrity of the manhole from the top of the cone or riser down.
    - Upon satisfactory test results, the applicant shall install the manhole ring and any spacers, complete the joints, and seal the manhole to a watertight condition.
    - If the applicant can install the manhole cone or top riser, spacers, and ring to final grade without disturbance or adjustment by later construction, the applicant may perform the testing from the top of the manhole ring on down.

EXHIBIT 12

ARIZONA DEPARTMENT OF WATER RESOURCES

Office of Assured and Adequate Water Supply

3550 North Central Ave., 2nd Floor, Phoenix, Arizona 85012
Telephone 602 771-8585
Fax 602 771-8689

Janet Napolitano
Governor

Herbert R. Guenther
Director

February 11, 2008

CDC Wickenburg Water, LLC
Jason Rowley, Esq.
1550 E. Missouri Ave. Ste. 300
Phoenix, AZ 85014

Re: Designation of Adequate Water Supply (DWR No. 40-700417.0000) CDC Wickenburg Water, LLC

Dear Mr. Rowley:

I am pleased to inform you that the Department of Water Resources has approved the application for a Designation of Adequate Water Supply for CDC Wickenburg Water. We have enclosed the formal Decision and Order. The Decision and Order includes an itemization of CDC Wickenburg Water's responsibilities in maintaining the Designation.

CDC Wickenburg Water's status as a designated water provider demonstrates that CDC Wickenburg Water is taking a long-term perspective in managing water resources. CDC Wickenburg Water's commitment to long term planning represents a major contribution to the State's water management goal.

If you have any questions regarding these documents, please contact me at (602) 771-8585.

Sincerely,

John Schneeman, Manager
Office of Assured & Adequate Water Supply

JS/rbo

cc: Mr. Roy Tanney, Arizona Department of Real Estate
Steve Corell, Clear Creek Associates

DEPARTMENT OF WATER RESOURCES

BEFORE THE DIRECTOR

IN THE MATTER OF THE APPLICATION OF CDC WICKENBURG WATER, LLC FOR A DESIGNATION AS HAVING AN ADEQUATE WATER SUPPLY	AWS No. 2007-009 DECISION AND ORDER No. 40-700417.0000

I. INTRODUCTION

On September 25, 2007, the Department of Water Resources (Department) received an application from CDC Wickenburg Water, LLC (CDC Water) requesting that the Department designate CDC Water as having an adequate water supply pursuant to A.R.S. § 45-108 and A.A.C. R12-15-714.

After receiving CDC Water's application for a designation of adequate water supply, the Department reviewed relevant information regarding the designation request, including: 1) the hydrologic information on file with the Department for the proposed source of groundwater supply; and 2) information regarding CDC Water's financial capability to construct the necessary delivery system, treatment works and storage facilities. Based on that information, the Department makes the following Findings of Fact, Conclusions of Law, and Order of Designation and Conditions of Designation:

II. FINDINGS OF FACT

A. General

1. CDC Water is a private water company, subject to the jurisdiction of the Arizona Corporation Commission (ACC).
2. CDC Water provides water service within the territorial boundaries of its certificate of convenience and necessity (CC&N), as approved by the ACC.
3. CDC Water currently serves water through its distribution system to its customers.

B. Water Demands

4. CDC Water's current demand as of calendar year 2006 is 278.44 acre-feet per year (current demand).

5. CDC Water's committed demand as of calendar year 2006 is 0.00 acre-feet per year (committed demand).

6. CDC Water's projected demand in 2013, the sixth calendar year from the date of application, is 945.54 acre-feet (2013 projected demand). The 2013 projected demand does not include the current demand or the committed demand, but does include the annual demand at build-out of plats reasonably projected to be approved and customers reasonably projected to be added through calendar year 2013.

7. CDC Water's annual estimated water demand in 2013, which is the sum of its current demand, committed demand, and 2013 projected demand, is 1224.00 acre-feet per year.

C. Groundwater: Physical, Continuous and Legal Availability

8. CDC Water has the right to withdraw and deliver groundwater to its customers pursuant to A.R.S. § 45-453.

9. Historic hydrologic information demonstrates that depth-to-static water levels within the CDC Water service area currently average 425 feet below land surface.

10. CDC Water has demonstrated that after withdrawing 1224.00 acre-feet per year of groundwater for 100 years, the depth-to-static water level within CDC Water's service area is not expected to exceed 1200 feet below land surface.

11. CDC Water has demonstrated that it has wells of sufficient capacity to satisfy its annual estimated groundwater demand of 1224.00 acre-feet per year for at least 100 years.

D. Water Quality

12. CDC Water will be regulated by the Arizona Department of Environmental Quality as a public water system pursuant to A.R.S. §§ 49-351, et seq.

E. Financial Capability

13. On June 29, 2007, a "Water Facilities Extension Agreement" (Agreement) was executed between CDC Water and JVT Investors, LLC, an Arizona limited liability company (JVT). The Agreement states that JVT shall fund construction of water system improvements including: distribution lines, wells, storage tanks, and booster stations to support water service by CDC Water in the existing CC&N. Upon completion of construction, said improvements shall become the sole property of CDC Water.

14. CDC Water has demonstrated capability for financing the construction of adequate delivery, storage, production and treatment works through the Agreement.

III. CONCLUSIONS OF LAW

Having reviewed the Findings of Fact, the Department makes the following Conclusions of Law:

1. CDC Water has demonstrated that 1224.00 acre-feet per year of groundwater will be physically available, continuously available and legally available for at least 100 years, which is sufficient to meet its annual estimated water demand in 2013, of 1224.00 acre-feet per year. See A.A.C. R12-15-716, R12-15-717 and R12-15-718.

2. The water supply served by CDC Water will be of adequate quality pursuant to A.A.C. R12-15-719.

3. CDC Water has satisfied the financial capability criteria prescribed in A.A.C. R12-15-720.

4. CDC Water has satisfied all the requirements for a designation of an adequate water supply.

IV. ORDER OF DESIGNATION AND CONDITIONS OF DESIGNATION

Having reviewed the Findings of Fact and Conclusions of Law, the Director hereby issues this Decision and Order designating CDC Water as having an adequate water supply, subject to the following conditions:

1. The Director reserves the right under A.A.C. R12-15-715(C) to periodically review and modify the designation for good cause as conditions warrant.

2. Pursuant to A.A.C. R12-15-715, the Director may revoke this designation at any time if the findings of fact or the conclusions of law upon which the designation is based change or are invalid, or if an adequate water supply no longer exists.

3. The Director's determination that an adequate water supply exists for CDC Water is based on its review of the water supply pledged by CDC Water.

4. CDC Water shall submit an application to modify this decision and order designating CDC Water as having an adequate water supply to increase the term of the designation when the sum of CDC Water's current demand, committed demand and two-year projected demand exceeds 1224.00 acre-feet, or by January 1, 2012, whichever is earlier.

5. Pursuant to A.A.C. R12-15-719, CDC Water shall satisfy any state water quality requirements established for its proposed use after the date of this designation.

6. CDC Water shall annually provide to the Department the following information in the manner prescribed in A.A.C. R12-15-715:

   a. The projected demand at build-out for customers with which CDC Water has entered into a notice of intent to serve agreement in the calendar year.

   b. An estimate of the demand of platted, undeveloped lots located in CDC Water's service area.

   c. A report regarding CDC Water's compliance with water quality requirements.

   d. The depth-to-static water level of all wells from which CDC Water withdrew water during the calendar year.

   e. The total quantity of water from any source, withdrawn, diverted, or received by CDC Water for its customers' residential and non-residential use during the previous calendar year.

f. Any other information requested by the Director to determine whether CDC Water is continuing to meet all the requirements necessary to maintain this designation of adequate water supply.

IT IS HEREBY ORDERED THAT CDC WICKENBURG WATER, LLC BE DESIGNATED AS HAVING AN ADEQUATE WATER SUPPLY UNTIL DECEMBER 31, 2013.

DATED this 11th day of FEBRUARY 2008.

for

Herbert R. Guenther
Director
Arizona Department of Water Resources

A copy of the foregoing
Decision and Order mailed
by certified mail this
11th day of February, 2008,
to the following:

Certified Mail No. 7006 2760 0002 4985 0230

Sent by: R. Obenshain
Rick Obenshain

CDC Wickenburg Water, LLC
c/o Jason C. Rowley, Esq.
1550 E. Missouri, Suite 300
Phoenix, AZ 85014

First class mail copies to:

Mr. Roy Tanney
Director of Real Estate Subdivisions
Arizona Department of Real Estate
2910 N. 44th Street
Phoenix, Arizona 85018

Steven W. Corell
Clear Creek Associates
6155 E. Indian School Rd.
Suite 200
Scottsdale, Arizona 85251

ORIGINAL

BEFORE THE ARIZONA CORPORATION COMMISSION

COMMISSIONERS

GARY PIERCE, CHAIRMAN
PAUL NEWMAN
SANDRA D. KENNEDY
BOB STUMP
BRENDA BURNS

IN THE MATTER OF THE APPLICATION OF WICKENBURG RANCH WASTEWATER, AN ARIZONA LIMITED LIABILITY COMPANY, FOR A CERTIFICATE OF CONVENIENCE AND NECESSITY TO PROVIDE WASTEWATER SERVICE IN YAVAPAI COUNTY

Docket No. SW-20769A-10-0469

RESPONSE TO STAFF'S LETTER OF INSUFFICIENCY

Wickenburg Ranch Wastewater ("Company") hereby responds to Staff's Letter of Insufficiency as follows:

1. Please provide a copy of the Applicant's Certificate of Good Standing with the Commission's Corporation Division.

Response: ***See*** **Attachment 1.**

2. Please indicate the status of the application for an Aquifer Protection permit for the proposed wastewater treatment facilities ("WWTF").

Response: The Aquifer Protection Permit was granted administrative completeness and moved to the substantive review phase. The start of the substantive review was pending submittal of the letter of credit for the closure and post-closure costs, which was done on December 27, 2010.

3. Please provide a copy of the approved NACOG 208 Plan for the proposed CC&N area.

Response: *See* **Attachment 2.**[1] **ADEQ submitted the 208 Amendment Plan for EPA approval on February 22, 2010. The EPA did not comment on the plan within the 120-day review period, and therefore, the plan received final approval by operation of law on June 22, 2010.**

4. Please verify and coordinate the timeline described in the submitted Application (Sections "Z" and "R"):

a. Based on the information presented in Section "Z", Staff concludes that the daily wastewater flows are projected as follows: Please verify the information.

Year 1	22,780 GPD
Year 2	95,530 GPD
Year 3	155,980 GPS
Year 4	237,855 GPD
Year 5	357, 730 GPD

Response: The facilities construction timeline described in Section "R" is accurate based on the current anticipated market conditions, which will dictate the start of construction. Additionally, the daily wastewater flows in the table above represent the average daily wastewater flows projected for the given year.

b. According to Section "R", there are three phases of the WWTF construction. Please verify and explain items marked as "?" in the Table below.

[1] The Wickenburg Ranch Water Reclamation Facility 208 Amendment submitted to the Northern Arizona Council of Governments is designated as a "draft". Once approved by NACOG, ADEQ, and the EPA, it becomes final.

Phase No.	Projected WWFT Capacity (GPD)	Estimated Completion year	Projected wastewater Flow (GPD)
1	100,000	2012	22,780 (Year 1?)
2	415,000 (or 315,000?)	2013?	95,530 (Year 2?)
3	730,000 (or 630,000?)	2019?	357,730 (Year 5?)
Full build out[2]	950,000	?	?

Response: In Year 1 of operation, the average daily volume of wastewater generated is projected to be 22,780 GPD. The Phase 1 WWTF will be used in years 1 and 2 of operations. Pursuant to Arizona Department of Environmental Quality ("ADEQ") rules and policies, Phase 2 of the WWTF will need to be constructed in 2013 to ensure that there is sufficient physical capacity to treat the projected influent generated by the homes being platted at that time. The platted lots will not generate wastewater for approximately 12 months. Nevertheless, the WWTF must be constructed. This same approach will apply to the Phase 3 construction of the WWTF, which will increase the overall capacity from 415,000 GPD to 730,000 GPD. Thus, the estimated completion dates for Phases 1 through 3 are correct.

The full build-out capacity of the WWTF is 950,000 GPD. Based on regional planning as mandated by ADEQ, the WWTF must be able to be expanded to serve other property outside Wickenburg Ranch. The Company is not aware of any development of property outside of Wickenburg Ranch that will utilize the WWTF. Nonetheless, to accommodate ADEQ's regional planning efforts, the WWTF is being designed to accommodate the expansion from 730,000 GPD to 950,000 GPD. The timing and cost of that expansion, however, is unknown at this time.

c. Please clarify the proposed WRF Phase 2 and 3 capacities. According to Section "R", and Exhibit 4/Section 2.3, page 16, more likely the existing WRF package (100,000 GPD extended aeration package plant installed in Phase I) will be removed, and the second and third phases will switch to MBR process. Does it mean that the WRF projected capacity is 315,000 GPD in the second phase and 630,000 GPD in the third phase?

---

[2] *See* Exhibit 4, Table 5.

Response: When the Phase II plant (315,000 GPD capacity) is installed, it will take all normal flows to ensure the equipment's minimum flow requirements and allow for efficient operation. The Phase I package plant will continue to operate to meet peak flow demands. When the Phase III plant is installed, the two MBR trains will take all normal flows and the Phase I equipment will continue to supply additional capacity and emergency flow relief.

5. There is conflicting cost estimate information in the submitted Application. It is not clear if the submitted spreadsheet in Exhibit 5 represents estimated wastewater plant-in-service costs for the first five years or at the full build-out. Exhibit 5 / Cost Estimate, totaling $11,228,886.35, includes costs for the WWTF phase 1 and 2. However, Application/Section "0" states that the full build-out cost is $11,228,886.35 (the projected WWTF capacity at full build-out is 950,000 GPD). Please verify/revise and include documentation to support the estimates.

Response: The submitted spreadsheet only includes the costs associated with Phase 1 and Phase 2 of the WWTF. The costs for Phase 3 and the full build-out capacity are not included in the Exhibit 5 Cost Estimate as they are not pertinent in calculating rates, which are based on the first five (5) years of operations.

6. Referring to Exhibit 5 and 6:

a. Please verify if all proposed major components (such as, sewer collection mains, trunk lines, lift stations, WWTF and effluent disposal system) are listed in Exhibit 5;

Response: All of the major components required to construct the first two phases of the WWTF and associated enabling infrastructure are included in the Exhibit 5 Cost Estimate.

b. Indicate the NARUC plant account number for each component listed in Exhibit 5;

Response: *See* Attachment 3.

c. Coordinate Estimated Costs listed in Exhibit 5 and Plant Additions by Year listed in CS-4 – Exhibit 6. For example, in CS-4 Exhibit 6, Plant Additions Year 1, Account No. 380 Treatment & Disposal Equipment – cost $2,215,952. How was this cost derived? Provide an itemized cost breakdown and cross-reference these plant items and costs with Exhibit 5;

Response: ***See*** **Attachment 4.**

d. Please elaborate on the following item listed in Exhibit 5/page2: OSLS-WRF Force Main Boring, cost $725,000. How was this cost derived?

Response: ***See*** **Attachment 5 at p. 2 (addendum to the Exhibit 5 Cost Estimate showing OSLS-WRF Force Main and Boring costs).**

e. Please elaborate on the following items listed in Exhibit 5/page 3: Service Line Installations – cost $522,900 and APS – cost $275,445.33. How was this cost derived;

Response: ***See*** **Attachment 5 at p. 1-2 (addendum to the Exhibit 5 Cost Estimate showing APS and Service Line Installation costs).**

f. Provide an itemized breakdown of costs totaling $1,734,903 for the WWTF Phase 1. How was this cost derived?; (Quotation from Mar-Wood indicates $550,779 for 100,000 GPD);

Response: ***See*** **Attachment 5 at p. 1 (addendum to the Exhibit 5 Cost Estimate showing the itemized breakdown of the Phase 1 WWTF).**

g. Indicate capacities of the proposed wastewater and irrigation lift stations;

Response: The Off-site Wastewater Lift Station will have a capacity of 882 gpm (1.3 MGD). The Effluent Pump Station at the WRF will be phased as follows:

Phase	Capacity
I	333 gpm (480,000 GPD)
II	1330 gpm (1.9 MGD)
III	2000 gpm (2.9 MGD)

h. Please provide a corresponding map clearly identifying location of the proposed major wastewater components listed in Exhibit 5. For example, clearly identify location of Merv Griffin Way, Miners Pass, Cutting Horse Trail sewers, Force Main Boring, wastewater lift station, force mains, WWTF, irrigation pumps station, irrigation lake, reuse piping system;

Response: ***See*** **Attachment 6.**

i. Provide estimated starting and completion dates of these components and, if construction is to be phased, a description of each separate phase of construction.

Response: The anticipated construction start date for the Phase 1 WWTF is September 2011 and the completion date is June 2012. The anticipated construction start date for the Phase 2 WWTF is September 2012 and the completion date is June 2013. The anticipated construction start date for the Lift Station is November 2012 and the completion date is June 2013. The anticipated construction start date for the Force Main and Force Main Boring is December 2012 and the estimated completion date is June 2013. The irrigation lake, irrigation pump station and reuse piping system were installed in conjunction with the golf course improvements. In order to comply with construction permit requirements, the sewer mains on Merv Griffin Way, Miners Pass and Cutting Horse Trail were completed in conjunction with the grading and drainage improvements.

7. Referring to Exhibit 4 – Section 2.2.6 Low Pressure System (page 11): It indicates that "the maintenance of the main LPS line, within the tract line (roadway), shall be the responsibility of the Homeowners Association upon its establishment." Please state who will own this main LPS Line.

Response: The initial Basis of Design Report did assume the main LPS line would be owned and maintained by the homeowners association. However, that is no longer the case. All sewer mains and service lines will be owned and maintained by Wickenburg Wastewater LLC. The operational costs associated with maintaining the LPS main are included in the pro forma presented in the Application for a Certificate of Convenience and Necessity, Exhibit 6.

8. Please provide a description of commercial customers referenced in Applications – Section "Z".

Response: The commercial customers will include the golf maintenance facility, golf pro shop, golf clubhouse, athletic club, homeowners' association facility, equestrian facility, and fire station.

9. Please provide the name of the water system provider within the requested area.

Response: Wickenburg Ranch Water, LLC.

10. Please state if the water service provider is serving any customers within the requested area.

Response: Not at this time.

11. Please provide a schedule of projected advances in aid of construction ("AIAC") and repayments for years one through five.

Response: *See* Attachment 7.

12. Attachment C the proforma balance sheet is undated. Please provide the position date of this proforma balance sheet.

Response: *See* Attachment 8. Note that this projected balance sheet has been superseded by the five-year projected balance sheets contained within the response to Insufficiency Item #13, the difference being customer security deposits.

13. Please provide in conjunction with Attachment C (Exhibit 6) a schedule showing what the balance sheet will look like (e.g. fixed assets, LT debt, Advances, etc.) for years two through five.

Response: *See* Attachment 9.

14. Please provide a 5 year projection for estimated customer deposits and refunds.

Response: *See* Attachment 10.

15. On the application, page six, it discusses the construction being done in three phases with the third phase being completed in the third quarter of 2019. However, only five years of construction and operating data is provided. Please reconcile this apparent discrepancy.

Response: Per the Arizona Corporation Commission guidelines, only the first five years of construction and operations costs are used to develop the rates that will be established for the service area.

16. Please provide a projected capital structure for the first five years showing all short and long term debt balances, equity balances, etc.

Response: *See* Attachment 11.

17. Please provide electronic copies of the supporting worksheets with formulas attached for schedules of Exhibits 5 and 6 (i.e. estimated cost to construct, proforma balance sheet, proforma income statement, proforma plant in service schedule for years one through 5, etc.).

Response: The electronic copies will be provided to Staff within one business day following the filing of this response with Docket Control.

18. Have any of the owners/operators been accused of allegations of political corruption (including but not limited to campaign violations and election law violations); allegations of construction violations: allegations of misconduct; and filings at administrative hearings, at the local, state, or federal agencies, including at the Federal Elections Commission, Registrar of Contractors, or any violations of law? If so, please provide a comprehensive list of the entities that have been accused of the above-mentioned allegations; the litigation history; and the individual case disposition.

Response: To the best of our knowledge, no.

19. Have any of the persons or entities listed in No. 18 above been convicted or admitted to any of the allegations listed?

Response: No.

20. Have the owners/operators ever filed for bankruptcy?

Response: No.

21. Please identify any and all mechanics, tax or other liens that have been assessed against Wickenburg Ranch or the owners/operators.

Response: No liens have been assessed upon the project.

22. Describe the role of the management contact listed as William Brownlee, M3 Companies, and relationship to the owners/developers. Describe the organizational structure of the Company.

Response: The M3 Companies is the project manager for the owners. M3 manages the day-to-day construction operations of the development and the utility operations. William I. Brownlee is the Manager of The M3 Companies.

From an organizational standpoint, The Company will own the wastewater company assets, and the operations will be managed by the M3 Companies. The Company is owned by VanWick LLC. VanWick, LLC is managed by VTWick, Inc. and Larry Van Tuyl is a member.

23. Provide any correspondence to and/or from APS concerning ownership/use of land within the proposed CC&N area.

Response: *See* Attachment 12 for documentation.

24. Please file an amended legal description as discussed with Barbara Wells of the Engineering Section.

Response: This correction was filed in the docket on December 22, 2010. On January 4, 2011, Staff confirmed this correction has been made. *See* Attachment 13.

DATED this 9th day of February, 2011.

MOYES SELLERS LTD.

Steve Wene
1850 North Central Avenue, Suite. 1100
Phoenix, AZ 80004
(602) 604-2189

Original and **thirteen** copies filed this 9th day of February, 2011, with:

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

Donnelly Herbert

Attachment 1

STATE OF ARIZONA

Office of the
CORPORATION COMMISSION
CERTIFICATE OF GOOD STANDING

To all to whom these presents shall come, greeting:

I, Ernest G. Johnson, Executive Director of the Arizona Corporation Commission, do hereby certify that

****WICKENBURG RANCH WASTEWATER, LLC****

a domestic limited liability company organized under the laws of the State of Arizona, did organize on the 25th day of May 2007.

I further certify that according to the records of the Arizona Corporation Commission, as of the date set forth hereunder, the said limited liability company is not administratively dissolved for failure to comply with the provisions of A.R.S. section 29-601 et seq., the Arizona Limited Liability Company Act; and that the said limited liability company has not filed Articles of Termination as of the date of this certificate.

This certificate relates only to the legal existence of the above named entity as of the date issued. This certificate is not to be construed as an endorsement, recommendation, or notice of approval of the entity's condition or business activities and practices.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Arizona Corporation Commission. Done at Phoenix, the Capital, this 3rd Day of January, 2011, A. D.

Executive Director

By: 556297

Attachment 2

WICKENBURG RANCH

Wickenburg Ranch
Water Reclamation Facility

Yavapai County

208 Amendment - **DRAFT**

April 2009

Prepared by:

CSA
engineering
4535 E. Broadway Rd.
Phoenix, AZ 85040
(602) 454 - 9100

YAVAPAI COUNTY

Development Services
Prescott - (928) 771-3214 Fax (928) 771-3432
Cottonwood - (928) 639-8151 Fax (928) 639-8153

Flood Control District
Prescott -(928) 771-3197 Fax (928) 771-3427
Cottonwood - (928) 639-8151 Fax (928) 639-8118

500 S. Marina Street, Prescott, AZ 86303 and 10 S. 6th Street, Cottonwood, AZ 86326
Addressing – Building Safety – Customer Service & Permitting – Environmental – Flood Control District – Land Use – Planning & Design Review

April 28, 2008

Northern Arizona Council of Governments
119 East Aspen Avenue
Flagstaff, Arizona 86001
Attention: Mr. Chris Fetzer, Environmental Planning Director

Re: Yavapai County, Wickenburg Ranch WWTP Clean Water Act, Section 208 Water Quality Management Plan Amendment

Dear Mr. Fetzer:

Yavapai County submits herewith this application requesting an amendment to the Section 208 Water Quality Management Plan in order to accommodate the new Wickenburg Ranch WWTP. The new facility will consist of an extended aeration permanent package plant system with sand filtration and disinfection, producing A+ Reclaimed Water for irrigation and landscape reuse. The WWTP will be located approximately one (1) mile northeast of the intersection of State Route 89 and US Highway 93, serving the Wickenburg Ranch development and selected parcels in the immediate area. The County looks forward to working with NACOG throughout the amendment process. Please feel free to contact me at 928-442-5408.

Sincerely,

Geoffrey Meek
Environmental Unit Manager
Yavapai County Development Services

Cc. Ken Spedding, Director, Yavapai County Development Services

Town of Wickenburg
Public Works Department
155 N. Tegner, Suite A
Wickenburg, Arizona 85390
(928) 684-2761 Fax (928) 684-9156
publicworks@ci.wickenburg.az.us

May 15, 2008

Northern Arizona Council of Governments
119 East Aspen Avenue
Flagstaff, Arizona 86001

Attention: Mr. Chris Fetzer, Environmental Planning Director

Re: **Yavapai County, Wickenburg Ranch WWTP**
Clean Water Act, Section 208
Water Quality Management Plan Amendment

Dear Mr. Fetzer:

The Town of Wickenburg submits herewith this application requesting an amendment to the Section 208 Water Quality Management Plan in order to accommodate the new Wickenburg Ranch WWTP. The new facility will consist of an extended aeration permanent package plant system with sand filtration and disinfection, producing A+ Reclaimed Water for irrigation and landscape reuse.

The WWTP will be located approximately one (1) mile northeast of the intersection of State Route 89 and US Highway 93, serving the Wickenburg Ranch development and selected parcels in the immediate area.

This document is submitted to the Department because the new facility is located within three miles of the town limits of Wickenburg.

The Town looks forward to working with NACOG throughout the amendment process.

Sincerely,

Harry Parsi, P.E.
Town of Wickenburg Director of Public Works

Cc: David Green, Wickenburg Ranch Wastewater, LLC
Peter Chan, CSA Engineering

Maricopa County

Environmental Services

Water and Waste Management Division

1001 N. Central Ave., Suite 150
Phoenix, AZ 85004
Phone: (602) 506-6666
Fax: (602) 506-6925
TDD: 602 506 6704
www.maricopa.gov/envsvc

May 13, 2008

Mr. Chris Fetzer, Environmental Planning Director
Northern Arizona Council of Governments
119 East Aspen Avenue
Flagstaff, AZ 86001

Re: Wickenburg Ranch Water Reclamation Facility
Clean Water Act, 208 Plant Review

Dear Mr. Fetzer:

In a transmittal dated April 29, 2008, CSA Engineering submitted the document *Wickenburg Ranch Water Reclamation Facility, Yavapai County, 208 Amendment - DRAFT, April 2008* to Maricopa County Environmental Services Department (Department). The Facility will be located near the intersection of US93 and SR89, in Yavapai County, north of the Town of Wickenburg.

The document was submitted to the Department because it is located within three miles of unincorporated areas of Maricopa County.

Based on a review of the proposed 208 Amendment, the Department has determined that the proposed plant does not conflict with Maricopa County plans for the area..

If you have any questions or comments, please feel free to contact Mr. Kenneth James, PE, or myself at 506-6666.

Sincerely,

Kevin S Chadwick

Kevin Chadwick, P.E.
Division Manager

cc: Dale Bodiya, P.E., Manager, MCESD Treatment Plant Program
Peter Chan, CSA, CSA Engineering, Inc.
File

WICKENBURG RANCH

Wickenburg Ranch
Water Reclamation Facility

Yavapai County

208 Amendment - **DRAFT**

September 2008

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208 AMENDMENT CHECKLIST

Section 208 Clean Water Act

40 CFR Part 130.6

REQUIREMENT	PROVIDE BRIEF SUMMARY ON HOW REQUIREMENTS ARE ADDRESSED	ADDRESSED ON PAGE:
AUTHORITY Proposed Designated Management Agency (DMA) shall self-certify that it has the authorities required by Section 208(c)(2) of the Clean Water Act to implement the plan for its proposed planning and service areas. Self-certification shall be in the form of a legal opinion by the DMA or entity attorney.	The Wickenburg Ranch Water Reclamation Facility is located in unincorporated county lands, outside of the function of any DMA. The nearest DMA is the town of Wickenburg, Arizona in Maricopa County.	Page 1, Appendix D
20-YEAR NEEDS Clearly describe the existing wastewater (WWT) treatment facilities: - Describe existing WWT facilities.	The Town of Wickenburg operates a 1.2 MGD facility in central Wickenburg, approximately 6 miles to the Southeast in Maricopa County. The facility has no lines to serve outside of Maricopa County, and has no plans to operate collections in Yavapai County. There are no other existing treatment facilities in the area.	Page 2, Appendix D
- Show WWT certified and service areas for private utilities and sanitary district boundaries if appropriate.	There are no private utilities or sanitary districts for sewage systems within the planned sewer service area for this facility.	Page 5
Clearly describe alternatives and the recommended WWT plan: - Provide POPTAC population estimates (or (COG-approved estimates only where POPTAC not available) over 20-year period.	The service area for the Wickenburg Ranch falls under the Congress Census County Division (CCD) of Yavapai. This division covers a large area, and is further divided into city areas of which this service area is not a part. Current POPTAC population for the remainder of the CCD is approximately 1500 people. The 2028 POPTAC population estimate is approximately 2,000 people.	Figure 3, Page 3
- Provide wastewater flow estimates overthe20-year planning period.	Estimated sewage flow is projected to be 950,000 gallons per day by 2028, as shown in Figure 3.	Figure 3, Page 3
- Illustrate the WWT planning and service areas.	The Wickenburg Ranch Service Area is shown in Figure 2.	Figure 2
- Describe the type and capacity of the recommended WWT plant.	The extended aeration treatment process was selected for the initial phase of the WRF. Peripheral facility components include headworks, sand filtration and disinfection. Ultimate capacity at buildout of the service area is estimated to be 950,000 gpd. The initial phase will be 100,000 gpd.	Figure 4, Page 4
- Identify water quality problems, consider alternative control measures, and recommend solution for implementation.	No water quality problems are anticipated. Effluent will be A+ and will be sufficient to meet requirements of: • APP Permit requirements for protection of aquifers. • AZDES Permit requirements for surface discharges.	Page 5
- If private WWT utilities with certified areas are within the proposed regional service area; define who (municipal or private utility) serves what area and when. Identify whose sewer lines can be approved in what areas and when?	There are no existing wastewater service providers in the proposed service area.	Page 5
- Describe method of effluent disposal and reuse sites (if appropriate).	Effluent disposal will be accomplished by irrigation reuse. An AZPDES discharge to the nearby Martinez Wash will only be used as an emergency back-up. The AZPDES discharge point is shown in Figure 2.	Page 5, Figure 2

- If Sanitary Districts are within a proposed planning or service area, describe who serves the Sanitary Districts and when.	There are no sanitary districts within the proposed planning or service areas.	Page 5
- Describe ownership of land proposed for plant sites and reuse areas.	The land is owned by JVT Investors, LLC, the developer of Wickenburg Ranch	Page 2
- Address time frames in the development of the treatment works.	The initial phase (100,000 gpd) of the Wickenburg Ranch WRF is scheduled for construction beginning the third quarter 2008 with facility commissioning to be completed by fourth quarter 2009. Later phases will be added as required by development in the area. Phases II and III will have capacities of 315,000 gallons per day each.	Figures 3 & 5
- Address financial constraints in the development of the treatment works.	The water reclamation facility will be funded with monies from JVT Investors, LLC, and impact fees from new development. No financial constraints are expected for the reclamation facility.	Page 7
- Describe how discharges will comply with EPA municipal and industrial stormwater discharge regulations (Section 405, CWA).	Through the use of grading and retention areas, all storm water will be contained onsite at the water reclamation facilities. There will be no non-point discharges from the water reclamation facilities. A SWPPP will be in place to govern best management practices for storm water control.	Page 5
- Describe how open areas & recreational opportunities will result from improved water quality and how those will be used.	The reuse of effluent will safely enhance golf courses, parks, and other open space landscaping while minimizing use of groundwater for irrigation.	Page 5
- Describe potential use of lands associated with treatment works and increased access to water-based recreation, if applicable.	Not applicable.	Not applicable
REGULATIONS - Describe types of permits needed, including NPDES, APP and reuse.	The Wickenburg Ranch WRF will require the following permits: ATC, AOC, vault and haul, air quality, and annual operation permit – permitting agency is Yavapai County; APP, Reuse and AZPDES – permitting agency is ADEQ; underground storage facility and water storage facility permit – permitting agency is ADWR.	Page 6
- Describe restrictions on NPDES permits, if needed, for discharge and sludge disposal.	No discharge restrictions are known to be needed since the WRF will produce Class A+ effluent. Sludge will be produced as a Class B and deposited in a regional landfill.	Pages 5, 6 & 7
- Provide documentation of communication with ADEQ Permitting Section 30 to 60 days prior to public hearing regarding the need for specific permits.	An Aquifer Protection Permit (APP) pre-application meeting was held with ADEQ on April 28th, 2008. Meeting minutes are shown in Appendix C.	Appendix C
- Describe pretreatment requirements and method of adherence to requirements (Section 208 (b)(2)(D), CWA).	There are no industrial users in the proposed service area, nor any current plans for future industrial users.	Page 6
- Identify, if appropriate, specific pollutants that will be produced from excavations and procedures that will protect ground and surface water quality (Section 208(b)(2)(K) and Section 304, CWA).	Not applicable.	Not applicable
- Describe alternatives and recommendation in the disposition of sludge generated. (Section 405 CWA)	Sludge will be Class B and will be deposited in Northwest Regional Landfill. On-site sludge will be dewatered and temporarily stored in covered bins.	Pages 6 - 7
- Define any nonpoint issues related to the proposed facility and outline procedures to control them.	Not applicable.	Not applicable
- Describe process to handle all mining runoff, orphan sites and underground pollutants, if applicable.	Not applicable.	Not applicable

- If mining related, define where collection of pollutants has occurred, and what procedures are going to be initiated to contain contaminated areas.	Not applicable.	Not applicable
- If mining related, define what specialized procedures will be initiated for orphan sites, if applicable.	Not applicable.	Not applicable
CONSTRUCTION Define construction priorities and time schedules for initiation and completion.	Construction of the initial phase is scheduled to begin the first quarter of 2009. The completion date for construction of the Phase I infrastructure improvements is estimated to be the fourth quarter of 2009.	Page 7
Identify agencies that will construct, operate and maintain the facilities and otherwise carry out the plan.	JVT Investors will construct the Wickenburg Ranch WRF. They will own and maintain the wastewater collection system and the wastewater treatment facilities for the WRF. Operation will be by CSA Engineering, operating under contract with JVT Investors. The corporation Board of Directors will provide management direction and oversight for and will hire sufficient staff to provide for on-going operation and maintenance of the wastewater systems.	Page 7
Identify construction activity-related sources of pollution and set forth procedures and methods to control, to the extent feasible, such sources.	Pollutants associated with construction activities are expected to be those typically generated at a construction site such as; fugitive dust, non-hazardous solid waste materials and VOCs from paints and adhesives. The contractor will be required to comply with all State, County, and City regulations pertaining to pollution control.	Pages 5 & 7
FINANCING AND OTHER MEASURES NECESSARY TO CARRY OUT THE PLAN - If plan proposes to take over certificated private utility, describe how, when and financing will be managed.	Not applicable.	Not applicable
- Describe any significant measure necessary to carry out the plan, e.g., institutional, financial, economic, etc.	Additional phased construction will be financed through developer contributions/impact fees. As shown in appendix B, the financing arrangement will be in place to implement the necessary infrastructure.	Page 7 and Appendix B
- Describe proposed methods(s) of community financing.	JVT Investors, LLC will finance the initial phase construction and will seek reimbursement through sewer service fees from users of the WRF. The estimated annual operating revenue and operating expenses for each of the first five years of operation is summarized in Table 5.1. JVT Investors, LLC has access to funds sufficient to cover initial WRF construction and first year's operating expenses.	Page 7 and Appendix B
- Provide financial information to assure DMA has financial capability to operate and maintain wastewater system over its useful life.	Financial information is discussed in Appendix B	Appendix B
- Provide a timeline outlining period of time necessary for carrying out implementation of Plan.	A timeline for carrying out the implementation of the Plan is shown in Figure 5.	Figure 5
- Provide financial information indicating the method and measures necessary to achieve project financing. (Section 201 CWA or Section 604 may apply.)	Initial financing for the Wickenburg Ranch WRF will be provided by JVT Investors, the developer of Wickenburg Ranch. This initial financing will cover the capital costs and operating costs for the WRF until sufficient customers are connected to the wastewater system and payment of monthly sewer service charges are being collected. No financial constraints are expected for the treatment facility.	Page 7

IMPLEMENTABILITY Describe impacts and implementability of Plan: - Describe impacts on existing wastewater (WW) facilities, e.g., Sanitary district, infrastructure/facilities and certificated areas.	The Town of Wickenburg operates a 1.2 MGD facility in central Wickenburg, approximately 6 miles to the Southeast. The proposed service area for the Wickenburg Ranch WRF is outside the service area for the existing facility and therefore there should be no impact. There are no other existing treatment facilities in the area.	Page 2
- Describe how and when existing package plants will be connected to a regional system.	There are no existing operational package plants.	Page 5
- Describe the impact on communities and businesses affected by the plan.	There will be no negative impacts on communities or businesses anticipated.	Page 8
- If a municipal wastewater (WWT) system is proposed, describe how WWT service will be provided until the municipal system is completed: i.e. will package plants and septic systems be allowed and under what circumstances. (Interim services)	Packaged plants and/or interim services will not be required due to the phasing of the proposed WRF. Septic systems will not be allowed for individual users, but minor systems will be in place to serve the golf course as shown in Appendix A.	Page 8, Appendix E
PUBLIC PARTICIPATION - Submit copy of mailing list used to notify the public of the public hearing on the 208 amendment. (40 CFR, Chapter 1, Part 25.5)	Public participation requirements will be satisfied through NACOG.	Page 8
- List location where documents are available for review at least 30 days before public hearing.	Public participation requirements will be satisfied through NACOG	Page 8
- Submit copy of the public notice of the public hearing as well as an official affidavit of publication from the area newspaper. Clearly show the announcement appeared in the newspaper at least 45 days before the hearing.	Public participation requirements will be satisfied through NACOG.	Page 8
- Submit affidavit of publication for official newspaper publication.	Public participation requirements will be satisfied through NACOG.	Page 8
- Submit responsiveness summary for public hearing.	Public participation requirements will be satisfied through NACOG.	Page X

1.0 Executive Summary

In accordance with Section 208 of the Clean Water Act, the Northern Arizona Council of Governments (NACOG) is the Designated Regional Water Quality Management Planning Agency. This application is to request an amendment to the NACOG 208 Water Quality Management Plan for the proposed Wickenburg Ranch Water Reclamation Facility (WRF) located in unincorporated Yavapai County near Wickenburg, Arizona. The reclamation facility will be designed for an ultimate hydraulic capacity of 950,000 gallons per day on an average annual basis and will serve the Wickenburg Ranch development.

The proposed service area for the Wickenburg Ranch WRF is located northeast of the intersection of State Routes 89 and 93, as shown in Figure 2. Service to this area will be provided by the construction of a new WRF. The initial phase of construction will have a treatment capacity of 100,000 gpd. Future expansion of the reclamation facility will be built as market forces dictate growth rates in the master planned communities and undeveloped areas within the service area boundaries. For planning purposes, the Phase II design will begin and will have the Approval to Construct prior to the approval of Phase I construction.

The Wickenburg Ranch WRF will produce Class A+ effluent that will be primarily disposed of as reuse water at the development's golf course (located at 33°29'44" N, 112°55'17" W). Full reuse consumption is expected, but any excess flows will be released through an AZPDES discharge. The AZPDES permit will be obtained for disposal of treated effluent into the nearby Martinez Wash in case of emergency discharge needs.

Construction for the initial 100,000 gpd phase, see Figure 4, will be scheduled to begin in the third quarter of 2008 and commissioned for operation during the fourth quarter of 2009. Ownership and operational responsibilities will come through JVT Investors, LLC. in perpetuity. A letter describing the financial commitments to this project is attached in Appendix B.

A summary of the amendment request is provided in accordance with the Clean Water Act, Section 208 checklist. The checklist references where various issues were addressed within the document.

2.0 Authority

The purpose of this application to the Northern Arizona Council of Governments (NACOG) is to amend the NACOG 208 Water Quality Management Plan to include the Wickenburg Ranch WRF. NACOG is the Designated Planning Agency with the authority required by Section 208 (a)(2)(B) of the Clean Water Act to amend the Water Quality Management Plan for the Yavapai County Planning Area. NACOG has the authority to implement the plan for the proposed planning and services areas as outlined in this amendment application. The proposed facility is to be located within the planning area for Yavapai County.

3.0 Twenty Year Needs

A description of the 20-year needs, including adjacent area wastewater facilities, growth estimates during the 20-years, as well as descriptions of the proposed Wickenburg Ranch WRF is addressed in this section.

3.1 Description of Existing Water Reclamation Facilities

There is a currently existing, but non-operational wastewater treatment facility located in the Wickenburg Ranch development. There are no plans to operate this facility to provide service to the development. As the facility is currently not operating, there will be no negative impact to users in the service area.

The nearest operational wastewater facility is located southeast of the Wickenburg Ranch development in the Town of Wickenburg in Maricopa County, Arizona, approximately 6 miles to the southeast. This facility has a treatment capacity of 1.2 MGD, but has no capability or plans to serve areas outside of its Maricopa County 208 planning area, shown in Appendix D.

3.2 Description of the Proposed Wickenburg Ranch Water Reclamation Facility

3.2.1 Site Location and Property Ownership

The proposed service area is located north of U.S. Highway 93 and east of State Route 89 as described in Figure 2. The service area consists of the 1,250 acre Wickenburg Ranch development.

The Wickenburg Ranch development will be accessible through entrances from both State Route 89 and U.S. Highway 93.

The development plan for the Wickenburg Ranch development has been submitted to Yavapai County for review. Currently a portion of the property is developed, but is not currently being used, as a resort area, while the remainder is vacant, unimproved desert. Existing developments will be removed or incorporated into the new development.

As seen in Figure 1, the proposed site of the Wickenburg Ranch WRF is in the eastern edge of the Wickenburg Ranch development; longitude 34°01'46" N and latitude 112°47'48" W. This site is currently owned by JVT Investors, LLC, the developer for this project.

3.2.2 Topographic Conditions

The existing ground within the proposed service slopes generally to the south and southeast, with varying grades. The land consists of undeveloped ground cover typically classified as desert brush. Vegetation includes various types of cacti, mesquite trees, creosote bush, Palo Verde trees, and scattered short grasses. No fissures have been found on the property.

3.2.3 Service Area and Population Estimates

The service area for the Wickenburg Ranch WRF falls under the Congress Census County Division (CCD) of Yavapai. This division covers a large area, and is further divided into city areas of which this service area is not a part. Current POPTAC population for the remainder of the CCD is approximately 1500 people. The 2028 POPTAC population estimate is approximately 2,000 people.

The Wickenburg Ranch specific population estimates are based upon land use planning for the existing Development Master Plan as well as the remaining off-site areas. The total area considered is as shown in Figure 2. The projected number of residential dwelling units in the service area is approximately 3,400. At an estimated 2.0 - 2.5 capita per dwelling unit (depending on density), service area population is projected to be approximately 10,500.

The existing population in the service area is estimated to be less than 500. The developments in the service area will be phased to meet the demand in the region as the population grows over time. See Figure 3 for the 20-year growth projection for the service area.

3.2.4 Estimated Wastewater Flow

The wastewater flow into the Wickenburg Ranch WRF will come from three main sources: sewage flows from developments in the service area, a clubhouse, and an equestrian center, both parts of the Wickenburg Ranch development. Overall sewage flows can be estimated from predicted population densities in the service area. The following table identifies the population estimates and sewage flow summary.

Table 3.1 Flow Summaries

Land Use Type	# of Units (D.U.)	Average Daily Flow (gpcd)	Persons per D.U.	Average Daily Flow (gpd)
Residential				
Low and Medium Density	1,953	80	2.5	390,600
High Density	170	100	2.0	34,000
Resort / Time Share	202	100	2.0	40,400
Excess Capacity	1,099	80	2.5	219,800
Club House	1,000 members @ 100 gpcd			100,000
Equestrian Center	32 acres @ 0.1 gal/sf			139,392
Public Facility				26,100
Total	3,424			950,292

3.2.5 WRF Description

The initial phase of the Wickenburg Ranch WRF will be an extended aeration permanent package plant system. Construction of the WRF will be phased beginning with an initial 100,000 gpd phase, with expansion areas provided for two additional 315,000 gpd trains to serve the Wickenburg Ranch Development,

and a final 220,000 gpd train, to create the ultimate 950,000 gpd capacity. The initial phase will consist of the following process units:

- Influent pump station with pumping equipment
- Headworks to consist of flow metering and screening.
- Oxic and aeration chambers
- Aeration will be supplied using positive displacement blowers.
- Clarifier
- Disinfection.
- MCC and electrical system.
- Reuse system

The design layout for the initial 100,000 gpd hydraulic phase will be constructed in such a way as to allow for the expansion and addition of two 315,000 gpd increments to better accommodate growth rate in the area. Design will be based upon a hydraulic loading of 80-100 gallons per capita per day average annual daily flow with an average capita per dwelling unit of 2.0 - 2.5 persons. Biological loading will be designed for maximum month (MM) values of 300 mg/L BOD, 300 mg/L suspended solids and 48 mg/L total nitrogen daily loading factors.

The treated effluent will meet ADEQ Title 18, Chapter 11 requirements for Class A+ reclaimed water, and the effluent water quality will conform to the following:

- Turbidity < 2 NTU (24 hour mean)
- Turbidity < 5 NTU (any time)
- Fecal Coliform = none detected (4 or 7 samples)
- Fecal Coliform < 23 CFU/100mL (any time)
- Total Nitrogen < 10 mg/L (5 day mean)

Because the initial introduction of sewage from a hydraulic standpoint will be dictated by the rate of home building in the service area, a vault and haul disposal process may be required until such time as the facility inflow reaches a treatable level (approximately 10,000 gpd). If vault and haul operations are required, influent flows will be stored in the treatment basins for removal to a designated treatment facility. A vault and haul contract has been signed with A-American Septic Services who will haul the flows to Resource Recovery of Arizona in Phoenix, Arizona. This mode of operation will continue until the hydraulic loading to the facilities reach treatable capacity levels. The vault and haul operation will be permitted as required.

Water reuse will be primarily to the golf courses and other landscape irrigation requirements of the Wickenburg Ranch development. Reuse lines, storage and pumps will all be provided to transport treated effluent to designated reuse sites.

Sludge from the treatment process will be digested in treatment basins, and stored for removal as required.

3.2.5.1 Effluent Disposal and Quality Requirements

Effluent disposal options for the Wickenburg Ranch WRF will primarily be through reuse for golf courses and other landscape irrigation in the development. Full reuse consumption is expected to account for the discharge of all treated

effluent. The other disposal option will be in the form of an AZPDES permit to allow for emergency discharge of treated effluent in the minor wash adjacent to the reclamation facility site as shown in Figure 2. Martinez Wash is a dry wash that runs along the eastern edge of the Wickenburg Ranch Development, towards the south east.

Effluent quality will be classified as A+ Reclaimed Water. This level of water quality will meet the requirements for all types of reuse and will comply with effluent reuse regulations of the Arizona Administration Code, Title 18, Chapter 9.

3.2.5.2 Storm Water Discharge

The Wickenburg Ranch WRF will be designed with grading and retention areas so that all storm water is contained on site. In this manner, there will be no non-point discharges of storm water from the facility. Upon completion of grading and drainage plans, the Stormwater Pollution Prevention Plan (SWPPP) will be submitted to Yavapai. The SWPPP will outline the best management practices (BMP) for controlling storm water run off during construction. Before construction begins at the WRF, a Notice of Intent (NOI) will be submitted to ADEQ with a copy sent to the county.

3.3 Sanitary Districts, Private Utilities, and WRF Service Areas

The location of the Wickenburg Ranch WRF and proposed service area are shown in Figure 2. There is an existing 30,000 gpd treatment facility located in the Wickenburg Ranch development. However, this facility was removed from active service in early 2008. There are no other existing private wastewater treatment or collection facilities, sanitary districts, or certified service areas that would be impacted from a process treatment standpoint. There will be no septic systems for private users in the development, however small septic systems will be in place to serve the golf course as shown in Appendix E.

Wickenburg Ranch infrastructure will include water distribution and sewer collection. Sewer outfall pipelines to the Wickenburg Ranch WRF will be sized to accommodate the ultimate planned sewerage flows (950,000 gpd) from the service area shown in Figure 2. Reuse lines will be sized based on reuse demands as required.

3.4 Summary of Alternatives

In the design of this WRF, various different alternatives were considered representing a variety of technologies and manufacturers. Due to low maximum flow conditions, many technologies would be too inefficient to implement for this project. A permanent packaged plant system was selected as the best technology for treating small flow capacities while ensuring high treatment standards.

The WRF equipment will be selected from a packaged plant equipment manufacturer who has proven equipment used in the Arizona.

3.5 Permitting Requirements

The Wickenburg Ranch WRF will require the following permits:

Permit	Permitting Agency
Approval to Construct (ATC)	Yavapai County
Approval of Construction (AOC)	Yavapai County
Aquifer Protection Permit (APP)	Arizona Department of Environmental Quality
Reuse Permit	Arizona Department of Environmental Quality
Underground Storage Facility Permit Water Storage Permit	Arizona Department of Water Resources
Arizona Pollutant Discharge Elimination System (AZPDES) Permit	Arizona Department of Environmental Quality
Vault and Haul Permit	Yavapai County
Air Quality Permit	Yavapai County
Annual Operation Permit	Yavapai County
Construction General Permit	Arizona Department of Environmental Quality

An APP pre-application meeting for the Wickenburg Ranch WRF was held with ADEQ in April of 2008. Meeting documentation is located in Appendix C.

3.6 Pretreatment Requirements

There are no industrial users located in the service area, and there are no plans for industrial users in the development. Therefore, no pretreatment will be required for the WRF. Any industrial users will require a separate 208.

3.7 Sludge Management

Sludge processing will include digestion, thickening and dewatering for the Wickenburg Ranch WRF. During the startup period of the initial phase, sewage will be temporarily stored on site in a sludge holding tank equipped with aeration and disinfection. At a predetermined frequency, the sewage will be hauled to another treatment facility for additional treatment. A contract has been signed with A-American Septic Services for hauling to Resource Recovery of Arizona in Phoenix, Arizona.

In later phases of expansion, sludge vault and haul operations for the WRF will become undesirable. Sludge dewatering equipment will be added to the WRF during an expansion phase. Thereafter, waste activated sludge will be digested, thickened, and dewatered using high solids centrifuges or presses. Because the sludge will be deposited in a landfill, stabilization will not be required. The dewatered sludge will be stored in haul-off containers and periodically hauled to Northwest Regional landfill for final disposal. Sludge will be Class B in accordance with R18-9-1006. There is not an end user identified for this product at this time. However the options for sludge disposal will remain open. Until such time as there is a market for the sludge, it will be delivered to the landfill for disposal. A valid sludge hauler and sludge disposal permit will be obtained from Yavapai County.

4.0 Construction and Operation Responsibility

Construction of the Wickenburg WRF will be the responsibility of the developer, JVT Investors, LLC. In order to accommodate the residential building schedule in the service area, the 100,000 gpd initial phase treatment facility must be started no later than the third quarter of 2008 with an anticipated facility commissioning to occur during the fourth quarter of 2009. A critical path schedule is shown in Figure 5.

The corporation will provide management direction and oversight for the operation and will hire staff/contract operators to provide for on-going and perpetual operations and maintenance.

4.1 Sources of Construction Pollution

Construction of the Wickenburg Ranch WRF will not be a pollution intensive activity. Anticipated pollutants may include dust from construction activities, construction related solid waste, and disposal of other inert materials. The construction will be conducted under an Air Quality Permit from Yavapai County, and will comply with the provisions of the permit. Any wastes generated during construction will be properly managed and disposed of at a regional landfill.

5.0 Financing

5.1 Financing Plan

Financing for the initial 100,000 gpd phase is budgeted in the amount of approximately $2 million. JVT Investors, LLC has access to funds sufficient for the construction and operation of the WRF, as described in appendix B. As noted in Section 3.2, Description of the Proposed Facility, the initial phase is projected to satisfy first phase capacity requirements for the service area. Anticipated financing and other measures for future construction phases will come from JVT Investors, LLC and sewer service charges. JVT Investors, LLC proposes to establish monthly sewer service charges sufficient to provide full funding for all costs of management, operation, maintenance, and capital recovery. The rate structure and rates will be submitted to the Arizona Corporation Commission for approval prior to implementation.

The Wickenburg Ranch sewer collection system will be designed to receive ultimate service area build out flows in its collection system as well as the sewer outfall pipelines. Outfall sewer pipelines will be designed and constructed for the ultimate service area flows of 950,000 gpd.

6.0 Impacts and Implementation

6.1 Implementation Plan

This application identifies a service area for the Wickenburg Ranch WRF. The initial phase is anticipated to be completed by the fourth quarter of 2009. The

initial phase is anticipated to have a hydraulic treatment capacity of 100,000 gpd. Remaining phases will be added as needed depending on market demand for housing. Design of Phase II will begin as soon as construction of Phase I commences. In general, design for each additional phase should begin when 70 percent of the hydraulic/biological loading capacity has been reached. At that time actual sewage flows per dwelling unit will be known from historical flow measurement by which treatment capacity needs will be known. Construction for each expansion phase should begin when 80 percent of the capacity has been reached. Ultimate capacity of the WRF will be 950,000 gpd. A start-up plan will be submitted to Yavapai County once a contract has been awarded for design of the reclamation facility.

6.2 Impacts of the Proposed Plan

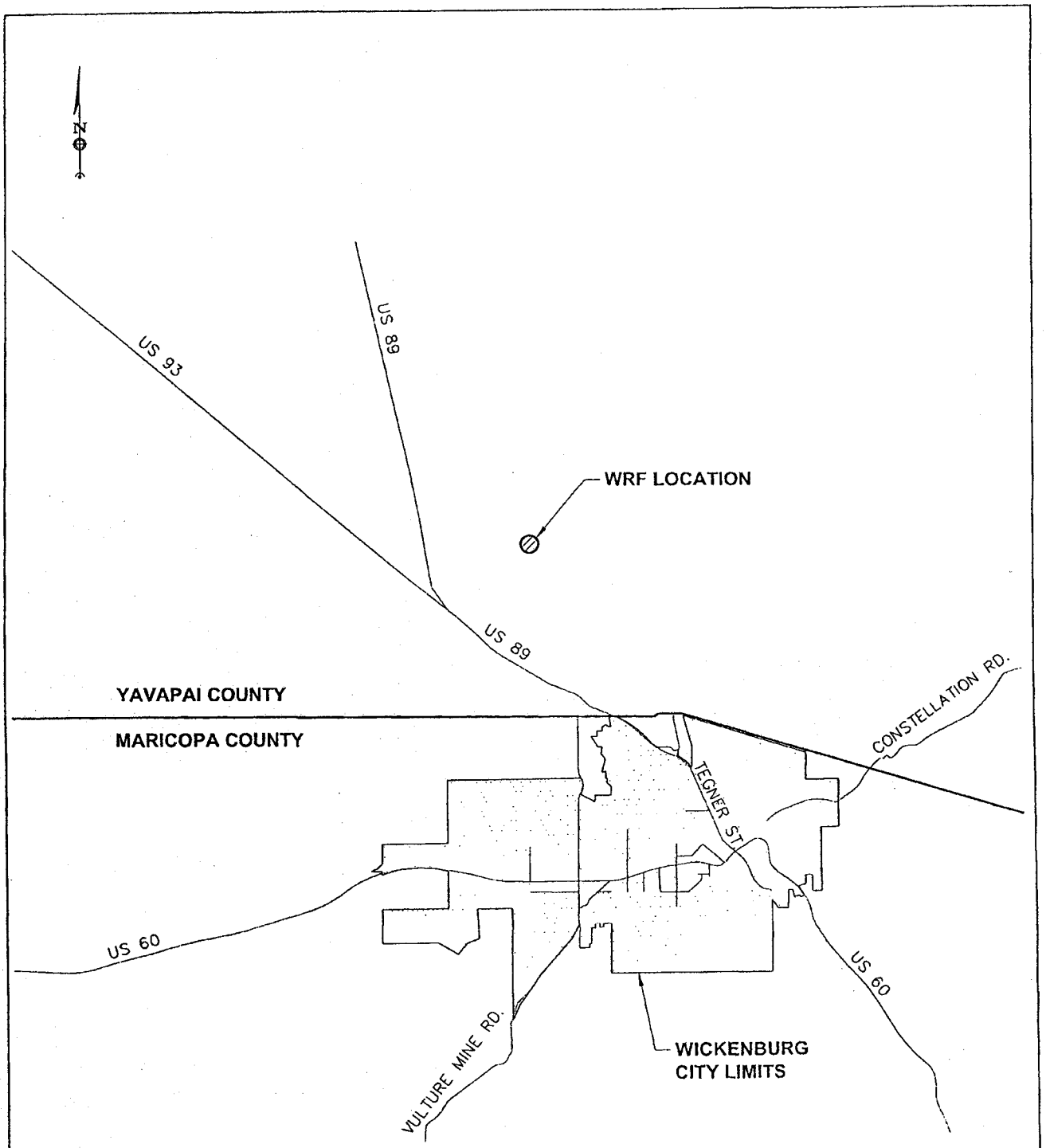
The implementation of Wickenburg Ranch WRF is not anticipated to have any negative impacts on the adjacent communities. The treated effluent reuse is not anticipated to increase odor or vector concern. Rather, it is expected that the WRF will bring a much needed municipal sewer service to this un-incorporated area of Yavapai County.

7.0 Public Participation

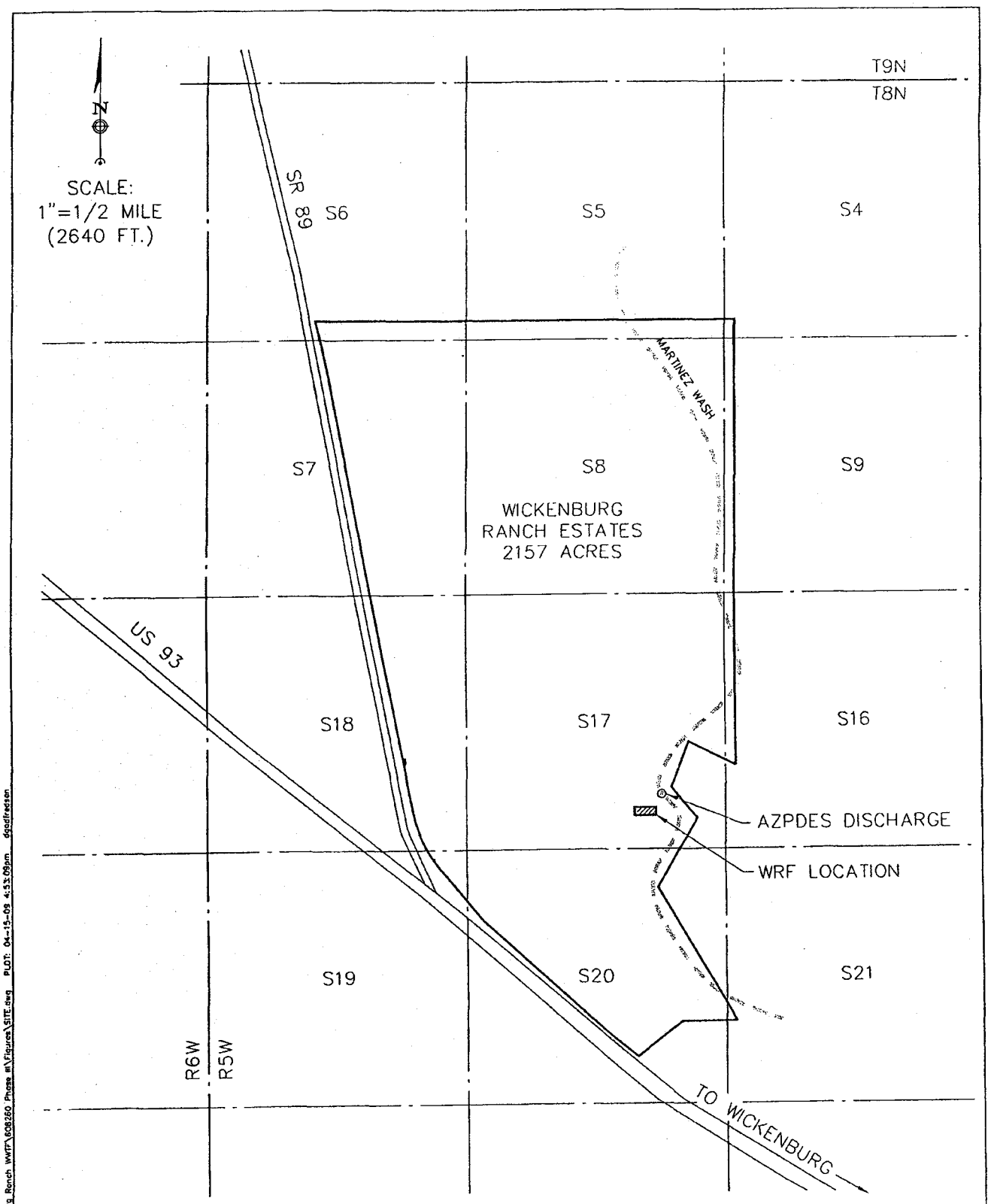
NACOG is responsible, with the cooperation of Yavapai County as sponsoring agency, for ensuring that required public participation requirements are followed as outlined in 40 CFR 25. The following constitute the minimum requirements:

- Submittal of a mailing list used to notify the public of the public hearing.
- Listing of locations where documents are available for review at least 30 days prior to the public hearing.
- Publication of public notice for the public hearing with information on time, date, subject, and location of public hearing at least 45 days prior to the public hearing.
- Submittal of an affidavit of publication for official newspaper publication.
- Submittal of a responsiveness summary following the public hearing.

Figures



CSA engineering	WICKENBURG RANCH WWTP	FIGURE: 1
	VICINITY MAP	DATE: 04/09



P:\Wickenburg\608220 - Wickenburg Ranch WWTP\608280 Phase III\Figures\SITE.dwg PLOT: 04-15-09 4:33:09pm dgadfreeson

CSA engineering

PROPOSED 208 SERVICE AREA

2

APRIL 2009

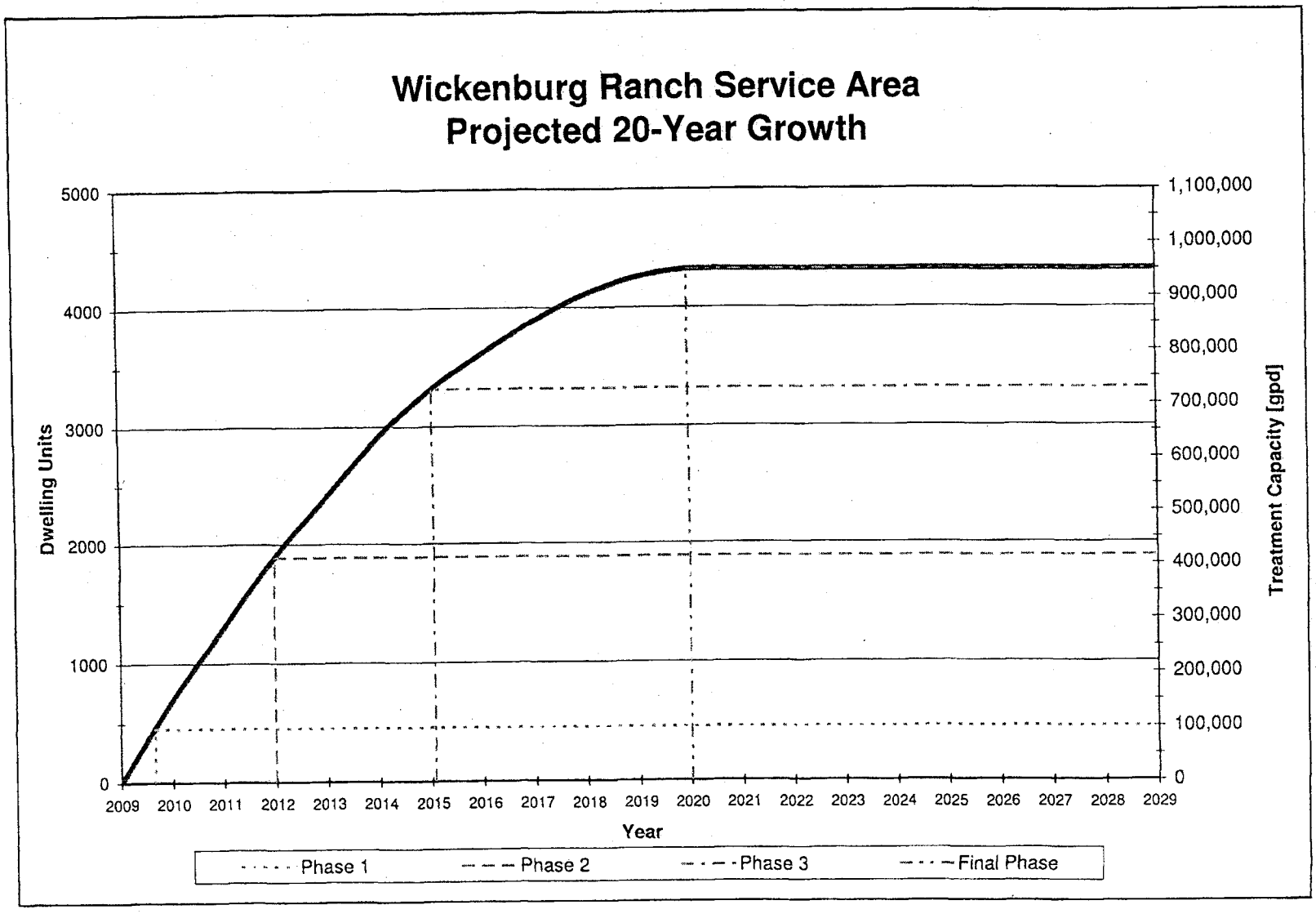
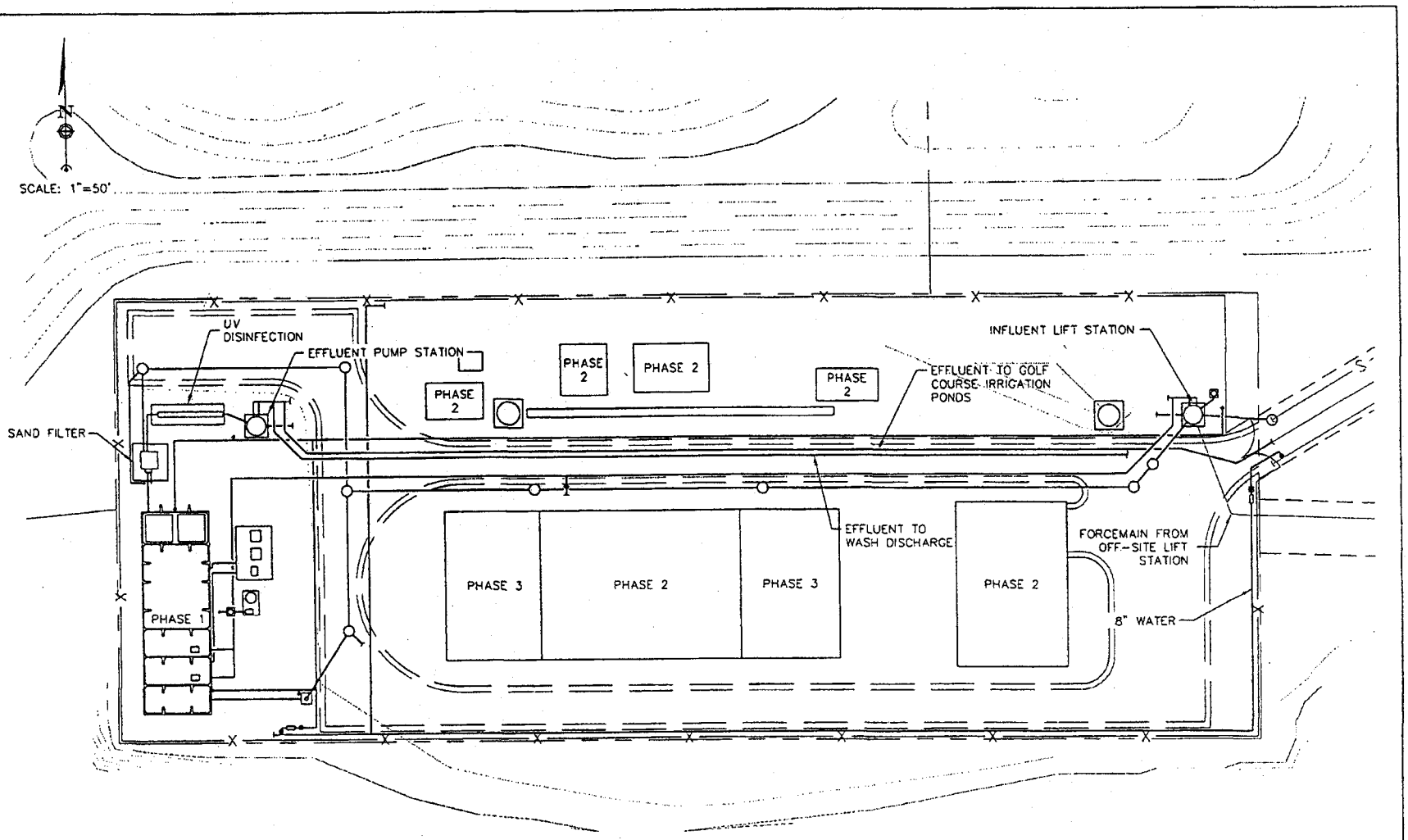

Wickenburg Ranch Service Area
Projected 20-Year Growth
Dwelling Units
Treatment Capacity [gpd]
Year
5000
4000
3000
2000
1000
0
1,100,000
1,000,000
900,000
800,000
700,000
600,000
500,000
400,000
300,000
200,000
100,000
0
2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029
Phase 1
Phase 2
Phase 3
Final Phase

FIGURE 3



CSA engineering

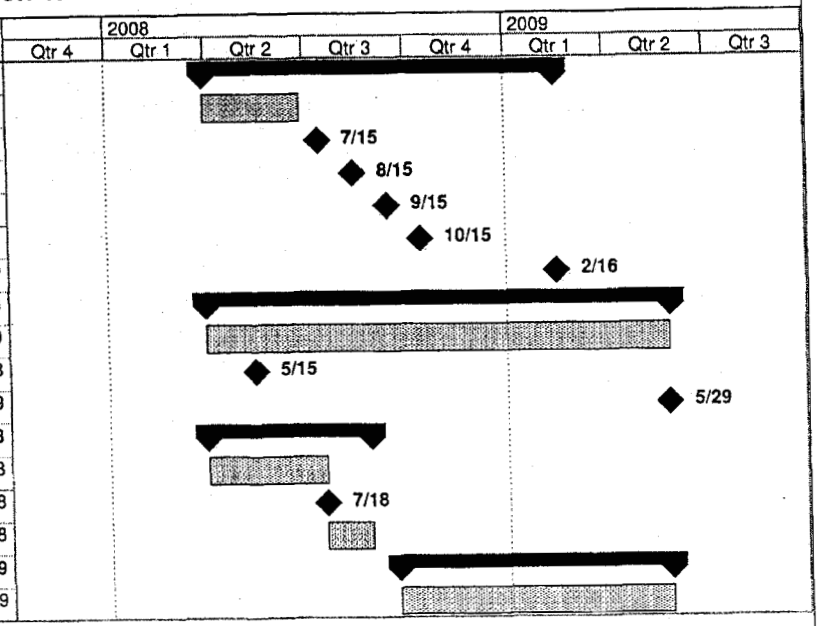
SITE LAYOUT

4

SEPTEMBER 2008

Schedule
Wickenburg Ranch WWTF

ID	Task Name	Duration	Start	Finish
1	**208 Amendment**	**230 days**	**Mon 3/31/08**	**Mon 2/16/09**
2	NACOG 208 Application	65 days	Mon 3/31/08	Fri 6/27/08
3	Water Quality Advisory	0 days	Tue 7/15/08	Tue 7/15/08
4	Regional Council	0 days	Fri 8/15/08	Fri 8/15/08
5	State Water Quality Management	0 days	Mon 9/15/08	Mon 9/15/08
6	ADEQ Approval	0 days	Wed 10/15/08	Wed 10/15/08
7	EPA Approval	0 days	Mon 2/16/09	Mon 2/16/09
8	**APP Permitting**	**305 days**	**Mon 3/31/08**	**Fri 5/29/09**
9	Aquifer Protection Permit	305 days	Mon 3/31/08	Fri 5/29/09
10	Pre-application	0 days	Thu 5/15/08	Thu 5/15/08
11	ADEQ Approval to Operate	0 days	Fri 5/29/09	Fri 5/29/09
12	**WWTP Design**	**109 days**	**Mon 3/31/08**	**Thu 8/28/08**
13	WWTP Design	80 days	Mon 3/31/08	Fri 7/18/08
14	County ATC	0 days	Fri 7/18/08	Fri 7/18/08
15	Approvals	30 days	Fri 7/18/08	Thu 8/28/08
16	**Construction**	**180 days**	**Mon 9/22/08**	**Fri 5/29/09**
17	WWTP	180 days	Mon 9/22/08	Fri 5/29/09



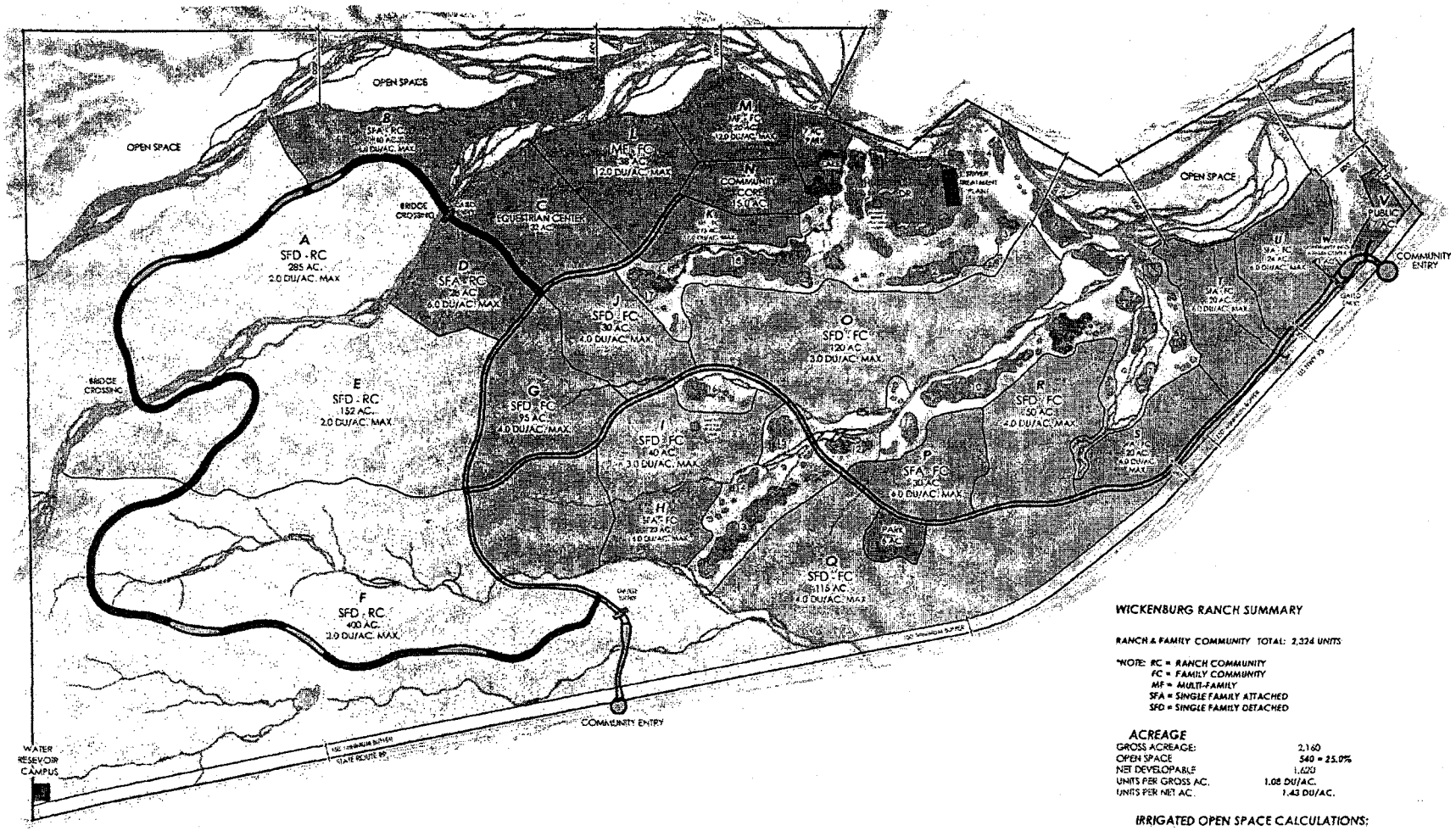
Project: WR Schedule
Date: Tue 4/8/08

Task
Split
Progress
Milestone
Summary
Project Summary
External Tasks
External Milestone
Deadline

Figure 5

Appendix A

Zoning



m3companies

WICKENBURG RANCH

MASTER SITE PLAN

NOVEMBER 2007

WICKENBURG RANCH SUMMARY

RANCH & FAMILY COMMUNITY TOTAL: 2,324 UNITS

*NOTE: RC = RANCH COMMUNITY
FC = FAMILY COMMUNITY
MF = MULTI-FAMILY
SFA = SINGLE FAMILY ATTACHED
SFD = SINGLE FAMILY DETACHED

ACREAGE

GROSS ACREAGE:	2,160
OPEN SPACE	540 = 25.0%
NET DEVELOPABLE	1,620
UNITS PER GROSS AC.	1.08 DU/AC.
UNITS PER NET AC.	1.43 DU/AC.

IRRIGATED OPEN SPACE CALCULATIONS:

OPEN SPACE CATEGORY	SPRAY IRRIGATED TURF AC.	DRIP IRRIGATED NON-TURF AC.
EXECUTIVE GOLF COURSE	+/- 50 AC.	+/- 3.5 AC.
PASTURE/EQUESTRIAN	+/- 5 AC.	+/- 5 AC.
PARKS/STREETSCAPE	+/- 5 AC.	+/- 30 AC.
HIGHWAY 93 BUFFER		+/- 10 AC.
TOTAL: +/- 116.5 AC.	+/- 68 AC.	+/- 48.5 AC.
*LAKES: +/- 8 AC.		

*LAKES WILL BE SIZED TO ACCOMMODATE EFFLUENT STORAGE REQUIREMENTS

Appendix B

Financial Assurance

CHASE

June 10, 2008

Mr. Chris Fetzer
NACOG
119 East Aspen Avenue
Flagstaff, AZ 86001

RE: Wickenburg Ranch Water Reclamation Facility

Dear Mr. Fetzer,

This letter is in regard to Wickenburg Ranch Wastewater, LLC and its financial ability to construct major capital infrastructure related to the Wickenburg Ranch wastewater treatment plant.

Vanwick, LLC is the sole member and manger of Wickenburg Ranch Wastewater, LLC. Larry Van Tuyl is the sole member of Vanwick, LLC which is managed by VTwick, Inc. Mr. Van Tuyl is the president of VTwick, Inc.

In the past Chase Bank has participated with Mr. Van Tuyl and his related entities in financing $100,000,000 for development activities. Chase Bank has had a satisfactory relationship with Mr. Van Tuyl and his related entities for over 25 years.

With respect to the financial resources necessary to construct the subject wastewater treatment plant for Wickenburg Ranch, Chase Bank can state that Wickenburg Ranch Wastewater LLC and its affiliates have access to funds in an amount of not less than $20,000,000.

Should you have any further questions regarding this matter, please feel free to contact me directly at 602-221-6379. Thank you.

Sincerely,

Bill Snodgrass
Vice President and Relationship Manager
Chase Bank
201 N Central Ave
Phoenix, AZ 85004

Appendix C

APP Pre-Application Meeting Minutes

APP Pre-Application Meeting
Wickenburg Ranch WRF

April 28th, 2008
10:00 a.m. - ADEQ

ATTENDEES

Bob Manley, ADEQ
Mohamed Hegazy, ADEQ
Jeanette Black, ADEQ
Peter Chan, CSA Engineering
John Tyldesley, CSA Engineering
Steve Corell, Clear Creek and Associates
Brian Helm, SKG
Brad Miller, Prescor Management
Rick Radavich, Prescor Management
David Green, M3 Companies

MINUTES

1. Jeanette Black will serve as Project Hydrologist. Mohamed Hegazy will be the project engineer. Bob Manley will serve as Project Officer subject to reassignment.

2. CSA presented the proposed extended aeration permanent package plant system, along with the intention to use the existing 20,000 gpd plant in the area as a scalping plant to reduce requirements for vault and haul operations.

3. ADEQ could require that the implementation of each phase be less than 5 year. If it exceeds 5 years, then the BADCT requirements will be re-evaluated.

4. Total capacity will be 950,000 gpd. Permit will be for some phased capacity appropriate to timing requirements.

5. If multiple phases are covered in the submittal, design drawings will be kept separate by phase when submitted.

6. ADEQ requires the ability to release or recharge all effluent produced. Reuse does not count towards this requirement. Reuse will be the primary disposal

method, but an AZPDES permit will be applied for in order to meet ADEQ disposal requirements. An AZPDES pre-application meeting is recommended.

7. Document any wells within ½ mile radius.

8. 8 periodic samples will be required to provide existing condition data. Data may be from PoC prior to any discharge activities, or from a well upstream of the discharge point. Potable well data is not applicable.

9. Groundwater recharge impact study will be submitted with the application. An analytical method may be used to determine the discharge impact area.

10. The APP application must include construction cost, O&M costs, and closure cost based on current figures.

11. R18-9-A203 outlines the financial requirements. *Financial assurance is required* for permit issuance, will not be required for review phases.

Appendix D

Town of Wickenburg
WRF and Planning Limits

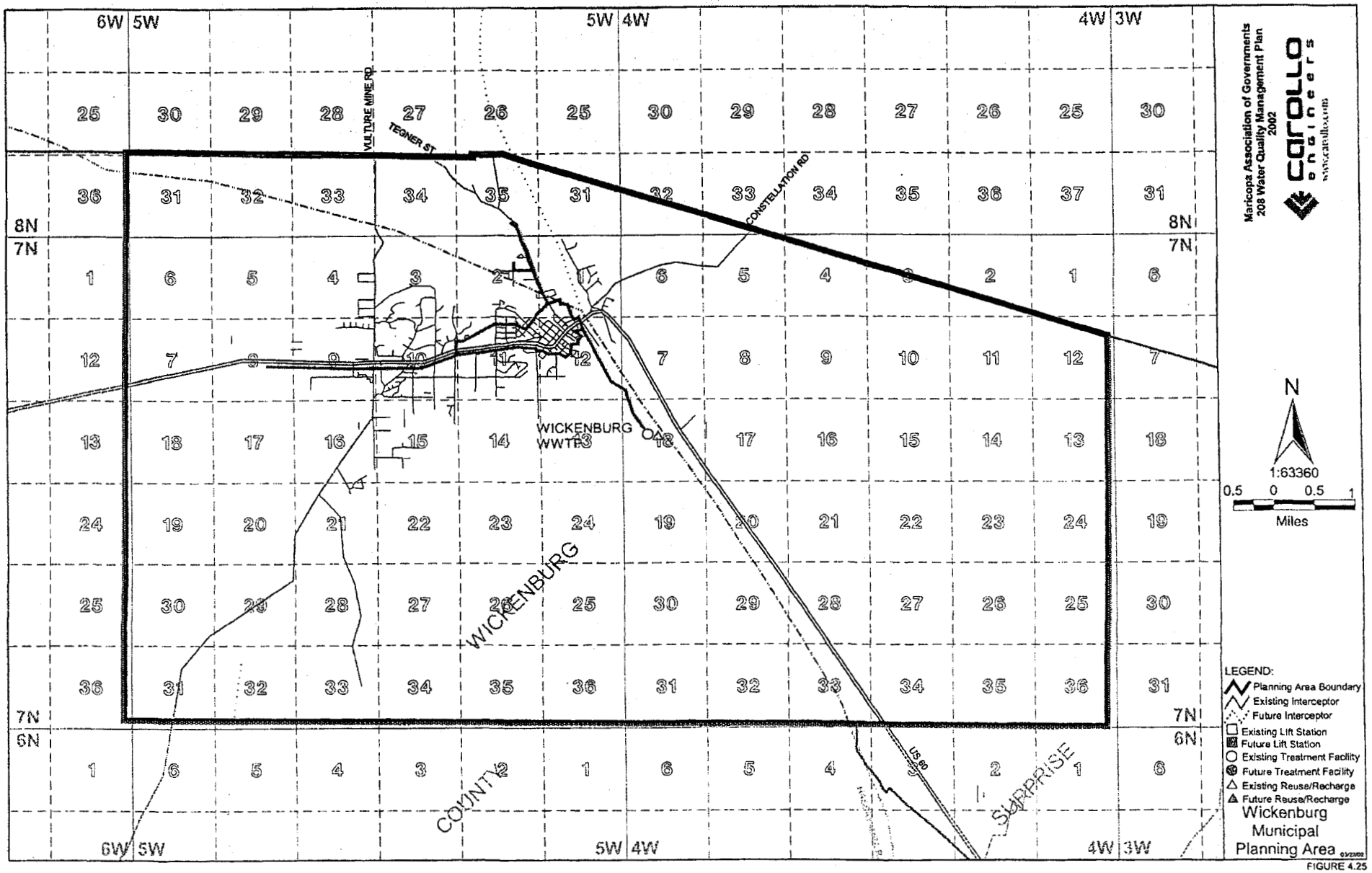
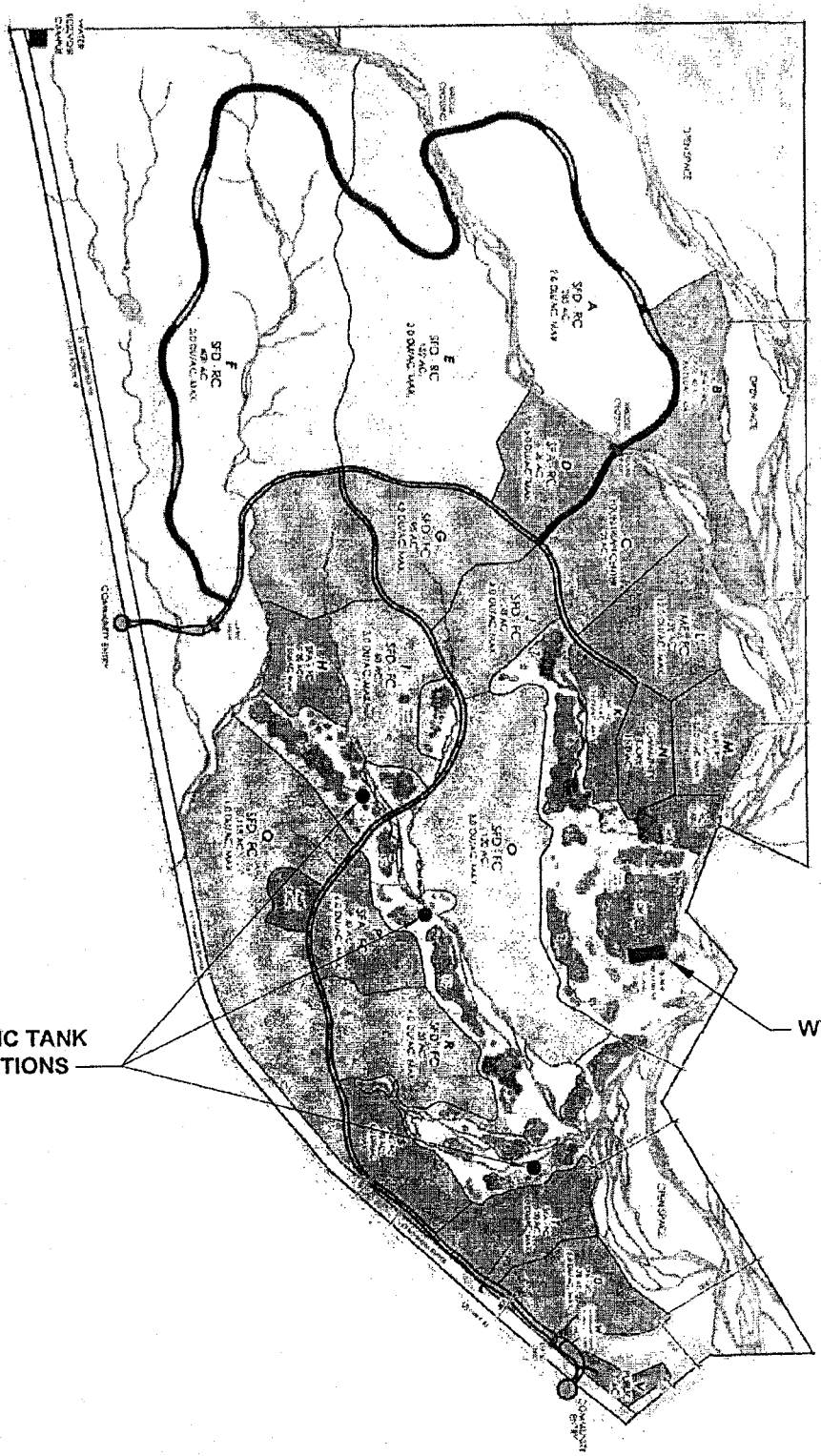

6W 5W
5W 4W
4W 3W
VULTURE MINE RD
TEGNER ST
CONSTELLATION RD
WICKENBURG WWTP
WICKENBURG
COUNTY
SURPRISE
US 60
8N
7N
6N
Maricopa Association of Governments
208 Water Quality Management Plan
2002
carollo engineers
N
1:63360
0.5 0 0.5 1
Miles
LEGEND:
Planning Area Boundary
Existing Interceptor
Future Interceptor
Existing Lift Station
Future Lift Station
Existing Treatment Facility
Future Treatment Facility
Existing Reuse/Recharge
Future Reuse/Recharge
Wickenburg Municipal Planning Area

FIGURE 4.25

Appendix E

Septic Tank Locations



CSA engineering	WICKENBURG RANCH WWTP	APPENDIX: E
	SEPTIC TANK LOCATIONS	DATE: 07/08

P:\Wickenburg\0609220 - Wickenburg Ranch WWTF\Figures\APPENDIX E.dwg 11x17 07-02-08 2:10:25pm SStocker

Attachment 3

WICKENBURG RANCH WASTEWATER, LLC
ESTIMATED COST TO CONSTRUCT WASTEWATER FACILITIES
Revised Exhibit 5
Docket No. SW-20769A-10-0469

NARUC Acct		Qty	Unit		$/Unit		Total
	Merv Griffin Way				**Subtotal**	**$**	**172,122.50**
361	8" PVC Pipe	3900	LF	$	18.30	$	71,370.00
361	10" PVC Pipe	203	LF		24.00		4,872.00
361	2" HDPE Low Pressure	525	LF		12.00		6,300.00
361	3" HDPE Low Pressure	2304	LF		13.25		30,528.00
361	4' Manhole	19	EA		1,930.00		36,670.00
361	5' Manhole	3	EA		2,930.00		8,790.00
361	Sewer Plug	5	EA		250.00		1,250.00
361	Concrete Encasement	2	EA		1,100.00		2,200.00
361	Inline Flushing Connection 3"	2	EA		787.00		1,574.00
361	End Flushing Connection 2"	1	EA		670.00		670.00
361	End Flushing Connection 3"	1	EA		682.00		682.00
361	Hydro Vac Sewer after Paving	4103	LF		0.50		2,051.50
361	2" Isolation Valve	1	EA		1,094.00		1,094.00
361	3" Isolation Valve	3	EA		1,357.00		4,071.00
	Miners Pass				**Subtotal**	**$**	**165,893.05**
361	8" PVC Pipe	4338	LF	$	20.40	$	88,495.20
361	4' Manhole	18	EA		1,865.00		33,570.00
361	5' Manhole	7	EA		3,235.00		22,645.00
	4" Sewer Service	1	EA		375.00		375.00
361	Sewer Plug	10	EA		210.00		2,100.00
361	Hydro Vac Sewer after Paving	4338	LF		0.50		2,169.00
361	CO1 - 8"PVC	351	LF		26.35		9,248.85
361	CO1 - 5' Manhole	2	EA		3,645.00		7,290.00
	Cutting Horse Trail				**Subtotal**	**$**	**268,725.25**
361	8" PVC Pipe (SDR 35)	1127	LF	$	20.00	$	22,540.00
361	2" HDPE Low Pressure	4180	LF		12.00		50,160.00
361	3" HDPE Low Pressure	7115	LF		13.25		94,273.75
361	Air Release Valves	4	EA		2,000.00		8,000.00
361	4' Manhole	6	EA		1,960.00		11,760.00
361	1 1/2" House Service	38	EA		800.00		30,400.00
361	Concrete Encasement	1	EA		1,100.00		1,100.00
361	Inline Flushing Connection 3"	5	EA		787.00		3,935.00
361	Inline Flushing Connection 2"	2	EA		742.00		1,484.00
361	End Flushing Connection 3"	3	EA		670.00		2,010.00
361	End Flushing Connection 2"	3	EA		682.00		2,046.00
361	5' Manhole	1	EA		3,120.00		3,120.00
361	Hydro Vac Sewer after Paving	1127	LF		0.50		563.50
361	2" Isolation Valve	18	EA		1,094.00		19,692.00
361	3" Isolation Valve	13	EA		1,357.00		17,641.00

WICKENBURG RANCH WASTEWATER, LLC
ESTIMATED COST TO CONSTRUCT WASTEWATER FACILITIES
Revised Exhibit 5
Docket No. SW-20769A-10-0469

NARUC Acct		Qty	Unit		$/Unit		Total
	Sewer				**Subtotal**	**$**	**897,000.00**
360	OSLS-WRF Force Main Boring	1	LS	$	725,000.00	$	725,000.00
371	Irrigation Pump Station Mod.	1	LS		22,000.00		22,000.00
374	WRF - Irrigation Lake	1	LS		150,000.00		150,000.00
	Irrigation				**Subtotal**	**$**	**345,204.75**
375	Point of Connection Assembly	42	EA	$	700.00	$	29,400.00
375	Point of Connection Assembly	2	EA		1,325.00		2,650.00
375	Isolation Gate Valve Assembly	3	EA		255.00		765.00
375	Isolation Gate Valve Assembly	6	EA		290.00		1,740.00
375	Isolation Gate Valve Assembly	12	EA		640.00		7,680.00
375	Isolation Gate Valve Assembly	4	EA		790.00		3,160.00
375	Isolation Gate Valve Assembly	1	EA		1,865.00		1,865.00
375	Manual Drain Valve Assembly	2	EA		325.00		650.00
375	Air/Vacuum Relief Valve	20	EA		1,360.00		27,200.00
375	Pressure Reducing Valve	1	EA		4,175.00		4,175.00
375	C200 PVC Mainline 2"	4210	LF		4.10		17,261.00
375	C200 PVC Mainline 2.5"	5200	LF		4.35		22,620.00
375	C200 PVC Mainline 3"	1050	LF		4.50		4,725.00
375	C900 PVC Mainline 4"	8600	LF		6.85		58,910.00
375	C900 PVC Mainline 6"	4600	LF		10.00		46,000.00
375	C900 PVC Mainline 8"	800	LF		14.60		11,680.00
375	C900 PVC Mainline 10"	230	LF		22.00		5,060.00
375	4" DIP Mainline 60'	240	LF		26.00		6,240.00
375	4" DIP Mainline 120'	600	LF		26.00		15,600.00
375	6" DIP Mainline 60'	60	LF		27.00		1,620.00
375	6" DIP Mainline 120'	240	LF		27.00		6,480.00
375	2" C200 PVC Sleeves 60'	720	LF		2.50		1,800.00
375	2" C200 PVC Sleeves 120'	1440	LF		2.50		3,600.00
375	4" C200 PVC Sleeves 60'	360	LF		4.20		1,512.00
375	4" C200 PVC Sleeves 120'	240	LF		4.20		1,008.00
375	6" C200 PVC Sleeves 60'	60	LF		7.00		420.00
375	6" C200 PVC Sleeves 120'	360	LF		7.00		2,520.00
375	Rainmaster Communication	20575	LF		1.85		38,063.75
375	Fittings, Wire Connectors, Etc.	1	LS		20,000.00		20,000.00
375	Isolation Gate Valve Assembly	2	EA		400.00		800.00

WICKENBURG RANCH WASTEWATER, LLC
ESTIMATED COST TO CONSTRUCT WASTEWATER FACILITIES
Revised Exhibit 5
Docket No. SW-20769A-10-0469

NARUC Acct		Qty	Unit	$/Unit	Total
	WWTF			**Subtotal**	**$ 6,410,348.33**
380	Phase I - 0.1 mgd	1	LS	$ 1,734,903.00	$ 1,734,903.00
380	Phase II - 0.315 mgd	1	LS	4,400,000.00	4,400,000.00
380	APS	1	LS	275,445.33	275,445.33
	Lift Station			**Subtotal**	**$ 375,000.00**
353	Offsite - Parcel HH	1	LS	$ 375,000.00	$ 375,000.00
	Survey			**Subtotal**	**$ 64,572.58**
361	Staking	1	LS	$ 61,710.00	$ 61,710.00
380/353	As-Builts	1	LS	2,862.58	2,862.58
	Engineering			**Subtotal**	**$ 860,049.92**
380	WWTF - Phase I & II	1	LS	$ 583,349.92	$ 583,349.92
361	Sewer - SKG	1	LS	276,700.00	276,700.00
				Subtotal	$ 9,558,916.39
				Contingency	1,147,069.97
				Service Line Installations	522,900.00
				TOTAL WASTEWATER COSTS	**$ 11,228,886.35**

Attachment 4

WICKENBURG RANCH WASTEWATER, LLC
ESTIMATED COST TO CONSTRUCT WASTEWATER FACILITIES BY ACCOUNT
Docket No. SW-20769A-10-0469

NARUC Acct		Qty	Unit	$/Unit	Total
353	Offsite - Parcel HH	1	LS	$ 375,000.00	$ 375,000.00
353	As-Builts	1	LS	158.21	158.21
353	Contingency @ 12%				45,018.98
				Total 353 - Year 4	**$ 420,177.19**
360	OSLS-WRF Force Main Boring	1	LS	$ 725,000.00	$ 725,000.00
360	Contingency @ 12%				87,000.00
				Total 360 - Year 4	**$ 812,000.00**
361	Hydro Vac Sewer after Paving	1127	LF	$ 0.50	$ 563.50
361	End Flushing Connection 2"	1	EA	670.00	670.00
361	End Flushing Connection 3"	1	EA	682.00	682.00
361	2" Isolation Valve	1	EA	1,094.00	1,094.00
361	Concrete Encasement	1	EA	1,100.00	1,100.00
361	Sewer Plug	5	EA	250.00	1,250.00
361	Inline Flushing Connection 2"	2	EA	742.00	1,484.00
361	Inline Flushing Connection 3"	2	EA	787.00	1,574.00
361	End Flushing Connection 3"	3	EA	670.00	2,010.00
361	End Flushing Connection 2"	3	EA	682.00	2,046.00
361	Hydro Vac Sewer after Paving	4103	LF	0.50	2,051.50
361	Concrete Encasement	2	EA	1,100.00	2,200.00
361	5' Manhole	1	EA	3,120.00	3,120.00
361	Inline Flushing Connection 3"	5	EA	787.00	3,935.00
361	3" Isolation Valve	3	EA	1,357.00	4,071.00
361	10" PVC Pipe	203	LF	24.00	4,872.00
361	2" HDPE Low Pressure	525	LF	12.00	6,300.00
361	Air Release Valves	4	EA	2,000.00	8,000.00
361	5' Manhole	3	EA	2,930.00	8,790.00
361	4' Manhole	6	EA	1,960.00	11,760.00
361	3" Isolation Valve	13	EA	1,357.00	17,641.00
361	2" Isolation Valve	18	EA	1,094.00	19,692.00
361	8" PVC Pipe (SDR 35)	1127	LF	20.00	22,540.00
361	1 1/2" House Service	38	EA	800.00	30,400.00
361	3" HDPE Low Pressure	2304	LF	13.25	30,528.00
361	4' Manhole	19	EA	1,930.00	36,670.00
361	2" HDPE Low Pressure	4180	LF	12.00	50,160.00
361	8" PVC Pipe	3900	LF	18.30	71,370.00
361	3" HDPE Low Pressure	7115	LF	13.25	94,273.75
361	Staking	1	LS	16,486.65	16,486.65
361	Sewer - SKG	1	LS	143,375.30	143,375.30
361	Contingency @ 12%				72,085.16
				Total 361 - Year 1	**$ 672,794.87**

WICKENBURG RANCH WASTEWATER, LLC
ESTIMATED COST TO CONSTRUCT WASTEWATER FACILITIES BY ACCOUNT
Docket No. SW-20769A-10-0469

NARUC Acct		Qty	Unit	$/Unit	Total
361	4" Sewer Service	1	EA	$ 375.00	$ 375.00
361	Sewer Plug	10	EA	210.00	2,100.00
361	Hydro Vac Sewer after Paving	4338	LF	0.50	2,169.00
361	CO1 - 5' Manhole	2	EA	3,645.00	7,290.00
361	CO1 - 8"PVC	351	LF	26.35	9,248.85
361	5' Manhole	7	EA	3,235.00	22,645.00
361	4' Manhole	18	EA	1,865.00	33,570.00
361	8" PVC Pipe	4338	LF	20.40	88,495.20
361	Staking	1	LS	41,812.87	41,812.87
361	Sewer - SKG	1	LS	24,826.37	24,826.37
361	Contingency @ 12%				27,903.87
				Total 361 - Year 2	**$ 260,436.17**
361	Staking	1	LS	$ 3,410.47	$ 3,410.47
361	Sewer - SKG	1	LS	108,498.33	108,498.33
361	Contingency @ 12%				13,429.06
				Total 361 - Year 4	**$ 125,337.86**
				Total 361 - All Years	**$ 1,058,568.89**
363	Service Line Installations			Year 1	$ 67,550.00
363	Service Line Installations			Year 2	84,350.00
363	Service Line Installations			Year 3	101,850.00
363	Service Line Installations			Year 4	128,100.00
363	Service Line Installations			Year 5	141,050.00
				Total 363 - All Years	**$ 522,900.00**
371	Irrigation Pump Station Mod.	1	LS	$ 22,000.00	$ 22,000.00
371	Contingency @ 12%				2,640.00
				Total 371 - Year 1	**$ 24,640.00**
374	WRF - Irrigation Lake	1	LS	150,000.00	$ 150,000.00
374	Contingency @ 12%				18,000.00
				Total 374 - Year 1	**$ 168,000.00**
375	6" C200 PVC Sleeves 60'	60	LF	$ 7.00	$ 420.00
375	Manual Drain Valve Assembly	2	EA	325.00	650.00
375	Isolation Gate Valve Assembly 2"	3	EA	255.00	765.00
375	Isolation Gate Valve Assembly	2	EA	400.00	800.00
375	4" C200 PVC Sleeves 120'	240	LF	4.20	1,008.00
375	4" C200 PVC Sleeves 60'	360	LF	4.20	1,512.00
375	6" DIP Mainline 60'	60	LF	27.00	1,620.00
375	Isolation Gate Valve Assembly 2.5"	6	EA	290.00	1,740.00
375	2" C200 PVC Sleeves 60'	720	LF	2.50	1,800.00
375	Isolation Gate Valve Assembly 10"	1	EA	1,865.00	1,865.00
375	6" C200 PVC Sleeves 120'	360	LF	7.00	2,520.00
375	Point of Connection Assembly 3"	2	EA	1,325.00	2,650.00
375	Isolation Gate Valve Assembly 6"	4	EA	790.00	3,160.00
375	2" C200 PVC Sleeves 120'	1440	LF	2.50	3,600.00

WICKENBURG RANCH WASTEWATER, LLC
ESTIMATED COST TO CONSTRUCT WASTEWATER FACILITIES BY ACCOUNT
Docket No. SW-20769A-10-0469

NARUC Acct		Qty	Unit	$/Unit	Total
375	Pressure Reducing Valve Assembly	1	EA	4,175.00	4,175.00
375	C200 PVC Mainline 3"	1050	LF	4.50	4,725.00
375	C900 PVC Mainline 10"	230	LF	22.00	5,060.00
375	4" DIP Mainline 60'	240	LF	26.00	6,240.00
375	6" DIP Mainline 120'	240	LF	27.00	6,480.00
375	Isolation Gate Valve Assembly 4"	12	EA	640.00	7,680.00
375	C900 PVC Mainline 8"	800	LF	14.60	11,680.00
375	4" DIP Mainline 120'	600	LF	26.00	15,600.00
375	C200 PVC Mainline 2"	4210	LF	4.10	17,261.00
375	Fittings, Wire Connectors, Etc.	1	LS	20,000.00	20,000.00
375	C200 PVC Mainline 2.5"	5200	LF	4.35	22,620.00
375	Air/Vacuum Relief Valve Assembly	20	EA	1,360.00	27,200.00
375	Point of Connection Assembly 2"	42	EA	700.00	29,400.00
375	Rainmaster Communication Wire	20575	LF	1.85	38,063.75
375	C900 PVC Mainline 6"	4600	LF	10.00	46,000.00
375	C900 PVC Mainline 4"	8600	LF	6.85	58,910.00
375	Contingency @ 12%				41,424.57
				Total 375 - Year 1	**$ 386,629.32**
380	Phase I - 0.1 mgd	1	LS	$ 1,734,903.00	$ 1,734,903.00
380	APS Fees/Survey/Testing/Inspection	1	LS	77,893.80	77,893.80
380	WWTF - Phase I & II	1	LS	164,966.84	164,966.84
380	As-Builts	1	LS	764.78	764.78
380	Contingency @ 12%				237,423.41
				Total 380 - Year 1	**$ 2,215,951.83**
380	Phase II - 0.315 mgd	1	LS	$ 4,400,000.00	$ 4,400,000.00
380	APS Fees/Survey/Testing/Inspection	1	LS	197,551.53	197,551.53
380	WWTF - Phase I & II	1	LS	418,383.08	418,383.08
380	As-Builts	1	LS	1,939.60	1,939.60
380	Contingency @ 12%				602,144.91
				Total 380 - Year 2	**$ 5,620,019.12**
				Total 380 - All Years	**$ 7,835,970.95**
				TOTAL WASTEWATER COSTS	**$ 11,228,886.35**

Attachment 5

Phase 1 Breakdown (6.f)

Maintenance Road to WWTP						
Earthwork	48725	CY	$	3.00	$	146,175
12" Sewer	2100	LF	$	30.00	$	63,000
10" Sewer	845	LF	$	25.00	$	21,125
8" Sewer	756	LF	$	20.00	$	15,120
Manholes	21	EA	$	3,500.00	$	73,500
12" Effluent	2944	LF	$	30.00	$	88,320
8" Water	3701	LF	$	20.00	$	74,020
12" VB & Valves	6	EA	$	2,200.00	$	13,200
8" VB & Valves	10	EA	$	1,200.00	$	12,000
Electrical Trench / Conduit	2944	LF	$	31.00	$	91,264
ABC Surface (Haul & Place only)	2750	CY	$	5.36	$	14,740
Phase 1 WWTP						
Mar-Wood Plant	1	EA	$	550,779.00	$	550,779
Sales Tax: Mar-Wood Plant	1	EA		4.763%	$	26,230
WWTP Pad	305	CY	$	18.00	$	5,490
Grading	16,200	CY	$	5.00	$	81,000
Site Work (Piping, Fittings, Drains, Water Service)	1	LS	$	200,000.00	$	200,000
Chain Link Fence	1,200	LF	$	8.00	$	9,600
Double Gates	1	EA	$	1,740.00	$	1,740
3" AC / 6" ABC	2,160	SY	$	30.00	$	64,800
Curb and Gutter	2,050	LF	$	16.00	$	32,800
On Site Electrical	1	LS	$	150,000.00	$	150,000
					$	1,734,903

Phase 2 Breakdown

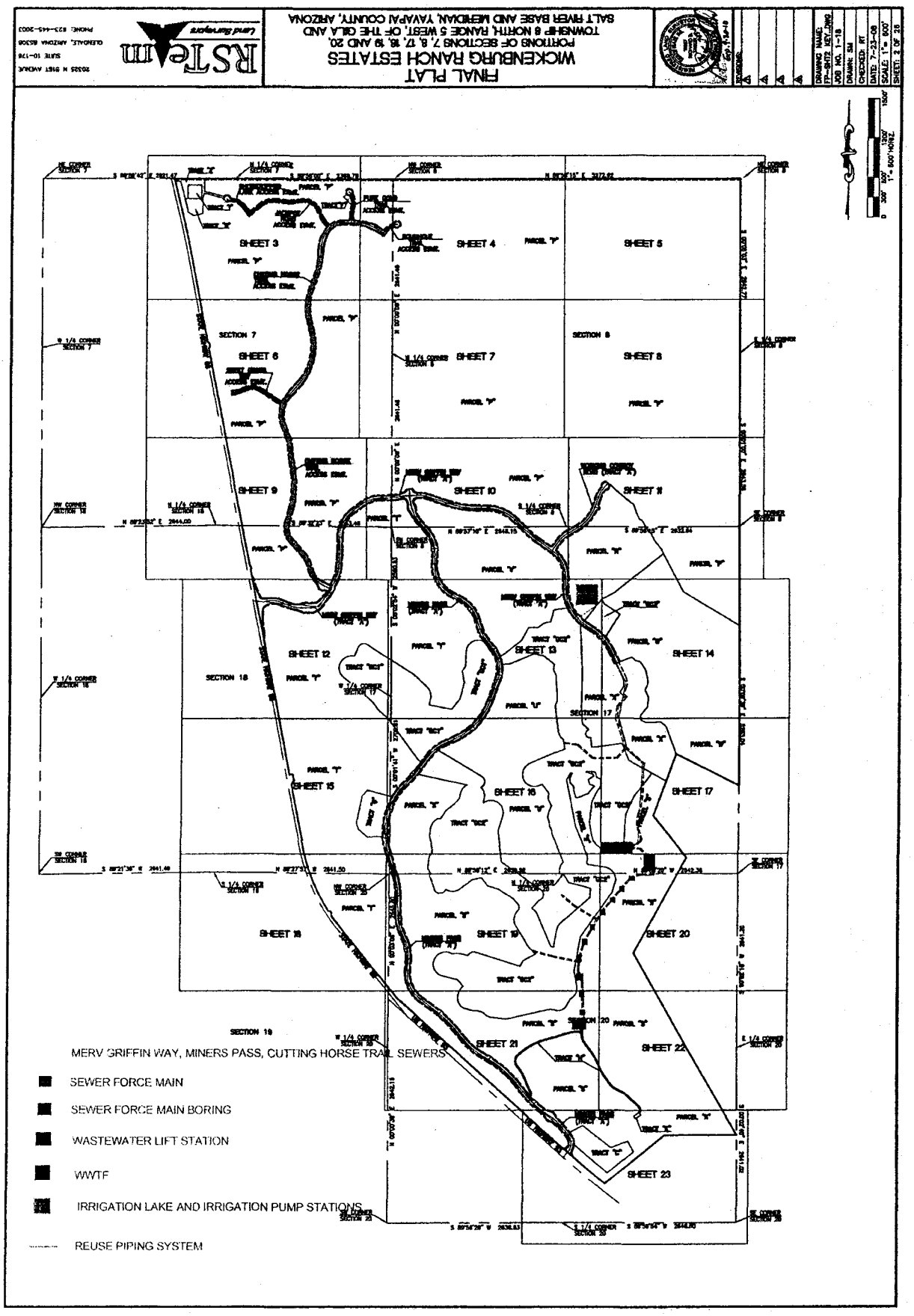
Phase 2 WWTP						
Kubota Equipment	1	LS		$1,150,000.00	$	1,150,000
Headworks	1	LS	$	200,000.00	$	200,000
Concrete Tanks	1	LS	$	800,000.00	$	800,000
Process Air	1	LS	$	200,000.00	$	200,000
Filitration	1	LS	$	500,000.00	$	500,000
Disenfection	1	LS	$	500,000.00	$	500,000
Additional Site Work	1	LS	$	350,000.00	$	350,000
Electrical	1	LS	$	400,000.00	$	400,000
Control Building	1	LS	$	200,000.00	$	200,000
SCADA System	1	LS	$	100,000.00	$	100,000
					$	4,400,000

APS (6.e)

Cable, Transformer, Switchgear Fees	2944	LF	$	89.31	$	262,921.34
Sales Tax	1	EA		4.763%	$	12,524.00

				$	275,445.33
Service Line Installations (6.e)					
Residential Services	2324	EA	$ 225.00	$	522,900.00
Off Site Lift Station to WRF Force Main/Boring (6.d)					
Earthwork	25000	CY	$ 3.00	$	75,000
Gabions	1867	CY	$ 85.85	$	160,282
Gabion Excavation and Backfill	4130	CY	$ 5.75	$	23,748
ABC Surface (Haul & Place only)	1404	CY	$ 5.36	$	7,525
12" Force Main	4064	LF	$ 35.00	$	142,240
10" Gravity Sewer	3480	LF	$ 28.00	$	97,440
Manholes	25	EA	$ 3,500.00	$	87,500
Hillside Boring: Force Main into WWTF	150	LF	$ 500.00	$	75,000
Electrical Conduit	1815	LF	$ 31.00	$	56,265
				$	725,000

Attachment 6



ACC INSUFFICIENCY LETTER SUPPLEMENTAL EXHIBIT 5B

Attachment 7

WICKENBURG RANCH WASTEWATER, LLC
SCHEDULE OF PROJECTED ADVANCES IN AID OF CONSTRUCTION AND REPAYMENTS
Docket No. SW-20769A-10-0469

	A	B	C	D	E	F	G	H=D-G
Year	Developer AIAC Additions	SLMI AIAC Additions	Total AIAC Additions	Total AIAC	Developer 10% AIAC Repmt	SLMI AIAC 10% Repmt	Total AIAC Repayments	Net AIAC
1	$ 1,212,498	$ 67,550	$ 1,280,048	$ 1,280,048	$ -	$ -	$ -	$ 1,280,048
2	1,212,498	84,350	1,296,848	2,576,897	12,140	6,755	18,895	2,558,002
3	-	101,850	101,850	2,678,747	50,004	21,945	71,949	2,606,797
4	-	128,100	128,100	2,806,847	118,309	47,320	165,629	2,641,218
5	-	141,050	141,050	2,947,897	224,497	85,505	310,002	2,637,895

Attachment 8

ATTACHMENT "C"
WICKENBURG RANCH WASTEWATER, LLC
REVISED PROFORMA BALANCE SHEET (SEWER)
End of Year One
Docket No. SW-20769A-10-0469

ASSETS		
Current Assets		
Cash	$	19,500
Accounts Receivable		8,093
Other		
Total Current Assets	$	27,593
Fixed Assets		
Utility Plant in Service	$	3,535,566
(Less) Accumulated Depreciation		(71,275)
Net Plant in Service		3,464,291
Other		
TOTAL ASSETS	**$**	**3,491,884**
LIABILITIES AND CAPITAL		
Current and Accrued Liabilities		
Accounts Payable	$	3,319
Notes Payable		-
Accrued Taxes		-
Accrued Interest		-
Other		-
Total Current and Accrued Liabilities	$	3,319
Long-Term Debt	$	-
Other		
Deferred Credits		
Advances in Aid of Construction	$	1,280,048
Contributions in Aid of Construction		-
Accumulated Deferred Income Tax		-
Total Deferred Credits	$	1,280,048
TOTAL LIABILITIES	$	1,283,367
Capital Account		
Common Stock	$	-
Member Equity		2,255,518
Paid in Capital		-
Retained Earnings		(47,001)
Total Capital	$	2,208,516
TOTAL LIABILITIES AND CAPITAL	**$**	**3,491,884**

Attachment 9

ATTACHMENT "C"
WICKENBURG RANCH WASTEWATER, LLC
PROFORMA BALANCE SHEET (SEWER)
End of Years One Through Five
Docket No. SW-20769A-10-0469

	Year 1	Year 2	Year 3	Year 4	Year 5
ASSETS					
Current Assets					
Cash	$ 19,500	$ (9,326)	$ 472,260	$ 803,536	$ 1,820,696
Accounts Receivable	8,093	25,243	45,537	70,792	100,645
Total Current Assets	$ 27,593	$ 15,917	$ 517,797	$ 874,328	$ 1,921,341
Fixed Assets					
Utility Plant in Service	$ 3,535,566	$ 9,500,371	$ 9,602,221	$ 11,087,836	$ 11,228,886
(Less) Accumulated Depreciation	(71,275)	(357,774)	(789,239)	(1,232,377)	(1,687,581)
Net Plant in Service	3,464,291	9,142,598	8,812,982	9,855,459	9,541,306
Other					
TOTAL ASSETS	**$ 3,491,884**	**$ 9,158,515**	**$ 9,330,779**	**$ 10,729,787**	**$ 11,462,647**
LIABILITIES AND CAPITAL					
Current and Accrued Liabilities					
Accounts Payable	$ 3,319	$ 5,150	$ 7,372	$ 10,604	$ 14,482
Notes Payable	-	-	-	-	-
Accrued Taxes	-	-	-	-	-
Accrued Interest	-	-	-	-	-
Customer Deposits	28,950	41,940	50,880	63,630	71,430
Total Current and Accrued Liabilities	$ 32,269	$ 47,090	$ 58,252	$ 74,234	$ 85,912
Long-Term Debt					
Other	$ -	$ -	$ -	$ -	$ -
Deferred Credits					
Advances in Aid of Construction	$ 1,280,048	$ 2,558,002	$ 2,606,797	$ 2,641,218	$ 2,637,895
Contributions in Aid of Construction	-				
Accumulated Deferred Income Tax	-				
Total Deferred Credits	$ 1,280,048	$ 2,558,002	$ 2,606,797	$ 2,641,218	$ 2,637,895
TOTAL LIABILITIES	$ 1,312,317	$ 2,605,093	$ 2,665,050	$ 2,715,452	$ 2,723,807
Capital Account					
Common Stock	$ -	$ -	$ -	$ -	$ -
Member Equity	2,226,568	6,650,260	6,721,555	7,761,485	7,860,220
Paid in Capital	-				
Retained Earnings	(47,001)	(96,838)	(55,826)	252,850	878,619
Total Capital	$ 2,179,567	$ 6,553,422	$ 6,665,729	$ 8,014,336	$ 8,738,839
TOTAL LIABILITIES AND CAPITAL	**$ 3,491,884**	**$ 9,158,515**	**$ 9,330,779**	**$ 10,729,787**	**$ 11,462,647**

Attachment 10

WICKENBURG RANCH WASTEWATER, LLC
5-YEAR PROJECTION FOR ESTIMATED CUSTOMER DEPOSITS AND REFUNDS
Docket No. SW-20769A-10-0469

	A	B	C
Year	Deposits Received	Deposit Refunded	End of Year Deposits
1	$ 28,950	$ -	$ 28,950
2	36,150	23,160	41,940
3	43,650	34,710	50,880
4	54,900	42,150	63,630
5	60,450	52,650	71,430

Attachment 11

WICKENBURG RANCH WASTEWATER, LLC
PROJECTED CAPITAL STRUCTURE - YEARS ONE THROUGH FIVE
Docket No. SW-20769A-10-0469

	Year 1	Year 2	Year 3	Year 4	Year 5
Member Equity	$ 2,226,568	$ 6,650,260	$ 6,721,555	$ 7,761,485	$ 7,860,220
Advances	1,280,048	2,558,002	2,606,797	2,641,218	2,637,895
Retained Earnings	(47,001)	(96,838)	(55,826)	252,850	878,619
Total Capital	**$ 3,459,615**	**$ 9,111,424**	**$ 9,272,527**	**$ 10,655,553**	**$ 11,376,735**

Attachment 12

ATTACHMENT 12-1

MEMORANDUM OF AGREEMENT
BETWEEN ARIZONA PUBLIC SERVICE COMPANY
AND VAN DEVELOPMENT CO, INC, 5860 DEVELOPMENT, INC, JVT INVESTORS, LLC, and VANWICK, LLC

This Memorandum of Agreement (the "MOA") is entered into this 28 day of August, 2009 by and between **Arizona Public Service Company**, an Arizona corporation ("APS"), **Van Development Co., Inc.**, a Kansas corporation ("VDC"), **5860 Development, Inc.**, an Arizona corporation ("5860"), **JVT Investors, LLC**, an Arizona limited liability company ("JVT"), and **Vanwick, LLC**, an Arizona limited liability company ("VWICK"), (VDC, 5860, JVT, and VWICK are collectively referred to as "Owner").

RECITALS

A. Owner is the owner of the Wickenburg Ranch Resort, an approximately 2160 acre golf resort located on the east side of Highway 89, in sections 7, 8, 17, 18, 19, and 20, Township 8 North, Range 5 West, in Yavapai County, Arizona, which is legally described on **Exhibit "A"** attached hereto and by this reference incorporated herein (the "Property"). That portion of the Property to be affected by the facilities and easements described in this MOA, and the locations of such facilities and easements, are depicted on the Site Plan attached hereto as **Exhibit "B"** and by this reference incorporated herein (the "Site Plan").

B. Based on planning studies, APS intends to construct and install a new 69/12kV Substation, which shall be known as the Congress Substation (the "Substation"), which will provide electric service to the Property.

C. Owner has agreed to (a) donate the site required to house the Congress Substation in the approximate location and configuration of Tract C as reflected on the Site Plan (the "Substation Site") and to provide an access easement to the Substation Site across the area identified as Tract D on the Site Plan (the "Access Easement").

D. Owner has requested that APS install 69kV overhead power lines within the 30 foot-wide APS Utility Easement and Trail Easement along the northern boundary of the Property as reflected on the Site Plan (the "APS/Trail Easement"). The proposed in and out 69kV overhead lines exiting Congress Substation will extend and connect to the existing White Spar to Wickenburg 69kV overhead line for an approximate distance of 3.61 miles.

AGREEMENT

In consideration of the foregoing premises and the mutual covenants and agreements set forth herein, the parties hereby agree as follows:

1. Promptly following execution of this MOA, Owner shall convey fee title to the Substation Site to APS by Special Warranty Deed in the form appearing as ***Exhibit "C"*** attached hereto and by this reference incorporated herein. In addition, Owner shall, through easement documentation reasonably acceptable to Owner and APS:

    a. establish a dedicated, exclusive, uniform ten-foot wide safety zone easement around the perimeter of the Substation Site (the "Safety Zone Easement");

    b. establish a non-exclusive thirty (30) foot wide easement in favor of APS within the area identified on the Site Plan and referred to herein as the "APS/Trail Easement" for the installation and maintenance of the in and out 69kV overhead power lines out of Congress Substation, subject to the conditions stated in Sections 9 and 10 of this MOA; and

    c. establish a non-exclusive access easement in favor of APS over and through the Access Easement area reflected on the Site Plan, lying between the Substation Site and the APS/Trail Easement (the "Access Easement") which shall be shared with VWICK which will be maintaining facilities immediately south of the Substation Site on Exception Parcel 1 as reflected on the Site Plan ("Exception Parcel 1").

2. Owner shall cause its engineers to prepare legal descriptions for use in conveying the above described Substation Site and establishing the above described easements which are an accurate representation of the Substation Site, the Safety Zone Easement, the APS/Trail Easement and the Access Easement depicted on the Site Plan.

3. Owner shall include full depiction and name designations of the Substation Site, the Safety Zone Easement, the APS/Trail Easement and the Access Easement on any subdivision plat(s) encompassing such areas which are ultimately recorded in the Yavapai County records.

4. The above described easements shall further delineate APS' rights and responsibilities with respect to the APS/Trail Easement, the Safety Zone Easement and the Access Easement.

5. Owner shall grant to APS all necessary temporary construction easements to provide for ingress and egress across the Property to and from the overhead 69kV alignment contemplated in this MOA. Said ingress and egress routes shall be mutually determined by the Owner and APS and APS shall provide an easement instrument to the Owner for signature prior to APS' usage thereof.

6. Owner shall provide APS a temporary construction "lay down" area easement approximately 300 feet X 300 feet for the purpose of material/equipment storage and provide for helicopter operations relating to the construction of the 69kV overhead power lines. Said lay down area shall be located on the Property at a mutually acceptable location.

7. The above referenced Substation Site, Safety Zone Easement, Access Easement, APS/Trail Easement, the temporary ingress/egress and lay down area easements shall be provided to APS at no cost.

8. APS will bear the full cost for the design and construction of its new 69kV overhead lines and Substation, except as otherwise provided in this MOA and unless the Owner requests additional construction for its benefit. .

9. Owner will not allow any future utility lines or facilities to be constructed within the APS/Trail Easement without the prior written consent of APS' authorized representative. Owner shall promptly notify APS in writing of any requests for construction of utility lines or other facilities within the APS/Trail Easement. If APS believes such lines or other facilities may be detrimental to or interfere with the operation, maintenance, upgrading, repair or removal of its overhead 69kV electric lines, then APS can deny such request. If APS and Owner cannot agree as to whether any future utility lines or other facilities will likely interfere with or be detrimental to the overhead 69kV electric lines, APS shall have final authority to decide whether such future utility lines or other facilities shall be permitted and under what terms and conditions.

10. If future utility lines or other facilities are permitted to be constructed by Owner or are constructed by Owner within the APS/Trail Easement without APS' approval, Owner shall require the owner of such utility lines or facilities to promptly remove or relocate them (at the expense of the Owner) if and when in APS' opinion an actual or a reasonably threatened conflict or interference with APS' operation, use or maintenance of the overhead 69kV electric lines arises.

11. At this time, Owner and APS do not contemplate that APS will be required to disturb any previously delineated 404 jurisdictional waterways within the boundaries of the Property in order to install the 69kV overhead lines. Should it be determined in the future that APS will need to disturb previously delineated 404 jurisdictional waterways within the boundaries of the Property to install the 69kV overhead lines, Owner and APS agree to mutually cooperate in resolving the 404 disturbance issues to avoid violating the terms of the Owner's existing

404 permit. If any such resolution requires an amendment to such 404 permit or the issuance of a new or supplemental permit, APS shall be responsible for the processing and cost of acquiring the same.

12. APS will construct a low profile-type Substation that will have 10 ft high block wall. The Owner will have the opportunity to review the site design and provide input regarding the aesthetic treatment to the Substation walls. The perimeter wall shall be approved by the Owner and shall be aesthetically compatible with the Wickenburg Ranch Resort. Owner's approval shall not be unreasonably withheld, conditioned or delayed.

13. The Owner has completed grading and compaction of the Substation Site in accordance with the grading plans prepared by SKG under its Job#154-1 dated August 11, 2008, a copy of which has been provided to and accepted by APS. APS has inspected such work and hereby confirms that such work has been performed in accordance with the Grading Plans, and is in accordance with APS standards. APS shall provide all final grading, excluding retention grading, as may be required in conjunction with the construction of the Substation. All storm water detention and/or retention basins required for the Substation Site shall be located on Exception Parcel 1. The Substation Site will drain to locations away from the Substation Site.

14. Private access to the Substation Site will be accommodated with two points of access off the Access Easement as generally depicted on the Site Plan. The roadway to the Access Easement will be structurally constructed by the Owner, in compliance with AASHTO Standard HS-20 Loading Requirements. A forty (40) foot minimum radius will be installed for access driveways to accommodate large truck and trailer vehicles. The roadway will comply with Yavapai County or ADOT standards (as applicable) for access to the Substation Site. It shall be surfaced from SR89 to the Access Easement, and shall incorporate locked gates to limit travel from SR89 across the Access Easement to authorized APS and Water Company personnel and contractors, and shall include turn lanes, if required by Yavapai County or ADOT. APS and the Owner shall share equally in the cost of all of the work described in this Section 14.

15. **INTENTIONALLY OMITTED.** [Note: the improvements previously described in this Section 15 are incorporated into the scope of work described in Section 14 above.]

16. Owner agrees to operate and maintain any ADOT mandated improvements within SR89 at Owner's sole expense, unless maintenance is performed by ADOT or Yavapai County.

17. Owner agrees that APS shall have permanent emergency access to and from the Congress Substation via the Access Easement contemplated hereunder as well as upon surface streets interior to the Property and linking to Highway 89 and Highway 93.

18. No encroachment into or landscaping or other improvements shall be permitted within the Access Easement, the APS/Trail Easement and the Safety Zone Easement without prior written approval of APS' authorized representative.

19. Owner will be responsible for the management of storm water drainage onto Exception Parcel 1 from the Substation Site. Owner will be responsible for any landscaping requirements and maintenance outside of the Safety Zone Easement.

20. Owner will diligently prepare and submit to APS any landscape plans for the surface surrounding the perimeter of the Access Easement, the Safety Zone Easement, and the APS/Trail Easement, including any plans for an irrigation system, for its comments and written approval prior to installation of such improvements adjacent thereto. Such approval shall not be unreasonably withheld, conditioned or delayed by APS. Upon APS' approval of Owner's landscape and irrigation system plans, the Owner may install landscape materials and the irrigation system in accordance with the APS-approved plans after the completion of the Substation and installation of the power lines contemplated in this MOA (collectively, the "Project").

21. This Agreement will be effective when it has been signed by duly authorized representatives of both parties.

22. The parties may, from time to time, amend or supplement this MOA but to be legally binding upon the parties, the amendment or supplement must be in writing, and signed by authorized representatives of the parties.

23. Nothing contained in the MOA will be considered to be a formation of a partnership, joint venture or other legal entity, nor shall the parties be authorized to represent one another. The parties' relationship under this MOA is that of independent contractors.

24. Each party (the "Indemnifying Party") shall indemnify and hold harmless the other party and its directors, officers, agents, and employees (the "Indemnified Parties") from and against any and all claims, demands, suits, cost of defense, attorneys' fees, witness fees of any type, losses, damages, expenses, and liabilities arising as a result of injury to or death of any person or persons or damage to or loss of tangible property to which the Indemnified Parties may be put or subject, but only to the extent caused by any act, action, omission, negligence or default on the part of the Indemnifying Party or any of its employees, agents, or contractors.

25. If Owner defaults in any of its obligations hereunder and as a result of such default APS can not complete the Project, Owner will pay APS for any actual costs incurred by APS as of the effective date of cancellation associated with the Project, including without limitation, engineering, right-of-way acquisitions, and materials within thirty (30) days following receipt of APS' invoice. In the determination of actual costs incurred by APS as a result of Owner's untimely cancellation, APS shall mitigate such costs as much as is commercially reasonable and possible.

26. All cost, material, and technical specifications involved with the Project are deemed confidential and proprietary and shall not be shared with any third parties without the prior written consent of APS.

GENERAL PROVISIONS

a. Force Majeure: Notwithstanding any other term, condition or provision hereof to the contrary, in the event either Party hereto is precluded from satisfying or fulfilling any duty or obligation imposed upon such party by the terms hereof (excluding the obligation to make payments called for by this MOA) due to labor strikes, material shortages, war, civil disturbances, severe weather conditions, natural disasters, acts of God, or other events beyond the control of such party, the time period provided herein for the performance by such party of such duty or obligations shall be extended for a period equal to the delay occasioned by such events.

b. Timing: Time is of the essence in implementing the terms of this MOA.

c. Other Acts: Each of the parties hereto shall promptly and expeditiously execute and deliver all such documents and perform all such acts as reasonably necessary, from time to time, to carry out the matters contemplated by this MOA.

d. Waiver: No delay in exercising any right or remedy by either APS or Owner shall constitute a waiver thereof. Any waiver of the provisions of this MOA must be in writing and signed by the appropriate officials or officers of the APS or Owner. The failure of any party to enforce the provisions of the MOA or require performance of any of its provisions shall not be construed as a waiver of such provisions or affect the right of the party to enforce all of the provisions of the MOA. Waiver of any breach of this MOA shall not be held to be a waiver of any preceding or subsequent breach of the same or any other covenant or condition of this MOA.

e. This MOA shall be interpreted and enforced in accordance with the laws of the State of Arizona without application of its rules related to Conflicts of Laws.

Attachments:

Exhibit A – Legal Description of Property
Exhibit B - Site Plan
Exhibit C – Form of Congress Substation Warranty Deed

An authorized representative of the parties has executed this Agreement.

Arizona Public Service Company
"APS"

By: _____
Name: _____
Title: _____

Van Development Co., Inc
"VDC"

By: _____
Cecil Van Tuyl, President by
Larry Van Tuyl as his
Attorney-in-Fact

5860 Development, Inc.
"5860"

By: _____
P. Stanley Reed
Assistant Secretary

JVT Investors, LLC
"JVT"

By: 7575 Development, Inc., Manager

By: _____
P. Stanley Reed
Assistant Secretary

Vanwick, LLC
"VWICK"

By: VTWICK, Inc., Manager

By: _____
P. Stanley Reed, Assistant Secretary

EXHIBIT "A"

Parcel #1: The North half of the North half of Section 7, Township 8 North, Range 5 West, Gila and Salt River Meridian, Yavapai County, Arizona, lying East of State Route 89.

ATTACHMENT 12-2

When recorded mail to:
Robert Bott
APS Land Services Dept.
P.O. Box 53933
Station 3016
Phoenix, Az. 87072-3933

SPECIAL WARRANTY DEED

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, **VAN DEVELOPMENT CO., INC., a Kansas corporation, an undivided 57.4% interest, to 5860 DEVELOPMENT, INC., an Arizona corporation, an undivided 19.8% interest, and to JVT INVESTORS, LLC., an Arizona limited liability company, an undivided 22.8% interest, as tenants in common,** (hereinafter called "GRANTORS"), do hereby convey to **ARIZONA PUBLIC SERVICE COMPANY, an Arizona Corporation,** (hereinafter called GRANTEE), the real property more particularly described on EXHIBIT "1" attached hereto and by this referenced incorporated herein:

SUBJECT TO: Current taxes not yet due and payable, all existing reservations in patents, deed restrictions, encroachments, assessments, covenants, conditions, restrictions, rights of way and easements, and all other matters of record.

And Grantor hereby binds itself and its successors to warrant and defend the title to the Property, as against all acts of Grantor herein and none other, subject to the matters above set forth.

IN WITNESS WHEREOF, **Van Development Co., Inc., a Kansas corporation,** has caused this Warranty Deed to be executed, this 14th day of August, 2009.

IN WITNESS WHEREOF, **5860 Development, Inc., an Arizona corporation,** has caused this Warranty deed to be executed, this 14th day of August, 2009.

IN WITNESS WHEREOF, **JVT Investors, LLC, an Arizona limited liability company,** has caused this Warranty Deed to be executed, this 14th day of August, 2009.

(signatures on following page)

Van Development Co., Inc.,
a Kansas Corporation

By: _____
Cecil Van Tuyl, President
by Larry Van Tuyl as his
Attorney-in-Fact

5860 Development, Inc.,
an Arizona Corporation

By: _____
P. Stanley Reed, Assistant Secretary

JVT Investors, LLC,
an Arizona limited liability company

By: 7575 Development, Inc., Manager

By: _____
P. Stanley Reed, Assistant Secretary

STATE OF ARIZONA }
} ss.
County of Maricopa }

This instrument was acknowledged before me this 14th day of August, 2009 by Larry Van Tuyl as Attorney-in-Fact for Cecil Van Tuyl, the President of Van Development Co., Inc.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Seal

_____
Notary

Linda Cortright
NOTARY PUBLIC – ARIZONA
MARICOPA COUNTY
My Commission Expires
October 24, 2010

STATE OF ARIZONA }
} ss.
County of Maricopa }

This instrument was acknowledged before me this 14th day of August, 2009 by P. Stanley Reed, Assistant Secretary of 5860 Development, Inc.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Seal

Linda Cortright
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
October 24, 2010

Notary

STATE OF ARIZONA }
} ss.
County of Maricopa }

This instrument was acknowledged before me this 14th day of August, 2009 by P. Stanley Reed, Assistant Secretary of 7575 Development, Inc., the Manager of JVT Investors, LLC.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Seal

Notary

Linda Cortright
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
October 24, 2010

WARRANTY DEED EXHIBIT "1"

That certain parcel of land situated in the Northwest quarter of Section 7, Township 8 North, Range 5 West Gila and Salt River Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the North quarter corner of Said Section 7

THENCE: North 89° 59' 56" West along the North line of the Northwest quarter of said Section 7 a distance of 517.86 feet;

THENCE: Departing said North line on a bearing of South 00° 00'00" East, a distance of 98.43 feet to the TRUE POINT OF BEGINNING;

THENCE: continuing on a bearing of South 00° 00' 00" East, a distance of 207.24 feet;

THENCE: South 90° 00' 00" West, a distance of 210.23 feet;

THENCE: North 00° 00' 00" East, a distance of 207.24 feet;

THENCE: North 90° 00' 00" East, a distance of 210.23 feet to the TRUE POINT OF BEGINNING. Said parcel encompassing 1.00 acres.

ATTACHMENT 12-3

m3companies

November 18, 2010
Mr. Gary Edwards, Town Manager
Town of Wickenburg
155 N. Tegner, Suite A
Wickenburg Arizona 85390

Dear Mr. Edwards:

On November 16, 2010, Wickenburg Ranch Wastewater, LLC filed with the Arizona Corporation Commission ("Commission") an application for authority to provide sewer service to Wickenburg Ranch in the area (see attached map and legal description). The Commission has designated this matter as docket no. SW-20769A-10-0469.

The application is available for inspection during regular business hours at the offices of the Commission at 1200 West Washington Street, Phoenix, Arizona 85007, and at Wickenburg Ranch Wastewater, LLC, c/o M3 Companies, 4222 East Camelback Road, Suite H-100, Phoenix, Arizona 85018. If you have any questions about this application, or if you would like to obtain a copy of the application, you may contact Wickenburg Ranch Wastewater management, whose contact information is below:

Bill Brownlee
M3 Builders, LLC
4222 East Camelback Road
Suite H-100
Phoenix, Arizona 85018
602-386-1307

You may also contact the Consumer Services Section of the Commission at 1200 West Washington Street, Phoenix, Arizona 85007 or call 1-800-222-7000.

Very Truly Yours,

Thomas H. Warley
Development Manager
M3 Builders, LLC

Attachment 13

MEMORANDUM

TO: Vicki Wallace
Executive Consultant III
Utilities Division

RECEIVED
JAN 05 2010
MOYES SELLERS

FROM: Lon H. Miller
Programs & Projects Specialist
Utilities Division

THRU: Del Smith
Engineering Supervisor
Utilities Division

DATE: January 4, 2011

RE: **WICKENBURG RANCH WASTEWATER (DOCKET NO. SW-20769A-10-0469)**
AMENDED LEGAL DESCRIPTION

The area requested by Wickenburg for a CC&N for sewer service has been plotted using an amended legal description correcting two minor errors on Page 1-4 of the Company's Exhibit 1, which has been docketed. The remaining pages of the original legal description remain unchanged. The attached legal description includes the corrected page and should be used in place of the original description (in its entirety) submitted with the application.

Also attached is a copy of the map for your files.

:lhm

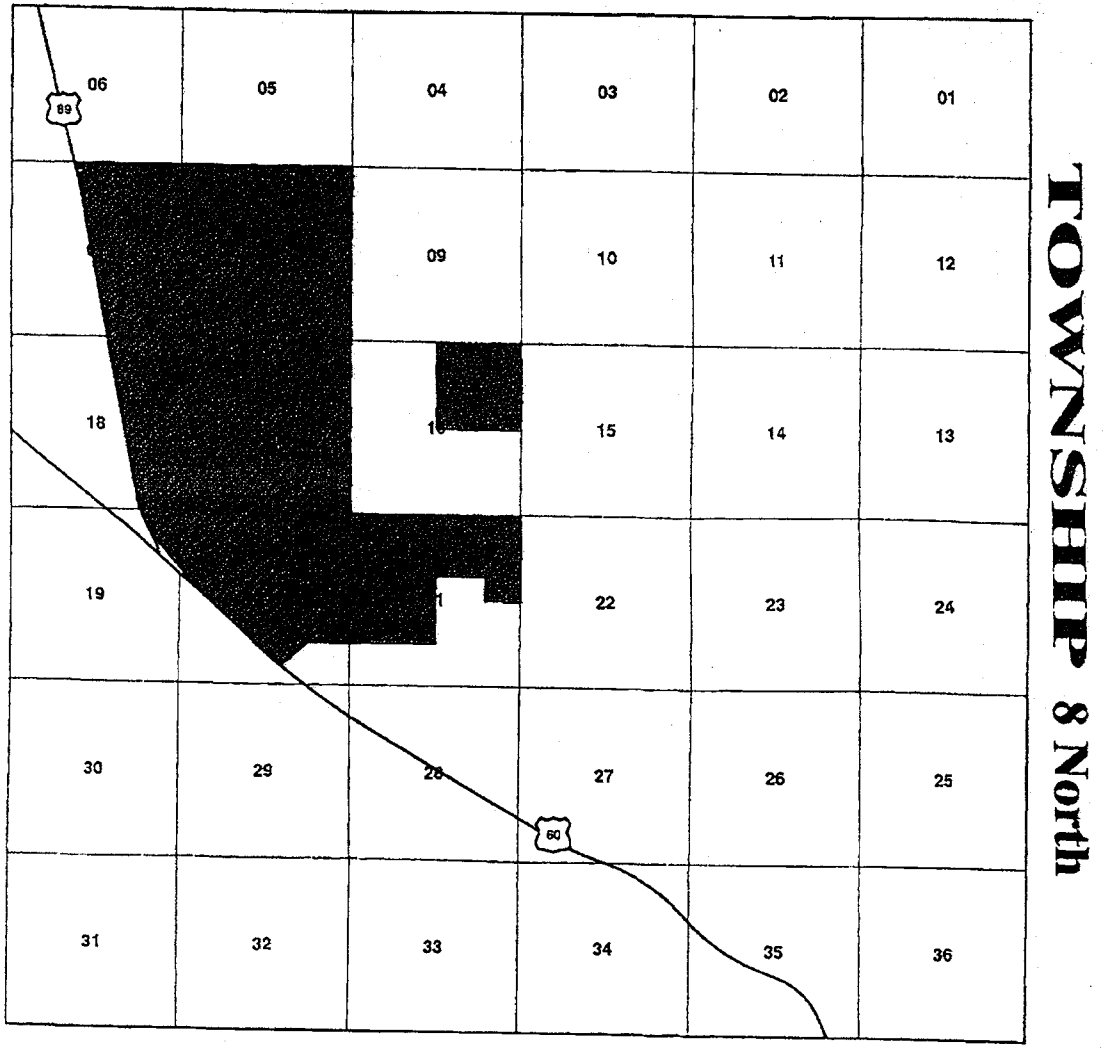
Attachments

cc: Mr. Steve Wene
Ms. Deb Person (Hand Carried)
Ms. Katrin Stukov
File

YAVAPAI COUNTY

Map No. 1

RANGE 5 West



TOWNSHIP 8 North

W-03994A (1)
Wickenburg Ranch Water Company, LLC

(1)
Wickenburg Ranch Wastewater, LLC
Docket No. SW-20769A-10-0469
Application for CC&N

Pursuant to ARS § 39-121.03 this map is 'Not for Commercial Use'

TR8N5W 04 DEC 2001

EXHIBIT 1

Wickenburg Ranch Wastewater, LLC
Service Area Legal Description
Parcel No 1

All that portion of Sections 7, 8, 17 and 18, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

BEGINNING at the Northeast Corner of said Section 7, point also being the Northwest corner of said Section 8;

Thence North 89 degrees 58 minutes 15 seconds East, 639.21 feet along the North line of said Section 8;

Thence South 17 degrees 27 minutes 50 seconds East, 913.00 feet;

Thence South 20 degrees 28 minutes 12 seconds East, 802.26 feet;

Thence South 39 degrees 20 minutes 49 seconds East, 1119.67 feet;

Thence South 17 degrees 52 minutes 53 seconds East, 402.20 feet;

Thence South 12 degrees 51 minutes 26 seconds West, 249.52 feet;

Thence South 01 degrees 07 minutes 38 seconds West, 411.79 feet;

Thence South 23 degrees 07 minutes 02 seconds East, 236.98 feet;

Thence South 38 degrees 58 minutes 00 seconds East, 329.01 feet;

Thence South 54 degrees 59 minutes 00 seconds East, 1101.16 feet;

Thence South 13 degrees 43 minutes 16 seconds West, 1068.17 feet to a point from which the South Quarter corner of said Section 8 bears North 34 degrees 30 minutes 42 seconds West, 471.28 feet;

Thence North 85 degrees 04 minutes 37 seconds West, 417.23 feet;

Thence North 74 degrees 12 minutes 30 seconds West, 384.82 feet;

Thence North 85 degrees 59 minutes 26 seconds West, 252.71 feet;

Thence South 87 degrees 41 minutes 42 seconds West, 678.82 feet;

Thence North 78 degrees 08 minutes 06 seconds West, 799.05 feet;

Thence North 69 degrees 14 minutes 01 seconds West, 601.69 feet to a point from which the corner common to said Sections 7, 8, 17 and 18, bears South 50 degrees 33 minutes 43 seconds East, 192.62 feet;

Thence South 06 degrees 07 minutes 06 seconds West, 642.74 feet;

Thence South 23 degrees 44 minutes 04 seconds East, 565.53 feet;

Thence South 05 degrees 31 minutes 57 seconds West, 817.18 feet;

Thence South 11 degrees 54 minutes 27 seconds West, 1042.85 feet;

Thence South 74 degrees 13 minutes 56 seconds West, 437.84 feet;

Thence South 82 degrees 21 minutes 15 seconds West, 62.17 feet;

Thence North 78 degrees 05 minutes 33 seconds West, 964.58 feet to a point on the East right-of way of United States Highway 89;

Thence North 10 degrees 49 minutes 30 seconds West, 7191.87 feet along the said East right-of-way to a point on a tangent curve concave to the West and having a radius of 11,510.00 feet and a center point which bears South 79 degrees 06 minutes 51 seconds West;

Thence continuing along said curve through a central angle of 02 degrees 43 minutes 45 seconds and an arc length of 548.27 feet;
Thence North 13 degrees 31 minutes 56 seconds West, 496.30 feet along the East right-of-way to a point on the North line of said Section 7;
Thence South 89 degrees 59 minutes 56 seconds East, 925.02 feet along the said North line to the North Quarter corner of said Section 7;
Thence South 89 degrees 56 minutes 00 seconds East, 2368.78 feet to the Northeast corner of said Section 7 and the POINT OF BEGINNING.

EXCEPTING there from that portion of the Southeast quarter of the Northwest (SE ¼, NW ¼) of Section 7, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, conveyed to the State of Arizona in Deed recorded in Book 4159 of Official Records, Page 828, records of Yavapai County, Arizona, described as follows:
COMMENCING at an aluminum cap marking the West quarter corner of said Section 7 from which a rebar marking the East quarter corner of said Section 7 bears South 89 degrees 06 minutes 17 seconds East, 5288.84 feet;
Thence along the East-West mid section line of said Section 7, South 89 degrees 06 minutes 17 seconds East 2483.49 feet to the existing right of way centerline of State Route 89 (Wickenburg-Prescott Highway);
Thence along said existing right of way centerline of State Route 89 North 10 degrees 18 minutes 52 seconds West 144.20 feet;
Thence North 79 degrees 41 minutes 08 seconds East 50.00 feet to the said existing Easterly right of way line of said State Route 89 and the Point of Beginning;
Thence South 55 degrees 18 minutes 52 seconds East 29.70 feet;
Thence South 10 degrees 18 minutes 52 seconds East, 50.00 feet;
Thence South 33 degrees 21 minutes 12 seconds West 30.41 feet to said existing Easterly right of way line of said State Route 89;
Thence along said existing Easterly right of way line of State Route 89, North 10 degrees 18 minutes 52 seconds West 93.00 feet to the Point of Beginning.

AND EXCEPTING that portion of the Southwest quarter of the Southeast quarter (SW ¼, Se 1/4) of said Section 7, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona , described as follows;
COMMENCING at a rebar marking the South quarter corner of said Section 7 from which a marked stone marking the Southeast corner of said Section 7 bears South 89 degrees 32 minutes 23 seconds East 2643.46 feet;
Thence along the South line of said Section 7 South 89 degrees 32 minutes 23 seconds East 347.08 feet to said existing right of way centerline of State Route 89;
Thence along said existing right of way centerline of State Route 89 North 10 degrees 18 minutes 52 seconds West 898.02 feet;
Thence North 79 degrees 41 minutes 08 seconds East 50.00 feet to the existing right of way line State Route 89 and the Point of Beginning;
Thence South 55 degrees 18 minutes 52 seconds East 7.07 feet;
Thence South 10 degrees 18 minutes 52 seconds East 76.00 feet;

Thence South 34 degrees 41 minutes 08 seconds West 7.07 feet to said existing Easterly right of way line of State Route 89;
Thence along said existing Easterly right of way line of State Route 89 North 10 degrees 18 minutes 52 seconds West 86.00 feet to the Point of Beginning;

AND EXCEPTING that portion of the Northwest quarter of the Northeast quarter (NW ¼, NE ¼) of Section 18, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, conveyed to the State of Arizona in Deed recorded in Book 4159 of Official Records, Page 828, records of Yavapai County, Arizona, described as follows:
COMMENCING at a marked stone marking the Northeast corner of said Section 18 from which a rebar marking the North quarter corner of said Section 18 bears North89 degrees 35 minutes 35 seconds West 2643.46 feet;
Thence along the North line of said Section 18, North 89 degrees 35 minutes 33 seconds West, 2296.38 feet to said existing right of way centerline of State Route 89;
Thence along said existing right of way centerline of said State Route 89, South 10 degrees 18 minutes 52 seconds East 616.98 feet;
Thence North 79 degrees 41 minutes 08 seconds East 50.00 feet to said existing Easterly right of way line of said State Route 89 and the Point of beginning;
Thence South 55 degrees 18 minutes 52 seconds East 24.04 feet;
Thence South 10 degrees 18 minutes 52 seconds East 20.00 feet;
Thence South 34 degrees 41 minutes 08 seconds West 24.04 feet to said existing right of way line of said State Route 89;
Thence along said existing Easterly right of way line of State Route 89, North 10 degrees 18 minutes 52 seconds West 54.00 feet to the Point of Beginning;

AND EXCEPT all minerals and all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Patent from United States of America, recorded in Book 192 of Deeds, Page 423 and in Book 10 of Official Records, Page 406, records of Yavapai County, Arizona.

(Reservoir Site 2008)
AND EXCEPT that portion of the Northwest quarter of said Section 7, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the North quarter corner of said Section 7;
Thence North 89 degrees 59 minutes 56 seconds West along the North line of said Northwest quarter a distance of 476.65 feet to the TRUE POINT OF BEGINNING;
Thence South 00 degrees 00 minutes 00 seconds East, leaving said North line a distance of 193.27 feet;
Thence South 75 degrees 41 minutes 21 seconds East a distance of 318.69 feet to a point on a curve the radius of which bears South 45 degrees 19 minutes 13 seconds East a distance of 42.50 feet;

Thence Southerly along the arc of said curve through a central angle of 41 degrees 35 minutes 32 seconds a distance of 30.85 feet;

Thence North 75 degrees 18 minutes 54 seconds West, leaving said curve a distance of 308.93 feet;
Thence South 16 degrees 29 minutes 36 seconds West a distance of 65.66 feet;
Thence South 00 degrees 00 minutes 00 seconds East a distance of 21.39 feet to the TRUE POINT OF BEGINNING;
Thence continuing South 00 degrees 00 minutes 00 seconds East a distance of 224.22 feet;
Thence South 76 degrees 45 minutes 28 seconds West a distance of 141.74 feet;
Thence North 58 degrees 42 minutes 37 seconds West a distance of 98.50 feet;
Thence North 13 degrees 31 minutes 56 seconds West a distance of 211.40 feet;
Thence North 90 degrees 00 minutes 00 seconds East a distance of 271.61 feet, to the TRUE POINT OF BEGINNING.

(Well 4 site 2008)
AND EXCEPT That portion of the Southeast quarter of Section 7, of Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the East quarter Corner of said Section 7, from which the Southeast corner of said Section 7, bears South 00 degrees 00 minutes 08 seconds West a distance of 2641.48 feet;
Thence North 89 degrees 06 minutes 17 seconds West along the North line of said Southeast quarter a distance of 2468.03 feet;
Thence South 00 degrees 53 minutes 43 seconds West leaving said North line a distance of 663.59 feet to the TRUE POINT OF BEGINNING;
Thence North 83 degrees 04 minutes 35 seconds East a distance of 76.74 feet, to a point on a curve the radius of which bears South 83 degrees 04 minutes 35 seconds West a distance of 784.00 feet;
Thence Southerly along the arc of said curve through a central angle of 09 degrees 11 minutes 41 seconds a distance of 125.82 feet to a point of tangency;
Thence South 02 degrees 16 minutes 16 seconds West a distance of 28.78 feet;
Thence North 87 degrees 43 minutes 44 seconds West a distance of 52.84 feet;
Thence North 10 degrees 49 minutes 30 seconds West a distance of 145.58 feet to the TRUE POINT OF BEGINNING.

Parcel 1
WR Wastewater, Service Area
5-7-09

Wickenburg Ranch Wastewater, LLC
Service Area Legal Description
Parcel No 2

All that portion of Sections 7, 8, 17, 18, 19, 20 and 21, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

Commencing at the Northwest Corner of said Section 8, point also being the Northeast corner of said Section 7;

Thence North 89 degrees 58 minutes 15 seconds East, 639.21 feet along the North line of said Section 8 to the POINT OF BEGINNING;

Thence continuing North 89 degrees 58 minutes 15 seconds East, 4633.71 feet to the Northeast corner of said Section 8;

Thence South 00 degrees 05 minutes 03 seconds East, 2642.77 feet to the East quarter corner of said Section 8;

Thence South 00 degrees 01 minutes 00 seconds East, 2643.56 feet to the South east corner of said Section 8, point also being the northeast corner of said Section 17;

Thence South 00 degrees 00 minutes 39 seconds East, 3940.42 feet;

Thence North 63 degrees 02 minutes 31 seconds West, 1071.34 feet;

Thence North 20 degrees 06 minutes 58 seconds East, 432.62 feet;

Thence North 42 degrees 25 minutes 18 seconds West, 173.13 feet;

Thence North 07 degrees 17 minutes 47 seconds West, 783.65 feet;

Thence North 05 degrees 50 minutes 06 seconds West, 1558.35 feet;

Thence North 86 degrees 37 minutes 10 seconds West, 2501.12 feet;

Thence South 10 degrees 26 minutes 30 seconds East, 1885.29 feet;

Thence South 12 degrees 35 minutes 38 seconds East, 1051.68 feet;

Thence South 61 degrees 23 minutes 09 seconds East, 972.18 feet;

Thence North 62 degrees 23 minutes 49 seconds East, 135.52 feet;

Thence South 49 degrees 22 minutes 53 seconds East, 66.84 feet;

Thence South 01 degrees 17 minutes 16 seconds East, 176.23 feet;

Thence South 23 degrees 00 minutes 31 seconds West, 142.25 feet;

Thence South 20 degrees 51 minutes 27 seconds West, 70.97 feet;

Thence South 15 degrees 04 minutes 21 seconds West, 231.46 feet;

Thence South 06 degrees 02 minutes 25 seconds West, 150.25 feet;

Thence South 03 degrees 24 minutes 22 seconds East, 175.23 feet;

Thence South 35 degrees 59 minutes 53 seconds East, 291.77 feet;

Thence South 61 degrees 34 minutes 03 seconds East, 135.59 feet;

Thence North 86 degrees 33 minutes 04 seconds East, 303.77 feet;

Thence North 64 degrees 28 minutes 47 seconds East, 159.98 feet;

Thence North 20 degrees 06 minutes 58 seconds East, 540.85 feet;

Thence South 39 degrees 08 minutes 40 seconds East, 821.85 feet;

Thence South 29 degrees 01 minutes 10 seconds West, 1653.95 feet;

Thence South 29 degrees 47 minutes 42 seconds East, 3182.75 feet to a point on the line common to said Sections 20 and 21;

Thence South 89 degrees 58 minutes 04 seconds West, 1096.09 feet;

Thence South 51 degrees 09 minutes 49 seconds West, 1161.14 feet to a point on the East right-of-way of United States Highway 89 and a point on a non-tangent curve to the northeast and having a radius of 21,243.59 feet and a center point which bears North 38 degrees 50 minutes 07 seconds East;
Thence continuing along said curve through a central angle of 03 degrees 26 minutes 23 seconds and an arc length of 1275.14 feet;
Thence North 47 degrees 44 minutes 17 seconds West, 2961.13 feet along said right-of-way to a point from which the section corner common to Sections 17, 18, 19 and 20 bears North 03 degrees 37 minutes 04 seconds West, 1875.90 feet;
Thence North 38 degrees 48 minutes 50 seconds West, 1374.84 feet along said right-of-way to a point on a tangent curve to the Northeast and having a radius of 2810.00 feet and a center point which bears North 51 degrees 09 minutes 42 seconds East;
Thence continuing along said curve through a central angle of 28 degrees 02 minutes 55 seconds and an arc length of 1375.61 feet;
Thence North 10 degrees 49 minutes 30 seconds West, 2087.00 feet along said right-of-way;
Thence South 78 degrees 05 minutes 33 seconds East, 964.58 feet;
Thence North 82 degrees 21 minutes 15 seconds East, 62.17 feet;
Thence North 74 degrees 13 minutes 56 seconds East, 437.84 feet to a point from which the East Quarter corner of said Section 18, bears North 44 degrees 24 minutes 42 seconds East, 402.14 feet;
Thence North 11 degrees 54 minutes 27 seconds East, 1042.85 feet;
Thence North 05 degrees 31 minutes 57 seconds East, 817.18 feet;
Thence North 23 degrees 44 minutes 04 seconds West, 565.53 feet;
Thence North 06 degrees 07 minutes 06 seconds East, 642.74 feet to a point from which the Section corner common to Sections 7, 8, 17 and 18, bears South 50 degrees 33 minutes 43 seconds East, 192.62 feet;
Thence South 69 degrees 14 minutes 01 seconds East, 601.69 feet;
Thence South 78 degrees 08 minutes 06 minutes East, 799.05 feet;
Thence North 87 degrees 41 minutes 42 seconds East, 678.82 feet;
Thence South 85 degrees 59 minutes 26 seconds East, 252.71 feet;
Thence South 74 degrees 12 minutes 30 seconds East, 384.82 feet;
Thence South 85 degrees 04 minutes 37 seconds East, 417.23 feet to a point from which the South Quarter corner of said Section 8, bears North 34 degrees 30 minutes 42 seconds West, 471.28 feet;
Thence North 13 degrees 43 minutes 16 seconds East, 1068.17 feet;
Thence North 54 degrees 59 minutes 00 seconds West, 1101.16 feet;
Thence North 38 degrees 58 minutes 00 seconds West, 329.01 feet;
Thence North 23 degrees 07 minutes 02 seconds West, 236.98 feet;
Thence North 01 degrees 07 minutes 38 seconds East, 411.79 feet;
Thence North 12 degrees 51 minutes 26 seconds East, 249.52 feet;
Thence North 17 degrees 52 minutes 53 seconds West, 402.20 feet;
Thence North 39 degrees 20 minutes 49 seconds West, 1119.67 feet;
Thence North 20 degrees 28 minutes 12 seconds West, 802.26 feet;
Thence North 17 degrees 27 minutes 50 seconds West, 913.00 feet to the POINT OF BEGINNING.

EXCEPTING there from that portion of the West half of the Southeast quarter (W1/2 SE 1/4) of Section 18, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, conveyed to the State of Arizona in Deed recorded in Book 4159 of Official Records, Page 828, records of Yavapai County, Arizona, described as follows:
COMMENCING at a rebar marking the West quarter corner of said Section 18 being North 89 degrees 29 minutes 14 seconds West 5285.91 feet from the unmonumented East quarter corner of said Section 18 said unmonumented corner being South 00 degrees 33 minutes 47 seconds West 65.85 feet from a stone marked "1/4 W.C." marking the witness monument to said East quarter corner;
Thence along the East-West mid section line of said Section 18 South 89 degrees 29 minutes 14 seconds East 3495.54 feet to said existing right of way centerline of State Route 89;
Thence along said existing right of way centerline of State Route 89 South 10 degrees 18 minutes 52 seconds East 1324.17 feet;
Thence North 79 degrees 41 minutes 08 seconds East 50.00 feet to said existing Easterly right of way line of State Route 89 and the Point of Beginning;
Thence North 34 degrees 41 minutes 08 seconds East 70.71 feet;
Thence North 10 degrees 18 minutes 52 seconds West 97.00 feet;
Thence South 79 degrees 41 minutes 08 seconds West 50.00 feet to said existing Easterly right of way line of State Route 89;
Thence along existing right of way line of State Route 89 South 10 degrees 18 minutes 52 seconds East 147.00 feet to the Point of Beginning;

AND EXCEPTING that portion of the Northeast quarter of the Northeast quarter (NE ¼ NE ¼) of Section 19, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, conveyed to the State of Arizona in Deed recorded in Book 4159 of Official Records, Page 828, records of Yavapai County, Arizona, described as follows;
COMMENCING at a ½ inch stainless steel rod with an aluminum cap marking the Northeast corner of said Section 19 from which a marked stone marking the North quarter corner of said Section 19 bears North 89 degrees 27 minutes 57 seconds West, 2641.50 feet;
Thence along the North line of said Section 19 North 89 degrees 27 minutes 57 seconds West 1249.77 feet to said existing right of way centerline of State Route 89;
Thence along said existing right of way centerline of State Route 89, from a local tangent bearing of South 10 degrees 18 minutes 52 seconds East, along a curve to the left, having a radius of 2865.00 feet a length of 748.40 feet;
Thence North 55 degrees 53 minutes 23 seconds East 50.00 feet to said Easterly right of way line of said State Route 89 and the Point of Beginning;
Thence North 11 degrees 48 minutes 05 seconds East 37.76 feet;
Thence North 33 degrees 21 minutes 37 seconds West 20.44 feet;
Thence North 79 degrees 36 minutes 45 seconds West, 37.09 feet to said existing Easterly right of way line of State Route 89;

Thence along said existing Easterly right of way line of State Route 89 from a local tangent bearing of South 32 degrees 37 minutes 50 seconds East along a curve to the left having a radius of 2815.00 feet, length of 72.71 feet to the Point of Beginning;

AND EXCEPT all minerals and all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Patent from United States of America, recorded in Book 192 of Deeds, Page 423 and in Book 10 of Official Records, Page 406, records of Yavapai County, Arizona.

(WWTP 2008)
AND EXCEPT That portion of the Southeast quarter of Section 17, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the Southeast corner of said Section 17;
Thence North 89 degrees 55 minutes 20 seconds West along the South line of said southeast quarter of Section 17, a distance of 1621.90 feet;
Thence North 00 degrees 04 minutes 40 seconds East leaving said South line a distance of 309.24 feet to the TRUE POINT OF BEGINNING;
Thence South 90 degrees 00 minutes 00 seconds West a distance of 424.78 feet;
Thence North 00 degrees 00 minutes 00 seconds East a distance of 164.42 feet;
Thence North 90 degrees 00 minutes 00 seconds East a distance of 424.78 feet;
Thence South 00 degrees 00 minutes 00 seconds East a distance of 164.42 feet to the TRUE POINT OF BEGINNING.

(Lift Station Site 2008)
AND EXCEPT That portion of the Northeast quarter of Section 20, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the East quarter corner of said Section 20;
Thence South 89 degrees 58 minutes 26 seconds West along the South line of said Northeast quarter, a distance of 2352.09 feet;
Thence North 00 degrees 01 minutes 34 seconds West leaving said South line a distance of 680.23 feet to the TRUE POINT OF BEGINNING;
Thence South 87 degrees 44 minutes 44 seconds West distance of 60.00 feet;
Thence North 02 degrees 15 minutes 16 seconds West a distance of 85.00 feet;
Thence North 87 degrees 44 minutes 44 seconds East a distance of 60.00 feet;
Thence South 02 degrees 15 minutes 16 seconds East a distance of 85.00 feet to the TRUE POINT OF BEGINNING.

Parcel 2
WR Wastewater Service Area
3-17-09

Wickenburg Ranch Wastewater, LLC
Service Area Legal Description
Parcel No. 3

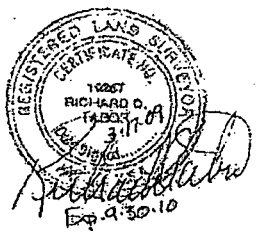
All that portion of Section 17, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

BEGINNING at the Southwest corner of said Section 17, from which the Northwest corner bears North 00 degrees 02 minutes 17 seconds East a distance of 5281.72 feet;
Thence North 33 degrees 08 minutes 10 seconds East a distance of 3560.09 feet to the TRUE POINT OF BEGINNING, said point being on the West boundary of "The Wickenburg Inn Tennis and Guest Ranch" recorded in Book 17 of Maps, Page 18, records of Yavapai County, Arizona;
Thence along said boundary, North 10 degrees 26 minutes 30 seconds West a distance of 1885.29 feet (record North 10 degrees 25 minutes 50 seconds West, 1885.15 feet);
Thence South 86 degrees 37 minutes 10 seconds East a distance of 2501.12 feet (record South 86 degrees 37 minutes 21 seconds East a distance of 2501.02 feet);
Thence South 05 degrees 50 minutes 06 seconds East a distance of 1558.35 feet (record South 05 degrees 50 minutes 05 seconds East a distance of 1558.42 feet);
Thence South 07 degrees 17 minutes 47 seconds East a distance of 783.65 feet (record South 07 degrees 17 minutes 30 seconds East);
Thence leaving said boundary, South 42 degrees 25 minutes 18 seconds East a distance of 173.13 feet;
Thence South 20 degrees 06 minutes 58 seconds West a distance of 1979.10 feet;
Thence South 64 degrees 28 minutes 47 seconds West a distance of 159.98 feet;
Thence South 86 degrees 33 minutes 04 seconds West a distance of 303.77 feet;
Thence North 61 degrees 34 minutes 03 seconds West a distance of 135.59 feet;
Thence North 35 degrees 59 minutes 53 seconds West a distance of 291.77 feet;
Thence North 03 degrees 24 minutes 22 seconds West a distance of 175.23 feet;
Thence North 06 degrees 02 minutes 25 seconds East a distance of 150.25 feet;
Thence North 15 degrees 04 minutes 21 seconds East a distance of 231.46 feet;
Thence North 20 degrees 51 minutes 27 seconds East a distance of 70.97 feet;
Thence North 23 degrees 00 minutes 31 seconds East a distance of 142.25 feet;
Thence North 01 degrees 17 minutes 17 seconds West a distance of 176.23 feet;
Thence North 49 degrees 22 minutes 53 seconds West a distance of 66.84 feet to a point on the South boundary of said Wickenburg Inn Tennis and Guest Ranch;
Thence along said Boundary, South 62 degrees 23 minutes 49 seconds West a distance of 135.52 feet (record South 62 degrees 23 minutes 50 seconds West);
Thence North 61 degrees 23 minutes 09 seconds West a distance of 972.18 feet (record North 61 degrees 23 minutes 10 seconds West a distance of 972.26 feet);
Thence North 12 degrees 35 minutes 40 seconds West a distance of 1051.68 feet (record North 12 degrees 37 minutes 10 seconds West a distance of 1051.93 feet), to the TRUE POINT OF BEGINNING.

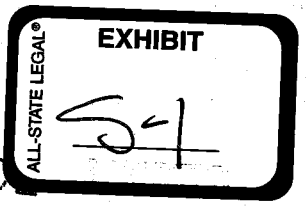
EXCEPT all minerals and all Uranium, Thorium, or any other Materials which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Patent from United States of America.

(WWTP 2008 Site)
AND EXCEPTING That portion of the Southeast quarter of Section 17, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the Southeast corner of said Section 17;
Thence North 89 degrees 55 minutes 20 seconds West along the South line of said southeast quarter of Section 17, a distance of 1621.90 feet;
Thence North 00 degrees 04 minutes 40 seconds East leaving said South line a distance of 309.24 feet to the TRUE POINT OF BEGINNING;
Thence South 90 degrees 00 minutes 00 seconds West a distance of 424.78 feet;
Thence North 00 degrees 00 minutes 00 seconds East a distance of 164.42 feet;
Thence North 90 degrees 00 minutes 00 seconds East a distance of 424.78 feet;
Thence South 00 degrees 00 minutes 00 seconds East a distance of 164.42 feet to the TRUE POINT OF BEGINNING.



Parcel 3
WR Wastewater, Service Area
3-17-09



MEMORANDUM

TO: Docket Control

FROM: Steven M. Olea
Director
Utilities Division

Date: May 2, 2011

RE: **AMENDED STAFF REPORT** – IN THE MATTER OF THE APPLICATION OF WICKENBURG RANCH WASTEWATER, AN ARIZONA LIMITED LIABILITY COMPANY, FOR A CERTIFICATE OF CONVENIENCE AND NECESSITY TO PROVIDE WASTEWATER SERVICE IN YAVAPAI COUNTY (DOCKET NO: SW-20769A-10-0469)

Attached is the amended Staff Report for the application of Wickenburg Ranch Wastewater, LLC, for a Certificate of Convenience and Necessity to provide wastewater service. Recommending approval, with conditions. The Amended Staff Report, adds compliance language to one of Staff's recommendations.

SMO:VW:kdh

Originator: Vicki Wallace

Service List For: Wickenburg Ranch Wastewater, LLC
Docket No. WS-20769-10-0469

Mr. Steve Wene
MOYES SELLERS LTD
1850 North Central Avenue, Suite 1100
Phoenix, Arizona 85004
Attorney for Wickenburg Ranch Wastewater, LLC

ARIZONA REPORTING SERVICE, INC.
2200 North Central Avenue, Suite 502
Phoenix, Arizona 85004-1481

STAFF REPORT
UTILITIES DIVISION
ARIZONA CORPORATION COMMISSION

WICKENBURG RANCH WASTEWATER, LLC
DOCKET NO. WS-20769A-10-0469

APPLICATION OF WICKENBURG RANCH WASTEWATER, LLC,
FOR A CERTIFICATE OF CONVENIENCE AND NECESSITY
TO PROVIDE WASTEWATER SERVICE IN YAVAPAI COUNTY

MAY 2, 2011

STAFF ACKNOWLEDGMENT

The Staff Report for Wickenburg Ranch Wastewater, LLC, Docket No. WS-20769A-10-0469 was prepared by the Staff members shown below.

Vicki Wallace
Executive Consultant

Katrin Stukov
Utilities Engineer

Gary T. McMurry
Public Utilities Analyst Manager IV

EXECUTIVE SUMMARY
WICKENBURG RANCH WASTEWATER, LLC
DOCKET NO. SW-20769A-10-0469

On November 16, 2010, Wickenburg Ranch Wastewater LLC ("Wickenburg" or "Company") filed an application with the Arizona Corporation Commission ("Commission or "ACC") for a new Certificate of Convenience and Necessity ("CC&N") to provide wastewater services in Yavapai County, Arizona.

Van Wick, LLC is the sole member and manager of Wickenburg Ranch Wastewater, LLC. Larry Van Tuyl is the sole member of Van Wick, LLC. The land in the proposed service area, other than the APS parcel, is owned by Vanwick, LLC; Van Development Co., Inc.; 5860 Development Inc.; and JVT Investors, LLC (jointly the "Van Tuyl entities"). All of these entities with the exception of Van Development Co., Inc. are in Good Standing with the ACC Corporations Division. According to ACC Corporations Division records, Van Development Co. Inc.'s corporate status was revoked in 2000 for failure to file an annual report.

The Community is planned to consist of 1,724 single family home lots, 600 multi-family units (2,324 housing units total), and commercial units known as Wickenburg Ranch. The commercial customers will include a golf maintenance facility, golf pro shop, golf clubhouse, athletic club, homeowners' association facility, equestrian facility, and fire station. Wickenburg Ranch Wastewater, LLC, is in good standing with the Corporations Division of the ACC. The Company projects that construction of the wastewater treatment facility will consist of three phases, and projects that construction of the first phase will commence in the third quarter of 2011 and will be completed in the second quarter of 2012. Further, it is anticipated that construction of the second phase will commence in the third quarter of 2012 and will be completed in the second quarter of 2013. The Company also projects that the third phase will commence in the first quarter of 2019 and will be completed in the third quarter of 2019.

Staff concludes that Wickenburg Ranch Wastewater, LLC, has the financial, technical, and managerial ability to own and operate a wastewater facility in Arizona.

Staff concludes that the Company's proposed wastewater system will have adequate capacity to serve the requested area.

Staff concludes that the proposed wastewater plant facilities and costs are reasonable and appropriate. However, no "used and useful" determination of this plant -in-service was made, and no particular future treatment should be inferred for rate making or rate base purposes in the future.

The Company's proposed wastewater infrastructure has not been constructed; therefore, compliance status from ADEQ or its delegated agent, the Yavapai County Development Services, is not applicable at this time.

Staff recommends:

- That Van Development, LLC, be brought into compliance with the ACC Corporations Annual Report requirements by the time of the hearing in this matter.

- Approval of Staff's rates and charges as shown on Schedule GTM-4. In addition to collection of its regular rates, the Company may collect from its customers a proportionate share of any privilege, sales or use tax.

- The Company be required to file a letter in Docket Control within 15 days of providing service to its first customer notifying the Commission that it has initiated provision of service.

- The Company be required to file a rate application no later than three months following the fifth anniversary of the date the Company begins providing service to its first customer.

- The Company be required to maintain its books and records in accordance with the NARUC Uniform System of Accounts for Water and Wastewater Utilities.

- The Company be required to file with Docket Control, as a compliance item in this docket, a copy of the Aquifer Protection Permit within (2) two years after the effective date of the decision in this case. If the Company fails to meet this filing requirement within this timeframe specified, the CC&N shall be considered null and void after due process.

- The Company use the wastewater depreciation rates by individual NARUC category as delineated in Table A of Exhibit 2.

- Approval of the application subject to the conditions listed above.

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INTRODUCTION

On November 16, 2010, Wickenburg Ranch Wastewater LLC ("Wickenburg" or "Company") filed an application with the Arizona Corporation Commission ("Commission or "ACC") for a new Certificate of Convenience and Necessity ("CC&N") to provide wastewater services in Yavapai County, Arizona.

On December 17, 2010, the ACC Utilities Division ("Staff's) filed an Insufficiency Letter indicating that the Company's application did not meet the sufficiency requirements of Arizona Administrative Code ("A.A.C.") R14-6-402. A copy of the Insufficiency Letter was sent to the Company via U. S. certified mail. In that letter, Staff listed the deficiencies to be cured for administrative purposes.

On February 9, 2011, the Company filed its response to Staff's Insufficiency Letter and provided additional documentation to support its application. On March 10, 2011, Staff filed a Sufficiency Letter indicating that the application had met the sufficiency requirements of the A.A.C.

On March 15, 2011, the Procedural Order was issued setting the matter for hearing on May 6, 2011.

BACKGROUND

Wickenburg Ranch Wastewater, LLC, filed with the ACC an application for a CC&N to provide wastewater utility service to customers in Yavapai County, Arizona, in an area approximately 5 miles north of the Town of Wickenburg ("Town") and directly adjacent to State Route 89 and U.S. Highway 93. Specifically, Wickenburg seeks to serve an area projected to include a proposed 2,162-acre master-planned community, known as Wickenburg Ranch, and a one-acre parcel dedicated to Arizona Public Service Company ("APS") for construction of a substation (collectively "the proposed service area"). Wickenburg Ranch Wastewater, LLC, is in good standing with the Corporations Division of the ACC.

Van Wick, LLC is the sole member and manager of Wickenburg Ranch Wastewater, LLC. Larry Van Tuyl is the sole member of Van Wick, LLC. The land in the proposed service area, other than the APS parcel, is owned by Vanwick, LLC; Van Development Co., Inc.; 5860 Development Inc.; and JVT Investors, LLC (jointly the "Van Tuyl entities"). All of these entities with the exception of Van Development Co., Inc. are in Good Standing with the ACC Corporations Division. According to ACC Corporations Division records, Van Development Co. Inc., corporate status was revoked in 2000 for failure to file an annual report.

The Community is planned to consist of 1,724 single family home lost, 600 multi-family units (2,324 housing units total), and commercial units. The commercial customers will include a golf maintenance facility, golf pro shop, golf clubhouse, athletic club, homeowners' association facility, equestrian facility, and fire station. The Company projects that construction of the

wastewater treatment facility will consist of three phases, and projects that construction of the first phase will commence in the third quarter of 2011 and will be completed in the second quarter of 2012. Further, it is anticipated that construction of the second phase will commence in the third quarter of 2012 and will be completed in the second quarter of 2013. The Company also projects that the third phase will commence in the first quarter of 2019 and will be completed in the third quarter of 2019.

A Memorandum of Agreement was entered into between the Van Tuyl entities and APS on August 28, 2009, concerning the one-acre parcel referenced above. The Van Tuyl entities are the developers for Wickenburg Ranch, which is to consist of 1,724 single-family home lots, 600 multi-family units, and commercial units. The Van Tuyl entities desire wastewater service for Wickenburg Ranch to be provided by the Company. Staff's legal description and engineering maps of the service area are attached as Exhibit 1.

MANAGERIAL AND TECHNICAL CAPABILITY TO PROVIDE REQUESTED SERVICES

The Company has advised that M3 Companies, LLC ("M3 Companies") will be the manager of Wickenburg and address all of the administrative and regulatory matters as well as hire qualified people or entities to operate the system. M3 Companies hired GHD, Inc. ("GHD") and has identified Peter Chan as the responsible person to operate the system. Mr. Chan's role as a certified operator is to properly operate the plant to ensure safe, reliable wastewater service that meets all applicable rules and regulations concerning such service. The extent of managerial and technical experience is indicated below.

Managerial Expertise

William I. Brownlee is the managing partner of the M3 companies primarily responsible for contract negotiations, feasibility analysis, equity and financing, land and community planning, entitlements, engineering and development, as well as legal and accounting. Mr. Brownlee has been active in Arizona real estate for more than two decades. During that time, he has been involved with the construction of water and wastewater systems necessary to develop property. Mr. Brownlee has helped form the American Ranch Domestic Water Improvement district and served as a director. Director responsibilities include governing and managing district operations. M3 Companies have been managing Wickenburg Ranch Water, LLC, and its predecessor for more than 5 (five) years.

Technical Expertise

According to the Company, CSA Engineering was recently purchased by GHD Inc. However, the former president of CSA Engineering, Peter Chan, PD (AZ 30677), Certified Operator No. 26138, is GHD Inc.'s Project Manager and remains the proposed certified operator for the Company. Mr. Chan is currently employed as a professional engineer specializing in water and wastewater treatment systems. Mr. Chan has over 20 years experience and has helped

design both the wastewater treatment facilities and collection system that will be constructed at Wickenburg Ranch.

FINANCIAL CAPABILITY TO PROVIDE REQUESTED SERVICES

As indicated in the Background Section above, the Company's application states that the land being developed is owned by Vanwick, LLC, Van Development Co., 5680 Development Inc., and JVT Investors, LLC, collectively known as the "Van Tuyl entities." Van Wick, LLC is the sole member and manager of Wickenburg Ranch Wastewater, LLC. Larry Van Tuyl is the sole member of Van Wick, LLC. A letter dated April 2, 2009. to Yavapai County from a vice president at Chase Bank states that "Wickenburg Ranch Wastewater LLC and its affiliates have access to funds in an amount of not less than $20,000,000." Based on this representation, Staff concludes that Wickenburg Ranch has sufficient access to capital to fund capital and operating requirements for its requested CC&N area.

WICKENBURG'S PROPOSED WASTEWATER SYSTEM

As indicated in the Staff's Engineering Report, Exhibit 2, the Company is proposing to construct a wastewater reclamation facility ("WRF") sewer collection system and effluent disposal system at a total projected cost of approximately $11,200,000.

The proposed WRF will be constructed in phases designed to meet the needs of development growth patterns. Initial WRF capacity will be 100,000 gallon per day ("GPD"), and the build-out capacity is projected at 950,000 GPD.

The WRF Phase 1 will consist of a 100,000 GPD extended aeration treatment process, filtration and UV disinfection. The WRF Phase 2 will switch to a membrane bioreactor ("MBR") treatment process. The anticipated completion date for the WRF Phase 1 is June 2012.

The sewer collection system will consist of a gravity system, low pressure system, a sewer lift station and force main system.

Effluent disposal will be accomplished by reuse on the golf course and some landscape amenities. Effluent storage will be provided by the golf course lake (reservoir). Effluent reuse infrastructure will consist of reservoir, pump station and distribution piping.

The Company is projected to serve 190 residential customers and 3 commercial customers in the first (lst) year, and 1,487 residential customers and 7 commercial customers by the fifth (5^{th}) year.

ENGINEERING'S COST ANALYSIS

The Company submitted spreadsheets with a breakdown of the proposed collection, treatment and reuse infrastructure costs for the first five years. Total projected cost for this

period was $11,228,886. The total projected cost includes Phase 1 and Phase 2 expansion of the WRF which will provide a total capacity of 415,000 GPD. A breakdown of the total projected cost is shown in Exhibit 2.

According to the Company, a combination of equity and advances in aid in construction will fund the cost of the proposed infrastructure needed to service the requested service area. More discussion of this funding is included in Staff's Financial and Rate Analysis Report, Exhibit 3.

Staff has reviewed the proposed wastewater infrastructure along with the breakdown of the Company's total cost estimate and concludes that the proposed plant facility and its associated cost is reasonable and appropriate to serve the requested service area. However, approval of this CC&N application does not imply any particular future treatment for determining the rate base. No "used and useful" determination of the proposed plant-in-service was made, and no conclusions should be inferred for ratemaking or rate base purposes in the future.

WICKENBURG'S FAIR VALUE RATE BASE

Consistent with Commission rules, the Company's filing included the required five-year projections for plant values, operating revenues, operating expenses, and the number of customers. Due to the lack of historical information, Staff used projections and assumptions to establish the initial rates for providing a fair value rate of return. In this proceeding, original cost rate base is the fair value rate base.

As indicated in Staff's Financial and Rate Analysis Report (Appendix 3), Staff reviewed the Company's proposed Plant in Service and has concluded that the proposed facilities and the projected costs are reasonable and appropriate to serve the requested service area. Staff projects $11,200,000 million of Plant in Service for the wastewater system five years after service is initiated (see Schedule GTM-2 in Appendix 3).

Staff reviewed the Company's projected accumulated depreciation and concurs with the Company's proposed $1,700,000 million balance at the end of the fifth year of operation (see Schedule GTM-3 in Appendix 3). Staff's recommended depreciation rates are presented in the Staff Engineering Report, Appendix 2, under the Wastewater Depreciation Rate Section.

Staff reviewed the Company's projected advances-in-aid of construction ("AIAC") and concurs with the Company's proposed $2,600,000 million balance at the end of the fifth year of operation (see Schedule GTM-5 in Exhibit 3). The Company is not proposing any contributions-in-aid-of-construction ("CIAC"), and Staff concurs.

REVENUE AND EXPENSES

The Company developed projections for its operating expenses in support of its proposed initial rates. The Company's proposed rates provide projected year-five operating revenues of $1,509,680 and matched with projected operating expenses of $883,912 result in an operating income of $625,768. Staff reviewed the Company's revenue and expense projections and found them to be reasonable. Staff calculated that a year-five revenue requirement of $1,509,680 would cover $883,912 of operating expenses and provide $625,758 in operating income and a 9.1 percent rate of return on Staff's projected $6.9 million year-five rate base (see Schedule GTM-1 in Staff's Financial and Analysis Report, Appendix 3).

CAPITAL STRUCTURE

The Company proposes a capital structure of no less than 70.0 percent equity and no more than 30.0 percent combined AIAC and CIAC. The Company anticipates receiving AIAC through collection of a service line connection charge ("SLCC") and $1,212,498 of advances from the developer in each of the first two years of operations. The Company is not proposing debt issuance or collection of CIAC; accordingly, its capital structure is comprised only of equity and AIAC. Staff typically recommends a capital structure composed of no less than 70 percent equity, 0 percent debt, and up to 30 percent combined AIAC and CIAC for initial CC&Ns. Schedule GTM-6 in Exhibit 3 presents Staff's projected capital structure for the first five years of operation. These projections show the following equity to total capital percentages: year one, 63.00 percent; year two, 72.07 percent; year three, 72.18 percent; year four, 75.34; and year five, 76.29 percent. The remaining capital is comprised of AIAC. Staff concludes that the projected capital structures are reasonable and acceptable.

RATE DESIGN

As previously noted, the Company projects to have 1,487 residential and 7 commercial wastewater customers and 2 effluent customers five years after initiating provision of service. Thus, the Company projects generating revenues primarily from the residential customer class. The Company's proposed wastewater rates consist of a fixed monthly fee and a volumetric charge based on metered water use. Although the Company's proposed volumetric charge is uniform within the residential and commercial customer classes, it is greater for commercial customers than for residential customers. The difference between the commercial and residential volumetric rates recognizes the incremental cost difference typically required for commercial wastewater treatment.

Staff concurs with the Company's proposed rate design for wastewater service. The Company proposed and Staff recommended rates are presented in Schedule GTM-4 of Exhibit 3.

Staff recommends approval of the Company's proposed service charges with three exceptions: Establishment of Service (After Hours); Reconnection/Delinquent (After Hours); and Deposit Interest. Staff agrees that additional compensation for service provided after normal

business hours is appropriate when such service is at the customer's request or for the customer's convenience. Such a tariff compensates the utility for additional expenses incurred from providing after-hours service. However, Staff concludes that it is appropriate to apply an after-hours service charge in addition to the charge for any utility service provided after-hours at the customer's request or for the customer's convenience. Therefore, Staff recommends denial of the Company's requested Establishment (after-hours) and Reconnection (Delinquent) After-Hours charge. Instead, Staff recommends the creation of a separate $50 after-hours service. For example, under Staff's proposal, the customer would be subject $50 Establishment fee if it is done during normal business hours, but would pay an additional $50 after-hours fee if the customer request that the establishment be done after normal business hours. Staff recommends a six percent interest. This is consistent with the deposit interest charges authorized for most other utilities. Staff also recommends a 1.5 percent per month charge for customer deferred payments. This is also consistent with the tariffs approved for most other utilities. See Schedule GTM-4 in Exhibit 3.

As indicated in Staff's Engineering Report, Exhibit 2, the Company requested a Service Line Connection Charge of $350. Staff has reviewed the proposed charge and found it to be reasonable.

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY ("ADEQ") COMPLIANCE

Compliance Status

The Company's proposed wastewater infrastructure has not been constructed; therefore, compliance status from ADEQ or its delegated agent, the Yavapai County Development Services, is not applicable at this time.

Acquifer Protection Permit ("APP")

The Company has not yet obtained an APP for the proposed wastewater plant facilities from ADEQ. Since the APP represents fundamental authority for the designation of a wastewater service area and a wastewater provider, Staff recommends that the Company file with docket Control, as a compliance item in this docket, a copy of the APP within two years after the effective date of the decision in this case.

CUSTOMER NOTICE

As directed by the Procedural Schedule in this docket, Wickenburg docketed on March 30, 2011, its Certification of Mailing of Public Notice of Hearing to the Town of Wickenburg and each landowner within the proposed CC&N. On March 30, 2011, as required by the ACC's wastewater rules, Wickenburg also advised the Town of Wickenburg at the same time of filing its application with the ACC for a CC&N.

CONCLUSIONS AND RECOMMENDATIONS

Staff concludes that Wickenburg Ranch Wastewater, LLC, has the financial, technical, and managerial ability to own and operate a wastewater facility in Arizona.

Staff concludes that the Company's proposed wastewater system will have adequate capacity to serve the requested area.

Staff concludes that the proposed wastewater plant facilities and costs are reasonable and appropriate. However, no "used and Useful" determination of this plant -in-service was made, and no particular future treatment should be inferred for rate making or rate base purposes in the future.

The Company's proposed wastewater infrastructure has not been constructed; therefore, compliance status from ADEQ or its delegated agent, the Yavapai County Development Services, is not applicable at this time.

Staff recommends:

- That Van Development, LLC, be brought into compliance with the ACC Corporations Annual Report requirements by the time of the hearing in this matter.

- Approval of Staff's rates and charges as shown on Schedule GTM-4. In addition to collection of its regular rates, the Company may collect from its customers a proportionate share of any privilege, sales or use tax.

- The Company be required to file a letter in Docket Control within 15 days of providing service to its first customer notifying the Commission that it has initiated provision of service.

- The Company be required to file a rate application no later than three months following the fifth anniversary of the date the Company begins providing service to its first customer.

- The Company be required to maintain its books and records in accordance with the NARUC Uniform System of Accounts for Water and Wastewater Utilities.

- The Company be required to file with Docket Control, as a compliance item in this docket, a copy of the Aquifer Protection Permit within (2) two years after the effective date of the decision in this case. If the Company fails to meet this filing requirement within this timeframe specified, the CC&N shall be considered null and void after due process.

- The Company use the wastewater depreciation rates by individual NARUC category as delineated in Table A of Exhibit 2.

- Approval of the application subject to the conditions listed above.

EXHIBIT 1

MEMORANDUM

TO: Vicki Wallace
Executive Consultant III
Utilities Division

RECEIVED
JAN 05 2010
MOYES SELLERS

FROM: Lori H. Miller
Programs & Projects Specialist
Utilities Division

THRU: Del Smith
Engineering Supervisor
Utilities Division

DATE: January 4, 2011

RE: **WICKENBURG RANCH WASTEWATER (DOCKET NO. SW-20769A-10-0469)**
AMENDED LEGAL DESCRIPTION

The area requested by Wickenburg for a CC&N for sewer service has been plotted using an amended legal description correcting two minor errors on Page 1-4 of the Company's Exhibit 1, which has been docketed. The remaining pages of the original legal description remain unchanged. The attached legal description includes the corrected page and should be used in place of the original description (in its entirety) submitted with the application.

Also attached is a copy of the map for your files.

:lhm

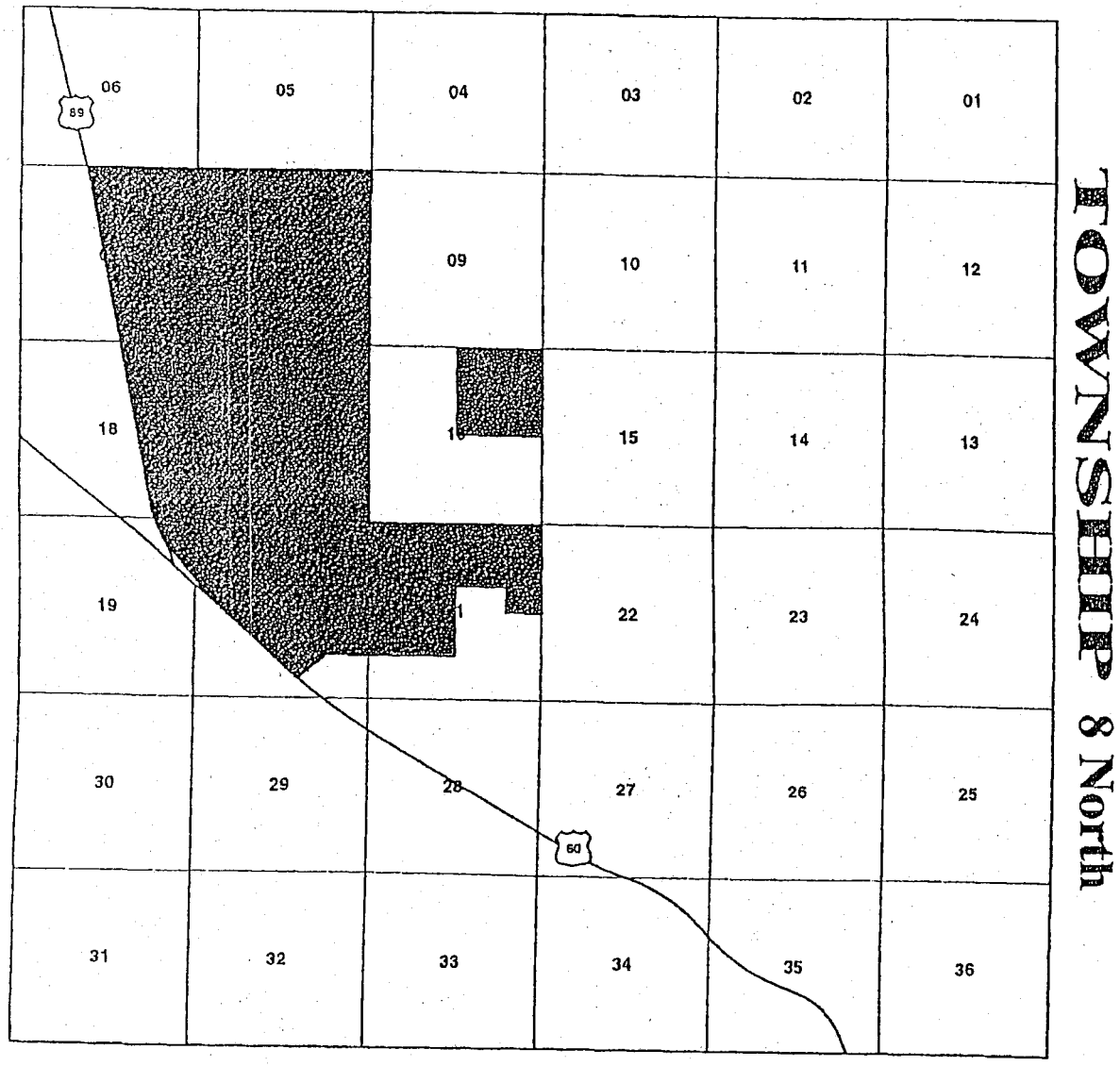
Attachments

cc: Mr. Steve Wene
Ms. Deb Person (Hand Carried)
Ms. Katrin Stukov
File

Map No. 1

YAVAPAI COUNTY

RANGE 5 West



W-03994A (1)
Wickenburg Ranch Water Company, LLC

(1)
Wickenburg Ranch Wastewater, LLC
Docket No. SW-20769A-10-0469
Application for CC&N

TR8N5W 04 DEC 2001

EXHIBIT 1

Wickenburg Ranch Wastewater, LLC
Service Area Legal Description
Parcel No 1

All that portion of Sections 7, 8, 17 and 18, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

BEGINNING at the Northeast Corner of said Section 7, point also being the Northwest corner of said Section 8;

Thence North 89 degrees 58 minutes 15 seconds East, 639.21 feet along the North line of said Section 8;

Thence South 17 degrees 27 minutes 50 seconds East, 913.00 feet;

Thence South 20 degrees 28 minutes 12 seconds East, 802.26 feet;

Thence South 39 degrees 20 minutes 49 seconds East, 1119.67 feet;

Thence South 17 degrees 52 minutes 53 seconds East, 402.20 feet;

Thence South 12 degrees 51 minutes 26 seconds West, 249.52 feet;

Thence South 01 degrees 07 minutes 38 seconds West, 411.79 feet;

Thence South 23 degrees 07 minutes 02 seconds East, 236.98 feet;

Thence South 38 degrees 58 minutes 00 seconds East, 329.01 feet;

Thence South 54 degrees 59 minutes 00 seconds East, 1101.16 feet;

Thence South 13 degrees 43 minutes 16 seconds West, 1068.17 feet to a point from which the South Quarter corner of said Section 8 bears North 34 degrees 30 minutes 42 seconds West, 471.28 feet;

Thence North 85 degrees 04 minutes 37 seconds West, 417.23 feet;

Thence North 74 degrees 12 minutes 30 seconds West, 384.82 feet;

Thence North 85 degrees 59 minutes 26 seconds West, 252.71 feet;

Thence South 87 degrees 41 minutes 42 seconds West, 678.82 feet;

Thence North 78 degrees 08 minutes 06 seconds West, 799.05 feet;

Thence North 69 degrees 14 minutes 01 seconds West, 601.69 feet to a point from which the corner common to said Sections 7, 8, 17 and 18, bears South 50 degrees 33 minutes 43 seconds East, 192.62 feet;

Thence South 06 degrees 07 minutes 06 seconds West, 642.74 feet;

Thence South 23 degrees 44 minutes 04 seconds East, 565.53 feet;

Thence South 05 degrees 31 minutes 57 seconds West, 817.18 feet;

Thence South 11 degrees 54 minutes 27 seconds West, 1042.85 feet;

Thence South 74 degrees 13 minutes 56 seconds West, 437.84 feet;

Thence South 82 degrees 21 minutes 15 seconds West, 62.17 feet;

Thence North 78 degrees 05 minutes 33 seconds West, 964.58 feet to a point on the East right-of way of United States Highway 89;

Thence North 10 degrees 49 minutes 30 seconds West, 7191.87 feet along the said East right-of-way to a point on a tangent curve concave to the West and having a radius of 11,510.00 feet and a center point which bears South 79 degrees 06 minutes 51 seconds West;

Thence continuing along said curve through a central angle of 02 degrees 43 minutes 45 seconds and an arc length of 548.27 feet;
Thence North 13 degrees 31 minutes 56 seconds West, 496.30 feet along the East right-of-way to a point on the North line of said Section 7;
Thence South 89 degrees 59 minutes 56 seconds East, 925.02 feet along the said North line to the North Quarter corner of said Section 7;
Thence South 89 degrees 56 minutes 00 seconds East, 2368.78 feet to the Northeast corner of said Section 7 and the POINT OF BEGINNING.

EXCEPTING there from that portion of the Southeast quarter of the Northwest (SE ¼, NW ¼) of Section 7, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, conveyed to the State of Arizona in Deed recorded in Book 4159 of Official Records, Page 828, records of Yavapai County, Arizona, described as follows:
COMMENCING at an aluminum cap marking the West quarter corner of said Section 7 from which a rebar marking the East quarter corner of said Section 7 bears South 89 degrees 06 minutes 17 seconds East, 5288.84 feet;
Thence along the East-West mid section line of said Section 7, South 89 degrees 06 minutes 17 seconds East 2483.49 feet to the existing right of way centerline of State Route 89 (Wickenburg-Prescott Highway);
Thence along said existing right of way centerline of State Route 89 North 10 degrees 18 minutes 52 seconds West 144.20 feet;
Thence North 79 degrees 41 minutes 08 seconds East 50.00 feet to the said existing Easterly right of way line of said State Route 89 and the Point of Beginning;
Thence South 55 degrees 18 minutes 52 seconds East 29.70 feet;
Thence South 10 degrees 18 minutes 52 seconds East, 50.00 feet;
Thence South 35 degrees 21 minutes 12 seconds West 30.41 feet to said existing Easterly right of way line of said State Route 89;
Thence along said existing Easterly right of way line of State Route 89, North 10 degrees 18 minutes 52 seconds West 93.00 feet to the Point of Beginning.

AND EXCEPTING that portion of the Southwest quarter of the Southeast quarter (SW ¼, Se 1/4) of said Section 7, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona , described as follows;
COMMENCING at a rebar marking the South quarter corner of said Section 7 from which a marked stone marking the Southeast corner of said Section 7 bears South 89 degrees 32 minutes 23 seconds East 2643.46 feet;
Thence along the South line of said Section 7 South 89 degrees 32 minutes 23 seconds East 347.08 feet to said existing right of way centerline of State Route 89;
Thence along said existing right of way centerline of State Route 89 North 10 degrees 18 minutes 52 seconds West 898.02 feet;
Thence North 79 degrees 41 minutes 08 seconds East 50.00 feet to the existing right of way line State Route 89 and the Point of Beginning;
Thence South 55 degrees 18 minutes 52 seconds East 7.07 feet;
Thence South 10 degrees 18 minutes 52 seconds East 76.00 feet;

Thence South 34 degrees 41 minutes 08 seconds West 7.07 feet to said existing Easterly right of way line of State Route 89;
Thence along said existing Easterly right of way line of State Route 89 North 10 degrees 18 minutes 52 seconds West 86.00 feet to the Point of Beginning;

AND EXCEPTING that portion of the Northwest quarter of the Northeast quarter (NW ¼, NE ¼) of Section 18, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, conveyed to the State of Arizona in Deed recorded in Book 4159 of Official Records, Page 828, records of Yavapai County, Arizona, described as follows:
COMMENCING at a marked stone marking the Northeast corner of said Section 18 from which a rebar marking the North quarter corner of said Section 18 bears North89 degrees 35 minutes 35 seconds West 2643.46 feet;
Thence along the North line of said Section 18, North 89 degrees 35 minutes 33 seconds West, 2296.38 feet to said existing right of way centerline of State Route 89;
Thence along said existing right of way centerline of said State Route 89, South 10 degrees 18 minutes 52 seconds East 616.98 feet;
Thence North 79 degrees 41 minutes 08 seconds East 50.00 feet to said existing Easterly right of way line of said State Route 89 and the Point of beginning;
Thence South 55 degrees 18 minutes 52 seconds East 24.04 feet;
Thence South 10 degrees 18 minutes 52 seconds East 20.00 feet;
Thence South 34 degrees 41 minutes 08 seconds West 24.04 feet to said existing right of way line of said State Route 89;
Thence along said existing Easterly right of way line of State Route 89, North 10 degrees 18 minutes 52 seconds West 54.00 feet to the Point of Beginning;

AND EXCEPT all minerals and all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Patent from United States of America, recorded in Book 192 of Deeds, Page 423 and in Book 10 of Official Records, Page 406, records of Yavapai County, Arizona.

(Reservoir Site 2008)
AND EXCEPT that portion of the Northwest quarter of said Section 7, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the North quarter corner of said Section 7;
Thence North 89 degrees 59 minutes 56 seconds West along the North line of said Northwest quarter a distance of 476.65 feet to the TRUE POINT OF BEGINNING;
Thence South 00 degrees 00 minutes 00 seconds East, leaving said North line a distance of 193.27 feet;
Thence South 75 degrees 41 minutes 21 seconds East a distance of 318.69 feet to a point on a curve the radius of which bears South 45 degrees 19 minutes 13 seconds East a distance of 42.50 feet;

Thence Southerly along the arc of said curve through a central angle of 41 degrees 35 minutes 32 seconds a distance of 30.85 feet;

Thence North 75 degrees 18 minutes 54 seconds West, leaving said curve a distance of 308.93 feet;
Thence South 16 degrees 29 minutes 36 seconds West a distance of 65.66 feet;
Thence South 00 degrees 00 minutes 00 seconds East a distance of 21.39 feet to the TRUE POINT OF BEGINNING;
Thence continuing South 00 degrees 00 minutes 00 seconds East a distance of 224.22 feet;
Thence South 76 degrees 45 minutes 28 seconds West a distance of 141.74 feet;
Thence North 58 degrees 42 minutes 37 seconds West a distance of 98.50 feet;
Thence North 13 degrees 31 minutes 56 seconds West a distance of 211.40 feet;
Thence North 90 degrees 00 minutes 00 seconds East a distance of 271.61 feet, to the TRUE POINT OF BEGINNING.

(Well 4 site 2008)
AND EXCEPT That portion of the Southeast quarter of Section 7, of Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the East quarter Corner of said Section 7, from which the Southeast corner of said Section 7, bears South 00 degrees 00 minutes 08 seconds West a distance of 2641.48 feet;
Thence North 89 degrees 06 minutes 17 seconds West along the North line of said Southeast quarter a distance of 2468.03 feet;
Thence South 00 degrees 53 minutes 43 seconds West leaving said North line a distance of 663.59 feet to the TRUE POINT OF BEGINNING;
Thence North 83 degrees 04 minutes 35 seconds East a distance of 76.74 feet, to a point on a curve the radius of which bears South 83 degrees 04 minutes 35 seconds West a distance of 784.00 feet;
Thence Southerly along the arc of said curve through a central angle of 09 degrees 11 minutes 41 seconds a distance of 125.82 feet to a point of tangency;
Thence South 02 degrees 16 minutes 16 seconds West a distance of 28.78 feet;
Thence North 87 degrees 43 minutes 44 seconds West a distance of 52.84 feet;
Thence North 10 degrees 49 minutes 30 seconds West a distance of 145.58 feet to the TRUE POINT OF BEGINNING.

Parcel 1
WR Wastewater, Service Area
5-7-09

Wickenburg Ranch Wastewater, LLC
Service Area Legal Description
Parcel No 2

All that portion of Sections 7, 8, 17, 18, 19, 20 and 21, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

Commencing at the Northwest Corner of said Section 8, point also being the Northeast corner of said Section 7;

Thence North 89 degrees 58 minutes 15 seconds East, 639.21 feet along the North line of said Section 8 to the POINT OF BEGINNING;

Thence continuing North 89 degrees 58 minutes 15 seconds East, 4633.71 feet to the Northeast corner of said Section 8;

Thence South 00 degrees 05 minutes 03 seconds East, 2642.77 feet to the East quarter corner of said Section 8;

Thence South 00 degrees 01 minutes 00 seconds East, 2643.56 feet to the South east corner of said Section 8, point also being the northeast corner of said Section 17;

Thence South 00 degrees 00 minutes 39 seconds East, 3940.42 feet;

Thence North 63 degrees 02 minutes 31 seconds West, 1071.34 feet;

Thence North 20 degrees 06 minutes 58 seconds East, 432.62 feet;

Thence North 42 degrees 25 minutes 18 seconds West, 173.13 feet;

Thence North 07 degrees 17 minutes 47 seconds West, 783.65 feet;

Thence North 05 degrees 50 minutes 06 seconds West, 1558.35 feet;

Thence North 86 degrees 37 minutes 10 seconds West, 2501.12 feet;

Thence South 10 degrees 26 minutes 30 seconds East, 1885.29 feet;

Thence South 12 degrees 35 minutes 38 seconds East, 1051.68 feet;

Thence South 61 degrees 23 minutes 09 seconds East, 972.18 feet;

Thence North 62 degrees 23 minutes 49 seconds East, 135.52 feet;

Thence South 49 degrees 22 minutes 53 seconds East, 66.84 feet;

Thence South 01 degrees 17 minutes 16 seconds East, 176.23 feet;

Thence South 23 degrees 00 minutes 31 seconds West, 142.25 feet;

Thence South 20 degrees 51 minutes 27 seconds West, 70.97 feet;

Thence South 15 degrees 04 minutes 21 seconds West, 231.46 feet;

Thence South 06 degrees 02 minutes 25 seconds West, 150.25 feet;

Thence South 03 degrees 24 minutes 22 seconds East, 175.23 feet;

Thence South 35 degrees 59 minutes 53 seconds East, 291.77 feet;

Thence South 61 degrees 34 minutes 03 seconds East, 135.59 feet;

Thence North 86 degrees 33 minutes 04 seconds East, 303.77 feet;

Thence North 64 degrees 28 minutes 47 seconds East, 159.98 feet;

Thence North 20 degrees 06 minutes 58 seconds East, 540.85 feet;

Thence South 39 degrees 08 minutes 40 seconds East, 821.85 feet;

Thence South 29 degrees 01 minutes 10 seconds West, 1653.95 feet;

Thence South 29 degrees 47 minutes 42 seconds East, 3182.75 feet to a point on the line common to said Sections 20 and 21;

Thence South 89 degrees 58 minutes 04 seconds West, 1096.09 feet;

Thence South 51 degrees 09 minutes 49 seconds West, 1161.14 feet to a point on the East right-of-way of United States Highway 89 and a point on a non-tangent curve to the northeast and having a radius of 21,243.59 feet and a center point which bears North 38 degrees 50 minutes 07 seconds East;
Thence continuing along said curve through a central angle of 03 degrees 26 minutes 23 seconds and an arc length of 1275.14 feet;
Thence North 47 degrees 44 minutes 17 seconds West, 2961.13 feet along said right-of-way to a point from which the section corner common to Sections 17, 18, 19 and 20 bears North 03 degrees 37 minutes 04 seconds West, 1875.90 feet;
Thence North 38 degrees 48 minutes 50 seconds West, 1374.84 feet along said right-of-way to a point on a tangent curve to the Northeast and having a radius of 2810.00 feet and a center point which bears North 51 degrees 09 minutes 42 seconds East;
Thence continuing along said curve through a central angle of 28 degrees 02 minutes 55 seconds and an arc length of 1375.61 feet;
Thence North 10 degrees 49 minutes 30 seconds West, 2087.00 feet along said right-of-way;
Thence South 78 degrees 05 minutes 33 seconds East, 964.58 feet;
Thence North 82 degrees 21 minutes 15 seconds East, 62.17 feet;
Thence North 74 degrees 13 minutes 56 seconds East, 437.84 feet to a point from which the East Quarter corner of said Section 18, bears North 44 degrees 24 minutes 42 seconds East, 402.14 feet;
Thence North 11 degrees 54 minutes 27 seconds East, 1042.85 feet;
Thence North 05 degrees 31 minutes 57 seconds East, 817.18 feet;
Thence North 23 degrees 44 minutes 04 seconds West, 565.53 feet;
Thence North 06 degrees 07 minutes 06 seconds East, 642.74 feet to a point from which the Section corner common to Sections 7, 8, 17 and 18, bears South 50 degrees 33 minutes 43 seconds East, 192.62 feet;
Thence South 69 degrees 14 minutes 01 seconds East, 601.69 feet;
Thence South 78 degrees 08 minutes 06 minutes East, 799.05 feet;
Thence North 87 degrees 41 minutes 42 seconds East, 678.82 feet;
Thence South 85 degrees 59 minutes 26 seconds East, 252.71 feet;
Thence South 74 degrees 12 minutes 30 seconds East, 384.82 feet;
Thence South 85 degrees 04 minutes 37 seconds East, 417.23 feet to a point from which the South Quarter corner of said Section 8, bears North 34 degrees 30 minutes 42 seconds West, 471.28 feet;
Thence North 13 degrees 43 minutes 16 seconds East, 1068.17 feet;
Thence North 54 degrees 59 minutes 00 seconds West, 1101.16 feet;
Thence North 38 degrees 58 minutes 00 seconds West, 329.01 feet;
Thence North 23 degrees 07 minutes 02 seconds West, 236.98 feet;
Thence North 01 degrees 07 minutes 38 seconds East, 411.79 feet;
Thence North 12 degrees 51 minutes 26 seconds East, 249.52 feet;
Thence North 17 degrees 52 minutes 53 seconds West, 402.20 feet;
Thence North 39 degrees 20 minutes 49 seconds West, 1119.67 feet;
Thence North 20 degrees 28 minutes 12 seconds West, 802.26 feet;
Thence North 17 degrees 27 minutes 50 seconds West, 913.00 feet to the POINT OF BEGINNING.

EXCEPTING there from that portion of the West half of the Southeast quarter (W1/2 SE 1/4) of Section 18, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, conveyed to the State of Arizona in Deed recorded in Book 4159 of Official Records, Page 828, records of Yavapai County, Arizona, described as follows:

COMMENCING at a rebar marking the West quarter corner of said Section 18 being North 89 degrees 29 minutes 14 seconds West 5285.91 feet from the unmonumented East quarter corner of said Section 18 said unmonumented corner being South 00 degrees 33 minutes 47 seconds West 65.85 feet from a stone marked "1/4 W.C." marking the witness monument to said East quarter corner;

Thence along the East-West mid section line of said Section 18 South 89 degrees 29 minutes 14 seconds East 3495.54 feet to said existing right of way centerline of State Route 89;

Thence along said existing right of way centerline of State Route 89 South 10 degrees 18 minutes 52 seconds East 1324.17 feet;

Thence North 79 degrees 41 minutes 08 seconds East 50.00 feet to said existing Easterly right of way line of State Route 89 and the Point of Beginning;

Thence North 34 degrees 41 minutes 08 seconds East 70.71 feet;

Thence North 10 degrees 18 minutes 52 seconds West 97.00 feet;

Thence South 79 degrees 41 minutes 08 seconds West 50.00 feet to said existing Easterly right of way line of State Route 89;

Thence along existing right of way line of State Route 89 South 10 degrees 18 minutes 52 seconds East 147.00 feet to the Point of Beginning;

AND EXCEPTING that portion of the Northeast quarter of the Northeast quarter (NE ¼ NE ¼) of Section 19, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, conveyed to the State of Arizona in Deed recorded in Book 4159 of Official Records, Page 828, records of Yavapai County, Arizona, described as follows;

COMMENCING at a ½ inch stainless steel rod with an aluminum cap marking the Northeast corner of said Section 19 from which a marked stone marking the North quarter corner of said Section 19 bears North 89 degrees 27 minutes 57 seconds West, 2641.50 feet;

Thence along the North line of said Section 19 North 89 degrees 27 minutes 57 seconds West 1249.77 feet to said existing right of way centerline of State Route 89;

Thence along said existing right of way centerline of State Route 89, from a local tangent bearing of South 10 degrees 18 minutes 52 seconds East, along a curve to the left, having a radius of 2865.00 feet a length of 748.40 feet;

Thence North 55 degrees 53 minutes 23 seconds East 50.00 feet to said Easterly right of way line of said State Route 89 and the Point of Beginning;

Thence North 11 degrees 48 minutes 05 seconds East 37.76 feet;

Thence North 33 degrees 21 minutes 37 seconds West 20.44 feet;

Thence North 79 degrees 36 minutes 45 seconds West, 37.09 feet to said existing Easterly right of way line of State Route 89;

Thence along said existing Easterly right of way line of State Route 89 from a local tangent bearing of South 32 degrees 37 minutes 50 seconds East along a curve to the left having a radius of 2815.00 feet, length of 72.71 feet to the Point of Beginning;

AND EXCEPT all minerals and all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Patent from United States of America, recorded in Book 192 of Deeds, Page 423 and in Book 10 of Official Records, Page 406, records of Yavapai County, Arizona.

(WWTP 2008)
AND EXCEPT That portion of the Southeast quarter of Section 17, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the Southeast corner of said Section 17;
Thence North 89 degrees 55 minutes 20 seconds West along the South line of said southeast quarter of Section 17, a distance of 1621.90 feet;
Thence North 00 degrees 04 minutes 40 seconds East leaving said South line a distance of 309.24 feet to the TRUE POINT OF BEGINNING;
Thence South 90 degrees 00 minutes 00 seconds West a distance of 424.78 feet;
Thence North 00 degrees 00 minutes 00 seconds East a distance of 164.42 feet;
Thence North 90 degrees 00 minutes 00 seconds East a distance of 424.78 feet;
Thence South 00 degrees 00 minutes 00 seconds East a distance of 164.42 feet to the TRUE POINT OF BEGINNING.

(Lift Station Site 2008)
AND EXCEPT That portion of the Northeast quarter of Section 20, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the East quarter corner of said Section 20;
Thence South 89 degrees 58 minutes 26 seconds West along the South line of said Northeast quarter, a distance of 2352.09 feet;
Thence North 00 degrees 01 minutes 34 seconds West leaving said South line a distance of 680.23 feet to the TRUE POINT OF BEGINNING;
Thence South 87 degrees 44 minutes 44 seconds West distance of 60.00 feet;
Thence North 02 degrees 15 minutes 16 seconds West a distance of 85.00 feet;
Thence North 87 degrees 44 minutes 44 seconds East a distance of 60.00 feet;
Thence South 02 degrees 15 minutes 16 seconds East a distance of 85.00 feet to the TRUE POINT OF BEGINNING.

Parcel 2
WR Wastewater, Service Area
3-17-09

Wickenburg Ranch Wastewater, LLC
Service Area Legal Description
Parcel No. 3

All that portion of Section 17, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

BEGINNING at the Southwest corner of said Section 17, from which the Northwest corner bears North 00 degrees 02 minutes 17 seconds East a distance of 5281.72 feet;
Thence North 33 degrees 08 minutes 10 seconds East a distance of 3560.09 feet to the TRUE POINT OF BEGINNING, said point being on the West boundary of "The Wickenburg Inn Tennis and Guest Ranch" recorded in Book 17 of Maps, Page 18, records of Yavapai County, Arizona;
Thence along said boundary, North 10 degrees 26 minutes 30 seconds West a distance of 1885.29 feet (record North 10 degrees 25 minutes 50 seconds West, 1885.15 feet);
Thence South 86 degrees 37 minutes 10 seconds East a distance of 2501.12 feet (record South 86 degrees 37 minutes 21 seconds East a distance of 2501.02 feet);
Thence South 05 degrees 50 minutes 06 seconds East a distance of 1558.35 feet (record South 05 degrees 50 minutes 05 seconds East a distance of 1558.42 feet);
Thence South 07 degrees 17 minutes 47 seconds East a distance of 783.65 feet (record South 07 degrees 17 minutes 30 seconds East);
Thence leaving said boundary, South 42 degrees 25 minutes 18 seconds East a distance of 173.13 feet;
Thence South 20 degrees 06 minutes 58 seconds West a distance of 1979.10 feet;
Thence South 64 degrees 28 minutes 47 seconds West a distance of 159.98 feet;
Thence South 86 degrees 33 minutes 04 seconds West a distance of 303.77 feet;
Thence North 61 degrees 34 minutes 03 seconds West a distance of 135.59 feet;
Thence North 35 degrees 59 minutes 53 seconds West a distance of 291.77 feet;
Thence North 03 degrees 24 minutes 22 seconds West a distance of 175.23 feet;
Thence North 06 degrees 02 minutes 25 seconds East a distance of 150.25 feet;
Thence North 15 degrees 04 minutes 21 seconds East a distance of 231.46 feet;
Thence North 20 degrees 51 minutes 27 seconds East a distance of 70.97 feet;
Thence North 23 degrees 00 minutes 31 seconds East a distance of 142.25 feet;
Thence North 01 degrees 17 minutes 17 seconds West a distance of 176.23 feet;
Thence North 49 degrees 22 minutes 53 seconds West a distance of 66.84 feet to a point on the South boundary of said Wickenburg Inn Tennis and Guest Ranch;
Thence along said Boundary, South 62 degrees 23 minutes 49 seconds West a distance of 135.52 feet (record South 62 degrees 23 minutes 50 seconds West);
Thence North 61 degrees 23 minutes 09 seconds West a distance of 972.18 feet (record North 61 degrees 23 minutes 10 seconds West a distance of 972.26 feet);
Thence North 12 degrees 35 minutes 40 seconds West a distance of 1051.68 feet (record North 12 degrees 37 minutes 10 seconds West a distance of 1051.93 feet), to the TRUE POINT OF BEGINNING.

EXCEPT all minerals and all Uranium, Thorium, or any other Materials which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Patent from United States of America.

(WWTP 2008 Site)
AND EXCEPTING That portion of the Southeast quarter of Section 17, Township 8 North, Range 5 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the Southeast corner of said Section 17;
Thence North 89 degrees 55 minutes 20 seconds West along the South line of said southeast quarter of Section 17, a distance of 1621.90 feet;
Thence North 00 degrees 04 minutes 40 seconds East leaving said South line a distance of 309.24 feet to the TRUE POINT OF BEGINNING;
Thence South 90 degrees 00 minutes 00 seconds West a distance of 424.78 feet;
Thence North 00 degrees 00 minutes 00 seconds East a distance of 164.42 feet;
Thence North 90 degrees 00 minutes 00 seconds East a distance of 424.78 feet;
Thence South 00 degrees 00 minutes 00 seconds East a distance of 164.42 feet to the TRUE POINT OF BEGINNING.

Parcel 3
WR Wastewater, Service Area
3-17-09

MEMORANDUM

DATE: March 1, 2011

TO: Vicki Wallace
Executive Consultant

FROM: Katrin Stukov KS
Utilities Engineer

RE: Wickenburg Ranch Wastewater, LLC
Docket No. SW-20769A-10-0469 (CC&N – Wastewater)

Introduction

On November 16, 2010, Wickenburg Ranch Wastewater, LLC ("Company") submitted an application for a Certificate of Convenience and Necessity ("CC&N") to provide wastewater service to a proposed 2,162-acres or 3.7 square-mile master-planned development known as Wickenburg Ranch in Yavapai County. The requested area is located north of the Town of Wickenburg, just north of State Route ("SR") 93 and east of SR 89.

The Wickenburg Ranch Development will be comprised of 2,324 housing units and commercial customers[1] at full build-out.

Company's Proposed Wastewater System

The Company is proposing to construct a wastewater reclamation facility ("WRF"), sewer collection system and effluent disposal system at a total projected cost of approximately $11.2 million.

The proposed WRF will be constructed in phases designed to meet the needs of development growth patterns. Initial WRF capacity will be 100,000 gallon per day ("GPD"), and the build-out capacity is projected at 950,000 GPD.

The WRF Phase 1 will consist of a 100,000 GPD extended aeration treatment process, filtration and UV disinfection. The WRF Phase 2 will switch to membrane bioreactor (MBR) treatment process. The anticipated completion date for the WRF Phase 1 is June 2012[2].

Sewer collection system will consist of a gravity system, low pressure system, a sewer lift station and force main system.

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[1] According to the Company, the commercial customers will include golf and equestrian facilities, athletic facilities, homeowner's association facilities and fire station.

[2] Per Company response to Letter of Insufficiency (item 6-i) filed February 9, 2011.

Effluent disposal will be accomplished by reuse on the golf course and some landscape amenities. Effluent storage will be provided by the golf course lake (reservoir). Effluent reuse infrastructure will consist of reservoir, pump station and distribution piping.

The Company is projected to serve 190 residential customers and 3 commercial customers in the first year, and 1,487 residential customers and 7 commercial customers by the fifth year.

Cost Analysis

The Company submitted spreadsheets with a breakdown of the proposed collection, treatment and reuse infrastructure costs for the first five years. Total projected cost for this period was $11,228,886. The total projected cost includes Phase 1 and Phase 2 expansion of the WRF which will provide a total capacity of 415,000 GPD. A breakdown of the total projected cost is tabulated below:

Plant	Cost of Plant Additions by Year[3]					
	Year 1	Year 2	Year 3	Year 4	Year 5	Subtotal
WRF Phase 1 100,000 GPD	$2,215,952[4]					$2,215,952
WRF Phase 2 315,000 GPD		$5,620,019				$5,620,019
Collection Sewers	$672,795	$260,436		$125,338		$1,058,569
Force Main				$812,000		$812,000
Sewer lift station				$420,177		$420,177
Reuse Reservoir	$168,000					$168,000
Reuse Pump Station	$24,640					$24,640
Reuse Piping	$386,629					$386,629
Services	$67,550 (300)	$84,350 (375)	$101,850 (453)	$128,100 (569)	$141,050 (627)	$522,900 (2,324)
Subtotal	$3,535,566	$5,964,805	$101,850	$1,485,615	$141,050	**$11,228,886**

According to the Company, a combination of equity and advances in aid of construction will fund the cost of the proposed infrastructure needed to serve the requested extension area.

Staff has reviewed the proposed wastewater infrastructure along with the breakdown of the Company's total cost estimate and concludes that the proposed plant facility and its associated cost is reasonable and appropriate to serve the requested service area. However, approval of this CC&N application does not imply any particular future treatment for determining the rate base. No "used and useful" determination of the proposed plant-in-service

[3] Costs include fees for Survey, Engineering and Contingency @ 12 percent.
[4] The amount includes on-site Influent and Effluent Lift Stations costs.

was made, and no conclusions should be inferred for rate making or rate base purposes in the future.

Service Line Connection Charge

The Company has requested a Service Line Connection Charge of $350. Staff has reviewed the proposed charge and found it to be reasonable.

Arizona Department of Environmental Quality ("ADEQ") Compliance

Compliance Status

The Company's proposed wastewater infrastructure has not been constructed; therefore, compliance status from ADEQ or its delegated agent, the Yavapai County Development Services, is not applicable at this time.

Aquifer Protection Permit ("APP")

The Company has not yet obtained an APP for the proposed wastewater plant facilities from ADEQ. Since an APP represents fundamental authority for the designation of a wastewater service area and a wastewater provider, Staff recommends that the Company file with Docket Control, as a compliance item in this docket, a copy of the APP within two years after the effective date of the decision in this case.

Wastewater Depreciation Rates

The Company has adopted Staff's typical and customary Wastewater Depreciation Rates. These rates are presented in Table A and it is recommended that the Company use these depreciation rates by individual NARUC category as delineated in the attached Table A.

Summary

Conclusions

1. Staff concludes that the Company's proposed wastewater system will have adequate capacity to serve the requested area.

2. Staff concludes that the proposed wastewater plant facilities and costs are reasonable and appropriate. However, no "used and useful" determination of this plant-in-service was made, and no particular future treatment should be inferred for rate making or rate base purposes in the future.

3. The Company's proposed wastewater infrastructure has not been constructed therefore, compliance status from ADEQ or its delegated agent, the Yavapai County Development Services, is not applicable at this time.

4. Staff concludes that the proposed Service Line Connection Charge of $350 is reasonable.

Recommendations

1. Staff recommends that the Company file with Docket Control, as a compliance item in this docket, a copy of the APP within two years after the effective date of the decision in this case.

2. Staff recommends that the Company use the wastewater depreciation rates by individual NARUC category as delineated in the attached Table A.

Table A. Wastewater Depreciation Rates

NARUC Acct. No.	Depreciable Plant	Average Service Life (Years)	Annual Accrual Rate (%)
354	Structures & Improvements	30	3.33
355	Power Generation Equipment	20	5.00
360	Collection Sewers – Force	50	2.0
361	Collection Sewers- Gravity	50	2.0
362	Special Collecting Structures	50	2.0
363	Services to Customers	50	2.0
364	Flow Measuring Devices	10	10.0
365	Flow Measuring Installations	10	10.00
366	Reuse Services	50	2.00
367	Reuse Meters & Meter Installations	12	8.33
370	Receiving Wells	30	3.33
371	Pumping Equipment	8	12.50
374	Reuse Distribution Reservoirs	40	2.50
375	Reuse Transmission & Distribution System	40	2.50
380	Treatment & Disposal Equipment	20	5.0
381	Plant Sewers	20	5.0
382	Outfall Sewer Lines	30	3.33
389	Other Plant & Miscellaneous Equipment	15	6.67
390	Office Furniture & Equipment	15	6.67
390.1	Computers & Software	5	20.0
391	Transportation Equipment	5	20.0
392	Stores Equipment	25	4.0
393	Tools, Shop & Garage Equipment	20	5.0
394	Laboratory Equipment	10	10.0
395	Power Operated Equipment	20	5.0
396	Communication Equipment	10	10.0
397	Miscellaneous Equipment	10	10.0
398	Other Tangible Plant	----	----

NOTE: Acct. 398, Other Tangible Plant may vary from 5 percent to 50 percent. The depreciation rate would be set in accordance with the specific capital items in this account.

MEMORANDUM

TO; Vicki Wallace
Executive Consultant III – Utilities Division

FROM: Gary T McMurry
Public Utilities Analyst IV – Utilities Division

Date: April 8, 2011

RE: WICKENBURG RANCH WASTEWATER, LLC. APPLICATION FOR NEW CERTIFICATE OF CONVENIENCE AND NECESSITY
DOCKET NO. SW-20769A-10-0469

Introduction

On November 16, 2010, Wickenburg Ranch Wastewater, LLC. ("Company" or "Wickenburg Ranch") submitted an application to the Arizona Corporation Commission ("Commission") for a Certificate of Convenience and Necessity ("CC&N") to provide public utility wastewater services in Yavapai County, Arizona. On March 10, 2011, the application was determined to have met sufficiency by the Utilities Division of the Arizona Corporation Commission ("Staff"). The application indicates that there are presently no customers receiving wastewater service in the area of the requested CC&N. The Company projects that five years after initiating service it will be providing wastewater service to 1,487 residential and seven commercial customers and to two effluent customers.

Financial Capability to Provide Requested Service

The Company's application states that the land being developed is owned by Vanwick, LLC, Van Development Co., 5680 Development Inc., and JVT Investors, LLC, collectively known as the "Van Tuyl entities." Van Wick, LLC is the sole member and manager of Wickenburg Ranch Wastewater, LLC. Larry Van Tuyl is the sole member of Van Wick, LLC. A letter dated April 2, 2009, to Yavapai County from a vice president at Chase Bank states that "Wickenburg Ranch Wastewater LLC and its affiliates have access to funds in an amount of not less than $20,000,000." Based on this representation, Staff concludes that Wickenburg Ranch has sufficient access to capital to fund capital and operating requirements for its requested CC&N area.

Fair Value Rate Base

Consistent with Commission rules, the Company's filing included the required five-year projections for plant values, operating revenues, operating expenses, and the number of customers. Due to the lack of historical information, projections and assumptions necessarily

provide the basis for establishing the initial rates that provide a fair value rate of return. In this proceeding, original cost rate base is the fair value rate base.

Staff reviewed the Company's proposed Plant in Service and has concluded that the proposed facilities and the projected costs are reasonable and appropriate to serve the requested service area. Staff projects $11.2 million of Plant in Service for the wastewater system five years after service is initiated (see Schedule GTM-2).

Staff reviewed the Company's projected accumulated depreciation and concurs with the Company's proposed $1.7 million balance at the end of the fifth year of operation (see Schedule GTM-3). Staff's recommended depreciation rates are presented in the Staff Engineering Report.

Staff reviewed the Company's projected advances-in-aid of construction ("AIAC") and concurs with the Company's proposed $2.6 million balance at the end of the fifth year of operation (see Schedule GTM-5). The Company is not proposing any contributions-in-aid-of-construction ("CIAC"), and Staff concurs.

Revenue and Expenses

The Company developed projections for its operating expenses in support of its proposed initial rates. The Company's proposed rates provide projected year-five operating revenues of $1,509,680 and matched with projected operating expenses of $883,912 result in an operating income of $625,768. Staff reviewed the Company's revenue and expense projections and found them to be reasonable. Staff calculated that a year-five revenue requirement of $1,509,680 would cover $883,912 of operating expenses and provide a $625,758 operating income and a 9.1 percent rate of return on Staff's $6.9 million year-five projected rate base (see Schedule GTM-1).

Capital Structure

The Company proposes a capital structure of no less than 70.0 percent equity and no more than 30.0 percent combined AIAC and CIAC. The Company anticipates receiving AIAC through collection of a service line connection charge ("SLCC") and $1,212,498 of advances from the developer in each of the first two years of operations. The Company is not proposing debt issuance or collection of CIAC; accordingly, its capital structure is comprised only of equity and AIAC. Staff typically recommends a capital structure composed of no less than 70 percent equity, 0 percent debt, and up to 30 percent combined AIAC and CIAC for initial CC&Ns. Schedule GTM-6 presents Staff's projected capital structure for the first five years of operation. These projections show the following equity to total capital percentages: year one, 63.00 percent; year two, 72.07 percent; year three, 72.18 percent; year four, 75.34; and year five, 76.29 percent with the remaining capital comprised of AIAC. Staff concludes that the projected capital structures are reasonable and acceptable.

Rate Design

As previously noted, five years after initiating provision of service the Company projects to have 1,487 residential and seven commercial wastewater customers and two effluent customers. Thus, the Company projects to generate revenues primarily from the residential customer class. The Company's proposed wastewater rates consist of a fixed monthly fee and a volumetric charge based on metered water use. The Company's proposed volumetric charge is uniform within the residential and commercial customer classes. However, the volumetric charge is greater for commercial customers than for residential customers. The difference between the commercial and residential volumetric rates recognizes the incremental cost difference typically required for commercial wastewater treatment.

Staff concurs with the Company's proposed rate design for wastewater service. The Company proposed and Staff recommended rates are presented in Schedule GTM-4.

Staff recommends approval of the Company's proposed service charges with three exceptions: Establishment of Service (After Hours); Reconnection/Delinquent (After Hours); and Deposit Interest. Staff agrees that an additional fee for any service provided after normal business hours is appropriate when such service is at the customer's request or for the customer's convenience. Such a tariff compensates the utility for additional costs incurred from providing after-hours service. Therefore, Staff recommends adoption of a separate $50 After-Hours service charge that is applicable to each service to be performed after normal business hours when done at the customer's request or for the customer's convenience. Under Staff's recommendation, when a service is performed after normal business hours at the request or convenience of the customer, the $50 After-Hours service is applicable in addition to the authorized standard service charge for that service. For deposit interest Staff recommends a six percent interest rate. This is consistent with the deposit interest charges authorized for most other utilities and rule R14-2-402(b)(3). Staff also recommends a 1.5 percent per month charge for customer deferred payments. This is also consistent with the tariff approved for most other utilities. See Schedule GTM-4.

Recommendations

Staff recommends:

- Approval of Staff's rates and charges as shown on Schedule GTM-4. In addition to collection of its regular rates, the Company may collect from its customers a proportionate share of any privilege, sales or use tax.

- Requiring the Company to file a letter in Docket Control within 15 days of providing service to its first customer notifying the Commission that it has initiated provision of service.

- Requiring the Company to file a rate application no later than three months following the fifth anniversary of the date the Company begins providing service to its first customer.

- Requiring the Company to maintain its books and records in accordance with the NARUC Uniform System of Accounts for Water and Wastewater Utilities.

- Requiring the Company to use the depreciation rates recommended by Staff for wastewater utilities.

Wickenburg Ranch Wastewater, LLC
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Schedule GTM-1

WASTEWATER
Staff's Proforma Income Statement and
Original Cost Rate Base

Line No.		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
1	Operating Revenue:					
2	Residential Sales	$100,552	$328,505	$610,157	$958,931	$1,367,848
3	Commercial Sales	$4,758	$11,103	$14,275	$17,448	$20,620
4	Effluent Sales	$6,436	$26,988	$44,066	$67,196	$101,062
5	Other Operating Revenue (establishment	$9,650	$12,050	$14,550	$18,300	$20,150
6	Total Operating Revenue	$121,396	$378,646	$683,048	$1,061,875	$1,509,680
7	Operating Expenses:					
8	Operation and Maintenance	91,781	133,077	194,007	281,039	385,314
9	Depreciation	71,275	286,499	431,465	443,138	455,203
10	Property Taxes	5,341	8,907	16,563	29,022	43,395
11	Income Taxes	0	0	0	0	0
12	Total Operating Expense	$168,397	$428,483	$642,035	$753,199	$883,912
13	Operating Income/(Loss)	($47,002)	($49,836)	$41,013	$308,676	$625,768
14	Number of Customers					
15	Residential	190	430	720	1085	1487
16	Commercial	3	4	5	6	7
18	Effluent	2	2	2	2	2
18	Total	195	434	725	1,091	1,494
19	**Rate Base Calculation**					
20	Plant in Service	$3,535,566	$9,500,371	$9,602,221	$11,087,836	$11,228,886
21	Less: Accumulated Depreciation	71,275	357,774	789,239	1,232,377	1,687,581
22	Net Advances in Aid of Construction	1,280,048	2,558,001	2,606,797	2,641,217	2,637,894
23	Plus: 1/24 Power[1]	173	726	1,186	0	0
24	Plus: 1/8 Operation and Maintenance[1]	11,621	15,569	22,763	0	0
25	ORIGINAL COST RATE BASE	$2,195,690	$6,599,439	$6,227,762	$7,214,242	$6,903,411
26	Rate of Return	-2.1%	-0.8%	0.7%	4.3%	9.1%

[1] Staff does not recommend a formula method rate base allowance for Power or O&M for Class C utilities.

References:
Schedule CS-2, CS-4

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Schedule GTM-2

PLANT IN SERVICE - WASTEWATER

Acc't No.	Description	Cost Year One	Additions Year Two	Additions Year Three	Additions Year Four	Additions Year Five	Plant Total Year Five
351	Organization	-	-	-	-	-	-
352	Franchises	-	-	-	-	-	-
353	Land & Land Rights	-	-	-	420,177	-	420,177
354	Structures & Improvements	-	-	-	-	-	-
355	Power Generation Equipment	-	-	-	-	-	-
360	Collection Sewers - Force	-	-	-	812,000	-	812,000
361	Collection Sewers - Gravity	672,795	260,436	-	125,338	-	1,058,569
362	Special Collecting Structures	-	-	-	-	-	-
363	Services to Customers	67,550	84,350	101,850	128,100	141,050	522,900
364	Flow Measuring Devices	-	-	-	-	-	-
365	Flow Measuring Installations	-	-	-	-	-	-
366	Reuse Services	-	-	-	-	-	-
367	Reuse Meters & Meter Installations	-	-	-	-	-	-
370	Receiving Wells	-	-	-	-	-	-
371	Pumping Equipment	24,640	-	-	-	-	24,640
374	Reuse Distribution Reservoirs	168,000	-	-	-	-	168,000
375	Reuse Transmission & Distribution Syst	386,629	-	-	-	-	386,629
380	Treatment & Disposal Equipment	2,215,952	5,620,019	-	-	-	7,835,971
381	Plant Sewers	-	-	-	-	-	-
382	Outfall Sewer Lines	-	-	-	-	-	-
389	Other Plant & Miscellaneous Equipment	-	-	-	-	-	-
390	Office Furniture & Equipment	-	-	-	-	-	-
390.1	Computers & Software	-	-	-	-	-	-
391	Transportation Equipment	-	-	-	-	-	-
392	Stores Equipment	-	-	-	-	-	-
393	Tools, Shop & Garage Equipment	-	-	-	-	-	-
394	Laboratory Equipment	-	-	-	-	-	-
395	Power Operated Equipment	-	-	-	-	-	-
396	Communication Equipment	-	-	-	-	-	-
397	Miscellaneous Equipment	-	-	-	-	-	-
398	Other Tangible Plant						
	Totals	$3,535,566	$5,964,805	$101,850	$1,485,615	$141,050	$11,228,886

References:
Schedule CS-4

Wickenburg Ranch Wastewater, LLC
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Schedule GTM-3

PLANT IN SERVICE WASTEWATER
Annual Accumulated Depreciation

Acc't No.	Description	Staff's PIS Year 5	Staff's Depr. Rat	1st year Acc. Depr.	2nd year Acc. Depr.	3rd year Acc. Depr.	4th year Acc. Depr.	5th year Acc. Depr.
351	Organization	$0	0.00%	-	-	-	-	-
352	Franchises	$0	0.00%	-	-	-	-	-
353	Land & Land Rights	$420,177	0.00%	-	-	-	-	-
354	Structures & Improvements	$0	3.33%	-	-	-	-	-
355	Power Generation Equipment	$0	5.00%	-	-	-	-	-
360	Collection Sewers - Force	$812,000	2.00%	-	-	-	8,120	24,360
361	Collection Sewers - Gravity	$1,058,569	2.00%	6,728	22,788	41,453	61,371	82,542
362	Special Collecting Structures	$0	2.00%	-	-	-	-	-
363	Services to Customers	$522,900	2.00%	676	2,870	6,927	13,283	22,330
364	Flow Measuring Devices	$0	10.00%	-	-	-	-	-
365	Flow Measuring Installations	$0	10.00%	-	-	-	-	-
366	Reuse Services	$0	2.00%	-	-	-	-	-
367	Reuse Meters & Meter Installations	$0	8.33%	-	-	-	-	-
370	Receiving Wells	$0	3.33%	-	-	-	-	-
371	Pumping Equipment	$24,640	12.50%	1,540	4,620	7,700	10,780	13,860
374	Reuse Distribution Reservoirs	$168,000	2.50%	2,100	6,300	10,500	14,700	18,900
375	Reuse Transmission & Distribution Syste	$386,629	2.50%	4,833	14,499	24,164	33,830	43,496
380	Treatment & Disposal Equipment	$7,835,971	5.00%	55,399	306,697	698,495	1,090,294	1,482,093
381	Plant Sewers	$0	5.00%	-	-	-	-	-
382	Outfall Sewer Lines	$0	3.33%	-	-	-	-	-
389	Other Plant & Miscellaneous Equipment	$0	6.67%	-	-	-	-	-
390	Office Furniture & Equipment	$0	6.67%	-	-	-	-	-
390.1	Computers & Software	$0	20.00%	-	-	-	-	-
391	Transportation Equipment	$0	20.00%	-	-	-	-	-
392	Stores Equipment	$0	4.00%	-	-	-	-	-
393	Tools, Shop & Garage Equipment	$0	5.00%	-	-	-	-	-
394	Laboratory Equipment	$0	10.00%	-	-	-	-	-
395	Power Operated Equipment	$0	5.00%	-	-	-	-	-
396	Communication Equipment	$0	10.00%	-	-	-	-	-
397	Miscellaneous Equipment	$0	10.00%	-	-	-	-	-
398	Other Tangible Plant	$0	10.00%					
	Totals	$11,228,886		$71,275	$357,774	$789,239	$1,232,377	$1,687,581

References:
Schedule CS-4

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Schedule GTM-4

RATE DESIGN-WASTEWATER

Line No.		Company Proposed Rates	Staff Recommended Rates
	Minimum Monthly Flat Charge		
1	Residential	$ 70.00	$ 70.00
2	Commercial	$ 70.00	$ 70.00
3	**Commodity Rate[1]**		
4	Residential (per 1,000 gallons)	$ 2.00	$ 2.00
5	Commercial (per 1,000 gallons)	$ 3.50	$ 3.50
6	**Effluent Sales**		
7	Treated Effluent per 1,000 gallons	$ 0.86	$ 0.86
8	**Service Charges**		
9	Establishment of Service	$ 50.00	$ 50.00
10	Establishment of Service (After Hours)	$ 60.00	NT
11	Re-establishment of Service (Within 12 months)	*	*
12	Reconnection/Delinquent	$ 60.00	$ 60.00
13	Reconnection/Delinquent (After Hours)	$ 70.00	NT
14	NSF Check	$ 25.00	$ 25.00
15	Deposit	**	**
16	Deposit Interest	2%	6%
17	Late Payment Penalty (per month on unpaid balance)	(a)	(a)
18	Service Line Connection Charge	$ 350.00	$350.00
19	After Hours Service Charge	NT	$50.00
20	Deferred Payment Plan Finance Charge	NT	1.5%

[1] Commodity rate applies to metered water sales.

NT = no tariff
* Per A.A.C. R14-2-603 (D) (1), Number of months off the system times the monthly minimum.
** Per A.A.C. R14-2-603(B); Residential - two times average bill, Non-residential - two and one-half times average bill
(a) 1.5 percent of the unpaid balance or $5.00, whichever is greater.

References:
Schedule CW-4

Wickenburg Ranch Wastewater, LLC
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Schedule GTM-5

Advances in Aid of Construction

Year	Gross Advances	Cumm. Advances	Refund 10.00%	Net Plant Advances Refunded	Net Advances Balance
1	$ 1,280,048	$ 1,280,048	$ -	$ -	$ 1,280,048
2	$ 1,364,398	$ 2,644,446	$ 128,005	$ 128,005	$ 2,516,441
3	$ 253,750	$ 2,898,196	$ 264,445	$ 392,449	$ 2,505,747
4	$ 381,850	$ 3,280,046	$ 289,820	$ 682,269	$ 2,597,777
5	$ 522,900	$ 3,802,946	$ 328,005	$ 1,010,274	$ 2,792,672

References:
Schedule CW-4, Application page 8

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Schedule GTM-5

Advances in Aid of Construction

Year	Developer Advances	SLCC [1] Advances	Total Advances	Developer Refunds	SLCC Advances	Total Refunds	Cumulative Advances Refunded	Net Advances Balance
1	$ 1,212,498	$ 67,550	$ 1,280,048			$ -	$ -	$ 1,280,048
2	$ 1,212,498	$ 84,350	$ 2,576,896	$ 12,140	$ 6,755	$ 18,895	$ 18,895	$ 2,558,001
3	$ -	$ 101,850	$ 2,678,746	$ 50,004	$ 21,945	$ 71,949	$ 90,844	$ 2,606,797
4	$ -	$ 128,100	$ 2,806,846	$ 118,309	$ 47,320	$ 165,629	$ 256,473	$ 2,641,217
5	$ -	$ 141,050	$ 2,947,896	$ 224,497	$ 85,505	$ 310,002	$ 566,475	$ 2,637,894

[1] = Sevice Line Connection Charge $350 / connection

References:
Schedule CW-4, Application page 8

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Schedule GTM-6

Equity- Wastewater

Line No.		Year 1	Year 2	Year 3	Year 4	Year 5
	Member Equity	$2,226,568	$6,650,260	$6,721,555	$7,761,485	$7,860,220
1	Retained Earnings	(47,002)	(49,836)	41,013	308,676	625,768
2	Total Equity	$2,179,566	$6,600,424	$6,762,568	$8,070,161	$8,485,988
3	Liabilities and Deferred Credits	$ -	$ -	$ -	$ -	$ -
4	Net Advances in Aid of Construction	1,280,048	2,558,001	2,606,797	2,641,217	2,637,894
5	Long-Term Debt	-	-	-	-	-
6	Total Liabilities and Deferred Credits	-	-	-	-	-
7	Total Equity and Liabiltiy	$3,459,614	$9,158,425	$9,369,365	$10,711,378	$11,123,882
8	Equity Percentage	63.00%	72.07%	72.18%	75.34%	76.29%
9	Advances Percentage	37.00%	27.93%	27.82%	24.66%	23.71%
10	Total percentage	100.00%	100.00%	100.00%	100.00%	100.00%

References:
Attachment C, Insufficieny Item 16