

ORIGINAL

**NEW APPLICATION
SOUTHWEST ENVIRONMENTAL UTIL**



0000144123

5230 East Shea Boulevard, Suite 200 * Scottsdale, Arizona
PH: (480) 998-3300; FAX: (480) 483-7908

RECEIVED

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AZ CORP COMMISSION
DOCKET CONTROL

21 March 2013

Arizona Corporation Commission
DOCKETED

MAR 21 2013

Docket Control Center
Arizona Corporation Commission
1200 W. Washington Street
Phoenix AZ

DOCKETED BY	
<i>[Signature]</i>	<i>[Initials]</i>

WS-20878A-13-0065

Attached is an application by Southwest Environmental Utilities, L.L.C. for a water CC&N Expansion. The purpose of this application is to create the Southwest Environmental Utilities, L.L.C. service area to include Florence Majestic Ranch, Johnson Ranch Estates, Florence Crossing development, Sunaire Ranch and Majestic Ranch.

George H. Johnson, Manager

SOUTHWEST ENVIRONMENTAL UTILITIES, L.L.C.

ARIZONA CORPORATION COMMISSION

**APPLICATION FOR AN
EXTENSION
CERTIFICATE OF CONVENIENCE AND NECESSITY**

WATER AND/OR SEWER

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

***SOUTHWEST ENVIRONMENTAL UTILITIES, LLC
5230 E SHEA BLVD, SUITE 200
SCOTTSDALE AZ 85254
(480) 998-3300***

- B. If the applicant operates under a “d.b.a.” or under a name other than the Applicant (Company) name listed above, specify:

N/A

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

***GEORGE H. JOHNSON
SOUTHWEST ENVIRONMENTAL UTILITIES, LLC
5230 E SHEA BLVD, SUITE 200
SCOTTSDALE AZ 85254
(480) 998-3300***

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

***JEFFREY W CROCKETT
BROWNSTEIN HYAT FARBER SCHREK
1 E WASHINGTON, SUITE 2400
PHOENIX AZ 85004
(602) 382-4062***

E. List the full name, mailing address and telephone number of the operator certified by the Arizona Department of Environmental Quality who is or will be working for the Applicant:

GREGORY BROWN
SOUTHWEST ENVIRONMENTAL UTILITIES, LLC
5230 E SHEA BLVD, SUITE 200
SCOTTSDALE AZ 85254
(480) 998-3300

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

KENNY WATKINS, GENERAL MANAGER
SOUTHWEST ENVIRONMENTAL UTILITIES, LLC
5230 E SHEA BLVD, SUITE 200
SCOTTSDALE AZ 85254
(480) 998-3300

G. The Applicant is a:

<input type="checkbox"/> Corporation: <input type="checkbox"/> "C", <input type="checkbox"/> "S", <input type="checkbox"/> Non-Profit <input type="checkbox"/> Arizona, <input type="checkbox"/> Foreign	<input type="checkbox"/> Partnership <input type="checkbox"/> Limited, <input type="checkbox"/> General <input type="checkbox"/> Arizona, <input type="checkbox"/> Foreign
<input type="checkbox"/> Sole Proprietorship	<input checked="" type="checkbox"/> Limited Liability Company (LLC)
<input type="checkbox"/> Other (Specify)	

H. If Applicant is a corporation:

1. List full names, titles and mailing addresses of all 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 certified copy of the Articles of Incorporation. *N/A*
4. Attach a certified 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:

1. List the full name and mailing address of the general partners: *N/A*
2. List the full name, address and telephone number of the managing 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:

GEORGE H JOHNSON
SOUTHWEST ENVIRONMENTAL UTILITIES, LLC
5230 E SHEA BLVD, SUITE 200
SCOTTSDALE AZ 85254
(480) 998-3300

2. Attach a copy of the Articles of Organization.

(See Attachment #1)

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

N/A

- K. Provide a compliance status report from the Arizona Department of Environmental Quality (“ADEQ”), dated no more than 30 days of the CC&N extension application, for each water and wastewater systems as identified by a separate ADEQ Public Water & Wastewater System Identification number.

N/A - New Water and Wastewater System

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

(See Attachment #2)

- 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 Attachment #3)

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

The requested CC&N is within Pinal County and the town limits of Florence.

- 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 R14-2-402 subsection (B)(5)(o) and verification that the requirements of the Commission and the Arizona Department of Environmental Quality can be met.

(See Attachment #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.

(See Attachment #5)

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

The construction of the additional utility facilities needed to serve the area covered by this Application will be financed primarily by advances in aid of construction and hook-up fees in accordance with Commission regulations and Southwest Environmental Utilities applicable tariffs, as well as pursuant to the terms of any main extension agreements between Southwest Environmental Utilities, and property owners. A copy of all fully executed main extension agreements for water facilities between parties shall be filed with the Commission in support of this Application when completed.

- 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 Attachment #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.

Water - (See Attachment #7)

Sewer - (See Attachment #8)

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

Please see the request for service from the Town of Florence, Florence/Majestic Ranch LLC, Johnson Ranch Estates LLC, Florence Crossing Land Partners LLC. (See Attachment #9)

- T. Provide maps of the proposed extension area identifying:

- 1. The boundaries of the area, with the total acreage noted; 1912.02 AC ±***
- 2. The land ownership boundaries within the area, with the acreage of each separately owned parcel within the area noted; (See Attachment #10)***
- 3. The owner of each parcel within the area; (See Attachment #10)***
- 4. Any municipality corporate limits that overlap with or are within five miles of the area; All of the requested area is within the Town of Florence***

6. Provide a copy of your estimated property taxes. This may be obtained by contacting the Arizona Department of Revenue, Division of Property Valuation and Equalization. You must provide them with a five (5) year projection of the original cost of the plant, depreciation expense, the location of the property and the school district.

\$8,384.00; Florence Unified School District

- 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 100 Second Year 200 Third Year 330 Fourth Year 460 Fifth Year 590

Commercial:

First Year 2 Second Year 3 Third Year 3 Fourth Year 3 Fifth Year 3

Construction:

First Year 2 Second Year 4 Third Year 4 Fourth Year 4 Fifth Year 4

Irrigation:

First Year 2 Second Year 3 Third Year 3 Fourth Year 3 Fifth Year 3

- 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:

In thousands of gallons:

Residential:

First Year 4,500
 Second Year 13,500
 Third Year 23,850
 Fourth Year 35,550
 Fifth Year 47,250

Construction:

First Year 6,720
 Second Year 16,800
 Third Year 20,160
 Fourth Year 20,160
 Fifth Year 20,160

Commercial:

First Year 6,720
 Second Year 16,800
 Third Year 20,160
 Fourth Year 20,160
 Fifth Year 20,160

Irrigation:

First Year 3,000
 Second Year 10,800
 Third Year 14,400
 Fourth Year 14,400
 Fifth Year 14,400

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

(See Attachment #6)

Residential:

First Year _____
Second Year _____
Third Year _____
Fourth Year _____
Fifth Year _____

Industrial:

First Year _____
Second Year _____
Third Year _____
Fourth Year _____
Fifth Year _____

Commercial:

First Year _____
Second Year _____
Third Year _____
Fourth Year _____
Fifth Year _____

Irrigation:

First Year _____
Second Year _____
Third Year _____
Fourth Year _____
Fifth Year _____

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

(See Attachment #6)

Residential:

First Year _____
Second Year _____
Third Year _____
Fourth Year _____
Fifth Year _____

Industrial:

First Year _____
Second Year _____
Third Year _____
Fourth Year _____
Fifth Year _____

Commercial:

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 #5)

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

(See Attachment #5)

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

N/A - Southwest Environmental Utilities is providing all water and waste water service.

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 - Southwest Environmental Utilities is providing all water and waste water service.

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

i. A description of the information about water conservation or water saving measures that the utility will provide to the public and its customers;

Southwest Environmental Utilities will use water conservation consistent with ADWR's water conservation measures.

ii. A description of how the applicant will work with each wastewater service provider identified under subsection (B)(5)(aa) to encourage water conservation;

N/A

iii. A description of the sources of water that will be used to supply parks, recreation areas, golf courses, greenbelts, ornamental lakes, and other aesthetic water features;

Effluent

iv. A description of any plans for the use of reclaimed water;

Landscaping

v. A description of any plans for the use of recharge facilities;

Recharge Basins

vi. A description of any plans for the use of surface water;

N/A

vii. A description of any other plans or programs to promote water conservation;

N/A

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

(See Attachment #15)

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

(See Attachment #16)

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;

Southwest Environmental Utilities requests that the filing of the Physical Availability Determination, Analysis of Adequate Water Supply, or Analysis of Assured Water Supply be submitted as a compliance item in this docket within two years of the approval of the CC&N.

George H. Johnson

(Signature of Authorized Representative)

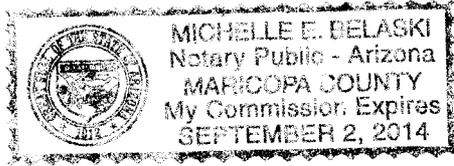
George H. Johnson

Manager

SUBSCRIBED AND SWORN to before me this 26th day of February, 2013

Michelle E. Belaski
NOTARY PUBLIC

My Commission Expires Sept 2, 2014



C. Johnson

ATTACHMENT #1

DEC 11 2012

FILE NO. 11809558-3

ARTICLES OF ORGANIZATION
OF
SOUTHWEST ENVIRONMENTAL UTILITIES, L.L.C.

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, for the purpose of forming a limited liability company under and pursuant to the laws of the State of Arizona, does hereby adopt these Articles of Organization:

ARTICLE I

The name of this limited liability company is SOUTHWEST ENVIRONMENTAL UTILITIES, L.L.C.

ARTICLE II

The purpose for which this limited liability company is organized is the transaction of any and all lawful business for which a limited liability company may be organized under the laws of the State of Arizona, as they may be amended from time to time.

ARTICLE III

The address of the registered office of this limited liability company is 5230 E. Shea Boulevard, Suite 200, Scottsdale, Arizona 85254.

ARTICLE IV

The name and business address of the agent for service of process of this limited liability company is Gary A. Drummond, Esq., 1430 E. Missouri Avenue, Suite B-125, Phoenix, Arizona 85014.

ARTICLE V

Management of this limited liability company is vested in a manager.

ARTICLE VI

The name and business address of each person who is a manager of this limited liability company and each member who owns a twenty percent (20%) or greater interest in the capital or profits of this limited liability company are:

George H. Johnson
5230 E. Shea Boulevard, Suite 200
Scottsdale, Arizona 85254

Manager

George H. Johnson and Jana S. Johnson, Co- Member
Trustees of The George H. Johnson
Revocable Trust, dated July 9, 1987
5230 E. Shea Boulevard, Suite 200
Scottsdale, Arizona 85254

ARTICLE VII

A member, manager, employee, officer or agent of this limited liability company is not liable, solely by reason of being a member, manager, employee, officer or agent, for the debts, obligations and liabilities of this limited liability company whether arising in contract or tort, under a judgment, decree or order of a court or otherwise. If Arizona law is subsequently amended to authorize further elimination or limitation of liability of members, managers, employees, officers or agents of limited liability companies, then the liability of a member, manager, employee, officer or agent of this limited liability company, in addition to the limitation on personal liability provided herein, shall be limited to the fullest extent permitted by Arizona law.

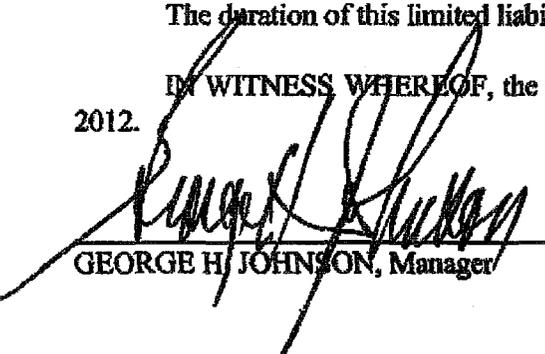
ARTICLE VIII

This limited liability company shall indemnify, to the fullest extent allowed by applicable law, any member, manager, employee, officer or agent of this limited liability company.

ARTICLE IX

The duration of this limited liability company shall be perpetual.

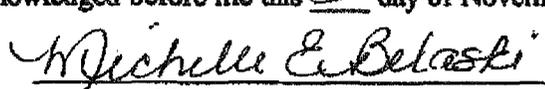
IN WITNESS WHEREOF, the undersigned has set his hand this 3rd day of December,
2012.



GEORGE H. JOHNSON, Manager

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 3rd day of December, 2012, by GEORGE H. JOHNSON.

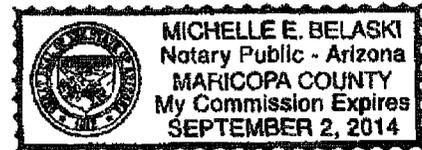


Notary Public

My Commission Expires:

Sept 2, 2014

51030.00209.1



ATTACHMENT #2

LEGAL DESCRIPTIONS
FOR
SOUTHWEST ENVIRONMENTAL UTILITIES, LLC
CC&N

BEING PORTIONS OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 9 EAST AND
SECTIONS 7, 8, 17, 18, AND 19, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA
AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18,

THENCE N. 00°49'34" E., ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE
OF 2629.50 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;

THENCE CONTINUING ALONG SAID WEST LINE, N. 00°50'11" W., A DISTANCE OF 2206.12
FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE FOR US HWY 79;

THENCE N. 31°53'55" W., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A
DISTANCE OF 454.39 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 12;

THENCE S. 88°31'42" W., ALONG SAID SOUTH LINE, A DISTANCE OF 2316.55 FEET
TO THE SOUTH QUARTER CORNER OF SAID SECTION 12;

THENCE CONTINUING ALONG SAID SOUTH LINE, S. 88°31'42" W., A DISTANCE
OF 2549.58 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 12;

THENCE N. 01°43'02" W., ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE
OF 2649.79 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 12;

THENCE N. 88°31'54" E., ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 12,
A DISTANCE OF 1568.27 FEET TO THE NORTHWEST CORNER OF LOT 1 AS SHOWN ON A
"RECORD OF SURVEY MINOR LAND DIVISION OF PARCEL 202-21-015D" RECORDED IN
SURVEYS BOOK 3, PAGE 134, PINAL COUNTY RECORDS, PINAL COUNTY ARIZONA;

THENCE S. 02°15'14" E., ALONG THE WEST LINE OF SAID MINOR LAND DIVISION, A
DISTANCE OF 916.07 FEET TO THE NORTHWEST CORNER OF LOT 5 OF SAID MINOR
LAND DIVISION;

THENCE N. 88°31'11" E., ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF
982.55 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;

THENCE N. 01°23'34" W., ALONG THE EAST LINE OF SAID MINOR LAND DIVISION, A
DISTANCE OF 809.79 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE
FOR EAST SALAZAR ROAD;

THENCE S. 73°02'13" E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE
OF 1073.58 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE FOR US
HWY. 79;

THENCE N. 31°53'55" W., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 335.90 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, N. 57°55'46" E., A DISTANCE OF 306.01 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 12;

THENCE N. 88°31'54" E., ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 1461.87 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE N. 00°54'24" W., ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 2642.80 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE N. 88°02'40" E., ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 3565.10 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE S. 01°49'24" E., ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 2639.28 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF;

THENCE N. 89°15'28"E., ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 7, A DISTANCE OF 1320.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 7 AND THE WEST QUARTER CORNER OF SAID SECTION 8;

THENCE N. 01°49'24" W., ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 659.82 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8;

THENCE N. 88° 13'08" E., ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 2654.61 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER;

THENCE S. 01°50'43" E., ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 8, A DISTANCE OF 661.44 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 8;

THENCE CONTINUING ALONG SAID NORTH-SOUTH MID-SECTION LINE, S. 01°50'43" E., A DISTANCE OF 2635.87 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 8;

THENCE S. 88°10'30" W., ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 2656.23 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8 AND THE SOUTHEAST CORNER OF SAID SECTION 7;

THENCE S. 88°13'55" W., ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 2640.42 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 7 AND THE NORTH QUARTER CORNER OF SAID SECTION 18;

THENCE S. 01°47'36" E., ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 18, A DISTANCE OF 2620.59 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 18;

THENCE CONTINUING ALONG SAID NORTH-SOUTH MID-SECTION LINE, S. 01°47'36" E., A DISTANCE OF 2648.58 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE S. 89°14'13" W., ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2492.72 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,294.06 ACRES MORE OR LESS.

FOLLOWING PARCELS ALSO INCLUDED:

THE WEST HALF OF SECTION 17, AND THE SOUTH 825.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, AZ, AND;

THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, AZ, AND;

THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, ARIZONA; AND

THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, ARIZONA.

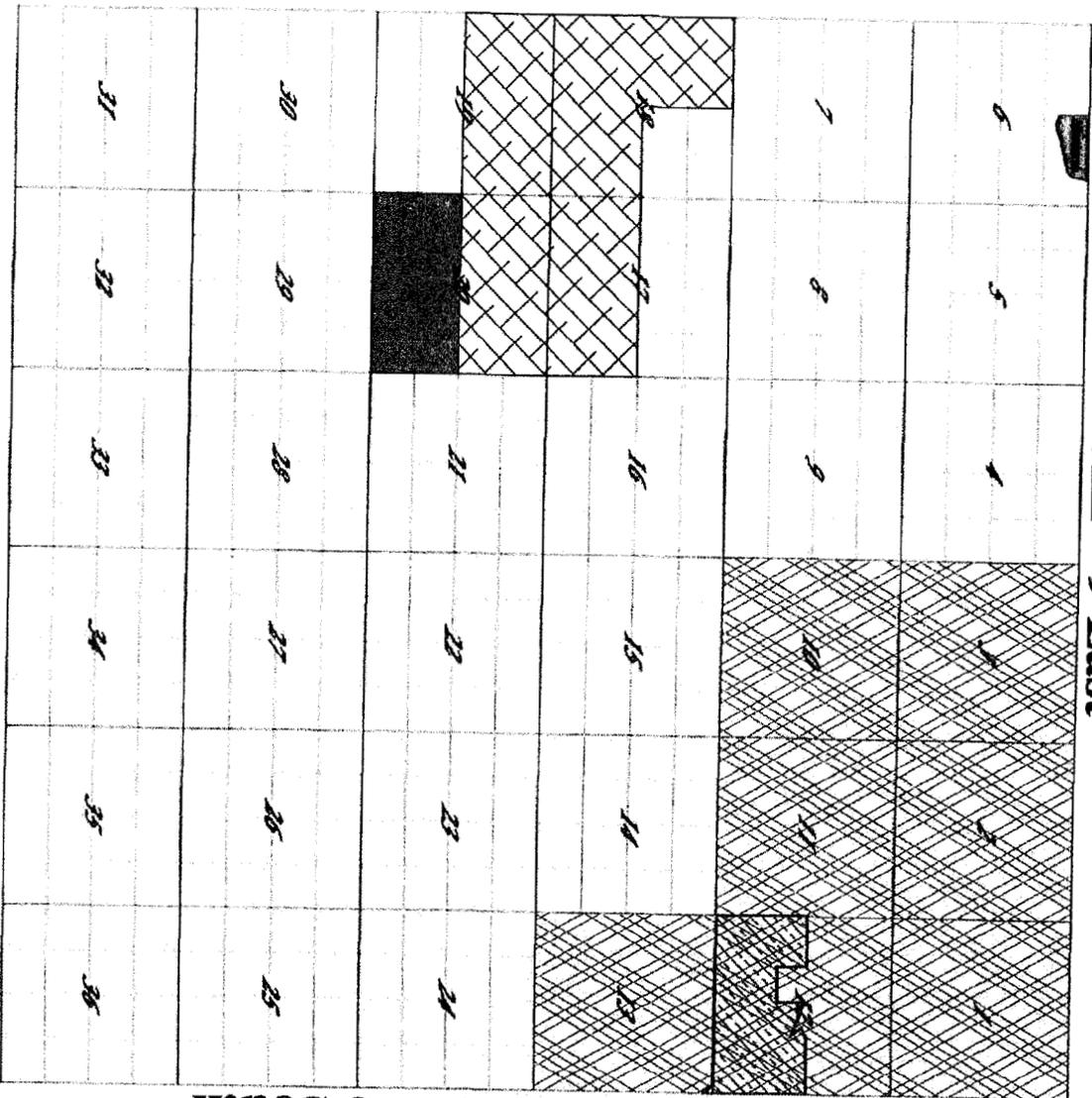
NOTE:

THIS LEGAL DESCRIPTION IS FOR CC&N PURPOSES ONLY AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD SURVEY.

ATTACHMENT #3

COUNTY OF Pinal

RANGE 9 East



TOWNSHIP 5 South

MAP NO. 21

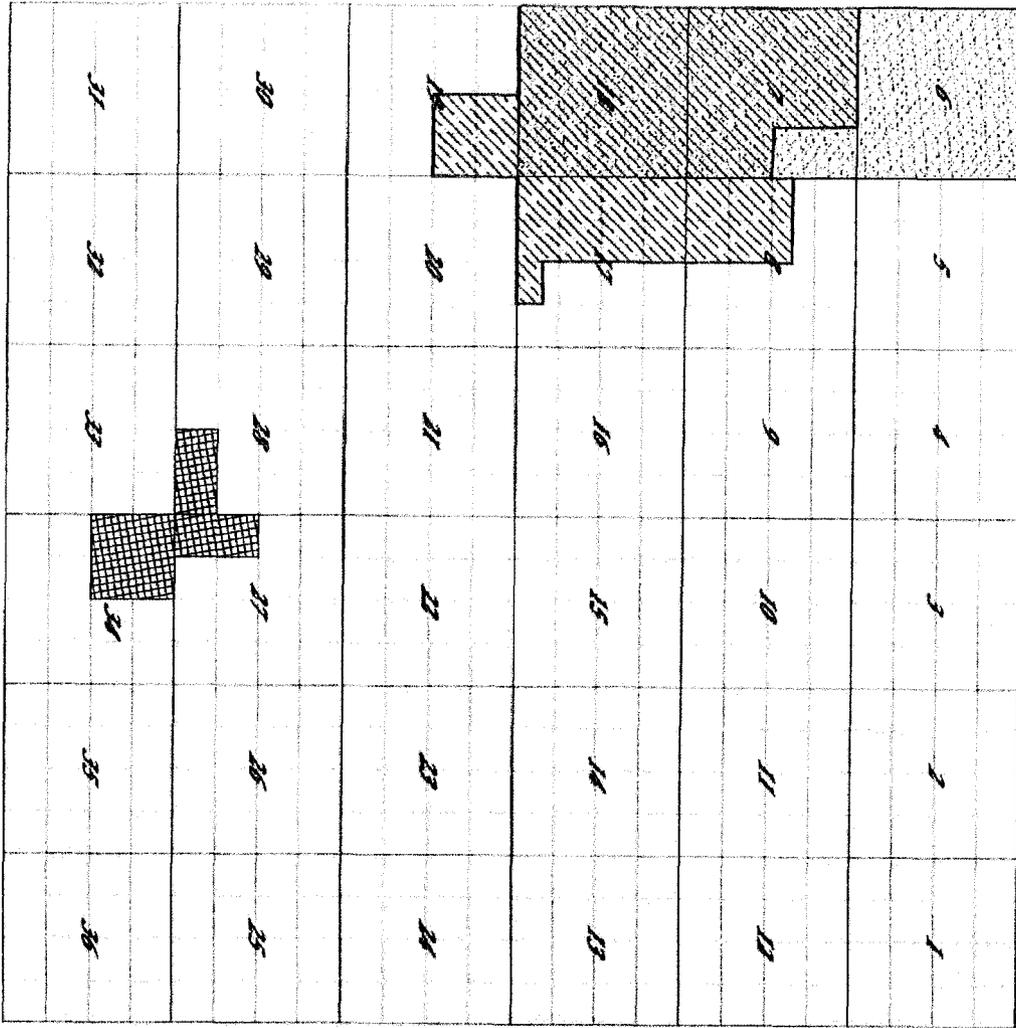
-  W-1445 (39) (3)
Arizona Water Company (Coolidge)
-  C-0005 (4)
City of Florence (Nonjurisdictional)
-  (3)
Arizona Water Company
Docket No. W-1445-05-389
Application for Extension
-  (4)
Johnson Utilities Company
Docket No. WS-02987A-06-0667
Application for Extension for Water & Sewer
-  Southwest environmental utilities
CC&N Requested Area

COUNTY: Pinal

Map No. 22

Map No. 22

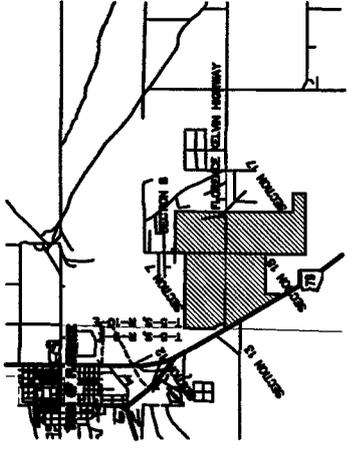
RANGE 10 East



TOWNSHIP 5 South

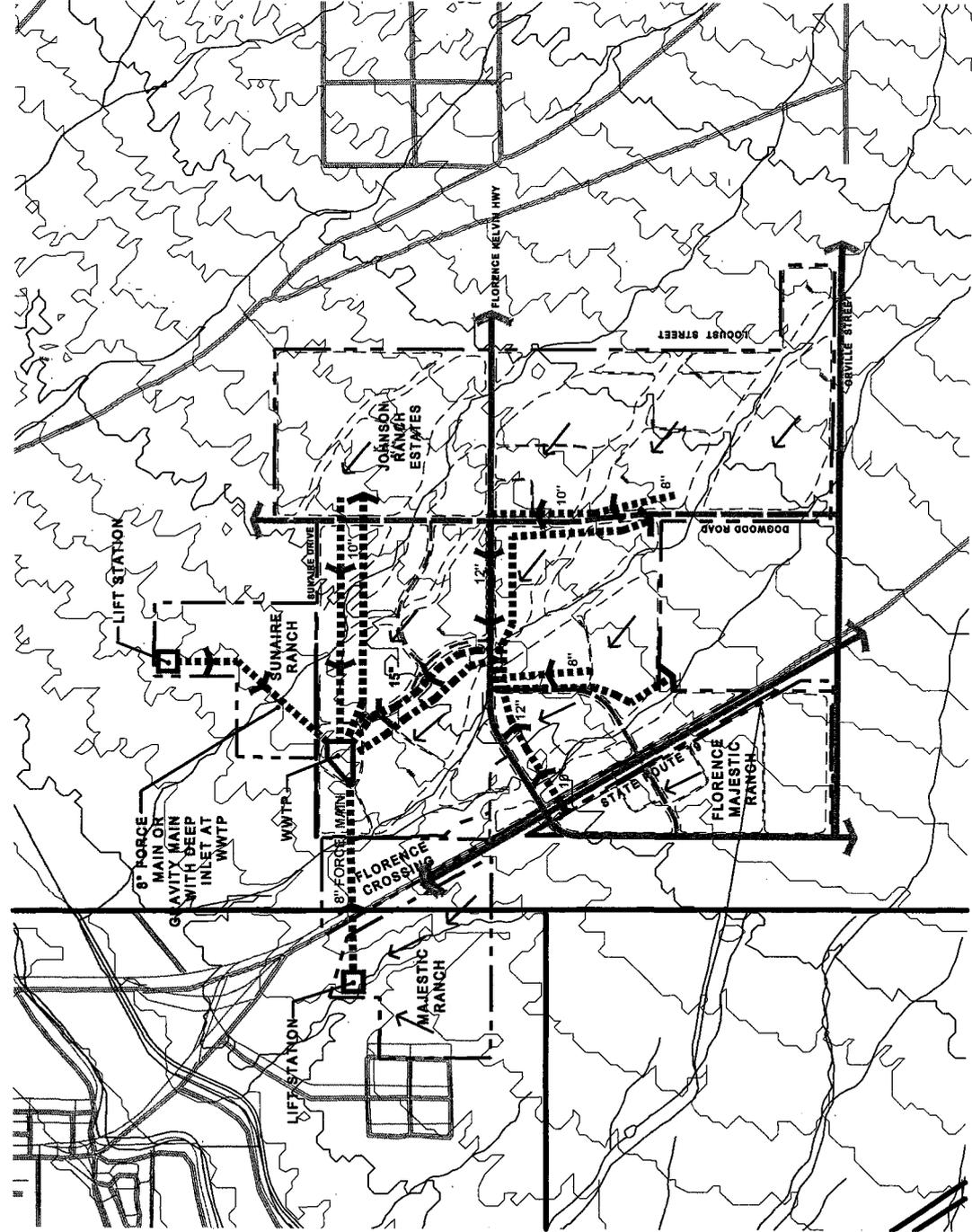
-  U-1993 (1)
-  United Utilities (Florence/Cactus System) (4)
-  City of Florence (Nonjurisdictional)
-  Southwest environmental utilities CC&N Requested Area

ATTACHMENT #4



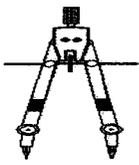
Legend of Symbols

- PROPOSED SEWER MAIN
- PROPOSED RECLAIMED LINE
- PROPOSED LIFT STATION
- PROPOSED WASTEWATER TREATMENT PLANT
- SURFACE FLOW DIRECTION



ATTACHMENT #5

WATER



SPECIFIC ENGINEERING, LLC.

5310 E. SHEA BOULEVARD SUITE 2
SCOTTSDALE, ARIZONA 85254
Phone: (480) 596-6335
FAX: (480) 596-6437



PRELIMINARY CONSTRUCTION ESTIMATE
PROJECT : SOUTHWEST ENVIRONMENTAL UTILITIES

PROJECT NO. _____

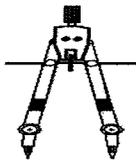
NO. of LOTS: N/A

DATE: 3/20/13

BY: Southwest environmental Utilities

2013 CC & N WATER EXPANSION

Description	Unit	Approximate Quantity	Unit Price	TOTAL
JOHNSON RANCH ESTATES-PARCEL A	LS	1	43,916.59	\$43,916.59
JOHNSON RANCH ESTATES-PARCEL B	LS	1	190,424.64	\$190,424.64
JOHNSON RANCH ESTATES-PARCEL C	LS	1	349,111.85	\$349,111.85
JOHNSON RANCH ESTATES-PARCEL D	LS	1	359,691.00	\$359,691.00
JOHNSON RANCH ESTATES-PARCEL E-Open Space				
JOHNSON RANCH ESTATES-PARCEL F-WWTP Site				
JOHNSON RANCH ESTATES-PARCEL G	LS	1	380,849.29	\$380,849.29
JOHNSON RANCH ESTATES-PARCEL H	LS	1	359,691.00	\$359,691.00
JOHNSON RANCH ESTATES-PARCEL I	LS	1	105,791.47	\$105,791.47
JOHNSON RANCH ESTATES-PARCEL J	LS	1	148,108.06	\$148,108.06
JOHNSON RANCH ESTATES-PARCEL K	LS	1	222,162.09	\$222,162.09
JOHNSON RANCH ESTATES-PARCEL L	LS	1	761,698.58	\$761,698.58
JOHNSON RANCH ESTATES-PARCEL M	LS	1	497,219.91	\$497,219.91
JOHNSON RANCH ESTATES-PARCEL N	LS	1	275,057.82	\$275,057.82
JOHNSON RANCH ESTATES-PARCEL O	LS	1	158,687.20	\$158,687.20
JOHNSON RANCH ESTATES-PARCEL P	LS	1	42,316.59	\$42,316.59
JOHNSON RANCH ESTATES-PARCEL Q	LS	1	76,854.03	\$76,854.03
JOHNSON RANCH ESTATES-PARCEL R	LS	1	318,616.11	\$318,616.11
JOHNSON RANCH ESTATES-PARCEL S	LS	1	454,903.32	\$454,903.32
JOHNSON RANCH ESTATES-PARCEL T	LS	1	84,633.18	\$84,633.18
JOHNSON RANCH ESTATES-PARCEL U	LS	1	402,007.58	\$402,007.58
JOHNSON RANCH ESTATES-PARCEL V	LS	1	275,057.82	\$275,057.82
JOHNSON RANCH ESTATES-PARCEL W	LS	1	116,370.62	\$116,370.62
JOHNSON RANCH ESTATES -Parcel X	LS	1	190,424.64	\$190,424.64



SPECIFIC ENGINEERING, LLC.

5310 E. SHEA BOULEVARD SUITE 2
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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT NO. _____

PROJECT : SOUTHWEST ENVIRONMENTAL UTILITIES

NO. of LOTS: N/A

DATE: 3/20/13

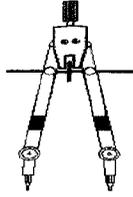
BY: Southwest environmental Utilities

2013 CC & N WATER EXPANSION

Description	Unit	Approximate Quantity	Unit Price	TOTAL
JOHNSON RANCH ESTATES-PARCEL Y	LS	1	772,277.73	\$772,277.73
JOHNSON RANCH ESTATES-PARCEL Z	LS	1	285,636.97	\$285,636.97
JOHNSON RANCH ESTATES-PARCEL AA	LS	1	327,953.55	\$327,953.55
JOHNSON RANCH ESTATES-PARCEL BB	LS	1	264,478.67	\$264,478.67
JOHNSON RANCH ESTATES-PARCEL CC	LS	1	476,061.61	\$476,061.61
JOHNSON RANCH ESTATES-PARCEL DD	LS	1	370,270.14	\$370,270.14
JOHNSON RANCH ESTATES-PARCEL EE	LS	1	126,949.76	\$126,949.76
JOHNSON RANCH ESTATES-PARCEL FF	LS	1	148,108.06	\$148,108.06
JOHNSON RANCH ESTATES-PARCEL GG	LS	1	10,979.15	\$10,979.15
JOHNSON RANCH ESTATES-PARCEL HH	LS	1	253,899.53	\$253,899.53
JOHNSON RANCH ESTATES-PARCEL II	LS	1	54,895.73	\$54,895.73
JOHNSON RANCH ESTATES-PARCEL JJ	LS	1	109,791.47	\$109,791.47
JOHNSON RANCH ESTATES-PARCEL KK	LS	1	571,273.93	\$571,273.93
JOHNSON RANCH ESTATES-PARCEL LL	LS	1	634,748.82	\$634,748.82
MAJESTIC RANCH	LS	1	2,323,390.37	\$2,323,390.37
FLORENCE CROSSING	LS	1	647,228.11	\$647,228.11
SUNAIRE	LS	1	730,947.46	\$730,947.46
SUBTOTAL				\$13,922,484.44

TOTALS SHOWN ARE FOR ONSITE AND INFRASTRUCTURE COSTS

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT NO.

3200A001

PROJECT :Southwest Environmental Utilities Infrastructure

NO. of LOTS: N/A

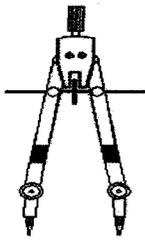
3/12/2013

BY: JOHNSON UTILITY LLC

WATER INFRASTRUCTURE

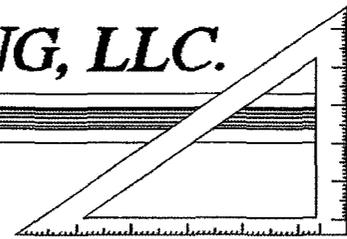
Description	Unit	Approximate Quantity	Unit Price	TOTAL
16" AWWA C900 DR 18 PVC 150psi	LF	6,580	45.00	\$296,100.00
12" AWWA C900 DR 18 PVC 150psi	LF	16,860	35.00	\$590,100.00
10" AWWA C900 DR 18 PVC 150psi	LF	2,640	28.00	\$73,920.00
8" AWWA C900 DR 18 PVC 150psi	LF	2,640	20.00	\$52,800.00
16" GATE VALVE, BOX & COVER	EA	9	2,200.00	\$19,800.00
12" GATE VALVE, BOX & COVER	EA	34	1,870.00	\$63,580.00
10" GATE VALVE, BOX & COVER	EA	4	1,350.00	\$5,400.00
8" GATE VALVE, BOX & COVER	EA	4	890.00	\$3,560.00
PVC WATER MAIN LOCATING TAPE	LF	28,720	0.85	\$24,412.00
WELL WITH WATER PLANT NO.1	LS	1	671,112.00	\$671,112.00
WATER PLANT NO.1-500,000 GAL STORAGE TANK	LS	1	600,000.00	\$600,000.00
WELL WITH WATER PLANT NO.2	LS	1	671,112.00	\$671,112.00
WATER PLANT NO.2-500,000 GAL STORAGE TANK	LS	1	600,000.00	\$600,000.00
WELL WITH WATER PLANT NO.3	LS	1	671,112.00	\$671,112.00
WATER PLANT NO.3-500,000 GAL STORAGE TANK	LS	1	600,000.00	\$600,000.00
FUTURE WELL NO 1	LS	1	680,296.00	\$680,296.00
FUTURE WELL NO 2	LS	1	680,296.00	\$680,296.00
	SUBTOTAL			\$6,303,600.01

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering LLC cannot and does not guarantee that proposals, bids or final construction costs will not vary from opinions of



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT : JRE Parcel LONSITE-72 AC SFR

3/20/2013

ONSITE WATER

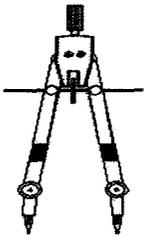
PROJECT NO. _____

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

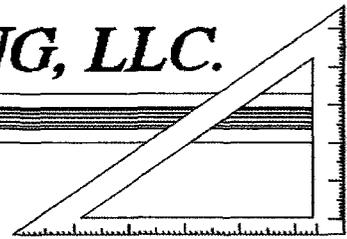
Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	252	1,600.00	\$403,200.00
INFRASTRUCTURE	LS	0.057	6,303,600.01	\$358,498.58
SUBTOTAL				\$761,698.58

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering LLC cannot and does not guarantee that proposals, bids or final construction costs will not vary from opinions of probable cost prepared by Specific Engineering LLC.



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT : JRE Parcel M ONSITE-47 AC MDR

3/20/2013

ONSITE WATER

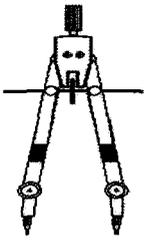
PROJECT NO. _____

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

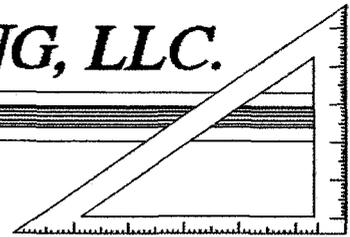
Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	165	1,600.00	\$263,200.00
INFRASTRUCTURE	LS	0.037	6,303,600.01	\$234,019.91
SUBTOTAL				\$497,219.91

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering LLC cannot and does not guarantee that proposals, bids or final construction costs will not vary from opinions of probable cost prepared by Specific Engineering LLC.



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT NO. _____

PROJECT : JRE Parcel X ONSITE-18 AC SFR _____

NO. of LOTS: N/A _____

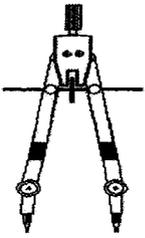
3/20/2013 _____

BY: SOUTHWEST ENVIRONMENTAL UTILITIES _____

ONSITE WATER

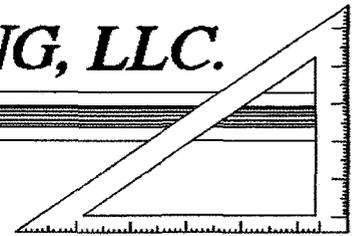
Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	63	1,600.00	\$100,800.00
INFRASTRUCTURE	LS	0.014	6,303,600	\$89,624.64
SUBTOTAL				\$190,424.64

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT : JRE Parcel GG ONSITE-1 AC Comm

3/20/2013

ONSITE WATER

PROJECT NO. _____

NO. of LOTS: N/A

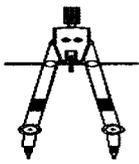
BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	1	6,000.00	\$6,000.00
INFRASTRUCTURE	LS	0.001	6,303,600	\$4,979.15
SUBTOTAL				\$10,979.15

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WASTEWATER

WASTEWATER



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT : SOUTHWEST ENVIRONMENTAL UTILITIES

DATE: 3/18/2013

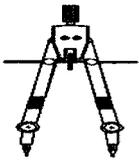
2013 CC & N SEWER

PROJECT NO. _____

NO. of LOTS: N/A

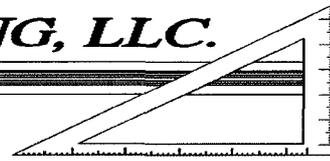
BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
JOHNSON RANCH ESTATES-PARCEL A	LS	1	87,216.26	\$87,216.26
JOHNSON RANCH ESTATES-PARCEL B	LS	1	392,473.17	\$392,473.17
JOHNSON RANCH ESTATES-PARCEL C	LS	1	719,534.14	\$719,534.14
JOHNSON RANCH ESTATES-PARCEL D	LS	1	741,338.20	\$741,338.20
JOHNSON RANCH ESTATES-PARCEL E-OS				
JOHNSON RANCH ESTATES-PARCEL F-WWTP				
JOHNSON RANCH ESTATES-PARCEL G	LS	1	784,946.33	\$784,946.33
JOHNSON RANCH ESTATES-PARCEL H	LS	1	741,338.20	\$741,338.20
JOHNSON RANCH ESTATES-PARCEL I	LS	1	218,040.65	\$218,040.65
JOHNSON RANCH ESTATES-PARCEL J	LS	1	305,256.91	\$305,256.91
JOHNSON RANCH ESTATES-PARCEL K	LS	1	457,885.36	\$457,885.36
JOHNSON RANCH ESTATES-PARCEL L	LS	1	1,569,892.66	\$1,569,892.66
JOHNSON RANCH ESTATES-PARCEL M	LS	1	1,024,791.04	\$1,024,791.04
JOHNSON RANCH ESTATES-PARCEL N	LS	1	566,905.68	\$566,905.68
JOHNSON RANCH ESTATES-PARCEL O	LS	1	327,060.97	\$327,060.97
JOHNSON RANCH ESTATES-PARCEL P	LS	1	87,216.26	\$87,216.26
JOHNSON RANCH ESTATES-PARCEL Q	LS	1	152,628.45	\$152,628.45
JOHNSON RANCH ESTATES-PARCEL R	LS	1	562,913.81	\$562,913.81
JOHNSON RANCH ESTATES-PARCEL S	LS	1	967,674.78	\$967,674.78
JOHNSON RANCH ESTATES-PARCEL T	LS	1	174,432.52	\$174,432.52
JOHNSON RANCH ESTATES-PARCEL U	LS	1	828,554.46	\$828,554.46
JOHNSON RANCH ESTATES-PARCEL V	LS	1	566,905.68	\$566,905.68
JOHNSON RANCH ESTATES-PARCEL W	LS	1	239,844.71	\$239,844.71
JOHNSON RANCH ESTATES-PARCEL X	LS	1	348,865.04	\$348,865.04



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PRELIMINARY CONSTRUCTION ESTIMATE
PROJECT : SOUTHWEST ENVIRONMENTAL UTILITIES

PROJECT NO. _____

NO. of LOTS: N/A

DATE: 3/18/2013

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

2013 CC & N SEWER

Description	Unit	Approximate Quantity	Unit Price	TOTAL
JOHNSON RANCH ESTATES-PARCEL Y	LS	1	1,591,696.73	\$1,591,696.73
JOHNSON RANCH ESTATES-PARCEL Z	LS	1	588,709.75	\$588,709.75
JOHNSON RANCH ESTATES-PARCEL AA	LS	1	675,926.01	\$675,926.01
JOHNSON RANCH ESTATES-PARCEL BB	LS	1	545,101.62	\$545,101.62
JOHNSON RANCH ESTATES-PARCEL CC	LS	1	981,182.91	\$981,182.91
JOHNSON RANCH ESTATES-PARCEL DD	LS	1	763,142.27	\$763,142.27
JOHNSON RANCH ESTATES-PARCEL EE	LS	1	261,648.78	\$261,648.78
JOHNSON RANCH ESTATES-PARCEL FF	LS	1	305,256.91	\$305,256.91
JOHNSON RANCH ESTATES-PARCEL GG	LS	1	22,904.06	\$22,904.06
JOHNSON RANCH ESTATES-PARCEL HH	LS	1	523,297.55	\$523,297.55
JOHNSON RANCH ESTATES-PARCEL I I	LS	1	109,020.32	\$109,020.32
JOHNSON RANCH ESTATES-PARCEL JJ	LS	1	218,040.65	\$218,040.65
JOHNSON RANCH ESTATES-PARCEL KK	LS	1	1,177,419.50	\$1,177,419.50
JOHNSON RANCH ESTATES-PARCEL LL	LS	1	1,308,243.88	\$1,308,243.88
MAJESTIC RANCH	LS	1	3,735,114.77	\$3,735,114.77
FLORENCE CROSSING	LS	1	1,071,314.66	\$1,071,314.66
SUNAIRE	LS	1	2,129,993.18	\$2,129,993.18
	SUBTOTAL			\$27,873,728.83

TOTALS SHOWN ARE FOR ONSITE, INFRASTRUCTURE, AND WRP COSTS

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ATTACHMENT #6

Southwest Environmental Utilities
Balance Sheet

Assets

Utility Plant	4,482,590
Accumulated Depreciation	(361,500)
Cash	373,401

Total Assets \$ 4,494,491

Equity and Liabilities

Equity

Common Stock	2,705,574
Retained Earnings	137,677
Total Equity	<u>\$ 2,843,251</u>

Liabilities & Deferred Credits

Advances in Aid of Construction	814,858
Contributions in Aid of Construction	667,200
Less: Amortization	(51,791)
Customer Deposits	
Refundable Meter Deposits	220,973
Long-Term Debt	

**Total Liabilities and
Deferred Credits** 1,651,240

Total Equity & Liab. \$ 4,494,491

Southwest Environmental Utilities - Water Division
Projected Statements of Income
For the 12 Months Ended

Exhibit
Schedule 2
INTERNAL USE ONLY

Line No.	Description	Year				
		1	2	3	4	5
3	Total estimated Revenues	\$ 59,680	\$ 159,098	\$ 238,677	\$ 307,511	\$ 368,402
4	Variable Expenses					
5	Pumping Power:					
6	Per 1,000 gallons	0.45	21,870	32,360	41,000	48,290
7	Repairs & Maint. (a)(b)	954	2,844	4,977	7,362	9,729
8	Insurance (a)(b)	859	2,560	4,479	6,626	8,756
9	Water Treatment & Testing (b)(d)	530	1,580	2,765	4,090	5,405
10	Billing, Postage, Operations (a)(b)	15,264	45,504	79,632	117,792	155,664
11	Total Variable Expenses	\$ 25,626	\$ 74,358	\$ 124,213	\$ 176,869	\$ 227,844
12						
13	Other Expenses					
14	Depreciation net of Amortization of CIAC from schedules 1a & 1e	22,442	46,442	53,579	82,325	104,922
15	Office (b) (e)	-	-	-	-	-
16	Legal & Accounting (b) (e)	2,500	2,550	2,601	2,653	2,706
17	Miscellaneous Expenses (b) (e)	1,200	1,224	1,248	1,273	1,299
18	Income Taxes	804	4,863	8,703	6,305	3,915
19	Property Taxes (f)	1,641	2,553	4,193	6,465	8,384
20						
21	Total Other Expense	\$ 28,587	\$ 57,631	\$ 70,325	\$ 99,021	\$ 121,225
22						
23						
24	Total Operating Expenses	\$ 54,213.08	\$ 131,988.83	\$ 194,538.29	\$ 275,890.77	\$ 349,068.71
25						
26	Operating income (loss)	\$ 5,467	\$ 27,109	\$ 44,139	\$ 31,621	\$ 19,333
27	Less:					
28	Interest (Expense) Income on Work. Cap. (c)	250	782	1,812	3,094	4,071
29	Interest Expense Long-term Debt (c)	-	-	-	-	-
30	Net Income	\$ 5,717	\$ 27,891	\$ 45,951	\$ 34,714	\$ 23,404
31						
32	(a) Per customer per month					
33	(b) Annual Inflation of:					
34	(c) If Applicable					
35	(d) ADEQ Testing at \$5.00 semi-annually per customer					
36	(e) Miscellaneous Expenses of \$100 per month					
37	(f) See Property Tax Calculation					
38						
39						
40						

(a) Per customer per month
(b) Annual Inflation of: 2.00%
(c) If Applicable
(d) ADEQ Testing at \$5.00 semi-annually per customer
(e) Miscellaneous Expenses of \$100 per month
(f) See Property Tax Calculation

Southwest Environmental Utilities - Water Division
Plant
Projected Years

Exhibit
Schedule 1a
Page 1
Witness: Bourassa

Line No.	Account	Description	A/IAC Spread	Depreciation Rate	Estimate	Engineering Permits, Etc.	Gross Amt	Year 1	Additions	Depreciation	Balance	A/D Balance
					\$		\$	\$	\$	\$	\$	\$
1	301	Organization		0.00%								
2	302	Franchises		0.00%								
3	303	Land and Land Rights		0.00%								
4	304	Structures and Improvements		3.33%								
5	305	Collecting and Impounding Rese		2.50%								
6	306	Lake, River and Other Intakes		2.50%								
7	307	Wells and Springs		3.33%	671,112		671,112	671,112	11,174		671,112	11,174
8	308	Infiltration Galleries and Tun		6.67%								
9	309	Supply Mains		2.00%								
10	310	Power Generation Equipment		5.00%								
11	311	Pumping Equipment		12.50%								
12	320	Water Treatment Equipment		3.33%								
13	330	Distribution Reservoirs and St		2.22%	600,000		600,000	600,000	6,660		600,000	6,660
14	331	Transmission and Distribution		2.00%	242,400		242,400	242,400	2,424		242,400	2,424
15	333	Services (AIAC)		2.00%	202,180		202,180	202,180	2,022		202,180	2,022
16	334	Meters and Meter Installations (AIAC)		3.33%								
17	335	Hydrants		8.33%	59,340		59,340	59,340	2,472		59,340	2,472
18	336	Hydrants (AIAC)		2.00%								
19	339	Backflow Prevention Devices		6.67%								
20	340	Other Plant and Miscellaneous		6.67%								
21	341	Office Furniture and Equipment		6.67%								
22	342	Transportation Equipment		20.00%								
23	343	Stores Equipment		4.00%								
24	344	Tools, Shop and Garage Equipme		5.00%								
25	345	Laboratory Equipment		10.00%								
26	346	Power Operated Equipment		5.00%								
27	347	Communication Equipment		10.00%								
28	348	Miscellaneous Equipment		10.00%								
29	348	Other Tangible Plant		10.00%								
30												
31												
32												
33												
34												
35												
36												
37												
38												
39												
							\$ 1,775,032	\$ 1,775,032	\$ 24,751	\$ 1,775,032	\$ 24,751	\$ 24,751

Totals

Southwest Environmental Utilities - Water Division
 Plant
 Projected Years

Exhibit
 Schedule 1a
 Page 2
 Witness: Bourassa

Line No.	Account Description	AIAC Spread	Depreciation Rate	Estimate	Engineering Permits, Etc.	Gross Amt	Year			A/D Balance
							Additions	Depreciation	Balance	
1	301 Organization		0.00%							
2	302 Franchises		0.00%							
3	303 Land and Land Rights		0.00%							
4	304 Structures and Improvements		3.33%							
5	305 Collecting and Impounding Rese		2.50%							
6	306 Lake, River and Other Intakes		2.50%							
7	307 Wells and Springs		3.33%							
8	308 Infiltration Galleries and Tun		6.67%				22,348	671,112		33,522
9	309 Supply Mains		2.00%							
10	310 Power Generation Equipment		5.00%							
11	311 Pumping Equipment		12.50%							
12	320 Water Treatment Equipment		3.33%							
13	330 Distribution Reservoirs and St		2.22%							
14	331 Transmission and Distribution		2.00%	105,864		105,864				
15	333 Services (AIAC)		2.00%	150,230		150,230	105,864	600,000	19,980	8,331
16	334 Meters and Meter Installations (AIAC)		3.33%	51,370		51,370	150,230	348,264	8,331	7,568
17	335 Hydrants (AIAC)		8.33%							
18	336 Backflow Prevention Devices		2.00%				51,370	110,710		9,554
19	339 Other Plant and Miscellaneous		6.67%							
20	340 Office Furniture and Equipment		6.67%							
21	341 Transportation Equipment		20.00%							
22	342 Stores Equipment		4.00%							
23	343 Tools, Shop and Garage Equipme		5.00%							
24	344 Laboratory Equipment		10.00%							
25	345 Power Operated Equipment		5.00%							
26	346 Communication Equipment		10.00%							
27	347 Miscellaneous Equipment		10.00%							
28	348 Other Tangible Plant		10.00%							
29	Totals			\$ 307,464	\$ -	\$ 307,464	\$ 307,464	\$ 2,082,496	\$ 54,203	\$ 78,954

Southwest Environmental Utilities - Water Division
 Plant
 Projected Years

Exhibit
 Schedule 1a
 Page 3
 Witness: Bourassa

Line No.	Account	Description	AIAC Spread	Depreciation Rate	Estimate	Engineering Permits, Etc.	Gross Amt	Year				
								Additions	Depreciation	Balance	A/D Balance	
1	301	Organization		0.00%								
2	302	Franchises		0.00%								
3	303	Land and Land Rights		0.00%								
4	304	Structures and Improvements		3.33%								
5	305	Collecting and Impounding Rese		2.50%								
6	306	Lake, River and Other Intakes		2.50%								
7	307	Wells and Springs		3.33%								
8	308	Infiltration Galleries and Tun		6.67%					22,348	671,112		\$5,870
9	309	Supply Mains		2.00%								
10	310	Power Generation Equipment		5.00%								
11	311	Pumping Equipment		12.50%								
12	320	Water Treatment Equipment		3.33%								
13	330	Distribution Reservoirs and St		2.22%								
14	331	Transmission and Distribution		2.00%	132,063		132,063		13,320	600,000		33,300
15	332	Transmission and Distribution		2.00%	205,044		205,044		8,286	480,327		16,617
16	333	Services (AIAC)		3.33%					9,099	557,454		16,666
17	334	Meters and Meter Installations (AIAC)		8.33%	57,100		57,100		11,600	167,810		21,154
18	335	Hydrants (AIAC)		2.00%								
19	336	Backflow Prevention Devices		6.67%								
20	339	Other Plant and Miscellaneous		6.67%								
21	340	Office Furniture and Equipment		6.67%								
22	341	Transportation Equipment		20.00%								
23	342	Stores Equipment		4.00%								
24	343	Tools, Shop and Garage Equipme		5.00%								
25	344	Laboratory Equipment		10.00%								
26	345	Power Operated Equipment		5.00%								
27	346	Communication Equipment		10.00%								
28	347	Miscellaneous Equipment		10.00%								
29	348	Other Tangible Plant		10.00%								
30		Totals					\$ 394,207	\$ 394,207	\$ 64,663	\$ 2,476,703	\$ 143,607	

Southwest Environmental Utilities - Water Division
Plant

Projected Years

Exhibit
Schedule 1a
Page 4
Witness: Bourassa

Line No.	Account	Description	AIAC Spread	Depreciation Rate	Estimate	Engineering Permits, Etc.	Gross Amt	Additions	Depreciation	Balance	A/D Balance
1	301	Organization		0.00%							
2	302	Franchises		0.00%							
3	303	Land and Land Rights		0.00%							
4	304	Structures and Improvements		3.33%							
5	305	Collecting and Impounding Rese		2.50%							
6	306	Lake, River and Other Intakes		2.50%							
7	307	Wells and Springs		3.33%							
8	308	Infiltration Galleries and Tun		6.67%	671,112		671,112	33,522	1,342,224	89,392	
9	309	Supply Mains		2.00%							
10	310	Power Generation Equipment		5.00%							
11	311	Pumping Equipment		12.50%							
12	320	Water Treatment Equipment		3.33%							
13	330	Distribution Reservoirs and St		2.22%							
14	331	Transmission and Distribution		2.00%	610,223		610,223	20,093	1,210,223	53,393	
15	331	Transmission and Distribution		2.00%	168,264		168,264	11,289	648,591	27,906	
16	333	Services (AIAC)		3.33%	228,344		228,344	13,433	785,798	30,099	
17	334	Meters and Meter Installations (AIAC)		8.33%	55,400		55,400	16,286	223,210	37,440	
18	335	Hydrants		2.00%							
19	335	Hydrants (AIAC)		2.00%							
20	336	Backflow Prevention Devices		6.67%							
21	339	Other Plant and Miscellaneous		6.67%							
22	340	Office Furniture and Equipment		6.67%							
23	341	Transportation Equipment		20.00%							
24	342	Stores Equipment		4.00%							
25	343	Tools, Shop and Garage Equipme		5.00%							
26	344	Laboratory Equipment		10.00%							
27	345	Power Operated Equipment		5.00%							
28	346	Communication Equipment		10.00%							
29	347	Miscellaneous Equipment		10.00%							
30	348	Other Tangible Plant		10.00%							
31											
32											
33											
34											
35											
36											
37											
38											
39											
Totals											
\$ 1,733,343											\$ 1,733,343
-											\$ 94,623
-											\$ 4,210,046
-											\$ 238,231

Southwest Environmental Utilities - Water Division
 Plant
 Projected Years

Exhibit
 Schedule 1a
 Page 5
 Witness: Bourassa

Line No.	Account	Description	AIAC Spread	Depreciation Rate	Estimate	Engineering Permits, Etc.	Gross Amt	Year			A/D Balance	
								Additions	Depreciation	Balance		
1	301	Organization		0.00%								
2	302	Franchises		0.00%								
3	303	Land and Land Rights		0.00%								
4	304	Structures and Improvements		3.33%								
5	305	Collecting and Impounding Rese		2.50%								
6	306	Lake, River and Other Intakes		2.50%								
7	307	Wells and Springs		3.33%								
8	308	Infiltration Galleries and Tun		6.67%				44,696	1,342,224		134,088	
9	309	Supply Mains		2.00%								
10	310	Power Generation Equipment		5.00%								
11	311	Pumping Equipment		12.50%								
12	320	Water Treatment Equipment		3.33%								
13	330	Distribution Reservoirs and St		2.22%								
14	331	Transmission and Distribution		2.00%				26,867	1,210,223		80,260	
15	332	Transmission and Distribution (AIAC)		2.00%	218,844			12,972	648,591		40,878	
16	333	Services (AIAC)		3.33%			218,844	17,904	1,004,642		48,003	
17	334	Meters and Meter Installations (AIAC)		8.33%	53,700		53,700	20,830	276,910		58,270	
18	335	Hydrants (AIAC)		2.00%								
19	336	Backflow Prevention Devices		6.67%								
20	339	Other Plant and Miscellaneous		6.67%								
21	340	Office Furniture and Equipment		6.67%								
22	341	Transportation Equipment		20.00%								
23	342	Stores Equipment		4.00%								
24	343	Tools, Shop and Garage Equipme		5.00%								
25	344	Laboratory Equipment		10.00%								
26	345	Power Operated Equipment		5.00%								
27	346	Communication Equipment		10.00%								
28	347	Miscellaneous Equipment		10.00%								
29	348	Other Tangible Plant		10.00%								
30		Totals			\$ 272,544	\$ -	\$ 272,544	\$ 272,544	\$ 123,269	\$ 4,482,590	\$ 361,500	

**Southwest Environmental Utilities - Wastewater Division
Balance Sheet**

5

Assets

Utility Plant	5,702,076
Accumulated Depreciation	(589,512)
Cash	1,041,858

Total Assets \$ 6,154,422

Equity and Liabilities

Equity

Common Stock, Net of	3,312,520
Retained Earnings	13,680
Total Equity	<u>\$ 3,326,200</u>

Liabilities & Deferred Credits

Advances in Aid of Construction	2,288,558
Contributions in Aid of Construction	596,000
Less: Amortization	(56,336)
Customer Deposits	

Long-Term Debt

**Total Liabilities and
Deferred Credits** 2,828,222

Total Equity & Liab. \$ 6,154,422

**Southwest Environmental Utilities - Wastewater Division
Projected Incremental Revenues and Expenses
For the 12 Months Ended**

Exhibit

Line No.		1	2	3	4	5
1		\$ 40,865	\$ 115,102	\$ 182,115	\$ 249,397	\$ 316,678
2						
3	Total estimated Revenues					
4	Variable Expenses					
5	Pumping Power:	3,434	9,396	14,029	18,241	22,453
6	Sludge Removal	1,908	5,220	7,794	10,134	12,474
7	Materials & Supplies (a)(b)	927	2,763	4,842	7,182	9,522
8	Billing, Postage, Operations, Insurance (a)(b)	7,416	22,104	38,736	57,456	76,176
9						
10						
11		\$ 13,685	\$ 39,483	\$ 65,401	\$ 93,013	\$ 120,625
12	Total Variable Expenses					
13	Other Expenses					
14	Depreciation net of Amortization of CIAC					
15	Legal & Accounting (e)	\$ 1,500	28,393	109,338	188,179	192,610
16	Miscellaneous (d)(b)	\$ 1,200	1,530	1,561	1,592	1,624
17	Income Taxes	1,200	1,224	1,248	1,273	1,299
18	Property Taxes (e)	1,050	6,580	417	50	334
19		1,308	2,100	3,606	5,831	7,981
20	Total Other Expense	\$ 19,714	\$ 39,826	\$ 116,170	\$ 196,925	\$ 203,847
21						
22						
23	Total Operating Expenses	33,399	79,309	181,571	289,938	324,472
24						
25	Operating income (loss)	\$ 7,466	\$ 35,793	\$ 543	\$ (40,542)	\$ (7,794)
26	Less:					
27	Interest (Expense)/Income on Work. Cap. (c)	-	221	2,419	5,404	10,169
28	Interest Expense Long-term Debt (c)	-	-	-	-	-
29	Net Income	\$ 7,466	\$ 36,014	\$ 2,962	\$ (35,138)	\$ 2,375
30						
31	(a) Per customer per month					
32	(b) Annual Inflation of:					
33	(c) If Applicable					
34	(d) Miscellaneous Expenses of \$100 per month					
35	(e) ADOR Property Tax Calculation					
36						
37						
38						
39						

2.00%

Southwest Environmental Utilities - Wastewater Division
 Plant
 Projected Years

Exhibit
 Schedule 1a
 Page 2
 Witness: Bourassa

Line No.	Account No.	Description	AIAC Spread	Depreciation Rate	Estimate	Engineering Permits, Etc.	Gross Amt	Additions	Depreciation*	Balance	A/D Balance
1	351	Organization		0.00%							
2	352	Franchises		0.00%							
3	353	Land and Land Rights		0.00%							
4	354	Structures and Improvements		3.33%							
5	355	Power Generation Equipment		5.00%							
6	360	Collection sewers -Force		2.00%							
7	361	Special Collecting Structures		2.00%	177,870		177,870	177,870	4,734	236,720	7,102
8	362	Services to customers		2.00%					6,355	406,700	8,644
9	363	Flow measuring Devices	100.00%	2.00%					1,032	51,600	1,548
10	365	Flow measuring Installations		10.00%							
11	366	Reuse Services		2.50%							
12	367	Reuse Meters and Meter Install		2.50%							
13	370	Receiving Wells		3.33%							
14	371	Pumping Equipment		12.50%							
15	374	Reuse Distribution Reservoirs		2.50%							
16	375	Reuse Transmission and Distrib		2.00%							
17	380	Treatment and Disposal Equipment*		5.00%							
18	381	Plant Sewers		5.00%					22,500	450,000	33,750
19	382	Outfall Sewer Lines		3.33%							
20	389	Other Plant and Miscellaneous		6.67%							
21	390	Office Furniture and Equipment		20.00%							
22	391	Transportation Equipment		20.00%							
23	392	Stores Equipment		5.00%							
24	393	Tools, Shop and Garage Equipme		10.00%							
25	394	Laboratory Equipment		5.00%							
26	395	Power Operated Equipment		10.00%							
27	396	Communication Equipment		5.00%							
28	397	Miscellaneous Equipment		5.00%							
29	398	Other Tangible Plant		5.00%							
30											
31											
32											
33											
34											
35											
36											
37											
38											
39											
40											
41											
42											
43											
44											
45											
46											
47											
Totals											
Composite Rate with 1/2 yr convention											
Licenses, Taxes, Permits											
Engineering and Contingency											
Total											

\$ 177,870 \$ - \$ 177,870 \$ 177,870 \$ 34,622 \$ 1,145,020 \$ 51,043

3.02%

\$ -
\$ -

Southwest Environmental Utilities - Wastewater Division
Plant
Projected Years

Exhibit
Schedule 1a
Page 3
Witness: Bourassa

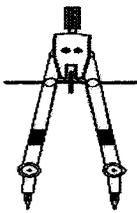
Line No.	Account	Description	A/IAC Spread	Depreciation Rate	Estimate	Engineering Permits, Etc.	Gross Amt	Additions	Depreciation*	Balance	A/D Balance						
					\$		\$	Year 3	\$	\$	\$						
351		Organization		0.00%													
352		Franchises		0.00%													
353		Land and Land Rights		0.00%													
354		Structures and Improvements		3.33%													
355		Power Generation Equipment		5.00%													
360		Collection sewers - Force		2.00%	189,400		189,400	189,400	6,628	426,120	13,730						
361		Collection Sewers - Gravity (A/IAC)		2.00%	233,344		233,344	233,344	10,467	640,044	19,111						
362		Special Collecting Structures		2.00%	200,000		200,000	200,000	3,032	251,600	4,580						
363		Services to customers		2.00%													
364		Flow measuring Devices	100.00%	10.00%													
365		Flow measuring Installations		10.00%													
366		Reuse Services		2.50%													
367		Reuse Meters and Meter Install		2.50%													
370		Receiving Wells		3.33%													
371		Pumping Equipment		12.50%													
374		Reuse Distribution Reservoirs		2.50%													
375		Reuse Transmission and Distrib		2.00%													
380		Treatment and Disposal Equipment*		5.00%	3,000,000		3,000,000	3,000,000	97,500	3,450,000	131,250						
381		Plant Sewers		5.00%													
382		Outfall Sewer Lines		3.33%													
389		Other Plant and Miscellaneous		6.67%													
390		Office Furniture and Equipment		20.00%													
391		Transportation Equipment		20.00%													
392		Stores Equipment		5.00%													
393		Tools, Shop and Garage Equipme		10.00%													
394		Laboratory Equipment		5.00%													
395		Power Operated Equipment		10.00%													
396		Communication Equipment		5.00%													
397		Miscellaneous Equipment		5.00%													
398		Other Tangible Plant		5.00%													
36																	
37																	
38																	
39																	
40																	
41																	
42																	
43																	
44																	
45																	
46																	
47																	
Totals																	
Composite Rate with 1/2 yr convention																	
Licenses, Taxes, Permits																	
Engineering and Contingency																	
Total																	
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; text-align: right;">\$ 3,622,744</td> <td style="width: 50%; text-align: left;">\$ -</td> </tr> <tr> <td style="width: 50%; text-align: right;">\$ 3,622,744</td> <td style="width: 50%; text-align: left;">\$ 117,628</td> </tr> <tr> <td style="width: 50%; text-align: right;">\$ 4,767,764</td> <td style="width: 50%; text-align: left;">\$ 168,671</td> </tr> </table>												\$ 3,622,744	\$ -	\$ 3,622,744	\$ 117,628	\$ 4,767,764	\$ 168,671
\$ 3,622,744	\$ -																
\$ 3,622,744	\$ 117,628																
\$ 4,767,764	\$ 168,671																
2.47%																	

ATTACHMENT #7

SOUTHWEST ENVIRONMENTAL UTILITIES INFRASTRUCTURE
SUMMARY OF 5-YEAR ESTIMATES

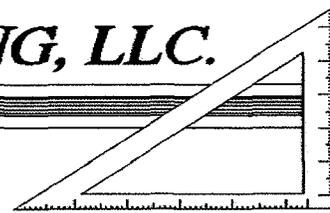
	Year 1	Year 2	Year 3	Year 4	Year 5	Totals
Water Infrastructure	\$1,513,512.50	\$105,864.00	\$132,063.00	\$1,449,599.00	\$0.00	\$3,201,038.50
On-Site Water	\$261,520.00	\$201,600.00	\$262,144.00	\$283,744.00	\$272,544.00	\$1,281,552.00
Totals	\$1,775,032.50	\$307,464.00	\$394,207.00	\$1,733,343.00	\$272,544.00	\$4,482,590.50

1st YEAR



SPECIFIC ENGINEERING, LLC.

5310 E. SHEA BOULEVARD SUITE 2
SCOTTSDALE, ARIZONA 85254
Phone: (480) 596-6335
FAX: (480) 596-6437



PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT NO. 3200A001

PROJECT :Southwest Environmental Utilities Infrastructure

NO. of LOTS: N/A

3/6/2013

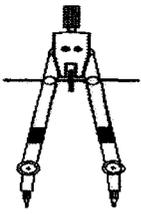
BY: SOUTHWEST ENVIRONMENTAL UTILITIES

WATER INFRASTRUCTURE-1st YR

Description	Unit	Approximate Quantity	Unit Price	TOTAL
16" AWWA C900 DR 18 PVC 150psi	LF	2,690	45.00	\$121,050.00
12" AWWA C900 DR 18 PVC 150psi	LF	2,640	35.00	\$92,400.00
16" GATE VALVE, BOX & COVER	EA	6	2,200.00	\$13,200.00
12" GATE VALVE, BOX & COVER	EA	6	1,870.00	\$11,220.00
PVC WATER MAIN LOCATING TAPE	LF	5,330	0.85	\$4,530.50
WELL WITH WATER PLANT NO.3	LS	1	671,112.00	\$671,112.00
500,000 WATER STORAGE AND PUMPING PLANT	LS	1	600,000.00	\$600,000.00
	SUBTOTAL			\$1,513,512.50

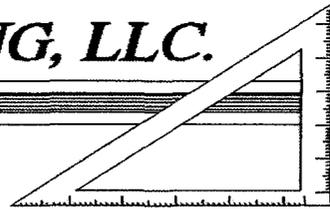
Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific

2nd YEAR



SPECIFIC ENGINEERING, LLC.

5310 E. SHEA BOULEVARD SUITE 2
SCOTTSDALE, ARIZONA 85254
Phone: (480) 596-6335
FAX: (480) 596-6437



PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT NO. 3200A001

PROJECT :Southwest Environmental Utilities Infrastructure

NO. of LOTS: N/A

2/25/2013

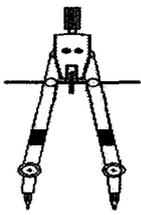
BY: SOUTHWEST ENVIRONMENTAL UTILITIES

WATER INFRASTRUCTURE-2nd YR

Description	Unit	Approximate Quantity	Unit Price	TOTAL
12" AWWA C900 DR 18 PVC 150psi	LF	2,640	35.00	\$92,400.00
12" GATE VALVE, BOX & COVER	EA	6	1,870.00	\$11,220.00
PVC WATER MAIN LOCATING TAPE	LF	2,640	0.85	\$2,244.00
SUBTOTAL				\$105,864.00

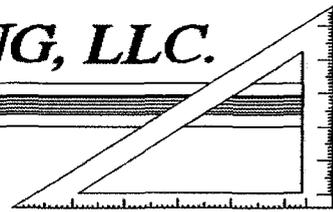
Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific

3rd YEAR



SPECIFIC ENGINEERING, LLC.

5310 E. SHEA BOULEVARD SUITE 2
SCOTTSDALE, ARIZONA 85254
Phone: (480) 596-6335
FAX: (480) 596-6437



PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT NO. 3200A001

PROJECT :Southwest Environmental Utilities Infrastructure

NO. of LOTS: N/A

3/6/2013

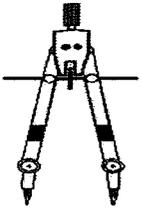
BY: Southwest Environmental Utilites

WATER INFRASTRUCTURE-3rd YR

Description	Unit	Approximate Quantity	Unit Price	TOTAL
16" AWWA C900 DR 18 PVC 150psi	LF	2,640	45.00	\$118,800.00
12" AWWA C900 DR 18 PVC 150psi	LF	2,940	35.00	\$102,900.00
16" GATE VALVE, BOX & COVER	EA	6	2,200.00	\$13,200.00
12" GATE VALVE, BOX & COVER	EA	6	1,870.00	\$11,220.00
PVC WATER MAIN LOCATING TAPE	LF	5,580	0.85	\$4,743.00
SUBTOTAL				\$132,063.00

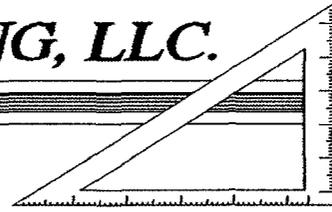
Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific

4th YEAR



SPECIFIC ENGINEERING, LLC.

5310 E. SHEA BOULEVARD SUITE 2
SCOTTSDALE, ARIZONA 85254
Phone: (480) 596-6335
FAX: (480) 596-6437



PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT NO. 3200A001

PROJECT :Southwest Environmental Utilities Infrastructure

NO. of LOTS: N/A

3/6/2013

BY: Southwest Environmental Utilities

WATER INFRASTRUCTURE-4th YR

Description	Unit	Approximate Quantity	Unit Price	TOTAL
16" AWWA C900 DR 18 PVC 150psi	LF	80	45.00	\$3,600.00
12" AWWA C900 DR 18 PVC 150psi	LF	2,960	35.00	\$103,600.00
8" AWWA C900 DR 18 PVC 150psi	LF	1,400	20.00	\$28,000.00
16" GATE VALVE, BOX & COVER	EA	7	2,200.00	\$15,400.00
12" GATE VALVE, BOX & COVER	EA	6	1,870.00	\$11,220.00
8" GATE VALVE, BOX & COVER	EA	3	890.00	\$2,670.00
PVC WATER MAIN LOCATING TAPE	LF	4,440	0.85	\$3,774.00
WELL WITH WATER PLANT NO.2	LS	1	671,112.00	\$671,112.00
WATER PLANT NO.2-500,000 gal Storage Tank	LS	1	610,223.42	\$610,223.42
SUBTOTAL				\$1,449,599

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific

5th YEAR

ATTACHMENT #8

SOUTHWEST ENVIRONMENTAL UTILITIES INFRASTRUCTURE
SUMMARY OF 5-YEAR ESTIMATES

	Year 1	Year 2	Year 3	Year 4	Year 5	Totals
Sewer Infrastructure	\$738,320.00	\$0.00	\$3,389,400.00	\$434,600.00	\$0.00	\$4,562,320.00
On-Site Sewer	\$228,830.00	\$177,870.00	\$233,344.00	\$254,756.00	\$244,956.00	\$1,139,756.00
Totals	\$967,150.00	\$177,870.00	\$3,622,744.00	\$689,356.00	\$244,956.00	\$5,702,076.00

Sewer Overall Costs

CC & N Sewer

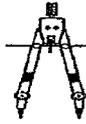
\$28,043,148.29

On-Site Sewer

\$21,106,725.70

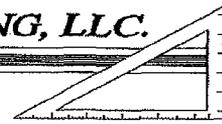
1st Year

2nd Year



SPECIFIC ENGINEERING, LLC.

6510 E. SHEA BOULEVARD SUITE 2
SCOTTSDALE, ARIZONA 85254
Phone: (480) 596-6338
FAX: (480) 596-6437



ENGINEER'S OPINION OF PROBABLE COST
PROJECT: SEU-JOHNSON RANCH ESTATES- INFRASTRUCTURE
February 26, 2013
SEWER-SEU-JRE-2ND YR

PROJECT NO. 3200A001
NO. of LOTS: N.A.
BY: Southwest Environmental Utilities, CC & N Cost Est.

Description	Unit	Approximate Quantity	Unit Price	TOTAL
NO ADDITIONAL INFRASTRUCTURE REQUIRED				
		SUBTOTAL		

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering, LLC cannot and does not guarantee that proposals, bids or final construction costs will not vary from opinions of probable cost prepared by Specific Engineering, LLC.

3rd Year

4th Year

5th Year

ATTACHMENT #9

Town of Florence
P.O. Box 2670
775 North Main Street
Florence, Arizona 85132

Phone (520) 868-7500
Fax (520) 868-7501
TDD (520) 868-7502

www.florenceaz.gov

TOWN SERVICES

Building Safety
868-7573

Community Development
868-7575

Finance
868-7624

Fire
868-7609

Grants
868-7513

Human Resources
868-7545

Library
868-8311

Municipal Court
868-7514

Parks & Recreation
868-7589

Police
868-7681

Public Works
868-7620

Senior Center
868-7622

Town Attorney
868-7557

Utility Billing
868-7680

Water/Wastewater
868-7677

February 25, 2013

George Johnson
Southwest Environment Utilities LLC
5230 E. Shea Boulevard, Suite 200
Scottsdale, Arizona 85254

RE WATER AND WASTEWATER SERVICE TO CONTAIN PORTION OF THE
TOWN OF FLORENCE CITY LIMITS LOCATED SOUTH OF THE CENTRAL
ARIZONA PROJECT CANAL

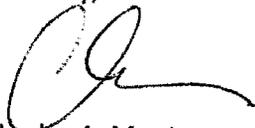
Dear Mr. Johnson:

The Town of Florence Supports Southwest Environment Utilities, LLC to provide water and wastewater services to certain portions of the incorporated town limits located south of the Central Arizona Project Canal as referenced in the attached legal description.

The Town of Florence supports Southwest Environment Utilities, LLC application to extend its Certificate of Convenience and Necessity (CC&N) for water and wastewater services to this referenced property per the operating agreement dated February 19, 2013, Fee Number 2013-015706.

Should you have any questions, please feel free to contact me at (520) 868-7558.

Sincerely,



Charles A. Montoya
Town Manager

Attachment: Legal Descriptions for Southwest Environmental Utilities, LLC
CC&N

Copied: James E. Mannato, Town Attorney
Wayne Costa, Public Work Director
File

LEGAL DESCRIPTIONS
FOR
SOUTHWEST ENVIRONMENTAL UTILITIES, LLC
CC&N

BEING PORTIONS OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 9 EAST AND
SECTIONS 7, 8, 17, 18, AND 19, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA
AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18,

**THENCE N. 00°49'34" E., ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE
OF 2629.50 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;**

**THENCE CONTINUING ALONG SAID WEST LINE, N. 00°50'11" W., A DISTANCE OF 2206.12
FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE FOR US HWY 79;**

**THENCE N. 31°53'55" W., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A
DISTANCE OF 454.39 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 12;**

**THENCE S. 88°31'42" W., ALONG SAID SOUTH LINE, A DISTANCE OF 2316.55 FEET
TO THE SOUTH QUARTER CORNER OF SAID SECTION 12;**

**THENCE CONTINUING ALONG SAID SOUTH LINE, S. 88°31'42" W., A DISTANCE
OF 2549.58 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 12;**

**THENCE N. 01°43'02" W., ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE
OF 2649.79 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 12;**

**THENCE N. 88°31'54" E, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 12,
A DISTANCE OF 1568.27 FEET TO THE NORTHWEST CORNER OF LOT 1 AS SHOWN ON A
"RECORD OF SURVEY MINOR LAND DIVISION OF PARCEL 202-21-015D" RECORDED IN
SURVEYS BOOK 3, PAGE 134, PINAL COUNTY RECORDS, PINAL COUNTY ARIZONA;**

**THENCE S. 02°15'14" E., ALONG THE WEST LINE OF SAID MINOR LAND DIVISION, A
DISTANCE OF 916.07 FEET TO THE NORTHWEST CORNER OF LOT 5 OF SAID MINOR
LAND DIVISION;**

**THENCE N. 88°31'11" E., ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF
982.55 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;**

**THENCE N. 01°23'34" W., ALONG THE EAST LINE OF SAID MINOR LAND DIVISION, A
DISTANCE OF 809.79 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE
FOR EAST SALAZAR ROAD;**

**THENCE S. 73°02'13" E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE
OF 1073.58 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE FOR US
HWY. 79;**

THENCE N. 31°53'55" W., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 335.90 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, N. 57°55'46" E., A DISTANCE OF 306.01 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 12;

THENCE N. 88°31'54" E., ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 1461.87 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE N. 00°54'24" W., ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 2642.80 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE N. 88°02'40" E., ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 3565.10 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE S. 01°49'24" E., ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 2639.28 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF;

THENCE N. 89°15'28" E., ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 7, A DISTANCE OF 1320.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 7 AND THE WEST QUARTER CORNER OF SAID SECTION 8;

THENCE N. 01°49'24" W., ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 659.82 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8;

THENCE N. 88°13'08" E., ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 2654.61 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER;

THENCE S. 01°50'43" E., ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 8, A DISTANCE OF 661.44 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 8;

THENCE CONTINUING ALONG SAID NORTH-SOUTH MID-SECTION LINE, S. 01°50'43" E., A DISTANCE OF 2635.87 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 8;

THENCE S. 88°10'30" W., ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 2656.23 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8 AND THE SOUTHEAST CORNER OF SAID SECTION 7;

THENCE S. 88°13'55" W., ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 2640.42 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 7 AND THE NORTH QUARTER CORNER OF SAID SECTION 18;

THENCE S. 01°47'36" E., ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 18, A DISTANCE OF 2620.59 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 18;

THENCE CONTINUING ALONG SAID NORTH-SOUTH MID-SECTION LINE, S. 01°47'36" E., A DISTANCE OF 2648.58 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE S. 89°14'13" W., ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2492.72 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,294.06 ACRES MORE OR LESS.

FOLLOWING PARCELS ALSO INCLUDED:

THE WEST HALF OF SECTION 17, AND THE SOUTH 825.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, AZ, AND;

THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, AZ, AND;

THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, ARIZONA; AND

THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, ARIZONA.

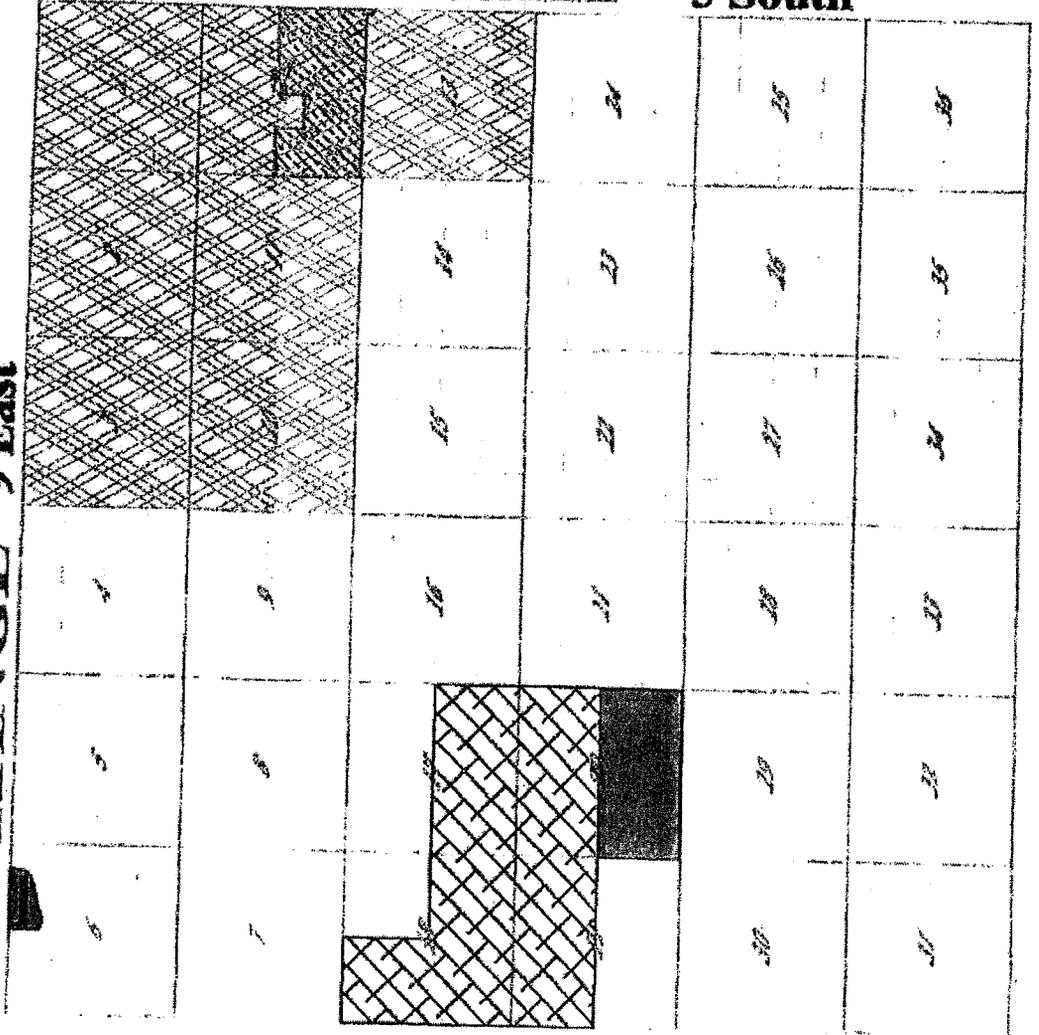
NOTE:

THIS LEGAL DESCRIPTION IS FOR CC&N PURPOSES ONLY AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD SURVEY.

COUNTY = Pinal

RANGE 9 East

TOWNSHIP 5 South



-  **W-1445 (3)(3)**
Arizona Water Company (Coolidge)
-  **C-0005 (4)**
City of Florence (Non-jurisdictional)
-  **(3)**
Arizona Water Company
Docket No. W-1445-05-383
Application for Extension
-  **(4)**
Johnson Utilities Company
Docket No. WS-02987A-05-0667
Application for Extension for Water & Sewer
-  **Southeast environmental utilities CC&N Requested Area**

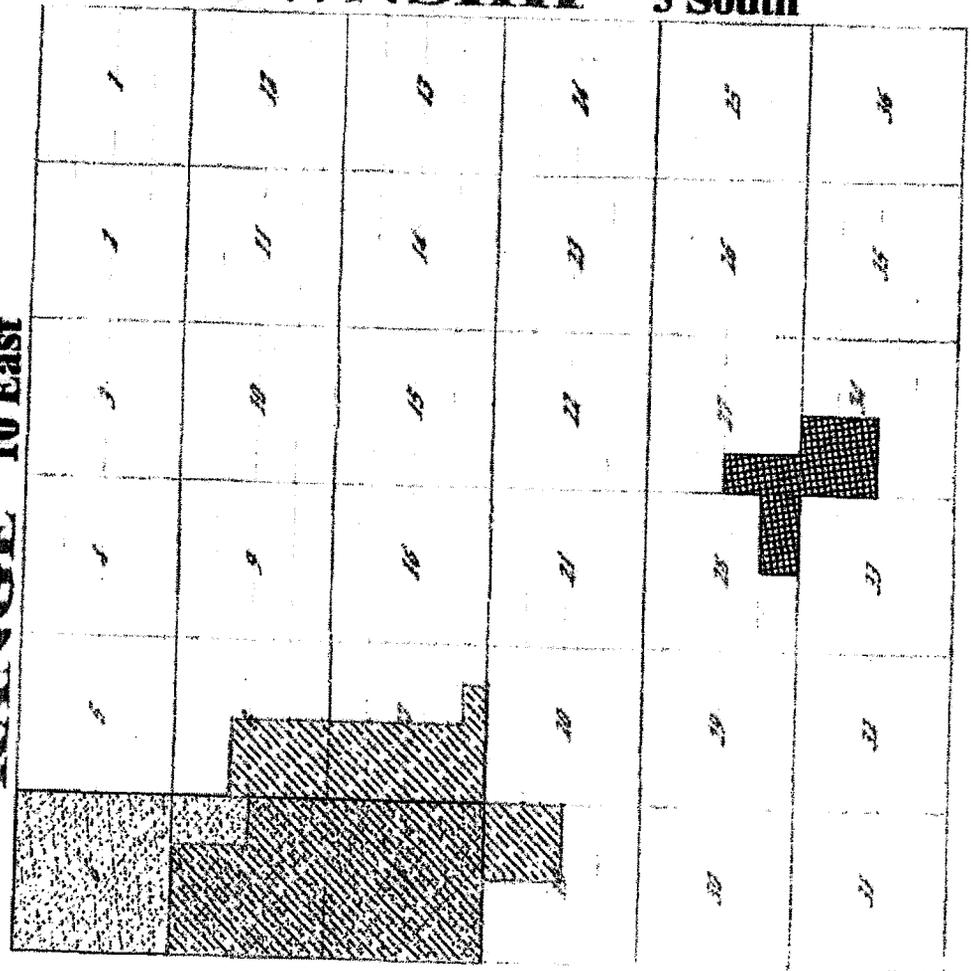
Map No. 22

Map No. 22

COUNTY = Pinal

RANGE 10 East

TOWNSHIP 5 South



-  U-1993 (1)
Unified Utilities (Florence/Cactus System)
-  (4)
City of Florence (Nonjurisdictional)
- 
Southwest environmental utilities
COBAN Requested Area



"The Power and Rewards of Vision"

January 9, 2013

Southwest Environmental Utilities, LLC
Attn: Mr. George Johnson
5230 E Shea Blvd, Suite 200
Scottsdale AZ 85254

Re: Florence Majestic Ranch

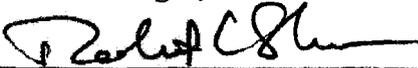
Mr. Johnson,

Florence/Majestic Ranch, L.L.C. hereby requests that Southwest Environmental Utilities, LLC provide water and wastewater service to our Florence Majestic Ranch development. A legal description of the Property is attached to this letter as Exhibit A. Florence/Majestic Ranch, L.L.C. will support any and all regulatory approvals necessary to providing water and sewer service to our development

Please call should you have further questions or need additional information.

FLORENCE/MAJESTIC RANCH, L.L.C.

By: **KT/RMG Manager, L.L.C.**

By: 
Its Authorized Officer

8800 N. Gainey Center Drive | Suite 255 | Scottsdale | Arizona 85258
480-609-1200 | fax 480-609-1130 | www.romcrae.com

Mr. George Johnson
Southwest Environmental Utilities, LLC
January 9, 2013
Page 2

Exhibit A

Description of Property

ALL THAT PART OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 49 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2629.50 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;

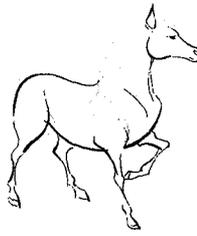
THENCE NORTH 00 DEGREES 50 MINUTES 11 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2206.12 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89;

THENCE SOUTH 31 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89, A DISTANCE OF 4655.79 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 18;

THENCE SOUTH 01 DEGREES 47 MINUTES 36 SECONDS EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 849.82 FEET OT THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE SOUTH 89 DEGREES 14 MINUTES 13 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2492.72 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18 AND THE POINT OF BEGINNING.

APN 206-01-012A5



JOHNSON RANCH ESTATES, LLC

1 March 2013

Southwest Environmental Utilities, LLC
5230 E Shea Blvd, Suite 200
Scottsdale AZ 85254

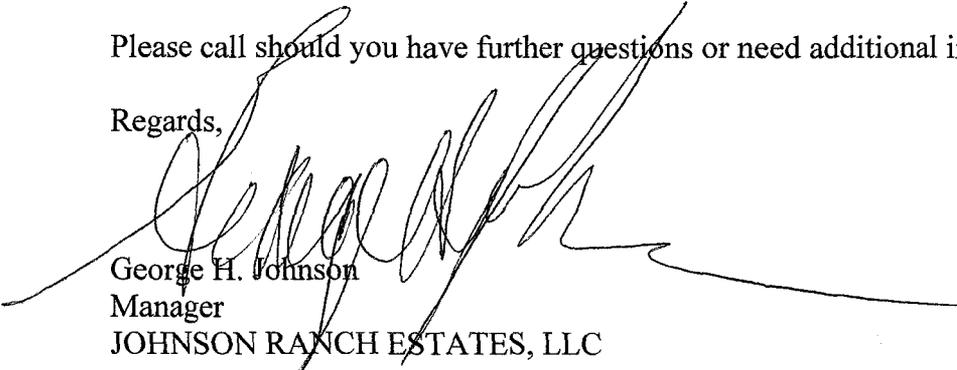
Re: Johnson Ranch Estates

To Whom It May Concern,

Johnson Ranch Estates, LLC hereby requests that Southwest Environmental Utilities, LLC provide water and wastewater service to our Johnson Ranch Estates development. A legal description of the property is attached to this letter as Exhibit A. Johnson Ranch Estates, LLC will support any and all regulatory approvals necessary to providing water and sewer service to our development

Please call should you have further questions or need additional information.

Regards,



George H. Johnson
Manager
JOHNSON RANCH ESTATES, LLC

Attachment: Exhibit A

5230 East Shea Boulevard, Suite 200
Scottsdale AZ 85254
(480) 998-3300 Phone
(480) 483-7908 Fax

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Parcel No. 1:

The Northwest quarter of Section 17, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northwest corner of said Section 17, which is a GLO brass cap, said Point being the POINT OF BEGINNING, from which the West quarter corner of said Section 17 bears South 00 degrees 02 minutes 58 seconds East a distance of 2644.13 feet (measured), which is a GLO brass cap;

Thence North 89 degrees 56 minutes 35 seconds East, along the North line of said Section 17, a distance of 2655.84 feet (measured), to the North quarter corner of said Section 17, which is a GLO brass cap;

Thence South 00 degrees 06 minutes 29 seconds East, along the North-South mid-section line, a distance of 2649.15 feet (measured) to the center quarter corner;

Thence North 89 degrees 56 minutes 55 seconds West, along the East-West mid-section line, a distance of 2658.56 feet (measured) to the West quarter corner of said Section 17;

Thence North 00 degrees 02 minutes 58 seconds West, along the West line of said Section 17, a distance of 2644.13 feet (measured) to the POINT OF BEGINNING.

Parcel No. 2:

The Northeast quarter of Section 18, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northeast corner of said Section 18, which is a GLO brass cap, said point being the POINT OF BEGINNING, from which the East quarter corner of said Section 18 bears South 00 degrees 02 minutes 58 seconds East a distance of 2644.13 feet (measured), which is a GLO brass cap;

Thence South 00 degrees 02 minutes 58 seconds East, along the East line of said Section 18, a distance of 2644.13 feet (measured) to the East quarter corner of said Section 18;

Thence North 89 degrees 29 minutes 23 seconds West, along the East-West mid-section line, a distance of 2641.46 feet (measured);

Thence North 00 degrees 02 minutes 26 seconds West, along the North-South mid-section line a distance of 2619.92 feet (measured) to the North quarter corner of said Section 18, which is a GLO brass cap;

Thence North 89 degrees 59 minutes 06 seconds East, a distance of 2640.94 feet (measured) to the POINT OF BEGINNING;

EXCEPT all coal, oil, gas and other minerals as reserved in the patent to said land.

Parcel No. 3:

The Southwest quarter of Section 17, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the West quarter corner of said Section 17, which is a GLO brass cap, said point being the POINT OF BEGINNING, from which the Northwest corner of said Section 17, which is a GLO brass cap, bears North 00 degrees 02 minutes 58 seconds West, a distance of 2644.13 feet (measured);

Thence South 89 degrees 56 minutes 55 seconds East, along the East-West mid-section line, a distance of 2658.56 feet (measured) to the center quarter corner of said Section 17;

Thence South 00 degrees 06 minutes 58 seconds East, along the North-South mid-section line, a distance of 2638.21 feet (measured) to the South quarter corner of said Section 17, which is a GLO brass cap;

Thence South 89 degrees 57 minutes 55 seconds West, along the South line of said Section 17, a distance of 2664.91 feet (measured) to the Southwest corner of said section 17, which is a GLO brass cap;

Thence North 00 degrees 01 minutes 18 seconds East, along the West line of said Section 17, a distance of 2642.21 feet (measured) to the POINT OF BEGINNING.

Parcel No. 4:

Parcel C, Book 8 of Surveys, Page 255, being a portion of the Southeast quarter of Section 17, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the South quarter corner of Section 17, which is a General Land Office Brass cap, from which the Southwest corner of said Section 17, which is a GLO brass cap, bears South 89 degrees 57 minutes 55 seconds West a distance of 2,664.91 feet, said point being the POINT OF BEGINNING;

Thence North 00 degrees 06 minutes 58 seconds West along the North-South midsection line, a distance of 825.00 feet;

Thence South 89 degrees 51 minutes 20 seconds East parallel with the south line of said Section 17, a distance of 1,328.12 feet;

Thence South 00 degrees 04 minutes 22 seconds East a distance of 825.00 feet to the South line of said Section 17;

Thence North 89 degrees 51 minutes 20 seconds West along said South line a distance of 1,327.50 feet to the POINT OF BEGINNING;

EXCEPT all coal, oil, gas and other minerals as reserved in the patent to said land.

March 1, 2013

Southwest Environmental Utilities, LLC
5230 E Shea Blvd, Suite 200
Scottsdale AZ 85254

Re: Florence Crossing Land Partners, LLC
±56 acres at Hwy 79 and Kelvin Hwy, Florence Arizona

Mr. Johnson,

Florence Crossing Land Partners, LLC hereby requests that Southwest Environmental Utilities provide water and wastewater service to our Florence Crossing PAD development. A legal description of the Property is attached to this letter as Exhibit A. Florence Crossing Land Partners, LLC will support any and all regulatory approvals necessary to providing water and sewer service to our development

Please call should you have further questions or need additional information.

Regards,

Maximillian Investment Company, LLC
Managing Member of Florence Crossing Land Partners, LLC

By:



Matthew Werner, Its Manager

EXHIBIT "A"

Parcel No. 1:

Beginning at the East quarter corner of Section 12, Township 5 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, herein referred to as the True Point of Beginning of that property described as follows:

Thence North 89 degrees 35 minutes 52 seconds West, along the Northerly line of the Southeast quarter of said Section 12, for a distance of 1,461.22 feet;

Thence South 58 degrees 56 minutes 48 seconds West, for a distance of 133.73 feet;

Thence South 30 degrees 50 minutes 19 seconds East, for a distance of 2,993.88 feet;

Thence North 89 degrees 36 minutes 16 seconds East, for a distance of 33.75 feet to a point on the Easterly section line of said Section 12;

Thence North 00 degrees 09 minutes 26 seconds East, a distance of 2,649.61 feet to the True Point of Beginning.

Parcel No.2:

Beginning at the Southwest corner of Section 7, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, hereinafter referred to as the True Point of Beginning of that property described as follows:

Thence North 00 degrees 13 minutes 35 seconds East, a distance of 51.74 feet to the Southeast corner of Section 12, Township 5 South, Range 9 East;

Thence North 00 degrees 09 minutes 26 seconds East, along the Westerly line of said Section 7, for a distance of 1,155.36 feet;

Thence South 26 degrees 07 minutes 45 seconds East, for a distance of 56.83 feet;

Thence South 03 degrees 18 minutes 32 seconds East, for a distance of 172.05 feet;

Thence South 06 degrees 04 minutes 06 seconds West, for a distance of 109.93 feet;

Thence South 01 degree 29 minutes 30 seconds East, for a distance of 181.67 feet;

Thence South 50 degrees 03 minutes 31 seconds East, for a distance of 84.44 feet;

Thence South 39 degrees 18 minutes 23 seconds East, for a distance of 257.76 feet;

Thence South 18 degrees 00 minutes 04 seconds East, for a distance of 237.67 feet;

Thence South 24 degrees 28 minutes 37 seconds East, for a distance of 115.00 feet;

Thence South 15 degrees 34 minutes 40 seconds East, for a distance of 107.89 feet, to a point on the Southerly line of said Section 7;

Thence South 89 degrees 17 minutes 08 seconds West, for a distance of 409.56 feet, along the Southerly line of said Section 7 to the Southwest corner of said Section 7 and the True Point of Beginning.

ATTACHMENT #10

SEC. 12 TN.5S RG.9E

202-21

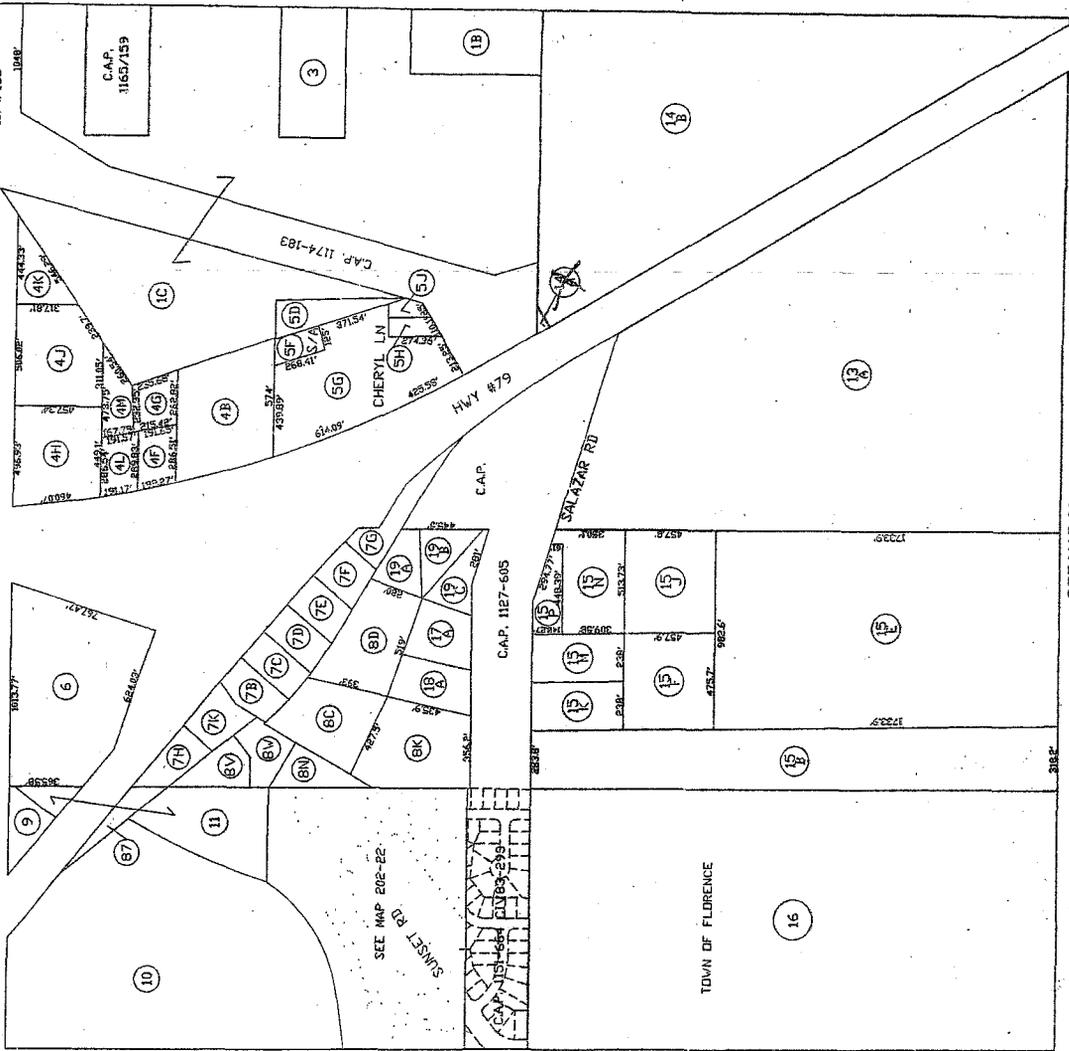
THIS MAP IS FOR TAX PURPOSES ONLY.
 THIS OFFICE WILL NOT ASSUME LIABILITY FOR
 REPRESENTATION, MEASUREMENTS OR VARIANCE.

SEE MAP 202-04

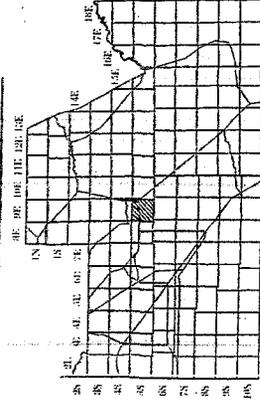
SEE MAP 202-02

SEE MAP 202-20

SEE BOOK 206



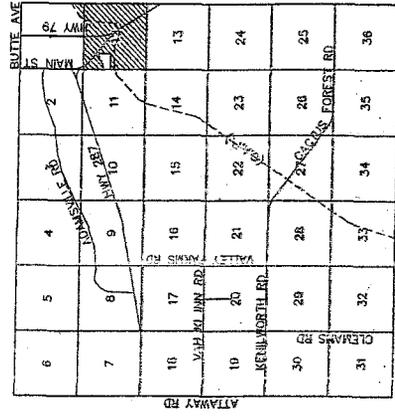
LOCATION MAP



SCALE: 1" = 800'

UPDATED BY: Y
 7-31-2007

VICINITY MAP



SEE MAP 202-01

PINAL COUNTY ASSESSORS MAP



Search Criteria (Parcel Number: 202-21-016-*)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (202-21-0160)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 202-21-0160 shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	202-21-0160 (Taxing Information)		
Section:	12	Township:	05S
Range:	09E		
Atlas Number:	062-12	Map:	View Parcel Map
Property Description: (What is this?)			
CEMENTERY W1/2 SW OF SEC 12-5S-9E 80.00 AC			

Primary Owner:	TOWN OF FLORENCE
Name 2:	
In C/O:	
Tax Bill Mailing Address	
Address:	PO BOX 2670
City:	FLORENCE
State:	AZ
Zip Code:	85132

Date of Sale:	12/30/2005
Sale Amount:	Not Given
Document(s):	
	2005-184250
	2000-001931

Property Address (Location):			
300 E SALAZAR RD FLORENCE AZ 85132			
* Property Address refers to a geographical location: it may not match the mailing address city or zip code			
Subdivision:			
Unit:	Block:	Lot:	Phase:
Cabinet:		Slide:	

No Personal Property Listed

Value Details (1 Improvements)	View Values
---------------------------------------	--------------------

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Search Criteria (Parcel Number: 202-21-015-B)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (202-21-015B)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 202-21-015B shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	202-21-015B (Taxing Information)		
Section:	12	Township:	05S
Range:	09E		
Atlas Number:	062-12	Map:	View Parcel Map
Property Description: (What is this?)			
W-322.26' OF E1/2 SW OF SEC 12-5S-9E 19.60 AC			

Primary Owner:	TOWN OF FLORENCE
Name 2:	
In C/O:	
Tax Bill Mailing Address	
Address:	PO BOX 2670
City:	FLORENCE
State:	AZ
Zip Code:	85132

Date of Sale:	Not Given
Sale Amount:	Not Given
Document(s):	

Property Address (Location):			
Subdivision:			
Unit:	Block:	Lot:	Phase:
Cabinet:	Slide:		

No Personal Property Listed

Value Details (1 Improvements)	View Values
---------------------------------------	--------------------



Search Criteria (Parcel Number: 202-21-015-E)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (202-21-015E)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 202-21-015E shows the following information for Tax Year: 2013 **Tax Year Chart**

Parcel Number:	202-21-015E (Taxing Information)		
Section:	12	Township:	05S
Range:	09E		
Atlas Number:	062-12	Map:	View Parcel Map
Property Description: (What is this?)			
BEG @ CEN QTR COR OF SEC 12, TH S00D 10'09 W-915.61' POB; TH CONT S00D 10'09 W-1733.85', TH S89D58'58 W-956.49', TH N00D41.35 W-1735.86', TH N89D58'38 E-982.55' POB SEC 12-5S-9E 38.58 AC			

Primary Owner:	CIVIC PROPERTIES LLC
Name 2:	
In C/O:	
Tax Bill Mailing Address	
Address:	9000 SNOWY OWL LANE
City:	BLAINE
State:	WA
Zip Code:	98230

Date of Sale:	2/18/2000
Sale Amount:	\$73,614.00
Document(s):	
	2006-025218
	2000-007530

Property Address (Location):			
Subdivision:			
Unit:	Block:	Lot:	Phase:
Cabinet:	Slide:		

No Personal Property Listed

Value Details (1 Improvements)	View Values
---------------------------------------	--------------------

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Search Criteria (Parcel Number: 202-21-013-A)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (202-21-013A)	View Details
Link to This Parcel Print View	

Parcel Number 202-21-013A shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number: 202-21-013A (Taxing Information)	Primary Owner: CIVIC PROPERTIES LLC	
Section: 12 Township: 05S Range: 09E	Name 2:	
Atlas Number: Map View Parcel Map	In C/O:	
Property Description: (What is this?)	Tax Bill Mailing Address	
THAT POR OF SE SEC 12-5S-9E LYING W OF HWY 80-89 EXC PCL SOLD TO CAP DESC AS FOLLOWS BEG AT S QT COR OF SEC 12-5S-9E TH N-2543.41' TO POB TH CONT N-105.98' TH E-754.23' TH S ALONG R/W OF HWY 80-89 30 DEG 10' 00 E-473.93' TH N-72 DEG 59' 29 W-1037.90' TO POB SEC 12-5S-9E 81.24 AC	Address: 9000 SNOWY OWL LANE	
	City: BLAINE	
	State: WA	
	Zip Code: 98230	

Date of Sale: 6/24/1999	Property Address (Location):			
Sale Amount: \$392,000.00	Subdivision:			
Document(s):	Unit:	Block:	Lot:	Phase:
2006-025218				
2003-027817	Cabinet:		Slide:	

No Personal Property Listed

Value Details (1 Improvements) [View Values](#)



Search Criteria (Parcel Number: 202-21-014-B)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (202-21-014B)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 202-21-014B shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	202-21-014B (Taxing Information)		
Section:	12	Township:	05S
Range:	09E		
Atlas Number:	-	Map:	View Parcel Map
Property Description: (What is this?)			
ALL OF SE SEC 12-5S-9E; EXC LYING S & W OF NELY R/W OF US HWY 80 & EXC BEG AT NW COR OF SE SEC 12-5S-9E E-754' TO POB TH E-358' TH S-59 DEG W-309' TH N-30 DEG W-182' TO POB THEREOF SEC 12-5S-9E 45.45 AC			

Primary Owner:	FLORENCE CROSSING LAND PARTNERS LLC
Name 2:	
In C/O:	
Tax Bill Mailing Address	
Address:	3200 E CAMELBACK RD STE 130
City:	PHOENIX
State:	AZ
Zip Code:	85018

Date of Sale:	6/19/2012
Sale Amount:	\$190,000.00
Document(s):	
	2012-051840
	2010-082242
	2006-058370
	2004-037746

Property Address (Location):			
Subdivision:			
Unit:	Block:	Lot:	Phase:
Cabinet:	Slide:		

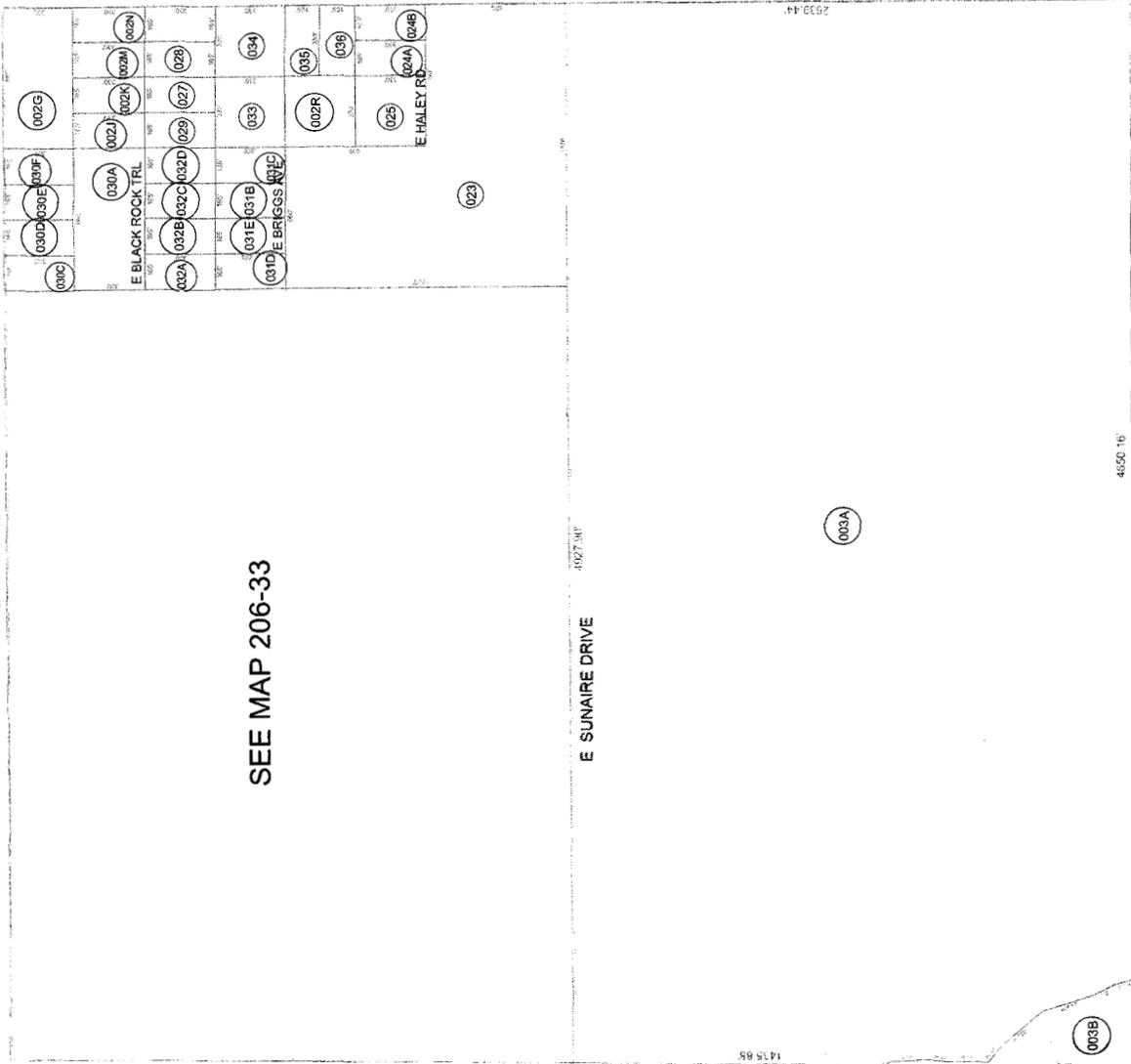
No Personal Property Listed

Value Details (1 Improvements)	View Values
---------------------------------------	--------------------

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SEE MAP 206-01_1
E MAYFIELD RD

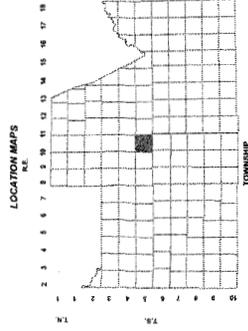


SEE MAP 206-33

N FULSOM ROAD
SEE MAP 206-01_1

N DOGWOOD ROAD
SEE MAP 206-03

BOOK - MAP
206-01_2
SEC. 7 T.05S. R.10E.



TOWNSHIP		SECTION	
6	5	4	3
6	5	10	11
19	17	16	15
16	20	21	22
30	29	28	27
31	32	33	34
		35	36



Revised: 4/19/2011

By: **KG**

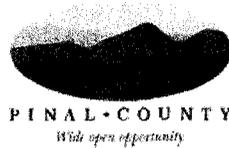


PINAL COUNTY
and open opportunity

Pinal County Assessor

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA INDICATED HEREIN. THE DATA IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR THE PINAL COUNTY ASSESSOR'S OFFICE PURPOSES.

SEE MAP 206-01_1
E FLORENCE-KELVIN HIGHWAY



Search Criteria (Parcel Number: 206-01-003-A)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (206-01-003A)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 206-01-003A shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	206-01-003A (Taxing Information)		
Section:	07	Township:	05S
Range:	10E		
Atlas Number:	- Map: View Parcel Map		
Property Description: (What is this?)			
BEG @ THE W4 COR OF SEC 7-05S-10E TH E-4927.9 TH S-2639.44 TH W-4560.2 TH N-15 -W-107.89 TH N-24 W-115 TH N-18 W-237.67 TH N-39 W-257.76 TH N-50 W-84.44 TH N-01 W-181.67 TH N-06 E-109.93 TH N-03 W-172.05 TH N-26 W-56.82 TH N-1435.88 TO POB, AKA PARCEL "A" IN BK 17 OF SURVEYS PG 35, 295.48 AC			

Primary Owner:	STEARNS BANK NATIONAL ASSOC- <i>Johnson Ranch Estates</i>
Name 2:	
In C/O:	C/O FIDELITY NATIONAL TITLE NTS DIV
Tax Bill Mailing Address	
Address:	60 E RIO SALADO PKWY STE 1110
City:	TEMPE
State:	AZ
Zip Code:	85284

Date of Sale:	8/14/2012
Sale Amount:	\$1,725,000.00
Document(s):	
	2012-070172
	2010-001271

Property Address (Location):			
Subdivision:			
Unit:	Block:	Lot:	Phase:
Cabinet:	Slide:		

No Personal Property Listed

Value Details	View Values
----------------------	--------------------



Search Criteria (Parcel Number: 206-01-003-B)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (206-01-003B)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 206-01-003B shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	206-01-003B (Taxing Information)		
Section:	07	Township:	05S
Range:	10E		
Atlas Number:	-	Map:	View Parcel Map
Property Description: (What is this?)			
BEG @ THE SW COR OF SEC 7-5S-10E TH N-51.74 TH N-1155.36 TH S-26 E-56.82 TH S-03 E-172.05 TH S-06 W-109.93 TH S-01 E-181.67 TH S-50 E-84.44 TH S-39 E-257.76 TH S-18 E-237.67 TH S-24 E-115 TH S-15 E-107.89 TH W-409.56 TO POB, AKA PARCEL "B" IN BK 17 OF SURVEYS PG 35, 4.56 AC			

Primary Owner:	FLORENCE CROSSING LAND PARTNERS LLC
Name 2:	
In C/O:	
Tax Bill Mailing Address	
Address:	3200 E CAMELBACK RD STE 130
City:	PHOENIX
State:	AZ
Zip Code:	85018

Date of Sale:	6/19/2012
Sale Amount:	\$190,000.00
Document(s):	
	2012-051840
	2010-082242

Property Address (Location):							
Subdivision:							
Unit:		Block:		Lot:		Phase:	
Cabinet:		Slide:					

No Personal Property Listed

Value Details **View Values**

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SEC. 7 N2 TN.5S RG.10E

SEE MAP 206-01

206-33

FINISTERRE RANCHETTES

BK. 1 (SUR) - PG. 73
BK. 1 (SUR) - PG. 93

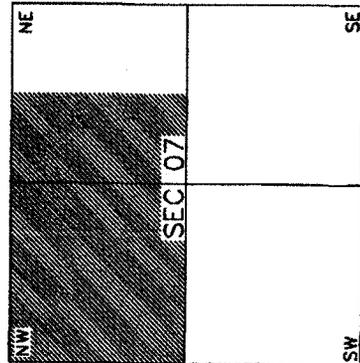
AREA CODE
0000

SPECIAL DISTRICTS
00000
00000

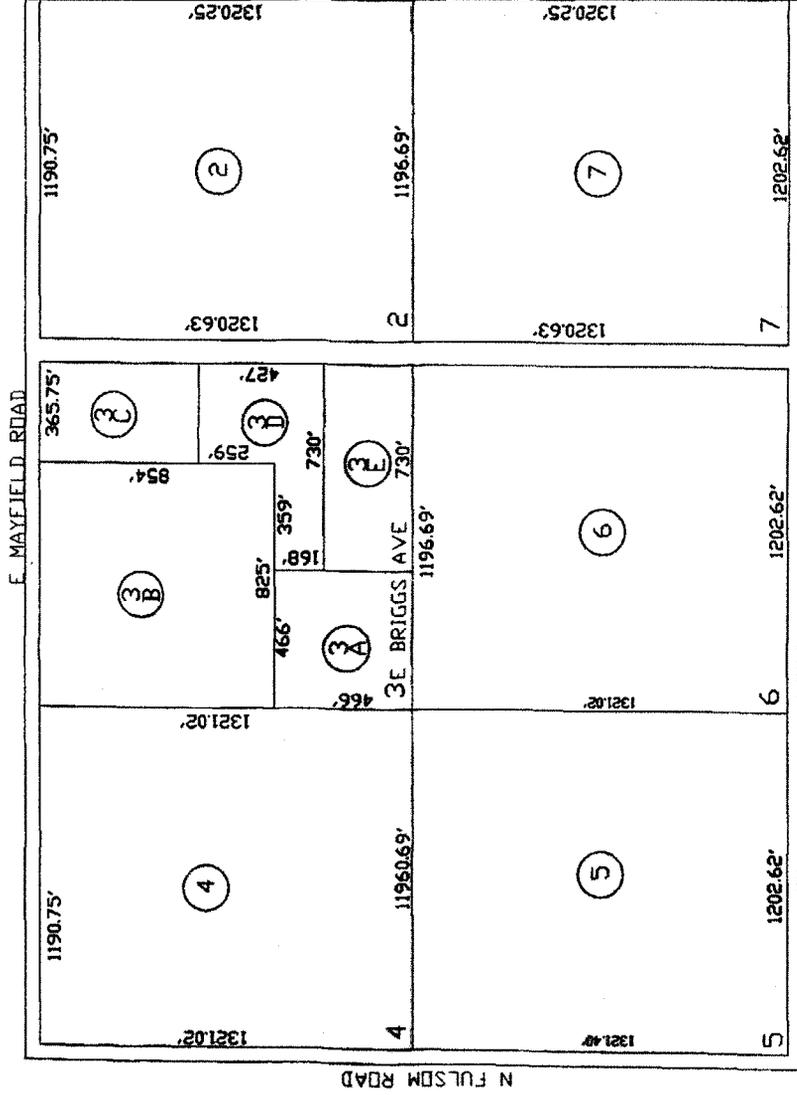
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SEE MAP 202-21

VICINITY MAP



FLORENCE-KELVIN HWY



SEE MAP 206-01

THE ORIGINAL PLAT OF THIS SUBDIVISION IS
ON FILE WITH THE PINAL COUNTY RECORDERS
OFFICE. FOR COMPLETE INFORMATION OF PLAT
AND COUNTY CALL (602) 968-7100.



SCALE: 1" = 600'

08-10-2001

SEE MAP 206-01

PINAL COUNTY ASSESSORS MAP



Search Criteria (Parcel Number: 206-33-002-0)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (206-33-0020)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 206-33-0020 shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	206-33-0020 (Taxing Information)		
Section:	07	Township:	05S
Range:	10E		
Atlas Number:	-	Map:	View Parcel Map
Property Description: (What is this?)			
FINISTERRE RANCHETTS (SUBD OF UNSUBDIVIDED LAND) LT 2 BK & PG 1-73 & 1-93 SEC 7-5S-10E 36.20 AC			

Primary Owner:	CIVIC PROPERTIES LLC
Name 2:	
In C/O:	
Tax Bill Mailing Address	
Address:	9000 SNOWY OWL LN
City:	BLAINE
State:	WA
Zip Code:	98230

Date of Sale:	2/18/2000
Sale Amount:	\$75,306.00
Document(s):	
	2000-007529

Property Address (Location):			
Subdivision:			
Unit:	Block:	Lot:	Phase:
Cabinet:	Slide:		

No Personal Property Listed

Value Details [View Values](#)



Search Criteria (Parcel Number: 206-33-007-0)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (206-33-0070)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 206-33-0070 shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	206-33-0070 (Taxing Information)		
Section:	07	Township:	05S
Range:	10E		
Atlas Number:	-	Map:	View Parcel Map
Property Description: (What is this?)			
FINISTERRE RANCHETTS (SUBD OF UNSUBDIVIDED LAND) LT 7 BK & PG 1-73 & 1-93 SEC 7-5S-10E 36.20 AC			

Primary Owner:	CIVIC PROPERTIES L L C
Name 2:	
In C/O:	
Tax Bill Mailing Address	
Address:	9000 SNOWY OWL LN
City:	BLAINE
State:	WA
Zip Code:	98230

Date of Sale:	1/12/2000
Sale Amount:	\$245,821.00
Document(s):	
	2005-184250
	2000-001931

Property Address (Location):			
Subdivision:			
Unit:	Block:	Lot:	Phase:
Cabinet:	Slide:		

No Personal Property Listed

Value Details **View Values**



Search Criteria (Parcel Number: 206-33-006-0)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (206-33-0060)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 206-33-0060 shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	206-33-0060 (Taxing Information)		
Section:	07	Township:	05S
Range:	10E		
Atlas Number:	- Map: View Parcel Map		
Property Description: (What is this?)			
FINISTERRE RANCHETTS (SUBD OF UNSUBDIVIDED LAND) LT 6 BK & PG 1-73 & 1-93 SEC 7-5S-10E 36.20 AC			

Primary Owner:	CIVIC PROPERTIES L L C
Name 2:	
In C/O:	
Tax Bill Mailing Address	
Address:	9000 SNOWY OWL LN
City:	BLAINE
State:	WA
Zip Code:	98230

Date of Sale:	12/30/2005
Sale Amount:	Not Given
Document(s):	
	2005-184250
	2000-001931

Property Address (Location):			
Subdivision:			
Unit:	Block:	Lot:	Phase:
Cabinet:	Slide:		

No Personal Property Listed

Value Details **View Values**

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Search Criteria (Parcel Number: 206-33-004-0)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (206-33-0040)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 206-33-0040 shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	206-33-0040 (Taxing Information)		
Section:	07	Township:	05S
		Range:	10E
Atlas Number:	- Map: View Parcel Map		
Property Description: (What is this?)			
FINISTERRE RANCHETTS (SUBD OF UNSUBDIVIDED LAND) LT 4 BK & PG 1-73 & 1-93 SEC 7-5S-10E 36.20 AC			

Primary Owner:	BEHRENS TED
Name 2:	
In C/O:	
Tax Bill Mailing Address	
Address:	20941 E FLORENCE KELVIN HWY
City:	FLORENCE
State:	AZ
Zip Code:	85132

Date of Sale:	12/2/1988
Sale Amount:	\$70,610.00
Document(s):	
	2009-097432
	2005-012166

Property Address (Location):							
Subdivision:							
Unit:		Block:		Lot:		Phase:	
Cabinet:		Slide:					

No Personal Property Listed

Value Details (2 Improvements)	View Values
---------------------------------------	--------------------

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Search Criteria (Parcel Number: 206-33-005-*)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (206-33-0050)	View Details
Link to This Parcel Print View	

Parcel Number 206-33-0050 shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	206-33-0050 (Taxing Information)		
Section:	07	Township:	05S
Range:	10E		
Atlas Number:	-	Map:	View Parcel Map
Property Description: (What is this?)			
FINISTERRE RANCHETTS (SUBD OF UNSUBDIVIDED LAND) LT 5 BK & PG 1-73 & 1-93 SEC 7-5S-10E 36.20 AC			

Primary Owner:	FLORENCE 40 INVESTMENTS LLC
Name 2:	
In C/O:	
Tax Bill Mailing Address	
Address:	7702 E DOUBLETREE RANCH RD STE 300
City:	SCOTTSDALE
State:	AZ
Zip Code:	85258

Date of Sale:	2/11/2005
Sale Amount:	\$83,900.00
Document(s):	
	2005-014507

Property Address (Location):							
Subdivision:							
Unit:		Block:		Lot:		Phase:	
Cabinet:		Slide:					

No Personal Property Listed

Value Details (2 Improvements) [View Values](#)

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Search Criteria (Parcel Number: 206-33-003-B)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (206-33-003B)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 206-33-003B shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	206-33-003B (Taxing Information)		
Section:	07	Township:	05S
Range:	10E		
Atlas Number:	-	Map:	View Parcel Map
Property Description: (What is this?)			
BEG AT NW COR OF SEC 7 E-1190.75 TO POB E-825.73 S-854.14 W-825.73 N-854.46 TO POB SEC 7-5S-10E 16.00 AC			

Primary Owner:	SHAH K G M FIROZ & KONDO YURI TRS
Name 2:	
In C/O:	
Tax Bill Mailing Address	
Address:	10049 E DYNAMITE BLVD STE 115
City:	SCOTTSDALE
State:	AZ
Zip Code:	85262

Date of Sale:	9/23/1999
Sale Amount:	\$35,000.00
Document(s):	
	2004-098737
	2004-073024

Property Address (Location):							
Subdivision:							
Unit:		Block:		Lot:		Phase:	
Cabinet:		Slide:					

No Personal Property Listed

Value Details (2 Improvements)	View Values
---------------------------------------	--------------------

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Search Criteria (Parcel Number: 206-33-003-C)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (206-33-003C)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 206-33-003C shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	206-33-003C (Taxing Information)		
Section:	07	Township:	05S
Range:	10E		
Atlas Number:	-	Map:	View Parcel Map
Property Description: (What is this?)			
BEG AT NW COR OF SEC 7 E-2016.48 TO POB E-235.66 E-129.25 S-594.49 W-367.68 N-594.50 TO POB SEC 7-5S-10E 5.00 AC			

Primary Owner:	TURK GERALD E & CATHERINE M
Name 2:	
In C/O:	
Tax Bill Mailing Address	
Address:	PO BOX 21573
City:	MESA
State:	AZ
Zip Code:	85277

Date of Sale:	6/7/1999
Sale Amount:	\$14,900.00
Document(s):	
	1999-025771

Property Address (Location):					
Subdivision:					
Unit:		Block:		Lot:	
Cabinet:		Slide:			

No Personal Property Listed

Value Details (2 Improvements)	View Values
---------------------------------------	--------------------

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Search Criteria (Parcel Number: 206-33-003-D)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (206-33-003D)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 206-33-003D shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	206-33-003D (Taxing Information)		
Section:	07	Township:	05S
Range:	10E		
Atlas Number:	- Map: View Parcel Map		
Property Description: (What is this?)			
BEG AT N1/4 COR OF SEC 7 S-594.49 TO POB S-427.77 W-728.70 N-168.28 E-359.03 N-259.64 E-367.68 TO POB SEC 7-5S-10E 5.20 AC			

Primary Owner:	DESIENA PAUL
Name 2:	
In C/O:	
Tax Bill Mailing Address	
Address:	15531 E VIA DEL PALO
City:	GILBERT
State:	AZ
Zip Code:	85298

Date of Sale:	8/12/2005
Sale Amount:	\$55,000.00
Document(s):	
	2005-103348
	1999-022063

Property Address (Location):			
Subdivision:			
Unit:	Block:	Lot:	Phase:
Cabinet:	Slide:		

No Personal Property Listed

Value Details (2 Improvements)	View Values
---------------------------------------	--------------------



Search Criteria (Parcel Number: 206-33-003-A)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (206-33-003A)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 206-33-003A shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	206-33-003A (Taxing Information)		
Section:	07	Township:	05S
Range:	10E		
Atlas Number:	-	Map:	View Parcel Map
Property Description: (What is this?)			
BEG AT NW COR OF SEC 7 E-1190.75 S-854.46 TO POB S-466.70 E-466.70 N-466.70 W-466.70 TO POB SEC 7-5S-10E 5.00 AC			

Primary Owner:	FARIMA TAGHABONI LIV TRUST
Name 2:	OLIAWIE MEHDI A
In C/O:	
Tax Bill Mailing Address	
Address:	11510 GIBERTI WAY
City:	PORTER RANCH
State:	CA
Zip Code:	91326

Date of Sale:	4/3/2006
Sale Amount:	\$125,000.00
Document(s):	
	2006-047894
	2004-098737
	2003-083898

Property Address (Location):			
Subdivision:			
Unit:	Block:	Lot:	Phase:
Cabinet:		Slide:	

No Personal Property Listed

Value Details [View Values](#)

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Search Criteria (Parcel Number: 206-33-003-E)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (206-33-003E)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 206-33-003E shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	206-33-003E (Taxing Information)		
Section:	07	Township:	05S
Range:	10E		
Atlas Number:	-	Map:	View Parcel Map
Property Description: (What is this?)			
BEG AT N1/4 COR OF SEC 7 S-1022.26 TO POB S-298.41 W-730.09 N-298.42 E-728.70 TO POB SEC 7-5S-10E 5.00 AC			

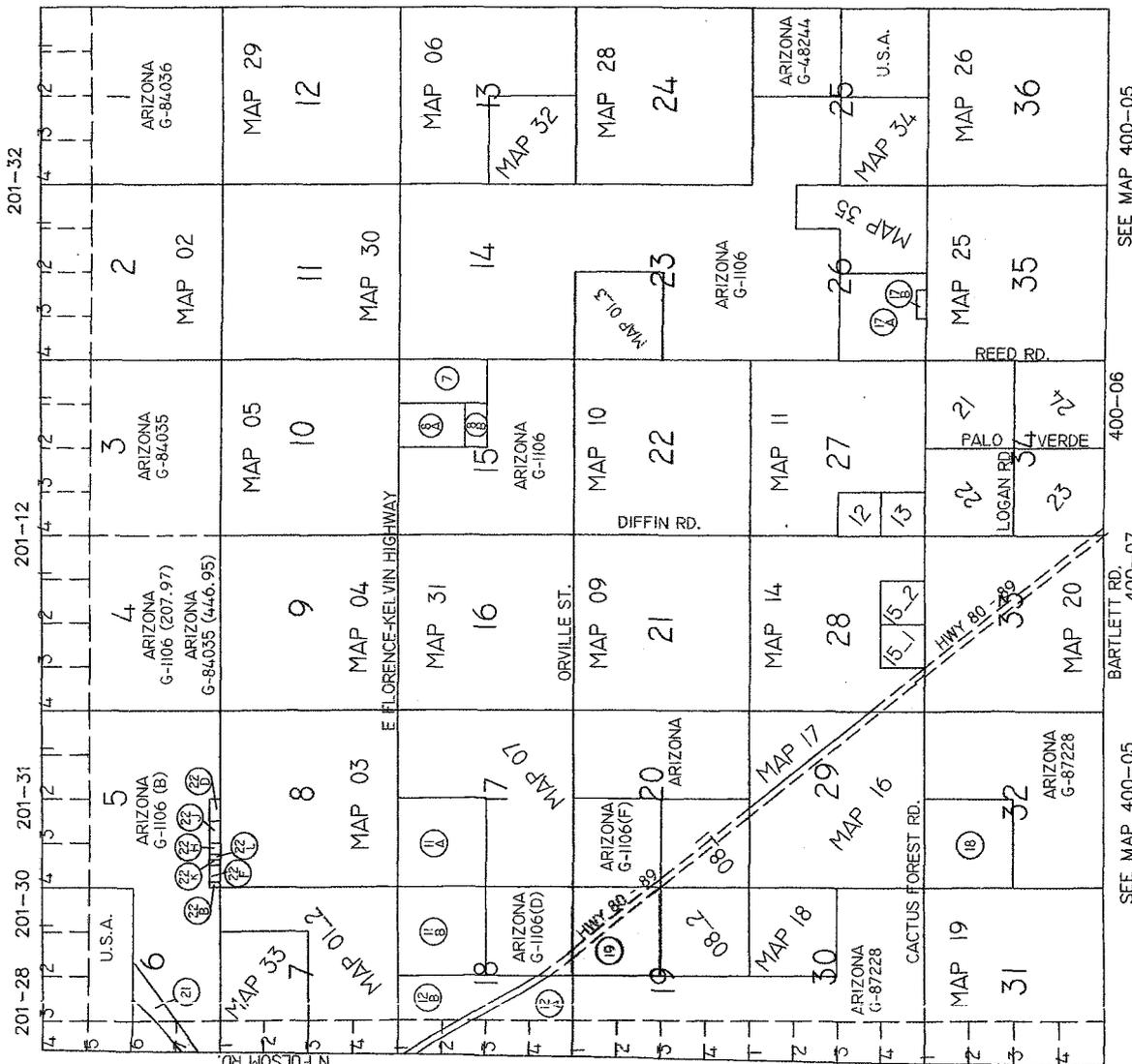
Primary Owner:	SHAH K G M FIROZ & KONDO YURI REV LIVING
Name 2:	
In C/O:	
Tax Bill Mailing Address	
Address:	10049 E DYNAMITE BLVD STE 115
City:	SCOTTSDALE
State:	AZ
Zip Code:	85262

Date of Sale:	7/20/1999
Sale Amount:	\$15,000.00
Document(s):	
	2004-073023

Property Address (Location):			
Subdivision:			
Unit:	Block:	Lot:	Phase:
Cabinet:		Slide:	

No Personal Property Listed

Value Details **View Values**



201-28

201-30

201-31

201-12

201-12

201-32

201-12

201-12

201-12

201-32

201-32

201-32

201-32

201-32

201-32

201-32

201-32

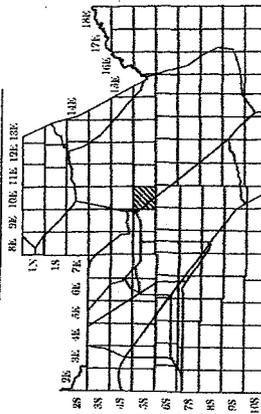
201-32

201-32

201-32

201-32

LOCATION MAP



SCALE: 1" = 4000'

10-30-2008
UPDATED BY CC

THIS MAP IS FOR VALUATION PURPOSES ONLY.
THIS OFFICE WILL NOT ASSUME LIABILITY FOR
ERRORS OR OMISSIONS, MEASUREMENTS OR ACRESAGE.
SURVEY STATION MEASUREMENTS OR ACRESAGE
SHOWN ON THIS MAP ARE BASED ON FILE
WITH THE PINAL COUNTY RECORDERS OFFICE.

PINAL COUNTY ASSESSORS MAP

SEE MAP 206-27

SEE MAP 202-01

202-11

202-02

SEE MAP 400-05

400-06

BARTLETT RD. 400-07

SEE MAP 400-05



Search Criteria (Parcel Number: 206-01-019-0)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (206-01-0190)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 206-01-0190 shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	206-01-0190 (Taxing Information)		
Section:	19	Township:	05S
Range:	10E		
Atlas Number:	063-19	Map:	View Parcel Map
Property Description: (What is this?)			
NE OF SEC 19-5S-10E 160.00 AC			

Primary Owner:	TOWN OF FLORENCE
Name 2:	
In C/O:	
Tax Bill Mailing Address	
Address:	PO BOX 2670
City:	FLORENCE
State:	AZ
Zip Code:	85132

Date of Sale:	Not Given
Sale Amount:	Not Given
Document(s):	

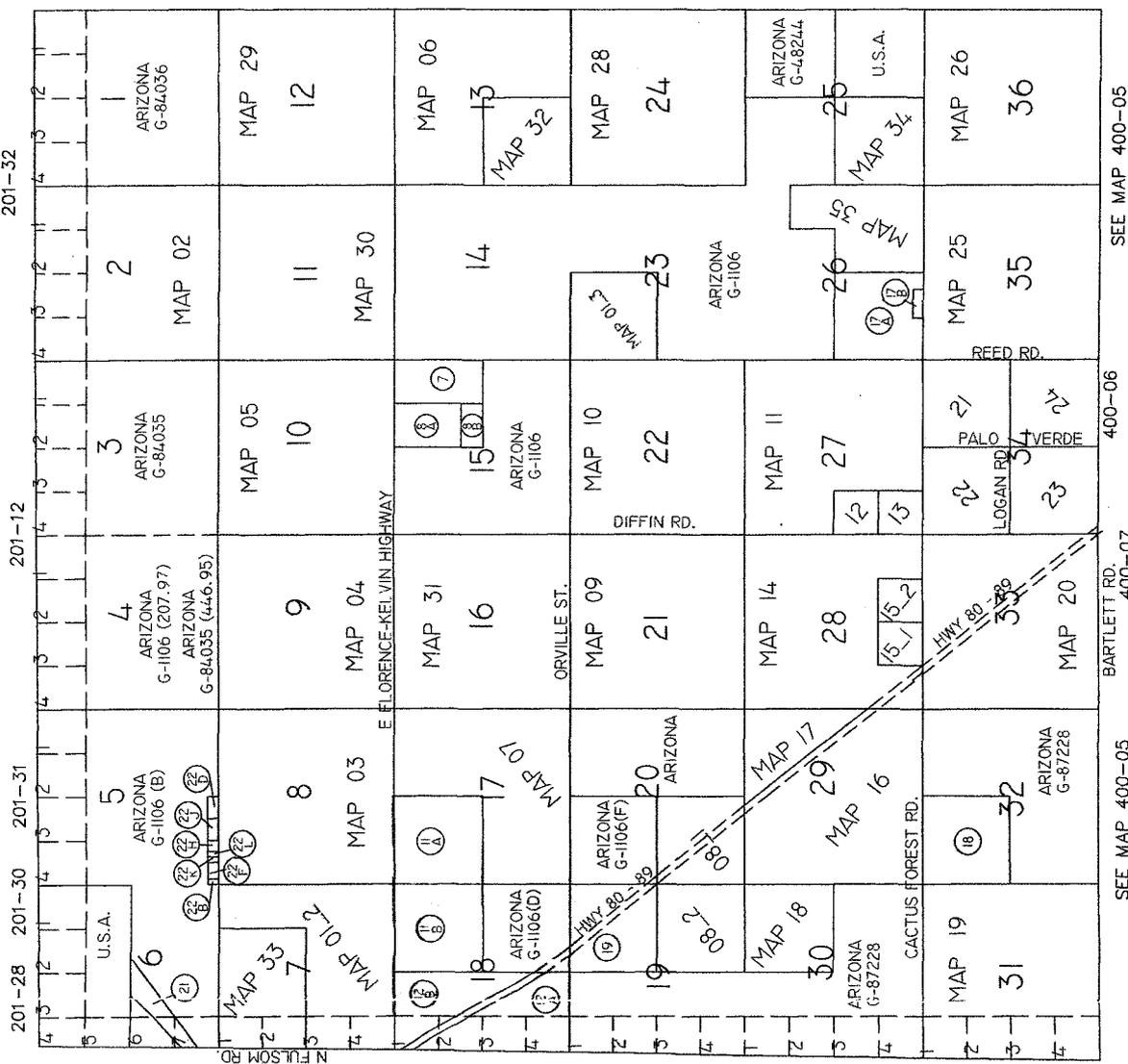
Property Address (Location):			
4900 S PINAL PARKWAY AVE FLORENCE AZ 85132			
* Property Address refers to a geographical location: it may not match the mailing address city or zip code			
Subdivision:			
Unit:	Block:	Lot:	Phase:
Cabinet:	Slide:		

No Personal Property Listed

Value Details (2 Improvements)	View Values
---------------------------------------	--------------------

206-01_1

TN.5S RG.10E



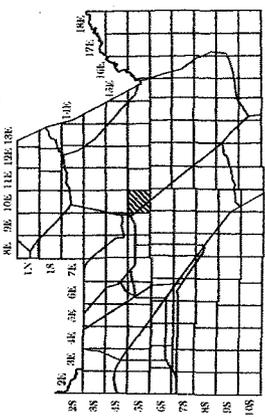
SEE MAP 206-27

202-02

202-11

SEE MAP 202-01

LOCATION MAP



SCALE: 1" = 4000'

10-30-2008
UPDATED BY CC

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PINAL COUNTY ASSESSORS MAP

SEE MAP 400-05

400-06

BARTLETT RD. 400-07

SEE MAP 400-05



Search Criteria (Parcel Number: 206-01-012-B)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (206-01-012B)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 206-01-012B shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	206-01-012B (Taxing Information)		
Section:	18	Township:	05S
Range:	10E		
Atlas Number:	063-18	Map:	View Parcel Map
Property Description: (What is this?)			
THAT POR OF SEC 18-5S-10E LYING NORTH & EAST OF NLY BNDRY LINE OF STATE HWY 89 SEC 18-5S-10E 113.70 AC			

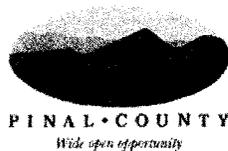
Primary Owner:	JOHNSON RANCH ESTATES LLC
Name 2:	
In C/O:	
Tax Bill Mailing Address	
Address:	5230 E SHEA BLVD STE 200
City:	SCOTTSDALE
State:	AZ
Zip Code:	85254

Date of Sale:	8/14/2012
Sale Amount:	\$1,725,000.00
Document(s):	
	2012-070172
	2010-001271
	2005-045386

Property Address (Location):			
Subdivision:			
Unit:	Block:	Lot:	Phase:
Cabinet:	Slide:		

No Personal Property Listed

Value Details (2 Improvements) [View Values](#)



Search Criteria (Parcel Number: 206-01-011-B)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (206-01-011B)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 206-01-011B shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	206-01-011B (Taxing Information)		
Section:	18	Township:	05S
Range:	10E		
Atlas Number:	063-17	Map:	View Parcel Map
Property Description: (What is this?)			
NE OF SEC 18-5S-10E 160.00 AC			
Primary Owner:	JOHNSON RANCH ESTATES LLC		
Name 2:			
In C/O:			
Tax Bill Mailing Address			
Address:	5230 E SHEA BLVD STE 200		
City:	SCOTTSDALE		
State:	AZ		
Zip Code:	85254		

Date of Sale:	6/27/2012	Property Address (Location):			
Sale Amount:	\$1,452,465.00	Subdivision:			
Document(s):		Unit:	Block:	Lot:	Phase:
2012-054345 2010-037955 2005-009131 1998-043094		Cabinet:	Slide:		

No Personal Property Listed

Value Details (2 Improvements) [View Values](#)



Search Criteria (Parcel Number: 206-01-012-A)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (206-01-012A)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 206-01-012A shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	206-01-012A (Taxing Information)		
Section:	18	Township:	05S
Range:	10E		
Atlas Number:	063-18	Map:	View Parcel Map
Property Description: (What is this?)			
THAT POR OF W1/2 OF SEC 18-5S-10E LYING SOUTH & WEST OF SOUTHERLY LINE OF STATE HWY 89 SEC 18-5S-10E 151.06 AC			

Primary Owner:	FLORENCE MAJESTIC RANCH LLC
Name 2:	C/O SHAW BOB ESQ
In C/O:	
Tax Bill Mailing Address	
Address:	8800 N GAINNEY RANCH DR 255
City:	SCOTTSDALE
State:	AZ
Zip Code:	85253

Date of Sale:	Not Given
Sale Amount:	Not Given
Document(s):	
	2000-016380

Property Address (Location):			
Subdivision:			
Unit:	Block:	Lot:	Phase:
Cabinet:		Slide:	

No Personal Property Listed

Value Details (2 Improvements)	View Values
---------------------------------------	--------------------



Search Criteria (Parcel Number: 206-01-011-A)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (206-01-011A)	View Details
Link to This Parcel Print View	

Parcel Number 206-01-011A shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	206-01-011A (Taxing Information)		
Section:	17	Township:	05S
Range:	10E		
Atlas Number:	063-17	Map:	View Parcel Map
Property Description: (What is this?)			
NW OF SEC 17-5S-10E 160.00 AC			
Primary Owner:	JOHNSON RANCH ESTATES LLC		
Name 2:			
In C/O:			
Tax Bill Mailing Address			
Address:	5230 E SHEA BLVD STE 200		
City:	SCOTTSDALE		
State:	AZ		
Zip Code:	85254		

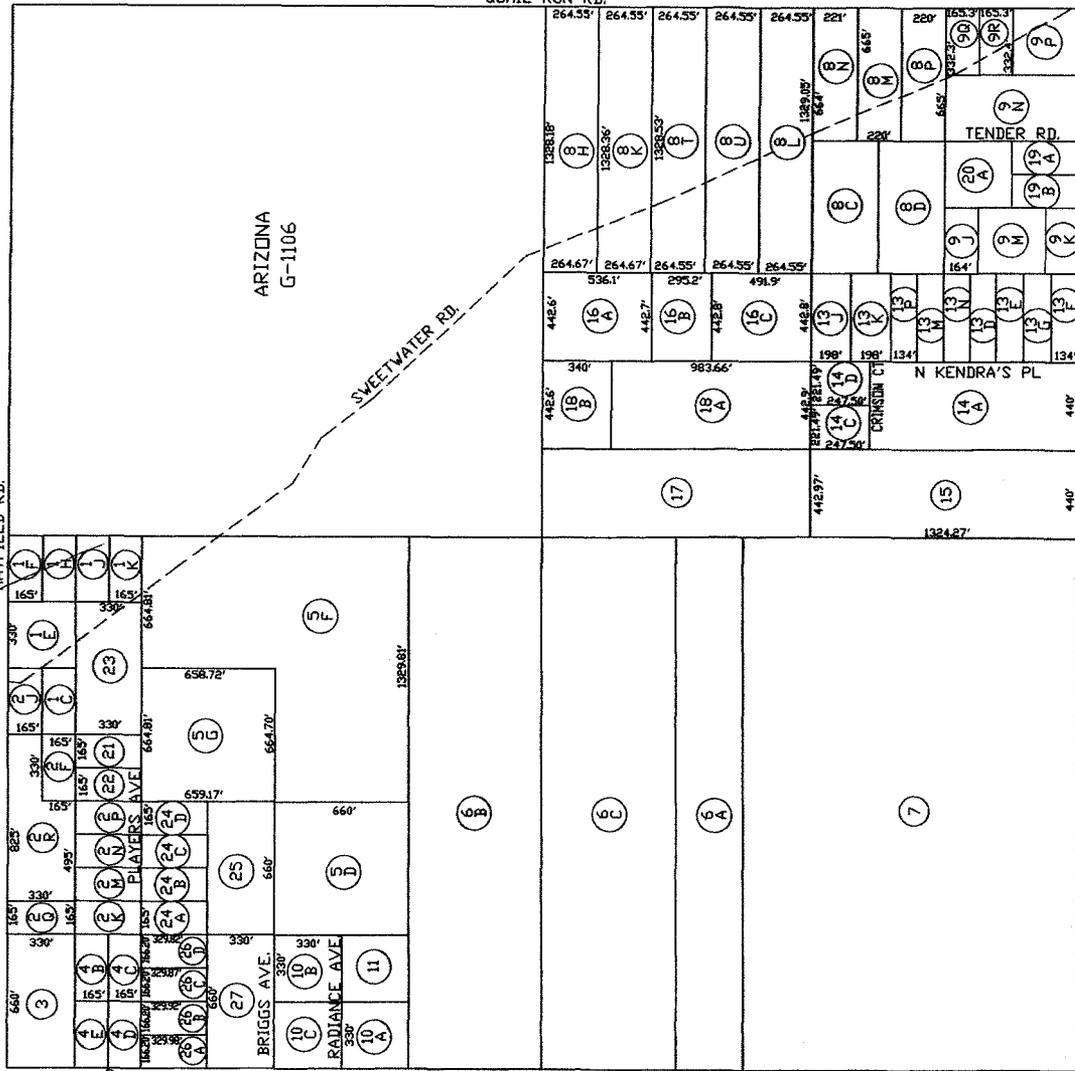
Date of Sale:	6/27/2012	Property Address (Location):			
Sale Amount:	\$1,452,465.00	Subdivision:			
Document(s):		Unit:	Block:	Lot:	Phase:
2012-054345		Cabinet:		Slide:	
2010-037955					
2005-009131					

No Personal Property Listed

Value Details	View Values
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SEC. 8 TN.5S RG.10E

SEE MAP 206-01_1
MAYFIELD RD.

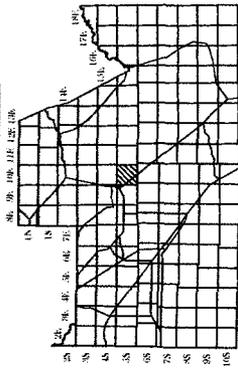


N DOGWOOD ROAD
SEE MAP 206-01_2

FLORENCE / KELVIN HWY.
SEE MAP 206-07

206-03

LOCATION MAP



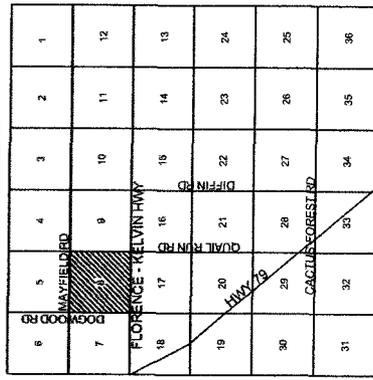
THIS MAP IS FOR VALUATION PURPOSES ONLY.
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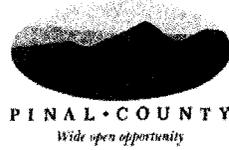
SCALE: 1" = 600'

UPDATED BY: DN
06-12-2008

VICINITY MAP



PINAL COUNTY ASSESSORS MA



Search Criteria (Parcel Number: 206-03-006-B)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (206-03-006B)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 206-03-006B shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	206-03-006B (Taxing Information)		
Section:	08	Township:	05S
Range:	10E		
Atlas Number:	-	Map:	View Parcel Map
Property Description: (What is this?)			
S1/2 S1/2 NW OF SEC 8-5S-10E 40.00 AC			

Primary Owner:	JOHNSON RANCH ESTATES LLC
Name 2:	
In C/O:	
Tax Bill Mailing Address	
Address:	5230 E SHEA BLVD STE 200
City:	SCOTTSDALE
State:	AZ
Zip Code:	85254

Date of Sale:	8/14/2012
Sale Amount:	\$1,725,000.00
Document(s):	
	2012-070172
	2010-001271
	2005-045386

Property Address (Location):			
Subdivision:			
Unit:	Block:	Lot:	Phase:
Cabinet:	Slide:		

No Personal Property Listed

Value Details	View Values
----------------------	--------------------

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Search Criteria (Parcel Number: 206-03-006-C)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (206-03-006C)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 206-03-006C shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	206-03-006C (Taxing Information)		
Section:	08	Township:	05S
Range:	10E		
Atlas Number:	-	Map:	View Parcel Map
Property Description: (What is this?)			
N1/2 N1/2 SW OF SEC 8-5S-10E 40.00 AC			

Primary Owner:	JOHNSON RANCH ESTATES LLC
Name 2:	
In C/O:	
Tax Bill Mailing Address	
Address:	5230 E SHEA BLVD STE 200
City:	SCOTTSDALE
State:	AZ
Zip Code:	85254

Date of Sale:	8/14/2012
Sale Amount:	\$1,725,000.00
Document(s):	
2012-070172	
2010-001271	
2005-045386	

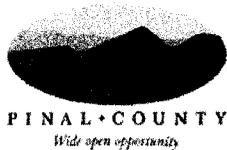
Property Address (Location):			
Subdivision:			
Unit:	Block:	Lot:	Phase:
Cabinet:	Slide:		

No Personal Property Listed

Value Details **View Values**

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Search Criteria (Parcel Number: 206-03-006-A)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (206-03-006A)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 206-03-006A shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	206-03-006A (Taxing Information)		
Section:	08	Township:	05S
Range:	10E		
Atlas Number:	- Map: View Parcel Map		
Property Description: (What is this?)			
N1/2 S1/2 N1/2 SW OF SEC 8-5S-10E 20.00 AC			

Primary Owner:	JOHNSON RANCH ESTATES LLC
Name 2:	
In C/O:	
Tax Bill Mailing Address	
Address:	5230 E SHEA BLVD STE 200
City:	SCOTTSDALE
State:	AZ
Zip Code:	85254

Date of Sale:	8/14/2012
Sale Amount:	\$1,725,000.00
Document(s):	
2012-070172	
2010-001271	
2005-045386	

Property Address (Location):			
Subdivision:			
Unit:	Block:	Lot:	Phase:
Cabinet:	Slide:		

No Personal Property Listed

Value Details	View Values
----------------------	--------------------

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Search Criteria (Parcel Number: 206-03-007-0)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (206-03-0070)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 206-03-0070 shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	206-03-0070 (Taxing Information)		
Section:	08	Township:	05S
Range:	10E		
Atlas Number:	-	Map:	View Parcel Map
Property Description: (What is this?)			
S1/2 S1/2 N1/2 SW & S1/2 SW OF SEC 8-5S-10E 100.00 AC			

Primary Owner:	JOHNSON RANCH ESTATES LLC
Name 2:	
In C/O:	
Tax Bill Mailing Address	
Address:	5230 E SHEA BLVD STE 200
City:	SCOTTSDALE
State:	AZ
Zip Code:	85254

Date of Sale:	8/14/2012
Sale Amount:	\$1,725,000.00
Document(s):	
	2012-070172
	2010-001271
	2005-045386

Property Address (Location):					
Subdivision:					
Unit:		Block:		Lot:	
Cabinet:		Slide:			

No Personal Property Listed

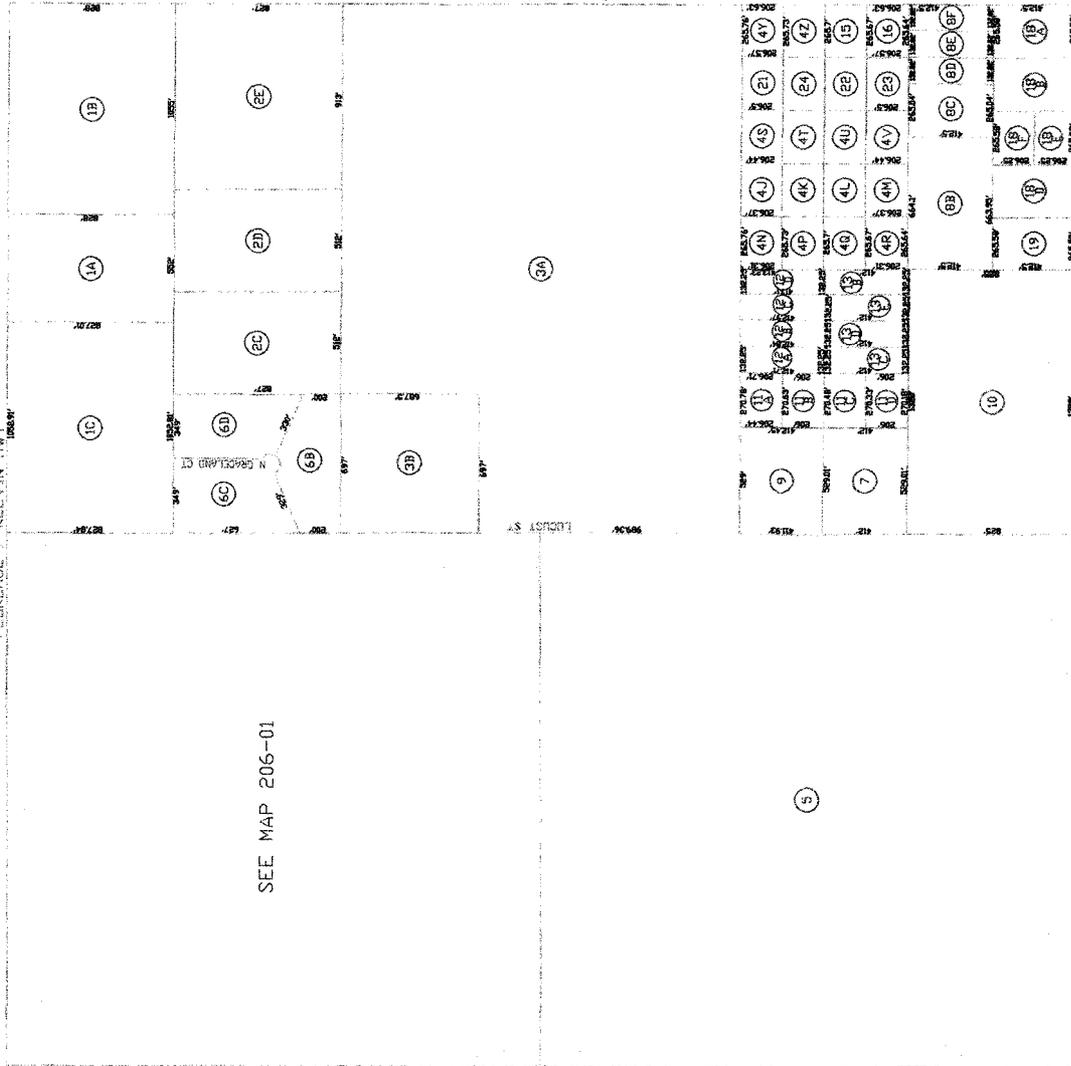
Value Details **View Values**

SEC. 17 MOSS RG. 10E

THIS MAP IS FOR TAX PURPOSES ONLY.
THIS OFFICE WILL NOT ASSUME LIABILITY FOR
REPRESENTATION, MEASUREMENTS OR AREA

SEE MAP 206-03

FLORENCE / KELVIN HWY



SEE MAP 206-01

SEE MAP 206-01

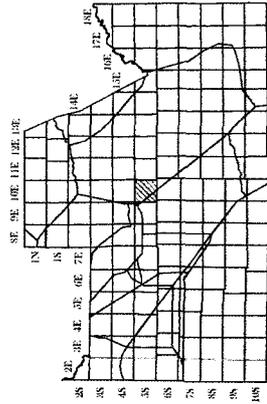
SEE MAP 206-31

QUAIL RUN DR

ORVILLE ST
SEE MAP 208-01

206-07

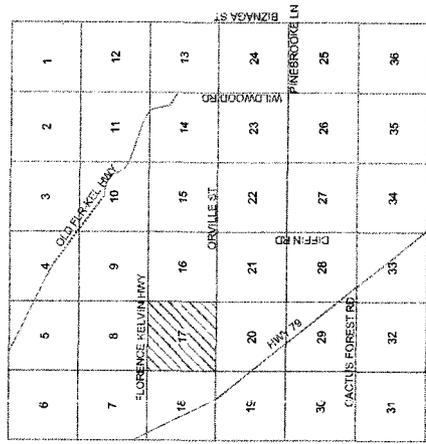
LOCATION MAP



SCALE: 1" = 600'
Update by: Y
5-17-2007



VICINITY MAP



PINAL COUNTY ASSESSORS MAP



Search Criteria (Parcel Number: 206-07-005-0)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (206-07-0050)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 206-07-0050 shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	206-07-0050 (Taxing Information)		
Section:	17	Township:	05S
Range:	10E		
Atlas Number:	063-17	Map:	View Parcel Map
Property Description: (What is this?)			
SW OF SEC 17-5S-10E 160.00 AC			

Primary Owner:	JOHNSON RANCH ESTATES LLC
Name 2:	
In C/O:	
Tax Bill Mailing Address	
Address:	5230 E SHEA BLVD STE 200
City:	SCOTTSDALE
State:	AZ
Zip Code:	85254

Date of Sale:	6/27/2012
Sale Amount:	\$1,452,465.00
Document(s):	
	2012-054345
	2010-037955
	2005-009131

Property Address (Location):			
Subdivision:			
Unit:	Block:	Lot:	Phase:
Cabinet:	Side:		

No Personal Property Listed

Value Details

View Values



Search Criteria (Parcel Number: 206-07-010-0)	New Search
Search Results (1 Entries)	Back to List
Parcel Details (206-07-0100)	View Details

[Link to This Parcel](#) [Print View](#)

Parcel Number 206-07-0100 shows the following information for Tax Year: 2013 [Tax Year Chart](#)

Parcel Number:	206-07-0100 (Taxing Information)		
Section:	17	Township:	05S
Range:	10E		
Atlas Number:	063-17	Map:	View Parcel Map
Property Description: (What is this?)			
COM @ SE COR OF SEC 17-5S-10E TH W-1327.59' TO POB TH N-825' TH W-1328.19' TH S-825' TH W-1327.59' TO POB AKA: PARCEL C BK-8 OF SURVEYS PG-255 25.15 AC			

Primary Owner:	JOHNSON RANCH ESTATES LLC
Name 2:	
In C/O:	
Tax Bill Mailing Address	
Address:	5230 E SHEA BLVD STE 200
City:	SCOTTSDALE
State:	AZ
Zip Code:	85254

Date of Sale:	6/27/2012
Sale Amount:	\$1,452,465.00
Document(s):	
	2012-054345
	2010-037955
	2005-009136
	2004-005111

Property Address (Location):			
Subdivision:			
Unit:	Block:	Lot:	Phase:
Cabinet:	Slide:		

No Personal Property Listed

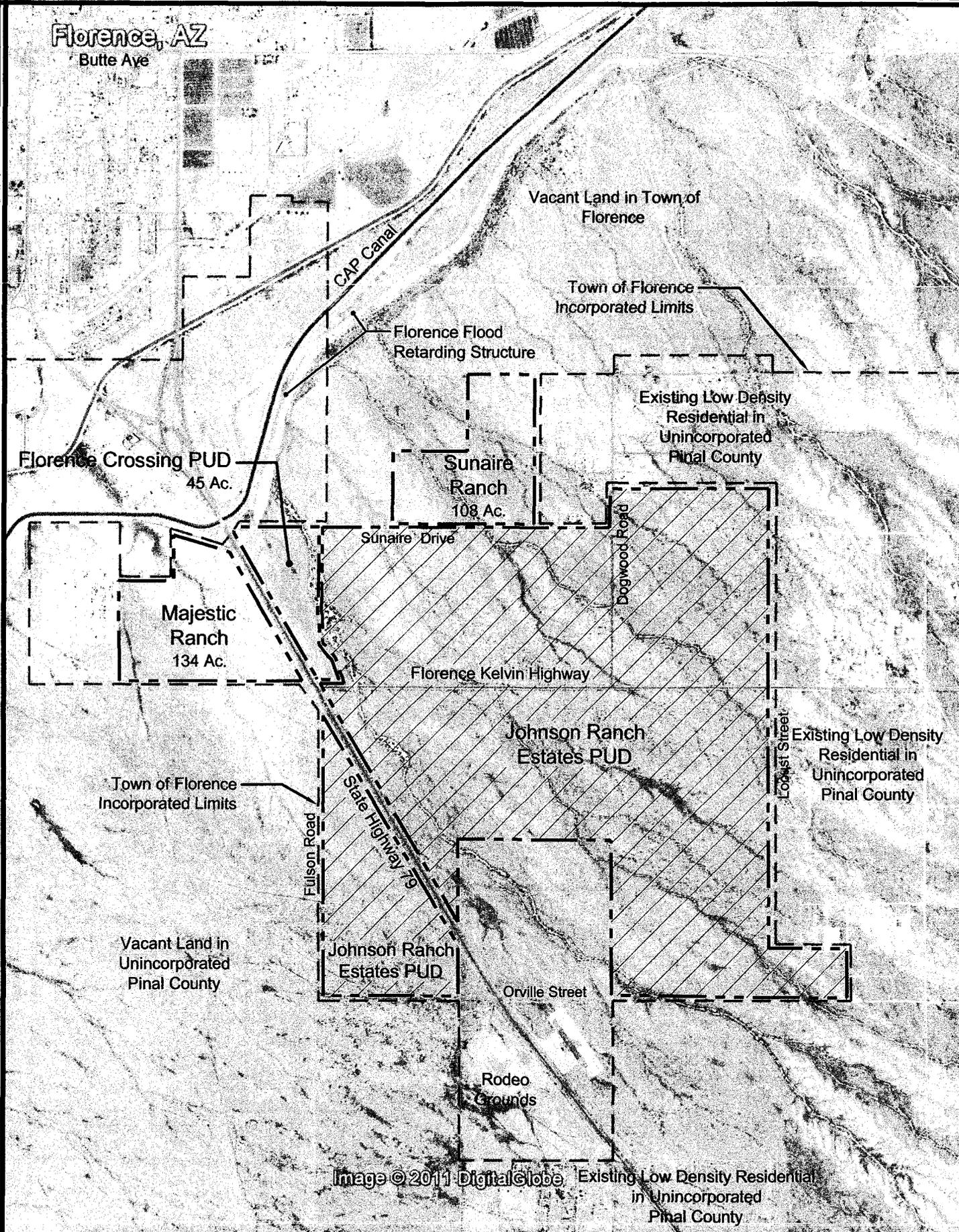
Value Details	View Values
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ATTACHMENT #11

Florence, AZ
Butte Ave



ATTACHMENT #12

**PUBLIC NOTICE OF AN APPLICATION FOR CERTIFICATE OF CONVENIENCE
AND NECESSITY BY SOUTHWEST ENVIRONMENTAL UTILITIES, L.L.C.**

Southwest Environmental Utilities, L.L.C. has filed with the Arizona Corporation Commission (“Commission”) an application for authority to provide water and wastewater service to an area in which records indicate that you are a property owner. If the application is granted, Southwest Environmental Utilities, L.L.C. would be the exclusive provider of water and wastewater service to the proposed area. Southwest Environmental Utilities, L.L.C. will be required by the Commission to provide this service under the rates and charges, and terms and conditions established by the Commission. The granting of the application would not necessarily prohibit an individual from providing service to themselves from individually owned facilities on their property. The application is available for inspection during regular business hours at the offices of the Commission in Phoenix at 1200 West Washington Street, and at Southwest Environmental Utilities, L.L.C., 5230 East Shea Blvd., Suite #200, Scottsdale AZ 85254.

The Commission will hold a hearing on this matter. As a property owner, you may have the right to intervene in the proceeding. If you do not want to intervene, you may appear at the hearing and make a statement on your own behalf. You may contact the Commission at the address and telephone number listed below for the date and time of the hearing and for more information on intervention. You may not receive any further notice of the proceeding unless requested by you.

If you have any questions or concerns about this application, have any objections to its approval, or wish to make a statement in support of it, you may contact the Consumer Services Section of the Commission at 1200 West Washington Street, Phoenix AZ 85007 or call 1-800-222-7000.

ATTACHMENT #13

Southwest Environmental Utilities - Water Division
 REPRESENTATIVE RATE SCHEDULE

Exhibit
 Schedule 4
 Page 1
 Witness: Bourassa

PROPOSED RATES

LINE NO.	METER SIZE	MONTHLY MINIMUM	GALLONS IN MINIMUM
1	<u>METER SIZE</u>		
2			
3	MONTHLY MINIMUMS:		
4	5/8 x 3/4	\$ 11.00	-
5	3/4	\$ 16.50	-
6	1	\$ 27.50	-
7	1 1/2	\$ 55.00	-
8	2	\$ 88.00	-
9	3	\$ 176.00	-
10	4	\$ 275.00	-
11	6	\$ 550.00	-
12			
13	COMMODITY CHARGE PROPOSED RATES:		
14	<u>All 5/8x3/4" and 3/4" meter sizes classes except irrigation</u>		
15	Charge per 1,000 gallons for usage		
16	in excess of 0 gallons up to	3,000 gals	\$ 1.76
17	over 3,001 gallons up to	10,000 gals	\$ 2.14
18	over	10,000 gals	\$ 2.50
19			
20	<u>1 inch</u>	0 gallons up to	25,000 gals \$ 2.14
21		over	25,000 gals \$ 2.50
22			
23	<u>1 1/2 inch</u>	0 gallons up to	50,000 gals \$ 2.14
24		over	50,000 gals \$ 2.50
25			
26	<u>2 inch</u>	0 gallons up to	80,000 gals \$ 2.14
27		over	80,000 gals \$ 2.50
28			
29	<u>3 inch</u>	0 gallons up to	160,000 gals \$ 2.14
30		over	160,000 gals \$ 2.50
31			
32	<u>4 inch</u>	0 gallons up to	250,000 gals \$ 2.14
33		over	250,000 gals \$ 2.50
34			
35	<u>6 inch</u>	0 gallons up to	500,000 gals \$ 2.14
36		over	500,000 gals \$ 2.50
37			
38	<u>8 inch</u>	0 gallons up to	800,000 gals \$ 2.14
39		over	800,000 gals \$ 2.50
40			
41	Standpipe or bulk water per		
42	1,000 gallons		\$ 2.50
43			
44			
45			
46	<u>Hook-up Fee</u>		
47			
48			
49	All Builders / Developers are required to pay a hook-up fee of		
50	\$ 800.00 per lot, for connection to the system based on		
51	a water connection of 5/8 x 3 /4 inch water meter.		
52	Payments are listed for each Water Meter Size below:		
53			
54	Water		
55	<u>Meter Size</u>		
56	5/8 x 3/4	\$ 600.00	
57	3/4	\$ 900.00	
58	1	\$ 1,500.00	
59	1 1/2	\$ 3,000.00	
60	2	\$ 4,800.00	
61	3	\$ 9,600.00	
62	4	\$ 15,000.00	
63	6	\$ 30,000.00	
64			
65			

**Southwest Environmental Utilities - Water Division
REPRESENTATIVE RATE SCHEDULES
STATEMENT OF CHARGES**

Exhibit
Schedule 5
Page 1
Witness: Bourassa

LINE
NO.

LINE NO.		Proposed
1	A. Establishment of Service per Rule R14-2-403.D	\$ 25.00
2	Establishment of Service, after hours	\$ 50.00
3	per rule R14-2-403.D.2	
4		
5	B. Re-establishment of Service per Rule 14-2-403.D	see (a)
6		
7	C. Reconnection of service per Rule R14-2-403.D.1	\$ 30.00
8		
9	D. Charge for moving meter at customer request per	
10	Rule R14-2-405.B.5	@ Cost
11		
12	E. After hours service charge, per hour, R14-2-403.D	\$ 50.00
13		
14	F. Minimum Deposit per Rule R-14-2-403.B	
15		
16	H. Meter Reread per Rule R14-2-408	\$ 15.00
17		
18	I. Charge for NSF Check per Rule R14-2-409.F.1	\$ 25.00
19		
20	J. Late payment charge for delinquent bills	
21	as defined in Rule R14-2-409.C.1	1.50%
22		
23	K. Deferred Payment Finance Charge, R14-2-409.G	1.50%
24		
25	L. Service Line and Meter Installation per R14-12-405.B	
26	5/8 x 3/4 inch	\$ 400.00
27	3/4 inch	\$ 440.00
28	1 inch	\$ 500.00
29	1 1/2 inch	\$ 715.00
30	2 Inch - Turbo	\$ 1,170.00
31	2 inch - Compound	\$ 1,700.00
32	3 inch - Turbo	\$ 1,585.00
33	3 Inch - Compound	\$ 2,190.00
34	4 Inch - Turbo	\$ 2,540.00
35	4 inch - Compound	\$ 3,215.00
36	6 Inch - Turbo	\$ 4,815.00
37	6 inch - Compound	\$ 6,270.00
38		
39	M. Main Extension and additional facilities agreements,	
40	per Rule R14-2-406.B	@ COST (b)
41		
42	N. All Revenue related taxes will be charged customers.	
43		

RULES AND REGULATIONS

* The Company has adopted the Rules and Regulation established by the Commission as the basis for its operating procedures. AAC R14-204-01 Through ACC R14-2-411 will be controlling of Company procedures, unless specific Commission Orders provide otherwise.

(a) Monthly minimum times months off the system

(b) Cost to include parts, labor, overhead, and all applicable taxes, including income tax.

(c) If meter is reading correct per rule.

52
53

**Southwest Environmental Utilities - Wastewater Division
 REPRESENTATIVE RATE SCHEDULE**

Exhibit
 Schedule 4
 Page 1
 Witness: Bourassa

PROPOSED RATES

<u>LINE NO.</u>		<u>MONTHLY CHARGE</u>
1	<u>METER SIZE</u>	
2		
3	MONTHLY MINIMUMS:	
4	5/8 x 3/4 And	\$ 35.77
5	3/4	39.35
6	1	50.08
7	1 1/2	64.39
8	2	103.73
9	3	393.47
10	4	751.17
11	6	1,037.33
12	8	1,430.80
13	10	2,056.78
14		
15	Treated Effluent per 1,00 gallons	\$ 0.63
16	Treated Effluent per acre foot	\$ 205.25
17		
18		
19	<u>Hook-up Fee</u>	
20		
21		
22		
23		
24		
25		
26		
27	Water	
28	<u>Lateral Service Size</u>	
29	4 Inch	\$ 1,000.00
30	6 Inch	\$ 2,000.00
31	8 Inch	\$ 4,000.00
32		
33		
34		
35		
36		
37		
38		

**Southwest Environmental Utilities - Wastewater Division
 REPRESENTATIVE RATE SCHEDULES
 STATEMENT OF CHARGES**

Exhibit
 Schedule 5
 Page 1
 Witness: Bourassa

LINE
 NO.

		Proposed
1	A. Establishment of Service	\$ 25.00
2	Establishment of Service, after hours	\$ 40.00
3	(Collected only if customer is sewer only)	
4	B. Re-establishment of Service	see (a)
5		
6	C. Reconnection of service	\$ 30.00
7		
8	D. After hours service charge, per hour	\$ 50.00
9		
10	E. Minimum Deposit	Two Times Monthly Bill
11		
12	F. Charge for NSF Check	\$ 15.00
13		
14	G. Late payment charge for delinquent bills	
15		
16	H. Deferred Payment Finance Charge	1.50%
17		
18	I. Main Extension and additional facilities agreements,	
19		@ COST (b)
20		
21	J. All Revenue related taxes will be charged customers.	
22		
23	K. Service Line Connection Charge (refundable)	\$ 350.00
24		

RULES AND REGULATIONS

* The Company has adopted the Rules and Regulation established by the Commission as the basis for its operating procedures. Arizona Corporation Commission Rules will be controlling of Company procedures, unless specific Commission Orders provide otherwise.

(a) Monthly minimum times months off the system

(b) Cost to include parts, labor, overhead, and all applicable taxes, including income tax.

34
 35
 36
 37

ATTACHMENT #14

2012



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

DATE/TIME: 02/25/2013 1514
FEE: \$14.50
PAGES: 20
FEE NUMBER: 2013-016706



When recorded mail to:

Florence Town Clerk
Town of Florence
P.O. Box 2670
775 N. Main Street
Florence, Arizona 85132

TOWN OF FLORENCE

Operating Agreement

TOWN OF FLORENCE, ARIZONA
An Arizona municipal corporation

and

SOUTHWEST ENVIRONMENT UTILITIES, LLC
an Arizona limited liability company

February 25, 2013

WHEN RECORDED RETURN TO:

**Town Clerk
Town of Florence
PO Box 2670
Florence, AZ 85232**

OPERATING AGREEMENT

DATE: February 17, 2013

PARTIES: (1) **SOUTHWEST ENVIRONMENTAL UTILITIES, L.L.C.**
an Arizona limited liability company
5230 East Shea Boulevard
Suite 200
Scottsdale, AZ 85254

TOWN OF FLORENCE, ARIZONA
an Arizona municipal corporation
PO Box 2670
Florence, AZ 85132

DEFINITIONS:

The following terms used in this Operating Agreement shall have the following meanings:

- A. **Town:** Town of Florence, Arizona, an Arizona municipal corporation.
- B. **Utility:** Southwest Environmental Utilities, L.L.C., an Arizona limited liability company, its successors and assigns.
- C. **Utility's Facilities:** Water, effluent, and wastewater lines and related appurtenances.

RECITALS:

1. Utility will commence providing public utility water, effluent water, and wastewater services to those areas within (i) Utility's Certificate of Convenience and Necessity (CC&N), more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein; and (ii) Central Arizona Governments 208 Plan, more particularly described on Exhibit "B" attached hereto and by this reference incorporated herein (collectively, the "Service Area"). The Service Area includes those areas within

the Johnson Ranch Estates Planned Unit Development which are located in the immediate vicinity of State Route 79 and Florence Kelvin Highway, Florence, Arizona. This Agreement governs those areas of the Town located within the Service Area.

2. Pursuant to the Agreement, Town has agreed that, Utility shall be permitted the use of public streets and ways for water and wastewater utility service.

3. Accordingly, the parties hereto desire to enter into this Operating Agreement.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

Section 1. Operating Agreement. Town hereby grants Utility, its successors and assigns, the right and privilege to construct, maintain, and operate upon, over, along, across, and under the present and future public rights-of-way (including but not limited to streets, alleys, ways, highways and bridges) located within the present and any future corporate limits of Town, a domestic wastewater collection system as well as a potable water and effluent water delivery system, together with all necessary or desirable appurtenances (including but not limited to wells, well sites, storage, water pumping facilities, wastewater pumping facilities, manholes, transmission mains, distribution mains, collection mains, service lines, fire hydrants, meters and equipment for its own use), for the purpose of supplying potable water, effluent water, and wastewater collection services to Town, its successors, the inhabitants thereof, and all individuals and entities either within or beyond the limits thereof, for all purposes.

- A. Notwithstanding the foregoing operating grant, Utility agrees that prior to the construction of any well or well site within the area subject to this Agreement, it will notify the Town of its intent to construct such well or well site and will not commence construction of such well or well site unless and until it has received the approval of Town, which approval shall not be unreasonably withheld. Town shall have 120 days from notification by Utility of its intent to commence construction of any well or well site to issue the Town's approval or disapproval of the proposed well or well site. Utility agrees to protect, indemnify and hold harmless the Town from and against any and all claims, demands, damages, losses, liabilities, fines, charges, penalties, administrative and judicial proceedings, orders and judgments arising out of, resulting from or alleged to have resulted from a violation of the Gila River Indian Community Water Rights Settlement Agreement, the Gila River General Adjudications, or any Federal, State or local law enacted pursuant thereto, as a result of the construction or operation by Utility or its agents, employees or contractors, of any well or well site in violation of this paragraph or after a written notice disapproving such construction or operation has been issued by the Town.

Section 2. Compliance with Town Practice; Map Submitted for Approval; Town Construction Near Utility's Facilities. All construction hereunder shall be performed in accordance with established practices of Town with respect to such public rights-of-way. Before Utility makes any installations in the public rights-of-way, Utility shall submit for approval a map showing the location of such proposed installations to Town. If Town undertakes either directly or through a contractor any construction project adjacent to or near Utility's facilities operated pursuant hereto, Town shall include in all such construction specifications, bids, and contracts a requirement that, as part of the cost of the project, the contractor or his designee obtain from Utility the temporary removal, relocation, barricading or depressurization of Utility's facilities or equipment, the location of which may create an unsafe condition in view of the equipment to be utilized or the methods of construction to be followed by the contractor. Town shall indemnify and hold Utility harmless from any and all claims, costs, losses, or expenses incurred by Utility as a result of the failure of Town, or its contractors to comply with said requirements.

Section 3. Construction and Relocation of Utility's Facilities; Payment. All facilities installed or constructed pursuant hereto shall be so located or relocated and so erected as to minimize the interference with traffic, or other authorized uses over, under or through the public rights-of-way. Those phases of construction of Utility's facilities relating to traffic control, backfilling, compaction and paving, as well as the location or relocation of facilities herein provided for shall be subject to regulation by the Town. Utility shall keep accurate records of the location of all facilities in the public right-of-way and furnish them to Town upon request. Upon completion of new or relocation construction of underground facilities in the public right-of-way, Utility shall provide the Town with as-built drawings showing the actual location of the underground facilities in those cases where the actual location differs significantly from the proposed location approved in the permit plans.

- A. If Town requires Utility to relocate Utility's facilities, which were located in private easements or rights-of-way obtained by Utility prior to Town's acquisition of the public right-of-way from which the facilities must be relocated, the entire cost of relocating Utility's facilities (including the cost of purchasing a new private easement or right-of-way, if necessary) shall be borne by Town. Town shall also bear the entire cost of all subsequent relocations of the relocated facilities required by Town, until such time as Town condemns or otherwise purchases Utility's private easement or right-of-way. Notwithstanding the last two foregoing sentences, the Town shall only be required to purchase a replacement private easement if the Utility's facilities being relocated cannot reasonably be located within the rights-of-way of the Town or other governmental entity or a free private easement cannot be acquired by the Utility.
- B. Except as covered in Paragraph A above, Utility shall bear the entire cost of relocating its facilities, located on public rights-of-way, the relocation of which is necessary for Town's carrying out of a function in the interest of the public health, safety or welfare. Utility's right to retain its facilities in their original location is subject to the paramount right to Town to use its public rights-of-way for all governmental purposes. Notwithstanding the foregoing, if Utility is

requested to perform work of a temporary nature on a governmental project to relieve construction problems which could be relieved by other means, the cost of said temporary work will be borne by Town or the contractor working on the governmental project. Governmental purposes include, but are not limited to, the following functions of Town: (1) Any and all improvements to Town streets, alleys and avenues; (2) establishing and maintaining sanitary sewers, storm drains, and related facilities; (3) establishing and maintaining municipal parks, parking, parkways, pedestrian malls, or grass, shrubs, trees and other vegetation for the purposes of landscaping any street or public property; (4) providing fire protection; (5) collection and disposal of garbage.

- C. Town will bear the entire cost of relocating any facilities, the relocation of which is necessitated by the construction of improvements by or on behalf of Town in furtherance of a proprietary function.
- D. Where Town's facilities or other facilities occupying a right-of-way under authority of a Town permit or license are already located in the right-of-way and a conflict between Utility potential facilities and the existing facilities can only be resolved expeditiously as determined by the Town's Public Works Director by relocating the existing Town or permittee facilities, Utility shall bear the entire cost of relocating the existing facilities, irrespective of the function they served.
- E. If Town participates in the cost of relocating Utility's facilities for any reason, the cost of relocation to Town shall not include any upgrade or improvement of Utility's facilities, as they existed prior to relocation. If required by Federal or State grant guidelines, the cost of relocation of Utility's facilities may be put out for bid by Utility in accordance with Utility's requirements. For the purpose of verifying amounts charged to Town for relocating Utility's facilities, relevant books and records of Utility shall be subject to inspection by duly authorized officers or representatives of the Town at reasonable times.
- F. Town will not exercise its right to require Utility's facilities to be relocated in an unreasonable or arbitrary manner, or to avoid its obligations under Section 2. Utility and Town may agree to cooperate on the location and relocation of other facilities at Utility's expense in the public rights-of-way.

Section 4. Restoration of Rights-of-Way. Whenever Utility shall cause any opening or alteration whatever to be made for any purpose in any public right-of-way the work shall be completed with due diligence within a reasonably prompt time, and Utility shall, upon completion of such work, restore the property disturbed to as good condition as it was prior to such openings or alteration. Utility shall bear the full cost of any barricades, signing, rerouting of traffic, or other action or expense which Town shall consider necessary or desirable in the interest of public safety during any such opening or alteration within the public right-of-way. Should Utility fail to restore the property to such condition, Town may make such repairs and Utility shall be responsible for the actual cost of such work. The Town shall give the Utility first right to correct substandard restoration or replacement. If Utility does not proceed with its

necessary correction within 30 days, the Town shall have the right to perform the necessary restoration, repair, or replacement, either through its own forces or through a hired contractor, and the Utility agrees to reimburse the Town for *reasonable* expenses in so doing within thirty (30) days after its receipt of the Town's invoice.

Section 5. Operating Agreement Fee. Utility shall pay Town in consideration of the grant of this agreement a sum equal to five percent (5%) of the retail revenues of Utility (excluding governmental impositions such as sales taxes, CAGR charges) from the sale by it of water, effluent water, and wastewater services within the present and any future corporate limits of Town, as shown by Utility's billing records (the "Fee") This Operating Agreement Fee shall be due and payable quarterly. For the purpose of verifying the amounts payable hereunder, the books and records of Utility shall be subject to inspection by duly authorized officers or representatives of Town at reasonable times. Notwithstanding the above, Town and Utility agree that on or after January 1, 2023, Town may request that the Operating Agreement Fee be increased and Utility will agree to such increase, provided however that Utility shall pay no higher percentage of its retail revenues as and for such fee than the highest fee paid by any other utility provider within the Town as of the time of such request.

Payment as described in the preceding paragraphs shall be payable in quarterly amounts within 30 days after the end of each calendar quarter.

Notwithstanding any provision of this Section 5 to the contrary, if at any time during the term of this agreement (1) the Town Council takes action to acquire Utility's facilities or (2) an initiative petition is approved by the voters which would result in the Town's acquisition of Utility's facilities, Utility's obligation to pay the fee provided for in this Section 5 shall immediately terminate, and Utility shall have no further obligation to pay such fees from that date forward; however, this agreement shall in all other respects remain in full force and effect. If Town thereafter officially abandons its efforts to condemn Utility's water and wastewater system, Utility shall resume the payment of fees pursuant to this Section 5 and shall retroactively pay those fees that would have otherwise been payable during the period payments were terminated.

Section 6. Additional Fees. Notwithstanding any provision contained herein to the contrary, Utility shall, in addition to the payment provided in Section 5, pay any occupation tax established by Town, provided the tax is a flat fee per year and that the annual amount of such fee does not exceed the amount of similar fees paid by any other business operated within Town.

Section 7. Term And Effectiveness. This Agreement shall become effective upon acceptance by Utility and Town, and the term of the agreement shall be for a period of twenty-five (25) years commencing from January 1, 2013.

Section 8. Nature of Agreement. This Agreement is exclusive only as to those geographic areas within Utility's CC&N, and shall not be construed to prevent the Town from granting other like or similar grants or privileges to any other person, firm or corporation which may possess a Certificate of Convenience and Necessity within the boundaries of the Town.

Utility may not assign this Agreement to any other person, firm or corporation without the prior written consent of Town, which consent shall not be unreasonably withheld.

Section 9. Conflicting Ordinances. To the extent the terms of this Agreement conflict with any ordinance, or any portion of any ordinance, of Town, the terms of this Agreement shall control.

Section 10. Independent Provision. If any section, paragraph, clause, phrase or provision shall be adjudged invalid or unconstitutional, the same shall not affect the validity hereof as a whole or any part of the provisions hereof other than the part so adjudged invalid or unconstitutional.

Section 11. Condemnation; Right Reserved by Town. Town reserves the right and power to purchase and condemn the plant and distribution facilities of Utility within the corporate limits of the Town or any additions thereto, as provided by law. Should Utility offer for sale any or all of its operations and facilities which are subject to this agreement, the Town shall have a right of first refusal with regard to the sale and purchase of such operations and facilities, with the purchase price to be determined by a fair market valuation study conducted by the Town. In the event Utility and Town cannot agree on the fair market valuation, such valuation shall be determined in the manner described by Arizona Revised Statutes ("A.R.S.") 9-515.

Section 12. Indemnification and Hold Harmless.

- A. Utility shall defend Town against all claims for injury to any person or property caused by the negligent, reckless or intentional conduct of Utility in the construction or operation of its property and in the event of a determination of liability shall indemnify Town. More particularly Utility, its successors and assigns, does hereby agree to indemnify and hold harmless Town from and against any and all liability, claims, demands, damages, losses, liabilities, fines, charges, penalties, administrative and judicial proceedings and orders, including judgments, remedial actions of any kind and all costs of cleanup actions of any kind, together with expenses related thereto (including but not limited to attorney fees, court costs, cost of appellate proceedings and all claim handling and administrative expenses) relating to, arising out of or resulting from or alleged to have resulted from Utility's acts, errors, mistakes, omissions, work or services of Utility's agents, employees, contractors, subcontractors or anyone for whose acts they or Utility may be liable in the performance of this Operating Agreement, and whether or not such claims, demands, damages, losses, liabilities, fines, charges, penalties, administrative and judicial proceedings and orders, including judgments, remedial actions of any kind and all costs of cleanup actions of any kind, together with expenses related thereto are caused in part by the passive negligence of the Town, its Council members, agents, officers, officials and employees.

- B. This paragraph 12 shall survive the termination or expiration of this Operating Agreement for a period of two (2) years.

Section 13. Insurance Requirements. The Utility, at its own expense, shall purchase and maintain the herein stipulated minimum insurance with companies duly licensed, possessing a current A.M. Best, Inc. rating of "A", or approved and licensed to do business in the State of Arizona with policies and forms satisfactory to the Town. All insurance required herein shall be maintained in full force and effect during the term of this Agreement; failure to do so may, at the sole discretion of the Town, constitute an event of default by the Utility under this Agreement. The Utility's insurance shall be primary insurance, and any insurance or self-insurance maintained by the Town shall not contribute to it. Any failure to comply with the claim reporting provisions of the policies or any breach of an insurance policy warranty shall not affect coverage afforded under the policy to protect the Town. The insurance policies required by this Agreement shall name the Town, its agents, officers, officials, and employees as Additional Insured.

- A. General Liability. The Utility shall, at its expense, maintain a policy of comprehensive public liability insurance with a limit of not less than \$1,000,000 for each occurrence and with a \$1,000,000 General Aggregate Limit. The policy shall include coverage for bodily injury, broad form property damage, personal injury, and blanket contractual coverage including, but not limited to, the liability assumed under the indemnification provisions of this Agreement, which coverage will be at least as broad as Insurance Service Office, Inc., Policy Form CG 000211093(October 2001 version). The coverage shall not exclude X, C, and U. Such policy shall contain a severability of interest provision, and shall not contain a sunset provision or commutation clause, nor any provision which would serve to limit third party action over claims. The Commercial General Liability additional insured endorsement shall be at least as broad as Insurance Service Office, Inc., Additional Insured, Form B, CG20101185 (October 2001 version).
- B. Automobile Liability. The Utility shall, at its expense, maintain a Commercial/Business Automobile Liability Insurance policy with a combined single limit for bodily injury and property damage of not less than \$1,000,000.00 each occurrence with respect to any of the Utility's owned, hired and non-owned vehicles assigned to or used in performance of this Agreement. Coverage will be at least as broad as coverage code I, "any auto", Insurance Service Office, Inc., Policy Form CA 00011293, or any replacements thereof. Such insurance shall include coverage for loading and off loading hazards. If hazardous substances, materials or wastes are to be transported, MCS 90 endorsement shall be included and \$5,000,000.00 per accident limits for bodily injury and property shall apply.

Section 14. Miscellaneous. Town and Utility hereby expressly agree that the following provision shall survive the termination or expiration of this Agreement.

Upon the termination or expiration of this Agreement, if Utility shall not have acquired and accepted an extension or renewal hereof, it may remove its facilities and system

within Town or at its option, may continue operating its facilities and system within additional extension upon, over, along, across and under the public right-of-way within Town, but it shall continue to pay the "Fee" as required in Section 5 until a new agreement can be effected with the Town or until Utility provides notice to Town that a new agreement will not be pursued or until Utility's facilities are acquired by Town through the exercise of its powers of eminent domain.

Section 15. Town and Utility agree that Town shall provide all solid waste services to all portions of the Johnson Ranch Estates Planned Unit Development and to any future areas annexed into the Town.

Section 16. Notices. Any notice required or permitted to be given hereunder shall be in writing, unless otherwise expressly permitted or required, and shall be deemed effective either (i) upon hand delivery to the person then holding the office shown on the attention line of the address below, or, if such office is vacant or no longer exists, to a person holding a comparable office, or (ii) on the third business day following its deposit with the United States Postal Service, first class and certified or registered mail, return receipt requested, postage prepaid, addressed as follows:

To the Town of Florence:

Town of Florence
P.O. Box 2670
775 North Main Street
Florence, AZ 85132
Attn: Town Manager

To the Utility:

Southwest Environmental Utilities, L.L.C.
5230 East Shea Boulevard
Suite 200
Scottsdale, AZ 85254
Attn: George H. Johnson
Manager

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first above written.

Town of Florence, an Arizona municipal corporation



Tom J. Rankin, Mayor

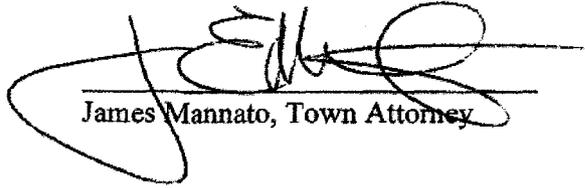
February 25, 2013
Date

ATTEST:



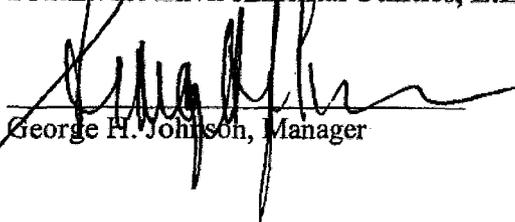
Lisa Garcia, Town Clerk

APPROVED AS TO FORM:



James Mannato, Town Attorney

Southwest Environmental Utilities, L.L.C., an Arizona limited liability company



George H. Johnson, Manager

February 25, 2013
Date

STATE OF ARIZONA)
) ss.
County of Pinal)

On this 25 day of February, 2013, before me, the undersigned officer, personally appeared Tom Rankin who acknowledged himself to be the mayor of the TOWN OF FLORENCE, an Arizona municipal corporation, and that he, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Stephanie Lamas
Notary Public

My Commission Expires:

7-4th-16



STATE OF ARIZONA)
) ss.
County of Maricopa)

On this 18 day of Feb, 2013, before me, the undersigned officer, personally appeared George H. Johnson who acknowledged himself to be the Manager of Southwest Environmental Utilities, L.L.C., an Arizona limited liability company, and that he, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Michelle E. Belaski
Notary Public

My Commission Expires:

2 Sept 2014

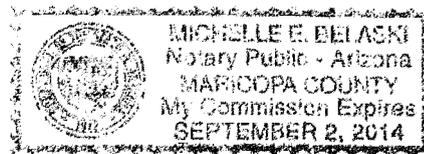


EXHIBIT "A"

LEGAL DESCRIPTIONS
FOR
SOUTHWEST ENVIRONMENTAL UTILITIES, LLC
CC&N

BEING PORTIONS OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 9 EAST AND
SECTIONS 7, 8, 17, 18, AND 19, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA
AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18,

THENCE N. 00°49'34" E., ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE
OF 2629.50 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;

THENCE CONTINUING ALONG SAID WEST LINE, N. 00°50'11" W., A DISTANCE OF 2206.12
FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE FOR US HWY 79;

THENCE N. 31°53'55" W., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A
DISTANCE OF 454.39 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 12;

THENCE S. 88°31'42" W., ALONG SAID SOUTH LINE, A DISTANCE OF 2316.55 FEET
TO THE SOUTH QUARTER CORNER OF SAID SECTION 12;

THENCE CONTINUING ALONG SAID SOUTH LINE, S. 88°31'42" W., A DISTANCE
OF 2549.58 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 12;

THENCE N. 01°43'02" W., ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE
OF 2649.79 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 12;

THENCE N. 88°31'54" E, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 12,
A DISTANCE OF 1568.27 FEET TO THE NORTHWEST CORNER OF LOT 1 AS SHOWN ON A
"RECORD OF SURVEY MINOR LAND DIVISION OF PARCEL 202-21-015D" RECORDED IN
SURVEYS BOOK 3, PAGE 134, PINAL COUNTY RECORDS, PINAL COUNTY ARIZONA;

THENCE S. 02°15'14" E., ALONG THE WEST LINE OF SAID MINOR LAND DIVISION, A
DISTANCE OF 916.07 FEET TO THE NORTHWEST CORNER OF LOT 5 OF SAID MINOR
LAND DIVISION;

THENCE N. 88°31'11" E., ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF
982.55 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;

THENCE N. 01°23'34" W., ALONG THE EAST LINE OF SAID MINOR LAND DIVISION, A
DISTANCE OF 809.79 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE
FOR EAST SALAZAR ROAD;

THENCE S. 73°02'13" E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE
OF 1073.58 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE FOR US
HWY. 79;

THENCE N. 31°53'55" W., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 335.90 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, N. 57°55'46" E., A DISTANCE OF 306.01 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 12;

THENCE N. 88°31'54" E., ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 1461.87 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE N. 00°54'24" W., ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 2642.80 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE N. 88°02'40" E., ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 3565.10 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE S. 01°49'24" E., ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 2639.28 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF;

THENCE N. 89°15'28"E., ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 7, A DISTANCE OF 1320.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 7 AND THE WEST QUARTER CORNER OF SAID SECTION 8;

THENCE N. 01°49'24" W., ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 659.82 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8;

THENCE N. 88° 13'08" E., ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 2654.61 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER;

THENCE S. 01°50'43" E., ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 8, A DISTANCE OF 661.44 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 8;

THENCE CONTINUING ALONG SAID NORTH-SOUTH MID-SECTION LINE, S. 01°50'43" E., A DISTANCE OF 2635.87 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 8;

THENCE S. 88°10'30" W., ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 2656.23 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8 AND THE SOUTHEAST CORNER OF SAID SECTION 7;

THENCE S. 88°13'55" W., ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 2640.42 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 7 AND THE NORTH QUARTER CORNER OF SAID SECTION 18;

THENCE S. $01^{\circ}47'36''$ E., ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 18, A DISTANCE OF 2620.59 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 18;

THENCE CONTINUING ALONG SAID NORTH-SOUTH MID-SECTION LINE, S. $01^{\circ}47'36''$ E., A DISTANCE OF 2648.58 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE S. $89^{\circ}14'13''$ W., ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2492.72 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,294.06 ACRES MORE OR LESS.

FOLLOWING PARCELS ALSO INCLUDED:

THE WEST HALF OF SECTION 17, AND THE SOUTH 825.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, AZ, AND;

THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, AZ, AND;

THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, ARIZONA; AND

THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, ARIZONA.

NOTE:

THIS LEGAL DESCRIPTION IS FOR CC&N PURPOSES ONLY AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD SURVEY.

Map No. 22

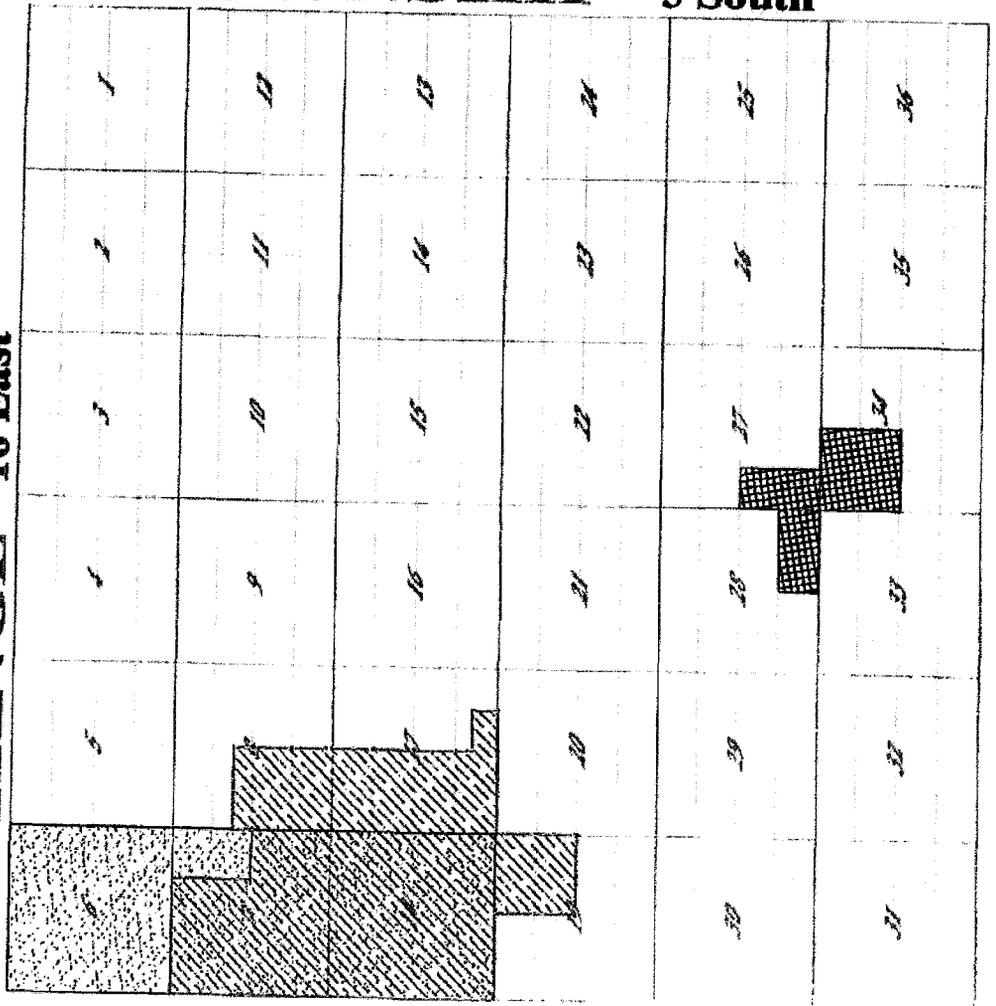
Map No. 22

COUNTY Pinal

RANGE 10 East

TOWNSHIP 5 South

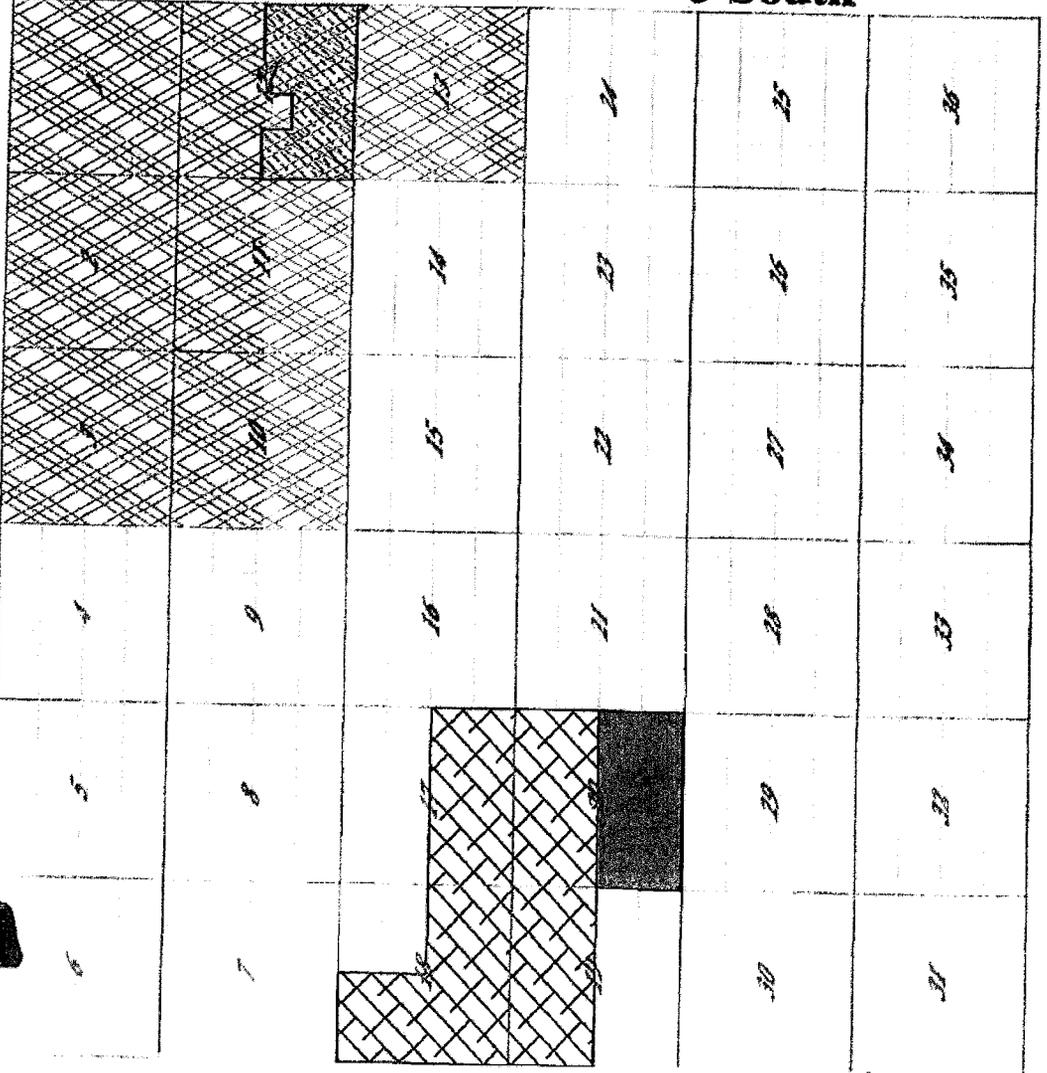
-  U-1993 (1)
United Utilities (Florence/Cactus System)
-  (4)
City of Florence (Nonjurisdictional)
-  Southwest environmental utilities
CC&N Requested Area



COUNTY of Pinal

RANGE 9 East

TOWNSHIP 5 South



-  W-1445 (39)(3)
Arizona Water Company (Coolidge)
-  C-0005 (4)
City of Florence (Non-jurisdictional)
-  (3)
Arizona Water Company
Docket No. W-1445-05-389
Application for Extension
-  (4)
Johnson Utilities Company
Docket No. WS-02987A-06-0667
Application for Extension for Water & Sewer
-  Southwest environmental utilities
CC&N Requested Area

EXHIBIT "B"



Engineering • Planning
Surveying • Urban Design
Landscape Architecture

**Legal Description to Accompany CAAG 208 Requested Area Exhibit
Southwest Environmental Utilities, L.L.C.**

Township 5 South, Range 10 East, Pinal County, AZ

All of the following Sections: 3, 4, 5, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 27, 28, 29 and 30.

That portion of Section 6 lying easterly of the Florence Casa Grande Canal (name of canal is per Pinal County Assessor).

Township 5 South, Range 9 East, Pinal County, AZ

All of the following Sections: 13, 23, 24, 25, 26 and 27.

Those portions of the following Sections lying easterly of the Florence Casa Grande Canal (name of canal is per Pinal County Assessor): 1, 11, 12, 14, 15, 21, 22, and 28.



EXPIRES 3/31/2014
(INDICATES RENEWAL DATE)

ATTACHMENT #15

I. CROSS-CONNECTION CONTROL.

A. Purpose.

To protect the public water supply in the Company's water system from the possibility of contamination caused by backflow through unprotected cross-connections by requiring the installation and periodic testing of backflow-prevention assemblies pursuant to A.A.C. R14-2-405(B)(6) and A.A.C. R18-4-232, as adopted by the Arizona Department of Environmental Quality, as those regulations may be revised from time to time.

B. Inspections.

The customers shall cooperate fully with the Company in its efforts to investigate and determine the degree of potential health hazard to the public water supply which may result from conditions existing on the customer's premises.

C. Requirements.

In compliance with the Rules and Regulations of the Arizona Corporation Commission and the Arizona Department of Environmental Quality, specifically A.A.C. R14-2-405(B)(6) and A.A.C. R18-4-232 relating to backflow prevention:

1. The Company shall require a customer to pay for and install, maintain, test and repair a backflow-prevention assembly if A.A.C. R18-4-232(B) or (C) applies.

2. A backflow-prevention assembly required to be installed by the customer under this tariff shall comply with the requirements set forth in A.A.C. R18-4-232(D) and (E).

3. The Company shall give any customer who is required to install and/or test a backflow-prevention assembly written notice of said requirement. If A.A.C. R14-2-410(B)(1)(a) is not applicable, the customer shall be given thirty (30) days in which to comply with this notice. If the customer can show good cause as to why he or she cannot install the device within thirty (30) days, the Company or the Arizona Corporation Commission Staff may grant additional time for this requirement.

4. Testing shall be in conformance with the requirements of A.A.C. R18-4-232(F). The Company shall not require an unreasonable number of tests.

5. The customer shall provide the Company with records of installation and testing. For each backflow-prevention assembly, these records shall include:

- a. assembly identification number and description;
- b. location;
- c. date(s) of test(s);
- d. description of repairs made by tester; and
- e. tester's name and certificate number.

D. Discontinuance of Service.

In accordance with A.A.C. R14-2-407 and 410 and provisions of this tariff, the Company may terminate service or deny service to a customer who fails to install and/or test a backflow-prevention assembly as required by this tariff.

1. In the event the backflow-prevention assembly has not been installed or fails any test and A.A.C. R14-2-410(B)(1)(a) is applicable, the Company may terminate service immediately and without notice. The backflow-prevention assembly shall be installed and repaired by the customer and retested before service is restored.

2. In the event the backflow-prevention assembly has not been installed or fails any test and A.A.C. R14-2-410(B)(1)(a) is applicable, the backflow-prevention assembly shall be installed and/or repaired by the customer and tested within fourteen (14) days of written notice by the Company. Failure to install or to remedy the deficiency or dysfunction of the assembly, or failure to retest shall be grounds for termination of water utility service in accordance with A.A.C. R14-2-410.

ATTACHMENT #16

I. CURTAILMENT.

ADEQ Public Water System Numbers:_____.

The Company is authorized to curtail water service to all customers within its certificated area under the terms and conditions listed in this tariff. This curtailment plan shall become part of the Arizona Department of Environmental Quality Emergency Operations Plan for the Company. The Company shall provide a copy of the curtailment tariff to any customer upon request.

A. STAGE 1. Stage 1 exists when the Company is able to maintain water storage in the system at 100% of capacity and there are no known problems with its well production or water storage in the system.

1. **Restrictions.** Under Stage 1, the Company is deemed to be operating normally and no curtailment is necessary.

2. **Notice Requirements.** Under Stage 1, no notice is necessary.

B. STAGE 2. Stage 2 exists when:

- The Company's water storage or well production has been less than 80% of capacity for at least 48 consecutive hours; and

- The Company has identified issues such as a steadily declining water table, increased draw down threatening pump operations, or poor water production, creating a reasonable belief the Company will be unable to meet anticipated water demand on a sustained basis.

1. **Restrictions.** Under Stage 2, the Company may request that customers voluntarily employ water conservation measures to reduce water consumption by approximately 50%. Outside watering should be limited to essential watering, dividing outside watering on some uniform basis (such as even and odd days) and eliminating outside watering on weekends and holidays.

2. **Notice Requirements.** Under Stage 2, the Company is required to notify customers by (i) delivering written notice door to door at each service address, (ii) by United States first class mail to the billing address, or (iii) at the Company's option, both. Such notice shall notify the customers of the general nature of the problem and the need to conserve water.

C. STAGE 3. Stage 3 exists when:

- The Company's total water storage or well production has been less than 50% of capacity for at least 24 consecutive hours; and

- The Company has identified issues such as a steadily declining water table, increased draw down threatening pump operations, or poor water production, creating a reasonable belief the Company will be unable to meet anticipated water demand on a sustained basis.

1. **Restrictions.** Under Stage 3, the Company shall request the customers to voluntarily employ water conservation measures to reduce daily consumption by approximately 50%. All outside watering should be eliminated, except livestock, and indoor water conservation techniques should be employed whenever possible. Standpipe service shall be suspended.

2. **Notice Requirements.**

a. Company is required to notify customers by delivering written notice to each service address, or by United States first class mail to the billing address or, at the company's option, both. Such Notice shall notify the customers of the general nature of the problem and the need to conserve water.

b. Beginning with Stage 3, the Company shall post signs showing the curtailment stage. Signs shall be posted at noticeable locations, like at the well sites and at the entrance to major subdivisions served by the Company.

c. The Company shall notify the Consumer Services Section of the Utilities Division of the Arizona Corporation Commission at least 12 hours prior to entering Stage 3.

Once Stage 3 has been reached, the Company must begin to augment the supply of water by either hauling or through an emergency interconnect with an approved water supply in an attempt to maintain the curtailment at a level no higher than Stage 3 until a permanent solution has been implemented.

D. **STAGE 4.** Stage 4 exists when:

- The Company's total water storage or well production has been less than 25% of capacity for at least 12 consecutive hours; and

- The Company has identified issues such as steadily declining water table, increased draw down threatening pump operations, or poor water production, creating a reasonable belief the Company will be unable to meet anticipated water demand on a sustained basis.

1. **Restrictions.** Under Stage 4, the Company shall inform the customers of a **mandatory** restriction to employ water conservation measures to reduce daily consumption. Failure to comply will result in customer disconnection. The following uses of water shall be prohibited:

- Irrigation of outdoor lawns, trees, shrubs, or any plant life is prohibited.
- Washing of any vehicle is prohibited.
- The use of water for dust control or any outdoor cleaning uses is prohibited.
- The use of drip or misting systems of any kind is prohibited.
- The filling of any swimming pool, spas, fountains or ornamental pools is prohibited.
- The use of construction water is prohibited.
- Restaurant patrons shall be served water only upon request.
- Any other water intensive activity is prohibited.

The Company's operation of standpipe service is prohibited during Stage 4. In addition, the addition of new service lines and meter installations is prohibited.

2. **Notice Requirements.**

a. The Company is required to notify customers by delivering written notice to each service address, or by United States first class mail to the billing address or, at the

Company's option, both. Such Notice shall notify the customers of the general nature of the problem and the need to conserve water.

b. The Company shall post signs showing the curtailment stage. Signs shall be posted at noticeable locations, like at the well sites and at the entrance to major subdivisions served by the Company.

c. The Company shall notify the Consumer Services Section of the Utilities Division of the Arizona Corporation Commission at least 12 hours prior to entering Stage 4.

Customers who fail to comply with the above restrictions will be given a written notice to end all outdoor use. Failure to comply within two (2) working days of receipt of the notice will result in temporary loss of service until an agreement can be made to end the unauthorized use of outdoor water. To restore service, the customer shall be required to pay all authorized reconnection fees. If a customer believes he or she has been disconnected in error, the customer may contact the Arizona Corporation Commission's Consumer Services Section at 1-800-222-7000 to initiate an investigation.

Once Stage 4 has been reached, the Company must augment the supply of water by hauling or through an emergency interconnect from an approved supply or must otherwise provide emergency drinking water for its customers until a permanent solution has been implemented.