

NEW APPLICATION  
**JOHNSON UTILITIES, L**

5230 East Shea Boulevard, Suite 200 \* Scottsdale, Ari  
PH: (480) 998-3300; FAX: (480) 483-7906



0000148077

ORIGINAL

10 September 2013

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

AZ CORP COMMISSION  
DOCKET CONTROL

2013 SEP 11 P 1:34

RECEIVED

WS-02987A-13-0310

Attached is an application by Johnson Utilities, L.L.C. for a sewer CC&N Expansion.  
The purpose of this application is to extend the Johnson Utilities, L.L.C. service area to  
include a 120-acre portion of the Quail Ranch Subdivision.

George H. Johnson, Manager

JOHNSON UTILITIES, L.L.C.

Arizona Corporation Commission

DOCKETED

SEP 11 2013

DOCKETED BY	<i>MR</i>
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**ARIZONA CORPORATION COMMISSION**

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

**SEWER**

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

**JOHNSON 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  
(See "A")**

- 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  
(See "A")**

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

**KENNY WATKINS, GENERAL MANAGER**  
(See "A")

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*

I. 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*

J. 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**  
(See "A")

2. Attach a copy of the Articles of Organization.

(See Attachment #1)

K. List the legal name and mailing address of each other utility in which the applicant has an ownership interest: *N/A*

L. 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.

***ADEQ requires the Arizona Corporation Commission to request the compliance status reports directly from them.***

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)

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 #2)*

- 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 entire extension is within Pinal County.*

*Quail Ranch is approximately 4.2 miles from the Town of Queen Creek and approximately 2.6 miles from the Town 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 #3)*

- 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 #4)*

- 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 Johnson Utilities applicable tariffs, as well as pursuant to the terms of any main extension agreements between Johnson 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.*

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 #5)*

***Estimated value of plant in service after 5 years: \$1,391,337.00***

- Q. 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.

*(See Attachment #6)*

- R. 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.

*(See Attachment #7)*

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

1. The boundaries of the area, with the total acreage noted; *(See Attachment #8)*
2. The land ownership boundaries within the area, with the acreage of each separately owned parcel within the area noted; *(See Attachment #8)*
3. The owner of each parcel within the area; *(See Attachment #8)*
4. Any municipality corporate limits that overlap with or are within five miles of the area; *(See Attachment #9)*
5. The service area of any public service corporation, municipality, or district currently providing water or wastewater service within one mile of the area, with identification of the entity providing service and each type of service being provided; *(See Attachment #2)*
6. The location within the area of any known water service connections that are already being provided service by the applicant; ***NONE***
7. The location of all proposed developments within the area; *(See Attachment #8)*
8. The proposed location of each water system and the principal components described in R14-2-402 subsection (B) (5) (n); ***N/A – The proposed CC&N is for sewer only***
9. The location of all parcels for which a copy of a request for service has been submitted. *(See Attachment #2)*

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

*N/A This parcel is not within municipal boundaries.*

U. A copy of each notice sent, as required, to a landowner not requesting service. *N/A*

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

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

*(See Attachment #10) – Wastewater Tariffs are attached*

Attach the following permits (if any of these permits have not yet been obtained, please provide the status of their application):

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

*(See Attachment #11)*

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

*Johnson Utilities requests that the filing of the approval to construct be submitted as a compliance item in this docket within two years of the approval of the CC&N.*

3. (SEWER ONLY) Copy of the Aquifer Protection Permit issued by ADEQ.

*Quail Ranch will be served by Pecan Water Reclamation Plant. The Plant's APP is already on file with the Commission.*

4. The Arizona State Land Department approval. (If you are including any State land in your requested area this approval is needed.) *N/A*

5. Any U.S. Forest Service approval. (If you are including any U.S. Forest Service land in your requested area this approval is needed.) *N/A*

6. (WATER ONLY) If the area requested is within an Active Management Area, attach a copy of the utility's Designation of an Assured Water Supply, or the developer's Certificate of Assured Water Supply issued by the Arizona Department of Water Resources, whichever applies.

- a. If the area requested is outside an Active Management Area, attach the developer's Adequacy Statement issued by the Arizona Department of Water Resources, if applied for by the developer.
- b. If the area requested is outside an Active Management Area and the developer does not obtain an Adequacy Statement, provide sufficient detail to prove that adequate water exists to provide water to the area requested.

*N/A – The proposed CC&N is for sewer only*

- 7. 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.

*(See Attachment #12)*

- X. 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.

*(See Attachment #13)*

**Residential:**

First Year \_\_\_\_\_ Second Year \_\_\_\_\_ Third Year \_\_\_\_\_ Fourth Year \_\_\_\_\_ Fifth Year \_\_\_\_\_

**Commercial:**

First Year \_\_\_\_\_ Second Year \_\_\_\_\_ Third Year \_\_\_\_\_ Fourth Year \_\_\_\_\_ Fifth Year \_\_\_\_\_

**Industrial:**

First Year \_\_\_\_\_ Second Year \_\_\_\_\_ Third Year \_\_\_\_\_ Fourth Year \_\_\_\_\_ Fifth Year \_\_\_\_\_

**Irrigation:**

First Year \_\_\_\_\_ Second Year \_\_\_\_\_ Third Year \_\_\_\_\_ Fourth Year \_\_\_\_\_ Fifth Year \_\_\_\_\_

- 6AA. 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:

*(See Attachment #13)*

**Residential:**

First Year \_\_\_\_\_  
 Second Year \_\_\_\_\_  
 Third Year \_\_\_\_\_

Fourth Year \_\_\_\_\_  
 Fifth Year \_\_\_\_\_

**Commercial:**

First Year \_\_\_\_\_  
Second Year \_\_\_\_\_  
Third Year \_\_\_\_\_  
Fourth Year \_\_\_\_\_  
Fifth Year \_\_\_\_\_

**Industrial:**

First Year \_\_\_\_\_  
Second Year \_\_\_\_\_  
Third Year \_\_\_\_\_

Fourth Year \_\_\_\_\_  
Fifth Year \_\_\_\_\_

**Irrigation:**

First Year \_\_\_\_\_  
Second Year \_\_\_\_\_  
Third Year \_\_\_\_\_  
Fourth Year \_\_\_\_\_  
Fifth Year \_\_\_\_\_

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

*(See Attachment #14)*

**Residential:**

First Year \_\_\_\_\_  
Second Year \_\_\_\_\_  
Third Year \_\_\_\_\_  
Fourth Year \_\_\_\_\_  
Fifth Year \_\_\_\_\_

**Commercial:**

First Year \_\_\_\_\_  
Second Year \_\_\_\_\_  
Third Year \_\_\_\_\_  
Fourth Year \_\_\_\_\_  
Fifth Year \_\_\_\_\_

**Industrial:**

First Year \_\_\_\_\_  
Second Year \_\_\_\_\_  
Third Year \_\_\_\_\_  
Fourth Year \_\_\_\_\_  
Fifth Year \_\_\_\_\_

**Irrigation:**

First Year \_\_\_\_\_  
Second Year \_\_\_\_\_  
Third Year \_\_\_\_\_  
Fourth Year \_\_\_\_\_  
Fifth Year \_\_\_\_\_

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

*(See Attachment #14)*

**Residential:**

First Year \_\_\_\_\_  
Second Year \_\_\_\_\_  
Third Year \_\_\_\_\_  
Fourth Year \_\_\_\_\_  
Fifth Year \_\_\_\_\_

**Commercial:**

First Year \_\_\_\_\_  
Second Year \_\_\_\_\_  
Third Year \_\_\_\_\_

Fourth Year \_\_\_\_\_  
Fifth Year \_\_\_\_\_

**Industrial:**

First Year \_\_\_\_\_  
Second Year \_\_\_\_\_  
Third Year \_\_\_\_\_  
Fourth Year \_\_\_\_\_  
Fifth Year \_\_\_\_\_

**Irrigation:**

First Year \_\_\_\_\_  
Second Year \_\_\_\_\_  
Third Year \_\_\_\_\_

Fourth Year \_\_\_\_\_  
Fifth Year \_\_\_\_\_

- DD. Attach an itemized list of the major components of the water or sewer system (see Attachment C-3). *(See Attachment #5)*
- EE. Indicate the total estimated cost to construct utility facilities: **\$1,391,337.00**
- 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 (No other providers)*
- GG. Provide a letter from each wastewater service provider identified under subsection (B)(5)(aa), confirming the provision of wastewater service for the proposed service area or extension area. *N/A*
- HH. Provide plans for or a description of water conservation measures to be implemented in the proposed service area or extension area, 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; *NONE*
  - 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; *NONE*
  - iv. A description of any plans for the use of reclaimed water; *NONE*
  - v. A description of any plans for the use of recharge facilities; *Existing recharge facilities will be used at Pecan WRP.*
  - vi. A description of any plans for the use of surface water; *NONE*
  - vii. A description of any other plans or programs to promote water conservation; *NONE*
- II. Provide a backflow prevention tariff that complies with Commission standards, if not already on file. *N/A*
- JJ. Provide a curtailment tariff that complies with Commission standards, if not already on file. *Already on file*
- 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; *N/A*

  
(Signature of Authorized Representative)

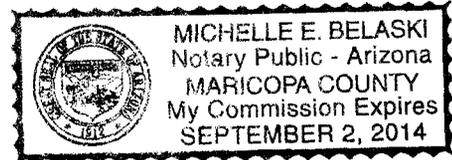
George H. Johnson  
(Type or Print Name Here)

Manager  
(Title)

SUBSCRIBED AND SWORN to before me this 10th day of September, 2013

  
NOTARY PUBLIC

My Commission Expires 9-2-2014





# Attachment 1

ARTICLES OF ORGANIZATION  
OF  
JOHNSON UTILITIES, L.L.C.

RECEIVED  
JUN 5 1997

ARIZONA CORP COMMISSION  
CORPORATIONS DIVISION

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 Johnson 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 5320 East Shea Boulevard, Scottsdale, Arizona 85254.

ARTICLE IV.

The name and business address of the agent for service of process of this limited liability company is Richard L. Sallquist, Esq., 2525 E. Arizona Biltmore Circle, Suite 117, Phoenix, Arizona 85016.

ARTICLE V.

There are or will be two (2) or more members at the time this limited liability company is formed.

ARTICLE VI.

The management of this limited liability company is reserved to its members, whose names and business addresses are:



DEC-30-97 12:42 FROM: MARGRAVE CELMINS VERBURG ID: 6029842-003

STATE OF ARIZONA  
ACC/FAX  
DATE FILED

DEC 30 1997

AMENDED AND RESTATED  
ARTICLES OF ORGANIZATION OF  
JOHNSON UTILITIES, L.L.C.

DATE APPR 12-30-97  
TERM \_\_\_\_\_  
BY MAB/MLA  
1-0809733-4

Pursuant to the provisions of Ariz. Rev. Stat. Ann. § 29-633, the undersigned limited liability company hereby amends and restates its Articles of Organization, which were filed on June 5, 1997.

ARTICLE I  
Name

The name of the Company is Johnson Utilities, L.L.C.

ARTICLE II  
Registered Office

The address of the registered office of this limited liability company is 5320 East Shea Boulevard, Scottsdale, Arizona 85254.

ARTICLE III  
Registered Agent

The name and business address of the agent for service of process of this limited liability company is Delator Corporation, 7201 East Camelback Road, Suite 330, Scottsdale, Arizona 85251.

ARTICLE IV  
Management

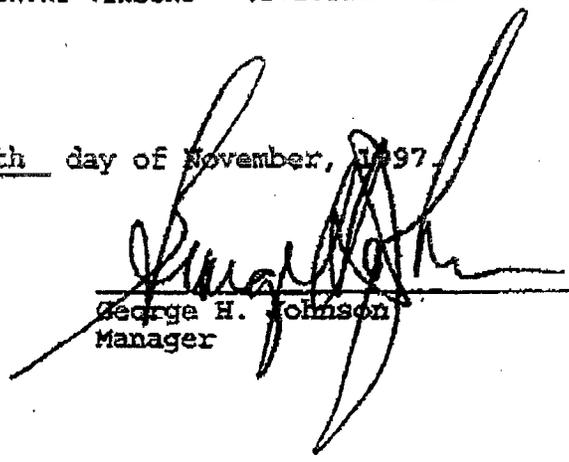
Management of this limited liability company is vested in a manager or managers. The name and address of the initial manager is George H. Johnson, 5320 East Shea Boulevard, Scottsdale, Arizona 85254.

ARTICLE V  
Membership

The Member owning a one hundred percent (100%) interest in the Company is:

The George H. Johnson Revocable Trust  
dated July 9, 1987  
George H. Johnson and Jana S. Johnson, Trustees  
5320 East Shea Boulevard  
Scottsdale, Arizona 85254.

DATED this 12th day of November, 1997



George H. Johnson  
Manager



# Attachment 2

# LEGAL DESCRIPTION

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

**FILE NO: 121696-33**

PARCEL NO. 1:

COMMENCING at the East quarter corner of Section 2, Township 3 South, Range 8 East, Gila and Salt River Base and Meridian, Pinal County, Arizona, being marked by a 5/8 inch Iron bar;

THENCE West, (assumed bearing) along the said East-West mid-section line of said Section 2, a distance of 4,015.92 feet TRUE POINT OF BEGINNING:

THENCE CONTINUING West, along the said East-West mid-section line of Section 2, a distance of 658.72 feet to a point from which the West quarter corner of said Section 2 bears West 811.21 feet distant therefrom;

THENCE North 00 degrees 30 minutes 39 seconds West, a distance of 2,646.04 feet to a point on the Northerly line of said Section 2, and from which point the Northwest corner of said Section 2 bears North 89 degrees 52 minutes 13 seconds West, 828.52 feet distant therefrom;

THENCE South 89 degrees 52 minutes 13 seconds East, along the said Northerly line of Section 2 a distance of 658.73 feet to a point from which the South quarter corner of Section 35, Township 2 South, Range 8 East, being marked by a 1/2 inch bar with 2 inch aluminum cap bears South 89 degrees 52 minutes 13 seconds East, 1,020.59 feet distant therefrom;

THENCE South 00 degrees 30 minutes 39 seconds East, a distance of 2,644.55 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

The West half of the following described parcel:

That portion of Section 2, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona more particularly described as follows:

COMMENCING at the East quarter corner of said Section 2;

THENCE West, (assumed bearing) along the East-West mid-section Line of said Section 2, a distance of 2,696.40 feet (2690.06 feet, Measured) to the TRUE POINT OF BEGINNING;

THENCE continuing West, along the East-West mid-section line of said Section 2, a distance of 1,319.52 feet to a point from which the West quarter corner of said Section 2 bears West 1,469.93 feet distant therefrom;

THENCE North 0 degrees 30 minutes 39 seconds West, a distance of 2,644.55 feet to a point on the Northerly line of said Section 2 and from which point the Northwest corner of said Section 2 bears North 89 degrees 52 minutes 13 seconds West 1,487.25 feet distant therefrom;

THENCE South 89 degrees 52 minutes 13 seconds East, along the said Northerly line of said Section 2, a distance of 1,020.59 feet to the South quarter corner of Section 35, Township 2 South, Range 8 East, being marked by a ½ Inch bar with 2 inch aluminum cap;

THENCE North 89 degrees 52 minutes 03 seconds East, along the said Northerly line of said Section 2, a distance of 238.21 feet to the North quarter corner of said Section 2, being marked by a 1/2 inch bar with 2 inch aluminum cap;

THENCE continuing North 89 degrees 52 minutes 03 seconds East, along the said Northerly line of Section 2, a distance of 58.62 feet to a point from which the Southeast corner of said Section 35, Township 2 South, Range 8 East bears North 89 degrees 52 minutes 03 seconds East 2,344.02 feet distant therefrom;

THENCE South 0 degrees 33 minutes 24 seconds East, being parallel with the Easterly line of the West half of the Northeast quarter of said Section 2, a distance of 2,642.94 feet to the TRUE POINT OF BEGINNING.

PARCEL No. 3:

An Easement for ingress, egress and public utilities over the Northerly 50.00 feet of Section 2, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the East half of the Northeast quarter and the Westerly 208.71 feet of said Section 2; and

EXCEPT any portion lying within Parcels 1 and 2 above.

PARCEL No. 4:

An Easement for ingress, egress and public utilities over the Southerly 25 feet of the North half of Section 2, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the East half of the Northeast quarter; and

EXCEPT any portion lying within Parcels 1 and 2 above.

PARCEL NO. 5:

An Easement for electrical lines (for Salt River project) over the Northerly 8.00 feet of the Southerly 33.00 feet of the North half of Section 2, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the East half of the Northeast quarter of said Section 2; and

EXCEPT any portion lying within Parcels 1 and 2 above.

**FILE NO: 131866-33**

PARCEL NO. 1:

The East half of the following described parcel:

COMMENCING at the East quarter corner of Section 2, Township 3 South, Range 8 East, Gila and Salt River Base and Meridian, Pinal County, Arizona, being marked by a 5/8 inch Iron Bar;

THENCE West, (assumed bearing) along the East-West mid-section line of said Section 2, a distance of 2,696.40 feet (Record), 2690.06 feet (Measured) to the TRUE POINT OF BEGINNING;

THENCE CONTINUING West, along the said East-West mid-section line of Section 2, a distance of 1,319.52 feet to a point from which the West quarter corner of said Section 2 bears West, 1,469.93 feet distant therefrom;

THENCE North 00 degrees 30 minutes 39 seconds West, a distance of 2,644.55 feet to a point on the Northerly line of said Section 2, and from which point the Northwest corner of said Section 2 bears North 89 degrees 52 minutes 13 seconds West, 1,487.25 feet distant therefrom;

THENCE South 89 degrees 52 minutes 13 seconds East, along the said Northerly line of Section 2, a distance of 1,020.59 feet to the South quarter corner of Section 35, Township 2 South, Range 8 East, being marked by a 1/2 inch bar with 2 inch aluminum cap;

THENCE North 89 degrees 52 minutes 03 seconds East, along the said Northerly line of Section 2, a distance of 238.21 feet to the North quarter corner of said Section 2, being marked by a 1/2 inch bar with 2 inch aluminum cap;

THENCE CONTINUING North 89 degrees 52 minutes 03 seconds East, along the said Northerly line of Section 2, a distance of 58.62 feet to a point from which the Southeast corner of said Section 35, Township 2 South, Range 8 East, bears North 89 degrees 52 minutes 03 seconds East, 2,344.02 feet distant therefrom;

THENCE South 0 degrees 33 minutes 24 seconds East, being parallel with the Easterly line of the West half, Northeast quarter of said Section 2, a distance of 2,642.94 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

An Easement for ingress, egress and public utilities over the Northerly 50.00 feet of Section 2, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the East half of the Northeast quarter and the Westerly 208.71 feet of said Section 2;

EXCEPT any portion lying within Parcel No. 1 above.

PARCEL NO. 3:

An Easement for ingress, egress and public utilities over the Southerly 25.00 feet of the North half of Section 2, Township 3 South, Range 8 East, Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the East half of the Northeast quarter of said Section 2; and

EXCEPT any portion lying within Parcel No. 1 above.

PARCEL NO. 4:

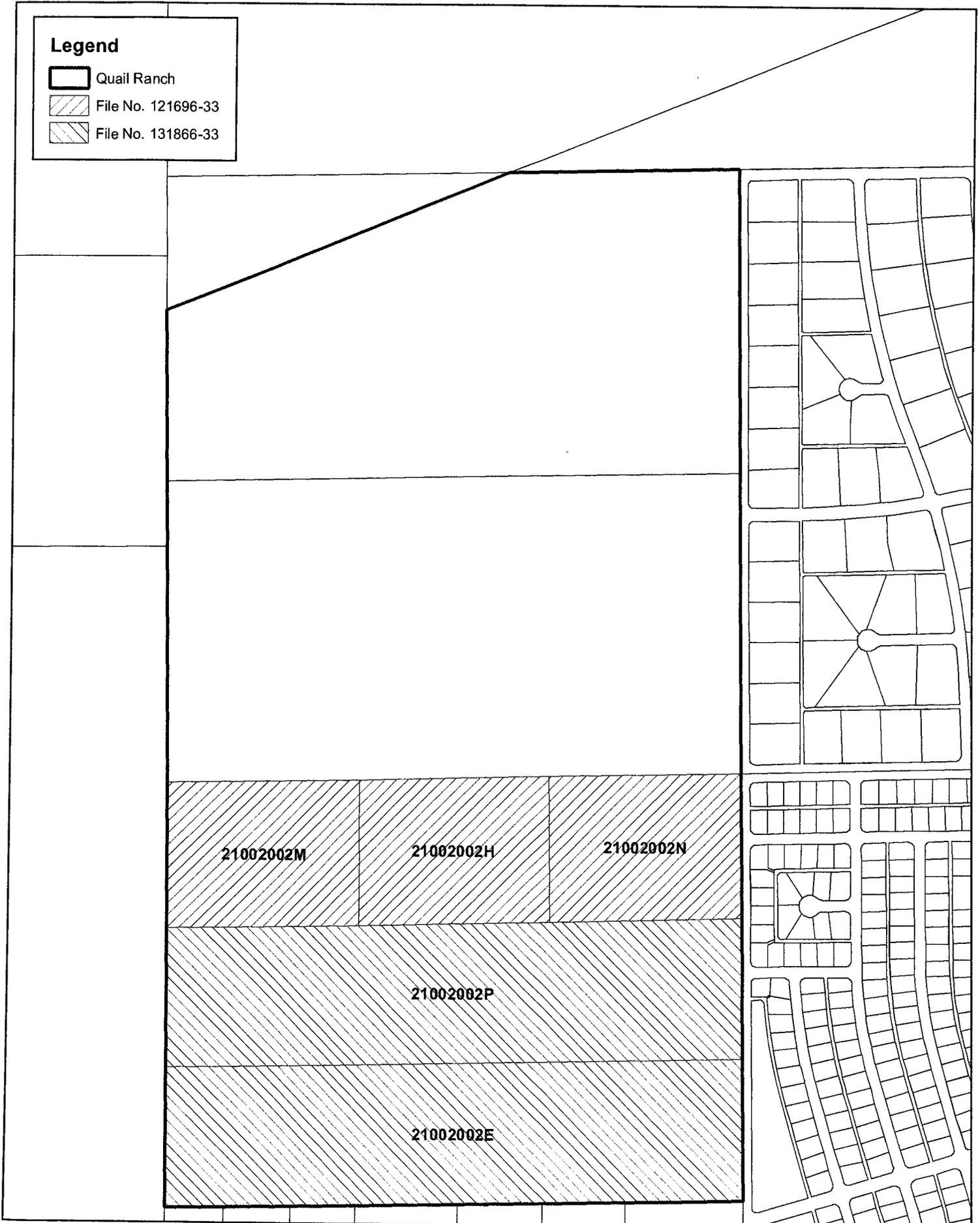
An Easement for electrical lines (for Salt River Project) over the Northerly 8.00 feet of the Southerly 33.00 feet of the North half of Section 2, Township 3 South, Range 8 East, Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the East half of the Northeast quarter of said Section 2; and

EXCEPT any portion lying within Parcel No. 1 above.

**Legend**

-  Quail Ranch
-  File No. 121696-33
-  File No. 131866-33



Quail Ranch

Pinal County, Arizona

0 0.075 Miles



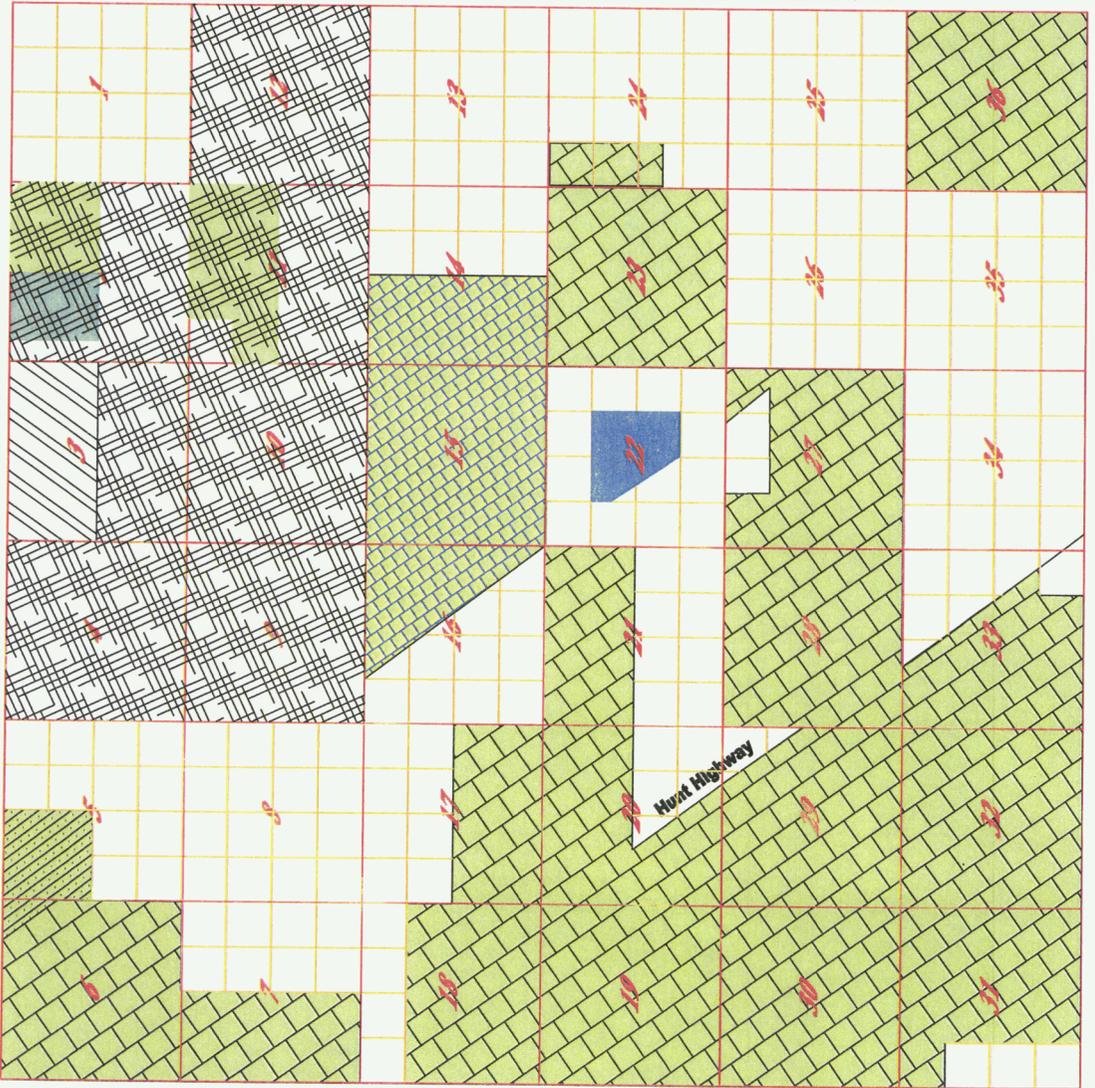
united  
engineering  
group

Exhibit B

# COUNTY of Pinal

## RANGE 8 East

## TOWNSHIP 3 South



-  W-2859 (3)  
Diversified Water Utilities, Inc.
-  W-2234 (2)  
H<sub>2</sub>O, Inc.
-  WS-2987 (6)  
Johnson Utilities Company
-  W-2425 (2)  
Sun Valley Farms Unit VI Water Company
-  Johnson Utilities Company  
Water & Sewer CC&N Pending Area  
Doc No. WS-02987A-13-0284
-  Johnson Utilities Company  
Pending Water CC&N Requested Area  
Doc No. WS-02987A-12-0136
-  Johnson Utilities Company  
Sewer CC&N Requested Area
-  Sewer



# Attachment 3

UNITED ENGINEERING GROUP

# Quail Ranch

## Master Wastewater Report

Proposed CC&N Expansion for a  
Portion of Quail Ranch (120 Acres)

Pinal County, Arizona

September 4, 2013



# MASTER WASTEWATER REPORT

PROPOSED CC&N EXPANSION FOR A PORTION OF QUAIL RANCH (120 ACRES)

## Quail Ranch

Submitted to

JOHNSON UTILITIES

September 4, 2013

### DEVELOPER/PROPERTY OWNER

SKYBRIDGE QUAIL, LLC  
7001 N. Scottsdale Rd., Suite 1040  
Scottsdale, AZ 85253  
Contact: Bryan Morganstern  
[bryan@skybridgeco.com](mailto:bryan@skybridgeco.com)  
(602) 903-5967

### ENGINEER

UNITED ENGINEERING GROUP, LLC  
3205 W. Ray Rd., Suite 1  
Chandler, AZ 85226  
Contact: Christopher Lenz, P.E.  
[clenz@unitedeng.com](mailto:clenz@unitedeng.com)  
(480) 705-5372

UEG Project No. 19007



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## EXHIBITS

- Exhibit A - *Site Development Plan*
- Exhibit B - *Conceptual Land Use Plan*
- Exhibit C - *Wastewater Master Plan Exhibit*

## APPENDIX

- Appendix A - *Wastewater Line Capacity Design Analysis*
- Appendix B - *Force Main Alignment Study*



## 1.0 INTRODUCTION

The following report describes a master plan study for a proposed wastewater system serving a portion of the Quail Ranch development (120 acres) that is being requested to be incorporated into the Johnson Utilities Wastewater CC&N. The eastern 153 acres of Quail Ranch is already located within the CC&N. The entire Quail Ranch development will consist of 273 acres and 955 single-family lots located at the northwest corner of Rolling Ridge Road and Quail Run Lane in Pinal County, AZ. The property is located within a portion of Section 2, Township 3 South, Range 8 East of the Gila and Salt River Base Meridian, Pinal County, Arizona. Quail Ranch is comprised of privately owned land and is located in the San Tan Valley area of Pinal County. Quail Ranch is bound by Rolling Ridge Road on the south, Quail Run Lane and the CAP Canal on the east, Hash Knife Draw Road on the north, and Camino Largo Road on the west. Refer to **Figure 1** for a **Vicinity Map** of the subject site.



Figure 1 - Vicinity Map

There are two components to the wastewater collection system for this project. The first component is the onsite wastewater system, which services each lot within the development. The second component is the offsite wastewater system consisting of a lift station and force main which connects the onsite system to the Johnson Utilities wastewater collection system. Wastewater flows from the site will be collected and transferred by means of a lift station and force main to an existing force main network

that conveys sewage to the Pecan Water Reclamation Plant (WRP), which is owned and operated by Johnson Utilities, approximately 4.9 miles northwest of the project site.

The purpose of this report is to present the design criteria, analysis, and conclusions for providing wastewater service to the Quail Ranch development. The report includes an analysis of the gravity wastewater network within the development, a summary of the proposed lift station, and a summary of the force main to be installed from the proposed lift station to the existing force main located at the Schnepf Road & Stagecoach Pass Avenue intersection.

A detailed analysis of the lift station and force main will be submitted under a separate design report along with the construction and improvement plans. Design parameters are provided for the proposed wastewater system and are to be used in preparation of the construction plans. This Master Wastewater Report has been prepared in accordance with ADEQ standards and those of the anticipated service provider, Johnson Utilities.

## 2.0 LAND USE DEVELOPMENT

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The proposed development consists of 955 single-family residential lots, a centrally located park area, and various other open space areas. This master wastewater report is based on the lot layout and site data as shown on **Exhibit A - Site Development Plan**. The site is divided into nine parcel areas distributed between two phases as shown on the shown on **Exhibit B - Conceptual Land Use Plan**.

## 3.0 EXISTING CONDITIONS

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Quail Ranch consists of 273 gross acres and is located at the northwest corner of Rolling Ridge Road and Quail Run Lane in Pinal County, AZ. The project site slopes to the west at approximately 0.5%. The outfall location is along the west boundary and the site will take advantage of the natural topography allowing for gravity flow onsite. Elevations across the site range from approximately 1,568 feet at the northeast corner to 1,549 feet in the northwest corner.

There is currently no wastewater collection system in the immediate vicinity of the subject site. The tie in point for the Quail Ranch development will be an existing 8" force main stub-out located at the Schnepf Road and Stagecoach Pass Avenue intersection. Approximately 8,870 lf of new force main will be required between the proposed lift station and the stub-out. Wastewater from Quail Ranch will be pumped approximately 4.9 miles to the Pecan WRP located on Gantzel Road, north of Combs Road. The plant has adequate capacity for the Quail Ranch wastewater system.

At the intersection of Combs Road and Gantzel Road, an existing 18" PVC force main receives flows from existing pumping facilities south of that location and transfers flows approximately 3,854 lf north along Gantzel Road to the Pecan WRP. A 12" force main extension (approximately 5,268 lf) has been installed from Gantzel Road to Kenworthy Road, along with an 8" extension (approximately 8,870 lf) of force main along Combs Road, from Kenworthy Road to Schnepf Road, and south along Schnepf Road to Stagecoach Pass Avenue. Refer to **Figure 2** on *Page 3* for a map of the **Offsite Wastewater Facilities** for the subject site.

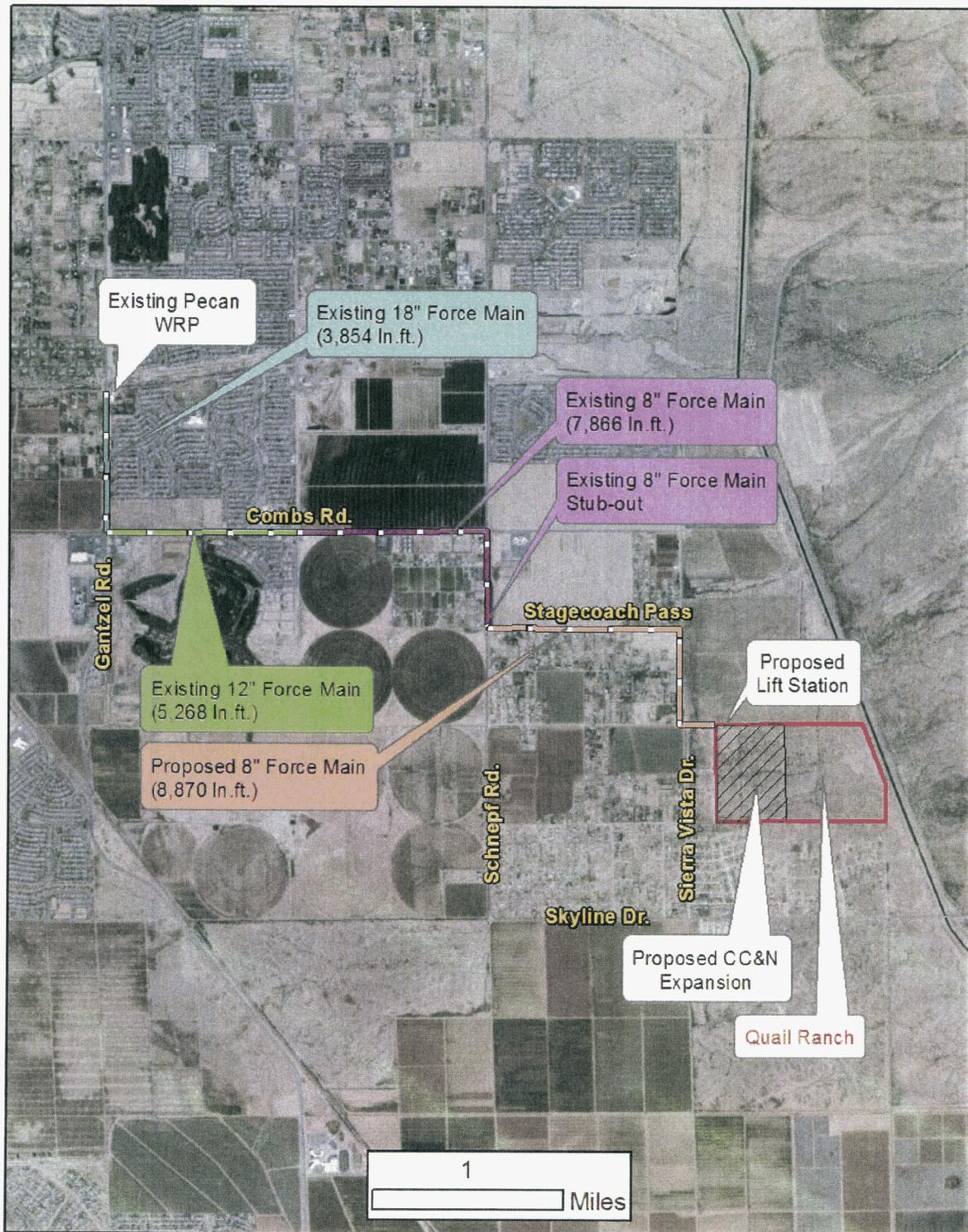


Figure 2 - Offsite Wastewater Facilities

## 4.0 DESIGN CRITERIA

### 4.1 Johnson Utilities

The design requirements used in this report are based on information made available by Johnson Utilities. Following is a summary of the design criteria utilized.

- The average daily wastewater flow generated per single-family residential unit, per Johnson Utilities data, is 208 gpd, based on 80 gpd/person times 2.6 people per unit.
- Residential peaking factors are based on the tributary population. The peak dry weather flow factor ratios are listed in the following table.

**Table A - Peak Dry Weather Flow Factor Ratios**

Peaking Factor Large Populations*		PF = Peaking Factor p = Upstream Population = Flow (gpd)/100 * From Arizona Admin. Code (AAC) Title 18	Fixed Peaking Factors*			
			Pop.	PF	Pop.	PF
1001 to 10,000	$PF = (6.330 \times p^{-0.231}) + 1.094$		0 - 100	3.62	600	2.56
10,001 to 100,000	$PF = (6.177 \times p^{-0.233}) + 1.128$		200	3.14	700	2.50
			300	2.90	800	2.46
			400	2.74	900	2.42
More than 100,000	$PF = (4.500 \times p^{-0.174}) + 0.945$		500	2.64	1000	2.38

- A flow of 250 gpd for wet weather flow infiltration and inflow is required.
- Wastewater lines shall be designed to provide mean velocities, when flowing full, of not less than 2.0 feet per second (fps), nor greater than 10.0 fps. The following table indicates the minimum slopes generally considered necessary to maintain a minimum 2.0 fps velocity based upon Manning's formula with an "n" value of 0.013 for all sewers.

**Table B - Minimum Pipe Slopes**

Size	Minimum Design Slope (with n = 0.013)	Preferred Minimum Design Slope
8"	0.0033	0.0035
10"	0.0024	0.0026
12"	0.0019	0.0021
15"	0.0014	0.0016
18"	0.0011	0.0013

### 4.2 Additional Design Requirements

In addition to the design criteria used above, the following additional requirements will be utilized in designing and constructing the wastewater system for the subject site. These requirements are based on data from Johnson Utilities (Company) as mentioned above and Arizona Department of Environmental Quality, Aquifer Protection Permit Rules, effective January

1, 2001, as set forth in Title 18 Environmental Quality, Chapter 9 Department of Environmental Quality Water Pollution Control, Article 3 Aquifer Protection Permits — General Permits, Part E Type 4 General Permits, 4.01 General Permit: Sewage Collection Systems (R-18-9-E301.4.01).

- All sewer lines shall be a minimum of eight-inch diameter with a minimum of four feet of cover.
- A separate service tap, 4-inches in diameter minimum, shall be provided for each residential lot or unit. An inspection manhole shall be installed on any service tap or private sewer line when determined necessary by the Company. Wye fittings or tapped saddles are acceptable service connections to sewer mains. Commercial service sizes will be established based on the nature and needs of the business.
- Direct service taps may not be installed on interceptor and larger sewers. However, with the approval of the Company, a manhole may be constructed on an interceptor, or larger, sewer and a lateral sewer line extension installed. The lateral sewer line extension will generally terminate upstream in a manhole. Direct service taps may then be installed on the upstream lateral.
- A manhole is required whenever a change in sewer line alignment, grade or size occurs. When sewer lines of differing sizes enter the same manhole, the smaller sewer lines shall not have their crowns lower than the crown of the largest pipe. Manhole inverts with zero to five degrees deflection shall be constructed at the grade of the sewer line; deflections or intersections of 5.1 to 45 degrees shall drop .1 foot across the manhole and deflections or intersections of 45.1 to 90 degrees shall have a minimum 0.20-foot drop across the manhole. In interceptor and larger sewers, inverts at junctions shall be designed to maintain the energy gradient across the junction and to prevent back flow.
- The maximum allowable manhole spacing is 500 feet for sewer lines less than 18 inches in diameter. Manholes on larger pipe sizes shall be spaced per A.D.E.Q. requirements. A cleanout may be installed in lieu of a manhole at the end of a lateral sewer providing that the distance from the cleanout to the nearest manhole does not exceed 300 feet. A cleanout will be installed on all stub-outs for future connections. Plugs at the end of a stub-out are not allowed.
- For all sewer lines with an invert depth greater than 12 feet or pipe size larger than 12", 5-foot diameter manholes with 30-inch diameter covers are required. For all other installations, 4-foot diameter manholes with 24-inch diameter covers may be used.
- Johnson Utilities requires that all lift stations constructed will be required to have a grit chamber separate from the lift station wetwell. The grit chamber will have a bar screen over the outlet pipe that drains to the lift station. The grit (sump) chamber and the wetwell shall be coated on the interior with Sauereisen or other approved corrosion proof material prior to testing. The method used must be approved by Johnson Utility Company prior to installation. All lift stations will have a concrete wash down pad with 6 inch curbing around the entire perimeter with a drain that drains to the grit chamber. All sewage lift stations will require an 6 foot minimum high chain link fence with 3 stands of barbed wire or an 8-foot CMU wall that matches the development.
- A 4" water tap shall be installed at all lift station sites. Either a fire hydrant or Siamese hose connection will be required at the end of the 4" water tap.

## 5.0 ESTIMATED WASTEWATER FLOWS

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Wastewater flows for the development are based on the number of residential connections, peak dry weather flow factor ratios, and wet weather infiltration and inflow. A summary of the total estimated wastewater flows for Quail Ranch are included below. The wastewater facilities for Quail Ranch will be designed to the more conservative Peak Wet Weather Flow Rates.

Residential Units:	955 units
Gross Acreage:	273 acres
Residential Unit Flow:	80 gpcd
Unit population:	2.6 persons/unit
Total population:	$p = 955 \text{ lots} \times 2.6 = 2,483 \text{ persons}$
Peaking Factor:	$PF = (6.330 \times p^{-0.231}) + 1.094$ (between 1,001 - 10,000 persons) $PF = (6.330 \times 2,483^{-0.231}) + 1.094 = 2.134313$
Infiltration & Inflow (I&I):	250 gallons per acre per day (gpad)
Average Daily Flow:	$ADWF = 2,483 \text{ persons} \times 80 \text{ gpcd} = 198,640 \text{ gpd (138 gpm)}$
Peak Dry Weather Flow:	$PDWF = 198,640 \text{ gpd} \times 2.134313 = 423,960 \text{ gpd (294 gpm)}$
Wet Weather Infiltration:	$I\&I = 250 \text{ gpad} \times 273 \text{ acres} = 68,250 \text{ gpd (47 gpm)}$
Peak Wet Weather Flow:	$PWWF = 423,960 + 68,250 = 492,210 \text{ gpd (342 gpm)}$

## 6.0 ONSITE WASTEWATER SYSTEM

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All 955 lots in Quail Ranch will be served by a proposed gravity wastewater collection system. The grades of the sewer collection system follow the natural contours of the land, which flows generally from the east to west. All of the gravity sewer system within the development will discharge into the proposed lift station.

Phase I for Quail Ranch will include all lots west of Surrey Road (approximately 120 acres). This portion of Quail Ranch is currently not located within the Johnson Utility CC&N. The owners of the property have requested that this area be incorporated into the CC&N. The remainder of Quail Ranch (Phase II), which includes all lots east of Surrey Road, is located within the CC&N.

This project site slopes to the west at approximately 0.5%. The site will be divided into nine parcel areas distributed between two phases as shown on **Exhibit B - Conceptual Land Use Plan**.

All of the wastewater lines were sized to a minimum diameter of 8 inches and sized using 2.6 persons per dwelling unit. The onsite wastewater system was designed based on Peak Wet Weather Flows.

Critical nodes and wastewater trunk lines were evaluated at the preferred slope allowed for its diameter. Refer to **Appendix A** for a summary of the wastewater line capacity design analysis and **Exhibit C - Wastewater Master Plan Exhibit** for the proposed layout of the onsite gravity wastewater collection system.

This site will require a combination of 8" and 10" lines to carry wastewater flows to the new wastewater lift station based on Peak Wet Weather Flow conditions. Two 10" lines combine in a manhole before entering the lift station. After combining flows in the manhole, the flow passes through a 10" gravity line into the lift station grit chamber and then into the lift station wet well.

## **7.0 OFFSITE WASTEWATER SYSTEM**

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The development of Quail Ranch requires the construction of a lift station and a force main sewer line, both of which will eventually become part of the Johnson Utilities System.

### **7.1 Lift Station**

The proposed lift station will be constructed in the northwest corner of the subject site near the intersection of Hash Knife Draw Road and Camino Largo. The lift station will consist of a grit chamber, wet well, two pumps, a valve vault, meter vault, and a wash down pad. The wet well will be cylindrical in shape and will be designed such that the retention time will be less than 30 minutes.

The 2 pumps will be side-by-side and alternate in use during normal conditions. The pumps will operate independently with the first being the lead pump and the other being a lag pump and will alternate in use. Each pump is a centrifugal 4" non-clog, solids handling, explosion proof, and submersible wastewater pump and are separately designed for total flow capacity. A standby power source (generator) shall be provided as a part of the electrical design. The pump settings will require evaluation and may require adjustment to accommodate flow conditions during all phases of construction.

The lift station will be designed based on an estimated total entering flow rate ranging from the Average Daily Flow of 198,640 gpd to a Peak Wet Weather Flow of 492,210 gpd. The ground elevation at the lift station is approximately 1,550 feet, and the depth of the incoming gravity sewer will be approximately 13 feet below the ground level. The depth of the wet well will be designed such that the minimum required working volume is maintained and there is freeboard above the working volume to allow for alarms and emergency storage. The elevation of the existing sewer invert at the Pecan WRP is approximately 1,480 feet.

A detailed analysis of the lift station will be submitted under a separate design report along with the construction and improvement plans.

## 7.2 Force Main

All wastewater from Quail Ranch will be pumped from the proposed lift station into a new 8" force main, where it will connect to an existing 8" force main stub-out located at the Schnepf Road and Stagecoach Pass Avenue intersection (approximately 8,870 lf). The force main alignment is proposed for Hash Knife Draw Road, Sierra Vista Drive, and Stagecoach Pass Avenue. Refer to the proposed alignment as shown on the *Force Main Alignment Study* in **Appendix B**. From there the wastewater will continue to be pumped approximately 17,000 lf (3.2 miles) along an existing Johnson Utilities force main network located in Schnepf Road, Combs Road, and Gantzel Road until it reaches the Pecan WRP.

Flows from Quail Ranch will be combined with flows from other developments in the existing force main network. Coordination of multiple lift station pumping through the same force main will be the responsibility of Johnson Utilities, and simultaneous operation of multiple pumps on different lengths of the force main will have varying system effects on each other. The Quail Ranch system will assume for hydraulic design that the proposed lift station's pumps may be operating with other lift stations at any given time, pumping the full distance to the WRP, against pressures required for maximum flow capacity.

The force main design will be based on the flow produced by the lift station. The force main will be constructed with AWWA C900 Class 150 DR18 PVC pipe and will maintain a minimum flow velocity of 3 fps and maximum flow velocity of 7 fps in accordance with ADEQ requirements.

The force main will have a minimum of four feet of cover from the existing grade and will be designed with appropriate valves and controls to prevent flows from draining back into the wet well and air accumulation in the line.

The force main pipes shall have thrust restraints at appropriate locations. Thrust restraint will be in accordance with the Maricopa Association of Governments' (MAG) standard details for thrust blocking, or the restraining of pipe joints will be required for an appropriate length/distance from each bend, tee or dead end, in order to overcome the thrust forces and prevent pipe separation at any pipe joint.

A detailed analysis of the force main will be submitted under a separate design report along with the construction and improvement plans.

**8.0 TIMING OF DEVELOPMENT**

The construction and required improvements for Quail Ranch are expected to move forward upon receiving project approvals. Quail Ranch is anticipated to be developed in two phases as shown on the *Conceptual Land Use Plan* and **Table C - Phasing Summary**. Phase I for Quail Ranch will include all lots west of Surrey Road (approximately 120 acres). This portion of Quail Ranch is currently not located within the Johnson Utility CC&N. The owners of the property have requested that this area be incorporated into the CC&N. The remainder of Quail Ranch (Phase II), which includes all lots east of Surrey Road, is located within the CC&N.

**Table C - Phasing Summary**

	Parcel	Lot Area	Lot Size	No. of Lots
PHASE I	A1	5,750 sf	50' x 115'	137
	A2	5,750 sf	50' x 115'	129
	B1	7,200 sf	60' x 120'	91
	B2	7,200 sf	60' x 120'	93
				450
PHASE II	A3	5,750 sf	50' x 115'	129
	A4	5,750 sf	50' x 115'	82
	B3	7,200 sf	60' x 120'	97
	B4	7,200 sf	60' x 120'	96
	C1	8,125 sf	65' x 125'	101
				505

An anticipated construction timeline for wastewater facilities with estimated starting and completion dates is included below.

<u>Construction Timeline</u>	<u>Estimated Starting Date</u>	<u>Estimated Completion Date</u>
Offsite Wastewater System		
Lift Station and Force Main	Q3 2014	Q4 2014
Onsite Wastewater System		
Phase I – Sewer Line	Q3 2014	Q4 2014

## 9.0 CONCLUSIONS

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Based upon this master wastewater report that was prepared for the portion of Quail Ranch (120 acres) that is being requested for CC&N incorporation, the following can be concluded:

- Phase I for Quail Ranch will include all lots west of Surrey Road (approximately 120 acres). This portion of Quail Ranch is currently not located within the Johnson Utility CC&N. The owners of the property have requested that this area be incorporated into the CC&N. The remainder of Quail Ranch (Phase II), which includes all lots east of Surrey Road, is located within the CC&N.
- A wastewater collection system will ultimately convey wastewater generated by the Quail Ranch development into a new lift station and then into an existing force main network along Schnepf Road, Combs Road, and Gantzel Road, ultimately to the Pecan Water Reclamation Plant.
- The actual sizes and locations of the wastewater collection system may vary upon final determination of subdivision layouts, pipe slopes, and wastewater flows generated by Quail Ranch.
- Sewer mains within the development will be sized and sloped to provide a minimum design velocity of 2.0 fps assuming the pipe is flowing full.

## 10.0 REFERENCES

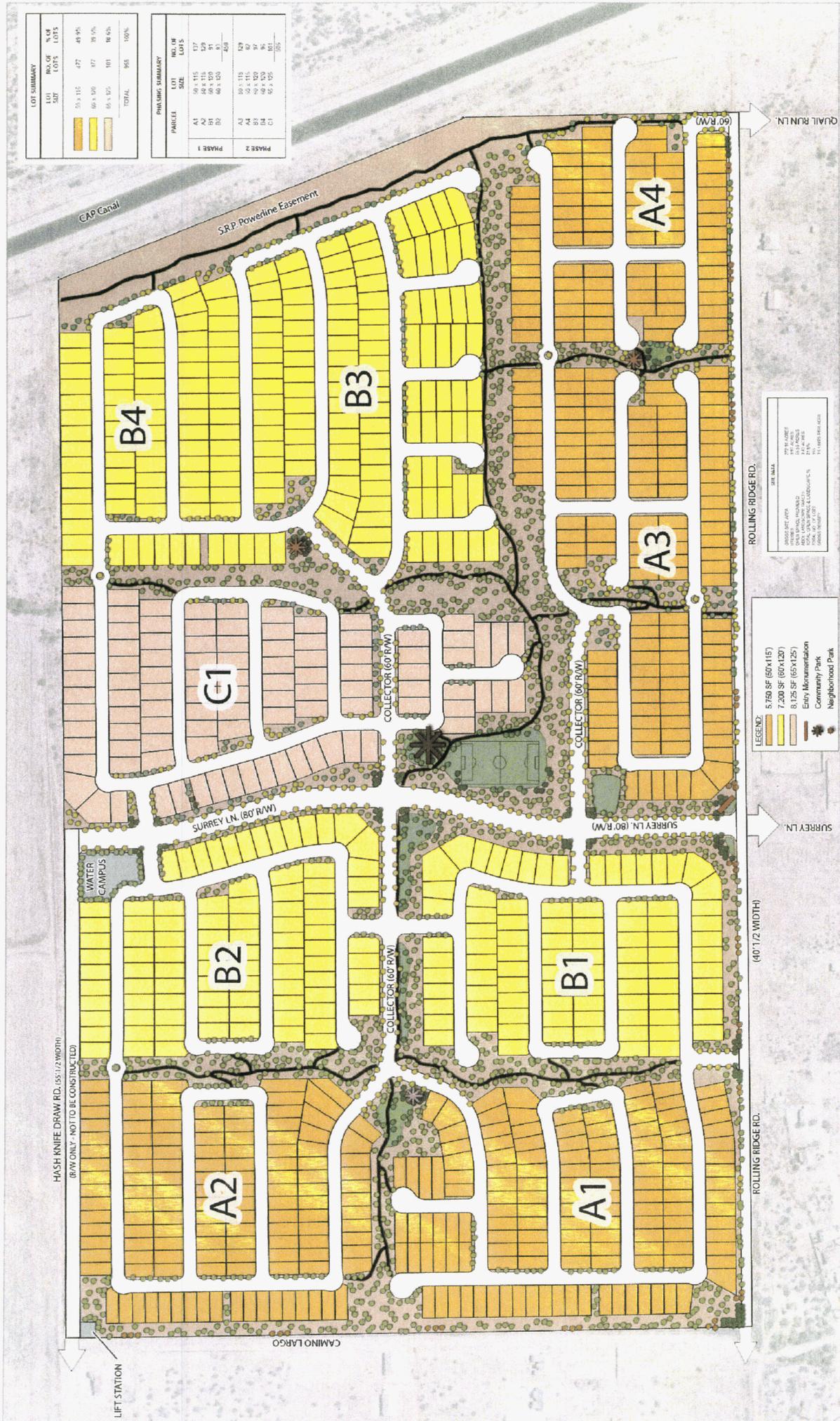
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- Arizona Department of Environmental Quality, July 1978. *Minimum Requirements for Design, Submission of Plans and Specifications of Sewage Works*. Engineering Bulletin No.11. Phoenix, Arizona.
- Title 18. Environmental Quality, Chapter 9. Department of Environmental Quality Water Pollution Control, Article 3. Aquifer Protection Permits — General Permits, Part E. Type 4 General Permits, 4.01 General Permit: Sewage Collection Systems, Arizona Department of Environmental Quality, Aquifer Protection Permit Rules, Effective January 1, 2001.
- Johnson Utilities, January 2006. *Design Guide and Standard Details*. Queen Creek, Arizona.

# Exhibits

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LOT SUMMARY		
LOT SIZE	NO. OF LOTS	% OF LOTS
50 x 115	477	48.9%
60 x 120	177	18.1%
65 x 125	103	10.6%
TOTAL	757	100%

PHASING SUMMARY		
PARCEL	LOT SIZE	NO. OF LOTS
PHASE 1		
A1	50 x 115	137
B1	50 x 115	137
B2	50 x 115	137
B3	50 x 115	137
B4	50 x 115	137
C1	65 x 125	103
PHASE 2		
A2	50 x 115	129
B1	50 x 115	129
B2	50 x 115	129
B3	50 x 115	129
B4	50 x 115	129
C1	65 x 125	103

DATE: 7/31/2013  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1" = 40' (PLAN)  
 1" = 20' (SECTION)  
 1" = 10' (ELEVATION)  
 1" = 1" (DETAIL)  
 1" = 1" (MECHANICAL)  
 1" = 1" (ELECTRICAL)  
 1" = 1" (PLUMBING)  
 1" = 1" (HVAC)  
 1" = 1" (LANDSCAPE)  
 1" = 1" (GENERAL NOTES)

- LEGEND:
- 5,750 SF (50' x 115')
  - 7,200 SF (60' x 120')
  - 8,125 SF (65' x 125')
  - City Monumentation
  - Community Park
  - Neighborhood Park



# Appendix A

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## Wastewater Line Capacity Design Analysis

**WASTEWATER LINE CAPACITY DESIGN ANALYSIS**

Down Stream Node	Up Stream Node	Total Flows					Upstream					Downstream					Pipe Diameter (in)	Slope Check	Capacity (cfs)	Capacity (gpd)	O/Rull (%)	Full Flow Velocity (fps)			
		Unit Count	Equivalent Population	Average Daily Flow (gpd)	Peaking Factor	Peak Dry Weather Flow (gpd)	Peak Wet Weather Flow (gpd)	Surface Grade	Invert	Inv. Depth (ft)	Surface Grade	Invert	Inv. Depth (ft)	Cover (ft)	MH Drop (ft)	Length (ft)							Actual Slope (ft/ft)	Min Slope (ft/ft)	
ONSITE LINE (L.S. - Node #8)																									
L.S. 1	955	2,483	196,640	2.13	423,960	68,250	49,210	49.17	36.25	12.92	48.53	35.38	13.15	12.32	Varies	274.05	0.0032	0.0026	X	10	0.545415	1,234	797,870	61.7%	2.3
1	955	2,483	196,640	2.13	423,960	68,250	49,210	48.81	37.14	11.87	48.17	36.25	12.92	12.09	Varies	260.00	0.0032	0.0026	X	10	0.545415	1,235	798,369	61.7%	2.3
2	3	605	1,573	1,258,400	2.25	283,141	43,214	48.08	38.90	9.18	48.81	37.14	11.67	10.84	Varies	590.00	0.0031	0.0026	X	10	0.545415	1,228	793,871	41.1%	2.3
3	4	484	1,285	1,028,000	2.31	236,984	35,286	48.75	40.68	8.07	48.08	38.90	9.18	8.35	Varies	590.00	0.0032	0.0026	X	10	0.545415	1,231	795,392	34.2%	2.3
4	5	429	1,116	89,280	2.35	209,397	30,643	48.43	42.45	5.88	48.75	40.68	8.07	7.24	Varies	590.00	0.0032	0.0026	X	10	0.545415	1,232	796,123	30.2%	2.3
5	6	337	877	70,160	2.46	172,564	24,071	52.88	45.09	7.79	48.43	42.45	5.98	5.15	Varies	871.53	0.0030	0.0026	X	10	0.545415	1,206	779,378	25.2%	2.2
6	7	255	663	53,040	2.56	135,782	18,214	55.70	49.48	6.22	52.88	45.09	7.79	6.86	Varies	1,039.17	0.0042	0.0026	X	10	0.545415	1,424	920,400	16.7%	2.6
7	8	211	549	43,920	2.64	115,949	15,071	60.31	54.23	6.08	55.70	49.48	6.22	5.55	Varies	995.70	0.0048	0.0035	X	8	0.346066	0,835	539,440	24.3%	2.4
8	9	94	245	19,800	3.14	61,544	6,714	66.00	61.20	4.80	60.31	54.23	6.08	5.41	Varies	1,842.69	0.0042	0.0035	X	8	0.346066	0,787	508,744	13.4%	2.3
ONSITE LINE (Node #1 - Node #14)																									
1	11	341	887	70,960	2.46	174,562	24,357	58.07	46.85	12.22	48.17	36.25	12.92	12.09	Varies	2,066.17	0.0051	0.0026	X	10	0.545415	1,569	1,014,279	19.6%	2.9
11	12	291	757	60,560	2.50	151,400	20,786	58.75	50.83	7.92	59.07	46.85	12.22	11.55	Varies	992.58	0.0040	0.0035	X	8	0.346066	0,765	494,561	34.8%	2.2
12	13	208	541	43,280	2.64	114,259	14,857	60.58	52.95	7.63	58.75	50.83	7.92	7.25	Varies	535.30	0.0040	0.0035	X	8	0.346066	0,760	491,507	26.3%	2.2
13	14	191	497	39,760	2.74	108,942	13,643	66.16	60.16	6.00	60.58	52.95	7.63	6.86	Varies	1,807.24	0.0040	0.0035	X	8	0.346066	0,763	483,311	24.8%	2.2
ONSITE LINE (Other Critical Lines)																									
2A	17	72	188	15,040	3.62	54,445	68,250	50.92	44.90	6.02	48.81	42.14	6.67	6.00	Varies	348.22	0.0079	0.0035	X	8	0.346066	1,076	695,326	17.6%	3.1
3A	18	54	141	11,280	3.62	40,834	68,250	51.15	45.00	6.15	48.08	41.90	6.18	5.51	Varies	485.25	0.0064	0.0035	X	8	0.346066	0,966	624,250	17.5%	2.8
4	19	56	146	11,680	3.62	42,282	4,000	51.58	45.58	6.00	48.75	40.68	8.07	7.40	Varies	280.00	0.0175	0.0035	X	8	0.346066	1,599	1,033,189	4.5%	4.6
5	20	56	146	11,680	3.62	42,282	4,000	46.282	43.87	6.00	48.43	42.45	5.98	5.31	Varies	280.00	0.0051	0.0035	X	8	0.346066	0,861	596,194	8.3%	2.5
7	10	89	232	18,560	3.14	58,278	6,357	66.00	59.91	6.09	55.70	49.48	6.22	5.55	Varies	267.04	0.0039	0.0035	X	8	0.346066	0,755	487,866	13.2%	2.2
13	15	128	333	26,640	2.90	77,256	9,143	62.50	54.60	7.50	60.58	52.95	7.63	6.86	Varies	388.19	0.0043	0.0035	X	8	0.346066	0,768	509,191	17.0%	2.3
15	16	128	333	26,640	2.90	77,256	9,143	67.13	60.73	6.40	62.50	45.90	16.80	16.23	Varies	1,531.77	0.0089	0.0035	X	8	0.346066	1,201	776,218	11.1%	3.4

Design Criteria	Persons/EDU Multiplier		See Table
	Flow/Person Multiplier	persons/unit	
Peaking Factor	80	80	
Wet Weather Flow Infiltration & Inflow	250	gall/day	
Residential Units	965	units	
Gross Acreage	273	acres	
Project Density	3.5	du/ac	

Peaking Factor Large Populations*	
1,001 to 10,000	PF = (6.330 x p <sup>-0.231</sup> ) + 1.084
10,001 to 100,000	PF = (6.177 x p <sup>-0.235</sup> ) + 1.128
More than 100,000	PF = (4.500 x p <sup>-0.174</sup> ) + 0.945

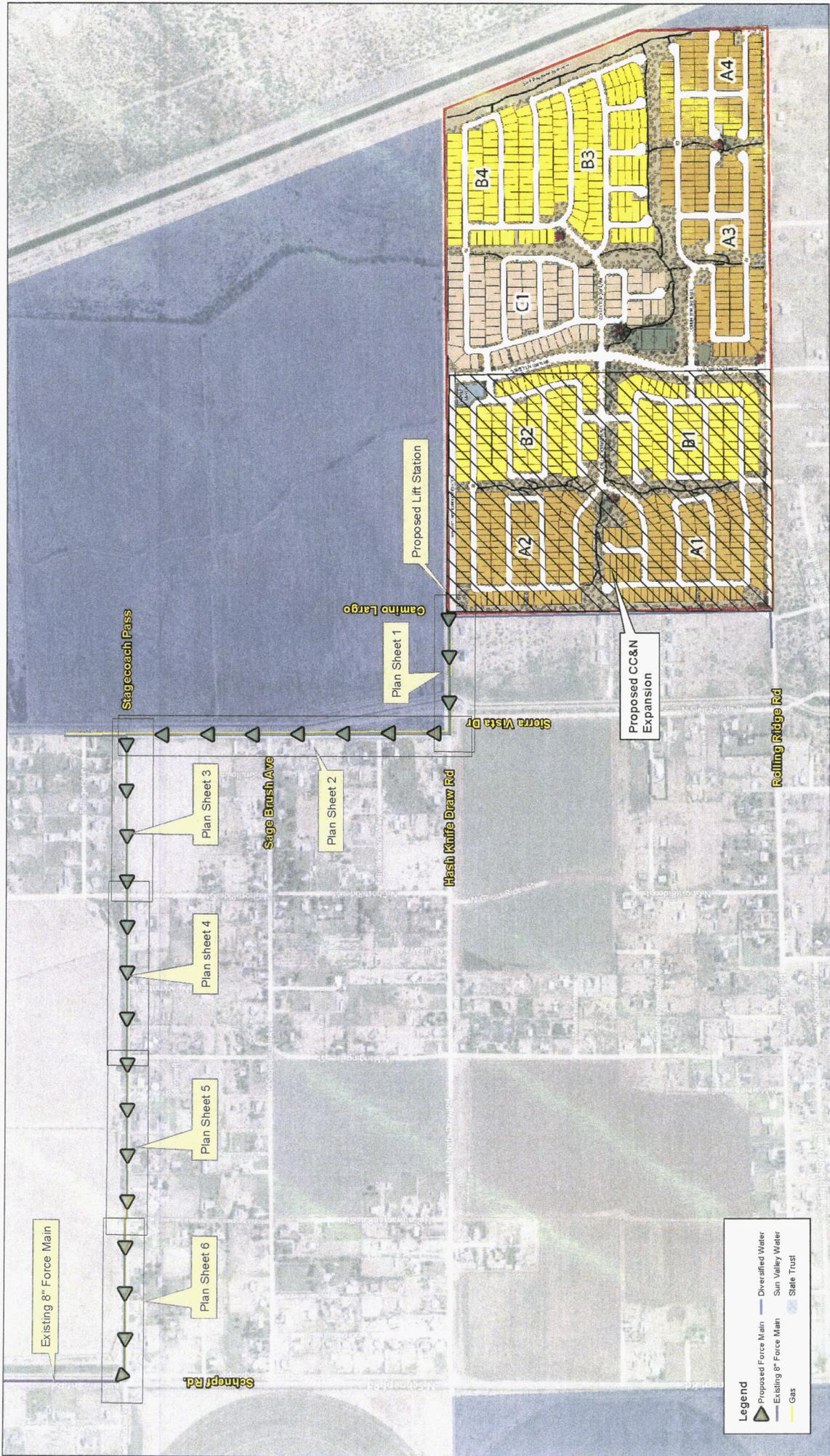
Fixed Peaking Factors*	
POP	PF
0	4.00
100	3.62
200	3.14
300	2.90
400	2.74
500	2.64
600	2.56
700	2.46
800	2.42
900	2.38
1000	2.38

PF = Peaking Factor  
 p = Upstream Population  
 \* From Arizona Administrative Code (AAC) Title 18

# Appendix B

---

## Force Main Alignment Study



**Legend**

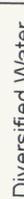
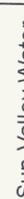
Proposed Force Main	Diversified Water
Existing 8" Force Main	Sun Valley Water
Gas	State Trust



# Quail Ranch - Offsite Wastewater

Pinal County, Arizona

**Legend**

-  Proposed Force Main
-  Diversified Water
-  Existing 8" Force Main
-  Sun Valley Water
-  Gas



# Quail Ranch - Offsite Wastewater

Pinal County, Arizona



**Legend**

-  Proposed Force Main
-  Diversified Water
-  Existing 8" Force Main
-  Gas
-  Sun Valley Water



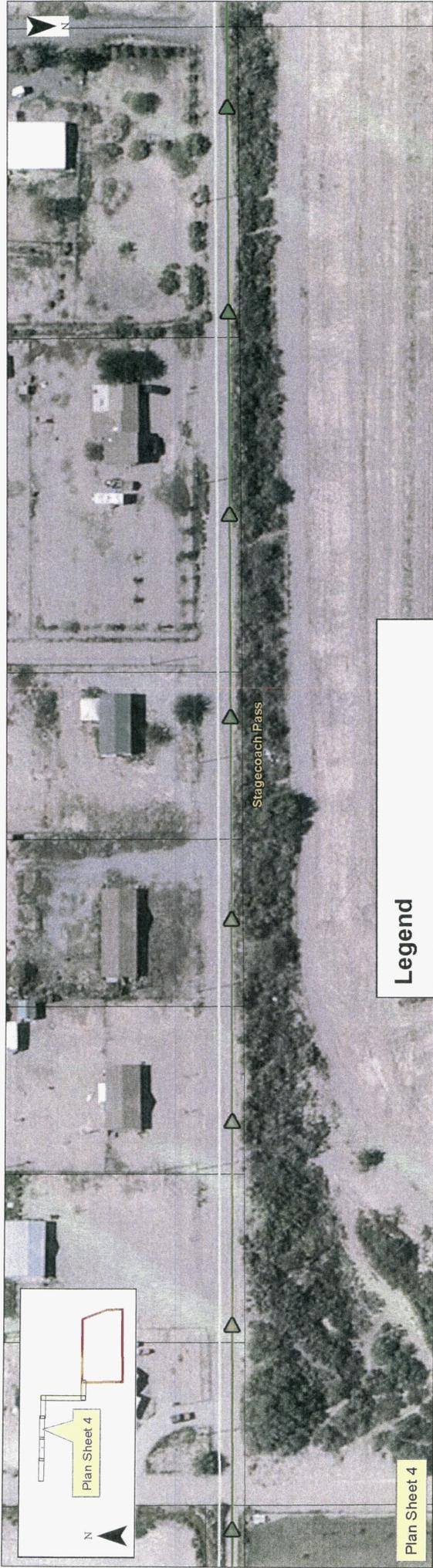
0 100 Feet




united engineering group

# Quail Ranch - Offsite Wastewater

Pinal County, Arizona



Plan Sheet 4

**Legend**

- Proposed Force Main
- Diversified Water
- Existing 8" Force Main
- Gas
- Sun Valley Water



Plan Sheet 5

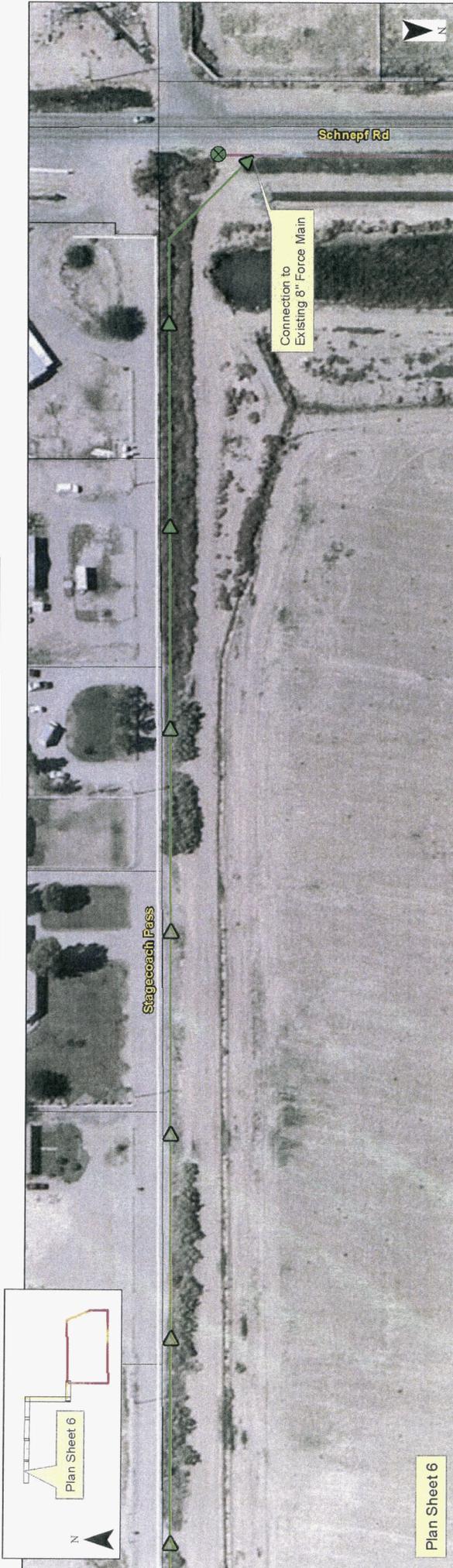
# Quail Ranch - Offsite Wastewater



Pinal County, Arizona

**Legend**

-  Proposed Force Main
-  Existing 8" Force Main
-  Gas
-  Diversified Water
-  Sun Valley Water



# Quail Ranch - Offsite Wastewater

Pinal County, Arizona



# Attachment 4



**ENGINEER'S OPINION OF COST  
QUAIL RANCH**

**WASTEWATER SYSTEM (OFFSITE & ONSITE)**

Prepared: 9/4/2013

Item Description	Quantity	Unit	Unit Price	Item Total	Total
------------------	----------	------	------------	------------	-------

**OFFSITE WASTEWATER SYSTEM**

Lift Station

Wet Well Construction  
Lift Station Site Piping, Valving & Appurtenances  
Wet Well Pumps, Piping & Appurtenances  
Site Electrical Work, Back-up Generator  
Site Grading, Perimeter Wall & Gate

1 LS \$ 500,000.00 \$ 500,000

\$ 500,000

Force Main

8" C900 CL 150 PVC Pipe  
Sewer Air Relief Valves  
8" Gate Valve Assembly  
Connect to 8" FM Stub-out

8,870 LF \$ 16.00 \$ 141,920  
2 EA \$ 1,200.00 \$ 2,400  
8 EA \$ 1,300.00 \$ 10,400  
1 LS \$ 5,000.00 \$ 5,000

\$ 159,720

Subtotal Offsite Wastewater System \$ 659,720

Contingency = 10% \$ 65,972

**Total Offsite Wastewater System \$ 725,692**

**ONSITE WASTEWATER SYSTEM**

Phase I

8" PVC Sewerline  
10" PVC Sewerline  
Manholes (4' Dia)  
Manholes (5' Dia)  
Cleanouts  
4" Services  
Camera Test Sewer  
Hydrovac Sewer

11,391 LF \$ 17.00 \$ 193,647  
6,355 LF \$ 18.00 \$ 114,390  
51 EA \$ 1,900.00 \$ 96,900  
9 EA \$ 2,200.00 \$ 19,800  
4 EA \$ 400.00 \$ 1,600  
450 EA \$ 350.00 \$ 157,500  
17,746 LF \$ 0.40 \$ 7,098  
17,746 LF \$ 0.80 \$ 14,197

\$ 605,132

Subtotal Onsite Wastewater System \$ 605,132

Contingency = 10% \$ 60,513

**Total Onsite Wastewater System \$ 665,645**

**TOTAL OFFSITE & ONSITE WASTEWATER SYSTEM \$ 1,391,337**



Onsite Sewer, Force Main, and Lift Station will be funded through Advances in Aid of Construction. -  
\$1,391,337.00



# Attachment 5

# ULLMANN & COMPANY P.C.

Certified Public Accountants

## INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

To The Members of  
Johnson Utilities, L.L.C.  
Scottsdale, Arizona

We have compiled the accompanying balance sheet of Johnson Utilities, L.L.C. as of December 31, 2012 and the related statement of operations for the year then ended. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and statement of cash flows were included in the financial statements, they might influence the user's conclusions about the Company's financial position, results of operations, and cash flows. Accordingly, these financial statements are not designed for those who are not informed about such matters.

The Company is treated as a partnership for federal income tax purposes. Consequently, federal income taxes are not payable by, or provided for, the Company. Members are taxed individually on their shares of the Company's earnings. The Company's net income or loss is allocated among the members in accordance with the operating agreement of the Company.

This report is intended solely for the information and use of the owners, management, and others within the Company and is not intended to be and should not be used by anyone other than these specified parties.

*Ullmann & Company*

Ullmann & Company, P.C.  
Certified Public Accountants

June 5, 2013

Johnson Utilities, L.L.C.  
Balance Sheet  
December 31, 2012

ASSETS

<u>Utility Plant</u>	
Plant in Service	\$ 228,684,668
Less: Accumulated Depreciation	(45,999,061)
<u>Net Utility Plant in Service</u>	<u>\$ 182,685,607</u>
Plant Held for Future Use, Net	2,737,359
Construction Work in Progress	3,565,403
<u>Net Utility Plant</u>	<u>\$ 188,988,369</u>
 <u>Nonutility Property</u>	
Property	\$ 126,068
Less: Accumulated Depreciation	(11,152)
<u>Net Nonutility Property</u>	<u>\$ 114,916</u>
 <u>Current Assets</u>	
Cash	\$ 6,450,711
Accounts Receivable	2,676,763
Inventory	350,815
Other Receivables	20,353
Prepaid Expenses	31,919
<u>Total Current Assets</u>	<u>\$ 9,530,561</u>
 <u>Other Assets</u>	
Deferred Rate Case Fees	\$ 83,766
Deposits	96,025
<u>Total Other Assets</u>	<u>\$ 179,791</u>
 <u>Total Assets</u>	 <u>\$ 198,813,637</u>

MEMBERS' CAPITAL & LIABILITIES

<u>Members' Capital</u>	\$ 14,175,701
<u>Contributions in Aid of Construction</u>	\$ 69,981,225
<u>Long-Term Debt</u>	\$ 600,000
 <u>Current Liabilities</u>	
Accounts Payable	\$ 6,771,180
Customer Deposits	1,094,016
Advances in Aid of Construction, Current Portion	1,353,000
<u>Total Current Liabilities</u>	<u>\$ 9,218,196</u>
 <u>Deferred Liabilities</u>	
Advances in Aid of Construction	\$ 104,838,515
 <u>Total Members' Capital &amp; Liabilities</u>	 <u>\$ 198,813,637</u>

See Independent Accountants' Compilation Report

Johnson Utilities, L.L.C.  
Statement of Operations  
December 31, 2012

<u>Operating Revenue</u>	
Water Sales	\$ 10,176,205
Sewer Fees	13,864,527
Other Revenue	1,318,423
<u>Total Revenue</u>	<u>\$ 25,359,155</u>
<u>Operating Expenses</u>	
Guaranteed Payments	\$ 864,000
Purchased Water	114,601
Purchased Power	1,633,036
Repairs & Maintenance	269,593
Outside Services	14,635,178
Water Testing	139,208
Rents	810,346
Transportation	7,342
Insurance	108,051
Sludge Removal	688,028
Wastewater Treatment	160,314
Water Treatment	30,046
Miscellaneous Operating Expense	524,922
Depreciation and Amortization	6,029,077
Taxes Other Than Income	188,575
Property Taxes	1,357,708
<u>Total Operating Expenses</u>	<u>\$ 27,560,025</u>
<u>Net Operating Loss</u>	<u>\$ (2,200,870)</u>
<u>Other Income (Expenses)</u>	
Interest Income	\$ 70,368
Non-Utility Expense	(16,803)
Interest Expense	(108,897)
<u>Total Other Income (Expenses)</u>	<u>\$ (55,332)</u>
<u>Net Loss</u>	<u>\$ (2,256,202)</u>

See Independent Accountants' Compilation Report

# Attachment 6



## 5-YEAR SCHEDULE QUAIL RANCH

### WASTEWATER SYSTEM (OFFSITE & ONSITE)



CONSTRUCTION TIMELINE FOR WASTEWATER FACILITIES		Estimated Starting Date		Estimated Completion Date	
--	--	-------------------------------	--	---------------------------------	--

**Offsite Wastewater System**

Lift Station and Force Main

Q3 2014

Q4 2014

**Onsite Wastewater System**

Phase I - Sewer Line

Q3 2014

Q4 2014

NUMBER OF CUSTOMERS ANTICIPATED FOR THE NEXT 5 YEARS <i>(Assumes Year 1 starts Q3 2014)</i>	Year 1	Year 2	Year 3	Year 4	Year 5
--	--------	--------	--------	--------	--------

**Number of Anticipated Customers**

0

250

450

450

450

COST OF WASTEWATER FACILITIES TO BE BUILT APPORTIONED FOR THE NEXT 5 YEARS <i>(Assumes Year 1 starts Q3 2014)</i>	Year 1	Year 2	Year 3	Year 4	Year 5
--	--------	--------	--------	--------	--------

**Offsite Wastewater System**

Lift Station and Force Main

\$

725,692

\$

-

\$

-

\$

-

-

**Onsite Wastewater System**

Phase I - Sewer Line

\$

665,645

\$

-

\$

-

\$

-

-

**Total Wastewater System**

\$

1,391,337

\$

-

\$

-

\$

-

-



# Attachment 7



September 4, 2013

Mr. Daniel R. Hodges  
Johnson Utilities Company  
5230 E. Shea Boulevard  
Suite 200  
Scottsdale, AZ 85254

**RE: Request for Wastewater Service and CC&N Incorporation for a portion of *Quail Ranch* (120 acres)**

Dear Mr. Hodges:

Skybridge Quail, LLC, the owners of the subject property in Pinal County, Arizona known as *Quail Ranch*, requests providing of wastewater service by Johnson Utilities and incorporation into Johnson Utilities Wastewater CC&N a portion of the *Quail Ranch* property consisting of 120 acres located on the western side of the development.

The subject property is located within Section 2 of Township 3 South, Range 8 East of Gila and Salt River Meridian. The *Quail Ranch* project abuts the Hash Knife Draw Road alignment on the north, Camino Largo Road on the west, Quail Run Lane, state land, and the CAP Canal on the east, and Rolling Ridge Road on the south. *Quail Ranch* consists of 955 single-family lots on 273 gross acres.

It is our understanding that the eastern 153-acres of *Quail Ranch* has been incorporated in the Johnson Utilities Wastewater CC&N, however, the western 120-acres is not incorporated to date. Boundaries of the 120-acres include the Hash Knife Draw Road alignment on the north, Camino Largo Road on the west, Rolling Ridge Road on the south, and the Surrey Road alignment on the east.

With this request, we will be submitting additional information as required by your company, including the following:

Name of development:	<i>Quail Ranch</i>
Number of units to be served:	450
Owner/Developer's contact information:	Skybridge Quail, LLC 7001 N. Scottsdale Rd., Suite 1040 Scottsdale, AZ 85253 (602) 903-5967 Contact: Bryan Morganstern <a href="mailto:bryan@skybridgeco.com">bryan@skybridgeco.com</a>

Engineer's contact information:

United Engineering Group, LLC  
3205 W. Ray Rd., Suite 1  
Chandler, AZ 85226  
(480) 705-5372  
Contact: Christopher Lenz, P.E.  
[clenz@unitedeng.com](mailto:clenz@unitedeng.com)

A Master Wastewater Report has been prepared for the subject site and is being submitted along with this request for wastewater service. The Master Wastewater Report summarizes the development's demand and proposal for infrastructure and wastewater facilities. The Master Wastewater Report includes the proposed development plans for *Quail Ranch* and a complete description of the facilities proposed to be constructed.

In addition to the Master Wastewater Report, the following items are being submitted with this letter: a.) engineer's estimated total construction cost of the proposed offsite and onsite facilities; b.) proposed construction timeline for facilities with estimated starting and completion dates; c.) anticipated number of customers each year for the next 5 years; d.) cost of the facilities to be built apportioned each year for the next 5 years; and e.) legal description of the requested service area that is currently not incorporated in the Johnson Utilities Wastewater CC&N.

We appreciate your continued interest and appreciate your feedback for incorporation of *Quail Ranch* into Johnson Utilities Wastewater CC&N. Should you have any further questions or need any other information, please feel free to contact us at (480) 705-5372. Thank you for your assistance.

Regards,

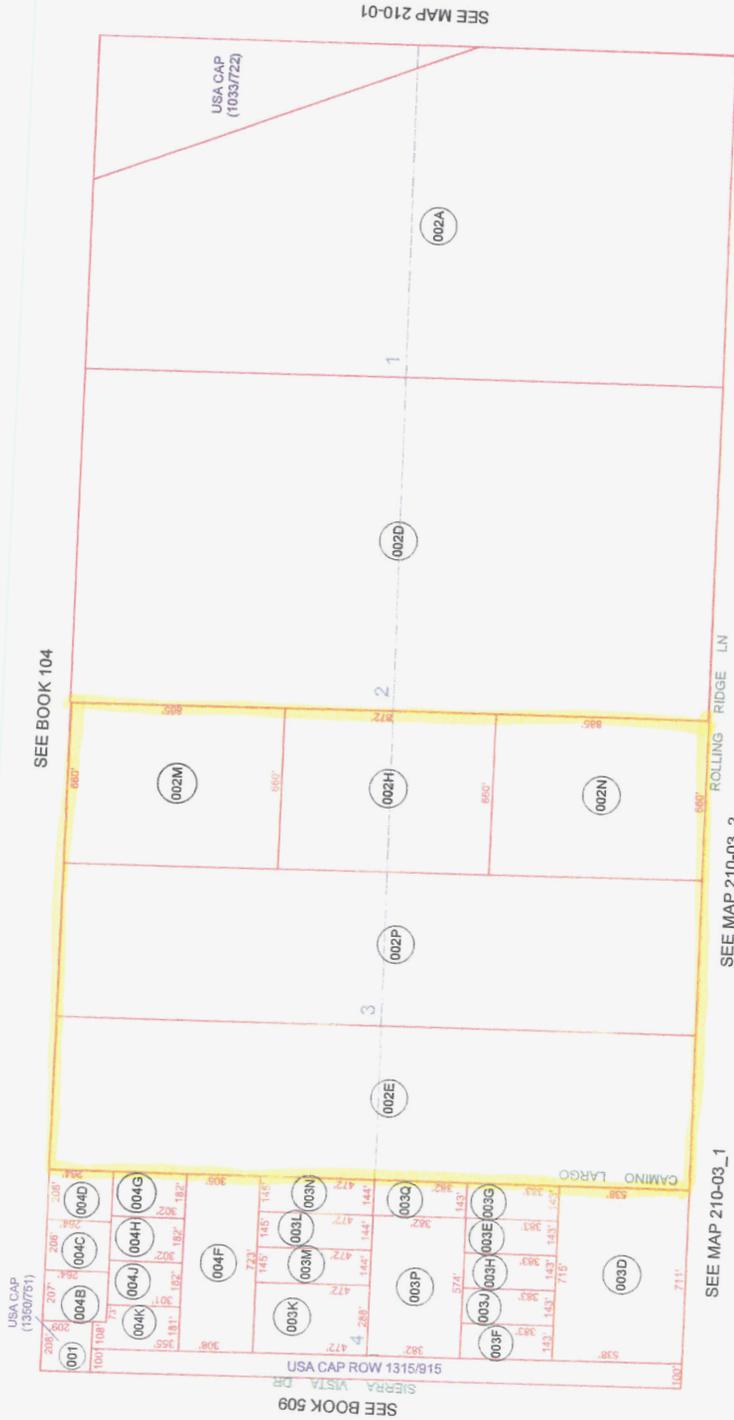


Christopher Lenz, P.E.  
Owner | Principal



# Attachment 8

Owner: Skybridge Quail LLC  
 Size: 120 Acres  
 Development: Quail Ranch



SEE BOOK 104

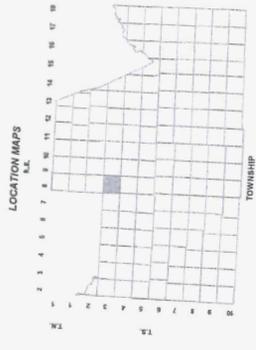
SEE MAP 210-01

SEE MAP 210-03\_4

SEE MAP 210-03\_2

SEE MAP 210-03\_1

BOOK - MAP  
**210-02**  
 N2 SEC. 2 T.03S. R.08E.



TOWNSHIP	SECTION	SECTION
6	6	1
7	7	2
8	8	3
9	9	4
10	10	5
11	11	6
12	12	7
13	13	8
14	14	9
15	15	10
16	16	11
17	17	12
18	18	13
19	19	14
20	20	15
21	21	16
22	22	17
23	23	18
24	24	19
25	25	20
26	26	21
27	27	22
28	28	23
29	29	24
30	30	25
31	31	26
32	32	27
33	33	28
34	34	29
35	35	30
36	36	31



Revised: 5/6/2012  
 By: AHB



PINAL COUNTY  
*with open opportunity*

**Pinal County Assessor**

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN. THIS MAP IS EXPRESSED OR IMPLIED TO BE THE PROPERTY OF PINAL COUNTY OR ITS EMPLOYEES. THIS MAP IS FOR OFFICIAL RECORD PURPOSES ONLY. IT IS NOT TO BE USED FOR CONTRACTS, OFFICIAL RECORDS, SURVEYS, RECORDED DEEDS AND OTHER DOCUMENTS. FOR MORE INFORMATION REQUIRED FOR THE PINAL COUNTY ASSESSOR'S OFFICE PURPOSES.

USA CAP (1350/751)

SEE BOOK 509  
 SIERRA VISTA DR  
 USA CAP ROW 1315/915

## Parcel Search

[Start a New Search](#)

Search Results (8 Entries)

open

Parcel Details (210-02-002M)

open

[Link to This Parcel](#) [Print View](#)Parcel Number 210-02-002M shows the following information for Tax Year: 2014 [Tax Year Chart](#)

<b>Parcel Number:</b> 210-02-002M ( <a href="#">Taxing Information</a> )		<b>Primary Owner:</b> SKYBRIDGE QUAIL LLC	
<b>Section:</b> 02	<b>Township:</b> 03S	<b>Range:</b> 08E	<b>Name 2:</b>
<b>Atlas Number:</b> -		<b>Map:</b> <a href="#">View Parcel Map</a>	<b>In C/O:</b>
<b>Property Description:</b> (What is this?)		<b>Tax Bill Mailing Address</b>	
BEG AT E1/4 COR OF SEC 2-3S-8E W-2696.48' N-1757.01' TO POB N-865' W-656.83' S-865' E-659.25' TO POB SEC2-3S-8E 13.08 AC		<b>Address:</b>	7001 N SCOTTSDALE RD STE 1040
		<b>City:</b>	PARADISE VALLEY
		<b>State:</b>	AZ
		<b>Zip Code:</b>	85253

<b>Date of Sale:</b> 4/24/2013	<b>Property Address (Location):</b>
<b>Sale Amount:</b> \$660,000.00	
<b>Document(s):</b>	<b>Subdivision:</b>
<a href="#">2013-033348</a>	<b>Unit:</b>
<a href="#">2012-019885</a>	<b>Block:</b>
<a href="#">1998-006177</a>	<b>Lot:</b>
	<b>Phase:</b>
	<b>Cabinet:</b>
	<b>Slide:</b>

<b>Imp:</b> 0.00	<b>Item:</b>
<b>Const ear:</b> 0	<b>Grnd Flr Perim:</b> 0
<b>Stories:</b>	<b>Total Sq. Ft.:</b> 0

<b>Parcel Size:</b>	13.08
<b>Size Indicator:</b>	Acres
<b>Tax Area Code:</b>	0129 (Rates current as of 2013)
<b>Use Code:</b>	0004
<b>Land Legal Class:</b>	02RL - Vacant Land / Non-Profit Imp
<b>Impr. Legal Class:</b>	
<b>Full Cash Value (FCV):</b>	\$97,178.00
<b>Limited Value (LPV):</b>	\$97,178.00
<b>Real Property Ratio:</b>	

<b>Assessed FCV:</b>	\$15,548.00
<b>Assessed LPV:</b>	\$15,548.00

<b>Attached Personal Property:</b>	No Personal Property Listed
------------------------------------	-----------------------------

The data presented on this website is deemed reliable but not guaranteed. This information should be used for informational use only and does not constitute a legal document for the description of these properties. The Pinal County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.

# Parcel Search

[Start a New Search](#)

**Search Results (8 Entries)**

open

**Parcel Details (210-02-002H)**

open

[Link to This Parcel](#)

[Print View](#)

**Parcel Number 210-02-002H shows the following information for Tax Year:** 2014 [Tax Year Chart](#)

<b>Parcel Number:</b> 210-02-002H ( <a href="#">Taxing Information</a> )			
<b>Section:</b>	02	<b>Township:</b>	03S
<b>Range:</b>	08E	<b>Atlas Number:</b>	-
<b>Map:</b>	<a href="#">View Parcel Map</a>		
<b>Property Description:</b> (What is this?)			
BEG SE COR SEC 2 W-2696.40 N-884.94 TO POB W-659.50 N-872.07 E-65 9.25 S-872.07 TO POB SEC 2-3S-8E 13.20 AC			

<b>Primary Owner:</b>	SKYBRIDGE QUAIL LLC
<b>Name 2:</b>	
<b>In C/O:</b>	
<b>Tax Bill Mailing Address</b>	
<b>Address:</b>	7001 N SCOTTSDALE RD STE 1040
<b>City:</b>	PARADISE VALLEY
<b>State:</b>	AZ
<b>Zip Code:</b>	85253

<b>Date of Sale:</b>	4/24/2013
<b>Sale Amount:</b>	\$660,000.00
<b>Document(s):</b>	
<a href="#">2013-033348</a> <a href="#">2012-019885</a> <a href="#">1999-041568</a>	

<b>Property Address (Location):</b>			
<b>Subdivision:</b>			
<b>Unit:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Phase:</b>
<b>Cabinet:</b>	<b>Slide:</b>		

<b>Imp:</b>	0.00	<b>Item:</b>	
<b>Const ear:</b>	0	<b>Grnd Flr Perim:</b>	0
<b>Stories:</b>		<b>Total Sq. Ft.:</b>	0

<b>Parcel Size:</b>	13.20
<b>Size Indicator:</b>	Acres
<b>Tax Area Code:</b>	0129 (Rates current as of 2013)
<b>Use Code:</b>	0004
<b>Land Legal Class:</b>	02RL - Vacant Land / Non-Profit Imp
<b>Impr. Legal Class:</b>	
<b>Full Cash Value (FCV):</b>	\$97,927.00
<b>Limited Value (LPV):</b>	\$97,927.00
<b>Real Property Ratio:</b>	

<b>Assessed FCV:</b>	\$15,668.00
<b>Assessed LPV:</b>	\$15,668.00

<b>Attached Personal Property:</b>	No Personal Property Listed
------------------------------------	-----------------------------

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# Parcel Search

[Start a New Search](#)

**Search Results (8 Entries)**

open

**Parcel Details (210-02-002N)**

open

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

Parcel Number 210-02-002N shows the following information for Tax Year: 2014 [Tax Year Chart](#)

<b>Parcel Number:</b> 210-02-002N (Taxing Information)			
<b>Section:</b>	02	<b>Township:</b>	03S
		<b>Range:</b>	08E
<b>Atlas Number:</b>	-	<b>Map:</b>	<a href="#">View Parcel Map</a>
<b>Property Description:</b> (What is this?)			
BEG AT E1/4 COR OF SEC 2-3S-8E W-2696.48' TO POB N-884.94' W-659.25' S-884.94' E-660' TO POB SEC 2-3S-8E 13.41 AC			

<b>Primary Owner:</b>	SKYBRIDGE QUAIL LLC
<b>Name 2:</b>	
<b>In C/O:</b>	
<b>Tax Bill Mailing Address</b>	
<b>Address:</b>	7001 N SCOTTSDALE RD STE 1040
<b>City:</b>	PARADISE VALLEY
<b>State:</b>	AZ
<b>Zip Code:</b>	85253

<b>Date of Sale:</b>	4/24/2013
<b>Sale Amount:</b>	\$660,000.00
<b>Document(s):</b>	
	<a href="#">2013-033348</a>
	<a href="#">2012-019885</a>
	<a href="#">1998-006177</a>

<b>Property Address (Location):</b>			
<b>Subdivision:</b>			
<b>Unit:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Phase:</b>
<b>Cabinet:</b>	<b>Slide:</b>		

<b>Imp:</b>	0.00	<b>Item:</b>	
<b>Const ear:</b>	0	<b>Grnd Flr Perim:</b>	0
<b>Stories:</b>		<b>Total Sq. Ft.:</b>	0

<b>Parcel Size:</b>	13.41
<b>Size Indicator:</b>	Acres
<b>Tax Area Code:</b>	0129 (Rates current as of 2013)
<b>Use Code:</b>	0004
<b>Land Legal Class:</b>	02RL - Vacant Land / Non-Profit Imp
<b>Impr. Legal Class:</b>	
<b>Full Cash Value (FCV):</b>	\$99,220.00
<b>Limited Value (LPV):</b>	\$99,220.00
<b>Real Property Ratio:</b>	

<b>Assessed FCV:</b>	\$15,875.00
<b>Assessed LPV:</b>	\$15,875.00

<b>Attached Personal Property:</b>	No Personal Property Listed
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# Parcel Search

[Start a New Search](#)

**Search Results (8 Entries)**

open

**Parcel Details (210-02-002E)**

open

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

Parcel Number 210-02-002E shows the following information for Tax Year: 2014 [Tax Year Chart](#)

<b>Parcel Number:</b> 210-02-002E (Taxing Information)				<b>Primary Owner:</b> SKYBRIDGE QUAIL LLC	
<b>Section:</b> 02	<b>Township:</b> 03S	<b>Range:</b> 08E		<b>Name 2:</b>	
<b>Atlas Number:</b> -		<b>Map:</b> <a href="#">View Parcel Map</a>	<b>In C/O:</b>		
<b>Property Description:</b> (What is this?)				<b>Tax Bill Mailing Address</b>	
COM E1/4 COR SEC 2 W-ALONG MID-SEC LINE 4015.92 TO POB W-658.72 N-0 D W-2646.04 S-89D E-658.73 S-0 D E-2644.55 TPOB SEC 2-3S-8E 40.014 AC				<b>Address:</b>	7001 N SCOTTSDALE RD STE 1040
				<b>City:</b>	PARADISE VALLEY
				<b>State:</b>	AZ
				<b>Zip Code:</b>	85253

<b>Date of Sale:</b>	4/22/2013	<b>Property Address (Location):</b>			
<b>Sale Amount:</b>	\$1,045,737.00				
<b>Document(s):</b>		<b>Subdivision:</b>			
2013-033010					
2009-069000		<b>Unit:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Phase:</b>
2001-051439		<b>Cabinet:</b>	<b>Slide:</b>		

<b>Imp:</b> 0.00	<b>Item:</b>		
<b>Const ear:</b> 0	<b>Grnd Flr Perim:</b> 0		
<b>Stories:</b>	<b>Total Sq. Ft.:</b> 0		

<b>Parcel Size:</b>	40.01
<b>Size Indicator:</b>	Acres
<b>Tax Area Code:</b>	0129 (Rates current as of 2013)
<b>Use Code:</b>	0004
<b>Land Legal Class:</b>	02RL - Vacant Land / Non-Profit Imp
<b>Impr. Legal Class:</b>	
<b>Full Cash Value (FCV):</b>	\$247,598.00
<b>Limited Value (LPV):</b>	\$247,598.00
<b>Real Property Ratio:</b>	

<b>Assessed FCV:</b>	\$39,616.00
<b>Assessed LPV:</b>	\$39,616.00

<b>Attached Personal Property:</b>	No Personal Property Listed
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## Parcel Search

[Start a New Search](#)
 **Search Results (8 Entries)**
open 
 **Parcel Details (210-02-002P)**
open  [Link to This Parcel](#) [Print View](#)Parcel Number 210-02-002P shows the following information for Tax Year: 2014  [Tax Year Chart](#)

<b>Parcel Number:</b>	210-02-002P ( <a href="#">Taxing Information</a> )			<b>Primary Owner:</b>	SKYBRIDGE QUAIL LLC
<b>Section:</b>	02	<b>Township:</b>	03S	<b>Range:</b>	08E
<b>Atlas Number:</b>	-	<b>Map:</b>	<a href="#">View Parcel Map</a>		
<b>Property Description:</b> (What is this?)				<b>Tax Bill Mailing Address</b>	
BEG AT E1/4 COR OF SEC 2-3S-8E W-2696.40' W-660' TPOB N-2644.55' W-660' S-2644.55' E-660' TO POB SEC 2-3S-8E 40.06 AC				<b>Address:</b>	7001 N SCOTTSDALE RD STE 1040
				<b>City:</b>	PARADISE VALLEY
				<b>State:</b>	AZ
				<b>Zip Code:</b>	85253

<b>Date of Sale:</b>	4/22/2013	<b>Property Address (Location):</b>			
<b>Sale Amount:</b>	\$1,045,737.00				
<b>Document(s):</b>		<b>Subdivision:</b>			
<a href="#">2013-033010</a> <a href="#">2009-069000</a> <a href="#">2001-051438</a> <a href="#">2001-014217</a>		<b>Unit:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Phase:</b>
		<b>Cabinet:</b>	<b>Slide:</b>		

<b>Imp:</b>	0.00	<b>Item:</b>		
<b>Const ear:</b>	0	<b>Grnd Flr Perim:</b>	0	
<b>Stories:</b>		<b>Total Sq. Ft.:</b>	0	

<b>Parcel Size:</b>	40.06
<b>Size Indicator:</b>	Acres
<b>Tax Area Code:</b>	0129 (Rates current as of 2013)
<b>Use Code:</b>	0004
<b>Land Legal Class:</b>	02RL - Vacant Land / Non-Profit Imp
<b>Impr. Legal Class:</b>	
<b>Full Cash Value (FCV):</b>	\$247,872.00
<b>Limited Value (LPV):</b>	\$247,872.00
<b>Real Property Ratio:</b>	

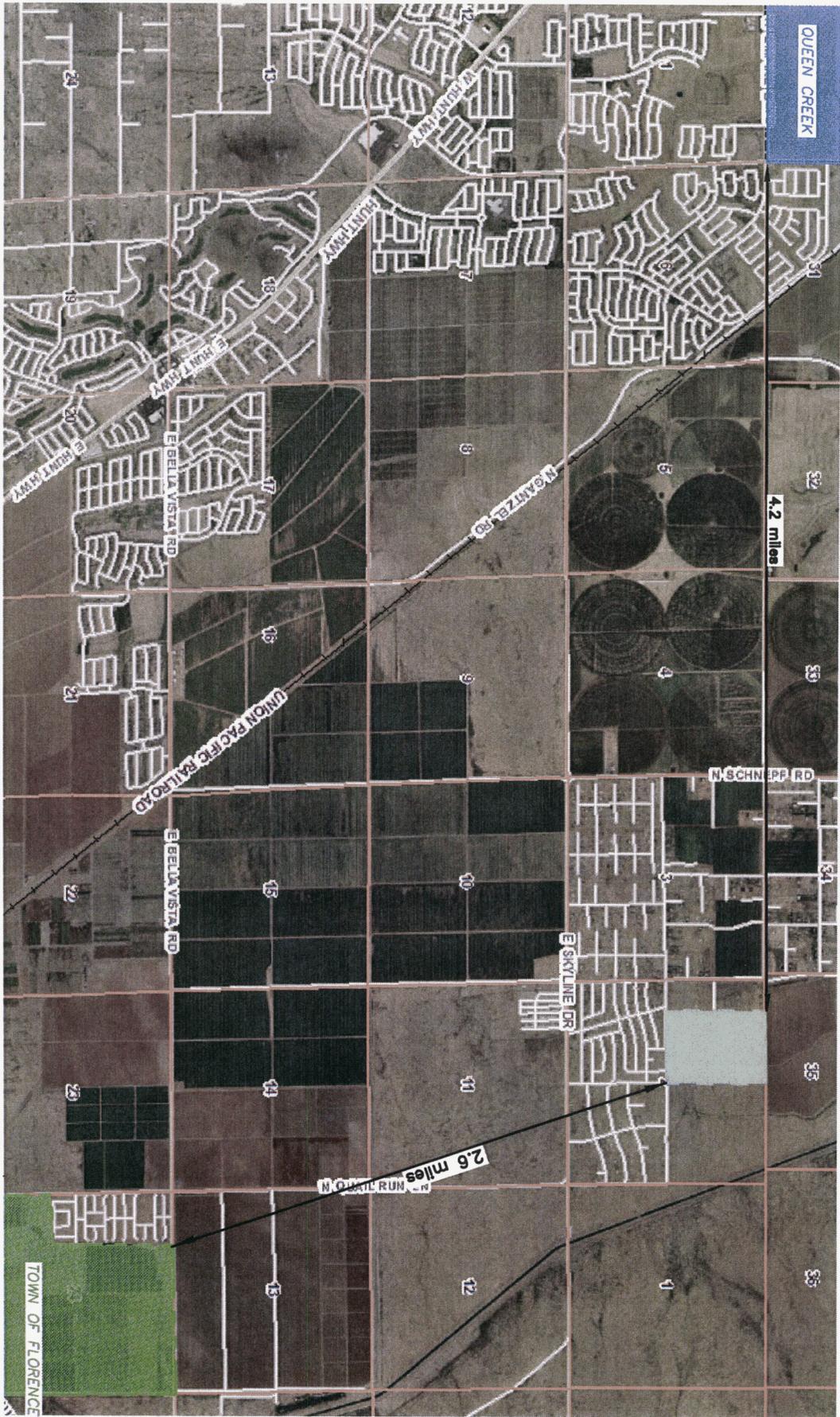
<b>Assessed FCV:</b>	\$39,660.00
<b>Assessed LPV:</b>	\$39,660.00

<b>Attached Personal Property:</b>	No Personal Property Listed
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# Attachment 9



DRAWN

DATE

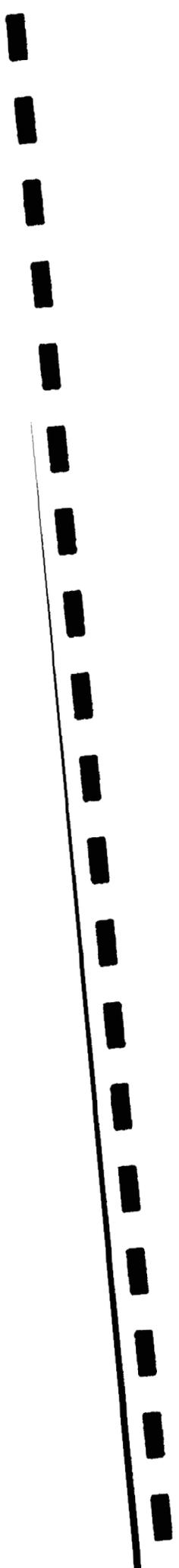
SCALE



**SPECIFIC ENGINEERING, LLC.**

1000 E. SHAR BULLHEAD DRIVE AND  
SOUTHFIELD AVENUE SUITE  
FLORISSA, AZ 85129  
PH: (480) 898-8200  
FAX: (480) 898-8207





Attachment 10

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**PART THREE**

**STATEMENT OF RATES AND CHARGES—WASTEWATER DIVISION**

**I. RATES AND CHARGES.**

In Decision No. 71854 (August 25, 2010), as amended by Decision 72579 (September 15, 2011), the Commission approved new rates and charges as set forth in this tariff to be effective for all wastewater service rendered by the Company in all wastewater service areas for all classes of service on and after October 1, 2011.

**A. Monthly Wastewater Usage Charge.**

Each customer shall pay a Monthly Wastewater Usage Charge based upon the size of the customer's water meter, as follows:

<u>Meter Size</u>	<u>Monthly Wastewater Usage Charge</u>
5/8" Meter	\$38.19
3/4" Meter	\$42.00
1" Meter	\$53.46
1-1/2" Meter	\$68.73
2" Meter	\$110.74
3" Meter	\$420.04
4" Meter	\$801.89
6" Meter	\$1,107.37
8" Meter	\$1,527.60
10" Meter	\$2,195.93

Pursuant to Decision No. 64062 (October 4, 2001), the monthly billing for wastewater service at a new wastewater service location shall commence when wastewater first flows into the wastewater collection system.

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Issued: July 16, 2013

Effective: July 16, 2013

ISSUED BY:

George H. Johnson, Managing Member  
Johnson Utilities Company  
5320 E. Shea Blvd.  
Scottsdale, AZ 85254

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**PART THREE**

**STATEMENT OF RATES AND CHARGES—WASTEWATER DIVISION**

**B. Service Line Connection Charge.**

In addition to all other applicable rates and charges in this tariff, each customer requesting new wastewater service shall pay a Service Line Connection Charge in the amount of \$350.00.

The Company shall install and own the service line up to the customer's property line. The customer shall install and own the service line on the customer's side of the customer's property line. The customer shall maintain and operate the service line from the connection to the main line in the street or right-of-way to its interconnection with the customer's building or facility.

**C. Sale of Effluent.**

1. Rate Per 1,000 gallons: \$0.68.
2. Rate Per Acre-Foot: \$221.58.

**D. Additional Service Charges.**

In addition to all other applicable rates and charges in this tariff, each customer shall be subject to the following charges, as applicable:

Establishment	\$25.00
Establishment (After Hours)	\$40.00
Deposit (Residential)	(a)
Deposit (Non-Residential)	(a)
Deposit Interest, Per Annum	(b)
Re-establishment (Within 12 Months)	(c)
Re-establishment (After Hours)	(c)
NSF Check	\$15.00
Deferred Payment Interest, Per Month	1.50%
After-Hours Service, Per A.A.C. R14-2-603(D)	Refer to Above Charges
Late Charge, Per Month	1.50% (d)

**Notes to Additional Service Charges:**

- (a) Residential: two times the estimated average monthly bill.  
Non-Residential: two and one-half times the estimated maximum monthly bill.

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Issued: July 16, 2013

Effective: July 16, 2013

ISSUED BY:

George H. Johnson, Managing Member  
Johnson Utilities Company  
5320 E. Shea Blvd.  
Scottsdale, AZ 85254



# Attachment 11

Expansion and Amendment Of The Johnson Utility Water and Sewer Franchise

WHEREAS, Johnson Utilities L.L.C. had received a water and sewer franchise from Pinal County to establish and maintain water and sewer services on October 12, 1995 (1995-033065), amended on July 9, 1997 (1997-030624), May 20, 1998 (1998-031193), November 4, 1998 (1998-050223), November 17, 1999 (1999-053478), August 2, 2000 (2000-032663), December 13, 2000 (2001-002045), and May 30, 2001 (2001-024621) (hereinafter "Existing Franchise").

WHEREAS, Johnson Utilities L.L.C., an Arizona limited liability corporation, duly authorized to conduct business in the State of Arizona, has duly filed and presented to the Board of Supervisors of the County of Pinal, State of Arizona, its application for expansion of the Existing Franchise for the purpose of constructing, operating and maintaining water and sewer lines and related appurtenances along, under and across the public streets, alleys and highways, except federal and state highways, within the unincorporated area of Pinal County, Arizona, as described in Exhibit "A" attached hereto (hereinafter "Expansion").

WHEREAS, upon filing of Johnson Utilities L.L.C.'s application for the Expansion, a copy of which is attached hereto as Exhibit "C" without its exhibits, the Board of Supervisors of Pinal County ordered a public notice of its intent to consider the granting of the Expansion to be published in a newspaper of general circulation, in Pinal County, Arizona, stating the time and place for consideration of the Expansion was set for 9:30 A.M. on June 20, 2001, at the Pinal County Board of Supervisors' Hearing Room, Administration Building No. 1, Florence, Arizona.

WHEREAS, said application for the Expansion and Amendment having come on regularly for hearing at 9:30 A.M. on June 20, 2001; and it appearing from the affidavit of the publisher of the Florence Reminder & Blade Tribune that due and regular notice of said time and place set for the consideration of such action has been published for at least once a week for three consecutive weeks prior to said hearing date, to-wit: in the issues of the Florence Reminder and Blade-Tribune published on May 31, 2001, June 7, 2001, and June 14, 2001; and the matter being called for hearing at 9:30 A.M., and an opportunity having been given to all interested parties to be heard.

WHEREAS, the Board of Supervisors of Pinal County has the power to amend an existing franchise under its general police powers in such matters.

Eighth Amended  
Johnson Utility Water and Sewer Franchise

**NOW, THEREFORE,****Section 1: DEFINITIONS**

The following terms used in this expansion and amendment of the Existing Franchise shall have the following meanings:

- A. County: Pinal County, Arizona
- B. Board: Board of Supervisors of Pinal County, Arizona.
- C. Grantor: Pinal County, by and through its Board of Supervisors
- D. Grantee: Johnson Utilities L.L.C., an Arizona limited liability corporation, its successors and assigns
- E. Grantee's Facilities: water and sewer lines and related appurtenances

**Section 2: GRANT**

Grantor, on June 20, 2001, hereby grants to Grantee, for a period of time not to exceed the Existing Franchise, this expanded and amended franchise (hereinafter "Eighth Amended Franchise") for the purpose of constructing, operating and maintaining water and sewer lines and related appurtenances along, under and across public streets, alleys and highways, except federal and state highways, under the terms and conditions set forth herein within the unincorporated area of Pinal County, Arizona, as described in the Expansion and the Existing Franchise (hereinafter "Franchise Area").

**Section 3: ACCEPTANCE BY GRANTEE / EFFECTIVE DATE FRANCHISE**

The Eighth Amended Franchise shall be accepted by Grantee by written instrument in the form attached hereto as Exhibit "B" (hereinafter "Acceptance"), executed and acknowledged by it as a deed is required to be, and filed with the Clerk of the Pinal County Board of Supervisors within thirty days after the date this Sixth Amended Franchise is accepted by County. This Eighth Amended Franchise shall be effective upon delivery of the Acceptance to the Clerk of the Pinal County Board of Supervisors in the form required and within the time specified above.

**Section 4: LIMITS ON GRANTEE'S RECOURSE**

A. Grantee by its acceptance of the Eighth Amended Franchise acknowledges such acceptance relies upon grantee's own investigation and understanding of the power and authority of the County to grant said franchise. Grantee by its acceptance of the Eighth Amended Franchise accepts the validity of the terms and conditions of the Eighth Amended Franchise in their entirety and agrees it will not, at any time, proceed against County in any claim or proceeding challenging any term or provision of the Eighth Amended Franchise as unreasonable, arbitrary or void, or that County did not have the authority to impose such term or condition.

Eighth Amended  
Johnson Utility Water and Sewer Franchise

B. Grantee by accepting the Eighth Amended Franchise acknowledges that it has not been induced to accept the same by any promise, verbal or written, by or on behalf of County or by any third person regarding any term or condition of the Eighth Amended Franchise not expressed therein. Grantee by its acceptance of the Eighth Amended Franchise further pledges that no promise or inducement, oral or written, has been made to any employee or official of County regarding receipt of the Eighth Amended Franchise.

C. Grantee by its acceptance of the Eighth Amended Franchise further acknowledges that it has carefully read the terms and conditions of the Eighth Amended Franchise and accepts without reservation the obligations imposed by the terms and conditions herein.

D. In case of conflict or ambiguity between the Eighth Amended Franchise and the Existing Franchise, the provision which provides the greatest benefit to County, as determined solely by County, shall prevail.

E. The Board's decision concerning its selection and awarding of the Eighth Amended Franchise shall be final.

#### **Section 5: SEVERABILITY**

If any section, provision, term or covenant or any portion of any section, provision, term or covenant of the Eighth Amended Franchise is determined to be illegal, invalid or unconstitutional, by any court of competent jurisdiction or by any state or federal regulatory agency having jurisdiction thereof, such determination shall have no effect on any remaining portion of such section, provision, term or covenant or the remaining sections, provisions, terms or covenants of the Eighth Amended Franchise, all of which will remain in full force and effect for the term of the Eighth Amended Franchise or any renewal or renewals thereof.

#### **Section 6: NOTICE**

Notices required under the Eighth Amended Franchise shall be delivered or sent by certified mail, postage prepaid to:

Grantor:

Clerk of the Pinal County Board of Supervisors  
P.O. Box 827  
31 N. Pinal  
Florence, Arizona 85232

Grantee:

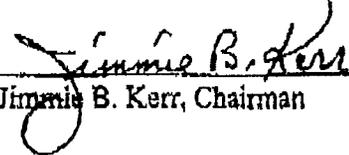
Johnson Utilities L.L.C.  
6320 E. Shea Blvd.  
Scottsdale, Arizona 85254

Eighth Amended  
Johnson Utility Water and Sewer Franchise

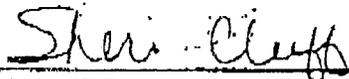
The delivery or mailing of such notice shall be equivalent to direct personal notice and shall be deemed to have been given at the time of delivery. Either party may change its address under this section by written notice to the other party.

IN WITNESS WHEREOF, the Board of Supervisors of Pinal County, Arizona, by its Chairman and its Clerk, thereunto duly authorized, has hereunto set its hand and cause its official seal to be affixed on June 20, 2001.

PINAL COUNTY BOARD OF SUPERVISORS

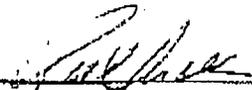
  
\_\_\_\_\_  
Jimmie B. Kerr, Chairman

ATTEST:

  
\_\_\_\_\_  
Sheri Cluff, Deputy Clerk of the Board

APPROVED AS TO FORM:

ROBERT CARTER OLSON  
PINAL COUNTY ATTORNEY

  
\_\_\_\_\_  
Rick V. Husk  
Deputy County Attorney

**Pinal County  
Exhibit A**

**Requested Utility Franchise  
Johnson Utilities Company**

All of Sections 1, 2, 3, 4, 9, 10, 11, and 12, in Township 3 South, Range 8 East,  
G. & S.R.M., Pinal County, Arizona.

ATTACHMENT "B"

FINAL		1,2,3,4,9,10, 11, 12		3 SOUTH		8 EAST	
COUNTY		SECTION		TOWNSHIP		RANGE	
6	5	4	3	2	1		
7	8	9	10	11	12		
18	17	16	15	14	13		
19	20	21	22	23	24		
30	29	28	27	26	25		
31	32	33	34	35	36		

Type or Print Description Here:

All of Sections 1, 2, 3, 4, 9, 10, 11 and 12 in Township 3 South,  
Range 8 East, Pinal County, Arizona

ACCEPTANCE OF EXPANDED AND AMENDED FRANCHISE

To: Board of Supervisors Pinal County, Arizona

Grantee, Johnson Utilities L.L.C., an Arizona limited liability corporation, does hereby accept the June 20, 2001, grant of a Eighth Amended Franchise from Pinal County, Arizona, to construct, operate, and maintain water and sewer lines and related fixtures along, under and across present and future public streets, alleys and highways, except state highways, within the unincorporated area of Pinal County, Arizona, as described in the Application, a copy of which is attached to the Eighth Amended Franchise, which is made a part hereof.

Grantee unconditionally accepts the franchise and covenants to faithfully comply with, abide by, to observe and perform all the provisions, terms and conditions of the Eighth Amended Franchise. Grantee accepts such provisions, terms and conditions and expressly waives any and all objections to the reasonableness or legality of any provisions of the same or any part thereof, or as to the legal right or authority of the County of Pinal to impose the same.

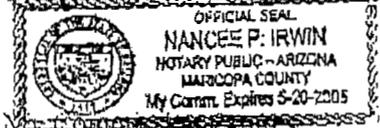
Grantee declares that the statements and recitals in said Eighth Amended Franchise are correct, and Grantee declares it has made and does make the agreement, statements and admissions in said Eighth Amended Franchise recited to have been or to be made by Grantee.

Dated this 27th day of June, 2001.

Johnson Utilities L.L.C.  
By: [Signature]  
Title: MANAGING MEMBER

STATE OF ARIZONA )  
County of Maricopa ) ss.

The foregoing instrument was acknowledged before me this 27th day of June, 2001, by [Signature] of Johnson Utilities, L.L.C., an Arizona limited liability corporation, and being authorized to do so, executed the foregoing instrument on behalf of the corporation for the purposes therein stated.



[Signature]  
Notary Public

May 20 2005



# Attachment 12

**Estimated Property Tax in year 5**

Sewer \$ 12,020.40



# Attachment 13

The estimated numbers of customers to be served in each of the first five years of water utility service to the area covered by this Application are as follows:

**Residential:**

	<u>A portion of Quail Ranch - 120 Acres</u>	<u>Total</u>
Year 1	0	0
Year 2	250	250
Year 3	450	450
Year 4	450	450
Year 5	450	450

The projected annual sewerage treatment, in gallons, for each of the customer classes in the new area for each of the next five years:

**Residential Sewerage:**

in Gallons	
1st Year	0
2nd Year	9,490,000
3rd Year	26,572,000
4th Year	34,164,000
5th Year	34,164,000



# Attachment 14

Applicant's estimated annual operating revenue and operating expenses for each of the first five years of operation in the new area covered by this Application are as follows:

**Wastewater**

**Operating Revenue**

	<u>Residential:</u>	<u>Commercial:</u>	<u>Industrial:</u>	<u>Irrigation:</u>
1st Year	\$0.00	\$0.00	\$0.00	\$0.00
2nd Year	\$63,000.00	\$0.00	\$0.00	\$0.00
3rd Year	\$176,400.00	\$0.00	\$0.00	\$0.00
4th Year	\$226,800.00	\$0.00	\$0.00	\$0.00
5th Year	\$226,800.00	\$0.00	\$0.00	\$0.00

**Operating Expenses**

	<u>Residential:</u>	<u>Commercial:</u>	<u>Industrial:</u>	<u>Irrigation:</u>
1st Year	\$0.00	\$0.00	\$0.00	\$0.00
2nd Year	\$50,400.00	\$0.00	\$0.00	\$0.00
3rd Year	\$141,120.00	\$0.00	\$0.00	\$0.00
4th Year	\$181,440.00	\$0.00	\$0.00	\$0.00
5th Year	\$181,440.00	\$0.00	\$0.00	\$0.00