

ORIGINAL



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BEFORE THE ARIZONA CORPORATION COMMISSION

COMMISSIONERS

SUSAN BITTER SMITH, Chairman  
BOB STUMP  
BOB BURNS  
TOM FORESE  
DOUG LITTLE

RECEIVED

2015 DEC -4 P 4: 34

AZ CORP COMMISSION  
DOCKET CONTROL

IN THE MATTER OF THE APPLICATION OF  
EPCOR WATER ARIZONA, INC. FOR A  
CERTIFICATE OF CONVENIENCE AND  
NECESSITY TO PROVIDE WASTEWATER  
UTILITY SERVICE IN MARICOPA COUNTY,  
ARIZONA.

DOCKET NO. WS-01303A-15-0018

**DECISION NO. 75293**

**NOTICE OF COMPLIANCE  
FILING – DOCUMENTATION OF  
OWNERSHIP**

1 In compliance with Decision No. 75293, issued on October 27, 2015, EPCOR Water  
2 Arizona Inc. ("Company") hereby files the attached documentation of the Company's ownership  
3 of the 20-acre parcel on which the wastewater treatment plant for the Luke 303 Wastewater  
4 District is to be built as a compliance item in this docket.

5  
6 Respectfully submitted on December 4, 2015.

Arizona Corporation Commission

DOCKETED

DEC 07 2015

DOCKETED BY *KG*

*Sandra L. Murrey*

Sandra L. Murrey  
EPCOR Water Arizona Inc.  
2355 W. Pinnacle Peak Road, Suite 300  
Phoenix, AZ 85027

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Original and 13 copies **filed**  
on December 4, 2015, with:

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

Copies of the foregoing **emailed**  
on December 4, 2015 to:

Brian K. Bozzo  
Compliance and Enforcement Manager  
Utilities Division  
1200 West Washington Street  
Phoenix, AZ 85007

1 Utilities Division that service has commenced.

2 IT IS FURTHER ORDERED that EPCOR Water Arizona, Inc. shall file a permanent rate  
3 application with the Commission's Docket Control not later than six months following the fifth  
4 anniversary of the date that service is initiated to the first customer in the new service area.

5 IT IS FURTHER ORDERED that EPCOR Water Arizona, Inc. shall, within two years after  
6 the effective date of this Decision, file with the Commission's Docket Control, as a compliance item  
7 in this docket, a copy of the Notice of Intent to Discharge for Sewer Collection System for the first  
8 parcel of each development in the requested areas.

9 IT IS FURTHER ORDERED that EPCOR Water Arizona, Inc. shall, within two years after  
10 the effective date of this Decision, file with the Commission's Docket Control, as a compliance item  
11 in this docket, a copy of the Aquifer Protection Permit for Phase I of the regional wastewater  
12 treatment facilities.

13 IT IS FURTHER ORDERED that EPCOR Water Arizona, Inc. shall, within 60 days after the  
14 effective date of this Decision, file with the Commission's Docket Control, as a compliance item in  
15 this docket, documentation of EPCOR Water Arizona, Inc.'s ownership of the 20-acre parcel on  
16 which the wastewater treatment plant for the new service area is to be built.

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WHEN RECORDED MAIL TO:  
First American Title Insurance Company

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
20150736636 10/13/2015 04:19  
ELECTRONIC RECORDING

1444777028573-7-5-4--  
hensleye

313

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CAPTION HEADING: Special Warranty Deed

DO NOT REMOVE

This is part of the official document.

\*\*This deed is being rerecorded for the sole purpose of correcting the legal description to that as set forth in Exhibit A-1 attached hereto and for no other purpose.\*\*

**First American Title**

When recorded, return to:

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
20150452757 05/29/2015 10:58  
731364A-5-2-1-  
ELECTRONIC RECORDING

EPCOR Water Arizona, Inc  
K. Dotray, Real Property Mgr.  
2355 W. Pinnacle Peak Rd., Ste. 300  
Phoenix, AZ 85027

111  
731364A

(Space above this line for Recorder's use)

**SPECIAL WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are acknowledged, PHASE I UTILITY GROUP CONTRIBUTION, LLC, an Arizona limited liability company, (Grantor), conveys to EPCOR Water Arizona, Inc. an Arizona corporation ("Grantee"), the following described real property situated in Maricopa County, Arizona, together with all buildings, structures, improvements and fixtures on the real property and all rights and privileges appurtenant to the real property:

See the legal description set forth in Exhibit "A" attached and incorporated by this reference (the "Property").

Grantor binds itself and its successors to warrant and defend the title to the Property against all acts of Grantor and none other.

Dated this 21<sup>st</sup> day of June, 2015.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE.]

GRANTOR:

PHASE I UTILITY GROUP CONTRIBUTION, LLC  
an Arizona limited liability

By: Leyton Woolf  
Its: MANAGER

By: \_\_\_\_\_  
Its: Signed in counterpart

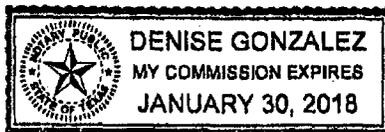
By: \_\_\_\_\_  
Its: Signed in counterpart

STATE OF ~~ARIZONA~~ Texas )  
Houston )ss.  
County of ~~MARICOPA~~ Harris )

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this 25<sup>th</sup> day of June, 2015 personally appeared LEYTON WOOLF, who acknowledged himself to be a Manager of PHASE I UTILITY GROUP CONTRIBUTION, LLC, an Arizona limited liability company, and that he as such officer, being authorized to do so, executed the foregoing Easement and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[Signature]  
Notary Public

My Commission expires:  
01/30/2018



GRANTOR:

PHASE I UTILITY GROUP CONTRIBUTION, LLC  
an Arizona limited liability

By: \_\_\_\_\_  
Its: \_\_\_\_\_

By: Eric Francis  
Its: mgr

By: [Signature]  
Its: \_\_\_\_\_

STATE OF ARIZONA            )  
  )ss.  
County of MARICOPA        )

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 2015 personally appeared LEYTON WOOLF, who acknowledged himself to be a Manager of PHASE 1 UTILITY GROUP CONTRIBUTION, LLC, an Arizona limited liability company, and that he as such officer, being authorized to do so, executed the foregoing Easement and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

\_\_\_\_\_  
Notary Public

My Commission expires:  
\_\_\_\_\_

STATE OF ARIZONA            )  
  )ss.  
County of MARICOPA        )

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this 24<sup>th</sup> day of June, 2015 personally appeared MICHAEL FRANCIS, who acknowledged himself to be a Manager of PHASE 1 UTILITY GROUP CONTRIBUTION, LLC, an Arizona limited liability company, and that he as such officer, being authorized to do so, executed the foregoing Easement and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Marie D Soja  
Notary Public

My Commission expires:  
1-1-19



STATE OF ARIZONA            )  
  )ss.  
County of MARICOPA        )

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this 24<sup>th</sup> day of June, 2015 personally appeared HENRY CONKLIN, who acknowledged himself to be a Manager of PHASE 1 UTILITY GROUP CONTRIBUTION, LLC, an Arizona limited liability company, and that he as such officer, being authorized to do so, executed the foregoing Easement and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Marie D Soja  
Notary Public

My Commission expires:  
1-1-19



Exhibit "A"

Legal Description  
(attached to Special Warranty Deed)

[East 20 Acres]

The EAST half of the following described property:

The EAST 1,364.79 feet of the North half of the Southeast quarter of Section 18, Township 2 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the Northwest quarter of the Northwest quarter of the Southeast quarter; and

EXCEPT all underground or subterranean water beneath the lands of the ADAMAN MUTUAL WATER COMPANY PROJECT, except that necessary for domestic use as distinguished from irrigation use by such owners of land in the Project as may now have or in the future care to sink domestic wells for their individual use, as conveyed by deed from GOODYEAR FARMS, an Arizona corporation to ADAMAN MUTUAL WATER COMPANY, an Arizona corporation, in document recorded in Docket 1180, page 517; and

EXCEPT drainage ditch 45 feet in width in the Eastern part of within described property, as recorded in Docket 1180, page 528; and

EXCEPT all ores and minerals and oil, gas and other hydrocarbon substances beneath the surface of above described premises, as reserved in instrument recorded in Docket 2785, page 459.

EXHIBIT A-1

THE EAST HALF OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 1,364.79 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL UNDERGROUND OR SUBTERRANEAN WATER BENEATH THE LANDS OF THE ADAMAN MUTUAL WATER COMPANY PROJECT, EXCEPT THAT NECESSARY FOR DOMESTIC USE AS DISTINGUISHED FROM IRRIGATION USE BY SUCH OWNERS OF LAND IN THE PROJECT AS MAY NOW HAVE OR IN THE FUTURE CARE TO SINK DOMESTIC WELLS FOR THEIR INDIVIDUAL USE, AS CONVEYED BY DEED FROM GOODYEAR FARMS, AN ARIZONA CORPORATION TO ADAMAN MUTUAL WATER COMPANY, AN ARIZONA CORPORATION, IN DOCUMENT RECORDED IN DOCKET 1180, PAGE 517, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT DRAINAGE DITCH 45 FEET IN WIDTH IN THE EASTERN PART OF WITHIN DESCRIBED PROPERTY, AS RECORDED IN DOCKET 1180, PAGE 528, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT ALL ORES AND MINERALS AND ALL OIL, GAS AND OTHER HYDRO-CARBON SUBSTANCES BENEATH THE SURFACE OF ABOVE DESCRIBED PREMISES, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 2785, PAGE 459, RECORDS OF MARICOPA COUNTY, ARIZONA.

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
20150736636 10/13/2015 04:19  
ELECTRONIC RECORDING  
SALES AFFIDAVIT  
1444777028573-4-5-5-Y-  
hensleye

WHEN RECORDED MAIL TO:  
First American Title Insurance Company

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CAPTION HEADING: Affidavit of Property  
Value

DO NOT REMOVE

This is part of the official document.

\*\*This affidavit is being rerecorded for the  
sole purpose of correcting the legal description to  
that as set forth in Exhibit A-1 attached hereto  
and for no other purpose.\*\*

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 501-61-014D  
 BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?

Check one: Yes  No

How many parcels, other than the Primary Parcel, are included in this sale? 0

Please list the additional parcels below (attach list if necessary):

(1) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Phase I Utility Group Contribution, LLC  
8805 N. Reems Road  
Waddell, AZ 85355

3. (a) BUYER'S NAME AND ADDRESS:

EPCOR Water Arizona Inc.  
2355 W. Pinnacle Peak Rd, Ste. 300  
Phoenix, AZ 85027

(b) Are the Buyer and Seller related? Yes  No

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

Vacant Land  
Maricopa County, AZ

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

EPCOR Water Arizona Inc.  
2355 W. Pinnacle Peak Rd, Ste. 300  
Phoenix, AZ 85027

(b) Next tax payment due \_\_\_\_\_

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a.  Vacant land
- b.  Single Family Residence
- c.  Condo or Townhouse
- d.  2-4 Plex
- e.  Apartment Building
- f.  Commercial or Industrial Use
- g.  Agriculture
- h.  Mobile or manufactured Home  
 Affixed  Not Affixed
- i.  Other Use; Specify: \_\_\_\_\_

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in item 6 above, please check one of the following:

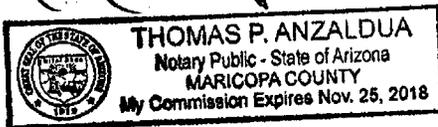
- a.  To be used as a primary residence.
  - b.  To be rented to someone other than a "qualified family member."
  - c.  To be used as a non-primary or secondary residence.
- See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in item 6 above, indicate the number of units:  
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent: [Signature]  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 15 day of June, 2015  
 Notary Public: [Signature]  
 Notary Expiration Date: 11/25/18

DOR FORM 82162 (04/2014)



**FOR RECORDER'S USE ONLY**

OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 HELEN PURCELL  
 20150462767 06/29/2015 10:58  
 731364A-2-2-2-Y- AFFIDAVIT  
 ELECTRONIC RECORDING

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a.  Warranty Deed
- b.  Special Warranty Deed
- c.  Joint Tenancy Deed
- d.  Contract or Agreement
- e.  Quit Claim Deed
- f.  Other:

10. SALE PRICE: \$0.00 00

11. DATE OF SALE (Numeric Digits): 06/29/2015  
 Month/Year

12. DOWN PAYMENT \$0.00 00

13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price)
- b.  Barter or trade
- c.  Assumption of existing loan(s)
- d.  Seller Loan (Carryback)
- e.  New loan(s) from Financial Institution:  
 (1)  Conventional  
 (2)  VA  
 (3)  FHA  
 f.  Other financing; Specify: \_\_\_\_\_

14. PERSONAL PROPERTY (see reverse side for definition):

- (a) Did the Sale Price in item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes  No
- (b) If Yes, provide the dollar amount of the Personal Property:  
 \$ 00 AND  
 briefly describe the Personal Property: \_\_\_\_\_

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: \_\_\_\_\_

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

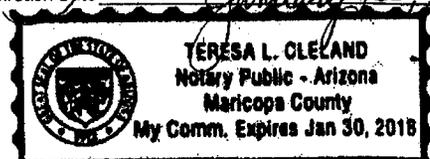
- (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes  No
- If Yes, briefly describe the solar / energy efficient components: \_\_\_\_\_

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

First American Title Insurance Company National Commercial Services  
2425 E. Camelback Road, Suite 300  
Phoenix, AZ 85016  
 Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):  
 See attached Exhibit "A"

Signature of Buyer / Agent: [Signature]  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 22 day of June, 2015  
 Notary Public: [Signature]  
 Notary Expiration Date: January 30, 2018



**Exhibit "A "**

The EAST half of the following described property:

The EAST 1,364.79 feet of the North half of the Southeast quarter of Section 18, Township 2 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the Northwest quarter of the Northwest quarter of the Southeast quarter; and

EXCEPT all underground or subterranean water beneath the lands of the ADAMAN MUTUAL WATER COMPANY PROJECT, except that necessary for domestic use as distinguished from irrigation use by such owners of land in the Project as may now have or in the future care to sink domestic wells for their individual use, as conveyed by deed from GOODYEAR FARMS, an Arizona corporation to ADAMAN MUTUAL WATER COMPANY, an Arizona corporation, in document recorded in Docket 1180, page 517; and

EXCEPT drainage ditch 45 feet in width in the Eastern part of within described property, as recorded in Docket 1180, page 528; and

EXCEPT all ores and minerals and oil, gas and other hydrocarbon substances beneath the surface of above described premises, as reserved in instrument recorded in Docket 2785, page 459.

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TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY, ARIZONA;

EXCEPT ALL UNDERGROUND OR SUBTERRANEAN WATER BENEATH THE LANDS OF THE ADAMAN MUTUAL  
WATER COMPANY PROJECT, EXCEPT THAT NECESSARY FOR DOMESTIC USE AS DISTINGUISHED FROM  
IRRIGATION USE BY SUCH OWNERS OF LAND IN THE PROJECT AS MAY NOW HAVE OR IN THE  
FUTURE CARE TO SINK DOMESTIC WELLS FOR THEIR INDIVIDUAL USE, AS CONVEYED BY DEED  
FROM GOODYEAR FARMS, AN ARIZONA CORPORATION TO ADAMAN MUTUAL WATER COMPANY, AN  
ARIZONA CORPORATION, IN DOCUMENT RECORDED IN DOCKET 1180, PAGE 517, RECORDS OF  
MARICOPA COUNTY, ARIZONA.

EXCEPT DRAINAGE DITCH 45 FEET IN WIDTH IN THE EASTERN PART OF WITHIN DESCRIBED  
PROPERTY, AS RECORDED IN DOCKET 1180, PAGE 528, RECORDS OF MARICOPA COUNTY, ARIZONA;  
AND

EXCEPT ALL ORES AND MINERALS AND ALL OIL, GAS AND OTHER HYDRO-CARBON SUBSTANCES  
BENEATH THE SURFACE OF ABOVE DESCRIBED PREMISES, AS RESERVED IN INSTRUMENT RECORDED  
IN DOCKET 2785, PAGE 459, RECORDS OF MARICOPA COUNTY, ARIZONA.