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Transcript Exhibit(s)

2016 SEP -1 P 3: 27

Docket #(s): WJ-01853A-16-0060

Arizona Corporation Commission

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Exhibit #: S-1

ORIGINAL

MEMORANDUM



TO: Docket Control

2016 JUL -8 P 12:52

FROM: Thomas M. Broderick *Thomas M. Broderick*
Director
Utilities Division

AZ CORP COMMISSION
DOCKET CONTROL

DATE: July 8, 2016

RE: APPLICATION OF PARKER LAKEVIEW ESTATES HOMEOWNERS ASSOCIATION, INC. DBA PARKER SPRINGS WATER COMPANY REQUESTING APPROVAL OF THE DELETION (AND EXTENSION) OF A PORTION OF ITS CERTIFICATE OF CONVENIENCE AND NECESSITY (DOCKET NO. W-01853A-16-0060)

Attached is the Staff Report for the above-referenced application. Staff is recommending approval of the application.

TMB:VW:nr/CHH

Originator: Vicki Wallace

Arizona Corporation Commission
DOCKETED
JUL 8 2016
DOCKETED BY *KE*

SERVICE LIST FOR: Parker Lakeview Estates Homeowners Association, Inc. dba Parker Springs
Water Company
DOCKET NO. W-01853A-16-0060

Ms. Gail Spain
Parker Springs Water Company
7947 South Coronado Trail
Elgin, Arizona 85611

Ms. Janice Alward
Chief, Legal Division
Arizona Corporation Commission
1200 West Washington Street
Phoenix, Arizona 85007

Mr. Thomas Broderick
Director, Utilities Division
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Mr. Dwight Nodes
Chief Administrative Law Judge, Hearing Division
Arizona Corporation Commission
1200 West Washington Street
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**STAFF REPORT
UTILITIES DIVISION
ARIZONA CORPORATION COMMISSION**

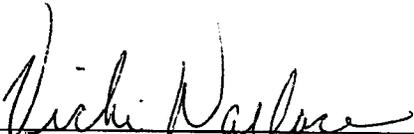
DOCKET NO. W-01853A-16-0060

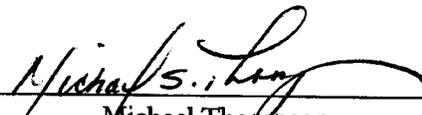
**PARKER LAKEVIEW ESTATES HOMEOWNERS ASSOCIATION, INC.
DBA PARKER SPRINGS WATER COMPANY REQUESTING APPROVAL
OF THE DELETION (AND EXTENSION) OF A PORTION OF ITS
CERTIFICATE OF CONVENIENCE AND NECESSITY**

JULY 8, 2016

STAFF ACKNOWLEDGEMENT

The Staff Report for Parker Lakeview Estates Homeowners Association, Inc. dba Parker Springs Water Company (Docket No. W-01853A-16-0060) was the responsibility of the Staff members listed below. Vicki Wallace was responsible for the review and analyses of the overall Company application and preparation of the Division's Staff Report, and Mike Thompson was responsible for the engineering and technical analysis.


Vicki Wallace
Executive Consultant


Michael Thompson
Utilities Engineer

EXECUTIVE SUMMARY
PARKER LAKEVIEW ESTATES HOMEOWNERS ASSOCIATION, INC.
DBA PARKER SPRINGS WATER COMPANY
DOCKET NO. W-01853A-16-0060

On February 22, 2016, Parker Lakeview Estates Homeowners Association, Inc. dba Parker Springs Water Company ("Parker Lakeview" or "Company") filed an application with the Arizona Corporation Commission ("ACC" or "Commission") requesting a partial deletion of territory in its Certificate of Convenience and Necessity ("CC&N") located in Cochise County, Arizona. Parker Lakeview then filed an amended application on May 5, 2016, to also request the extension of its CC&N to include a portion of land (Federal Park and Reserve Property) that houses two existing customers outside its current CC&N.

By this application, it is Staff's understanding that Parker Lakeview is seeking to delete a portion of the CC&N that includes Bureau of Land Management parcels as well as two (2) privately owned parcels that have existing wells and thus do not require water service. The Company indicates that the reduction of this portion of the CC&N will not affect any existing customers. The retained portion of the CC&N includes the Parker Lakeview Estates Subdivision and thirteen (13) privately owned parcels adjacent to the subdivision. The amended application requests the addition of a strip of land to include two accounts already served by the water company as early as 1980.

CONCLUSIONS

1. Staff concludes that the Parker Lakeview water system has adequate production and storage capacity to serve the present customer base and any reasonable growth.
2. The Arizona Department of Environmental Quality ("ADEQ") regulates the Parker Lakeview water system under ADEQ Public Water System Identification No. 04-02-045 and is classified as a Non-Transient Non-Community water system. According to an ADEQ report, the Parker Lakeview system is currently delivering water that meets water quality standards required by 40 CFR 141 (National Primary Drinking Water Regulations) and Arizona Administrative Code, Title 18, Chapter 4.
3. The Parker Lakeview water system is not located within an Active Management Area ("AMA") and is not subject to the AMA monitoring and reporting requirements. Since ADEQ has classified Parker Lakeview as a Non-Transient Non-Community water system, Parker Lakeview is not currently regulated by the Arizona Department of Water Resources.
4. Staff concludes that the Company has no delinquencies with the ACC at this time.
5. Staff concludes that it is in the public interest to approve Parker Lakeview's application for modification of its certified territory.

RECOMMENDATION

Staff recommends that the Commission approve Parker Lakeview's application for the deletion of a portion of its CC&N as identified in this report, as well as, extending its territory to include two existing customers on the condition that Parker Lakeview charge its existing rates and charges in the proposed extension area.

TABLE OF CONTENTS

	PAGE
INTRODUCTION	1
BACKGROUND	1
THE EXISTING WATER SYSTEM	2
CONSUMER SERVICES AND PUBLIC INTEREST	2
WASTEWATER PROVIDER	2
ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (“ADEQ”)	
COMPLIANCE	3
ARIZONA DEPARTMENT OF WATER RESOURCES (“ADWR”) COMPLIANCE	3
ACC COMPLIANCE	3
CURTAILMENT AND BACKFLOW PREVENTION TARIFFS	3
CONCLUSIONS	3
RECOMMENDATION	4

EXHIBITS

LEGAL DESCRIPTION AND MAP	1
ENGINEERING REPORT	2

INTRODUCTION

On February 22, 2016, Parker Lakeview Estates Homeowners Association, Inc. dba Parker Springs Water Company ("Parker Lakeview" or "Company") filed an application with the Arizona Corporation Commission ("ACC" or "Commission") requesting a partial deletion of territory in its Certificate of Convenience and Necessity ("CC&N") located in Cochise County, Arizona. Parker Lakeview then filed an amended application on May 5, 2016, to also request the extension of its CC&N to include a portion of land (Federal Park and Reserve Property) that housed two existing customers outside its current CC&N.

After Staff's initial review and discussion, the ACC Utilities Division Staff ("Staff") filed an Insufficiency Letter on March 23, 2016, indicating the Company's application had not met sufficiency requirements of the Arizona Administrative Code ("A.A.C."). Staff conducted a site visit on April 20, 2016. The Company filed the necessary information, and Staff issued its Sufficiency Letter on May 9, 2016, indicating that the Company's application had met the sufficiency requirements of the Arizona Administrative Code ("A.A.C.") R14-2-402.

On June 6, 2016, a Procedural Order was issued setting the matter for hearing on July 28, 2016.

BACKGROUND

Parker Lakeview is a Class E public utility water company that provides service to approximately 36 metered connections. Parker Lakeview also has a current franchise with Cochise County. The Company is currently in Good Standing with the Corporations Division. The water system is a groundwater-based system serving the Parker Lakeview Estates Subdivision. This subdivision, located adjacent to Parker Canyon Lake in the Coronado National Forest is approximately 75 miles southeast of Tucson, Arizona.

The original CC&N was granted to Parker Springs Water Company, Inc. in Decision No. 34138 dated October 1962. On June 5, 1990, Parker Springs and Parker Lakeview filed a joint application for approval of the sale of assets and transfer of the CC&N from Parker Springs to Parker Lakeview which was approved in Decision No. 57431 dated June 19, 1991. Parker Lakeview's current CC&N covers an area totaling approximately 219.5 acres and is depicted in Staff's Legal Description and Map (Exhibit 1), and in Staff's Engineering Report (Exhibit 2), Figure 2.

By this application, it is Staff's understanding that Parker Lakeview is seeking to delete a portion of the CC&N that includes Bureau of Land Management ("BLM") parcels as well as two (2) privately owned parcels that have existing wells and thus do not require water service. The originally issued CC&N included property exchanged between the then owner and the United States Forest Service ("USFS"). Since the exchange, much of the land has reverted to BLM ownership, and as such, is not likely to be developed. The Company indicates that the elimination of this portion of the CC&N will not affect any existing customers. The retained portion of the CC&N includes the Parker Lakeview Estates Subdivision and thirteen (13) privately owned parcels adjacent to the

subdivision. The amended application requests the addition of a strip of land to include two accounts already served by the water company as early as 1980. Figure 4 of Exhibit 2 (Engineering Report) shows the modified CC&N area covering approximately 92.32 acres after both the deletion and addition requested by the Company.

THE EXISTING WATER SYSTEM

Staff's Engineering Report, Exhibit 2, describes the existing water system in detail. The water system basically contains two (2) active drinking water wells, two (2) chlorination systems, one (1) 10,000 gallon storage tank and a distribution system. As indicated in the Engineering Report, Staff members conducted a site visit of the water system and were accompanied by Mr. and Mrs. Pat Spain as well as Victor Chacon, the water system President. Mrs. Spain (Gail Spain) is the water system administrator and Secretary/Treasurer.

The in-service plant facilities (i.e., wells, tanks, and visible pipe) appeared to be in proper working order, properly maintained, and in excellent condition. Staff did not observe any leaks at the plant facilities, or in the distribution system. Site maps are included in the Engineering Report in Figures 5 and 6.

Currently, Parker Lakeview is serving thirty-five (35) active metered service connections. Thirty-three (33) active metered service connections are located within the Parker Lakeview subdivision, while the remaining two (2) active metered service connections (General Store and Forest Service Restrooms) are located at Parker Lake in the requested extension area. In addition to the active meter service connections, the subdivision has one (1) inactive metered service connection and fifty-seven (57) vacant lots without metered service connections. During the site visit, Parker Lakeview raised concern with the potential for growth and the Company's ability to provide adequate service should growth occur. Based on the water system analysis conducted and discussed in the Engineering Report, Staff concludes that the Parker Lakeview's water system has adequate production and storage capacity to serve the present customer base and reasonable growth.

CONSUMER SERVICES AND PUBLIC INTEREST

There were various comments filed in this docket concerning the underlying application. In addition, there was an unrelated consumer complaint recently filed that has been resolved.

Staff concludes that it is in the public interest to approve this request to modify the service territory.

WASTEWATER PROVIDER

Staff understands that wastewater service in the requested extension area is provided through individual septic systems designed within each residence and permitted at the time of construction of the individual residence.

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY ("ADEQ") COMPLIANCE

ADEQ regulates the Parker Lakeview water system under ADEQ Public Water System I.D. No. 04-02-045, and is classified as a Non-Transient Non-Community water system. A Non-Transient-Non-Community water system is a water system that does not regularly serve at least 25 of the same persons over a six months per year. ADEQ inspected the water system, and no major deficiencies were found. ADEQ has also determined that Parker Lakeview is currently delivering water that meets water quality standards required by 40 CFR 141 (National Primary Drinking Water Regulations) and Arizona Administrative Code, Title 18, Chapter 4, and is in compliance.

ARIZONA DEPARTMENT OF WATER RESOURCES ("ADWR") COMPLIANCE

The Parker Lakeview water system service area is not located within an ADWR Active Management Area ("AMA"), and is not subject to the AMA monitoring and reporting requirements. Since ADEQ has classified Parker Lakeview as a Non-Transient Non-Community water system, Parker Lakeview is not currently regulated by ADWR.

ACC COMPLIANCE

A check of the Utilities Division Compliance Database indicates that there are currently no ACC delinquencies for Parker Lakeview.

CURTAILMENT AND BACKFLOW PREVENTION TARIFFS

Parker Lakeview has approved curtailment and backflow prevention tariffs on file with the Commission.

CONCLUSIONS

1. Staff concludes that the Parker Lakeview water system has adequate production and storage capacity to serve the present customer base and any reasonable growth.
2. ADEQ regulates the Parker Lakeview water system under ADEQ Public Water System Identification No. 04-02-045 and is classified as a Non-Transient Non-Community water system. According to an ADEQ report, the Parker Lakeview system is currently delivering water that meets water quality standards required by 40 CFR 141 (National Primary Drinking Water Regulations) and Arizona Administrative Code, Title 18, Chapter 4.
3. The Parker Lakeview water system is not located within an AMA and is not subject to the AMA monitoring and reporting requirements. Since ADEQ has classified Parker Lakeview as a Non-Transient Non-Community water system, Parker Lakeview is not currently regulated by ADWR.

4. Staff concludes that the Company has no delinquencies with the ACC at this time.
5. Staff concludes that it is in the public interest to approve Parker Lakeview's application for modification of its certified territory.

RECOMMENDATION

Staff recommends that the Commission approve Parker Lakeview's application for the deletion of a portion of its CC&N as identified in this report, as well as extending its territory to include two existing customers on the condition that Parker Lakeview charge its existing rates and charges in the proposed extension area.

MEMORANDUM

EXHIBIT 1

TO: Vicki Wallace
Executive Consultant III
Utilities Division

FROM: Lori H. Miller
GIS Specialist
Utilities Division

THRU: Del Smith
Engineering Supervisor
Utilities Division

DATE: May 13, 2016

RE: PARKER SPRINGS WATER COMPANY (DOCKET NO. W-01853A-16-0060)
AMENDED LEGAL DESCRIPTION

Parker Springs Water Company has filed an application for a partial deletion and extension of its Certificate of Convenience and Necessity.

Attached is the amended legal description and map for your files.

/lhm

Attachment

cc: Ms. Gail Spain
Mr. Michael Thompson
Ms. Deb Person (Hand Carried)
File

**PARKER SPRINGS WATER COMPANY
DOCKET NO. W-01853A-16-0060**

AMENDED LEGAL DESCRIPTION (FOR PARTIAL DELETION OF CC&N)

The South half of the SW quarter of the NW quarter; and the SW quarter of the SE quarter of the NW quarter; and the North half of the NW quarter of the SW quarter; and the NW quarter of the NE quarter of the SW quarter of Section 17, Township 23 South, Range 19 East, G&SRB&N

And

The SE quarter of the NE quarter; and the South half of the South half of the NE quarter of the NE quarter; and the East half of the East half of the SW quarter of the NE quarter; and the West half of the East half of the SW quarter of the NE quarter; and the East half of the West half of the SW quarter of the NE quarter of Section 18, Township 23 South, Range 19 East, G&SRB&N.

All in Cochise County, Arizona.

**PARKER SPRINGS WATER COMPANY
DOCKET NO. W-01853A-16-0060**

LEGAL DESCRIPTION (FOR EXTENSION OF CC&N)

The SW quarter or the SE quarter of the SE quarter of the SE quarter; and the South half of the SW quarter of the SE quarter of the SE quarter; and the South half of the SE quarter, of the SW quarter of the SE quarter of Section 18, Township 23 South, Range 19 East, G&SRB&N. (Cochise County, Arizona)

COCHISE COUNTY

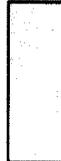
RANGE 19 East

TOWNSHIP 23 South

06	05	04	03	SIERRAVISTA	13
07	08	09	10		11
18	17	16	15	13	24
19	20	21	22	23	25
30	29	28	27	26	36
31	32	33	34	35	

 W-01853A (1)
Parker Springs Water Company

 (1)
Parker Springs Water Company
Application for Partial Deletion
Docket No. W-01853A-16-0060
(Amended Legal Description)

 (1)
Parker Springs Water Company
Application for Extension
Docket No. W-01853A-16-0060



Prepared by:
Arizona Corporation Commission
Utilities Division
Engineering Section/GIS Mapping
602-542-4251

MEMORANDUM

TO: Vicki Wallace
Executive Consultant

FROM: Michael S. Thompson, P.E. *MSI*
Utilities Engineer

DATE: May 25, 2016

RE: PARKER LAKEVIEW ESTATES HOMEOWNERS ASSOCIATION INC. DBA
PARKER SPRINGS WATER COMPANY REQUESTING APPROVAL OF THE
DELETION (AND EXTENSION) OF A PORTION OF ITS CERTIFICATE OF
CONVENIENCE AND NECESSITY (DOCKET NO. W-01853A-16-0060)

Introduction and Background

On February 16, 2016, Parker Lakeview Estates Homeowners Association, Inc. dba Parker Springs Water Company ("Parker Lakeview" or "Company") filed an application with the Arizona Corporation Commission ("ACC" or "Commission"), to delete a portion of its Certificate of Convenience and Necessity ("CC&N"). On May 3, 2016, Parker Lakeview submitted an amended application requesting to extend its CC&N with the addition of a portion of land (Federal Park & Reserve Property) that includes two existing customers outside its current CC&N. As stated in its application, the portion of the CC&N that will be deleted includes Bureau of Land Management ("BLM") parcels & two (2) privately owned parcels. Deleting this area from the Company's CC&N will not affect any existing customers. The retained portion of the CC&N includes the Parker Lakeview Estates subdivision, and thirteen (13) privately owned parcels adjacent to the subdivision.

Parker Lakeview is a Class E public utility water company that provides service to approximately 36 metered connections. The water system, shown in Figure 1 located in the figure section of this memorandum, is a groundwater-based system serving the Parker Lakeview Estates Subdivision. The subdivision, located adjacent to Parker Canyon Lake in the Coronado National Forest, is approximately 75 miles southeast of Tucson, Arizona.

The original CC&N was granted to Parker Springs Water Company, Inc. ("Parker Springs") in Commission Decision No. 34138, dated October 19, 1962. On June 5, 1990, Parker Springs and Parker Lakeview filed a joint application for approval of the sale of assets and transfer of the CC&N from Parker Springs to Parker Lakeview. The sale and transfer of assets as well as the CC&N of Parker Springs were transferred to Parker Lakeview in Decision No. 57431 dated June 19, 1991. Parker Lakeview's current CC&N, shown in Figure 2, covers an area totaling approximately 219.5 acres (0.34 square miles). The amended CC&N, shown in figure 3, will be reduced to an area that covers approximately 92.32 acres (0.14 square miles). The portions to be deleted from and added to the existing CC&N, and makeup the amended CC&N, is shown in figure 4.

Parker Lakeview Water System Description

The Parker Lakeview water system was visited on April 20, 2016, by Staff members Michael Thompson and Vicki Wallace. Mr. Thompson and Ms. Wallace were accompanied by Mr. and Mrs. Pat Spain, and Mr. Victor Chacon. Mrs. Spain (Gail Spain) is the water system administrator (secretary/Treasurer), and Mr. Chacon is the water system President. Mr. Charles Sumner, Parker Lakeview's certified operator of record, did not attend the site visit.

The water system contains two (2) active drinking water wells, two (2) chlorination systems, one (1) 10,000 gallon storage tank, and a distribution system. Both wells (controlled by the storage tank level controls) pump directly to the distribution system, while simultaneously filling the 10,000 gallon storage tank. Well Number 1 (ADWR No. 55-621240) located adjacent to Parker Canyon Lake is equipped with a submersible pump and motor which provides approximately 10 to 12 gallons per minute ("gpm"). The well motor is operated by one (1) of two (2) propane generators. Well Number 2 (ADWR No. 55-220855), located on the north side of South Coronado Trail approximately 250 feet west of the South Coronado Trail and West Canelo Hills Trail intersection, is equipped with a submersible pump and motor which provides approximately 11 gpm. The well motor is operated by solar generated power. The 10,000 gallon storage tank, located on the east side of West Canelo Hills Trail approximately 400 feet south of the West Canelo Hills Trail and South Coronado Trail intersection, supplies water to the distribution system via gravity feed when the well pumps are off.

The in-service plant facilities (i.e., wells, tanks, and visible pipe) appeared to be in proper working order, properly maintained, and in excellent condition. Staff did not observe any leaks at the plant facilities, or in the distribution system. A schematic of the water system and site map of the service area are illustrated in figures 5 and 6, respectively.

Parker Lakeview Water System Analysis¹

During the peak month, November 2015, the water system was serving 36 active metered service connections when Parker Lakeview reported 69,200 gallons of water sold. Average daily demand for the month of November 2015 was determined to be 2,307 gpd, while average daily demand per connection was determined to be 64 gpd. Water sold in November 2015 was abnormally high when compared to water sold in the previous ten (10) months of the year. Parker Lakeview explained in its annual report that the high water usage was a result of a service connection water leak. Water sold results in December 2015 confirmed that water usage was back to a level consistent with the January 2015 through October 2015 water usage levels. Even with the high water usage in November 2015, the water system was capable of meeting customer demand. Staff concludes that the Parker Lakeview water system has adequate production and storage capacity to serve the present customer base and any reasonable growth.

¹ Water sold data was taken from Parker Lakeview's 2015 Annual Report.

Growth

Based on Parker Lakeview's annual reports, from the past five (5) years, its active metered service connections decreased from forty-one (41) to thirty-six (36). Currently, Parker Lakeview is serving thirty-five (35) active metered service connections. Thirty-three (33) active metered service connections are located within the Parker Lakeview subdivision, while the remaining two (2) active metered service connections (General Store & Forest Service Restrooms) are located at Parker Lake in the requested extension area.

In addition to the thirty-three (33) active metered service connections, the subdivision has one (1) inactive metered service connection and fifty-seven (57) vacant lots without metered service connections. During the site visit, Parker Lakeview raised concern with potential growth, and its ability to provide adequate service. Based on the water system analysis, Parker Lakeview's water system is capable of providing adequate service should any or all of the fifty-seven (57) lots request service. Currently, Parker Lakeview does not anticipate any change in its current customer base, primarily due to the absence of commercial power in the area. Power for the current residents is provided, at the residents' expense, by either solar panels or gas powered generators.

Arizona Department of Environmental Quality ("ADEQ") Compliance

ADEQ regulates the Parker Lakeview water system under ADEQ Public Water System Identification ("PWS ID") No. 04-02-045, and is classified as a Non-Transient Non-Community water system. A Non-Transient-Non-Community water system is a water system that does not regularly serve at least 25 of the same persons over six months per year.

ADEQ inspected the Parker Lakeview water system on September 11, 2013. During the inspection no major deficiencies were found in the operation, maintenance, or certified operator status of the water system. According to the ADEQ Drinking Water Compliance Status Report ("CSR"), dated May 16, 2016, the Parker Lakeview water system is currently delivering water that meets water quality standards required by 40 CFR 141 (National Primary Drinking Water Regulations) and Arizona Administrative Code, Title 18, Chapter 4. Parker Lakeview is considered to be in full compliance by ADEQ.

Arizona Department of Water Resources ("ADWR") Compliance

The Parker Lakeview water system service area is not located within an ADWR Active Management Area ("AMA"), and is not subject to the AMA monitoring and reporting requirements. Since ADEQ has classified Parker Lakeview as a Non-Transient Non-Community water system, Parker Lakeview is not currently regulated by ADWR.²

² Per ADWR email dated April 29, 2016.

ACC Compliance

A check of the Utilities Division Compliance Section database showed that there are no delinquent Commission compliance items for Parker Lakeview.³

Conclusions

1. Staff concludes that the Parker Lakeview water system has adequate production and storage capacity to serve the present customer base and any reasonable growth.
2. ADEQ regulates the Parker Lakeview water system under ADEQ Public Water System Identification ("PWS ID") No. 04-02-045, and is classified as a Non-Transient Non-Community water system.
3. According to the ADEQ CSR, dated May 16, 2016, the Parker Lakeview water system is currently delivering water that meets water quality standards required by 40 CFR 141 (National Primary Drinking Water Regulations) and Arizona Administrative Code, Title 18, Chapter 4.
4. The Parker Lakeview water system is not located within an AMA, and is not subject to the AMA monitoring and reporting requirements. Since ADEQ has classified Parker Lakeview as a Non-Transient Non-Community water system, Parker Lakeview is not currently regulated by ADWR.
5. A check of the Utilities Division Compliance Section database showed that there are no delinquent Commission compliance items for Parker Lakeview.

³ Per Compliance Section email dated May 3, 2016.

Parker Lakeview Estates HOA, Inc.
Docket No.W-01853A-16-0060
Page 5

FIGURES

COCHISE COUNTY

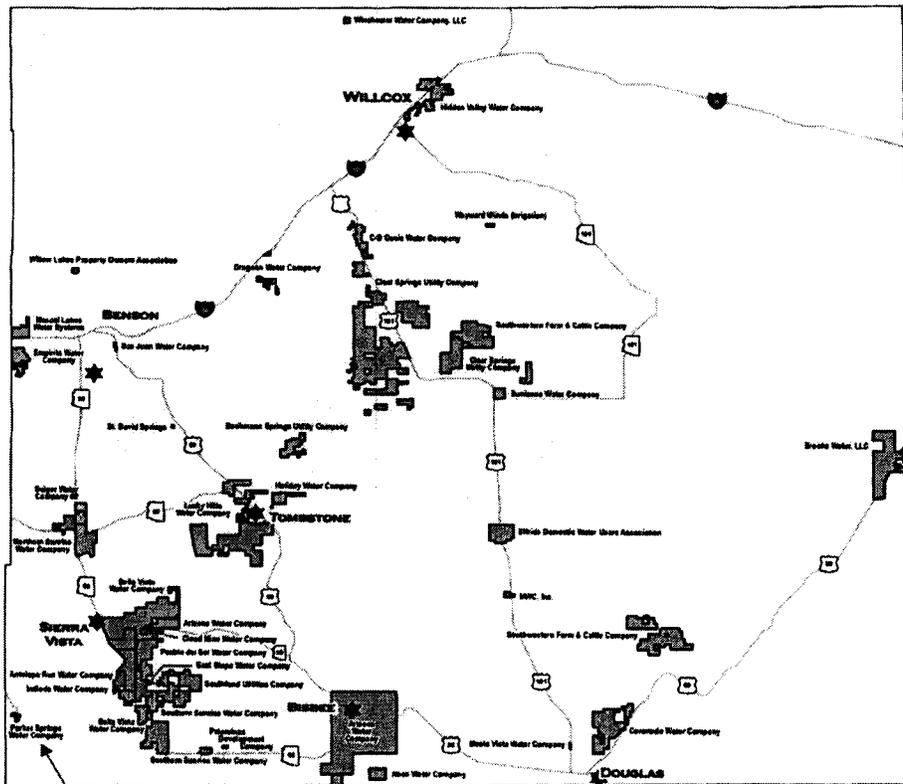


FIGURE 1 – COCHISE COUNTY MAP

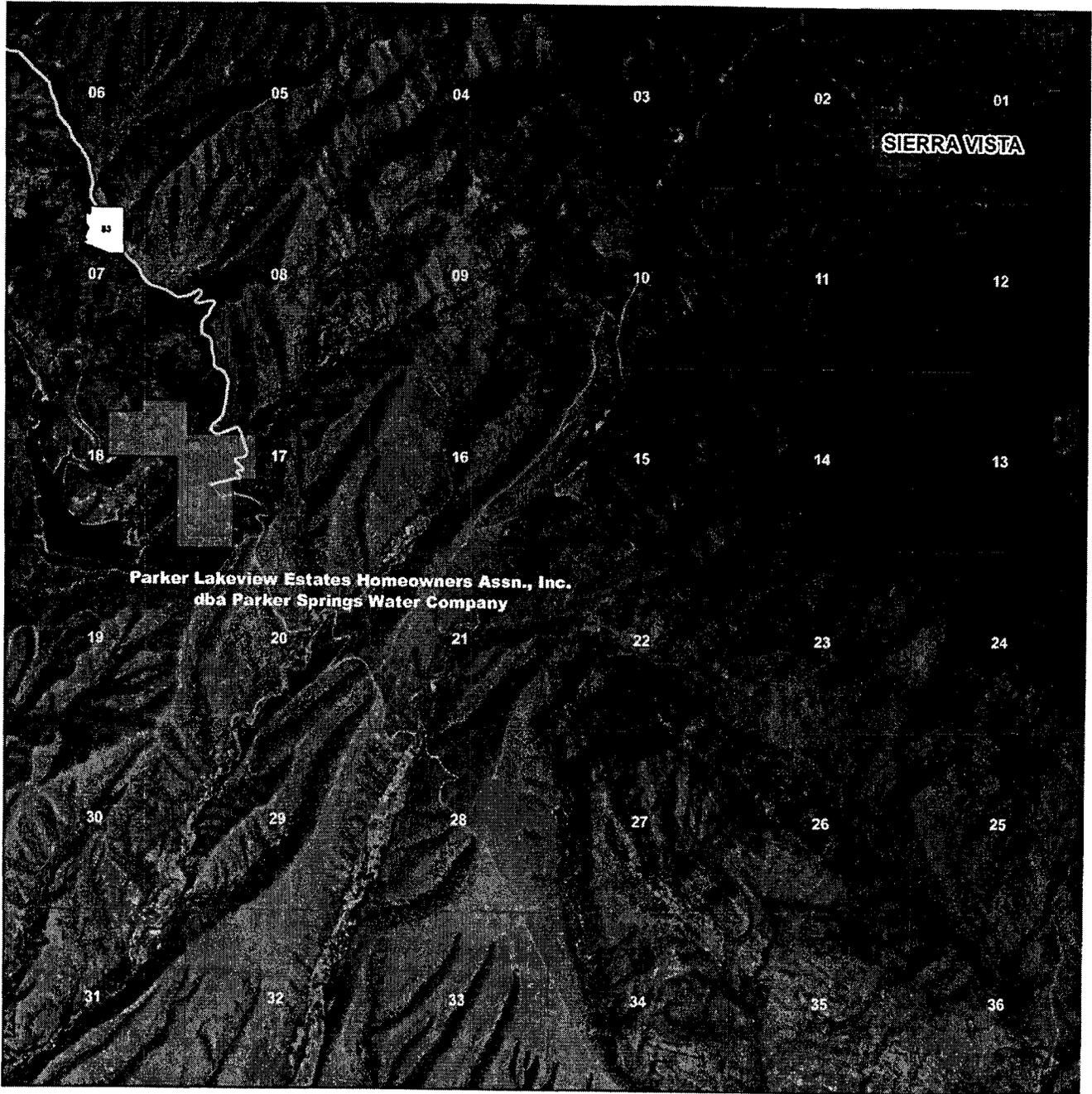


FIGURE 2 – CURRENT CERTIFICATED AREA

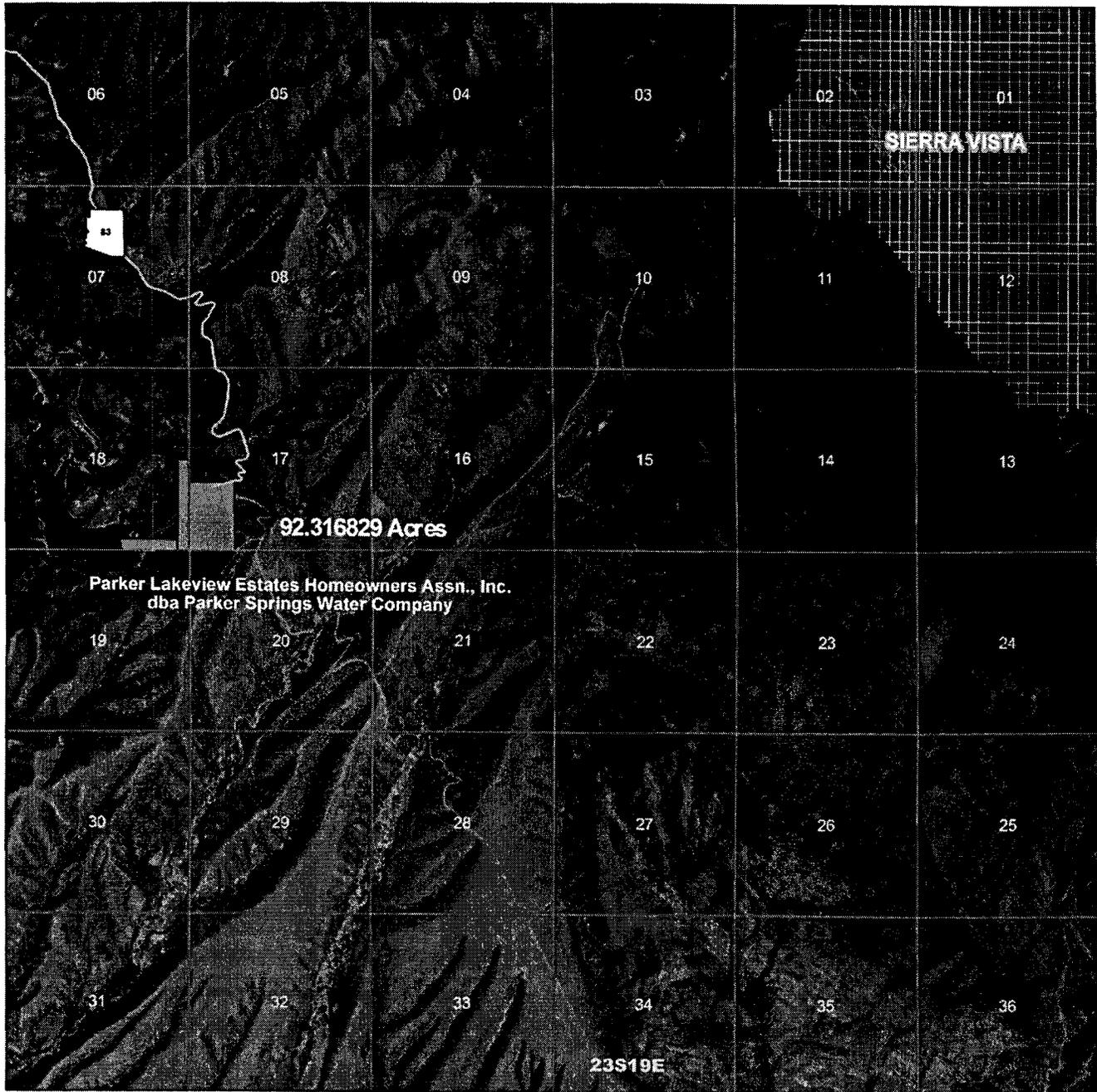


FIGURE 3 – AMENDED CERTIFICATED AREA

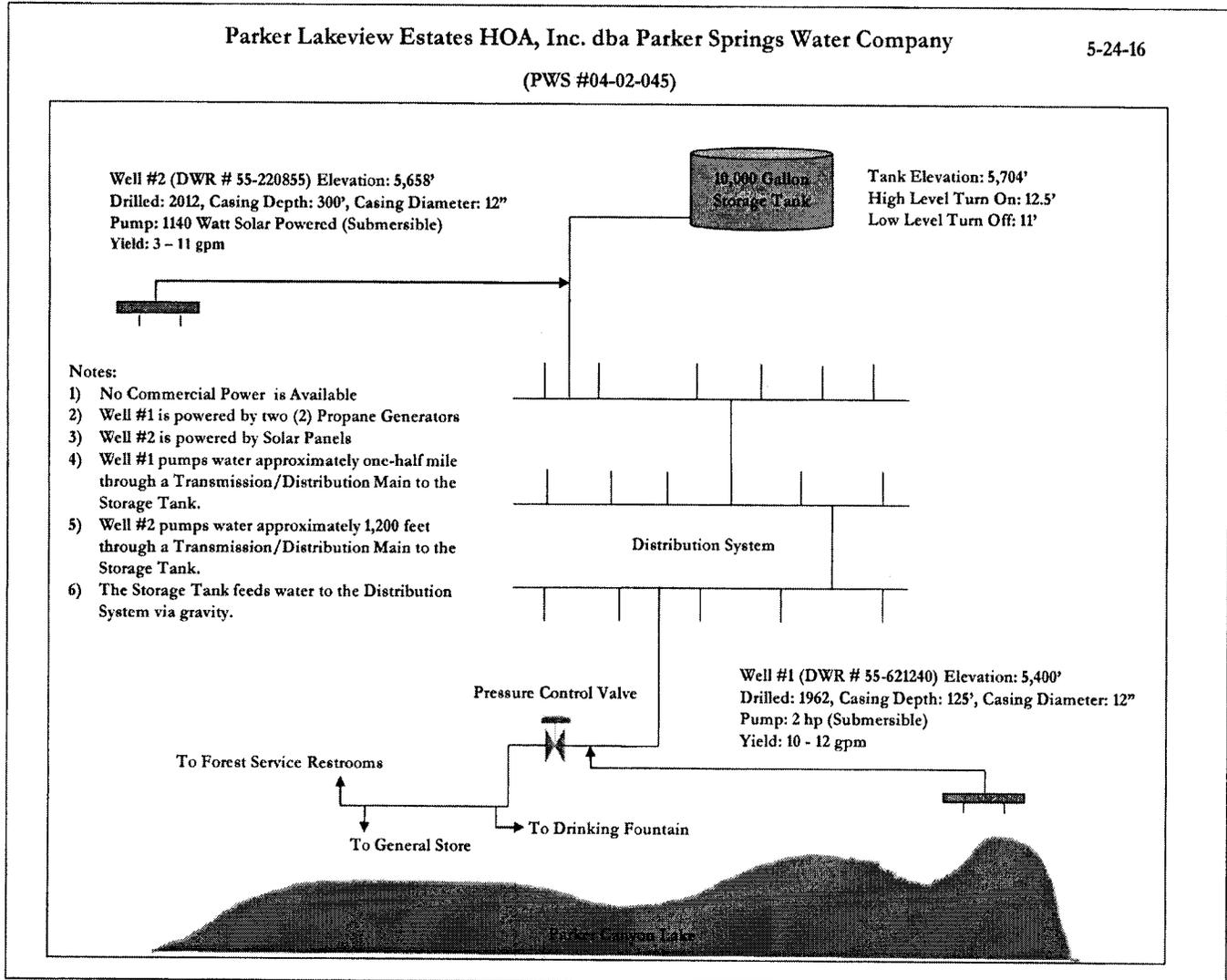


FIGURE 5 – PARKER LAKEVIEW WATER SYSTEM SCHEMATIC

