

FOR ASSURED & ADEQUATE WATER SUPPLY PRE-APPS

Karlene  
Nate

Name of project: Dreamport Villages Casa Grande

Purpose of the meeting (type of application): Project introduction, issues and questions, pre meeting prior to official submission for pre application meeting for establish 100 Year Assured Water Supply

Owner: Current - Casa Grande Mountain Ranch Limited Partnership (CGMRLP) (Rudy Camp  
Block Sports)

County: Pinal

Legal description or cadastral location: see attached

Who will be attending the meeting?

Owner: Rudy Camp, Ron Segall (Dreamport Villages Casa Grande) George and/or Mike Chasse (CGMRLP)

Consultant and company affiliation: George Cairo, George Cairo Engineering,  
Nate Cottrell, Cottrell Engineering  
Jack Gilmore, Gilmore Planning & Land. Arch

Hydro consultant and company affiliation: George Cairo, George Cairo Engineering

Legal representation and law firm affiliation: Mark Ohre and Karlene Martorana Snell & Wilmer Law

Have you met with DWR previously for this project? If so, provide date(s) if known: No

Project information: Destination Resort & Theme Park with Master Planned Community

Size: 2100 Acres

Number of Units: Approximately 2,720

Water provider: Arizona Water Company

Approximate water demand: 3,500 AcFt/Yr

Source of water (groundwater, surface water, Colorado River, etc.)

- Domestic: Arizona Water Company Groundwater\*
- Non-Domestic for Recreational Water Features: SCIDD, Groundwater, Effluent from On-Site WWTP, other "wheeled-in" sources.

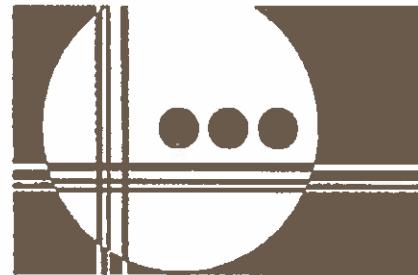
AMA status: Inside the Pinal Active Management Area

Are there any specific issues you wish to discuss? Process to establish 100 Assured Water Supply and methodology to expand. Application and process schedule for AWSC in addition to current challenges within ADWR to meet schedules.

Can you provide background material on specific issues prior to meeting? Yes, Master Land Use Plan and Preliminary Master Water Report

Is there anyone in particular from ADWR you want to attend? No

Pinal  
Model  
Mafflow



**GILMORE**  
PLANNING & LANDSCAPE ARCHITECTURE

Phoenix, Arizona  
85006  
p: 602 266 5622  
c: 602 999 8860

Jack Gilmore, LA

[jgilmore@gilmore.com](mailto:jgilmore@gilmore.com)  
[www.gilmore.com](http://www.gilmore.com)



**GEORGE CAIRO ENGINEERING, INC.**  
• Consulting Civil & Agricultural Engineers  
• Water Resources Specialists  
• Land Surveyors

**George J. Cairo, P.E., D.WRE**  
Principal Engineer

Central Arizona Office  
Stapley Center  
1630 South Stapley Drive, Suite 117  
Mesa, Arizona 85204  
[www.gcalinc.com](http://www.gcalinc.com)

480.921.4080  
[gcalinc@centralazinc.com](mailto:gcalinc@centralazinc.com)

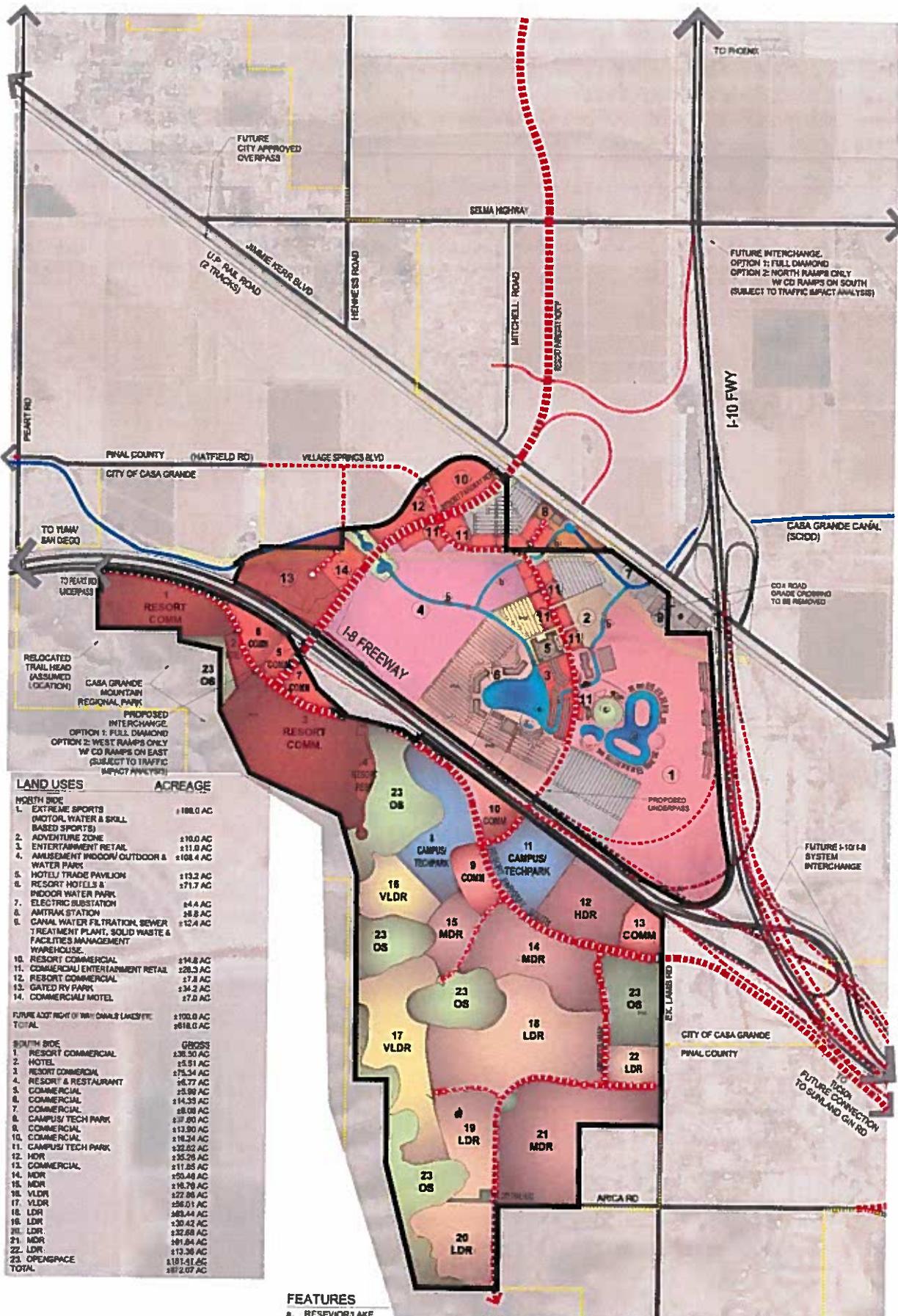
Fax 480.921.4085  
Cell 602.690.6866



## **PROTECTING ARIZONA'S WATER SUPPLIES for ITS NEXT CENTURY**

**ARIZONA DEPARTMENT OF WATER RESOURCES**  
1110 W. Washington Street, Suite 310, Phoenix, AZ 85007  
Telephone 602 771-8500  
Fax 602 771-8689

**Name:** AAWS Pre-Application Meeting – Dreampark Village  
**Location:** Salt River Conference Room  
**Date:** Wednesday, June 28, 2017  
**Time:** 10:00 a.m. – 11:00 a.m.



## DREAMPORT VILLAGES CASA GRANDE

CASA GRANDE, AZ

PREPARED FOR: THE BLOCK SPORTS COMPANY Rudy Camp, Director Call: 858-305-1660

SCALE: 1/10,000  
DATE: 6/24/07  
CPLA Job # 6027

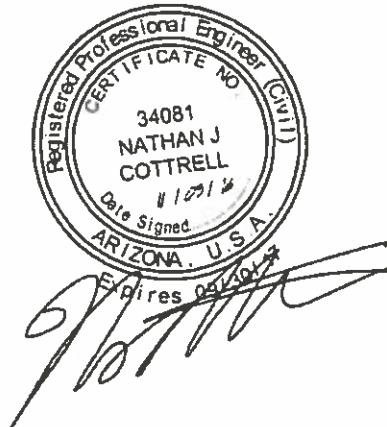




## CASA GRANDE, ARIZONA REGIONAL GATEWAY COMMERCE PARK WATER IMPACT REPORT

### 1. DEVELOPMENT DATA

- a) Development: Regional Gateway Commerce Park by Casa Grande Mountain Ranch Limited Partnership  
Report prepared by C.E.G., Inc. (623.536.1993)
- b) Location: Regional Gateway Commerce Park is located at the northwest corner of I-10 and I-8 interchange. Township 7 South, Range 6 East, Sections 2, 3, 10, 11, 12, 13 & 14 of the Gila and Salt River Meridian; (See vicinity map and development plan).
- c) Zoning: Varies (Being rezoned to P.A.D.)
- d) Land Use: Regional Gateway Commerce Park proposes multiple land uses. Including: Commercial, Business Park, Light Industrial, Garden Office, Corporate Office and Open Space.
- e) Population: Regional Gateway Commerce Park has an unknown total population. Total Area: 1,510 acres±.



There are two Planned Area Development (PAD) being described within this report. PAD 1 is the project, north of Interstate Highway 8, and PAD 2 consists of the portions located south of the Interstate Highway 8. The legal PAD area is slightly smaller than the water master plan areas north of Interstate Highway 8. This is to allow some additional expansion of these areas and include those potential water demands within this scope.

The overall project areas are as follows:

**NORTH SIDE**

PAD legal area north of Interstate 8:	621.5 acres
Master planned area for water demands:	706.6 acres

**SOUTH SIDE**

PAD legal area south of Interstate 8:	889.2 acres
Master planned area for water demands:	803.4 acres

The project is further split into Phase 1 and Future Phases. Phase 1 is all of the north PAD area, together with some development south of the interstate. The future phase is then everything else. That division of area is as follows:

Phase 1:	901.4
Future Phases:	608.6

The following tables lists the areas for each PAD and the different uses:

<b>NORTH OF I-8</b>		
<b>Use</b>	<b>Block No</b>	<b>Gross Area [Acres]</b>
Coaster Park	1	163.3
Amtrak Station	2	3.1
Block Sport	3	179.2
Adventure Zone	4	9.6
Amusement Indoor	5	66.9
Canal & Reservoir Lake	6	13.0
Event Lawn Venue	7	5.4
Entertainment Retail	8	10.6
Indoor Water Park	9	33.3
Hotel Trade Pavilion	10	37.4
Resort Hotel	11	69.1
Sewer Treatment Plant	12	12.0
Electric Sub Station	13	4.3
Commercial	15	27
Motel	16	11.0
RV Park	19	28.7
Movie Studio	29	32.5

45-132

1/4c

<u>SOUTH OF I-8</u>		
<b>Use</b>	<b>Block No</b>	<b>Gross Area [Acres]</b>
<b>Commercial</b>	<b>20</b>	<b>34.8</b>
<b>Hotel</b>	<b>21</b>	<b>23.9</b>
<b>Hway Commercial</b>	<b>22</b>	<b>35.1</b>
<b>Wildlife Experience</b>	<b>23</b>	<b>71.4</b>
<b>Resort Hotel</b>	<b>24</b>	<b>6.7</b>
<b>Tech Park</b>	<b>25</b>	<b>20.4</b>
<b>Vet School</b>	<b>26</b>	<b>27.4</b>
<b>College Campus</b>	<b>27</b>	<b>34.9</b>
<b>Commerical</b>	<b>28</b>	<b>22.9</b>
<b>High D Residential</b>	<b>30</b>	<b>23.9</b>
<b>Highway Commercial</b>	<b>31</b>	<b>10.5</b>
<b>Medium D Residential</b>	<b>32</b>	<b>15.4</b>
<b>Medium D Residential</b>	<b>33</b>	<b>16.0</b>
<b>Medium D Residential</b>	<b>34</b>	<b>24.3</b>
<b>Light D Residential</b>	<b>35</b>	<b>39.8</b>
<b>Light D Residential</b>	<b>36</b>	<b>31.5</b>
<b>V. Light D Residential</b>	<b>37</b>	<b>53.9</b>
<b>Light D Residential</b>	<b>38</b>	<b>26.1</b>
<b>Light D Residential</b>	<b>39</b>	<b>30.3</b>
<b>Medium D Residential</b>	<b>40</b>	<b>60.9</b>
<b>School</b>	<b>41</b>	<b>11.6</b>
<b>Open Space</b>	<b>42</b>	<b>181.8</b>

The proposed improvements are expected to be developed in two phases. Phase 1 includes all of the development north of the Highway 84; in addition to Blocks 20 through 23 and Block 28 with a total area of about 901.4 acres±. The remainder Blocks will be developed in Future Phases with an area of about 608.6 acres±.

## 2. DEVELOPMENT WATER IMPACTS

a) The data and calculations for the expected Water Demands are located within Appendix A and summarized as follows:

Block No	Gross Area [Acres]	ADD gpd	MDD gpd	PHD gpd	ADD/Acre gpd	MDD/Acre gpd	PHD/Acre gpd
Phase 1	901	1,000,729	2,001,458	3,002,186	1,110	2,220	3,331
Future phases	609	1,136,381	2,272,763	3,409,144	1,867	3,734	5,602
Total	1,510	2,137,110	4,274,220	6,411,330	1,415	2,831	4,246

b) The maximum fire flow based on Table B105.1 of the 2006 International Fire Code is 8,000 gpm for a 4-hour duration. This flow is based on the worst case condition of a single building with Occupancy IV and V-A (Area equal or greater than 191,401), IIB and IIB (Area equal or greater than 138,301) or V-B (Area equal or greater than 85,101 )

c) The proposed water backbone waterline will be a 16" waterline looping through the Commerce Park within the proposed road rights of way serving 12-inch lateral at each of the mentioned blocks.

d) The water system will connect to the existing 12" water line at the intersection of Mitchell Road and Highway 84 and near the exit ramp of Interstate 10 at Highway 84. The water system will provide stubs for future connection, routed under Interstate 8. The water system will connect to the existing 12" heading south to Arizona City.

e) The maximum storage required was approximated using the AZ Water Company requirements. The total storage is based on the Operational Storage (30% of the MDD) plus the Fire Storage (FFxDuration) plus the Emergency Storage (10% of the MDD). As the result the estimated maximum storage required for this project is 960,000 Gallons.

C.E.G.

November 3, 2016

**ATTACHMENTS**

C.E.G.

12409 W Indian School Rd #C303 \* Avondale, AZ 85311 \* Phone (623) 536-1993

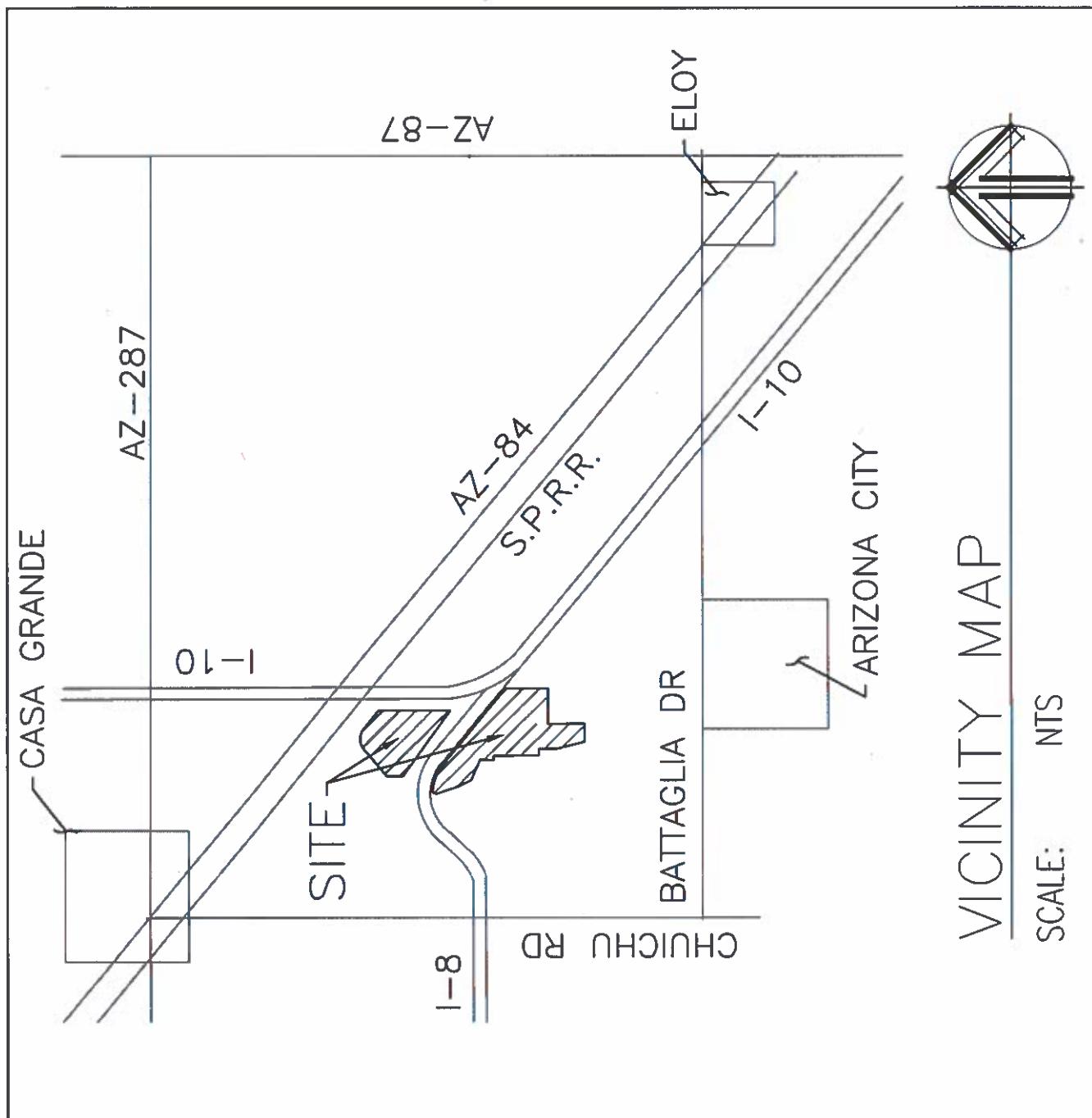
C.E.G.

November 3, 2016

Vicinity Map

C.E.G.

12409 W Indian School Rd #C303 \* Avondale, AZ 85311 \* Phone (623) 536-1993



C.E.G.

November 3, 2016

**Aerial Map**

C.E.G.

12409 W Indian School Rd #C303 \* Avondale, AZ 85311 \* Phone (623) 536-1993



**FULL THROTTLE**  
CASA GRANDE, ARIZONA  
**OVERALL WATER DEMANDS**

10-17-16

PROJ # 16-070

**PRE-CEG**  
12409 W INDIAN SCHOOL RD AVONDALE, AZ 85382  
PHONE: 623 536 1993 FAX: 623 748 8006

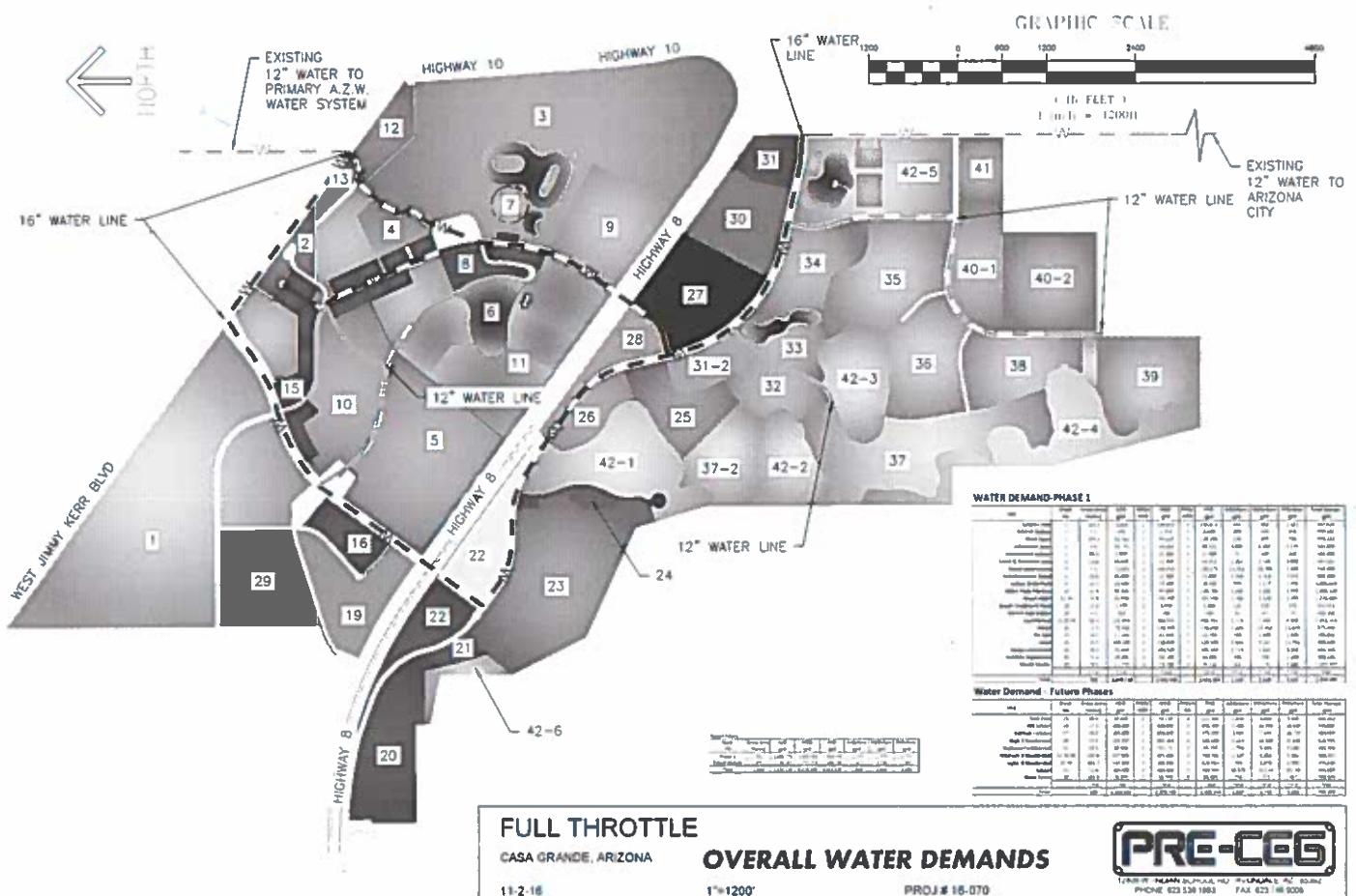
**Water Demand Map**

## WATER DEMAND-PHASE 1

Use	Block No	Gross Area [Acres]	ADD gpd	MDD/ADD	MDD gpd	PHD/ADD	PHD gpd	ADD/Acre gpd	MDD/Acre gpd	PHD/Acre gpd	Total Storage [gal]
Coaster Park	1	163.3	72,025	2	144,050	3	216,075	441	882	1,323	657,620
Amtrak Station	2	3.1	676	2	1,352	3	2,028	219	439	658	600,541
Block Sport	3	179.2	42,765	2	85,530	3	128,295	239	477	716	634,212
Adventure Zone	4	9.6	29,775	2	59,550	3	89,325	3,091	6,182	9,273	623,820
Amusement Indoor	5	66.9	5,000	2	10,000	3	15,000	75	149	224	484,000
Canal & Reservoir Lake	6	13.0	16,484	2	32,968	3	49,452	1,267	2,535	3,802	493,187
Event Lawn Venue	7	5.4	72,025	2	144,050	3	216,075	13,352	26,704	1,323	544,000
Entertainment Retail	8	10.6	25,000	2	50,000	3	75,000	2,359	4,719	7,078	860,000
Indoor WaterPark	9	33.3	19,580	2	39,160	3	58,740	589	1,177	1,766	1,095,664
Hotel Trade Pavilion	10	37.4	42,900	2	85,800	3	128,700	1,146	2,292	3,438	1,186,320
Resort Hotel	11 24	75.8	95,850	2	191,700	3	287,550	1,264	2,528	3,793	1,228,680
Sewer Treatment Plant	12	12.0	1,500	2	3,000	3	4,500	125	250	375	457,411
Electric Sub Station	13	4.3	100	2	200	3	300	23	47	70	480,168
Commercial	15 20 28	85.0	231,454	2	462,907	3	694,361	2,723	5,445	8,168	1,001,163
Motel	16	11.0	79,350	2	158,700	3	238,050	7,226	14,452	21,678	975,480
RV Park	19	28.7	21,240	2	42,480	3	63,720	740	1,480	2,220	196,992
Hotel	21	23.9	109,500	2	219,000	3	328,500	4,584	9,167	13,751	999,600
Hway Commercial	22	35.1	95,460	2	190,920	3	286,380	2,723	5,445	8,168	484,368
Wildlife Experience	23	71.4	28,295	2	56,590	3	84,885	396	793	1,189	502,636
Movie Studio	29	32.5	11,750	2	23,500	3	35,250	362	724	1,086	1,089,400
		Total	Total		Total		Total	Total	Total	Total	Max
Total		901	1,000,729		2,001,458		3,002,186	1,110	2,220	3,331	1,228,680

## Water Demand - Future Phases

Use	Block No	Gross Area [Acres]	ADD gpd	MDD/ADD	MDD gpd	PHD/A DD	PHD gpd	ADD/Acre gpd	MDD/Acre gpd	PHD/Acre gpd	Total Storage [gal]
Tech Park	25	20.4	37,065	2	74,130	3	111,195	1,815	3,630	5,445	845,652
Vet School	26	27.4	150,000	2	300,000	3	450,000	5,483	10,966	16,449	936,000
College Campus	27	34.9	125,000	2	250,000	3	375,000	3,585	7,169	10,754	580,000
High D Residential	30	23.9	196,227	2	392,454	3	588,680	8,214	16,428	24,642	516,981
Highway Commercial	31	10.5	28,586	2	57,171	3	85,757	2,723	5,445	8,168	430,868
Medium D Residential	32-34 40	116.6	247,901	2	495,802	3	743,702	2,127	4,254	6,381	558,321
Light D Residential	35-39	181.7	143,308	2	286,616	3	429,924	789	1,578	2,366	474,646
School	41	11.6	180,000	2	360,000	3	540,000	15,572	31,144	46,715	960,000
Open Space	42	181.8	28,295	2	56,590	3	84,885	156	311	467	502,636
		Total	Total		Total		Total	Total	Total	Total	Max
<b>Total</b>		609	1,136,381		2,272,763		3,409,144	1,867	3,734	5,602	960,000



**ARIZONA DEPARTMENT OF WATER RESOURCES**

**Office of Assured and Adequate Water Supply**

**2<sup>nd</sup> Floor, 3550 N. Central Ave., Phoenix, AZ 85012**

**Telephone (602) 771-8599**

**Fax (602) 771-8689**



**JANET NAPOLITANO**  
Governor

**HERB GLENTHER**  
Director

**ANALYSIS OF ASSURED WATER SUPPLY**

**July 7, 2008**

**File Number:** 28-700543.0000  
**Development:** Centerpoint of the Southwest  
**Location:** T7S, R6E, Sections 10,11,12,13,14,23  
Pinal County, Arizona  
Pinal AMA  
**Land Owner:** Casa Grande Mountain Ranch, LP, an Arizona limited partnership  
City of Casa Grande, an Arizona municipal corporation

The Arizona Department of Water Resources has evaluated the Analysis of Assured Water Supply application for Centerpoint of the Southwest pursuant to A.A.C. R12-15-703. The development plan indicates: 1221 acres gross, including: 1714 single family units in 463 acres; 703 multi-family units in 43 acres; 93 acres in ROW- with only 15 acres low water use irrigation; 171 acres in parks- both low water use & turf; an elementary school site of 13 acres with a population of 1224 students; 96 acres of mixed commercial use; and 342 acres in the "Regional Gateway Commerce Park", which is predicted to be a high-tech manufacturing, research & development campus ultimately employing an estimated 25,698 persons. Conclusions of the review are indicated below based on the assured water supply criteria referenced in A.R.S. § 45-576 and A.A.C. R12-15-701 *et seq.*

- **Physical, Continuous, and Legal Availability of Water for 100 Years**  
On the basis of Physical Availability Determination DWR No. 51-400600.0001, for Arizona Water Company, and the Department's review, the Department has determined that 5748.29 acre-feet per year of groundwater will be physically and continuously available, which is equivalent to the annual estimated water demand for the development of 5748.29 acre-feet per year. The development is partially located within the current service area and CC&N of Arizona Water Company-Casa Grande system. Applications for Certificates of Assured Water Supply that follow the Analysis of Assured Water Supply will need to provide a detailed plan of how water service will be established. This may include use of Type 1 or Type 2 water rights or recovery of long term storage credits to create a new or satellite service area, or extension of existing service area lines to include the proposed development. A signed Notice of Intent to Serve form was not submitted with the application. Therefore, legal availability is not proven, and individual Notices of Intent to Serve will be required for each application for a Certificate of Assured Water Supply.
- **Adequate Water Quality**  
This requirement will be evaluated according to the criteria in A.A.C. R12-15-719 at the time an application for a Certificate of Assured Water Supply is filed. Prior to preparing an application for a Certificate of Assured Water Supply for an individual subdivision plat, the Office of Assured Water Supply may be contacted for further guidance.

- **Consistency with Management Plan for the Pinal Active Management Area**  
The estimated annual water demand for the development is consistent with the Third Management Plan for the Pinal AMA. All plumbing fixtures will comply with the statewide Low Flow Plumbing Code.
- **Consistency with Management Goal of the Pinal Active Management Area**  
The Assured and Adequate Water Supply Rules (A.A.C. R12-15-722 through R12-15-727) allocate an allowance of groundwater to each new subdivision in an AMA to allow for the phasing in of renewable supplies. Extinguishing grandfathered groundwater rights may increase this groundwater allowance. Applicants may also demonstrate that groundwater use is consistent with the management goal by enrolling the subdivision as member land in the Central Arizona Groundwater Replenishment District (CAGRD).

The application indicates that the proposed development will enroll the lands of the entire development, including the parks, schools, commercial and other non-residential areas in the CAGRD to meet this requirement. The membership documents must be executed and recorded before a Certificate of Assured Water Supply will be issued.

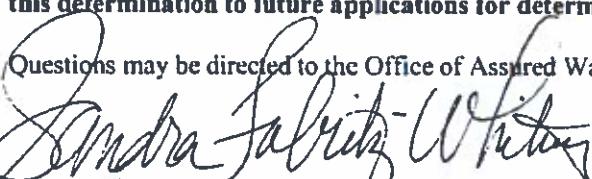
Prior to preparing an application for a Certificate of Assured Water Supply for an individual subdivision plat, the Office of Assured Water Supply may be contacted for further guidance.

- **Financial Capability of the Owner to Construct the Necessary Distribution System**  
This requirement will be evaluated according to the criteria in A.A.C. R12-15-720 at the time an application for a Certificate of Assured Water Supply is filed. Prior to preparing an application for a Certificate of Assured Water Supply for an individual subdivision plat, the Office of Assured Water Supply may be contacted for further guidance.

The term of this Analysis of Assured Water Supply is ten years from the date of this letter and may be renewed upon request, subject to approval by the Department. See A.A.C. R12-15-703. Throughout the term of this determination, the projected demand of this development will be considered when reviewing other requests for assured water supply in the area.

Prior to obtaining plat approval by the local platting authority and approval of the public report by the Department of Real Estate, a Certificate of Assured Water Supply must be obtained for each subdivision plat. The findings of this Analysis of Assured Water Supply may be used to demonstrate that certain requirements for a Certificate have been met. This determination may be invalidated if the development plan or other conditions change prior to filing for a Certificate of Assured Water Supply. Changes in the number or locations of wells may impact applicability of this determination to future applications for determinations of assured water supply.

Questions may be directed to the Office of Assured Water Supply at (602) 771-8599.

  
Sandra Fabritz-Whitney, Assistant Director  
Water Management Division

cc: Randy Edmond, Pinal Active Management Area  
Rick Obenshain, Office of Assured & Adequate Water Supply

DEPARTMENT OF WATER RESOURCES  
Office of Assured Water Supply

**MEMORANDUM**

**TO:** Sandra Fabritz-Whitney, Assistant Director, Water Management Division  
**FROM:** Richard Obenshain, Office of Assured Water Supply  
**THROUGH:** John Schneeman, Office of Assured and Adequate Water Supply  
**RE:** Request for Approval for an Analysis of Assured Water Supply

**Application Summary:**

<i>Name of Subdivision:</i>	Centerpoint of the Southwest
<i>Owner Name:</i>	City of Casa Grande, an Arizona Municipal Corporation, Casa Grande Mountain Ranch L.P., an Arizona limited partnership
<i>DWR No.:</i>	28-700543.0000
<i>Number of Lots:</i>	2444
<i>Residential Demand:</i>	3082.86 af/yr
<i>Non-Residential Demand:</i>	2110.18 af/yr
<i>Total Demand:</i>	5748.29 af/yr
<i>Water Provider:</i>	Arizona Water Co - Casa Grande
<i>Type of Water Delivered:</i>	groundwater
<i>Physical Availability:</i>	water availability letter / PAD, 51-400600.0001
<i>Amount of Water Remaining for AWS</i>	5748.29 af/yr

**Certification for Issuance:**

Based on the review of this application by the appropriate agency divisions, it has been determined complete and correct. It is therefore recommended that the Department approve this application for an Analysis of Assured Water Supply.

Date: 7/7/08

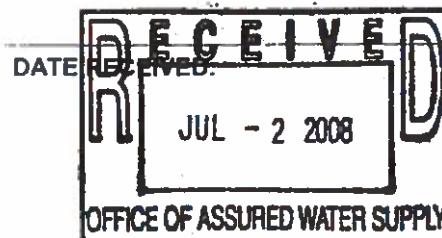
Primary Reviewer: Richard Obenshain

Date: 7/7/2008

Secondary Reviewer: Thomas Coughlin

ARIZONA DEPARTMENT OF WATER RESOURCES  
OFFICE OF ASSURED AND ADEQUATE WATER SUPPLY  
3550 NORTH CENTRAL AVENUE, 2<sup>nd</sup> FLOOR  
PHOENIX, ARIZONA 85012

APPLICANT  
28-700543.0000  
Centerpoint of the Southwest



### ANALYSIS OF ASSURED WATER SUPPLY APPLICATION

I DO HEREBY certify that the information contained in this application and all information accompanying it is true and correct to the best of my knowledge and belief. NOTE: All owners must sign (attach additional sheets, if necessary). NOTE: You may use the Department's Letter of Authorization for Signature form to give another person the authority to sign this application and related documents on your behalf, or you may submit a letter signed by you and dated within 90 days of the date this application is submitted, authorizing your representative to submit applications for permits regarding the land to be included in this Analysis.

See attached sheet 1-A

Please print the name and title of the owner or the owner's authorized agent (if signator is someone other than the owner)

Signature of Owner or Owner's Authorized Agent

Date

#### PART A - GENERAL INFORMATION

1. Has an Analysis of Assured Water Supply (Analysis) or a Certificate of Assured Water Supply previously been issued for this property?  Yes  No. If "yes," this may not be the appropriate application form. Please contact the Office of Assured and Adequate Water Supply for assistance.

2. Development information:

a. Name of the development: Centerpoint of the Southwest

Estimated Number of Residential Lots: 2,444

b. Location of the development: Township 7 South Range 6 East Section(s) 10,11,12,13,14 & 23

If there is more than one township and range, please list them on a separate page and reference as an attachment.  
See attachment

City: Casa Grande

County: Pinal

AMA: Pinal

3. Method of water distribution (if known):  Central distribution system (water provider) or  Dry lot (individual wells)  
If there will a central distribution system, identify the water provider that will be serving the development and the water provider's system name if applicable. The water provider must be the same entity that will sign the Notice of Intent to Serve. If there will be more than one water provider for the development, please identify both water providers.

Primary Water Provider: Arizona Water Company

System Name: Casa Grande

System No. 56- 001307.0000

(Contact the Office of Assured and Adequate Water Supply)

Secondary Water Provider (if applicable): \_\_\_\_\_

System Name: \_\_\_\_\_

4. Contact person for questions regarding this application.

Name: Mr. George Chasse

Company: Casa Grande Mountain Ranch Limited Partnership

E-Mail: gchasserealty@yahoo.com

Address: 5740 Via Los Ranchos, Paradise Valley, AZ 85253

Phone: 602.952.2200 Fax: 480.607.9069

5. Owner(s) of the property or Developer (if applicable) (attach additional sheets, if necessary):

Owner: See attached sheet 1-A

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: \_\_\_\_\_

E-mail: \_\_\_\_\_

Developer (if applicable): \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: \_\_\_\_\_

E-mail: \_\_\_\_\_

NOTE: Buyers do not need to be included on the application. After the Analysis is issued, it may be used by any landowner in the future within the master plan.

ANALYSIS OF ASSURED WATER SUPPLY APPLICATION  
FOR CENTERPOINTE OF THE SOUTHWEST

I DO HEREBY certify that the information contained in this application and all information accompanying it is true and correct to the best of my knowledge and belief. NOTE: All owners must sign (attach additional sheets, if necessary. NOTE: You may use the Department's Letter of Authorization for Signature form to give another person the authority to sign this application and related documents on your behalf, or you may submit a letter signed by you and dated within 90 days of the date this application is submitted, authorizing your representative to submit applications for permits regarding the land to be included in this Analysis.

Owners of the property on which the subdivision will be built:

Owner: Casa Grande Mountain Ranch Limited Partnership Phone: 602.952.2200  
Fax: 480.607.9069

Address: 5740 Via Los Ranchos Paradise Valley, AZ 85253 E-mail: gchassereyrealty@yahoo.com

Owner: City of Casa Grande, an Arizona municipal corporation Phone: 520.421.8600 Fax: \_\_\_\_\_  
Address: 510 East Florence Blvd. Casa Grande, AZ 85222 E-mail: \_\_\_\_\_

Mr. George Chasse, General partner of Casa Grande Mountain Ranch Limited Partnership  
Please print the name and title of the owner or the owner's authorized agent (if signator is someone other than the owner)

George J. Chasse June 20, 2008  
Signature of Owner or Owner's Authorized Agent  
George J. Chasse

City of Casa Grande, an Arizona municipal corporation  
Please print the name and title of the owner or the owner's authorized agent (if signator is someone other than the owner)

Tim Thompson June 20, 2008  
Signature of Owner or Owner's Authorized Agent  
Tim Thompson, City Manager

**NOTE:** Please attach proof of ownership in the form of a title report, condition of title report, limited search title report, or recorded deed, dated within 90 days of the date this application is submitted to the Department. If the application is submitted by someone other than the owner, written consent of the owner must be provided in addition to proof of ownership. Reference as attachment(s): Attachment A Proof of Ownership

6. Please include a copy of the proposed development plan map (reference as attachment): Attachment B Development Plan
7. Please indicate which assured water supply requirements you intend to prove with this application, pursuant to A.A.C. R12-15-703(E):

I am seeking to prove:

Physical availability (A.A.C. R12-15-716)  Consistency with the management plan (A.A.C. R12-15-721)  
 Legal availability (A.A.C. R12-15-718)  Consistency with the management goal (A.A.C. R12-15-722)  
 Continuous availability (A.A.C. R12-15-717)  Adequate water quality (A.A.C. R12-15-719)

#### PART B - DEMAND ESTIMATE AND LAND USES

Please use the Subdivision/Development demand calculator provided by the Department to estimate the subdivision's demand. See the Department's website at <http://www.azwater.gov> and click on Permits, Forms and Applications to download a copy of the demand calculator OR provide a detailed explanation of the assumptions used in estimating the subdivision's water demand and reference the demand calculator and/or the assumptions used as an attachment.

Attachment: Attachment C Demand Calculator and Assumptions

**NOTE:** Acreages used in the demand estimate should correspond to the plat map referenced in question A.6 above. Account for all the acres within the exterior boundary of the development plan, even if they will not be using water. If an area (or tract) will not be using water, please explain why not (i.e. natural open space, etc.).

**ESTIMATE OF ANNUAL WATER DEMAND:** 5,748.29 acre-feet per year

#### PART C - CONTINUOUS AVAILABILITY AND LEGAL AVAILABILITY OF SOURCE WATER

Development will be a dry-lot subdivision. NOTE: The Director will presume that a well will be drilled on each individual lot.

Water provider is unknown at this time. If this applies, please answer Question 1, as it applies to the development in general, not a specific water provider, and then skip to Part D.

1. Indicate proposed water sources for water provider(s):

To complete the table below, multiply the Total Annual Demand computed in Part B by 100 to obtain the 100-year demand and enter at the bottom of the chart. Enter the appropriate 100-year demands for each type of water delivered to the subdivision for each category.

Source of Supply	100 Year Volume (ac-ft)	
	Primary Provider	Secondary Provider
Groundwater	574,829	
Colorado River Water: Direct treatment and delivery		
Stored and Recovered water		
Surface Water: Direct treatment and delivery		
Stored and Recovered water		
Effluent: Direct treatment and delivery		
Stored and Recovered water		
Other		
<b>Total 100-yr Volume</b>	<b>574,829</b>	

2. Is the subdivision within the providers' CC&N or district boundary (if applicable)? X Yes  No

3. See A.A.C. R12-15-717 and R12-15-718 for documentation that should be submitted as evidence of continuous availability and legal availability (respectively) for each source of supply. Please reference attachment(s): Attachment D

#### **PART D - PHYSICAL AVAILABILITY OF SOURCE WATER**

1. A comprehensive hydrologic study must be submitted with this application, unless the Department has previously reviewed the hydrologic conditions for this area and has issued a valid Letter of Water Availability or Physical Availability Determination. The Department has adopted a substantive policy statement to provide guidelines for preparing a new hydrologic study. The policy statement is available on the Department's website at <http://www.azwater.gov> under the Permits, Forms and Applications page. Please indicate the evidence of physical availability and reference as an attachment. Attachment E Physical Availability Letter for 51-400600-0001

- Water Availability Letter
- New Hydrologic Study

Physical Availability Determination  
 Other, please specify: \_\_\_\_\_

2. If this application references a Physical Availability Determination (PAD) and groundwater will be withdrawn from well locations different from those reviewed for the PAD application on which the physical availability for this application is based, please provide the legal description (township, range, section, 180, 40, 10 quarter sections) of each proposed well that will be used to meet the estimate of annual water demand for this application and include the actual or anticipated pump capacity of each well in gallons per minute.
3. If you had a pre-application meeting with the Department, please indicate the date of that meeting \_\_\_\_\_.
4. If you submitted a hydrologic study proposal to the Department's Hydrology Division for their review prior to submitting this application, please indicate the date of submittal of the hydrologic study proposal: \_\_\_\_\_.

## PART E - WATER QUALITY

1. Are the well or wells from which water will be withdrawn for the development within one mile of a Water Quality Assurance Revolving Fund (WQARF) or Superfund site?  Yes  No.  
If "Yes", please submit a contaminant migration and mitigation analysis demonstrating that the water supply will continue to meet the water quality requirements in A.A.C. Title 18, Chapter 4, and reference as attachment: \_\_\_\_\_
2.  Water provider(s) serving the development will be regulated by the Arizona Department of Environmental Quality (ADEQ) or another governmental entity with equivalent jurisdiction. If this applies, independent proof of adequate water quality is not required, please skip to Part F. **NOTE:** If there is more than one water provider, and one or more of the providers are not regulated as indicated above, please answer question 4 for each of the unregulated providers.
3. If the development will be a dry-lot subdivision, please provide current (within the last 60 days) analytical results on water samples taken from a well or wells constructed *within the development*, or near where the wells will be drilled, demonstrating that the water meets the water quality requirements in A.A.C. Title 18, Chapter 4, and reference as attachment: \_\_\_\_\_
4. If the development will be served by a central provider that serves 15 customers or less, provide current (within the last 60 days) analytical results on water samples taken from a well or wells constructed *within the service area serving the development*, demonstrating that the water meets the water quality requirements in A.A.C. Title 18, Chapter 4, and reference as attachment: \_\_\_\_\_

NOTE: Information on the required water quality analyses may be found at the ADEQ website <http://www.adeq.gov>.

#### PART F - CONSISTENCY WITH MANAGEMENT GOAL

Development will be a dry-lot subdivision (see question A.3) AND has 20 lots or less. If this applies, the subdivision is exempt from proving consistency with the management goal, please skip to Part G.

If the development has more than 20 lots and if groundwater is a proposed source of water for this development, indicate how the groundwater use for the development will meet the "consistency with management goal" requirement. Please check all that apply below:

Will enroll the subdivision lands in the Central Arizona Groundwater Replenishment District (Phoenix, Tucson and Pinal AMAs ONLY).  
A separate application for membership must be filed with the Central Arizona Water Conservation District, and the membership documents must be executed and recorded before a Certificate of Assured Water Supply will be issued. However, an Analysis can be issued prior to enrollment.

Will extinguish grandfathered groundwater rights dedicated to this subdivision.  
Provide evidence of ownership of right (reference the attachment): \_\_\_\_\_

Will not have to meet the consistency with goal requirement based upon an exemption granted by the Director of the Department of Water Resources for the withdrawal and use of poor quality water pursuant to a remedial action.  
Provide evidence and reference the attachment: \_\_\_\_\_

Will not have to meet the consistency with goal requirement based upon an exemption from conservation requirements due to waterlogging.  
Provide evidence and reference the attachment: \_\_\_\_\_

#### PART G - CONSISTENCY WITH MANAGEMENT PLAN

Development has 50 lots or less. If this applies, the development is exempt from meeting the Consistency with Management Plan, you may skip to Part H. However, if implementation of conservation requirements are planned for this development, please answer the relevant questions below.

1. For the municipal or county jurisdiction within which the development is located, list any water conservation ordinances and briefly describe the sections that apply to the subdivision. If they will serve as evidence of your demand projections, please reference as attachment.  
The development shall conform to all conservation requirements as specified in the Casa Grande Zoning Ordinance Article VI, Sections 17.52.280 through 17.52.410
2. Will the development incorporate Conditions, Covenants and Restrictions (CC&Rs) or other conditions that will limit exterior water demand?  Yes  No If "Yes", please reference as attachment: CC&Rs available at the time of plat
3. Will landscaping in public rights of way conform to the Department's Low Water Use Plant List?  Yes  No
4. Generally describe any other current or proposed conservation practices, rates, fees, restrictions, policies and devices to be utilized within the development to meet the conservation requirements of the Management Plan: \_\_\_\_\_

Development will conform to all local conservation codes and restrictions  
NOTE: If demand estimates rely on these conservation requirements, please reference attachment: \_\_\_\_\_

#### PART H – FEES

The application fee for an Analysis of Assured Water Supply is \$7,500.00.

Payment may be made by cash, check, or credit card (if you wish to pay by credit card, please contact the Assured and Adequate Water Supply Program Coordinator at 602-771-8599). Checks should be made payable to the Department of Water Resources. Failure to enclose the required fees will cause the application to be returned. Fees for analyses of assured water supply are authorized by A.R.S. § 45-113.

---

**ATTACHMENT A**  
**Proof of Ownership**

---

FIDELITY NATIONAL TITLE INSURANCE COMPANY

---

Title No.: FT08003731

CONDITION OF TITLE REPORT

FIDELITY NATIONAL TITLE INSURANCE COMPANY, a California corporation,  
herein called the Company.

SUBJECT TO THE TERMS, LIMITATIONS AND CONDITIONS OF THE APPLICATION FOR THIS CONDITION OF  
TITLE REPORT, WHICH APPLICATION, OR COPY THEREOF, IS ATTACHED HERETO AND MADE A PART HEREOF

REPORTS

*To the party named in Schedule A, that as disclosed by the Title Instruments, the ownership of and the defects, liens and  
encumbrances against the interest in the Land are as shown in Schedule B.*

*Any claim or other notice to the Company shall be in writing and shall be addressed to the Company at the issuing office  
or to:*

Fidelity National Title Insurance Company Claims Center  
P. O. Box 45023  
Jacksonville, Florida 32232-5023  
Attn: Claims Administration

THIS REPORT IS NOT VALID AND THE COMPANY SHALL HAVE NO LIABILITY HEREUNDER UNLESS THE  
APPLICATION REFERRED TO ABOVE, OR COPY THEREOF, IS ATTACHED HERETO.

Fidelity National Title Insurance Company

*Jon Jossen*

Countersigned

**CONDITION OF TITLE REPORT**  
**SCHEDULE A**

Fee: \$ 750.00  
Date of Report: May 15, 2008 at 07:30 AM

1. Name of Party:  
Casa Grande Mountain Ranch Limited Partnership, an Arizona limited partnership
2. The interest referred to in the Application is:  
A Fee
3. The Land referred to in the Application is described as follows.  
SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF

**LEGAL DESCRIPTION**

**EXHIBIT "ONE"**

The land referred to in this policy is described as follows:

**Parcel No. 1:**

Government Lots 5 and 6, Section 14, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

(Assessor's Parcel No. 511-19-00402)

**Parcel No. 2**

That portion of Sections 23 and 14, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northwest corner of said Section 23, also being the Southwest corner of said Section 14;

Thence South 89 degrees 36 minutes 00 seconds East, along the common lines of Section 23 and 14, a distance of 976.00 feet to the POINT OF BEGINNING;

Thence South 14 degrees 20 minutes 26 seconds East, a distance of 271.53 feet;

Thence South 89 degrees 36 minutes 00 seconds East, a distance of 1 594.92 feet;

Thence North 00 degrees 09 minutes 58 seconds East, a distance of 262.60 feet to the North quarter corner of said Section 23, also being the South quarter corner of said Section 14;

Thence North 00 degrees 08 minutes 37 seconds West, a distance of 651.64 feet;

Thence North 89 degrees 36 minutes 00 seconds West, a distance of 1826.65 feet;

Thence South 14 degrees 12 minutes 46 seconds East, a distance of 673.39 feet to the POINT OF BEGINNING.

(Assessor's Parcel No. 511-19-006B6)

**Parcel No. 3:**

That portion of the West half of Section 14, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the North quarter corner of said Section 14;

Thence South 00 degrees 08 minutes 37 seconds East, along the North-South mid-section line, a distance of 3288.53 feet to the POINT OF BEGINNING;

Thence continuing South 00 degrees 08 minutes 37 seconds East, a distance of 1363.76 feet;

Thence North 89 degrees 36 minutes 00 seconds West, a distance of 1826.65 feet;

Thence North 00 degrees 01 minutes 53 seconds West, a distance of 1350.00 feet;

**EXHIBIT "ONE"**  
(Continued)

Thence North 89 degrees 58 minutes 07 seconds East, a distance of 1823.92 feet to the POINT OF BEGINNING.  
(Assessor's Parcel No. 511-19-006C4)

Parcel No. 4:

That portion of the West half of Section 14, Township 7 South, Range 6 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the North quarter corner of said Section 14;

Thence South 00 degrees 08 minutes 37 seconds East, along the North-South mid-section line, a distance of 1992.28 feet to the POINT OF BEGINNING;

Thence continuing South 00 degrees 08 minutes 37 seconds East, a distance of 1296.26 feet;

Thence South 89 degrees 58 minutes 07 seconds West, a distance of 2334.93 feet;

Thence North 00 degrees 13 minutes 18 seconds West, a distance of 1314.58 feet;

Thence South 89 degrees 34 minutes 57 seconds East, a distance of 2336.82 feet to the POINT OF BEGINNING.

(Assessor's Parcel No. 511-19-006D2)

Parcel No. 5:

That portion of the West half of Section 14, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the North quarter corner of said Section 14;

Thence South 00 degrees 08 minutes 37 seconds East, along the North-South mid-section line, a distance of 967.30 feet to the POINT OF BEGINNING;

Thence continuing South 00 degrees 08 minutes 37 seconds East, a distance of 1024.98 feet;

Thence North 89 degrees 34 minutes 57 seconds West, a distance of 2336.82 feet;

Thence North 00 degrees 13 minutes 18 seconds West, a distance of 1025.00 feet;

Thence South 89 degrees 34 minutes 57 seconds East, a distance of 2338.22 feet to the POINT OF BEGINNING.

(Assessor's Parcel No. 511-19-006E9)

Parcel No. 6:

**EXHIBIT "ONE"**  
(Continued)

That portion of the West half of Section 14, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the North quarter corner of said Section 14, said point being the POINT OF BEGINNING;

Thence South 00 degrees 08 minutes 37 seconds East, along the North-South, mid-section line a distance of 967.30 feet;

Thence North 89 degrees 34 minutes 57 seconds West, a distance of 2338.22 feet;

Thence North 00 degrees 13 minutes 17 seconds West, a distance of 967.31 feet to a point on the North line of said Section 14;

Thence South 89 degrees 34 minutes 57 seconds East, along the North line of said Section 14, a distance of 2339.54 feet to the POINT OF BEGINNING.

(Assessor's Parcel No. 511-19-006F7)

**Parcel No. 7:**

The Northeast quarter of Section 14, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona,

EXCEPT an undivided 1/16th of all oil, gas and other hydrocarbon substances, coal or stone, metals, minerals, fossils and fertilizer of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the State, the United States or decisions of courts to be essential to the production of fissionable materials, whether or not of commercial value.

(Assessor's Parcel No. 511-19-03208)

**Parcel No. 8:**

The Southwest quarter of the Northeast quarter AND the Southeast quarter of Section 10, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the following described property.

Commencing at the Southeast corner of said Section 10;

Thence North 00 degrees 42 minutes 13 seconds East, along the East line of said Section 10, a distance of 962.00 feet to the POINT OF BEGINNING;

Thence North 65 degrees 22 minutes 07 seconds West, a distance of 1437.64 feet;

Thence North 00 degrees 00 minutes 43 seconds West, a distance of 1080.76 feet;

Thence South 89 degrees 51 minutes 56 seconds East, a distance of 1247.65 feet;

**EXHIBIT "ONE"**  
(Continued)

Thence South 53 degrees 05 minutes 52 seconds East a distance of 99.13 feet;

Thence South 00 degrees 42 minutes 13 seconds West, along the East line of said Section 10, a distance of 1617.65 feet to the POINT OF BEGINNING; and

EXCEPT that portion of the East half of Section 10, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the East quarter corner of said Section 10;

Thence North 89 degrees 51 minutes 56 seconds West, along the East-West mid-section line, a distance of 1327.65 feet to the POINT OF BEGINNING;

Thence South 00 degrees 00 minutes 43 seconds East, a distance of 1080.76 feet;

Thence North 65 degrees 22 minutes 07 seconds West, a distance of 184.51 feet;

Thence North 26 degrees 16 minutes 24 seconds West, a distance of 1121.24 feet;

Thence North 00 degrees 00 minutes 43 seconds East, a distance of 973.00 feet;

Thence North 77 degrees 54 minutes 45 seconds West, a distance of 678.37 feet to a point on the North-South mid-section line of said Section 10;

Thence North 00 degrees 02 minutes 10 seconds East, along said North-South mid-section line a distance of 200.00 feet;

Thence North 89 degrees 59 minutes 22 seconds East, a distance of 1326.54 feet;

Thence South 00 degrees 00 minutes 43 seconds East, a distance of 1316.85 feet to the POINT OF BEGINNING; and

EXCEPT that portion of land as conveyed to the State of Arizona, in Docket 541, page 798, described as follows

Beginning at the East quarter corner of said Section 10;

Thence Southerly along the East line of said Section 10, a distance of 59.34 feet;

Thence North 53 degrees 47 minutes 00 seconds West, a distance of 99.00 feet, to the North line of the Southeast quarter of said Section 10;

Thence Easterly along said North line of the Southeast quarter a distance of 80.00 feet, to the POINT OF BEGINNING; and

EXCEPT all minerals as reserved in the Patent to said land.

(Assessor's Parcel No. 511-30-007A4)

Parcel No. 9:

**EXHIBIT "ONE"**  
(Continued)

That portion of the East half of Section 10, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the East quarter corner of said Section 10;

Thence North 89 degrees 51 minutes 56 seconds West, along the East-West mid-section line, a distance of 1327.65 feet to the POINT OF BEGINNING;

Thence South 00 degrees 00 minutes 43 seconds East, a distance of 1080.76 feet;

Thence North 65 degrees 22 minutes 07 seconds West, a distance of 184.51 feet;

Thence North 26 degrees 16 minutes 24 seconds West, a distance of 1121.24 feet;

Thence North 00 degrees 00 minutes 43 seconds East, a distance of 973.00 feet;

Thence North 77 degrees 54 minutes 45 seconds West, a distance of 678.37 feet to a point on the North-South mid-section line of said Section 10;

Thence North 00 degrees 02 minutes 10 seconds East, along said North-South mid-section line a distance of 200.00 feet;

Thence North 89 degrees 59 minutes 22 seconds East, a distance of 1326.54 feet;

Thence South 00 degrees 00 minutes 43 seconds East, a distance of 1316.85 feet to the POINT OF BEGINNING;

EXCEPT all minerals as reserved in the Patent to said land.

(Assessor's Parcel No. 511-30-007C0)

Parcel No. 10:

The Southwest quarter of Section 11, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the parcel of land condemned for Interstate Highway purposes, as set forth in Docket 653, Page 636, described as follows:

A strip of land 300.00 feet in width, being 150.00 feet on each side of the following described centerline: BEGINNING at a point on the West line of said Section 11, said point being North 00 degrees 09 minutes 10 seconds West, a distance of 747.90 feet from the West quarter corner of said Section 11;

Thence South 53 degrees 47 minutes 00 seconds East, a distance of 3240.00 feet, more or less, to the North-South mid-section line of said Section 11 and the end of this centerline description; and

EXCEPT the parcel of land condemned for Interstate Highway rest area purposes, as set forth in Docket 653, Page 636, described as follows:

BEGINNING at the West quarter corner of said Section 11;

**EXHIBIT "ONE"**  
(Continued)

Thence South 79 degrees 08 minutes 12 seconds East, a distance of 1056.09 feet to the Southwesterly right-of-way line of Interstate Highway 8, as described in Area 1 of instrument recorded in said Docket 653, Page 636;

Thence North 53 degrees 47 minutes 00 seconds West, along said Southwesterly Interstate Highway right-of-way line, to the North line of the Southwest quarter of said Section 11;

Thence Westerly, along said North line of the Southwest quarter of said Section 11, to the POINT OF BEGINNING.

(Assessor's Parcel No. 511-31-00407)

Parcel No. 11:

The East half of the Northwest quarter; AND the West half of the Northeast quarter of Section 11, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

(Assessor's Parcel No. 511-31-00506)

Parcel No. 12:

The East half of the Northeast quarter, lying South and West of the Southern Pacific Railroad right-of-way, Section 11, Township 7 South, Range 6 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

(Assessor's Parcel No. 511-31-00605)

Parcel No. 13:

The Southeast quarter of Section 11, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT an undivided 1/16th of all oil, gas and other hydrocarbon substances, coal or stone, metals, minerals, fossils and fertilizer of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the state, the United States or decisions of courts to be essential to the production of fissionable materials, whether or not of commercial value

(Assessor's Parcel No. 511-31-00704)

Parcel No. 14:

That portion of the Southwest quarter of the Northwest of Section 12, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, lying Westerly of Line 1 as set forth herein, and Easterly of Line 2, as set forth herein:

Line 1:

**EXHIBIT "ONE"**  
(Continued)

**BEGINNING** at a point on the South line of Section 12, which is 1052.24 feet Easterly of the Southwest corner thereof;

Thence from an initial bearing of North 15 degrees 19 minutes 25 seconds East, along the arc of a curve to the left having a radius of 553.11 feet, a distance of 197.59 feet;

Thence North 05 degrees 08 minutes 40 seconds West, a distance of 164.85 feet;

Thence from an initial bearing of North 13 degrees 01 minutes 09 seconds West, along the arc of a curve to the right having a radius of 5879.58 feet, a distance of 906.20 feet;

Thence North 04 degrees 11 minutes 18 seconds West, a distance of 2720.00 feet, more or less, to a point on the North line of the Southwest quarter of the Northwest quarter of said Section 12, and the **POINT OF TERMINUS** of said line.

**Line 2:**

**BEGINNING** at a point on the South line of said Section 12, which is 1474.84 feet Easterly of the Southwest corner thereof;

Thence from the initial bearing of North 17 degrees 47 minutes 12 seconds West, along the arc of a curve to the right having a radius of 5579.58 feet, a distance of 1313.86 feet;

Thence North 04 degrees 11 minutes 18 seconds West, a distance of 1386.29 feet to a point on the South line of the Southwest quarter of the Northwest quarter of said Section 12;

Thence North 02 degrees 16 minutes 24 seconds West, a distance of 1197 feet, more or less, to a point on the Southwesterly right of way line of the Southern Pacific Railroad and the **POINT OF TERMINUS** of said line.

(Assessor's Parcel No. 511-32-00306)

**Parcel No. 15:**

That portion of the South half of Section 12, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, lying West of Line 1 as set forth herein.

**Line 1:**

**BEGINNING** at a point on the South line of Section 12, which is 1052.24 feet Easterly of the Southwest corner thereof;

Thence from an initial bearing of North 15 degrees 19 minutes 25 seconds East, along the arc of a curve to the left having a radius of 553.11 feet, a distance of 197.59 feet;

Thence North 05 degrees 08 minutes 40 seconds West, a distance of 164.85 feet;

Thence from an initial bearing of North 13 degrees 01 minutes 09 seconds West, along the arc of a curve to the right having a radius of 5879.58 feet, a distance of 906.20 feet;

**EXHIBIT "ONE"**  
(Continued)

Thence North 04 degrees 11 minutes 18 seconds West, a distance of 2720.00 feet, more or less, to a point on the North line of the Southwest quarter of the Northwest quarter of said Section 12, and the POINT OF TERMINUS of said line.

(Assessor's Parcel No. 511-32-00801)

Parcel No. 16:

That portion lying North and East of Interstate-8 and North and West of Interstate-10, as set forth in Docket 369,

Page 150, within the Northwest quarter of the Northwest quarter of Section 13, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT any portion as conveyed to State of Arizona, in Docket 378, page 584, lying within the following described parcels.

Tract 1:

That portion of the Northwest quarter of the Northwest quarter of said Section 13, which lies within a strip of land 20.00 feet in width, being 10.00 feet, measured at right angles of the following described line:

Commencing at a point on the West line of said Section 13, which is Southerly 178.82 feet from the Northwest corner of said Section 13;

Thence South 61 degrees 29 minutes 27 seconds East a distance of 95.00 feet to the POINT OF BEGINNING;

Thence North 24 degrees 00 minutes 00 seconds East a distance of 100 feet to the POINT OF TERMINUS of said line.

Tract 2:

That portion of the Northwest quarter of the Northwest quarter of quarter of Section 13, which lies within a strip of land 100.00 feet in width, being 50.00 feet wide, when measured at right angles on each side of the following described line:

BEGINNING at a point on the North line of said Section 13, which is Easterly 600.00 feet from the Northwest corner of said Section 13.

Thence South 25 degrees 00 minutes 00 seconds East a distance of 385.00 feet, more or less, to the North right-of-way line of the Phoenix-Casa Grande Interstate Highway and the POINT OF TERMINUS of said line.

(Assessor's Parcel No. 511-33-004A1)

Parcel No. 17:

That portion of the Northwest quarter of Section 23, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

**EXHIBIT "ONE"**  
(Continued)

Commencing at the Northwest corner of said Section 23;

Thence South 89 degrees 36 minutes 00 seconds East, along the North line of the Northwest quarter, a distance of 976.00 feet;

Thence South 14 degrees 20 minutes 26 seconds East, a distance of 271.53 feet to the POINT OF BEGINNING;

Thence South 89 degrees 36 minutes 00 seconds East, a distance of 1594.92 feet;

Thence South 00 degrees 09 minutes 56 seconds West, a distance of 1072.26 feet;

Thence North 89 degrees 49 minutes 34 seconds West, a distance of 1315.83 feet;

Thence North 14 degrees 20 minutes 28 seconds West, a distance of 1114.11 feet to the POINT OF BEGINNING;

EXCEPT all minerals as reserved in the Patent to said land.

(Assessor's Parcel No. 511-36-001B5)

**CONDITION OF TITLE REPORT**  
**SCHEDULE B**

Fidelity National Title Insurance Company reports that Title Instruments, on the date hereof, disclose:

1. **Ownership of the Interest is in the name of:**

Casa Grande Mountain Ranch, also known as Casa Grande Mountain Ranch Limited Partnership, an Arizona limited partnership, as to Parcel No. 1, 7, 10, 11, 12, 13, 14, 15 and 16

AND

City of Casa Grande, an Arizona municipal corporation, as to Parcel No. 2, 3, 4, 5, 6, 8, 9 and 17

2. **The following defects, liens and encumbrances (which are not necessarily shown in their order of priority) against the interest:**

- A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- B. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
- C. Any rights, interests or claims, which are not shown by the public records but which could be ascertained by an inspection of the Land or which may be asserted by persons in possession thereof.
- D. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
- E. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records.
- F. (a) Unpatented mining claims. (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown in the public records.
- G. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2008.
- H. Taxes and assessments levied by the ELECTRICAL DISTRICT NO. 2; ELECTRICAL DISTRICT NO. 4, CENTRAL ARIZONA WATER CONSERVATION DISTRICT; PINAL COUNTY FLOOD CONTROL DISTRICT; PINAL ACTIVE MANAGEMENT AREA GROUNDWATER REPLENISHMENT DISTRICT and CITY OF CASA GRANDE.
- I. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.
- J. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	telecommunication facilities
Recording Date:	August 12, 1912
Recording No:	Book 27 of Deeds, Page 577

**SCHEDULE B**  
(Continued)

K. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: telecommunication facilities  
 Recording Date: August 12, 1912  
 Recording No: Book 27 of Deeds, Page 580

L. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: telecommunication facilities  
 Recording Date: August 12, 1912  
 Recording No: Book 28 of Deeds, Page 17

M. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: telecommunication facilities  
 Recording Date: August 12, 1912  
 Recording No: Book 27 of Deeds, Page 20

N. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: highway  
 Recording Date: July 21, 1936  
 Recording No: Book 56 of Deeds, Page 169

O. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: highway  
 Recording Date: January 29, 1937  
 Recording No: Book 57 of Deeds, Page 219

P. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: telecommunication facilities  
 Recording Date: April 7, 1937  
 Recording No: Book 21 of Miscellaneous Records, Page 462

Q. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: telecommunication facilities  
 Recording Date: June 7, 1946  
 Recording No: Book 24 of Miscellaneous Records, Page 230

R. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: telecommunication facilities  
 Recording Date: June 7, 1946  
 Recording No: Book 24 of Miscellaneous Records, Page 233

**SCHEDULE B**  
(Continued)

S. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: telecommunication facilities  
Recording Date: June 18, 1946  
Recording No: Book 24 of Miscellaneous Records, Page 248

T. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: telecommunication facilities  
Recording Date: February 17, 1947  
Recording No: Book 24 of Miscellaneous Records, Page 444

U. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: pipe line  
Recording Date: July 28, 1955  
Recording No: 132/78

V. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: pipe line  
Recording Date: July 30, 1955  
Recording No: 132/123

W. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: electric facilities  
Recording Date: January 17, 1963  
Recording No: 341/473

X. The right of the State of Arizona to prohibit, limit, control or restrict access to Interstate 8 and 10, as set forth in the document

Recording Date: September 12, 1963  
Recording No: 361/593

Y. The right of the State of Arizona to prohibit, limit, control or restrict access to Interstate 8 and 10, as set forth in the document

Recording Date: December 17, 1963  
Recording No: 369/150

Z. The right of the State of Arizona to prohibit, limit, control or restrict access to Interstate 8 and 10, as set forth in the document

Recording Date: December 15, 1963  
Recording No: 369/152

**SCHEDULE B**  
(Continued)

- aa. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 

Purpose:	ditch and dyke
Recording Date:	February 13, 1964
Recording No.:	374/483
- ab. A resolution in favor of Pinal County
 

For:	roadway declaration
Recording Date:	February 21, 1964
Recording No.:	375/572
- ac. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 

Purpose:	street or highway
Recording Date:	March 17, 1964
Recording No.:	378/577
- ad. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 

Purpose:	ditch and dyke
Recording Date:	December 13, 1964
Recording No.:	378/586
- ae. The right of the State of Arizona to prohibit, limit, control or restrict access to Interstate 8 and 10, as set forth in the document
 

Recording Date:	June 25, 1968
Recording No.:	541/798
- af. The right of the State of Arizona to prohibit, limit, control or restrict access to Interstate 8 and 10, as set forth in the document
 

Recording Date:	July 2, 1968
Recording No.:	542/233
- ag. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 

Purpose:	electric facilities
Recording Date:	December 15, 1972
Recording No.:	688/776
- ah. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 

Purpose:	electric facilities
Recording Date:	December 15, 1972
Recording No.:	688/778

**SCHEDULE B**  
(Continued)

ai. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: cable  
 Recording Date: July 17, 1974  
 Recording No: 753/715

aj. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: water main  
 Recording Date: August 26, 1974  
 Recording No: 758/810

ak. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: highway  
 Recording Date: November 18, 1981  
 Recording No: 1090/373

al. Matters contained in that certain document

Entitled: City of Eloy Water and Sewer Agreement  
 Dated: 02/02/1989  
 Executed by: see document  
 Recording Date: April 24, 1989  
 Recording No: 1599/871

You are hereby referred to said document as it contains terms and/or provisions that are either too lengthy or too ambiguous to report here.

thereafter, Amendment recorded July 25, 1995, in Recording No. 1995-022748.

thereafter, Partial Release, recorded May 6, 1994, in Recording No. 2007/586

am. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: right-of-way  
 Recording Date: March 13, 1991  
 Recording No: 1725/393

an. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: State Land Sublease  
 Lessor: Herb Kai  
 Lessee: Chonical Cellular  
 Recording Date: February 13, 1991  
 Recording No: 1725/393

thereafter, Assignment and Assumption Agreement, recorded November 19, 1993, in Recording No. 1959/305.

**SCHEDULE B**  
(Continued)

ao. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: right-of-way  
 Recording Date: October 18, 1996  
 Recording No: 1996-034950

ap. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: right-of-way  
 Recording Date: October 18, 1996  
 Recording No: 1996-034953

aq. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: utility  
 Recording Date: February 3, 1997  
 Recording No: 1997-002725

ar. Matters contained in that certain document

Entitled: Right of Way Encroachment Permit  
 Dated: 11/11/1997  
 Executed by: see document  
 Recording Date: December 24, 1997  
 Recording No: 1997-044185

You are hereby referred to said document as it contains terms and/or provisions that are either too lengthy or too ambiguous to report here

as. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: public utility  
 Recording Date: September 21, 1998  
 Recording No: 1998-038484

at. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat:

Purpose: see map  
 Affects: see map  
 Recording No: Book 5 of Surveys, Page 169

**SCHEDULE B**  
(Continued)

au. A deed of trust to secure an indebtedness in the amount shown below.

Amount:	\$200,000.00
Dated:	May 27, 2003
Trustor/Grantor	Casa Grande Mountain Ranch Limited Partnership
Trustee:	Fidelity National Title
Beneficiary:	O'Gorman Investments Limited Partnership
Loan No.:	
MERS:	No
Recording Date:	May 30, 2003
Recording No.:	2003-035660

av. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	utility
Recording Date:	February 2, 2006
Recording No.:	2006-016269

aw. Matters contained in that certain document

Entitled:	Development Agreement
Dated:	06/04/2007
Executed by:	see document
Recording Date:	June 29, 2007
Recording No.:	2007-076378

You are hereby referred to said document as it contains terms and/or provisions that are either too lengthy or too ambiguous to report here.

ax. Matters contained in that certain document

Entitled:	Agreement for the Waiver of Claims for Diminution in
Value of Property	
Dated:	06/18/2007
Executed by:	see document
Recording Date:	July 16, 2007
Recording No.:	2007-081733

You are hereby referred to said document as it contains terms and/or provisions that are either too lengthy or too ambiguous to report here.

ay. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	high voltage lines
Recording Date:	April 17, 2008
Recording No.:	2008-036105

thereafter, Consent to Easement, recorded April 17, 2008, in Recording No. 2008-036104.

**SCHEDULE B**  
(Continued)

## az. Tax Note:

Tax Parcel No:	511-19-00402
First Installment Amount:	\$1,720.82
Second Installment Amount:	\$1,720.80

## ba. Tax Note

Tax Parcel No:	511-19-006B6
First Installment Amount:	\$ EXEMPT
Second Installment Amount:	\$ EXEMPT

## bb. Tax Note

Tax Parcel No:	511-19-006C4
First Installment Amount:	\$ EXEMPT
Second Installment Amount:	\$ EXEMPT

## bc. Tax Note

Tax Parcel No:	511-19-006D2
First Installment Amount:	\$ EXEMPT
Second Installment Amount:	\$ EXEMPT

## bd. Tax Note:

Tax Parcel No:	511-19-006E9
First Installment Amount:	\$ EXEMPT
Second Installment Amount:	\$ EXEMPT

## be. Tax Note:

Tax Parcel No:	511-19-006F7
First Installment Amount:	\$ EXEMPT
Second Installment Amount:	\$ EXEMPT

## bf. Tax Note:

Tax Parcel No:	511-19-03208
First Installment Amount:	\$ 2,660.80
Second Installment Amount:	\$ 2,660.80

## bg. Tax Note:

Tax Parcel No:	511-30-007A4
First Installment Amount:	\$ EXEMPT
Second Installment Amount:	\$ EXEMPT

## bh. Tax Note:

Tax Parcel No:	511-30-007C0
First Installment Amount:	\$ EXEMPT
Second Installment Amount:	\$ EXEMPT

**SCHEDULE B**  
(Continued)

## b. Tax Note:

Tax Parcel No:	511-31-00407
First Installment Amount:	\$5,181.74
Second Installment Amount:	\$5,181.74

## bj. Tax Note:

Tax Parcel No:	511-31-00506
First Installment Amount:	\$9,344.51
Second Installment Amount:	\$9,344.51

## bk. Tax Note:

Tax Parcel No:	511-31-00605
First Installment Amount:	\$4,792.41
Second Installment Amount:	\$4,792.41

## bl. Tax Note:

Tax Parcel No:	511-31-00704
First Installment Amount:	\$10,745.90
Second Installment Amount:	\$10,745.90

## bm. Tax Note

Tax Parcel No:	511-32-00306
First Installment Amount:	\$1,664.02
Second Installment Amount:	\$1,664.02

## bn. Tax Note

Tax Parcel No:	511-32-00801
First Installment Amount:	\$3,295.97
Second Installment Amount:	\$3,295.97

## bo. Tax Note

Tax Parcel No:	511-33-004A1
First Installment Amount:	\$532.11
Second Installment Amount:	\$532.11

## bp. Tax Note:

Tax Parcel No:	511-36-001B5
First Installment Amount:	\$ EXEMPT
Second Installment Amount:	\$ EXEMPT

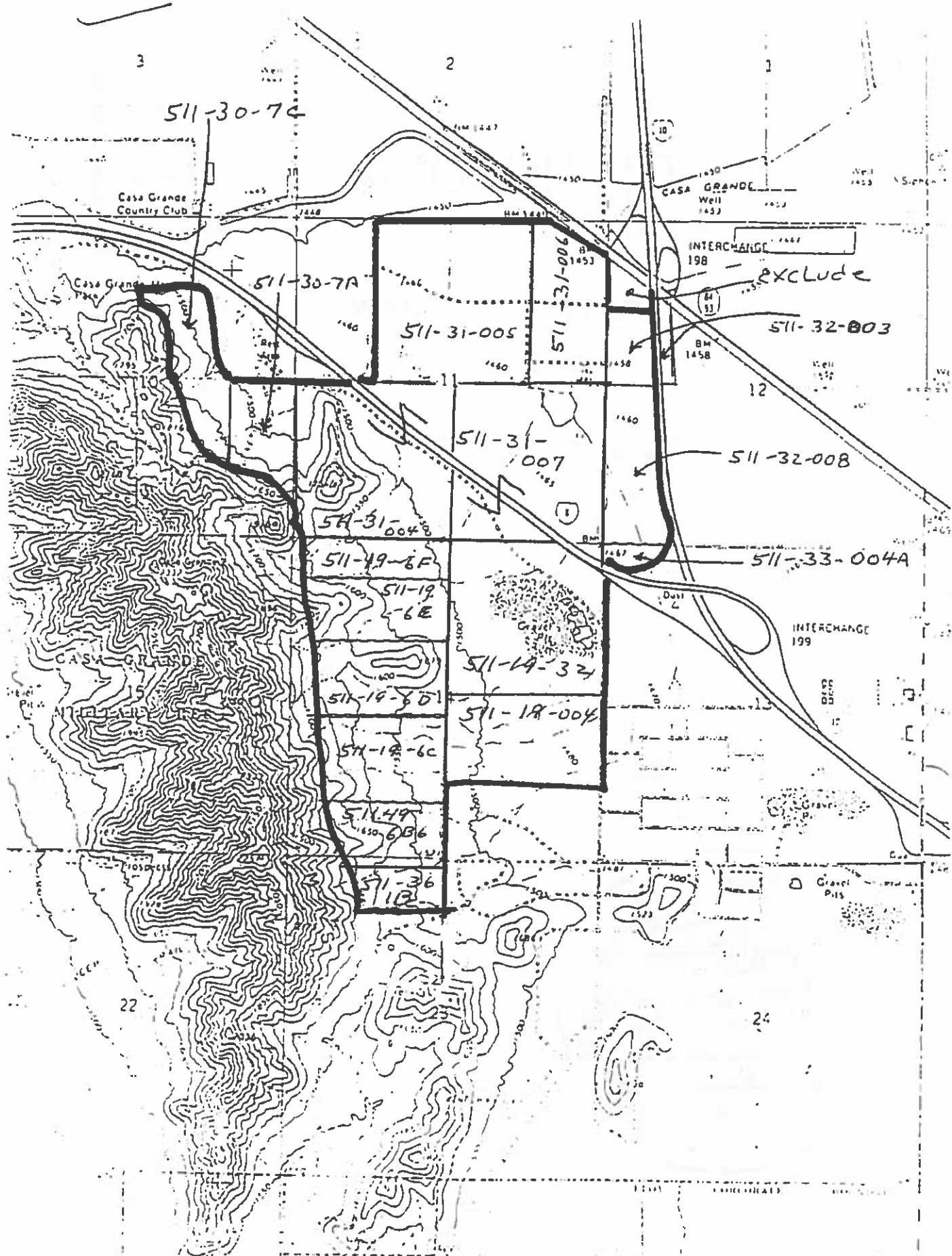
bq. This report is for informational purposes only and is not to be considered a commitment to issue any form of title insurance. It is for the use only of the party who ordered it and liability, if any, is limited to the amount of the fee paid. Receipt and use of this report shall be evidence of the acceptance of the terms herein.

3. The following matters are disclosed by name only and the Company, without additional information, is unable to determine whether any or all of these matters are defects, liens or encumbrances against the Interest:

Title No.: FT08003731

**SCHEDULE B**  
(Continued)

**NONE**



# STATE OF ARIZONA

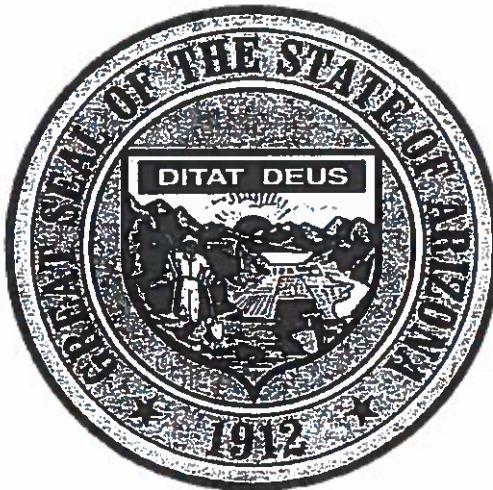
## Department of State



### LIMITED PARTNERSHIP CERTIFICATION

Issued on 04/01/2008

I, Janice K. Brewer, Secretary of State, do hereby certify that CASA GRANDE MOUNTAIN RANCH LIMITED PARTNERSHIP with file number 2001161 was filed as a Limited Partnership on 05/19/1983.



*Janice K. Brewer*

20001161

FILED

ARIZONA  
SECRETARY OF STATE

AMENDED AND RESTATED  
CERTIFICATE OF LIMITED PARTNERSHIP  
OF  
CASA GRANDE MOUNTAIN RANCH LIMITED PARTNERSHIP, *September 22, 1983*  
FORMERLY INTERSTATE EIGHT AND TEN INDUSTRIAL  
CENTER LIMITED PARTNERSHIP

Pursuant to A.R.S. Section 29-309(f), Casa Grande Mountain Ranch Limited Partnership, formerly Interstate Eight and Ten Industrial Center Limited Partnership, an Arizona limited partnership (the "Partnership"), hereby amends and restates its certificate of limited partnership. The Partnership's present name is Interstate Eight and Ten Industrial Center Limited Partnership. The Partnership previously operated under the name Interstate Eight and Ten Industrial Center, Ltd. A certificate of limited partnership of the Partnership was filed in the Office of the Secretary of State of Arizona on May 19, 1983 at No. 20001161. Capitalized terms used herein shall have the same meaning as set forth in the Partnership's Restated Agreement of Limited Partnership (the "Agreement"), unless otherwise provided. The Partnership is the surviving entity of a merger of the Partnership, Casa Grande Group I Limited Partnership, an Arizona limited partnership, and Interstate Eight and Ten Industrial Center Limited Partnership #2, an Arizona limited partnership, which latter two limited partnerships are referred to herein as the "Predecessor Partnerships." The Partnership's certificate of limited partnership is hereby amended and restated in its entirety as follows:

THE OFFICE OF THE SECRETARY OF STATE  
HEREBY DISCLAIMS ANY REPRESENTATION  
THAT THE PARTNERSHIP IS A GOING  
TO THE PARTNERSHIP  
ACT, OR



ARIZONA SECRETARY OF STATE

Name: 1. The name of the Partnership is:  
Casa Grande Mountain Ranch Limited Partnership.

General Character of Business 2. The general character of the Partnership's business shall be to acquire for investment that certain real property located in Pinal County, Arizona described on Exhibit A here-to (the "Property") and other property and to lease, manage, exchange, sell, dispose of and otherwise deal with the Property and such other property in any manner consistent with the Partnership's investment purposes.

Address of Office: 3. The address of the office required to be maintained by the Partnership pursuant to A.R.S. § 29-304 is:

c/o Chasse Real Estate and Financial Group  
4350 East Camelback Road  
Suite 200F-27  
Phoenix, Arizona 85018

Name and Address of Statutory Agent: 4. The name and address of the agent for service of process required to be maintained pursuant to A.R.S. § 29-304 is:

George Chasse  
4350 East Camelback Road  
Suite 200F-27  
Phoenix, Arizona 85018

George Chasse is an individual resident of the State of Arizona.

Names and Addresses

of Partners: 5. The name and business address of each Partner is attached hereto as Exhibit B. Exhibit B is incorporated herein by this reference.

Initial or Prior Capital Contributions  
of Partners:

6. As of the date of this Amended and Restated Certificate of Limited Partnership the Partners have contributed the cash indicated beside their names on Exhibit B attached hereto (which amounts include amounts contributed to the Predecessor Partnerships). In addition, George J. Chasse has agreed to contribute to the Partnership the real property identified on Exhibit A hereto as Parcels 4, 5 and 6, as well as an option to purchase the real property identified on Exhibit A hereto as Parcel 7 and an option to purchase an additional parcel of real property. For purposes of the establishment of George J. Chasse's capital account, the real property and option to be contributed, net of indebtedness secured by the real property, have been valued at \$2,232,831.

Future Capital  
Contributions  
by the

Partners: 7. No Partner has any obligation to make future capital contributions to the Partnership, except as required by Section 2.3 and Section 11.3 of the Agreement. A copy of Section 2.3 of the Agreement (and the related Exhibit A to the Agreement) are attached hereto as Exhibit C. Exhibit C is incorporated herein by this reference. A copy of Section 11.3 of the Agreement is attached hereto as Exhibit D. Any obligation of the Partners to make Capital Contributions to the Partnership is solely for the benefit of the Partners in the relationship of one Partner to another, which obligation is subject to amendment, reduction or deletion in accordance with the terms of the Agreement. No person who is not a Partner may rely upon such obligation as a source of Capital Contributions to the Partnership until such Capital Contributions are in fact called or advanced. No Partner is obligated to contribute property (other than cash) to the Partnership.

Substitution  
of Assignee as a  
Limited

Partner: 8. No assignee of any Unit shall have the right to become a substitute Limited Partner in place of his assignor except in compliance with the provisions of Article IX of the Agreement. A copy of Article IX of the Agreement is attached hereto as Exhibit E. Exhibit E is incorporated herein by this reference.

Termination  
of Membership  
in Limited

Partnership: 9. A Limited Partner has no right to withdraw from the Partnership or terminate his membership in the Partnership at any time prior to December 31, 2028, except as a result of the Partnership's dissolution. A General Partner may resign from the Partnership at any time as provided in the Agreement. The distribution(s) to which a General Partner is entitled upon resignation is governed by Article X of the Agreement. A copy of Article X is attached hereto as Exhibit F. Exhibit F is incorporated herein by this reference.

Distributions: 10. The right of a Partner to receive distributions from the Partnership is set forth in Article IV of the Agreement. A copy of Article IV is attached hereto as Exhibit G. Exhibit G is incorporated herein by this reference. A Limited Partner shall not have the right to demand or receive property other than cash in return of his capital contribution. A Limited Partner shall not have priority over any other Limited Partner, either as a return of his capital contribution or as to Profits, Losses or distributions.

Dissolution and Winding Up: 11. The Partnership shall continue until dissolved in accordance with the terms of Article XI of the Agreement or as otherwise provided by law. A copy of Article XI of the Agreement is attached hereto as Exhibit H. Exhibit H is incorporated herein by this reference.

Continuation of Business Upon Withdrawal of General Partner:

12. Upon the retirement (including resignation or removal), death, dissolution, legal disability or bankruptcy of the General Part-

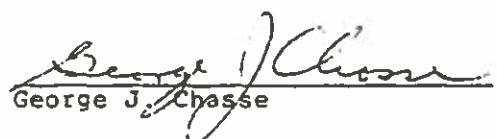
ner, any Limited Partner may nominate one or more Persons for election as General Partners within sixty (60) days after the date on which a Person ceases to be a General Partner. If unanimously elected by the Limited Partners, such nominated Person or Persons shall become the General Partner or General Partners of the Partnership and the Partnership shall not dissolve.

Limited  
Partnership  
Agreement:

13. Reference is made to the Agreement. The Agreement contains provisions in addition to those set forth in this Certificate. All descriptions herein of the provisions of the Agreement are qualified in their entirety by this reference to the Agreement. Upon request, a copy of the Agreement may be inspected in the offices of the Partnership.

IN WITNESS WHEREOF, the parties have hereunto set their respective hands as of the 15 day of August, 1988.

GENERAL PARTNER:

  
George J. Chasse

LIMITED PARTNERS:

Charles Pulido

Mary Pulido

Fernando Pulido

Patricia Pulido

Lewis Moore

Alice Moore

Joseph Binsfeld

Mary Binsfeld

John A. Shaidnagle

Gloria Shaidnagle

Patricia Holman

Michael Chasse

George J. Chasse

TURK FAMILY TRUST

George Chasse, Jr.

Donna Kelly

Debora Kunkel

Judith Chasse

By George J. Chasse  
George J. Chasse, attorney-  
in-fact

PARCEL 2

That portion of the Southwest quarter of the Northwest quarter of Section 12, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, lying Westerly of Line "1" and Easterly of Line "2", described as follows:

LINE "1":

BEGINNING at a point on the South line of said Section 12 which is 1052.24 feet Easterly of the Southwest corner thereof; Thence, from an initial bearing of North 15° 19' 25" East, along the arc of a curve to the left having a radius of 553.11 feet, a distance of 197.59 feet; Thence North 05° 08' 40" West 164.85 feet; Thence from an initial bearing of North 13° 01' 09" West, along the arc of a curve to the right having a radius of 5879.58 feet, a distance of 906.20 feet; Thence North 04° 11' 18" West 2,720 feet, more or less, to a point on the North line of the Southwest quarter of the Northwest quarter of said Section 12, and the end of this line description.

Line "2":

BEGINNING at a point on the South line of said Section 12 which is 1474.84 feet Easterly of the Southwest corner thereof; Thence, from an initial bearing of North 17° 47' 12" West, along the arc of a curve to the right having a radius of 5579.58 feet, a distance of 1313.86 feet; Thence North 04° 11' 18" West 1386.29 feet to a point on the South line of the Southwest quarter of the Northwest quarter of said Section 12; Thence North 02° 16' 24" West 1197 feet, more or less, to a point on the Southwesterly right of way line of the Southern Pacific Company and the end of this line description.

STATE OF ARIZONA      )  
                            )    ss.  
County of Maricopa )

On this, the 15 day of August, 1988, before me,  
the undersigned Notary Public, personally appeared GEORGE J.  
CHASSE, known to me to be the person whose name is subscribed  
to the within instrument and acknowledged to me that he exe-  
cuted the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and offi-  
cial seal.



My Commission Expires:

4-27-91

Sharon Mulcahy  
Notary Public

EXHIBIT A

PARCEL 1

The North half of the Southeast quarter of Section 14, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

The East half of the Northwest quarter; and the West half of the Northeast quarter of Section 11, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

The East half of the Northeast quarter, lying South and West of the railroad, in Section 11, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

The Northeast quarter of Section 14, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT 1/16th of all oil, gases and other hydrocarbon substances, coal, stone, metals, minerals, fossils and fertilizer of every name and description and except all materials which may be essential to production of fissionable materials as reserved in Arizona Revised Statutes.

The Southeast quarter of Section 11, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT 1/16th of all oil, gases and other hydrocarbon substances, coal, stone, metals, minerals, fossils and fertilizer of every name and description and except all materials which may be essential to production of fissionable materials as reserved in Arizona Revised Statutes.

The Southwest quarter of Section 11, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT a parcel of land condemned in Docket 653, Page 636, records of Pinal County, Arizona, for Interstate Highway purposes, lying within the right of way of the Yuma-Casa Grande Interstate Highway 8 and described as follows:

A strip of land 300 feet in width, being 150 feet on each side of the following described centerline:

BEGINNING at a point on the West line of said Section 11, said point being North 0° 09' 10" West, 747.90 feet from the West quarter corner of said section; Thence South 53° 47' 00" East, 3240 feet, more or less, to the North-South mid-section line of said section and the end of this centerline description; and

EXCEPT a parcel of land condemned in Docket 653, Page 636, records of Pinal County, Arizona, for Interstate Highway rest area purposes, a parcel of land situated in the Northwest quarter of the Southwest quarter of the aforementioned Section 11 and described as follows:

BEGINNING at the West quarter corner of said Section 11; Thence South 79° 08' 12" East, 1056.09 feet to the Southwesterly right of way line of Interstate Highway 8 as described in Area I of Docket 653, Page 636; Thence North 53° 47' 00" West along said Southwesterly Interstate Highway right of way line to the North line of the Southwest quarter of said Section 11; Thence Westerly along said North line of the Southwest quarter to the POINT OF BEGINNING.

---

**ATTACHMENT B**  
Development Plan

---

---

**ATTACHMENT C**  
**Demand Calculations and Assumptions**

---

Name of Subdivision: Centerpoint of the Southwest

28-700543.0000

Centerpoint of the Southwest

August 18, 2006

## SUBDIVISION DEMAND CALCULATOR

**INSTRUCTIONS:** This spreadsheet is designed to help you calculate the water demand for your new subdivision for purposes of applying for a Certificate of Assured Water Supply or Water Adequacy Report. Please fill out the blue boxes as applicable. If you need help with this form, contact the Office of Assured and Adequate Water Supply at (602) 771-8585.

**NOTE:** This sheet, when completed, does not constitute approval of the demand estimate for your subdivision. It is intended for general estimation purposes only. Final official demand estimates will be determined by the Department upon review of your complete application.

Enter the AMA the subdivision is located in\*  \* Enter PHX for Phoenix, TUC for Tucson, PIN for Pinal, PRE for Prescott or SCR for Santa Cruz. If you are not sure if your are located inside or outside of an AMA, contact the Office of Assured and Adequate Water Supply at (602) 771-8585.

Enter the COUNTY the subdivision is located in  \* Enter either APACHE, COCHISE, COCONINO, GILA, GRAHAM, GREENLEE, LA PAZ, MARICOPA, MOHAVE, NAVAJO, PIMA, PINAL, SANTA CRUZ, YAVAPAI, or YUMA.

## Residential Usage\*

## Category

Single Family (int)  
Multi-Family (int)  
Single Family Landscape (ext)  
Multi-Family Landscape (ext)  
Single Family Demand/HU/YR  
Multi-family Demand/HU/YR

PPHU	GPCD or per house/day	Demand/HU/YR (af/yr)	No HU (Lots)	Residential Demand/Yr (af/yr)
3.00	125.00	0.42	1714.00	719.97
3.00	125.00	0.42	730.00	306.64
1.00	0.00	0.00	0.00	0.00
1.00	0.00	0.00	0.00	0.00
		1.62		
		0.42		

**NOTE:** If the application is in the Pinal AMA, and lot sizes are no greater than 10,000 sq. ft., 125 GPCD is used to estimate both interior and exterior demand for single family homes. Do not enter lot numbers under the Landscape rows. Contact the Office of Assured and Adequate Water Supply for more information.

Average Lot Size (sq. ft.)*	Square Feet	Acres	Demand Factor (af/yr)	No HU (Lots)	Large Lot Adjustment Demand/Yr (af/yr)
Avg Lot Size (sq. ft.)	115875.00	2.68			
Temp Model Lot Size (sq. ft.)	7,500 - 10,000	0.17 - 0.23			
Large Lot Adjustment	105875.00	2.43			
1/2 low water use	52937.50	1.22	1.50	1128.00	2056.25
1/2 turf	52937.50	1.22	4.80		0.00

**NOTE:** If the subdivision contains several groupings of lot sizes, the large lot adjustment needs to be calculated for each grouping of large lot sizes. Contact the Office of Assured and Adequate Water Supply for assistance in calculating the large lot adjustment for subdivision with several groupings of large lot sizes.

## Total Residential Demand

3082.86

## Non-Residential Usage\*\*\*

For each category please enter either square feet or acres of land for that type of non-residential use within your subdivision.

Category	Square Feet	Acres	Demand Factor (af/ac)	Non-Residential Demand (af/yr)
Common Area1	0.00	0.00	1.50 low water use	0.00
Common Area2			4.80 turf	0.00
Right of Way	653400.00	15.00	1.50 low water use	22.50
Golf Course		0.00	AMA Turf Program - contact AMA	0.00
Commercial Use	4181760.00	96.00	2.25 all acres	216.00
Industrial Exterior	14897520.00	342.00	1.50 all acres	513.00
Industrial Interior		25698.00	25 GPCD interior demand	719.64
Public Pool (length x width = square feet)		0.00	Based on closest AMA pool	0.00
Parks1	3746160.00	86.00	1.50 low water use	129.00
Parks2	3702600.00	85.00	4.80 turf	408.00
Retention/Delemon Basins		0.00	1.50 low water use	0.00
Retention/Delemon Basins		0.00	4.80 turf	0.00
School Landscape1		0.00	1.50 low water use	0.00
School Landscape2	304920.00	7.00	4.80 turf	33.60
School Interior***		2444.00	25 GPCD interior demand	68.44

**NOTE:** If application is for a change of ownership from a previously issued Certificate of Assured Water Supply, and is for only a portion of the original Certificate, contact the Office of Assured and Adequate Water Supply to pro-rate non-residential area acreage.

**NOTE:** For school interior demand, enter the number of students. If the proposed school is a high school or middle school, the demand factor is 43 GPCD.

## Total Non-Residential Demand

2110.18

## Distribution Losses

Demand af/yr	Residential	Non-Residential	Total	Loss Factor %	Distribution Losses (af/yr)
3082.86		2110.18	5193.04	10.00	519.30

## Construction

No. of Lots	Demand (gals/af)	100 yr demand (af)	Construction Demand (af/yr)
2444.00	10000.00	3594.68	35.95

## Total Demand Per Year

Residential Usage af/yr	Non-Residential Usage	Lost & Unaccounted for	Construction	Total Non-Res	Total Demand Per Year (af/yr)
3082.86	2110.18	519.30	35.95	2665.43	5748.29

## Residential Usage GPCD

375	Total Demand GPCD
	700

## Annual Build Out Demand

5748.29
---------

July 1, 2008

## SUBDIVISION DEMAND CALCULATOR

**PLEASE FILL OUT AND PRINT BOTH WORKSHEETS AND ATTACH TO YOUR APPLICATION!**

### Site Information

Name of Subdivision:

Centerpoint of the Southwest

**Gross Acres:**

	TOTAL ACRES	Acres in Turf	Acres in LWU	Acres NWU
--	-------------	---------------	--------------	-----------

1221.00

**Net Acres:**

--	--	--	--

**Residential acres:**

--	--	--	--

**Acres in lots:**

--	--	--	--

Single family acres:

463.00

Multi-family acres:

43.00

**Non-residential acres:**

--	--	--	--

**Right of way acres:**

	93.00		15.00	78.00
--	-------	--	-------	-------

**Tract acres:**

--	--	--	--

Commercial/Industrial acres:

438.00

Golf course acres:

--	--	--	--

Number of golf holes

--	--	--	--

Common area acres:

--	--	--	--

**Detention/Retention basin acres:**

--	--	--	--

Park acres:

171.00

85.00

86.00

School acres:

13.00

Other non-residential acres:

--	--	--	--

NOTE: Residential acres includes all land uses classified as residential. Acres in lots is the sum of the square footage of all lots.

NOTE: The sum of the tract acres and the right of way acres should equal the non-residential acres. The sum of all the specific types of non-residential land uses should equal the tract acres.

NOTE: The sum of all the specific types of land use acres, plus the right of way acres, should equal the gross acres.

NOTE: LWU = Low water use, NWU = No water use (hardscape or native vegetation)

## **CENTERPOINT OF THE SOUTHWEST**

Interstate Eight and Ten Interchange, Casa Grande, Arizona

**TWO LAND PARCELS TOTALING 1221 ACRES**  
**REGIONAL GATEWAY COMMERCE PARK – 453 ACRES**  
**AND**  
**CASA GRANDE MOUNTAIN RANCH, M.P.C. – 768 ACRES**

## **REGIONAL EMPLOYMENT AND ECONOMIC IMPACT PROJECTIONS FOR**

### **REGIONAL GATEWAY COMMERCE PARK**

**Twenty-Year Projected Employment and Economic Impact to the  
City of Casa Grande and Surrounding Communities**

**Estimated Dev. Period Beginning 2010/2011 Thru Build-Out Year 2031**

Total Area: 453 acres  
Less SRP Easement: - 27 acres  
Remaining Area: 426 acres  
Less Roadways &  
Open Space, Estimated@20%: -84 acres  
Available for development: 342 acres

Employment Base: Estimated High Tech & Associated Fields - 171 acres (50%)  
Employment Base: Estimated Office/Light Mfg/Whse Space – 171 acres (50%)

#### **Computation: Part One: Employment in High Tech & Associated Fields**

171 acres x 43,560 sq. ft. per acre = 7,448,760 square feet of land area

Assuming a floor area ratio of .80 with an average height of 3 stories per each building  
7,448,760 sq. ft. X .80 = 5,959,008 Total sq. ft of Floor Area

#### **Number of Employees**

Assuming 4 employees per 1,000 sq. ft. of Floor Area

5,959,008 divided by 1,000 X 4 = 23.836 Total Hi-Tech & Assoc. Fields Employees

Assuming 80% of Employees reside within an average of a 6-mile radius

23.836 X 80% = 19.069 Projected Number of Employees w/ minimal commute time

Assuming the current annual wages for High Tech and Assoc fields are in the range  
of \$60,000 - \$80,000. or an average annual salary of \$70,000.

Thus: Total Annual Wages for 19.069 Employees @ \$70,000. = \$1,334,830,000.

One Billion, Three Hundred Thirty Four Million, Eight Hundred and Thirty Thousand  
Dollars at Today's Wage Rates

Total Annual Wages for 23.836 Employees @ \$70,000. = \$1,668,520,000.

One Billion, Six Hundred Sixty-Eight Million, Five Hundred Twenty Thousand  
Dollars at Today's Wage Rates.

**Computation: Part Two: Employment in Office/Light Manufacturing/Warehousing**

171 acres X 43,560 sq. ft. per acre = 7,448,760 square feet of land area

Assuming a floor area ratio of .25 with an average height of thirty-five feet per building

7,448,760 sq. ft. X .25 = 1,862,190 Total sq. ft. of Building or Floor Area

Number of Employees

Assuming 1 employee per 1,000 sq. ft. of Building or Floor Area

1,862,190 divided by 1,000 = 1,862 Total Office/Light Mfg/Warehouse Employees

Assuming 80% of Employees reside within an average of a 6-mile radius

1,862 X 80% = 1,489 Projected Number of Employees w/ minimal commute time

Assuming the current annual wages for Office/Light Mfg/Whse are in the range of \$40,000. - \$50,000. or an average annual salary of \$45,000

Thus:

**Summary: Regional Employment and Economic Impact Projections**

Total Remaining Land Area after taking of the SRP Easement: 426 Acres

Open Space and Roadways - 20% -84 Acres

Available for Development: 342 Acres

Part One: Employment in High Tech & Assoc. Fields 171 Acres

Part Two: Office/Light Mfg/Warehouse 171 Acres

Floor Area: Part One- 5,959,008 Sq. Ft.

Part Two- 1,862,190 Sq. Ft.

Total Floor Area: 7,821,198 Sq. Ft.

Employees: Part One - 23,836

Part Two - 1,862

Total Employees: 25,698

Projected Number of Employees Residing within six mile radius:

Part One - 19,069

Part Two - 1,489

Total 20,558

**Local Economic Impact: Employees Residing Within Six Mile Radius**

Annual Wages: Part One - \$1,334,830,000

Part Two - 67,005,000

**Total Annual Wages:** \$1,401,835,000

One Billion, Four Hundred One Million, Eight Hundred Thirty-Five Thousand Dollars at Today's Annual Wages

**Regional Econ. Impact: Including Employees Residing Outside Of Six Mile Radius**

Annual Wages: Part One - \$1,668,520,000

Part Two - 83,790,000

**Total Annual Wages:** \$1,752,310,000

One Billion, Seven Hundred Fifty-Two Million, Three Hundred Ten Thousand Dollars at Today's Wage Rates

**Pinal County's present employee/resident ratio: 150/1000**

**Desired and achievable employee/resident ratio: 500/1000**

The north 453 acres of this subdivision is industrial/high-tech office use, known as Regional Gateway Commerce Park. Estimates of the number of employees this commerce park will accommodate are 25,698 people per attached employment impact projections. Given the large number of projected employees at the commerce park, the demand factor for the industrial use portion was adjusted to 1.5 acre feet per acre for exterior demand and 25 GPCD for projected number of employees for interior demand.

---

ATTACHMENT D  
Arizona Water Company CC&N

---



0000085684

1 BEFORE THE ARIZONA CORPORATION C

## 2 COMMISSIONERS

Arizona Corporation Commission  
**DOCKETED**

3 MIKE GLEASON, Chairman  
4 WILLIAM A. MUNDELL  
5 JEFF HATCH-MILLER  
KRISTIN K. MAYES  
GARY PIERCE

ROCKEFELLER

line

6 IN THE MATTER OF THE APPLICATION OF  
7 ARIZONA WATER COMPANY FOR AN  
8 EXTENSION OF ITS EXISTING CERTIFICATE  
OF CONVENIENCE AND NECESSITY FOR  
WATER SERVICE

DOCKET NO. W-01445A-07-0291

DECISION NO. 70379

**OPINION AND ORDER AND  
ORDER PRELIMINARY.**

10 DATE OF HEARING:

January 17, 2008

11 | PLACE OF HEARING:

**Phoenix, Arizona**

12 ADMINISTRATIVE LAW JUDGE:

Belinda A. Martin

13 APPEARANCES.

Mr. Robert W. Geake, Vice-President and General Counsel, on behalf of Arizona Water Company; and

15 Ms. Robin Mitchell, Staff Attorney,  
16 Legal Division, on behalf of the Utilities  
17 Division of the Arizona Corporation  
Commission.

**18. BY THE COMMISSION:**

19 On May 14, 2007, Arizona Water Company ("Company" or "AWC") filed with the Arizona  
20 Corporation Commission ("Commission") an application to extend its existing certificate of  
21 convenience and necessity ("Certificate" or "CC&N") to include two separate parcels within Pinal  
22 County, Arizona, more fully described as Parcels One and Two in the attached Exhibit 'A'  
23 ("Application").

24 On May 25, 2007, the Company filed an amendment to its Application to extend its existing  
25 Certificate to include three additional parcels, also within Pinal County, Arizona, more fully  
26 described as Parcels Three, Four and Five in the attached Exhibit 'A.'

27 On June 11, 2007, the Commission's Utilities Division Staff ("Staff") notified the Company  
28

1 that its Application was not sufficient ("Insufficiency Letter") pursuant to the Arizona Administrative  
2 Code ("A.A.C.").

3 On June 19, 2007, AWC responded to Staff's Insufficiency Letter.

4 On August 20, 2007, Staff notified the Company that its Application was still not sufficient  
5 pursuant to the A.A.C.

6 On September 24, 2007, the City of Eloy, Arizona, filed a letter opposing extension of  
7 AWC's Certificate to one of the five parcels.

8 On September 28, 2007, the Company responded to Staff's second Insufficiency Letter.

9 On November 2, 2007, Staff notified the Company that its Application was sufficient.

10 By Procedural Order dated November 27, 2007, the matter was set for hearing at the  
11 Commission's offices in Phoenix, Arizona, and procedural guidelines and deadlines were established.

12 On December 20, 2007, Staff filed its Staff Report recommending approval of the extension  
13 of the CC&N to include four of the five the requested Parcels, contingent upon the Company's  
14 compliance with certain conditions. Staff also recommended an Order Preliminary regarding the  
15 remaining Parcel.

16 On December 21, 2007, AWC filed an affidavit certifying that it mailed notice of the hearing  
17 to the owners of the affected property, and that Notice also was published in the *Casa Grande*  
18 *Dispatch* on December 6, 2007.

19 On January 17, 2008, the hearing in this matter convened before a duly authorized  
20 Administrative Law Judge.

21 On March 28, 2008, the Company filed late-filed exhibits.

22 \* \* \* \* \*

23 Having considered the entire record herein and being fully advised in the premises, the  
24 Commission finds, concludes, and orders that:

25 **FINDINGS OF FACT**

26 1. AWC is an Arizona corporation in good standing with the Commission's Corporations  
27 Division, and provides water service to over 81,000 customers in parts of Cochise, Coconino, Gila,  
28 Maricopa, Navajo, Pima, Pinal, and Yavapai Counties, Arizona. AWC is a wholly-owned subsidiary

1 of Utility Investment Company, which in turn is a wholly-owned subsidiary of United Resources, Inc.  
2 The Company holds CC&Ns issued to it by various Commission Decisions beginning in 1955. The  
3 Company is now applying to extend its CC&N to include five parcels totaling approximately 2.5  
4 square miles.

5       2. AWC's water service in Arizona is provided through 18 water systems divided by the  
6 Company into three groups: Northern, Eastern and Western. The current Application relates to  
7 provision of water service through the Company's Western group, which serves the City of Casa  
8 Grande and Pinal County. AWC's Casa Grande water system has 18 wells producing over 20,300  
9 gallons per minute, 14.27 million gallons of storage capacity, and a distribution system serving  
10 approximately 21,500 connections, which, given historical growth in the area, could expand to  
11 approximately 29,000 at the end of five years. The addition of the five parcels could add an additional  
12 2,570 connections, resulting in a possible total customer base of approximately 31,570 service  
13 connections at the end of five years. Based on the existing well production and storage capacities, the  
14 system can serve approximately 32,500 service connections.

15       3. The Company states that no additional wells, storage tanks or booster pumps will be  
16 required to serve the five parcels comprising the proposed CC&N extension area. Staff concludes  
17 AWC's current water system will have adequate production and storage capacity to serve both the  
18 existing and proposed CC&N areas.

19       4. The parcels are not contiguous to one another, but are adjacent to, or approximately  
20 one mile away from, AWC'S certificated area. Information specific to each of the individual parcels  
21 is as follows:

22 **Parcel One as described in Exhibit 'A'**

23       5. On April 13, 2007, United Engineering Group, on behalf of All State Associates of  
24 Pinal XIII, L.L.C., requested AWC to provide water service to a 110 acre parcel of land located in an  
25 unincorporated area of Pinal County, referred to as the Shreeve 110. Approximate expansion  
26 construction cost for the Company's system to serve the Shreeve 110 is \$502,207. Sewer service for  
27 the development will be provided through the construction of a septic system. The developers  
28 anticipate that construction of the project will begin in early 2009.

1  
2 Parcel Two as described in Exhibit 'A'

3       6. On October 20, 2006, Casa Grande Mt. Ranch, L.P., requested AWC to provide water  
4 service to an approximately 378 acre parcel of land located both within and without the City of Casa  
5 Grande, referred to as the Casa Grande Mt. Ranch. Approximate expansion construction cost for the  
6 Company's system to serve the Casa Grande Mt. Ranch is \$168,766. Sewer service to the  
7 development will be provided by the City of Casa Grande. The developers anticipate that  
8 construction of the project will begin in approximately two-to-four years.

9 Parcel Three as described in Exhibit 'A'

10     7. On March 22, 2006, Jeffrey Levinson and Charles Levinson requested AWC to  
11 provide water service to an approximately 40 acre parcel of land located within the City of Eloy,  
12 Arizona ("Eloy"), referred to as the Levinson Property. Approximate expansion construction cost for  
13 the Company's system to service the Levinson Property is \$509,912. Sewer service to the  
14 development will be provided by Eloy. The developers anticipate that construction of the project will  
15 begin in approximately three-to-five years.

16 Parcel Four as described in Exhibit 'A'

17     8. On August 17, 2006, AVRA Plantation I requested AWC to provide water service to  
18 an approximately 640 acre parcel of land located in an unincorporated area of Pinal County referred  
19 to as the AVRA Plantation. Approximate expansion construction cost for the Company's system to  
20 service the AVRA Plantation is \$168,766. Sewer service to the development will be provided by the  
21 Arizona City Sanitary District. The developers anticipate that construction of the first phase of the  
22 project will begin in approximately August 2008.

23 Parcel Five as described in Exhibit 'A'

24     9. On January 12, 2007, Haugen Development requested AWC to provide water service  
25 to an approximately 480 acre parcel of land located in an unincorporated area of Pinal County  
26 referred to as the Haugen Development. Approximate expansion construction cost for the Company's  
27 system to the Haugen Development is \$226,048. The developers anticipate that sewer service to the  
28 development will be provided by the Arizona City Sanitary District. The developers also anticipate

1 that construction of the project will begin in approximately April 2009.

2       10. AWC plans to finance the facilities for all five parcels through advances in aid of  
3 constructions and use of main extension agreements. Staff found the plant facilities and costs of  
4 construction to be reasonable and appropriate.

5       11. The Company has provided copies of Franchise Agreements between both Pinal  
6 County and the City of Casa Grande for Parcels One, Two, Four and Five. Parcel Three is within the  
7 city limits of Eloy, which operates its own water and wastewater systems. On September 24, 2007, a  
8 letter from Eloy was filed with the Commission which stated, "The City of Eloy does not support the  
9 application in Docket No. W-01445A-07-0291 for the same reasons it opposed the application in  
10 Docket No. W-01445A-05-0469." The letter, written by the Eloy City Attorney, also states that, to  
11 his knowledge, the owner of the Levinson parcel has not spoken to the Eloy city management staff  
12 regarding the provision of water service from Eloy.

13       12. According to Staff's testimony, Docket No. W-01445A-05-0469 referenced in Eloy's  
14 correspondence related to a prior application in which AWC sought a CC&N extension for a parcel  
15 which was also within Eloy's city limits. The Commission granted the Company an Order  
16 Preliminary to give AWC time to work with Eloy on the provision of a franchise agreement.  
17 However, Eloy opposed AWC's efforts to obtain a franchise agreement because Eloy provides water  
18 and wastewater services within its city boundaries. Eloy denied AWC's application for a franchise  
19 agreement. (*Transcript, page 74-76.*)

20       13. The Company's witness stated that it is his understanding that there is a new utilities  
21 manager and a new city manager for Eloy. The Company hopes that new Eloy staff will be amenable  
22 to granting a franchise agreement. The Company's witness also stated that in his discussions with  
23 some small developers, obtaining water service from Eloy was cost prohibitive and that is why small  
24 developers sought out AWC for water service instead of contacting Eloy. (*Transcript, page 30-32.*)

25       14. Staff believes granting AWC a CC&N for Parcel Three may encroach on Eloy's  
26 jurisdiction. Nevertheless, Staff recommends granting an Order Preliminary in order to be consistent  
27 with prior decisions regarding AWC. (*Transcript, page 76.*) Further, Parcel Three's owners have  
28 requested service from AWC and the Company believes that the change in Eloy's staff may mean

1 that Eloy could be more willing to consider allowing AWC to provide water service to Parcel Three.

2       15. As such, Staff recommends that the Commission grant AWC an Order Preliminary.  
3 Staff recommends further that AWC be required to file with Docket Control, as a compliance item in  
4 this docket, a franchise or other consent to operate within the municipal boundaries of Eloy within  
5 one year of the of the Decision granting the Order Preliminary. After AWC receives the appropriate  
6 documentation from Eloy, AWC should file a Motion in this docket for the issuance of a CC&N  
7 authorizing it to construct, maintain and operate facilities to provide water service to the public in  
8 Parcel Three. Upon the Motion of AWC and the verification of satisfaction of the requirement for the  
9 issuance of the CC&N for Parcel Three, Staff would prepare and docket an order for Commission  
10 approval. In the event AWC does not obtain a franchise, or other consent to provide water utility  
11 service to Parcel Three within one year of the Decision granting the Order Preliminary, then the  
12 Order Preliminary would be deemed null and void and Staff would file a memorandum in the docket  
13 stating such.

14       16. Recent Commission Decisions have stated that, although A.R.S. §40-282 (D) allows  
15 for the issuance of an Order Preliminary, the process has not been used on a regular basis. *See, for*  
16 *example, Utility Source, LLC, Decision No. 67446 (January 4, 2005, denying an Order Preliminary)*  
17 *and Palo Verde Utilities Company, et al., Decision No. 68498 (February 23, 2006, granting an Order*  
18 *Preliminary).*

19       17. As evidenced by Decision No. 68498, cited above, there are circumstances where the  
20 issuance of an Order Preliminary is the appropriate mechanism to lend a degree of certainty in  
21 anticipation of future events and where the circumstances are beyond the Applicant's control.  
22 According to Staff and the Company, there is a public need for the granting of the CC&N. Further,  
23 the owners of Parcel Three have requested service from the Company and, unlike *Utility Source*,  
24 *supra*, the Company already has an adequate water supply to service Parcel Three.

25       18. We find the circumstances in the instant case similar to those in *Johnson Utilities*,  
26 *LLC, Decision No. 67586 (February 15, 2005)*, where we found that an Order Preliminary was  
27 appropriate until the pending issues could be resolved. We believe that the issuance of an Order  
28 Preliminary will allow the Company to move forward with its negotiations with Eloy in obtaining a

1 franchise agreement. Further, issuance of an Order Preliminary brings the extension area under  
2 Commission jurisdiction which will allow continued oversight by the Commission that all conditions  
3 are met prior to the issuance of a final Order. Once Staff has determined that AWC is in compliance  
4 with the conditions discussed in Paragraph No. 15, above, we will have a further opportunity to  
5 review Staff's recommendation and issue a final Order in this proceeding.

6 19. Staff's recommendations for Parcels One, Two, Four and Five are as follows:  
7 a. Require AWC to charge its authorized rates and charges in the extension areas.  
8 b. Require AWC to file with Docket Control, as a compliance item in this docket, a copy  
9 of the Arizona Department of Environmental Quality ("ADEQ") Approval to Construct  
10 for the facilities needed to serve Phase I of each of the parcels within the requested  
11 areas within two years of the effective date of the Order.

12 c. Require AWC to file with Docket Control, as a compliance item in this docket, a copy  
13 of the developer's Certificate of Assured Water Supply, for each of the Parcels within  
14 the requested areas, within two years of the effective date of the Order.

15 20. Staff further recommends for all parcels that the Order be declared null and void, after  
16 due process, should the Company fail to meet the conditions set for above within the time specified.

17 21. AWC's existing system is regulated by ADEQ under ADEQ Public Water System I.D.  
18 #11-009. The Company's system has no deficiencies and ADEQ has determined that this system is  
19 currently delivering water that meets water quality standards required by A.A.C., Title 18, Chapter 4.

20 22. The Company is located within the Pinal Active Management Area and is in  
21 compliance with its reporting and conservation requirements with the Arizona Department of Water  
22 Resources.

23 23. The U.S. Environmental Protection Agency ("EPA") has reduced the arsenic  
24 maximum contaminant level ("MCL") in drinking water from 50 parts per billion ("ppb") to 10 ppb.  
25 The Company stated that its arsenic levels for its wells in the Western group range from 7 ppb to 45  
26 ppb. In Decision No. 67518 (January 20, 2005), the Commission approved the implementation of an  
27 Arsenic Cost Recovery Mechanism which allows AWC to recover arsenic treatment costs for the  
28 Western group. Testimony of the Company's witness indicated that all but one of AWC's arsenic

1 treatment plants are now in operation. (*Transcript, page 19.*)

2 24. AWC has no outstanding Commission compliance issues.

3 25. AWC has an approved curtailment tariff.

4 26. None of the parcels' developers intend to put high water use features such as golf  
5 courses in their developments. (*Transcript, page 13.*)

6 27. Given the foregoing, Staff's recommendations in Findings of Fact Nos. 15 and 19 are  
7 reasonable and should be adopted.

8 **CONCLUSIONS OF LAW**

9 1. Arizona Water Company is a public service corporation within the meaning of Article  
10 XV of the Arizona Constitution and A.R.S. §§ 40-281 and 40-282.

11 2. The Commission has jurisdiction over Arizona Water Company and the subject matter  
12 of the Application.

13 3. Notice of the Application was provided in accordance with law.

14 **Parcels One, Two, Four and Five**

15 4. There is a public need and necessity for water service in the proposed extension areas  
16 more fully described as Parcels One, Two, Four and Five in the attached Exhibit 'A.'

17 5. Arizona Water Company is a fit and proper entity to receive a CC&N to provide water  
18 service in the proposed extension areas more fully described as Parcels, One, Two, Four and Five in  
19 the attached Exhibit 'A.'

20 **Parcel Three**

21 6. Arizona Water Company has established there is a need and necessity for public water  
22 utility service for Parcel Three as described in the attached Exhibit 'A' requiring the issuance of an  
23 Order Preliminary prior to the approval of an extension of their Certificate for Parcel Three  
24 authorizing the Company to construct, operate and maintain facilities to furnish water service for that  
25 Parcel.

26 7. Arizona Water Company is a fit and proper entity to receive an Order Preliminary for  
27 the proposed extension area more fully described as Parcel Three in the attached Exhibit 'A.'

28

1       8. Staff's recommendations as set forth in Findings of Fact Nos. 15 and 19 are reasonable  
2 and should be adopted.

## ORDER

4 IT IS THEREFORE ORDERED that the Application of Arizona Water Company for an  
5 extension of its Certificate of Convenience and Necessity to provide water service in the City of Casa  
6 Grande and in Pinal County, for Parcels One, Two, Four and Five as more fully described in the  
7 attached Exhibit 'A' is approved.

8 IT IS FURTHER ORDERED that Arizona Water Company shall file with Docket Control as  
9 a compliance item in this docket, a copy of the Arizona Department of Environmental Quality  
10 Approval to Construct of the facilities needed to serve Phase I within each of Parcels One, Two, Four  
11 and Five within two years of the effective date of this Decision.

12 IT IS FURTHER ORDERED that Arizona Water Company shall file with Docket Control, as  
13 a compliance item in this docket, a copy of the developer's Certificate of Assured Water Supply for  
14 each of Parcels One, Two, Four and Five within two years of the effective date of this Decision.

15 IT IS FURTHER ORDERED that in the event Arizona Water Company fails to comply with  
16 the above stated conditions within the required time-frames, the Certificate of Convenience and  
17 Necessity conditionally granted herein shall become, after due process, null and void solely as to such  
18 Parcel or Parcels for which the conditions remain unsatisfied.

19 IT IS FURTHER ORDERED that Arizona Water Company shall charge its authorized rates  
20 and charges for Parcels One, Two, Four and Five as more fully described in the attached Exhibit 'A.'

IT IS FURTHER ORDERED that, pursuant to A.R.S. §40-282(D), the Order Preliminary to the issuance of the Certificate of Convenience and Necessity for Parcel Three is granted. Arizona Water Company shall file with Docket Control, as a compliance item in this docket, a franchise or other consent to operate within the municipal boundaries of the City of Eloy within one year of the effective date of this Decision. After completion of this requirement, Arizona Water Company shall file a motion in this docket for the issuance of a Certificate of Convenience and Necessity authorizing it to construct, maintain and operate facilities to provide water service to the public more fully

DOCKET NO. W-01445A-07-0291

1 described in Parcel Three of Exhibit 'A.' Upon the motion of Arizona Water Company and  
2 verification of satisfaction of the requirements for the issuance of its Certificate of Convenience and  
3 Necessity, Staff shall prepare and docket an Order that grants the Certificate of Convenience and  
4 Necessity for Commission Approval.

5 IT IS FURTHER ORDERED that, in the event Arizona Water Company does not obtain a  
6 franchise or other consent to provide water utility service for Parcel Three within one year of the  
7 effective date of this Decision, then the Order Preliminary shall be deemed null and void and Staff  
8 shall file a memorandum in this docket stating as such.

9 IT IS FURTHER ORDERED that this Decision shall become effective immediately.

10 BY ORDER OF THE ARIZONA CORPORATION COMMISSION.

11  CHAIRMAN COMMISSIONER

12  JEFFREY H. DULLI COMMISSIONER  GARY L. REIN COMMISSIONER

13  
14  
15 IN WITNESS WHEREOF, I, BRIAN C. McNEIL, Executive  
16 Director of the Arizona Corporation Commission, have  
17 hereunto set my hand and caused the official seal of the  
18 Commission to be affixed at the Capitol, in the City of Phoenix,  
19 this 13<sup>th</sup> day of June, 2008.

20   
21 BRIAN C. McNEIL  
22 EXECUTIVE DIRECTOR

23 DISSENT 

24  
25 DISSENT 

1 SERVICE LIST FOR: ARIZONA WATER COMPANY  
2 DOCKET NO.: W-01445A-07-0291  
3 Robert W. Geake, Esq.  
4 Vice-President and General Counsel  
5 ARIZONA WATER COMPANY  
6 3805 North Black Canyon Highway  
7 Phoenix, Arizona 85015  
8 Janice Alward, Chief Counsel  
9 Legal Division  
10 ARIZONA CORPORATION COMMISSION  
11 1200 West Washington Street  
12 Phoenix, Arizona 85007  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

EXHIBIT A

PARCEL ONE

A parcel of land lying within and being a portion of the Northwest quarter of Section 5, Township 7 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

The Northwest quarter of Section 5, EXCEPT the East half of the East half of the West half of the East half of the Northwest quarter of said Section 5; And EXCEPT the East half of the East half of the Northwest quarter of said Section 5.

PARCEL TWO

A portion of the Northwest quarter of Section 23, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northwest corner of said Section 23;  
Thence South 89°36'00" East, along the North line of the Northwest quarter, a distance of 976.00 feet;  
Thence South 14°20'26" East, a distance of 271.53 feet to the True Point of Beginning;  
Thence South 89°36'00" East, a distance of 1594.92 feet;  
Thence South 00°09'58" West, a distance of 1072.26 feet;  
Thence North 89°49'34" West, a distance of 1315.83 feet;  
Thence North 14°20'28" West, a distance of 1114.11 feet to the True Point of Beginning;

Together with:

A portion of Section 23 and Section 14 of Township 7 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northwest corner of said Section 23 also being the Southwest corner of Section 14;  
Thence South 89°36'00" East, along the common line of Sections 23 and 14, a distance of 976.00 feet to the True Point of Beginning;  
Thence South 14°20'26" East, a distance of 271.53 feet;  
Thence South 89°36'00" East, a distance of 1594.92 feet;  
Thence North 00°09'58" East, a distance of 262.60 feet to the North quarter corner of said Section 23, also being the South quarter corner of Section 14;  
Thence North 00°08'37" West, a distance of 651.64 feet;  
Thence North 89°36'00" West, a distance of 1826.65 feet;  
Thence South 14°12'46" East, a distance of 673.39 feet to the True Point of Beginning;

Together with:

A portion of the West half of Section 14, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the North quarter corner of said Section 14;  
Thence South 00°08'37" East, along the North-South Mid-Section line, a distance of 3288.53 feet to the True Point of Beginning;  
Thence continuing South 00°08'37" East, a distance of 1383.76 feet;  
Thence North 89°38'00" West, a distance of 1826.85 feet;  
Thence North 00°01'53" West, a distance of 1350.00 feet;  
Thence North 89°58'07" East, a distance of 1823.93 feet to the True Point of Beginning;

Together with:

A portion of the West half of Section 14, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the North quarter corner of said Section 14;  
Thence South 00°08'37" East, along the North-South Mid-Section line, a distance of 1992.28 feet to the True Point of Beginning;  
Thence continuing South 00°08'37" East, a distance of 1296.28 feet;  
Thence South 89°58'07" West, a distance of 2334.93 feet;  
Thence North 00°13'18" West, a distance of 1314.58 feet;  
Thence South 89°34'57" East, a distance of 2336.82 feet to the True Point of Beginning;

Together with:

A portion of the West half of Section 14, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the North quarter corner of said Section 14;  
Thence South 00°08'37" East, along the North-South Mid-Section line, a distance of 987.30 feet to the True Point of Beginning;  
Thence continuing South 00°08'37" East, a distance of 1024.98 feet;  
Thence North 89°34'57" West, a distance of 2336.82 feet;  
Thence North 00°13'18" West, a distance of 1025.00 feet;  
Thence South 89°34'57" East, a distance of 2338.22 feet to the True Point of Beginning;

Together with:

A portion of the West half of Section 14, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the North quarter corner of said Section 14 and the True Point of Beginning;  
Thence South  $00^{\circ}08'37''$  East, along the North-South Mid-Section line, a distance of 967.30 feet;  
Thence North  $89^{\circ}34'57''$  West, a distance of 2338.22 feet;  
Thence North  $00^{\circ}13'17''$  West, a distance of 967.31 feet to a point on the North line of said Section 14;  
Thence South  $89^{\circ}34'57''$  East, along the North line of Section 14, a distance of 2339.54 feet to the True Point of Beginning.

PARCEL THREE

The Northwest quarter of the Northeast quarter of Section 20, Township 8 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL FOUR

Section 11 of Township 8 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL FIVE

The East half and the Southwest quarter of Section 17, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

---

**ATTACHMENT E**  
**Water Availability Letter**

---

## ARIZONA DEPARTMENT OF WATER RESOURCES

### Hydrology Division

500 North Third Street, Phoenix, Arizona 85004  
Telephone 602 417-2448  
Fax 602 417-2425



April 24, 2002

JANE DEE HULL  
Governor

JOSEPH C. SMITH  
Director

Mr. William Garfield  
Arizona Water Company  
3805 North Black Canyon Highway  
Phoenix, Arizona 85015

**RE: Arizona Water Company**  
**Application for Physical Availability Demonstration #20-400600**

Dear Mr. Garfield:

The Department has completed review of the report entitled *Hydrology Study Report, Pinal AMA, Casa Grande Groundwater Flow Model*, prepared by Clear Creek Associates, August 31, 2001. The area of review has been limited to the Casa Grande (including Arizona City), Coolidge, and Tierra Grande service areas of Arizona Water Company's Pinal County CC&Ns. The model study area is located primarily in the Maricopa-Stanfield and Eloy sub-basins of the Pinal Active Management Area.

In accordance with A.A.C. R-12-15-702(C), it was determined that approximately 57,507 acre-feet per year of groundwater is available for the Casa Grande service area; 13,510 acre-feet per year is available for the Coolidge service area; and 4,786 acre-feet per year is available for the Tierra Grande service area. These quantities represent the amount of groundwater available for new demands within the service area of each system. The groundwater is projected to be physically available for 100 years under A.A.C. R-12-15-703(B) for assured water supply purposes in the respective areas. Currently, the water supply systems are in compliance with water quality standards for the purposes of A.A.C. R-12-15-704. It is the Department's conclusion that, pumping the projected demands for 100 years, will take the depth-to-static water level to approximately the maximum depth allowed by A.A.C. R-12-15-703(B).

The results of the Department's hydrologic review fulfill the requirements of A.A.C. R12-15-702 (C) and can be cited in applications for a Certificates of Assured Water Supply or for Designation of Assured Water Supply. These applications have certain additional requirements based on the assured water supply criteria referenced in A.R.S. §45-576 and A.A.C. R-12-15-701 *et. seq.* For further information on these requirements, please contact the Office of Assured and Adequate Water Supply Certification at (602)417-2465. If the Department finds that the groundwater supply is not available because the assumptions and information used in determining the physical availability under the current criteria prove incorrect, the Department will modify the availability of groundwater accordingly.

Page 2  
April 24, 2002  
Mr. William Garfield  
Arizona Water Company  
Application for Physical Availability Demonstration #20-400600

The Department's determination is an appealable agency action. In order to appeal this decision, you must request an appeal within thirty (30) days from receipt of this letter. I have enclosed a summary of the appeals process and an appeal form should you wish to pursue this option.

If you have any questions regarding the physical availability review, please contact me at (602) 417-2448.

Sincerely,



Greg Wallace  
Chief Hydrologist

GW/KM/rd  
202245

cc: Steve Corell, Clear Creek Associates  
Doug Dunham, ADWR  
Dennis Kimberlin, ADWR, Pinal AMA

## **BACKGROUND INFORMATION**

## Office of Assured & Adequate Water Supply General Information and Review Status

File Number 28-700543.0000 Subdivision Centerpoint of the Southwest

AMA PINAL AMA

Date Received 07/02/2008

County Pinal

Application Status Issued

City Casa Grande

Status Date 07/07/2008

Plat Active

Primary Water Provider Arizona Water Co - Casa Grande

Owner City of Casa Grande, an Arizona Municipal Corporation

Owner Casa Grande Mountain Ranch L.P., an Arizona limited partnership George Chasse

Quad:	T	1/2	R	1/2	Sec	Q160	Q40	Q10	Q2 1/2
D	7	6				10			
D	7	6				11			
D	7	6				12			
D	7	6				13			
D	7	6				14			
D	7	6				23			

### REVIEW / APPROVAL STATUS

Office of Assured Water Supply	Richard	Obenshain	Approved	07/07/2008
Water Quality	Richard	Obenshain	Approved	07/07/2008
Active Management Area	Richard	Obenshain	Approved	07/07/2008
Hydrology - Manager	John	Schneeman	Approved	07/03/2008

## Office of Assured and Adequate Water Supply Active Management Area Review

File Number 28-700543.0000 Subdivision Centerpoint of the Southwest

Water Provider	Arizona Water Co - Casa Grande		
Provider Size	Large		
		<input type="checkbox"/> CCN	<input type="checkbox"/> Dry Lot
		<input checked="" type="checkbox"/> Plat	
		<b>Credit Account</b>	
<b>Demand Totals, aflyr</b>		Basic Groundwater Allowance	
Residential	3082.86	Extinguishment Credits	
Non Residential	2110.18	Stored Water Credits	
Construction	35.95	Total Credits	
Lost + Unaccounted	519.3	<b>Consistency with Management Plan</b>	
Total Annual Demand	5748.29	Provider's Conservation Target	
<b>100 Year Demands</b>		<input type="checkbox"/> Is Provider in Compliance?	
Groundwater	574829.00	<input type="checkbox"/> Is there an Outstanding Admin Review?	
Effluent		<input type="checkbox"/> Applicant notified to refile NOI to Serve?	
Surface Water		<b>Consistency with Management Goal</b>	
CAP Water		Groundwater Rights verified? Yes	
Total 100 yr Demand	574829.00	Surface Water Right verified?	
Applicant's Estimate	574829.00	Extinguishment Processed?	
		<input type="checkbox"/> Waterlogged exemption requested	
		<input type="checkbox"/> Poor quality water exemption requested	
		<input checked="" type="checkbox"/> CAGRD Membership	
		<input type="checkbox"/> Dedication of LTSC	

## Office of Assured and Adequate Water Supply Active Management Area Review

---

File Number	28-700543.0000	Subdivision	Centerpoint of the Southwest					
<b>Residential Demand</b>								
PPHU	GPCD or per house/day	Demand/HU/YR (a <sup>2</sup> /yr)	No. HU (lots)	Residential Demand/Yr (a <sup>2</sup> /yr)				
Single Family (int)	3	125	0.42	1714	719.97			
Multi-Family (int)	3	125	0.42	730	306.64			
Single Family Landscape (ext)								
Multi-Family Landscape (ext)								
Single Family Demand/HU/YR								
Square Feet	Acres	Demand Factor (a <sup>2</sup> /yr)	No. HU (lots)	Large Lot Adjustment Demand/Yr (a <sup>2</sup> /yr)				
Average Lot Size (sq. ft)	115875	2.66						
TMP Model Lot Size (sq. ft)	10000	0.23						
Large Lot Adjustment	105875	2.43						
1/2 low water use	52937.5	1.22	1.5	1128	2056.25			
1/2 turf	52937.5	1.22	0	0	0			

## Office of Assured and Adequate Water Supply Active Management Area Review

File Number	28-700543.0000	Subdivision	Centerpoint of the Southwest	
NonResidential Demand				
	SqFt	Acres	Demand Factor (af/ac)	Non-Residential Demand (af/yr)
Common Area1				
Common Area2				
Right of Way		15	1.5	22.5
Golf Course				
Commercial Use		96	2.25	216
Public Pool (length x width = sqft)				
Parks1		86	1.5	129
Parks2		85	4.8	408
Retention/Detention Basins1				
Retention/Detention Basins2				
School Landscape1				
School Landscape2		7	4.8	33.6
School Interior		2444 pupils	25gpcd	68.44
Industrial Park Exterior		342	1.5	513
Industrial Park Interior-25698 employees @25gpcd		25698	25	719.54
AMA Comments				
WRRBO	07/03/2008	Water quality will be proven at the CAWS stage with submission of signed NOI's.		
WRRBO	07/03/2008	Most of the project area lies within AWC's CC&N, but a pending expansion to cover the remaining area has not yet gained final Opinion & Order from the ACC. An NOI signed by the water provider has not been included with this application. Legal availability is not proven.		
WRRBO	07/03/2008	Physical availability is being proven by reliance upon AWC's PAD 51-400600.0001.		
WRRBO	07/03/2008	Development plan indicates: 1221 ac gross= 1714 single family units in 463 ac; 703 multi-family units in 43 ac; 93 ac in ROW- with only 15 ac LWU irrigated; 171 ac in parks- both LWU & turf; an elementary school site of 13 ac with a student population of 1224; 96 ac. of mixed commercial use; and 342 ac. in the "Regional Gateway Commerce Park", which is predicted to be a high-tech manufacturing, research & development campus ultimately employing an estimated 25,698 persons.		

## **Office of Assured and Adequate Water Supply Active Management Area Review**

---

File Number **28-700543.0000**

Subdivision **Centerpoint of the Southwest**

**AMA Reviewers**

Active Management Area

Richard Obenshain

Approved

07/07/2008

## Office of Assured and Adequate Water Supply Hydrology Review

File Number	28-700543.0000	Subdivision	Centerpoint of the Southwest		
Subbasin	Eloy	Aquifer description			
Depth to Water, ft		WL change, ft/yr			
Sat Thickness, ft		Impact Analysis Method			
<b>100YR Impact</b>					
Proj 100yr water level change, ft		Estimated depth to water after 100 years: max, ft	Location		
Source	<b>Surface Water Supply</b>				
	Firm Yield, af/yr	Median flow, af/yr			
<b>Groundwater Supply</b>					
<b>Basis of Physical Availability</b>		<input checked="" type="checkbox"/> Study included w/ application			
<input checked="" type="checkbox"/> Water Availability Letter/PAD		<input checked="" type="checkbox"/> Hydrologic data on file			
<input type="checkbox"/> Analysis		Original amount of physical availability, af/yr			
		Balance after this application, af/yr			
<b>Source of Physical Availability</b>					
	51-400600.0001	5748.29			
<b>Total Availability, af: 5748.29</b>					
<b>Demand</b>					
Applicant's projected demand, af/100 yrs		574829.00			
AMA's projected demand, af/100 yrs		574829.00			
<b>Hydro Comments</b>					
<b>Hydro Reviewers</b>					
Hydrology + Manager	John Schneeman	Approved	07/03/2008		

## Office of Assured and Adequate Water Supply Water Quality Review

File Number **28-700543.0000** Subdivision **Centerpoint of the Southwest**

Primary Water Provider **Arizona Water Co - Casa Grande**

Primary Provider System

PWS Number **11-009**

New Provider (checked if yes)

Is Water Provider in compliance with safe Drinking Water Standards, per ADEQ/County ? **Yes**

Do the lab results meet the drinking water quality standards ?  
(checked if yes)

Is there a known WQARF, Superfund or Solid Waste site within one mile? **No**

Has the mitigation and migration analysis been submitted?  
(checked if yes)

Are there expected changes to water quality so as to make it likely that the pledged water supply in the future will not meet current water quality standards? **No**

Applicant has chosen NOT to prove water quality at this time **Yes**

### Comments

User When

Preliminary WQ Reviewer

Final WQ Reviewer

Richard Obenshain Approved 07/07/2008

AMA Finder Query Where Cadastral =D07006010000  
Oracle SDE instance 7/3/2008

Column Name	Value
Cadastral	D07006010000
Watershed	SANTA CRUZ RIVER
Watershed Code	09
County	PINAL
County Code	11
AMA	PINAL
AMA Code	D
Subbasin	ELOY
Subbasin Code	11
WQARF	NOT IN ANY WQARF SITE
WQARF Code	000

AMA Finder Query Where Cadastral =D07006011000  
Oracle SDE instance 7/3/2008

Column Name	Value
Cadastral	D07006011000
Watershed	SANTA CRUZ RIVER
Watershed Code	09
County	PINAL
County Code	11
AMA	PINAL
AMA Code	D
Subbasin	ELOY
Subbasin Code	11
WQARF	NOT IN ANY WQARF SITE
WQARF Code	000

AMA Finder Query Where Cadastral =D07006012000  
Oracle SDE instance 7/3/2008

Column Name	Value
Cadastral	D07006012000
Watershed	SANTA CRUZ RIVER
Watershed Code	09
County	PINAL
County Code	11
AMA	PINAL
AMA Code	D
Subbasin	ELOY
Subbasin Code	11
WQARF	NOT IN ANY WQARF SITE
WQARF Code	000

AMA Finder Query Where Cadastral =D07006013000

Oracle SDE instance 7/3/2008

Column Name	Value
Cadastral	D07006013000
Watershed	SANTA CRUZ RIVER
Watershed Code	09
County	PINAL
County Code	11
AMA	PINAL
AMA Code	D
Subbasin	ELOY
Subbasin Code	11
WQARF	NOT IN ANY WQARF SITE
WQARF Code	000

AMA Finder Query Where Cadastral =D07006014000  
Oracle SDE instance 7/3/2008

Column Name	Value
Cadastral	D07006014000
Watershed	SANTA CRUZ RIVER
Watershed Code	09
County	PINAL
County Code	11
AMA	PINAL
AMA Code	D
Subbasin	ELOY
Subbasin Code	11
WQARF	NOT IN ANY WQARF SITE
WQARF Code	000

AMA Finder Query Where Cadastral =D07006023000  
Oracle SDE instance7/3/2008

Column Name	Value
Cadastral	D07006023000
Watershed	SANTA CRUZ RIVER
Watershed Code	09
County	PINAL
County Code	11
AMA	PINAL
AMA Code	D
Subbasin	ELOY
Subbasin Code	11
WQARF	NOT IN ANY WQARF SITE
WQARF Code	000



## Chasse Real Estate & Financial Group

P.O. Box 15267  
Phoenix, AZ 85060

(602) 952-2200  
Fax (480) 607-9069  
Email: [gchasserealty@yahoo.com](mailto:gchasserealty@yahoo.com)

June 20, 2008

Arizona Department of Water Resources  
Office of Assured and Adequate Water Supply  
3550 N. Central Avenue  
Phoenix, Arizona 85012

**Re: Submittal of Application for Analysis of Assured Water Supply, Centerpoint of the Southwest, Casa Grande, Arizona**

To Whom It May Concern:

Enclosed please find the following documents to support an Application for Analysis of Assured Water Supply for the Centerpoint of the Southwest development located in Casa Grande, Arizona. A check for the application fee in the amount of \$7,500.00 and two copies of the following items are included with this application:

- Signed Application for an Analysis of Assured Water Supply;
- Attachment A – Proof of Ownership;
- Attachment B – Site Plan;
- Attachment C – Demand Calculations and Assumptions;
- Attachment D – Arizona Water Company CC&N expansion;
- Attachment E – 2002 Water Availability Letter

Please don't hesitate to call if there are any questions or any additional information is required. You may contact Jack Gilmore, Gilmore/Parsons Land Planners, at 602-266-5622 or me at 602-952-2200. We appreciate your assistance with this application.

Sincerely,

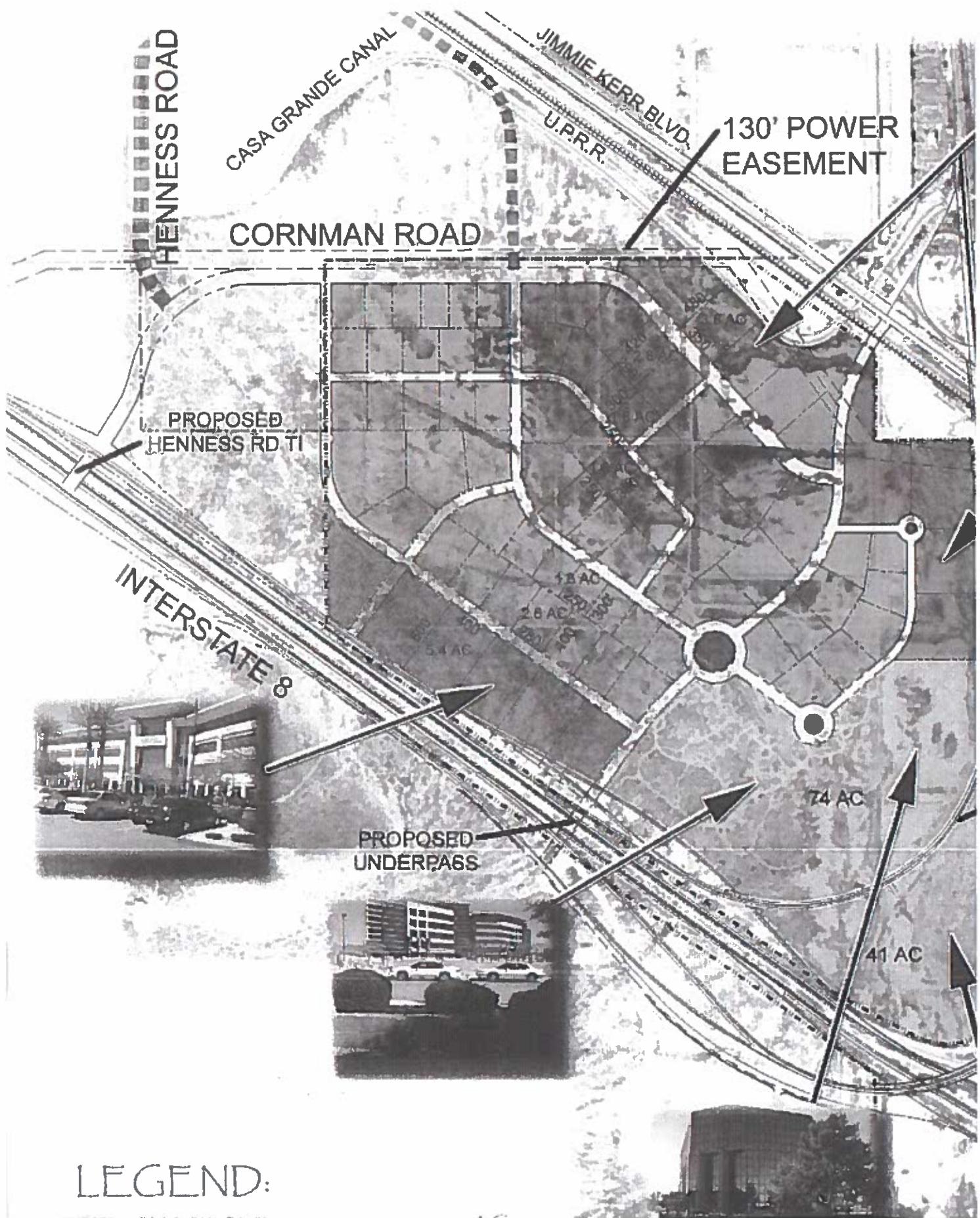
*George J. Chasse*  
George Chasse, General Partner  
Casa Grande Mountain Ranch, Limited Partnership

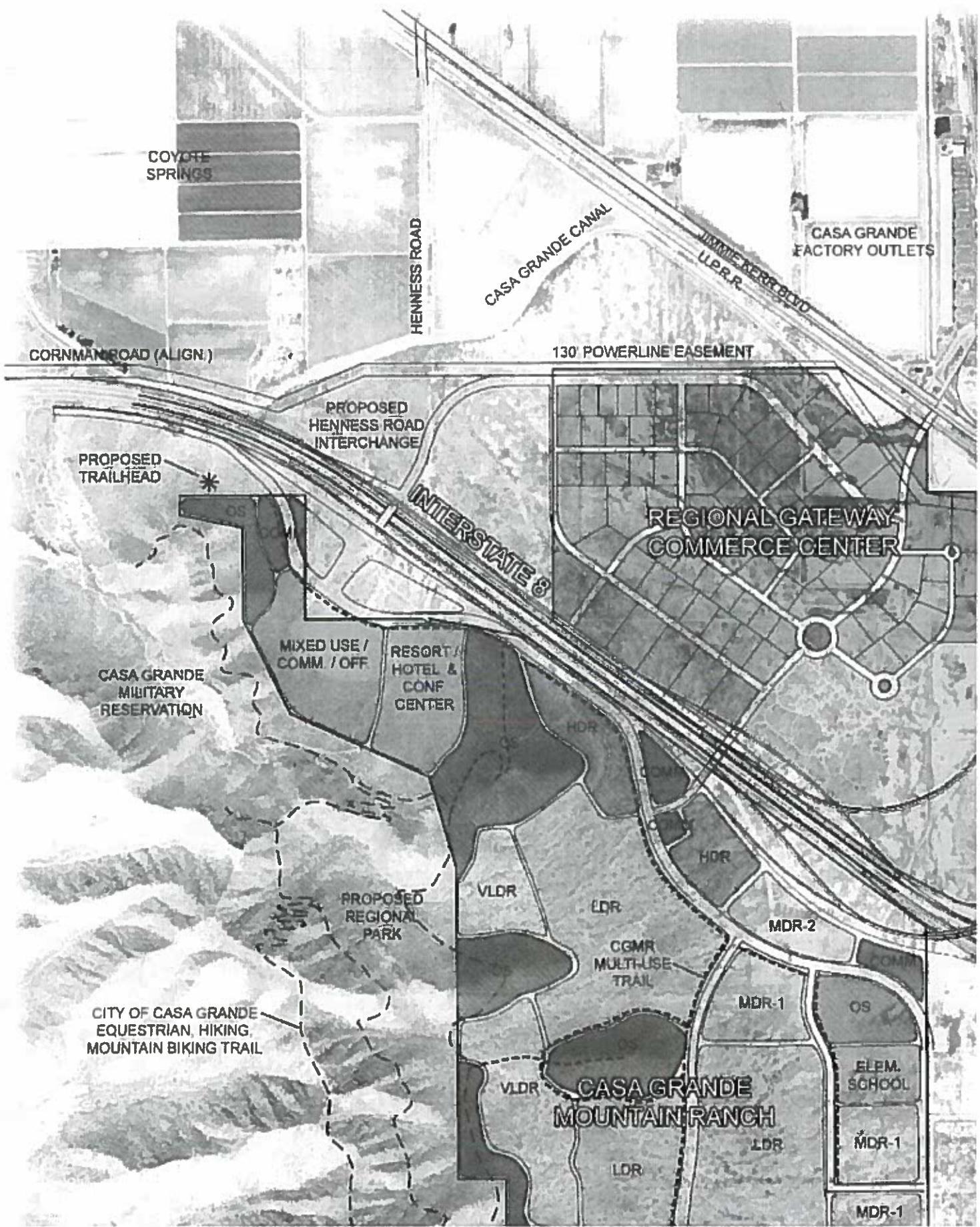
Enc

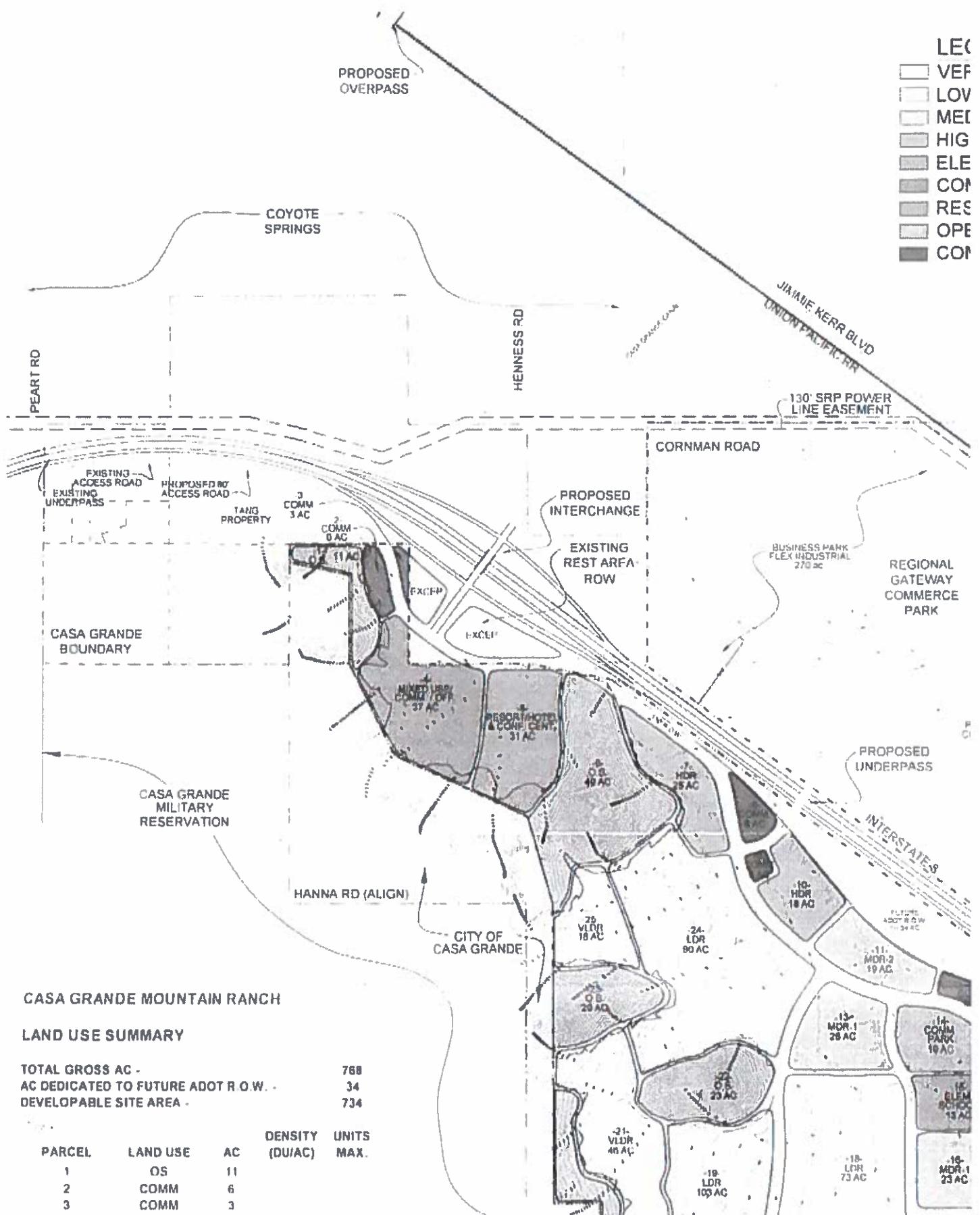
**ASSURED WATER SUPPLY  
CHECK DEPOSIT  
DATE 7-3-08**

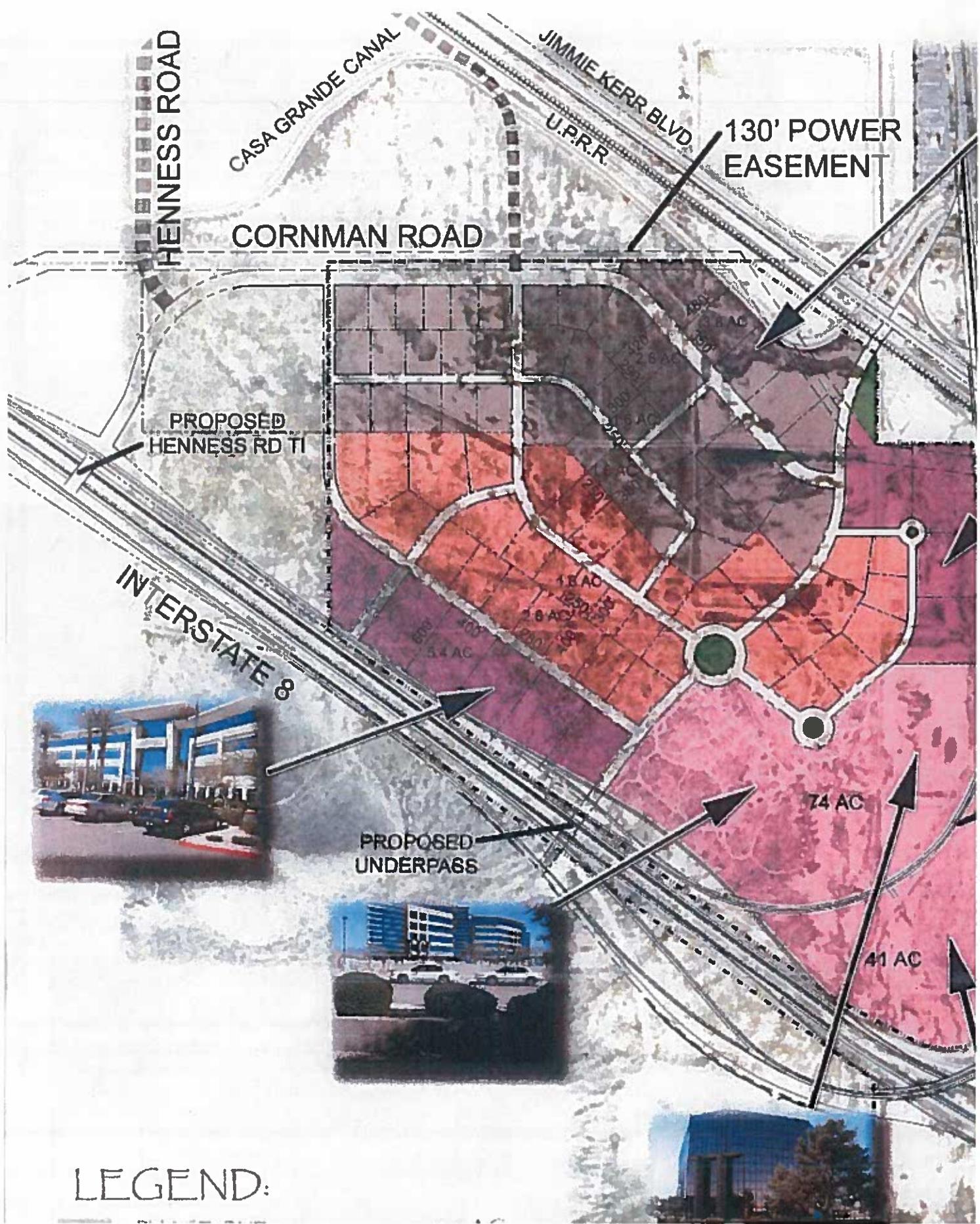
SUBMITTED BY	Mary Pickett
APPLICANT:	Centerpoint of the Southwest
CHECK NO	1098
CHECK AMOUNT:	\$7,500.00
NAME ON CHECK:	Casa Grande Mountain Ranch L.P.
ADDRESS:	P.O. Box 15267
CITY, STATE ZIP:	Phoenix, AZ 85060
TELEPHONE NO:	602-952-2200

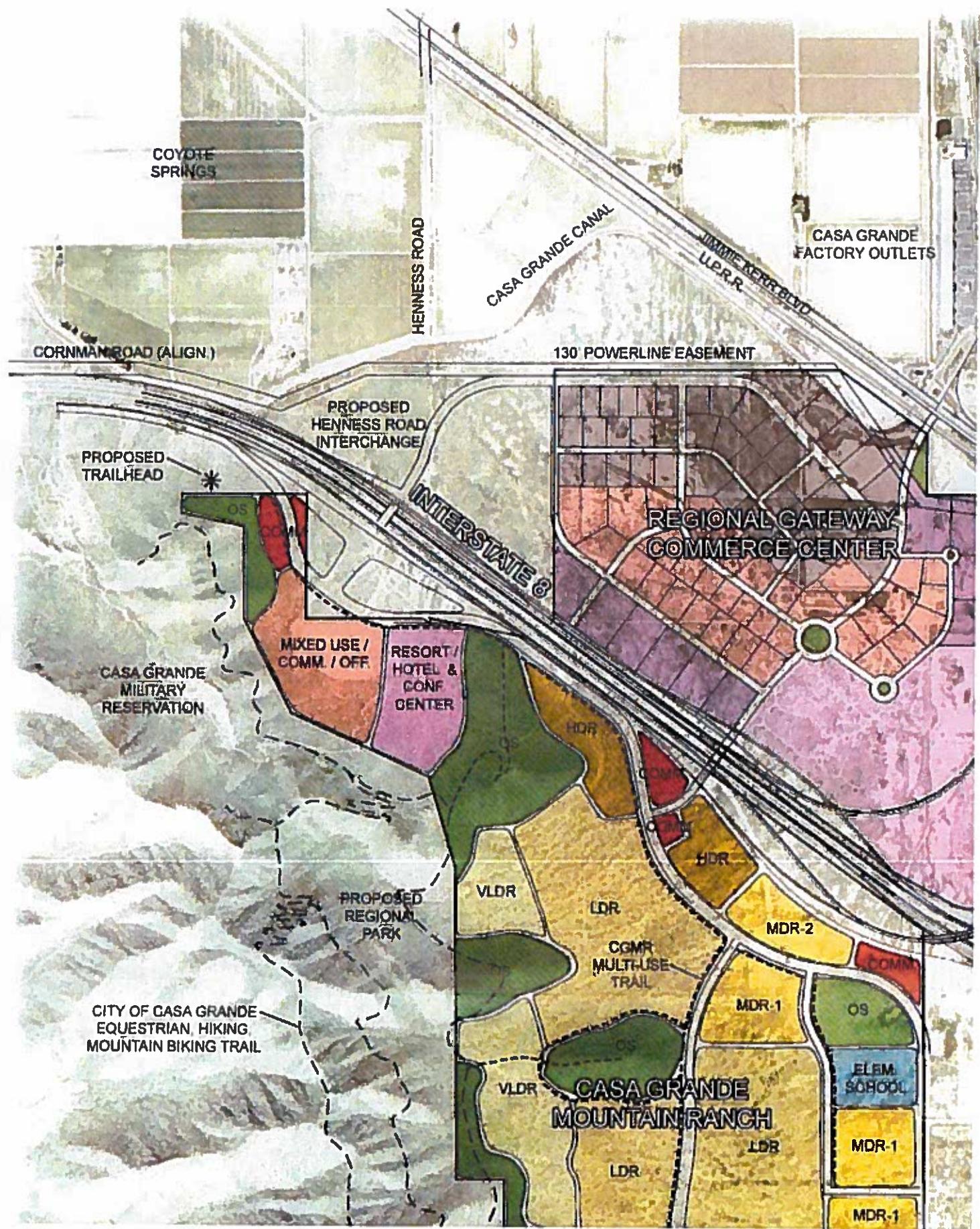
FILE NUMBER	TYPE OF FILING FEE	PUBLIC NOTICE	APP.	TOTAL
51-	Application for a <u>Physical Availability</u> Demonstration (Inside an AMA) PAD			
52-	Application for a <u>Physical Availability</u> Demonstration (Outside an AMA) PAD			
40-	Application for a <u>Designation of Adequate Water Supply</u>			
41-	Application for a <u>Modification of a Designation of Adequate Water Supply</u>			
26-	Application for a <u>Designation of Assured Water Supply</u>			
86-	Application for a <u>Modification of a Designation of Assured Water Supply</u>			
53-	Application for a <u>Water Report</u>			
28-700543.0000	Application for an <u>Analysis of Assured Water Supply</u>		7,500.00	7,500.00
43-	Application for an <u>Analysis of Water Adequacy</u>			
27-	Application for a <u>Certificate of Assured Water Supply</u>			
30-	Application for <u>Assignment of a Type B or pre-9-12-06 Rules Certificate of Assured Water Supply</u>			
29-	Application for <u>Assignment of a Type A pre-9-12-06 Rules Certificate of Assured Water Supply</u>			
31-	Application for <u>Re-Issuance of a Certificate of Assured Water Supply</u> issued prior to 9-12-06			
32-	Application for <u>Classification of a Type A Certificate of Assured Water Supply</u>			
83-	Application for <u>Material Plat Change Review</u>			
<b>TOTAL</b>				<b>\$7,500.00</b>

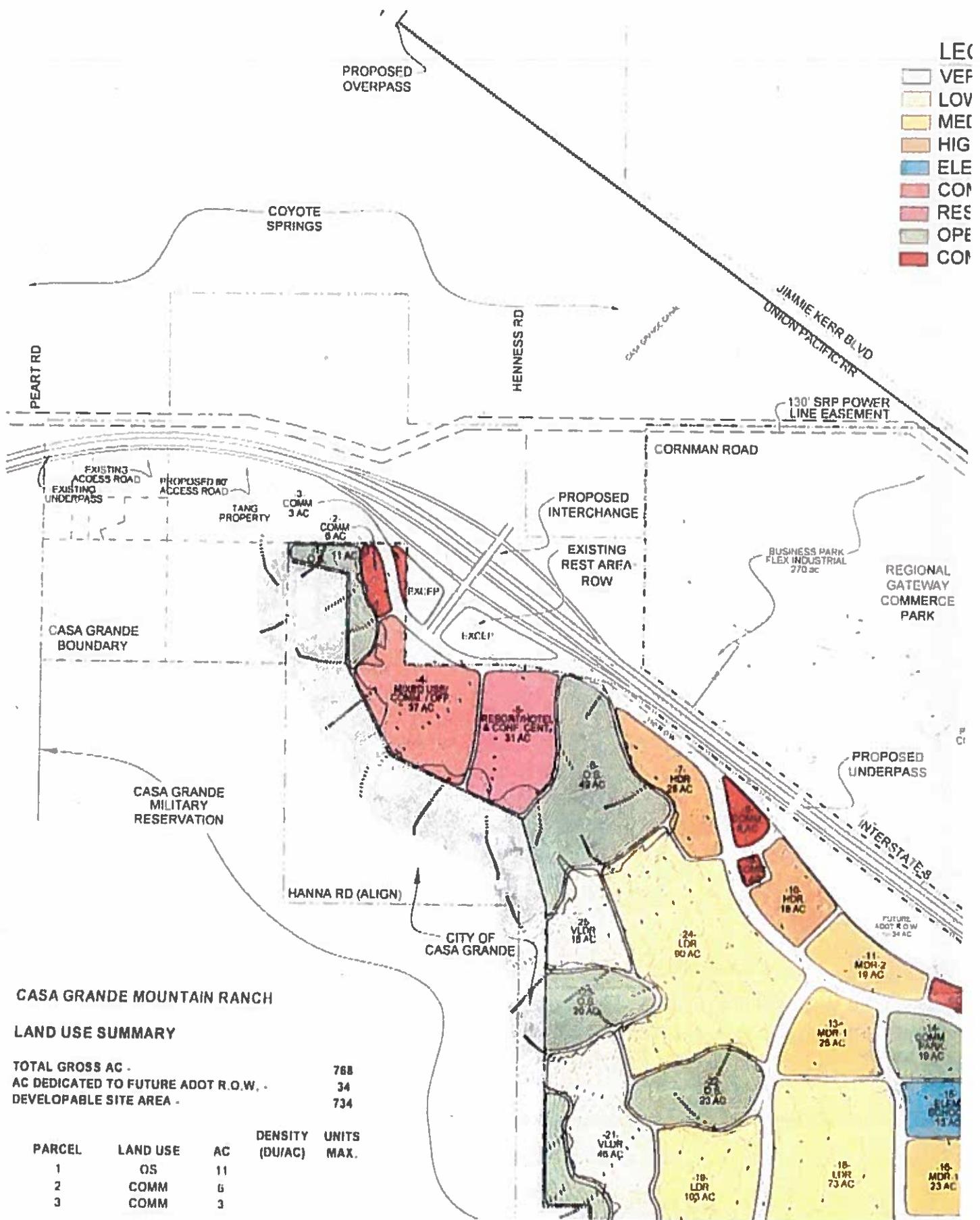


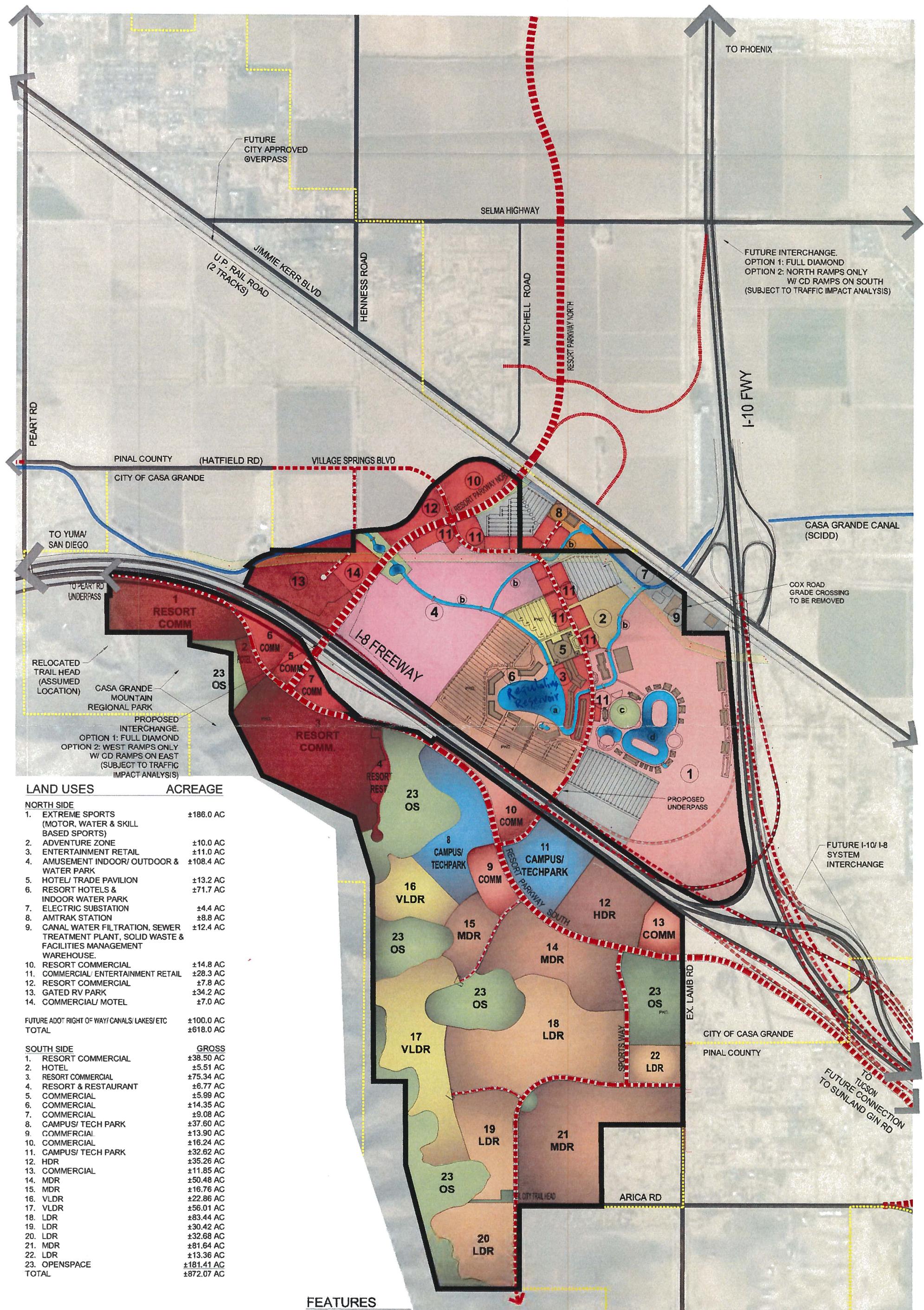












## DREAMPORT VILLAGES CASA GRANDE

CASA GRANDE, AZ

PREPARED FOR: THE BLOCK SPORTS COMPANY Rudy Camp, Director Cell: 858-395-1660

MASTER  
LAND USE PLAN

SCALE: 1" = 500'  
DATE: 6/26/17  
GPLA JOB # 16037

250' 500' 1000' 1500'

NORTH

## Ben H. Peck

---

**Subject:** AAWS Pre-App Meeting - Dreampart Villages  
**Location:** 1110 W. Washington St, Suite 310, Phoenix AZ, 85007 (Check in on 3rd floor) Salt River Conf. Room

**Start:** Wed 6/28/2017 10:00 AM  
**End:** Wed 6/28/2017 11:00 AM  
**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Ben H. Peck  
**Required Attendees:** David McKay; Richard B. Obenshain; Edward V. St.Pierre; Christopher A. Jones; Ayesha Vohra; mmoore (mmoore@gcairoinc.com); George Cairo (gcairo@gcairoinc.com)

**Resources:** Salt River Conf. Room

Mr. Cairo,

The pre-application meeting for Dreampart Villages is scheduled for Wednesday June 28 at 10:00am. Please see the attached file above for the location of guest parking at our building.

Also, we ask that you return the completed Pre-Application Questionnaire as soon as possible.

Please sign in at our front desk on the 3rd floor and someone from our agency will escort you to the conference room.

Thank you,

**Ben Peck**  
Project Coordinator, Water Planning & Permitting Division  
Arizona Department of Water Resources  
1110 West Washington Street, Suite 310  
Phoenix, AZ 85007  
602-771-8166



PROTECTING ARIZONA'S  
WATER SUPPLIES  
for ITS NEXT CENTURY

## Ben H. Peck

---

**From:** David McKay  
**Sent:** Friday, June 23, 2017 12:46 PM  
**To:** Ben H. Peck  
**Subject:** RE: Dreamport

Thanks

---

**From:** Ben H. Peck  
**Sent:** Friday, June 23, 2017 12:45 PM  
**To:** David McKay <[dmckay@azwater.gov](mailto:dmckay@azwater.gov)>  
**Subject:** Re: Dreamport

He did not. I reminded him in the invitation this morning asking him to return it ASAP.  
I can send another email as well if you think necessary.

---

### Get [Outlook for iOS](#)

---

**From:** David McKay  
**Sent:** Friday, June 23, 2017 12:43:34 PM  
**To:** Ben H. Peck  
**Subject:** Dreamport

Ben,

Did Mr. Cairo ever submit his pre-application questionnaire?

David L. McKay, Manager  
Recharge, Assured and Adequate Water Supply Programs  
Arizona Department of Water Resources  
1110 W. Washington Street, Suite #310 | Phoenix, AZ 85007  
Phone: 602.771.8104  
Email: [dmckay@azwater.gov](mailto:dmckay@azwater.gov)  
Web: [www.azwater.gov](http://www.azwater.gov)



## Ben H. Peck

---

**From:** Ben H. Peck  
**Sent:** Monday, June 26, 2017 2:27 PM  
**To:** David McKay  
**Subject:** RE: AAWS Dreamport Meeting Wednesday

Will do

---

**From:** David McKay  
**Sent:** Monday, June 26, 2017 2:17 PM  
**To:** Ben H. Peck <bhpeck@azwater.gov>  
**Subject:** RE: AAWS Dreamport Meeting Wednesday

Thanks Ben.

We do not need any materials. However, check with George to see if he will need anything in the way of screen or projector, etc.

David

---

**From:** Ben H. Peck  
**Sent:** Monday, June 26, 2017 1:47 PM  
**To:** David McKay <[dmckay@azwater.gov](mailto:dmckay@azwater.gov)>  
**Subject:** Re: AAWS Dreamport Meeting Wednesday

Mr. Cairo said that "he hoped to have it back from the clients by Monday"

Haven't seen it yet

Get [Outlook for iOS](#)

---

**From:** David McKay  
**Sent:** Monday, June 26, 2017 1:08:41 PM  
**To:** Ben H. Peck  
**Subject:** RE: AAWS Dreamport Meeting Wednesday

Ben,

Did they send in their pre-app questionnaire?

David

---

**From:** Ben H. Peck  
**Sent:** Monday, June 26, 2017 12:34 PM  
**To:** David McKay <[dmckay@azwater.gov](mailto:dmckay@azwater.gov)>  
**Subject:** AAWS Dreamport Meeting Wednesday

Hello David,

I hope you had a good weekend.

George Cairo informed me that their client will be calling in to the meeting.

I will set up a conference call for the meeting. Theresa suggested that I check with you to see what type of materials you would be using during the meeting. I can set the meeting up as a web meeting so that the client could log in online and see what ever we have on the screen in the conference room.

If you have any documents you plan to use please send me a link so I can get them set up beforehand.

Otherwise, we can just hold the meeting audio only with just the phone call.

Thank you,

**Ben Peck**

Project Coordinator, Water Planning & Permitting Division

Arizona Department of Water Resources

1110 West Washington Street, Suite 310

Phoenix, AZ 85007

602-771-8166



**PROTECTING ARIZONA'S  
WATER SUPPLIES  
for ITS NEXT CENTURY**

## Ben H. Peck

---

**From:** Ben H. Peck  
**Sent:** Friday, June 23, 2017 4:52 PM  
**To:** 'George Cairo'  
**Subject:** RE: AAWS Pre-App. Meeting - Dreampot Village

I will get that information to you first thing next week!

And also, have you completed the Pre-App Questionnaire yet?

---

**From:** George Cairo [mailto:gcairo@gcairoinc.com]  
**Sent:** Friday, June 23, 2017 4:50 PM  
**To:** Ben H. Peck <bhpeck@azwater.gov>  
**Subject:** RE: AAWS Pre-App. Meeting - Dreampot Village

Ben

Please also send the information for a call in by the client, thanks.

**George Cairo**  
**GEORGE CAIRO ENGINEERING, INC.**

---

**From:** Ben H. Peck [mailto:bhpeck@azwater.gov]  
**Sent:** Friday, June 23, 2017 9:21 AM  
**To:** George Cairo <gcairo@gcairoinc.com>  
**Subject:** RE: AAWS Pre-App. Meeting - Dreampot Village

Mr. Cairo,

The 27th was no longer available so I scheduled your meeting for June 28th at 10:00am.  
You should receive the invite soon if you haven't already.

Regards,  
Ben

---

**From:** George Cairo [mailto:gcairo@gcairoinc.com]  
**Sent:** Friday, June 23, 2017 8:56 AM  
**To:** Ben H. Peck <bhpeck@azwater.gov>  
**Subject:** RE: AAWS Pre-App. Meeting - Dreampot Village

Mr. Peck

Thanks for the invite to the meeting can we schedule either the June 27<sup>th</sup> 2pm to 3pm time or optionally the 28<sup>th</sup> 10 am to 12 pm time please.

Send a calendar invite and a call in number for our client thanks.

**George Cairo**  
**GEORGE CAIRO ENGINEERING, INC.**

**From:** Ben H. Peck [<mailto:bhpeck@azwater.gov>]  
**Sent:** Tuesday, June 06, 2017 2:16 PM  
**To:** George Cairo <[gcairo@gcairoinc.com](mailto:gcairo@gcairoinc.com)>  
**Subject:** RE: AAWS Pre-App. Meeting - Dreamport Village

George,

We are glad to hear that you will be attending the Pinal Stakeholder meeting.

Please choose a 1 hour window from the list of dates and times that the department is available for a Pre-App Meeting with your team.

June 27	10am-12pm, 1pm-3pm
June 28	10am-12pm, 1pm-2pm, 2:30-3:30
June 29	11am-12pm, 1pm-4pm
July 5	10am-11pm, 1pm-2pm, 2:30pm-3:30pm
July 6	10am-12pm
July 18	9am-12pm, 1pm-4pm

After you select a time I will create the meeting and send you an invitation.

Regards,

**Ben Peck**  
Project Coordinator, Water Planning & Permitting Division  
Arizona Department of Water Resources  
602-771-8166

**From:** George Cairo [<mailto:gcairo@gcairoinc.com>]  
**Sent:** Tuesday, June 06, 2017 10:05 AM  
**To:** Ben H. Peck <[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)>; David McKay <[dmckay@azwater.gov](mailto:dmckay@azwater.gov)>; Richard B. Obenshain <[rbobenshain@azwater.gov](mailto:rbobenshain@azwater.gov)>; Edward V. St.Pierre <[evstpierre@azwater.gov](mailto:evstpierre@azwater.gov)>; Christopher A. Jones <[cajones@azwater.gov](mailto:cajones@azwater.gov)>; Melissa Moore <[mmoore@gcairoinc.com](mailto:mmoore@gcairoinc.com)>  
**Cc:** Kelly Brown <[kbrown@azwater.gov](mailto:kbrown@azwater.gov)>; Ayesha Vohra <[avohra@azwater.gov](mailto:avohra@azwater.gov)>  
**Subject:** RE: AAWS Pre-App. Meeting - Dreamport Village

Ben  
I have confirmed my attendance at the meeting with Pinal Stakeholders and advised my client on setting up a follow-up meeting date.

Please provide some dates that work soon after the Pinal meeting so we can continue our efforts on our application, thanks.

**George Cairo**

## GEORGE CAIRO ENGINEERING, INC.

-----Original Appointment-----

**From:** Ben H. Peck [<mailto:bhpeck@azwater.gov>]

**Sent:** Monday, June 05, 2017 9:21 AM

**To:** David McKay; Richard B. Obenshain; Edward V. St.Pierre; Christopher A. Jones; Melissa Moore

**Cc:** Kelly Brown; Ayesha Vohra; George Cairo

**Subject:** Canceled: AAWS Pre-App. Meeting - Dreamport Village

**When:** Wednesday, June 07, 2017 1:00 PM-2:00 PM (UTC-07:00) Arizona.

**Where:** 1110 W. Washington St, Suite 310, Phoenix AZ, 85007 (Check in on 3rd floor) Salt River Conf. Room

**Importance:** High

Mr. Cairo,

We need to reschedule your pre-application meeting for Dreamport Villages from June 7, 1:00 PM, to the week of June 19 or thereafter. There will be a meeting (to which you have been invited) of the Pinal Stakeholders on June 16, that will cover information that may impact your application.

I apologize for any inconvenience this may cause.

Regards,

### **Ben Peck**

Project Coordinator, Water Planning & Permitting Division

Arizona Department of Water Resources

1110 West Washington Street, Suite 310

Phoenix, AZ 85007

602-771-8166



**PROTECTING ARIZONA'S  
WATER SUPPLIES  
for ITS NEXT CENTURY**

## **Ben H. Peck**

---

**From:** Ben H. Peck  
**Sent:** Tuesday, June 27, 2017 8:52 AM  
**To:** 'George Cairo'  
**Subject:** RE: AAWS Pre-App. Meeting - Dreampot Village

Thank You Mr. Cairo,

I have passed it along to the rest of our team.  
I believe that is all I will need at this time.

See you soon,

**Ben Peck**  
Project Coordinator, Water Planning & Permitting Division  
Arizona Department of Water Resources  
602-771-8166

---

**From:** George Cairo [mailto:[gcairo@gcairoinc.com](mailto:gcairo@gcairoinc.com)]  
**Sent:** Tuesday, June 27, 2017 7:32 AM  
**To:** Ben H. Peck <[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)>  
**Cc:** Linh Nguyen <[lnguyen@gcairoinc.com](mailto:lnguyen@gcairoinc.com)>  
**Subject:** RE: AAWS Pre-App. Meeting - Dreampot Village

Ben  
Please find attached the questionnaire and the Water Report prepared by Nate Cottrell for the PAD Applications and the current Master Land Use Plan for Dreampot Villages as background information.

I think having access to google earth would be good and we don't anticipate a power point to best take advantage of the time.

If you need anything else please advise and thanks!

**George Cairo**  
GEORGE CAIRO ENGINEERING, INC.

---

**From:** Ben H. Peck [mailto:[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)]  
**Sent:** Monday, June 26, 2017 3:11 PM  
**To:** George Cairo <[gcairo@gcairoinc.com](mailto:gcairo@gcairoinc.com)>  
**Subject:** RE: AAWS Pre-App. Meeting - Dreampot Village

Mr. Cairo,

I hope you enjoyed the weekend! I updated the meeting invitation to include the conference call information. You should have received the update by now. Your client has the option to call in to the meeting by phone or connect by computer.

One more thing:

Will you need a computer/ projector for anything that you are presenting (i.e. powerpoints, images, etc.)?

Please let me know so that I can be sure to have the room properly equipped.

Regards,  
Ben

---

**From:** George Cairo [<mailto:gcairo@gcairoinc.com>]

**Sent:** Friday, June 23, 2017 4:50 PM

**To:** Ben H. Peck <[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)>

**Subject:** RE: AAWS Pre-App. Meeting - Dreampot Village

Ben

Please also send the information for a call in by the client, thanks.

**George Cairo**  
**GEORGE CAIRO ENGINEERING, INC.**

---

**From:** Ben H. Peck [<mailto:bhpeck@azwater.gov>]

**Sent:** Friday, June 23, 2017 9:21 AM

**To:** George Cairo <[gcairo@gcairoinc.com](mailto:gcairo@gcairoinc.com)>

**Subject:** RE: AAWS Pre-App. Meeting - Dreampot Village

Mr. Cairo,

The 27th was no longer available so I scheduled your meeting for June 28th at 10:00am.

You should receive the invite soon if you haven't already.

Regards,  
Ben

---

**From:** George Cairo [<mailto:gcairo@gcairoinc.com>]

**Sent:** Friday, June 23, 2017 8:56 AM

**To:** Ben H. Peck <[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)>

**Subject:** RE: AAWS Pre-App. Meeting - Dreampot Village

Mr. Peck

Thanks for the invite to the meeting can we schedule either the June 27<sup>th</sup> 2pm to 3pm time or optionally the 28<sup>th</sup> 10 am to 12 pm time please.

Send a calendar invite and a call in number for our client thanks.

**George Cairo**  
**GEORGE CAIRO ENGINEERING, INC.**

---

**From:** Ben H. Peck [<mailto:bhpeck@azwater.gov>]

**Sent:** Tuesday, June 06, 2017 2:16 PM

**To:** George Cairo <[gcairo@gcairoinc.com](mailto:gcairo@gcairoinc.com)>

**Subject:** RE: AAWS Pre-App. Meeting - Dreampot Village

George,

We are glad to hear that you will be attending the Pinal Stakeholder meeting.

Please choose a 1 hour window from the list of dates and times that the department is available for a Pre-App Meeting with your team.

June 27	10am-12pm, 1pm-3pm
June 28	10am-12pm, 1pm-2pm, 2:30-3:30
June 29	11am-12pm, 1pm-4pm
July 5	10am-11pm, 1pm-2pm, 2:30pm-3:30pm
July 6	10am-12pm
July 18	9am-12pm, 1pm-4pm

After you select a time I will create the meeting and send you an invitation.

Regards,

**Ben Peck**

Project Coordinator, Water Planning & Permitting Division  
Arizona Department of Water Resources  
602-771-8166

---

**From:** George Cairo [<mailto:gcairo@gcairoinc.com>]

**Sent:** Tuesday, June 06, 2017 10:05 AM

**To:** Ben H. Peck <[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)>; David McKay <[dmckay@azwater.gov](mailto:dmckay@azwater.gov)>; Richard B. Obenshain <[rbobenshain@azwater.gov](mailto:rbobenshain@azwater.gov)>; Edward V. St.Pierre <[evstpierre@azwater.gov](mailto:evstpierre@azwater.gov)>; Christopher A. Jones <[cajones@azwater.gov](mailto:cajones@azwater.gov)>; Melissa Moore <[mmoore@gcairoinc.com](mailto:mmoore@gcairoinc.com)>

**Cc:** Kelly Brown <[kbrown@azwater.gov](mailto:kbrown@azwater.gov)>; Ayesha Vohra <[avohra@azwater.gov](mailto:avohra@azwater.gov)>

**Subject:** RE: AAWS Pre-App. Meeting - Dreamport Village

Ben

I have confirmed my attendance at the meeting with Pinal Stakeholders and advised my client on setting up a follow-up meeting date.

Please provide some dates that work soon after the Pinal meeting so we can continue our efforts on our application, thanks.

**George Cairo**  
**GEORGE CAIRO ENGINEERING, INC.**

-----Original Appointment-----

**From:** Ben H. Peck [<mailto:bhpeck@azwater.gov>]

**Sent:** Monday, June 05, 2017 9:21 AM

**To:** David McKay; Richard B. Obenshain; Edward V. St.Pierre; Christopher A. Jones; Melissa Moore

**Cc:** Kelly Brown; Ayesha Vohra; George Cairo

**Subject:** Canceled: AAWS Pre-App. Meeting - Dreamport Village

**When:** Wednesday, June 07, 2017 1:00 PM-2:00 PM (UTC-07:00) Arizona.

**Where:** 1110 W. Washington St, Suite 310, Phoenix AZ, 85007 (Check in on 3rd floor) Salt River Conf. Room

**Importance:** High

Mr. Cairo,

We need to reschedule your pre-application meeting for Dreamport Villages from June 7, 1:00 PM, to the week of June 19 or thereafter. There will be a meeting (to which you have been invited) of the Pinal Stakeholders on June 16, that will cover information that may impact your application.

I apologize for any inconvenience this may cause.

Regards,

**Ben Peck**

Project Coordinator, Water Planning & Permitting Division  
Arizona Department of Water Resources  
1110 West Washington Street, Suite 310  
Phoenix, AZ 85007  
602-771-8166



PROTECTING ARIZONA'S  
WATER SUPPLIES  
*for its next century*

## Ben H. Peck

---

**From:** Ben H. Peck  
**Sent:** Wednesday, June 07, 2017 9:30 AM  
**To:** 'George Cairo'  
**Subject:** RE: AAWS Pre-App. Meeting - Dreampot Village

George,

Unfortunately we are not available for the week of the 20th and 22nd. I can set the meeting for June 27th and provide you with a conference number for your clients to call in.

Or, I can set the meeting for July 20th. Let me know.

Thanks,

**Ben Peck**

---

**From:** George Cairo [mailto:[gcairo@gcairoinc.com](mailto:gcairo@gcairoinc.com)]  
**Sent:** Tuesday, June 06, 2017 7:46 PM  
**To:** Ben H. Peck <[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)>  
**Subject:** RE: AAWS Pre-App. Meeting - Dreampot Village

Ben

Looks like the client is in town and has time June 20<sup>th</sup> or 22<sup>nd</sup> and prefers those dates if at all possible otherwise they can't meet until June 27<sup>th</sup> and would do so by phone with me present not preferred I am sure, or not until July 20<sup>th</sup> can they be here in person.

Please advise and thanks in advance!

**George Cairo**  
GEORGE CAIRO ENGINEERING, INC.

---

**From:** Ben H. Peck [mailto:[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)]  
**Sent:** Tuesday, June 06, 2017 2:16 PM  
**To:** George Cairo <[gcairo@gcairoinc.com](mailto:gcairo@gcairoinc.com)>  
**Subject:** RE: AAWS Pre-App. Meeting - Dreampot Village

George,

We are glad to hear that you will be attending the Pinal Stakeholder meeting.

Please choose a 1 hour window from the list of dates and times that the department is available for a Pre-App Meeting with your team.

June 27	10am-12pm, 1pm-3pm
June 28	10am-12pm, 1pm-2pm, 2:30-3:30
June 29	11am-12pm, 1pm-4pm
July 5	10am-11pm, 1pm-2pm, 2:30pm-3:30pm
July 6	10am-12pm

July 18 9am-12pm, 1pm-4pm

After you select a time I will create the meeting and send you an invitation.

Regards,

**Ben Peck**

Project Coordinator, Water Planning & Permitting Division  
Arizona Department of Water Resources  
602-771-8166

**From:** George Cairo [<mailto:gcairo@gcairoinc.com>]

**Sent:** Tuesday, June 06, 2017 10:05 AM

**To:** Ben H. Peck <[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)>; Richard B. Obenshain <[rrobenshain@azwater.gov](mailto:rrobenshain@azwater.gov)>; Edward V. St.Pierre <[evstpierre@azwater.gov](mailto:evstpierre@azwater.gov)>; Christopher A. Jones <[cajones@azwater.gov](mailto:cajones@azwater.gov)>; Melissa Moore <[mmoore@gcairoinc.com](mailto:mmoore@gcairoinc.com)>

**Cc:** Kelly Brown <[kbrown@azwater.gov](mailto:kbrown@azwater.gov)>; Ayesha Vohra <[avohra@azwater.gov](mailto:avohra@azwater.gov)>

**Subject:** RE: AAWS Pre-App. Meeting - Dreampot Village

Ben

I have confirmed my attendance at the meeting with Pinal Stakeholders and advised my client on setting up a follow-up meeting date.

Please provide some dates that work soon after the Pinal meeting so we can continue out efforts on our application, thanks.

**George Cairo**  
GEORGE CAIRO ENGINEERING, INC.

-----Original Appointment-----

**From:** Ben H. Peck [<mailto:bhpeck@azwater.gov>]

**Sent:** Monday, June 05, 2017 9:21 AM

**To:** David McKay; Richard B. Obenshain; Edward V. St.Pierre; Christopher A. Jones; Melissa Moore

**Cc:** Kelly Brown; Ayesha Vohra; George Cairo

**Subject:** Canceled: AAWS Pre-App. Meeting - Dreampot Village

**When:** Wednesday, June 07, 2017 1:00 PM-2:00 PM (UTC-07:00) Arizona.

**Where:** 1110 W. Washington St, Suite 310, Phoenix AZ, 85007 (Check in on 3rd floor) Salt River Conf. Room

**Importance:** High

Mr. Cairo,

We need to reschedule your pre-application meeting for Dreampot Villages from June 7, 1:00 PM, to the week of June 19 or thereafter. There will be a meeting (to which you have been invited) of the Pinal Stakeholders on June 16, that will cover information that may impact your application.

I apologize for any inconvenience this may cause.

Regards,

**Ben Peck**

Project Coordinator, Water Planning & Permitting Division  
Arizona Department of Water Resources  
1110 West Washington Street, Suite 310  
Phoenix, AZ 85007  
602-771-8166



**PROTECTING ARIZONA'S  
WATER SUPPLIES  
for ITS NEXT CENTURY**

## Ben H. Peck

---

**Subject:** AAWS Pre-App Meeting - Dreamport Villages  
**Location:** <https://stateofarizona.centurylinkccc.com/CenturylinkWeb/WRWebinar> (mobile tel://1-720-279-0026,\*,,208754#)

**Start:** Wed 6/28/2017 10:00 AM  
**End:** Wed 6/28/2017 11:00 AM  
**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Ben H. Peck  
**Required Attendees:** David McKay; Ayesha Vohra; mmoore (mmoore@gcairoinc.com); George Cairo (gcairo@gcairoinc.com)

**Optional Attendees:** Nicole D. Klobas; Jack Gilmore; Linh Nguyen; Martorana, Karlene  
**Resources:** Salt River Conf. Room



Mr. Cairo,

The pre-application meeting for Dreamport Villages is scheduled for Wednesday June 28 at 10:00am. Please see the attached file above for the location of guest parking at our building.

See below for details regarding the conference call. You have the option of joining the meeting from a computer or by calling the number below.

Also, we ask that you return the completed Pre-Application Questionnaire as soon as possible.

Please sign in at our front desk on the 3rd floor and someone from our agency will escort you to the conference room.

Thank you,

**Ben Peck**

Project Coordinator, Water Planning & Permitting Division  
Arizona Department of Water Resources  
1110 West Washington Street, Suite 310  
Phoenix, AZ 85007  
602-771-8166



PROTECTING ARIZONA'S  
WATER SUPPLIES  
for ITS NEXT CENTURY

# You're Invited.

You've been invited to a GlobalMeet® web meeting.

## Have the meeting call you.

Click the Connect Me link below. **No need to dial-in.**

**Connect Me**

## Not at your computer?

You can join by dialing one of the access numbers below.

**Mobile:** [tel://1-720-279-0026,\\*,,208754#](tel://1-720-279-0026,*,,208754#)

**Web Meeting:** <https://stateofarizona.centurylinkccc.com/CenturylinkWeb/WRWebinar>

**Primary Access Number:** 1-720-279-0026

**Guest Passcode:** 208754

**Additional Access:**

USA /Canada (toll free) 1-877-820-7831

## Ben H. Peck

---

**Subject:** AAWS Pre-App Meeting - Dreampoint Villages  
**Location:** 1110 W. Washington St, Suite 310, Phoenix AZ, 85007 (Check in on 3rd floor) Salt River Conf. Room

**Start:** Wed 6/28/2017 10:00 AM  
**End:** Wed 6/28/2017 11:00 AM  
**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Ben H. Peck  
**Required Attendees:** David McKay; Richard B. Obenshain; Edward V. St.Pierre; Christopher A. Jones; Ayesha Vohra; mmoore (mmoore@gcairoinc.com); George Cairo (gcairo@gcairoinc.com)

**Resources:** Salt River Conf. Room

Mr. Cairo,

The pre-application meeting for Dreampoint Villages is scheduled for Wednesday June 28 at 10:00am. Please see the attached file above for the location of guest parking at our building.

Also, we ask that you return the completed Pre-Application Questionnaire as soon as possible.

Please sign in at our front desk on the 3rd floor and someone from our agency will escort you to the conference room.

Thank you,

**Ben Peck**  
Project Coordinator, Water Planning & Permitting Division  
Arizona Department of Water Resources  
1110 West Washington Street, Suite 310  
Phoenix, AZ 85007  
602-771-8166



PROTECTING ARIZONA'S  
WATER SUPPLIES  
for ITS NEXT CENTURY

## Ben H. Peck

---

**From:** Ben H. Peck  
**Sent:** Wednesday, June 07, 2017 9:30 AM  
**To:** 'George Cairo'  
**Subject:** RE: AAWS Pre-App. Meeting - Dreampot Village

George,

Unfortunately we are not available for the week of the 20th and 22nd. I can set the meeting for June 27th and provide you with a conference number for your clients to call in.

Or, I can set the meeting for July 20th. Let me know.

Thanks,

**Ben Peck**

---

**From:** George Cairo [mailto:[gcairo@gcairoinc.com](mailto:gcairo@gcairoinc.com)]  
**Sent:** Tuesday, June 06, 2017 7:46 PM  
**To:** Ben H. Peck <[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)>  
**Subject:** RE: AAWS Pre-App. Meeting - Dreampot Village

Ben

Looks like the client is in town and has time June 20<sup>th</sup> or 22<sup>nd</sup> and prefers those dates if at all possible otherwise they can't meet until June 27<sup>th</sup> and would do so by phone with me present not preferred I am sure, or not until July 20<sup>th</sup> can they be here in person.

Please advise and thanks in advance!

**George Cairo**  
GEORGE CAIRO ENGINEERING, INC.

---

**From:** Ben H. Peck [mailto:[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)]  
**Sent:** Tuesday, June 06, 2017 2:16 PM  
**To:** George Cairo <[gcairo@gcairoinc.com](mailto:gcairo@gcairoinc.com)>  
**Subject:** RE: AAWS Pre-App. Meeting - Dreampot Village

George,

We are glad to hear that you will be attending the Pinal Stakeholder meeting.

Please choose a 1 hour window from the list of dates and times that the department is available for a Pre-App Meeting with your team.

June 27	10am-12pm, 1pm-3pm
June 28	10am-12pm, 1pm-2pm, 2:30-3:30
June 29	11am-12pm, 1pm-4pm
July 5	10am-11pm, 1pm-2pm, 2:30pm-3:30pm
July 6	10am-12pm

July 18 9am-12pm, 1pm-4pm

After you select a time I will create the meeting and send you an invitation.

Regards,

**Ben Peck**

Project Coordinator, Water Planning & Permitting Division  
Arizona Department of Water Resources  
602-771-8166

---

**From:** George Cairo [<mailto:gcairo@gcairoinc.com>]

**Sent:** Tuesday, June 06, 2017 10:05 AM

**To:** Ben H. Peck <[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)>; David McKay <[dmckay@azwater.gov](mailto:dmckay@azwater.gov)>; Richard B. Obenshain <[rbobenshain@azwater.gov](mailto:rbobenshain@azwater.gov)>; Edward V. St.Pierre <[evstpierre@azwater.gov](mailto:evstpierre@azwater.gov)>; Christopher A. Jones <[cajones@azwater.gov](mailto:cajones@azwater.gov)>; Melissa Moore <[mmoore@gcairoinc.com](mailto:mmoore@gcairoinc.com)>

**Cc:** Kelly Brown <[kbrown@azwater.gov](mailto:kbrown@azwater.gov)>; Ayesha Vohra <[avohra@azwater.gov](mailto:avohra@azwater.gov)>

**Subject:** RE: AAWS Pre-App. Meeting - Dreampot Village

Ben

I have confirmed my attendance at the meeting with Pinal Stakeholders and advised my client on setting up a follow-up meeting date.

Please provide some dates that work soon after the Pinal meeting so we can continue our efforts on our application, thanks.

**George Cairo**  
GEORGE CAIRO ENGINEERING, INC.

-----Original Appointment-----

**From:** Ben H. Peck [<mailto:bhpeck@azwater.gov>]

**Sent:** Monday, June 05, 2017 9:21 AM

**To:** David McKay; Richard B. Obenshain; Edward V. St.Pierre; Christopher A. Jones; Melissa Moore

**Cc:** Kelly Brown; Ayesha Vohra; George Cairo

**Subject:** Canceled: AAWS Pre-App. Meeting - Dreampot Village

**When:** Wednesday, June 07, 2017 1:00 PM-2:00 PM (UTC-07:00) Arizona.

**Where:** 1110 W. Washington St, Suite 310, Phoenix AZ, 85007 (Check in on 3rd floor) Salt River Conf. Room

**Importance:** High

Mr. Cairo,

We need to reschedule your pre-application meeting for Dreampot Villages from June 7, 1:00 PM, to the week of June 19 or thereafter. There will be a meeting (to which you have been invited) of the Pinal Stakeholders on June 16, that will cover information that may impact your application.

I apologize for any inconvenience this may cause.

Regards,

**Ben Peck**

Project Coordinator, Water Planning & Permitting Division

Arizona Department of Water Resources

1110 West Washington Street, Suite 310

Phoenix, AZ 85007

602-771-8166



**PROTECTING ARIZONA'S  
WATER SUPPLIES  
*for ITS NEXT CENTURY***

## Ben H. Peck

---

**Subject:** AAWS Pre-App. Meeting - Dreampoint Village  
**Location:** 1110 W. Washington St, Suite 310, Phoenix AZ, 85007 (Check in on 3rd floor) Salt River Conf. Room

**Start:** Wed 6/7/2017 1:00 PM  
**End:** Wed 6/7/2017 2:00 PM  
**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Ben H. Peck  
**Required Attendees:** David McKay; Richard B. Obenshain; Edward V. St.Pierre; Christopher A. Jones; mmoore (mmoore@gcairoinc.com)

**Optional Attendees:** Kelly Brown; Ayesha Vohra; George Cairo  
**Resources:** Salt River Conf. Room

**\*Meeting has been Rescheduled\***

Good afternoon,

Your meeting has been rescheduled for Wednesday, June 7<sup>th</sup> at 1:00pm. Please let me know if you are unable to attend so that I can reschedule. Please complete the attached Pre-application questionnaire and return it to me by May 23<sup>rd</sup>.

Included is a map showing the location of guest parking for our building.

If you have any question please let me know.

Thanks!

**Ben Peck**

Project Coordinator, Water Planning & Permitting Division  
Arizona Department of Water Resources  
1110 West Washington Street, Suite 310  
Phoenix, AZ 85007  
602-771-8166



PROTECTING ARIZONA'S  
WATER SUPPLIES  
for ITS NEXT CENTURY

## Ben H. Peck

---

**Subject:** Dreampot Village AAWS Pre-App. Meeting  
**Location:** 1110 W. Washington St, Suite 310, Phoenix AZ, 85007 (Check in on 3rd floor) Salt River Conf. Room

**Start:** Thu 6/1/2017 1:00 PM  
**End:** Thu 6/1/2017 2:00 PM  
**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Ben H. Peck  
**Required Attendees:** David McKay; Richard B. Obenshain; Edward V. St.Pierre; Christopher A. Jones; mmoore (mmoore@gcairoinc.com)

**Optional Attendees:** Kelly Brown; Ayesha Vohra  
**Resources:** Salt River Conf. Room

Good Morning,

Your meeting has been scheduled for Thursday, June 1<sup>st</sup> at 1:00pm. Please let me know if you are unable to attend so that we can reschedule. Please complete the attached Pre-application questionnaire and return it to me at your earliest convenience. Also included is a map showing the location of guest parking for our building.

If you have any question please let me know.

Thanks!

### Ben Peck

Project Coordinator, Water Planning & Permitting Division  
Arizona Department of Water Resources  
1110 West Washington Street, Suite 310  
Phoenix, AZ 85007  
602-771-8166



PROTECTING ARIZONA'S  
WATER SUPPLIES  
*for its next century*

## Ben H. Peck

---

**From:** Ben H. Peck  
**Sent:** Thursday, June 01, 2017 10:42 AM  
**To:** mmoore (mmoore@gcairoinc.com); George Cairo  
**Subject:** AAWS Pre-App. Meeting - Dreampot Village

Mr. Cairo,

We need to reschedule your pre-application meeting for Dreampot Villages from June 7, 1:00 PM, to the week of June 19 or thereafter. There will be a meeting (to which you have been invited) of the Pinal Stakeholders on June 16, that will cover information that may impact your application.

I apologize for any inconvenience this may cause.

Regards,

**Ben Peck**

Project Coordinator, Water Planning & Permitting Division  
Arizona Department of Water Resources  
1110 West Washington Street, Suite 310  
Phoenix, AZ 85007  
602-771-8166



PROTECTING ARIZONA'S  
WATER SUPPLIES  
*for ITS NEXT CENTURY*

## Ben H. Peck

---

**From:** Ben H. Peck  
**Sent:** Thursday, June 01, 2017 9:34 AM  
**To:** David McKay  
**Subject:** RE: Dreampoint Villages

Great. Thanks David.

---

**From:** David McKay  
**Sent:** Thursday, June 01, 2017 9:33 AM  
**To:** Ben H. Peck <bhpeck@azwater.gov>  
**Subject:** Dreampoint Villages

Ben,

Below is some language for the email to Mr. Cairo.

"Mr. Cairo,

We need to reschedule your pre-application meeting for Dreampoint Villages from June 7, 1:00 PM, to the week of June 19 or thereafter. There will be a meeting (to which you have been invited) of the Pinal Stakeholders on June 16, that will cover information that may impact your application.

Thanks"

David L. McKay, Manager  
Recharge, Assured and Adequate Water Supply Programs  
Arizona Department of Water Resources  
1110 W. Washington Street, Suite #310 | Phoenix, AZ 85007  
Phone: 602.771.8104  
Email: [dmckay@azwater.gov](mailto:dmckay@azwater.gov)  
Web: [www.azwater.gov](http://www.azwater.gov)



## Ben H. Peck

---

**From:** David McKay  
**Sent:** Wednesday, May 31, 2017 2:06 PM  
**To:** Ben H. Peck  
**Subject:** RE: Question -- AWS Meeting request with SRP and GRWS program.

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Ben,

I got the answers from Clint. Please see me in the morning and we can discuss.

Thanks  
David

---

**From:** Ben H. Peck  
**Sent:** Wednesday, May 31, 2017 1:01 PM  
**To:** David McKay <dmckay@azwater.gov>  
**Subject:** RE: Question -- AWS Meeting request with SRP and GRWS program.

Alright.

I will be using sick leave for the remainder of the day for the appointment.  
I can still take care of emails from my phone.

Let me know when you have a response for Dreampoint.

Thanks!

---

**From:** David McKay  
**Sent:** Wednesday, May 31, 2017 12:49 PM  
**To:** Ben H. Peck <[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)>  
**Subject:** RE: Question -- AWS Meeting request with SRP and GRWS program.

Ben,

Let me check it out and get back to you.

Thanks  
David

---

**From:** Ben H. Peck  
**Sent:** Wednesday, May 31, 2017 12:47 PM  
**To:** David McKay <[dmckay@azwater.gov](mailto:dmckay@azwater.gov)>  
**Subject:** Question -- AWS Meeting request with SRP and GRWS program.

David,

Below is an email I received. Being that this is not a pre-app or application meeting, who should I invite?

Thanks,  
Ben

**From:** Stephen Noel  
**Sent:** Wednesday, May 31, 2017 12:16 PM  
**To:** 'bpeck@azwater.gov'  
**Cc:** 'colette.moore@srpnet.com'  
**Subject:** Meeting with AWS and GRWS

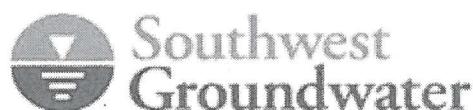
Ben

We would like to schedule a meeting with AWS staff and Colette Moore with SRP and the GRWS program. The purpose of the meeting is to see if there is an opportunity for the GRWS program to help AWS applications in the Pinal AMA. Would you provide us with available meeting times? Thank you.

Steve

Stephen D. Noel, R.G.  
Director/Principal Hydrogeologist

Southwest Groundwater Consultants  
3033 N 44 Street, Ste 120  
Phoenix, AZ 85018-7226  
[snoel@swgroundwater.com](mailto:snoel@swgroundwater.com)  
602.955.5547 O  
602.515.0291 D  
602.463.2797 C  
602.955.7585 F



**Ben Peck**  
Project Coordinator, Water Planning & Permitting Division  
Arizona Department of Water Resources  
1110 West Washington Street, Suite 310  
Phoenix, AZ 85007  
602-771-8166



PROTECTING ARIZONA'S  
WATER SUPPLIES  
for ITS NEXT CENTURY

## Ben H. Peck

---

**From:** Melissa Moore <[mmoore@gcairoinc.com](mailto:mmoore@gcairoinc.com)>  
**Sent:** Tuesday, May 30, 2017 1:06 PM  
**To:** Ben H. Peck  
**Subject:** RE: Dreampot Village AAWS Pre - App. Meeting

Hi Ben,

Thanks it was nice, they always go by too fast! I hope yours was enjoyable as well.

I sent them a request on the status and included your timeframe. I will send you the questionnaire as soon as I receive it. Thank you for the follow up.

**Melissa Moore**  
GEORGE CAIRO ENGINEERING, INC.

---

**From:** Ben H. Peck [mailto:[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)]  
**Sent:** Tuesday, May 30, 2017 12:44 PM  
**To:** Melissa Moore  
**Subject:** RE: Dreampot Village AAWS Pre - App. Meeting

Good Morning Melissa,

I hope you enjoyed the holiday and long weekend.

I was wondering if you or your client have been able to complete the pre- application questionnaire.

The Department requests it be returned 1-2 weeks before the scheduled meeting. Please return it to me at your earliest convenience.

Thank You,  
Ben

---

**From:** Melissa Moore [mailto:[mmoore@gcairoinc.com](mailto:mmoore@gcairoinc.com)]  
**Sent:** Friday, May 19, 2017 2:28 PM  
**To:** Ben H. Peck <[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)>  
**Subject:** RE: Dreampot Village AAWS Pre - App. Meeting

Ben,

Thank you for rescheduling the meeting. George Cairo and our client will be in attendance. I will not be present. I will send the completed questionnaire to you prior to the meeting as soon as I receive it.

**Melissa Moore**  
GEORGE CAIRO ENGINEERING, INC.

---

**From:** Ben H. Peck [mailto:[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)]  
**Sent:** Friday, May 19, 2017 1:54 PM  
**To:** Melissa Moore  
**Subject:** RE: Dreampot Village AAWS Pre - App. Meeting

I will take care of it this afternoon!

Also, can you kindly complete the Pre Application Questionnaire and send it back to me?

Thanks!

---

**From:** Melissa Moore [mailto:[mmoore@gcairoinc.com](mailto:mmoore@gcairoinc.com)]

**Sent:** Friday, May 19, 2017 1:00 PM

**To:** Ben H. Peck <[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)>

**Subject:** RE: Dreampoint Village AAWS Pre - App. Meeting

Hi Ben,

Please schedule the meeting for Wednesday, June 7 1-2PM.

Thank you!

**Melissa Moore**  
GEORGE CAIRO ENGINEERING, INC.

---

**From:** Ben H. Peck [mailto:[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)]

**Sent:** Friday, May 19, 2017 12:07 PM

**To:** Melissa Moore

**Subject:** RE: Dreampoint Village AAWS Pre - App. Meeting

Melissa,

On the dates you mentioned we will be available:

6/6 9:00 – 11:00am, 1:00 - 3:00 pm

6/7 1:00 - 2:00 pm

6/8 9:00 – 11:00am

6/9 10:00am -3:00pm

Let me know if any of those times will work.

I can provide you with more times later in the month of June if need be.

Thank You!

Ben

---

**From:** Melissa Moore [mailto:[mmoore@gcairoinc.com](mailto:mmoore@gcairoinc.com)]

**Sent:** Friday, May 19, 2017 11:13 AM

**To:** Ben H. Peck <[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)>

**Cc:** Theresa Johnson <[tjohnson@azwater.gov](mailto:tjohnson@azwater.gov)>

**Subject:** RE: Dreampoint Village AAWS Pre - App. Meeting

Good morning Ben,

The client has asked to reschedule the 6/1 meeting at 1:00 pm. Do you still have the following time slots available on 6/6 9:00 – 11:00am, 1:00 -3:00 pm? If not 6/7, 6/8, or 6/9 would also work.

Thank you,

**Melissa Moore**

GEORGE CAIRO ENGINEERING, INC.

---

**From:** Melissa Moore  
**Sent:** Friday, May 12, 2017 4:25 PM  
**To:** 'Ben H. Peck'  
**Cc:** Theresa Johnson  
**Subject:** RE: Dreampoint Village AAWS Pre - App. Meeting

Good afternoon Ben,

Thank you for providing your availability. We are available to meet anytime on 6/1, however the 1:00 pm time would be best. I will send you the pre-app questionnaire as soon as it is completed. We anticipate this meeting being a pre-meeting/introductory meeting to the pre-app meeting that will need to be held in the near future due to the extent and complexity of this project so as to educate our client on the ADWR process.

Thank you,

**Melissa Moore**



GEORGE CAIRO ENGINEERING, INC.  
1630 S. Stapley Dr., Suite 117  
Mesa, Arizona 85204  
480.921.4080 • 480.921.4087 Fax  
[www.gcairoinc.com](http://www.gcairoinc.com)

---

**From:** Ben H. Peck [mailto:[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)]  
**Sent:** Thursday, May 11, 2017 3:02 PM  
**To:** Melissa Moore  
**Cc:** Theresa Johnson  
**Subject:** Dreampoint Village AAWS Pre - App. Meeting

Good day Melissa,

Below are some dates and times ADWR staff is available for a meeting. Please let me know what day and 1 hour time frame works best for you and your team. In addition, would you kindly complete the pre-application questionnaire and return it asap.

6/1	9:00 – 11:00am, 1:00 -3:00pm
6/6	9:00 – 11:00am, 1:00 -3:00pm
6/7	9:00 – 11:00am, 1:00 -2:00pm
6/8	10:00 – 11:00am
6/9	9:00 – 12:00pm, 1:00 -3:00pm
6/13	9:00am – 2:00pm
6/14	9:00am – 2:00pm
6/15	9:00am – 3:00pm
6/22	9:00am – 12:00pm
6/27	9:00am – 3:00pm
6/28	9:00am – 2:00pm
6/29	9:00am – 3:00pm

Thank You,

**Ben Peck**

Project Coordinator, Water Planning and Permitting  
Arizona Department of Water Resources  
1110 West Washington Street, Suite 310  
Phoenix, AZ 85007  
602-771-8166



**PROTECTING ARIZONA'S  
WATER SUPPLIES  
*for its next century***

## **Ben H. Peck**

---

**From:** Melissa Moore <[mmoore@gcairoinc.com](mailto:mmoore@gcairoinc.com)>  
**Sent:** Friday, May 19, 2017 2:28 PM  
**To:** Ben H. Peck  
**Subject:** RE: Dreamport Village AAWS Pre - App. Meeting

Ben,

Thank you for rescheduling the meeting. George Cairo and our client will be in attendance. I will not be present. I will send the completed questionnaire to you prior to the meeting as soon as I receive it.

**Melissa Moore**  
GEORGE CAIRO ENGINEERING, INC.

---

**From:** Ben H. Peck [mailto:[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)]  
**Sent:** Friday, May 19, 2017 1:54 PM  
**To:** Melissa Moore  
**Subject:** RE: Dreamport Village AAWS Pre - App. Meeting

I will take care of it this afternoon!

Also, can you kindly complete the Pre Application Questionnaire and send it back to me?

Thanks!

---

**From:** Melissa Moore [mailto:[mmoore@gcairoinc.com](mailto:mmoore@gcairoinc.com)]  
**Sent:** Friday, May 19, 2017 1:00 PM  
**To:** Ben H. Peck <[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)>  
**Subject:** RE: Dreamport Village AAWS Pre - App. Meeting

Hi Ben,

Please schedule the meeting for Wednesday, June 7 1-2PM.

Thank you!

**Melissa Moore**  
GEORGE CAIRO ENGINEERING, INC.

---

**From:** Ben H. Peck [mailto:[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)]  
**Sent:** Friday, May 19, 2017 12:07 PM  
**To:** Melissa Moore  
**Subject:** RE: Dreamport Village AAWS Pre - App. Meeting

Melissa,  
On the dates you mentioned we will be available:

6/6 9:00 – 11:00am, 1:00 - 3:00 pm  
6/7 1:00 - 2:00 pm

6/8 9:00 – 11:00am  
6/9 10:00am -3:00pm

Let me know if any of those times will work.  
I can provide you with more times later in the month of June if need be.

Thank You!  
Ben

---

**From:** Melissa Moore [mailto:[mmoore@gcairoinc.com](mailto:mmoore@gcairoinc.com)]  
**Sent:** Friday, May 19, 2017 11:13 AM  
**To:** Ben H. Peck <[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)>  
**Cc:** Theresa Johnson <[johnson@azwater.gov](mailto:johnson@azwater.gov)>  
**Subject:** RE: Dreampot Village AAWS Pre - App. Meeting

Good morning Ben,

The client has asked to reschedule the 6/1 meeting at 1:00 pm. Do you still have the following time slots available on 6/6 9:00 – 11:00am, 1:00 -3:00 pm? If not 6/7, 6/8, or 6/9 would also work.

Thank you,  
**Melissa Moore**  
GEORGE CAIRO ENGINEERING, INC.

---

**From:** Melissa Moore  
**Sent:** Friday, May 12, 2017 4:25 PM  
**To:** 'Ben H. Peck'  
**Cc:** Theresa Johnson  
**Subject:** RE: Dreampot Village AAWS Pre - App. Meeting

Good afternoon Ben,

Thank you for providing your availability. We are available to meet anytime on 6/1, however the 1:00 pm time would be best. I will send you the pre-app questionnaire as soon as it is completed. We anticipate this meeting being a pre-meeting/introductory meeting to the pre-app meeting that will need to be held in the near future due to the extent and complexity of this project so as to educate our client on the ADWR process.

Thank you,

**Melissa Moore**

  
**GEORGE CAIRO ENGINEERING, INC.**  
1630 S. Stapley Dr., Suite 117  
Mesa, Arizona 85204  
480.921.4080 • 480.921.4087 Fax  
[www.gcairoinc.com](http://www.gcairoinc.com)

---

**From:** Ben H. Peck [mailto:[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)]  
**Sent:** Thursday, May 11, 2017 3:02 PM  
**To:** Melissa Moore  
**Cc:** Theresa Johnson  
**Subject:** Dreampot Village AAWS Pre - App. Meeting

Good day Melissa,

Below are some dates and times ADWR staff is available for a meeting. Please let me know what day and 1 hour time frame works best for you and your team. In addition, would you kindly complete the pre-application questionnaire and return it asap.

6/1	9:00 – 11:00am, 1:00 -3:00pm
6/6	9:00 – 11:00am, 1:00 -3:00pm
6/7	9:00 – 11:00am, 1:00 -2:00pm
6/8	10:00 – 11:00am
6/9	9:00 – 12:00pm, 1:00 -3:00pm
6/13	9:00am – 2:00pm
6/14	9:00am – 2:00pm
6/15	9:00am – 3:00pm
6/22	9:00am – 12:00pm
6/27	9:00am – 3:00pm
6/28	9:00am – 2:00pm
6/29	9:00am – 3:00pm

Thank You,

**Ben Peck**

Project Coordinator, Water Planning and Permitting  
Arizona Department of Water Resources  
1110 West Washington Street, Suite 310  
Phoenix, AZ 85007  
602-771-8166



**PROTECTING ARIZONA'S  
WATER SUPPLIES  
*for* ITS NEXT CENTURY**

## Ben H. Peck

---

**From:** Theresa Johnson  
**Sent:** Friday, May 12, 2017 4:29 PM  
**To:** Ben H. Peck  
**Subject:** RE: Dreampoint Village AAWS Pre - App. Meeting

Nice it's coming together, don't forget the sign in sheet and save their completed pre-app to t John drive oh and send the appt. Pull up an old one from David m, calendar for the verbiage example.

Theresa Johnson

---

**From:** Melissa Moore <[mmoore@gcairoinc.com](mailto:mmoore@gcairoinc.com)>  
**Sent:** Friday, May 12, 2017 5:24:57 PM  
**To:** Ben H. Peck  
**Cc:** Theresa Johnson  
**Subject:** RE: Dreampoint Village AAWS Pre - App. Meeting

Good afternoon Ben,

Thank you for providing your availability. We are available to meet anytime on 6/1, however the 1:00 pm time would be best. I will send you the pre-app questionnaire as soon as it is completed. We anticipate this meeting being a pre-meeting/introductory meeting to the pre-app meeting that will need to be held in the near future due to the extent and complexity of this project so as to educate our client on the ADWR process.

Thank you,

Melissa Moore



GEORGE CAIRO ENGINEERING, INC.  
1630 S. Stapley Dr., Suite 117  
Mesa, Arizona 85204  
480.921.4080 • 480.921.4087 Fax  
[www.gcairoinc.com](http://www.gcairoinc.com)

---

**From:** Ben H. Peck [mailto:[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)]  
**Sent:** Thursday, May 11, 2017 3:02 PM  
**To:** Melissa Moore  
**Cc:** Theresa Johnson  
**Subject:** Dreampoint Village AAWS Pre - App. Meeting

Good day Melissa,

Below are some dates and times ADWR staff is available for a meeting. Please let me know what day and 1 hour time frame works best for you and your team. In addition, would you kindly complete the pre-application questionnaire and return it asap.

6/1 9:00 – 11:00am, 1:00 -3:00pm  
6/6 9:00 – 11:00am, 1:00 -3:00pm  
6/7 9:00 – 11:00am, 1:00 -2:00pm

6/8 10:00 – 11:00am  
6/9 9:00 – 12:00pm, 1:00 -3:00pm  
6/13 9:00am – 2:00pm  
6/14 9:00am – 2:00pm  
6/15 9:00am – 3:00pm  
6/22 9:00am – 12:00pm  
6/27 9:00am – 3:00pm  
6/28 9:00am – 2:00pm  
6/29 9:00am – 3:00pm

Thank You,

**Ben Peck**

Project Coordinator, Water Planning and Permitting  
Arizona Department of Water Resources  
1110 West Washington Street, Suite 310  
Phoenix, AZ 85007  
602-771-8166



## Ben H. Peck

---

**From:** Ben H. Peck  
**Sent:** Friday, May 19, 2017 1:54 PM  
**To:** 'Melissa Moore'  
**Subject:** RE: Dreampark Village AAWS Pre - App. Meeting

I will take care of it this afternoon!

Also, can you kindly complete the Pre Application Questionnaire and send it back to me?

Thanks!

---

**From:** Melissa Moore [mailto:[mmoore@gcairoinc.com](mailto:mmoore@gcairoinc.com)]  
**Sent:** Friday, May 19, 2017 1:00 PM  
**To:** Ben H. Peck <[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)>  
**Subject:** RE: Dreampark Village AAWS Pre - App. Meeting

Hi Ben,

Please schedule the meeting for Wednesday, June 7 1-2PM.

Thank you!

**Melissa Moore**  
GEORGE CAIRO ENGINEERING, INC.

---

**From:** Ben H. Peck [mailto:[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)]  
**Sent:** Friday, May 19, 2017 12:07 PM  
**To:** Melissa Moore  
**Subject:** RE: Dreampark Village AAWS Pre - App. Meeting

Melissa,

On the dates you mentioned we will be available:

6/6 9:00 – 11:00am, 1:00 - 3:00 pm  
6/7 1:00 - 2:00 pm  
6/8 9:00 – 11:00am  
6/9 10:00am -3:00pm

Let me know if any of those times will work.

I can provide you with more times later in the month of June if need be.

Thank You!

Ben

---

**From:** Melissa Moore [mailto:[mmoore@gcairoinc.com](mailto:mmoore@gcairoinc.com)]  
**Sent:** Friday, May 19, 2017 11:13 AM  
**To:** Ben H. Peck <[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)>

**Cc:** Theresa Johnson <[tjohnson@azwater.gov](mailto:tjohnson@azwater.gov)>  
**Subject:** RE: Dreampoint Village AAWS Pre - App. Meeting

Good morning Ben,

The client has asked to reschedule the 6/1 meeting at 1:00 pm. Do you still have the following time slots available on 6/6 9:00 – 11:00am, 1:00 -3:00 pm? If not 6/7, 6/8, or 6/9 would also work.

Thank you,

**Melissa Moore**  
GEORGE CAIRO ENGINEERING, INC.

---

**From:** Melissa Moore  
**Sent:** Friday, May 12, 2017 4:25 PM  
**To:** 'Ben H. Peck'  
**Cc:** Theresa Johnson  
**Subject:** RE: Dreampoint Village AAWS Pre - App. Meeting

Good afternoon Ben,

Thank you for providing your availability. We are available to meet anytime on 6/1, however the 1:00 pm time would be best. I will send you the pre-app questionnaire as soon as it is completed. We anticipate this meeting being a pre-meeting/introductory meeting to the pre-app meeting that will need to be held in the near future due to the extent and complexity of this project so as to educate our client on the ADWR process.

Thank you,

**Melissa Moore**

  
GEORGE CAIRO ENGINEERING, INC.  
1630 S. Stapley Dr., Suite 117  
Mesa, Arizona 85204  
480.921.4080 • 480.921.4087 Fax  
[www.gcairoinc.com](http://www.gcairoinc.com)

---

**From:** Ben H. Peck [mailto:[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)]  
**Sent:** Thursday, May 11, 2017 3:02 PM  
**To:** Melissa Moore  
**Cc:** Theresa Johnson  
**Subject:** Dreampoint Village AAWS Pre - App. Meeting

Good day Melissa,

Below are some dates and times ADWR staff is available for a meeting. Please let me know what day and 1 hour time frame works best for you and your team. In addition, would you kindly complete the pre-application questionnaire and return it asap.

6/1 9:00 – 11:00am, 1:00 -3:00pm  
6/6 9:00 – 11:00am, 1:00 -3:00pm  
6/7 9:00 – 11:00am, 1:00 -2:00pm  
6/8 10:00 – 11:00am  
6/9 9:00 – 12:00pm, 1:00 -3:00pm  
6/13 9:00am – 2:00pm

6/14 9:00am – 2:00pm  
6/15 9:00am – 3:00pm  
6/22 9:00am – 12:00pm  
6/27 9:00am – 3:00pm  
6/28 9:00am – 2:00pm  
6/29 9:00am – 3:00pm

Thank You,

**Ben Peck**

Project Coordinator, Water Planning and Permitting  
Arizona Department of Water Resources  
1110 West Washington Street, Suite 310  
Phoenix, AZ 85007  
602-771-8166



PROTECTING ARIZONA'S  
WATER SUPPLIES  
*for* ITS NEXT CENTURY

## David McKay

---

**From:** George Cairo <gcairo@gcairoinc.com>  
**Sent:** Tuesday, June 06, 2017 10:05 AM  
**To:** Ben H. Peck; David McKay; Richard B. Obenshain; Edward V. St.Pierre; Christopher A. Jones; Melissa Moore  
**Cc:** Kelly Brown; Ayesha Vohra  
**Subject:** RE: AAWS Pre-App. Meeting - Dreamport Village

Ben

I have confirmed my attendance at the meeting with Pinal Stakeholders and advised my client on setting up a follow-up meeting date.

Please provide some dates that work soon after the Pinal meeting so we can continue our efforts on our application, thanks.

**George Cairo**  
GEORGE CAIRO ENGINEERING, INC.

-----Original Appointment-----

**From:** Ben H. Peck [mailto:[bhpeck@azwater.gov](mailto:bhpeck@azwater.gov)]  
**Sent:** Monday, June 05, 2017 9:21 AM  
**To:** David McKay; Richard B. Obenshain; Edward V. St.Pierre; Christopher A. Jones; Melissa Moore  
**Cc:** Kelly Brown; Ayesha Vohra; George Cairo  
**Subject:** Canceled: AAWS Pre-App. Meeting - Dreamport Village  
**When:** Wednesday, June 07, 2017 1:00 PM-2:00 PM (UTC-07:00) Arizona.  
**Where:** 1110 W. Washington St, Suite 310, Phoenix AZ, 85007 (Check in on 3rd floor) Salt River Conf. Room  
**Importance:** High

Mr. Cairo,

We need to reschedule your pre-application meeting for Dreamport Villages from June 7, 1:00 PM, to the week of June 19 or thereafter. There will be a meeting (to which you have been invited) of the Pinal Stakeholders on June 16, that will cover information that may impact your application.

I apologize for any inconvenience this may cause.

Regards,

**Ben Peck**  
Project Coordinator, Water Planning & Permitting Division  
Arizona Department of Water Resources  
1110 West Washington Street, Suite 310  
Phoenix, AZ 85007  
602-771-8166



PROTECTING ARIZONA'S  
WATER SUPPLIES  
for ITS NEXT CENTURY

## David McKay

---

**From:** Ben H. Peck  
**Sent:** Thursday, June 01, 2017 9:34 AM  
**To:** David McKay  
**Subject:** RE: Dreampoint Villages

Great. Thanks David.

---

**From:** David McKay  
**Sent:** Thursday, June 01, 2017 9:33 AM  
**To:** Ben H. Peck <bhpeck@azwater.gov>  
**Subject:** Dreampoint Villages

Ben,

Below is some language for the email to Mr. Cairo.

"Mr. Cairo,

We need to reschedule your pre-application meeting for Dreampoint Villages from June 7, 1:00 PM, to the week of June 19 or thereafter. There will be a meeting (to which you have been invited) of the Pinal Stakeholders on June 16, that will cover information that may impact your application.

Thanks"

David L. McKay, Manager  
Recharge, Assured and Adequate Water Supply Programs  
Arizona Department of Water Resources  
1110 W. Washington Street, Suite #310 | Phoenix, AZ 85007  
Phone: 602.771.8104  
Email: [dmckay@azwater.gov](mailto:dmckay@azwater.gov)  
Web: [www.azwater.gov](http://www.azwater.gov)



PROTECTING ARIZONA'S  
WATER SUPPLIES  
FOR ITS NEXT CENTURY