

**OFF-SITE LINE EXTENSION AGREEMENT
FOR
DEVELOPER INSTALLED WATER FACILITIES**

BETWEEN

JOHNSON UTILITIES, L.L.C.

AND

PINAL COUNTY BOARD OF SUPERVISORS

FOR

SAN TAN VALLEY COMPLEX

PINAL COUNTY, ARIZONA

NOVEMBER _____, 2020

**OFF-SITE LINE EXTENSION AGREEMENT
FOR DEVELOPER INSTALLED WATER FACILITIES**

THIS OFF-SITE LINE EXTENSION AGREEMENT ("Agreement"), entered into this _____ day of November, 2020, by and between JOHNSON UTILITIES, L.L.C. ("Company"), EPCOR WATER ARIZONA INC., as Company's Arizona Corporation Commission-appointed Interim Manager ("EPCOR") and PINAL COUNTY BOARD OF SUPERVISORS ("Developer"), is for the construction of off-site utility infrastructure necessary to provide water utility service to SAN TAN VALLEY COMPLEX, a planned commercial development in Pinal County, Arizona as shown in **Attachment 1** (hereinafter called the "Development").

WITNESSETH:

WHEREAS, Company owns and operates a public service corporation and holds a Certificate of Convenience and Necessity (CC&N) and other permits and governmental approvals authorizing Company to serve the public with water service at the Development; and

WHEREAS, On August 14, 2018, the Arizona Corporation Commission ("Commission") and EPCOR entered into an agreement for interim management services in which EPCOR was given full authority to conduct the business and affairs of Company in all respects, except as authority is expressly reserved as a right of ownership under Arizona law; and

WHEREAS, Developer proposes to construct the Development within Company's CC&N; and

WHEREAS, Company needs to extend certain water collection lines and facilities for the purpose of providing water service to customers within the Development ("Water Facilities"); and

WHEREAS, under such circumstances the Arizona Corporation Commission's ("Commission") Rules and Regulations and Company's tariff permit Company to require Developer to construct the Water Facilities for Company, or to provide the funds necessary for Company to construct the Water Facilities, as an advance in aid of construction; and

WHEREAS, Company may need to expand existing backbone water transmission mains, distribution lines, pump stations, storage tanks, wells or water treatment facilities (collectively the "Off-Site Facilities") that connect with the Water Facilities to provide water service to customers within the Development as well as to continue water service to existing customers; and

WHEREAS, Company is authorized to charge hook-up fees (the "Hook-Up Fees") as a contribution in aid of construction to partially offset the costs to expand the Off-Site Facilities; and

WHEREAS, unless otherwise provided in this Agreement, the defined terms herein shall have the same meaning as set forth in the Commission Rules and Regulations.

NOW, THEREFORE, it is mutually covenanted and agreed by and between the parties hereto as follows:

I. CONSTRUCTION OF WATER FACILITIES; COST OF CONSTRUCTION; CONVEYANCE OF WATER FACILITIES; HOOK-UP FEES; SERVICE LINE TARIFF AND METER ADVANCE; GROUNDWATER REPLENISHMENT FEE; AND CONSTRUCTION WATER

A. Construction of Water Facilities. Developer will construct, or cause to be constructed, the Water Facilities described on **Attachment 2**, the cost of which is estimated on **Attachment 3**.

B. Cost of Construction. The cost of construction of the Water Facilities, as more fully detailed in **Attachment 3**, is estimated to be **\$162,300.00** (the "Estimated Cost"). The actual cost of construction of the Water Facilities ("Actual Cost") shall constitute an advance in aid of construction (the "Advance"), and such Advance shall be refunded to Developer in accordance with Article VII.

C. Conveyance of Water Facilities. Developer shall convey to Company the Water Facilities constructed pursuant to this Agreement in accordance with Articles III and VI. Developer's obligation to convey the Water Facilities shall be deemed fully satisfied upon completion of the Water Facilities in accordance with this Agreement and upon Company's written acceptance of the Water Facilities as described under Article VI.

D. Hook-Up Fees. In addition to Developer's obligation to construct, or to cause to be constructed, the Water Facilities and to make payments as are required under this Agreement, Developer shall pay to Company the Hook-Up Fees required under Company's tariff. The amount of payment and timing of payment of the Hook-Up Fees are subject to Company's tariff. Hook-Up Fees are nonrefundable contributions in aid of construction.

E. Service Line Tariff and Meter Advance. At the time Developer, homebuilder or homeowner requests that a water meter be set within the Development, the party requesting service shall pay to Company the Service Line Charge, if applicable, and the Meter Installation Charge as specified in Company's tariff. The Service Line Charge will not be assessed, due nor payable, for service lines that are installed by Developer as part of Developer's advance of the Water Facilities. The Service Line Charge and Meter Installation Charge are refundable in accordance with Arizona Administrative Code ("AAC") R14-2-405(B)(2).

F. Groundwater Replenishment Fee. In the event the Developer enrolls, or applies to enroll, the Development or any portion thereof as "membership land" in the Central Arizona Groundwater Replenishment District (the "CAGRD") pursuant to ARS § 48-4401 *et seq.*, or the Development in any way becomes subject to that law as it may be amended, then Developer shall pay, in addition to all other terms, conditions, rates and charges set forth in this Agreement, a one-time charge of \$1,000.00 (the "Groundwater Replenishment Fee") to Company for the establishment of the reporting procedure mandated by the CAGRD. For all lots within the Development that become subject to the CAGRD, Developer shall provide to Company the following information for each lot to be served under this Agreement: (i) the legal description of the lot; (ii) the tax parcel number as assigned to that lot by the applicable taxing authority; (iii) the street address of the lot; and

(iv) any other information necessary for Company to comply with the requirement of the CAGRD. Said information for all lots and parcels within the Development shall be provided to Company prior to Company's issuance of its written acceptance of the Water Facilities, and prior to Company's obligation to serve water to any lot or parcel within the Development. The Groundwater Replenishment Fee is due at the time of execution of this Agreement.

Construction Water. In the event that Developer, Developer's contractor or homebuilder constructing within the Development requires construction water for grading, site preparation, road work, dust control or any other construction-related purpose, then the Developer, Developer's contractor or homebuilder shall contact Company and request construction water. If Company deems, at its sole discretion, the supply of water is insufficient to provide construction water, Company will not allow potable water to be used from its system for construction purposes. If Company deems that it is able to provide construction water, then water will be provided through a Company-issued meter and will be charged pursuant to Company's tariff.

II. SERVICE; APPLICABLE RATES; COMPANY LIABILITY; COMPANY DISCLOSURES

A. Service. Notwithstanding any reference to fire protection facilities contained in **Attachment 2** or **Attachment 3** hereto, the Water Facilities are being installed primarily for the purpose of providing domestic water service to the Development. However, under certain operating conditions, the Water Facilities may provide limited fire protection service to an appropriate fire protection agency contracting with the Company for such service. Service will be provided in accordance with good utility practice.

B. Applicable Rates. The charges for water service to the Development will be at the applicable rates of Company that are authorized by, and on file with, the Commission. Those rates are subject to change from time to time upon application of Company and as approved by the Commission. The current rates are reflected in Company's tariff.

C. Company Liability. Company's obligation for service shall be as set by the stricter of Arizona Administrative Code ("AAC") R14-2-607(C) and (D), the controlling Master Utility Agreement, or this Agreement. Company shall comply with such regulations and any other applicable law.

D. Company Disclosures. Company discloses to Developer that Company's CC&N is the subject of consolidated proceedings in Docket Nos. WS-02987A-18-0329, WS-02987A-06-0077 and WS-02987A-99-0583 et. al., where the Commission is considering whether to delete all or part of the Company's CC&N or to leave the CC&N in place.

III. PERMITS AND LICENSES; PUBLIC UTILITY EASEMENT; TITLE

A. Permits and Licenses. Developer agrees to obtain at its own expense all licenses, permits, certificates and approvals from public authorities that may be required for the construction of the Water Facilities within the Development under this Agreement or construction of the Development and to comply with all municipal and other public laws, ordinances and requirements in regard to the same. Company shall be responsible for obtaining at its own expense all licenses,

permits, certificates and approvals from public authorities that may be required for the installation and operation of the Off-Site Facilities that will serve the Development and into which the Developer-constructed Water Facilities will be inter-tied and connected. Company shall be responsible for the construction at its cost of all other water production, treatment and distribution facilities necessary to serve the Development.

B. Public Utility Easement. Prior to Company issuing its written final acceptance of the Water Facilities, Developer shall provide Company with evidence satisfactory to Company that the Water Facilities are located within dedicated streets, public rights-of-way or public utility easements that protect Company's water system and provide unrestricted and uninhibited access to the water lines and equipment of Company and rights to enforce the same, as determined by Company, in its reasonable discretion (the "Public Utility Easement"). In the event that any Water Facilities are not located within the Public Utility Easement, then Developer shall grant to Company, prior to Company issuing its written final acceptance of the Water Facilities, and at no cost to Company, non-exclusive easements and/or rights-of-way (collectively, "Easements"), free from all liens and security interests thereon, and in a form that is satisfactory to Company, over, under, and across any real property, within or outside the Development, as necessary to operate, maintain and repair the Water Facilities. As a condition to Developer's conveyance of property or easement rights to Company, Developer shall deliver to Company, among other documents and information reasonably requested by Company, an ALTA survey and a title report pertaining to the real property subject to such easement, both of which must be in form and substance satisfactory to Company's legal counsel. Unless otherwise mutually agreed upon in writing, the Public Utility Easement and any Easements shall be free of physical encroachments, encumbrances or obstacles, and shall have a minimum width of fifteen (15) feet and the mains and collection lines shall be separated by a reasonable distance from other utility lines and facilities to prevent damage or conflicts in the event of repairs or maintenance.

C. Title. All materials installed, facilities constructed and equipment provided by Developer in connection with construction of facilities under this Agreement and the completed facilities as installed for which an Approval of Construction has been issued by the Arizona Department of Environmental Quality ("ADEQ"), and which facilities the Company has provided written acceptance thereof, shall become the sole property of Company, and full legal and equitable title thereto shall be then vested in Company, free and clear of any liens, without the requirement of any written document of transfer to Company. Developer agrees to execute or cause to be executed promptly such documents as counsel for Company may request to evidence good and merchantable title to said facilities free and clear of all liens. Company shall confirm in writing the acceptance of title to the facilities.

IV. COMMENCEMENT OF PERFORMANCE AND TIME OF COMPLETION; PLANS AND SPECIFICATIONS; WORKMANSHIP, MATERIALS, EQUIPMENT AND MACHINERY; CONNECTING WATER FACILITIES; EXISTING UNDERGROUND FACILITIES RESPONSIBILITIES; ADDITIONAL TERMS AND CONDITIONS

A. Commencement of Performance and Time of Completion. It is estimated that Developer will start the construction work to be performed under this Agreement on or about

November 15, 2020 and will complete the construction work to be performed under this Agreement on or about November 15, 2021. Failure to meet those estimated dates shall in no way relieve Developer or Company of any of their obligations under this Agreement.

B. Plans and Specifications. All plans, specifications and construction shall be in accordance with good utility practices and in accordance with all rules, regulations and requirements of regulatory agencies having jurisdiction over construction of the Water Facilities. All plans and specifications shall have received all requisite approvals in writing of all necessary agencies and the approval in writing of Company before construction is commenced. Company's review, revisions and approval shall be provided as promptly as possible. Plans and specifications as approved by Company for Water Facilities to be constructed hereunder will be incorporated herein by reference and made part of this Agreement when so approved.

C. Workmanship, Materials, Equipment and Machinery. All materials shall be new, and both workmanship and materials shall be of good quality and which meet the specifications and standards of the Commission, ADEQ, the Arizona Department of Health Services and all local regulatory agencies having jurisdiction over the construction of public water systems. Developer shall assign to the Company the warranties of its contractors for the Water Facilities to be built pursuant to this Agreement or, if the Developer constructs the Water Facilities itself, Developer agrees to pay all costs for removing and replacing any defective part or parts upon the Company providing written notice to the Developer within one year after such Water Facilities receive written final acceptance from Company.

D. Connecting Water Facilities. The Water Facilities shall not be connected to Company's existing facilities without the prior written approval of Company, which approval shall not be unreasonably withheld or delayed. The Water Facilities shall not be operated prior to connection to Company's facilities. Any such operation may result in either rejection of the Water Facilities by Company, or extraordinary charges to Developer to purge the subject Water Facilities prior to acceptance.

E. Existing Underground Facilities Responsibility. Developer shall be responsible for complying with Arizona Underground Facilities Laws at A.R.S. 40-360.21, *et seq.*, and applicable local regulations, and will assume all costs and liabilities associated with (1) coordination with the owners or agents of all underground facilities within and adjacent to the Development regarding the location of such facilities, and (2) construction near, or damage to, such underground facilities. Developer will conduct, or cause to be conducted, all excavation in a careful and prudent manner in its construction of all Water Facilities subject to this Agreement.

F. Additional Terms and Conditions. Any additional terms and conditions applicable to this Agreement are contained in **Attachment 4** attached hereto and incorporated herein.

V. INSPECTION, TESTING AND CORRECTION OF DEFECTS

Developer shall comply with the inspection and testing requirements of Company for the Water Facilities to be constructed in accordance with this Agreement; these requirements shall be reasonable and shall not cause Developer unwarranted delays in the ordinary course of construction.

Developer shall promptly notify Company when Water Facilities under construction are ready for inspection and testing, and Company shall inspect promptly after being so notified. Company agrees to conduct any "open trench" inspection within forty-eight (48) hours of the inspection date designated by Developer, provided Developer gives Company at least three (3) working days advance written notice of the inspection date.

For the purpose of inspection and testing of everything covered by this Agreement, or the work thereon, Developer shall give Company and any inspectors appointed by it, full and complete access to the working places and furnish every facility for properly inspecting such materials and work and shall furnish them with full information whenever requested as to the progress of the work on its various parts. The approval of work by any such inspector shall not relieve Developer from its obligation to comply in all respects with the instructions and specifications to make the work a finished job of its kind, completed in accordance with the plans and specifications approved by Company and are satisfactory to Company upon inspection and testing. Developer agrees that no inspection by or on behalf of Company shall relieve Developer from its obligation to do and complete the work in accordance with this Agreement. If at any time before the final completion and written acceptance of the work any part of the work is found to be defective or deficient in any way, or in any way fails to conform to this Agreement, Company is hereby expressly authorized to reject or revoke acceptance of such defective or deficient work and require Developer to do over and make good on such defective work. No costs incurred by Developer to do over or make good on defective or deficient work shall be included in the Advance subject to refund pursuant to Article VII.A. Company specifically reserves the right to withhold approval and to forbid connection of the Water Facilities constructed under this Agreement to Company's system unless such facilities have been constructed in accordance with the plans and specifications as approved by Company and are satisfactory to Company upon inspection and testing. Developer agrees that it will promptly correct all defects and deficiencies in construction, materials and workmanship upon request by Company made subsequent to inspection by Company.

VI. INVOICES; LIENS; "AS-BUILT" PLANS; APPROVAL OF CONSTRUCTION

A. Invoices. Developer agrees to furnish Company, within thirty (30) days after completion of construction of the Water Facilities, copies of Developer's, subcontractors', vendors' and all others' invoices for all engineering, surveying, and other services, materials installed, construction performed, equipment provided, materials purchased and all else done for construction pursuant to this Agreement at the actual cost thereof.

B. Liens. Developer acknowledges its duty to obtain lien waivers from all persons or entities providing labor, materials or services hereunder. Developer hereby irrevocably waives any rights it may now have or which it may acquire during the course of this Agreement to record liens against Company or its property. Developer shall also pay, satisfy and discharge, or bond over, all mechanics', materialmen's and other liens, and all claims, obligations and liabilities which may be asserted against Company or its property by reason of Developer's construction of the Water Facilities to be constructed pursuant to this Agreement.

C. "As-Built" Plans. Developer agrees to furnish Company, within thirty (30) days after completion of construction of the Water Facilities, "as-built" drawings showing the locations of

all water mains, hydrants, valves, and service connections to all structures served from Water Facilities that are constructed under this Agreement. The drawings shall be certified by Developer's engineer of record and shall be provided on both reproducible mylar prints, and in digital format (*i.e.*, AutoCad, MicroStation or .dxf format or other such format as may be specified by Company), together with all available data for the Development, including but not limited to ALTA surveys, topographical maps, aerial maps, tentative plats, engineering plans, and final plats.

D. Approval of Construction (or Discharge Authorization). Prior to Company issuing its written final acceptance of the Water Facilities, Developer agrees to furnish Company, within thirty (30) days after completion of construction of the Water Facilities, a copy of the Approval of Construction (or Discharge Authorization) as issued by the Arizona Department of Environmental Quality ("ADEQ") or any other applicable regulatory body having jurisdiction of the Water Facilities.

VII. AMOUNT OF ADVANCE; PAYMENT OF INCOME TAXES; COMPUTATION OF REFUND OF ADVANCE; MAXIMUM REFUND; INTEREST ON ADVANCE; COMPANY'S RIGHT OF FIRST REFUSAL

A. Amount of Advance. The Actual Cost of constructing the Water Facilities shall be a refundable advance in aid of construction.

B. Payment of Income Taxes. Pursuant to Decision 77378, the Company is authorized to collect from Developer income taxes payable as a result of Company's receipt of advances in aid of construction from Developer consistent with Decision 76974 as amended by Decision 77104 and Decision 77540. Decision 77378 is effective once the Company docket a notice or letter from the Internal Revenue Service affirming its reclassification as a taxable entity, along with revised tariffs for both its water and wastewater divisions, and the Commission's Utilities Division Staff has confirmed in the docket that the required filings are in compliance with Decision 77378. At the time of the Company's acceptance of Water Facilities from Developer, Company will notify Developer in writing and provide a calculation of the applicable gross-up taxes and Developer shall pay such taxes within 30 days of receipt of such notice from the Company. If applicable, the amount of the gross-up taxes pertaining to the Advance shall be refundable to Developer by Company as a refundable advance in aid of construction.

C. Computation of Refund of Advance. For a period of twenty (20) years commencing on the date of Company's written final acceptance of the Water Facilities, Company shall pay to Developer, or Developer's assignees or other successors-in-interest where Company has received notice and evidence of such assignment or succession, five percent (5%) of the total gross annual revenue from water sales to each *bona fide* consumer whose service line is connected to main lines covered by this Agreement. Any additional charge made by Company based on any sales tax, privilege tax, excise tax or regulatory assessment shall not be included in the computation of the refund. Refunds of the Advance shall be made by Company on or before the 31st day of August of each year commencing with the effective date of Company's written final acceptance of the Water Facilities, covering any refunds owing from water revenues received during the preceding July 1 to June 30 period. Any balance of the Advance remaining at the end of the twenty-year refund period shall become non-refundable.

D. Maximum Refund; Interest on Advance. The refund to Developer under this Agreement shall in no event exceed the amount of the Advance. No interest shall be paid by Company on the Advance.

E. Company's Right of First Refusal. Subject to the requirements of Commission Decision 76889, before selling or transferring the right of Developer to receive refunds of the Advance under this Agreement, Developer shall first give Company, or its assigns, a reasonable opportunity to purchase the same at the same price and upon the same terms as contained in any bona fide offer which Developer has received from any third person or persons which it may desire to accept. Company or its assigns shall have a period of fifteen (15) days from the date it receives Developer's notice of the offer to exercise its right of first refusal. If Company notifies Developer within the fifteen (15) day period that it wishes to exercise its right of first refusal, Company or its assigns shall purchase the refunds of the Advance based on the terms and conditions of the offer. If Company or its assigns declines or fails to exercise its right of first refusal within fifteen (15) days after Developer's notice, Developer may sell the refunds of the Advance to the offering third party in accordance with the terms and conditions of the offer. Company's failure to exercise its right of first refusal hereunder shall not act as a waiver of this Section or as a termination of Company's rights under this Section with respect to subsequent third party offers. This provision shall not apply to Developer's assigning or pledging the Agreement in connection with any loan requirements.

VIII. RISK; LIABILITY; INSURANCE

A. Risk. Developer shall carry on all work required hereunder at its own risk until the work is fully completed and accepted by Company and will, in case of accident, destruction or injury to the work or materials before such final completion and written acceptance by Company, replace or repair forthwith the work or materials so injured, damaged or destroyed, in accordance with the original approved plans and specifications and to the satisfaction of Company and at Developer's own expense.

B. Liability. Developer hereby assumes the entire responsibility and liability for injury or death of any person, or loss for damage to any property contributed to or caused by the active or passive negligence of Developer, its agents, servants, employees, or subcontractors incurred during the course of construction of the Water Facilities. Accordingly, DEVELOPER WILL INDEMNIFY AND HOLD HARMLESS Company and EPCOR, their respective officers, directors, engineers, agents and employees from and against such claims or expenses, including penalties and assessments, to which they or any of them may be subjected by reason of such injury, death, loss, claim, penalty, assessment or damage, and in case any suit or other proceeding shall be brought on account thereof, Developer will assume the defense at Developer's own expense and will pay all judgments rendered therein.

C. Insurance. Developer agrees to produce and maintain all insurances described below, including insurance covering the obligations assumed by Developer under Articles VIII.A and VIII.B hereof. Certificates of issuance shall be provided to Company before the commencement of actual construction.

1. Workman's compensation in the benefit amounts, and occupational disease disability insurance, as required by the laws and regulations of the State of Arizona.
2. Commercial general liability insurance, with minimum combined single limits of \$1,000,000.00, and including operations and protective liability coverages. When the work to be performed requires blasting, Developer's insurance shall specifically cover that risk.
3. Comprehensive automobile liability insurance, with minimum combined single limits of \$1,000,000.00, and covering all owned and non-owned automobiles or trucks used by or on behalf of Developer, in connection with the work.

IX. MISCELLANEOUS

This Agreement may not be modified or amended except by a writing signed by both parties.

This Agreement shall be governed by and construed in accordance with the laws of the State of Arizona.

This Agreement is consistent with all Rules and Regulations of the Commission and authorized Tariffs of Company and therefore does not require specific approval of the Commission.

This Agreement constitutes the entire agreement and understanding between the parties with respect to the subject matter hereof and expressly supersedes and revokes all other prior or contemporaneous promises, representations and assurances of any nature whatsoever with respect to the subject matter hereof.

The remedies provided in this Agreement in favor of Company shall not be deemed exclusive remedies but shall be in addition to all other remedies available at law or in equity.

No waiver by either party of any breach of this Agreement nor any failure by either party to insist on strict performance by the other party of any provision of this Agreement shall in any way be construed to be a waiver of any future or subsequent breach by such defaulting party or bar the non-defaulting party's right to insist on strict performance by the defaulting party of the provisions of this Agreement in the future.

Developer is an independent contractor and not an agent or employee of Company.

This Agreement shall inure to the benefit of, be binding upon, and be enforceable by the parties hereto and their respective successors and assigns, including but not limited to any subsequent entity that acts as an Interim Manager for the Company (other than EPCOR) appointed by the Commission.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

FOR AND ON BEHALF OF:

JOHNSON UTILITIES, L.L.C.
Company

PINAL COUNTY BOARD OF SUPERVISORS
Developer

By: _____
Gary Drummond

By: _____
Anthony Smith

Its: Manager

Its: Chairman of the Board

Date: _____

Date: _____

JOHNSON UTILITIES, L.L.C.
5230 E. Shea Boulevard
Suite 200
Scottsdale AZ 85254
(480) 998-3300 phone

State of ARIZONA
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____ 2020 by
Anthony Smith, Chairman of the Pinal County Board of Supervisors.

Notary Public

My Commission Expires _____

SEAL:

(continued next page)

PINAL COUNTY BOARD OF SUPERVISORS
Developer

By: _____
Natasha Kennedy

Its: Clerk of the Board

Date: _____

State of ARIZONA
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____ 2020 by
Natasha Kennedy, Clerk of the Pinal County Board of Supervisors.

Notary Public

My Commission Expires _____

SEAL:

PINAL COUNTY BOARD OF SUPERVISORS
121 W 22nd Street
Florence AZ 85132

Contact: Hattie Sturgill
hattie.sturgill@pinal.gov
(520) 866-6914

PROJECT: San Tan Valley Complex

(continued next page)

EPCOR WATER ARIZONA INC.

EPCOR, acting in its capacity as Interim Manager for Johnson Utilities, L.L.C.

By: _____
Brad Finke

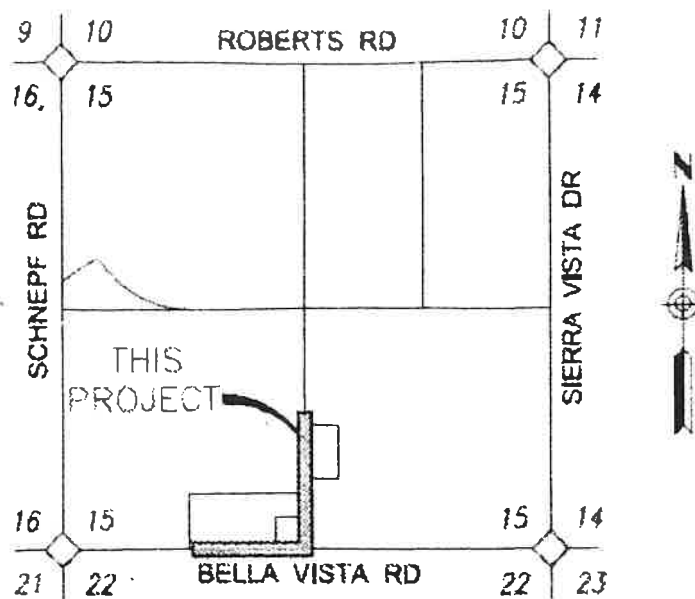
Its: Engineering Manager, Developer Services

Date: _____

(end signatures)

ATTACHMENT 1

MAP AND LEGAL DESCRIPTION OF DEVELOPMENT



LOCATION MAP

A PORTION OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 8 EAST,
G&SRM, PINAL COUNTY, ARIZONA

3" = 1 MILE



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross

When recorded mail to:
Clerk of the Board
PO Box 827
Florence, AZ 85132

DATE/TIME: 09/20/2019 1613
FEE: \$0.00
PAGES: 5
FEE NUMBER: 2019-079146

EXEMPT: A.R.S. § 11-1134(A)(7)

**SPECIAL WARRANTY DEED
OF DEDICATION**

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, El Dorado Bella Vista LLC, an Arizona limited liability company, the Grantor, does hereby convey to Pinal County, a political subdivision of the State of Arizona, the Grantee, for roadway and public utility purposes, the following real property situated in Pinal County, Arizona, together with all rights and privileges appurtenant thereto and any improvements located thereon:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE.

SUBJECT TO current taxes and assessments, reservations in
patents and easements, rights-of-way, encumbrances, liens,
covenants, conditions, restrictions, obligations, liabilities and other
matters as may appear of record.

AND the Grantor hereby binds itself and its successors to warrant and defend the title as
against all acts of the Grantor herein and no other, subject to the matters above set forth.

DATED: August 13th, 2019.

[Signature Pages Follow]

(Large diagonal watermark text: 'PINAL COUNTY RECORDER' is visible across the bottom half of the page.)

GRANTOR:

El Dorado Bella Vista LLC, an Arizona limited liability company

By: El Dorado Holdings, Inc., an Arizona corporation

Its: Administrative Agent

By:

Its:

Linda Cheney
Vice President

STATE OF ARIZONA)

County of Maricopa)

ss.

The foregoing instrument was acknowledged before me on this 13 day of August, 2019, by Linda Cheney, as Vice President of El Dorado Holdings, Inc., an Arizona corporation, the Administrative Agent of El Dorado Bella Vista LLC, an Arizona limited liability company, for and on behalf thereof.



KAREN E. MICKALONIS
Notary Public, State of Arizona
Maricopa County
My Commission Expires
October 22, 2021

Notary Seal/Stamp

Karen E. Mickalonis
Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

Johnson & Co.

**BELLA VISTA FARMS
SCHNEPF ROAD
LEGAL DESCRIPTION**

A parcel of land being situated within the Southwest quarter of Section 15, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, being more particularly described as follows:

COMMENCING at a found 5/8 inch rebar accepted as the Center of said Section 15 from which a found 3-1/4 inch SRP aluminum cap accepted as the South quarter corner thereof bears South 02°17'46" East, 2647.81 feet;

Thence South 02°17'46" East, 1978.99 feet along the east line of said Southwest quarter to the **POINT OF BEGINNING**;

Thence continuing along said east line, South 02°17'46" East, 668.83 feet to the South quarter corner of said Section 15;

Thence South 89°33'57" West, 55.03 feet along the south line of said Southwest quarter;

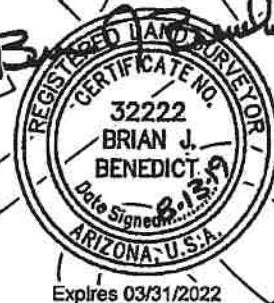
Thence leaving said south line, North 02°17'46" West, 668.83 feet along a line that is parallel with and 55.00 feet west of the east line of said Southwest quarter;

Thence leaving said parallel line, North 89°33'57" East, 55.03 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 36,785 sq. ft. (0.8445 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1359
Date: August 2019



NORTH QUARTER CORNER
SECTION 15, T3S, R8E
FOUND 3" ALUMINUM CAP
STAMPED T3S, R8E, 10, 15,
RLS 43994, DOWN 1.0'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S02°17'46"E	668.83'
L2	N02°17'46"W	668.83'

N89°38'50"E
2690.38'

WEST QUARTER CORNER
SECTION 15, T3S, R8E
FOUND 3-1/4" ALUMINUM CAP
FLUSH, STAMPED CAN-AM ENG
T3S, R8E, E1/4, S15, S16
RLS 34554, DATED 2006

N02°17'24"W 2651.64'

CENTER OF SECTION
SECTION 15, T3S, R8E
FOUND 5/8" REBAR W/
NO TAG, BENT, FLUSH
P.O.C.



S02°17'46"E 2647.81'
1978.99'

P.O.B.
N89°33'57"E
55.03'

SOUTHWEST CORNER
SECTION 15, T3S, R8E
FOUND 3" ALUMINUM CAP
STAMPED T3S, R8E,
15, 16, 21, 22, DATED 2002
DOWN 1.2'

S89°33'57"W
55.03'

S89°33'57"W 2690.52'

SOUTH QUARTER CORNER
SECTION 15, T3S, R8E
FOUND 3-1/4" SRP ALUMINUM CAP
STAMPED T3S, R8E, S15, S22
DOWN 1.0'



PROJ.NO.: 1359
DATE: AUG. 2019
SCALE: N.T.S.
DRAWN BY: JDL
CHECKED BY: KJP

BELLA VISTA FARMS
SCHNEPF ROAD
PINAL COUNTY, ARIZONA

EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross

62
When recorded mail to:
Clerk of the Board
PO Box 827
Florence, AZ 85132

DATE/TIME: 09/20/2019 1613
FEE: \$0.00
PAGES: 6
FEE NUMBER: 2019-079140

EXEMPT: A.R.S. § 11-1134(A)(7)

**SPECIAL WARRANTY DEED
OF DEDICATION**

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Pinal County Community College District dba Central Arizona College, a non-profit public education institution of the State of Arizona, the Grantor, does hereby convey to Pinal County, a political subdivision of the State of Arizona, the Grantee, for roadway and public utility purposes, the following real property situated in Pinal County, Arizona, together with all rights and privileges appurtenant thereto and any improvements located thereon:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE.

SUBJECT TO current taxes and assessments, reservations in patents and easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record.

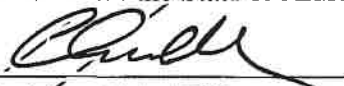
AND the Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of the Grantor herein and no other, subject to the matters above set forth.

DATED: June 4, 2019.

[Signature Pages Follow]

GRANTOR:

Pinal County Community College District dba Central Arizona College, a non-profit public education institution of the State of Arizona

By: 

Its: VP Business Affairs/CFO

STATE OF ARIZONA)

) ss.

County of Maricopa)

Acknowledged before me this 4th day of June 2019, by
Chris Wodka, the VP Business Affairs/CFO of Pinal County Community
College District dba Central Arizona College, a non-profit public education institution of the State
of Arizona, for STEPH CEBALLO GRAY the corporation.



Notary Seal/Stamp


Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

Shoreline, Inc.

**BELLA VISTA FARMS
TOSCANA LOOP & SCHNEPF ROAD
LEGAL DESCRIPTION**

A parcel of land being situated within the West half of Section 15, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, being more particularly described as follows:

BEGINNING at a found 5/8 inch rebar accepted as the Center of said Section 15 from which a found 3-1/4 inch SRP aluminum cap accepted as the South quarter corner thereof bears South 02°17'46" East, 2647.81 feet;

Thence South 02°17'46" East, 1978.99 feet along the east line of the Southwest quarter of said Section 15;

Thence leaving said east line, South 89°33'57" West, 55.03 feet;

Thence North 02°17'46" West, 1904.21 feet along a line that is parallel with and 55.00 feet west of said east line, to the beginning of a tangent curve, concave southwesterly, having a radius of 33.00 feet;

Thence leaving said parallel line and northwesterly along said curve, through a central angle of 89°59'38", an arc length of 51.83 feet to a tangent line;

Thence South 87°42'36" West, 935.69 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 1540.00 feet;

Thence northwesterly along said curve, through a central angle of 57°09'43", an arc length of 1536.40 feet to a non-tangent line;

Thence North 51°02'41" East, 40.09 feet to a non-tangent curve, concave northeasterly, having a radius of 1500.00 feet, the center of which bears North 54°58'27" East;

Thence southeasterly along said curve, through a central angle of 57°15'51", an arc length of 1499.17 feet to a tangent line;

Thence North 87°42'36" East, 1023.68 feet to the **POINT OF BEGINNING**.

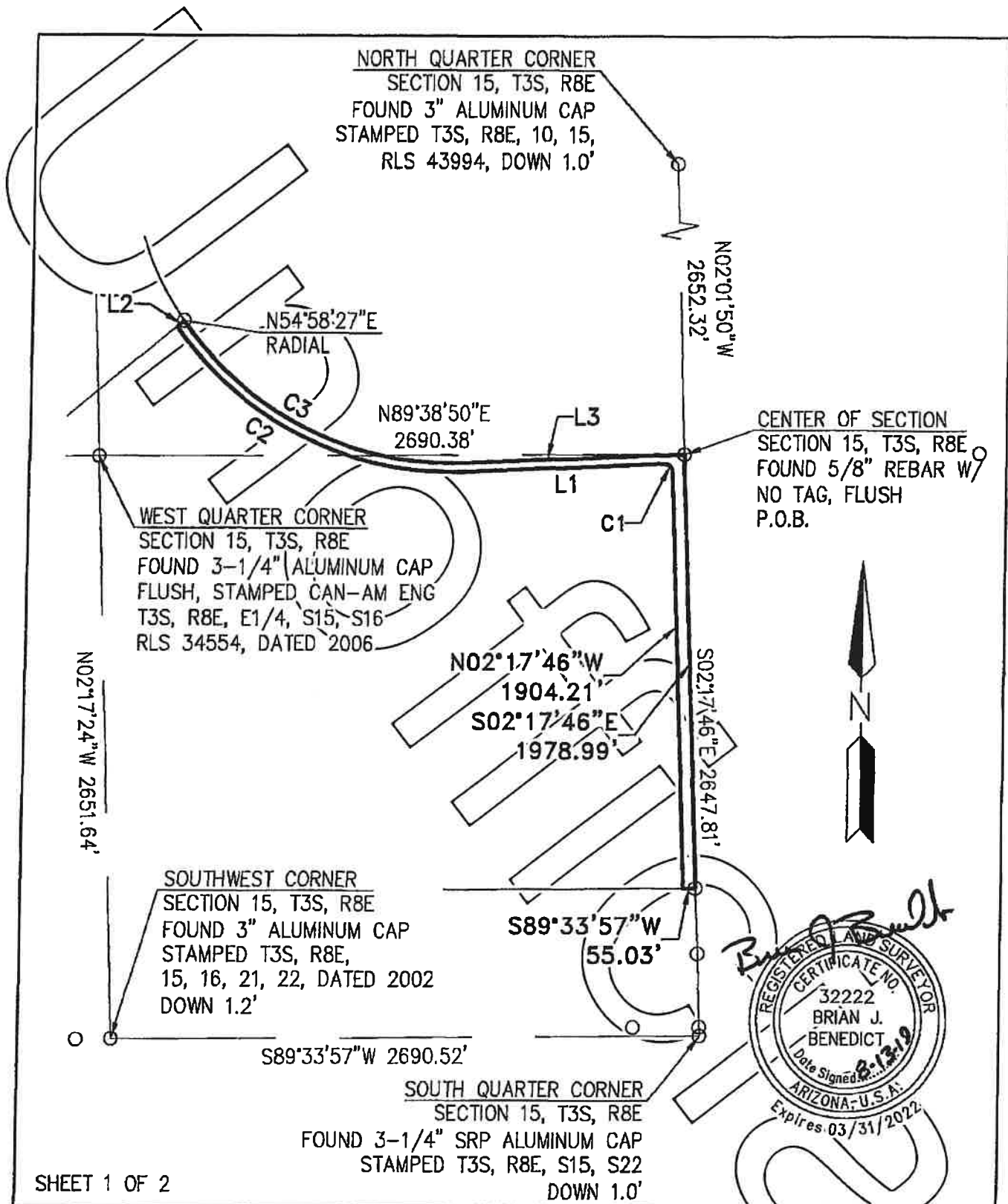
The above described parcel contains a computed area of 208,488 sq. ft. (4.7862 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1359
Date: August 2019



Expires 03/31/2022



SHEET 1 OF 2

PROJ.NO.: 1359	BELLA VISTA FARMS	HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: AUG. 2019	TOSCANA LOOP & SCHNEPF ROAD PINAL COUNTY, ARIZONA	
SCALE: N.T.S.	EXHIBIT	
DRAWN BY: JDL		
CHECKED BY: KJP		

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S87°42'36"W	935.69'
L2	N51°02'41"E	40.09'
L3	N87°42'36"E	1023.68'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	33.00'	89°59'38"	51.83'
C2	1540.00'	57°09'43"	1536.40'
C3	1500.00'	57°15'51"	1499.17'



SHEET 2 OF 2

PROJ.NO.: 1359	BELLA VISTA FARMS TOSCANA LOOP & SCHNEPF ROAD PINAL COUNTY, ARIZONA EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: AUG. 2019		
SCALE: NONE		
DRAWN BY: JDL		
CHECKED BY: KJP		

ATTACHMENT 2

ENGINEERING PLAN OF WATER FACILITIES

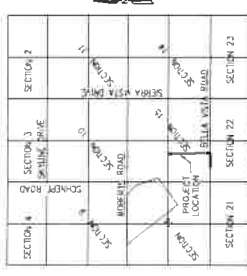
See Attached

BELLA VISTA FARMS PARCELS E&F - BELLA VISTA ROAD & SCHNEPF ROAD OFFSITE WATER AND GAS PLANS

PORTIONS OF SECTIONS 9, 10, 13 & 16, TOWNSHIP 3 SOUTH, RANGE 8 EAST
OF THE OLD AND SALT RIVER WATERSHED, PINAL COUNTY, ARIZONA

HILGARTWILSON STANDARD ENGINEERING NOTES

1. THESE PLANS SHALL BE PREPARED TO THE LATEST MARICOPA ASSOCIATION OF ENGINEERS (MAE) STANDARD SPECIFICATIONS FOR WATER AND GAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF A DETAILED ESTIMATE BASED ON THESE PLANS, CURRENT CODES, AND SITE VISITATION.
2. ALL UTILITIES SHOWN ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF A DETAILED ESTIMATE BASED ON THESE PLANS, CURRENT CODES, AND SITE VISITATION.
3. ALL UTILITIES SHOWN ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF A DETAILED ESTIMATE BASED ON THESE PLANS, CURRENT CODES, AND SITE VISITATION.
4. PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXISTENCE OF UTILITIES. NO UTILITIES SHALL BE ASSUMED TO EXIST UNLESS SHOWN ON THESE PLANS OR INDICATED BY A UTILITY LOCATOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF A DETAILED ESTIMATE BASED ON THESE PLANS, CURRENT CODES, AND SITE VISITATION.
5. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR CORRECTING THE LOCATION OF UTILITIES, POWER POLES, ETC.
6. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE SURVEYOR REGARDING ANY ALLEGED INADEQUACY OF CONSTRUCTION STANDARDS SET BY THE SURVEYOR UNLESS ALL SURVEYING RECORDS, INCLUDING BUT NOT LIMITED TO THE SURVEYOR'S FIELD BOOKS, ARE SUBMITTED TO THE CONTRACTOR FOR REVIEW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF A DETAILED ESTIMATE BASED ON THESE PLANS, CURRENT CODES, AND SITE VISITATION.
7. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE SURVEYOR REGARDING ANY ALLEGED INADEQUACY OF CONSTRUCTION STANDARDS SET BY THE SURVEYOR UNLESS ALL SURVEYING RECORDS, INCLUDING BUT NOT LIMITED TO THE SURVEYOR'S FIELD BOOKS, ARE SUBMITTED TO THE CONTRACTOR FOR REVIEW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF A DETAILED ESTIMATE BASED ON THESE PLANS, CURRENT CODES, AND SITE VISITATION.
8. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE SURVEYOR REGARDING ANY ALLEGED INADEQUACY OF CONSTRUCTION STANDARDS SET BY THE SURVEYOR UNLESS ALL SURVEYING RECORDS, INCLUDING BUT NOT LIMITED TO THE SURVEYOR'S FIELD BOOKS, ARE SUBMITTED TO THE CONTRACTOR FOR REVIEW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF A DETAILED ESTIMATE BASED ON THESE PLANS, CURRENT CODES, AND SITE VISITATION.
9. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE SURVEYOR REGARDING ANY ALLEGED INADEQUACY OF CONSTRUCTION STANDARDS SET BY THE SURVEYOR UNLESS ALL SURVEYING RECORDS, INCLUDING BUT NOT LIMITED TO THE SURVEYOR'S FIELD BOOKS, ARE SUBMITTED TO THE CONTRACTOR FOR REVIEW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF A DETAILED ESTIMATE BASED ON THESE PLANS, CURRENT CODES, AND SITE VISITATION.
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16. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE SURVEYOR REGARDING ANY ALLEGED INADEQUACY OF CONSTRUCTION STANDARDS SET BY THE SURVEYOR UNLESS ALL SURVEYING RECORDS, INCLUDING BUT NOT LIMITED TO THE SURVEYOR'S FIELD BOOKS, ARE SUBMITTED TO THE CONTRACTOR FOR REVIEW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF A DETAILED ESTIMATE BASED ON THESE PLANS, CURRENT CODES, AND SITE VISITATION.
17. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE SURVEYOR REGARDING ANY ALLEGED INADEQUACY OF CONSTRUCTION STANDARDS SET BY THE SURVEYOR UNLESS ALL SURVEYING RECORDS, INCLUDING BUT NOT LIMITED TO THE SURVEYOR'S FIELD BOOKS, ARE SUBMITTED TO THE CONTRACTOR FOR REVIEW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF A DETAILED ESTIMATE BASED ON THESE PLANS, CURRENT CODES, AND SITE VISITATION.



VICINITY MAP

OWNER
EL DORADO LAND DEVELOPMENT, INC.
10000 N. 10TH AVENUE, SUITE 250
PHOENIX, AZ 85028
TEL: (602) 955-2424
FAX: (602) 955-2424
CONTACT: BRAD BRIDEN

ENGINEER
HILGARTWILSON
10000 N. 10TH AVENUE, SUITE 250
PHOENIX, AZ 85028
TEL: (602) 955-2424
FAX: (602) 955-2424
CONTACT: ZACH HILGART, PE

BENCHMARK
PINAL COUNTY CONTROL NETWORK
3' ARIZONA HIGHWAY DEPARTMENT
BRASS CUP IN HANDGIRL
N274102.48, 1241109.87

BASIS OF BEARING
THESE PLANS WERE PREPARED BY THE SURVEYOR ALONG THE WEST LINE OF THE MOST RECENTLY SURVEYED LOT, SECTION 9, 10, 13 & 16, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE OLD AND SALT RIVER WATERSHED, PINAL COUNTY, ARIZONA.

FLOOD ZONE DESIGNATION
THESE PLANS WERE PREPARED BY THE SURVEYOR WITH REFERENCE TO THE FLOOD ZONE DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04210002E, PANEL NUMBER 0475 OF 2575, EFFECTIVE DATE, DECEMBER 4, 2007.

SHEET INDEX
1 COVER SHEET
2 NOTES AND DETAILS
3-13 WGS-1001 OFFSITE WATER AND GAS PLANS
14-15 RI-42 GAS REGULATOR STATION DETAILS
APPROVED BY: [Signature]
DATE: 02-22-2021

RE-APPROVED BY:
DATE: 02-22-2021

DATE:
DATE: 02-22-2021

DATE:
DATE: 02-22-2021

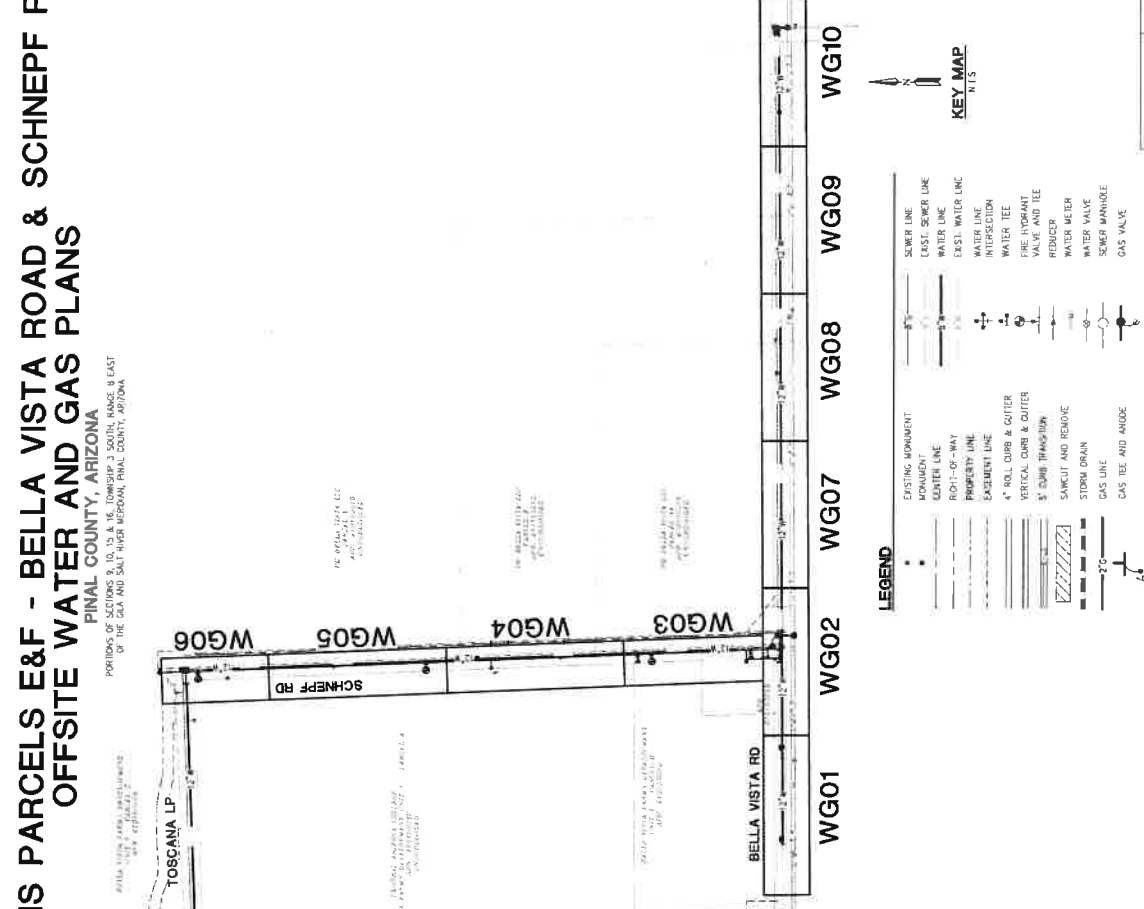
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DATE: 02-22-2021



KEY MAP

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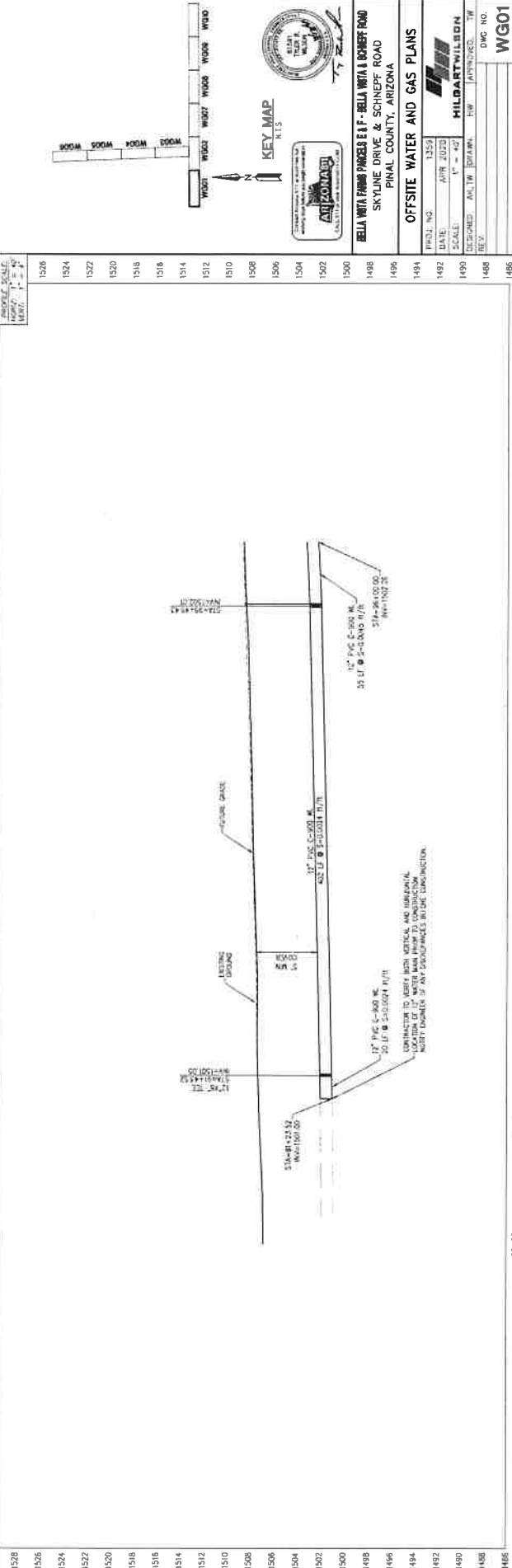
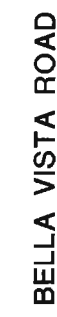
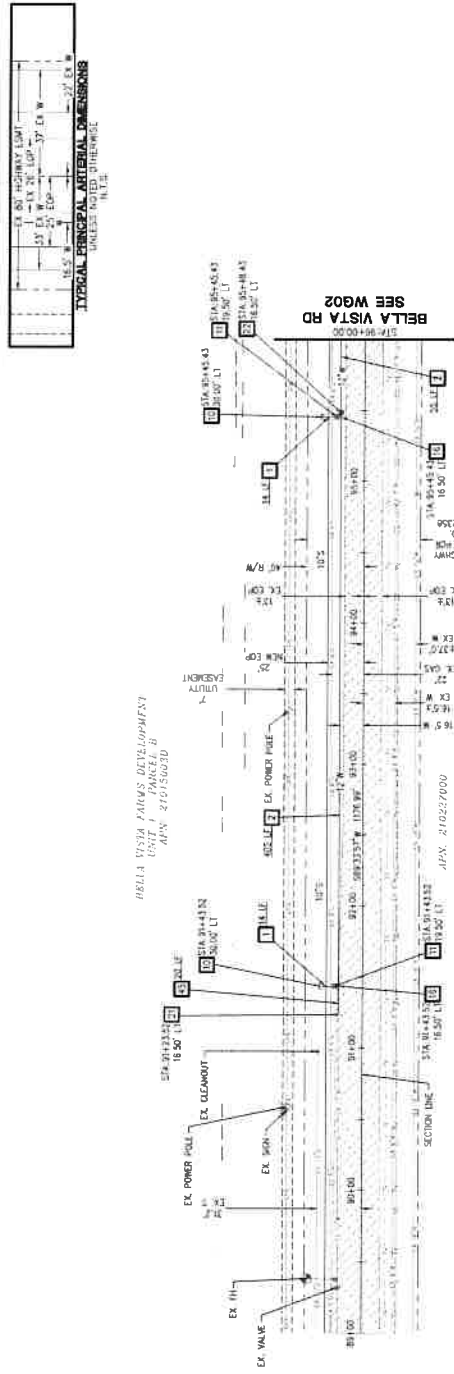
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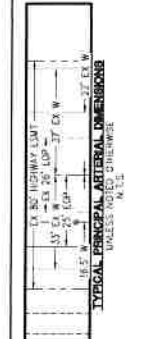
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95+00	91+00	91+00
96+00	90+00	90+00

- WATER CONSTRUCTION NOTES
- 22 INSTALL 12" PVC C-900 DW-18 WATERLINE PER MARS SPEC. 11.1, TRENCH ELEVATION, CONDUIT AND MANHOLE PER ARIZONA UTILITIES DEPARTMENT, JAN-2000.
 - 23 INSTALL 12" GATE VALVE, 800 & COVER PER MARS SPEC. 11.1, TYPE "C".
 - 24 INSTALL 12" X 12" TIE WITH RESTRAINED JOINT PER MARS STD DIL 303-2 & JOHNSON UTILITIES DESIGN GUIDE.



19 BELLA VISTA LLC
APN: 2101500140
UNSTUDIED

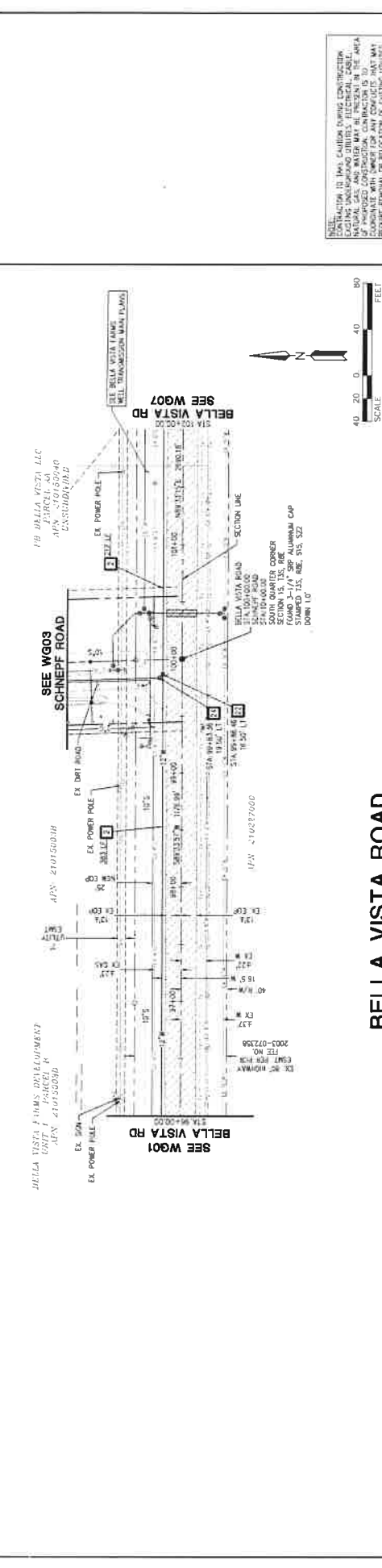
SEE WG03
SCHNEPP ROAD

SEE WG01
BELLA VISTA RD

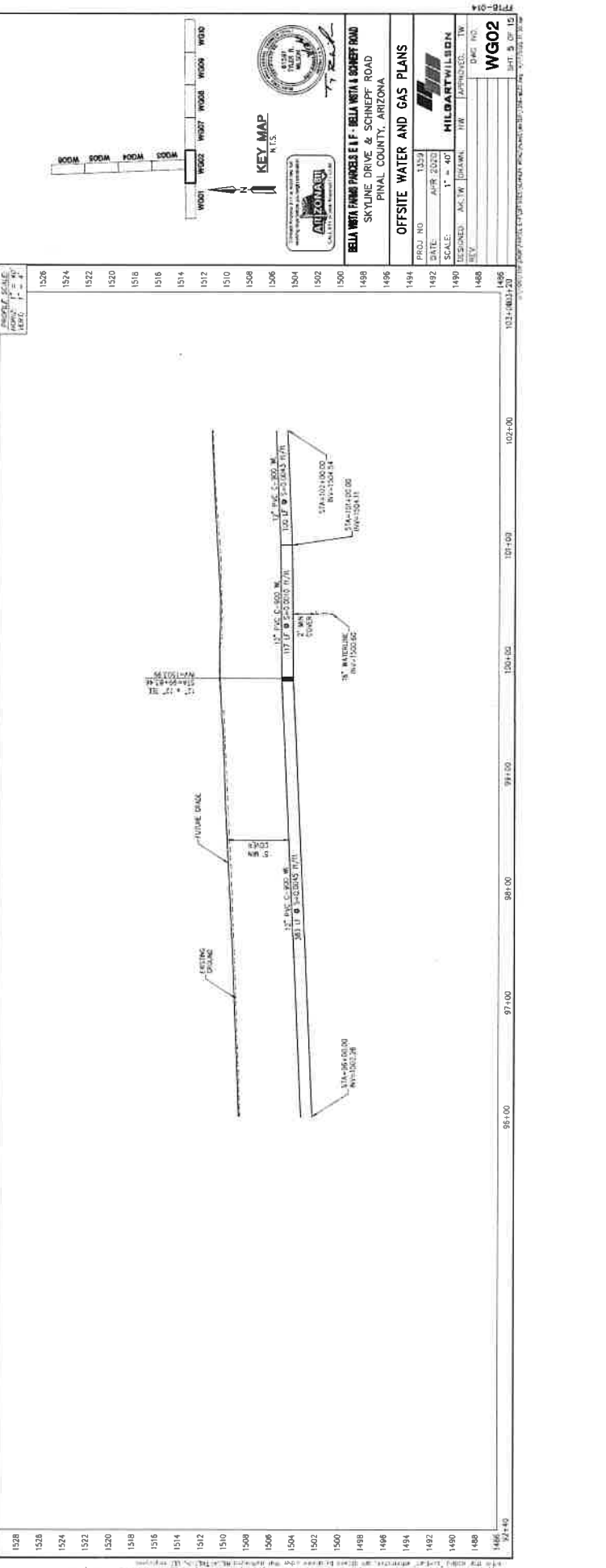
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BELLA VISTA RD

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APN: 2101500140
UNSTUDIED

19 BELLA VISTA LLC
APN: 2101500140
UNSTUDIED



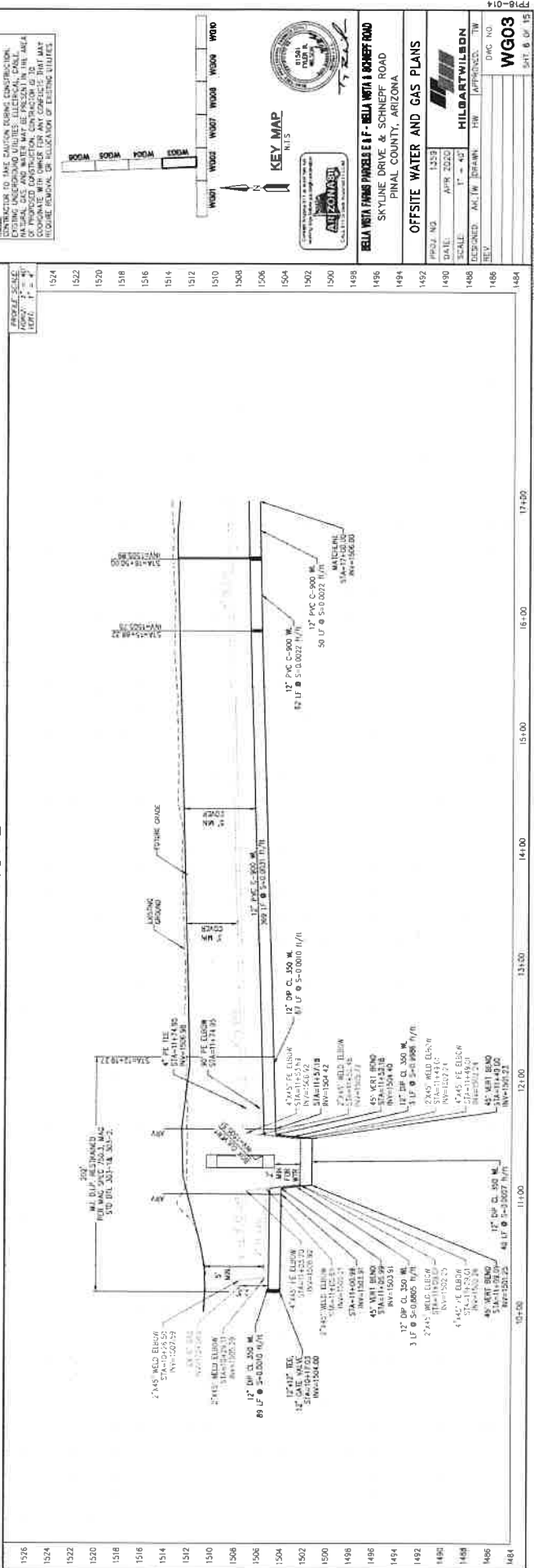
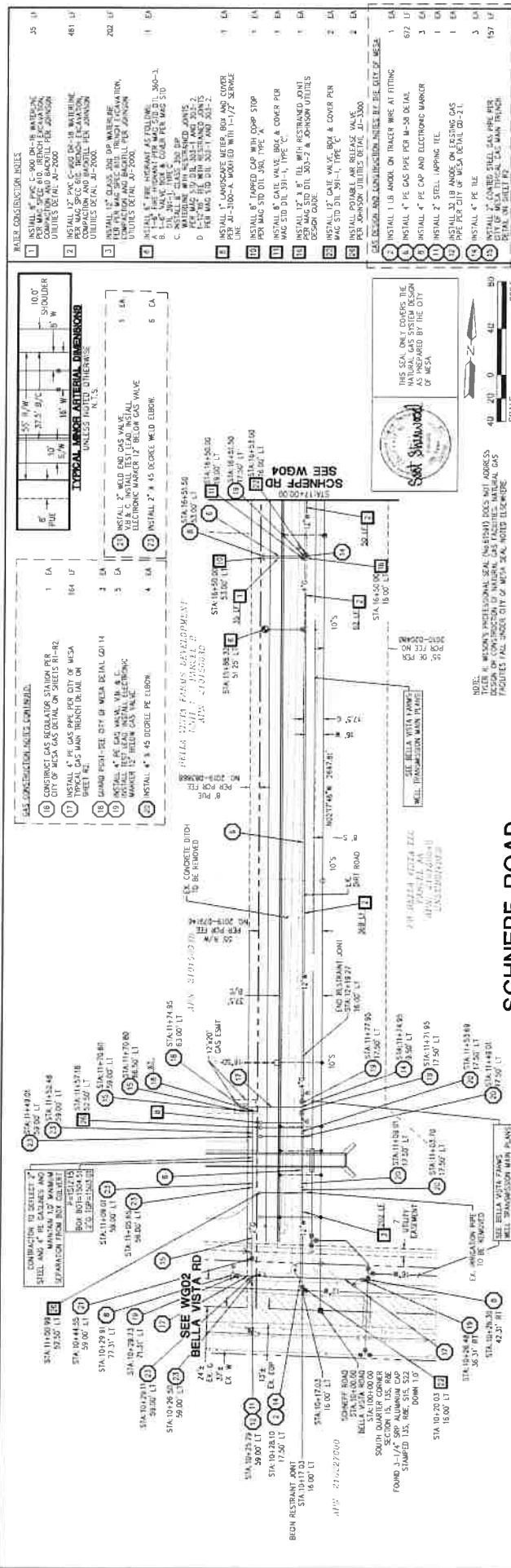
BELLA VISTA ROAD

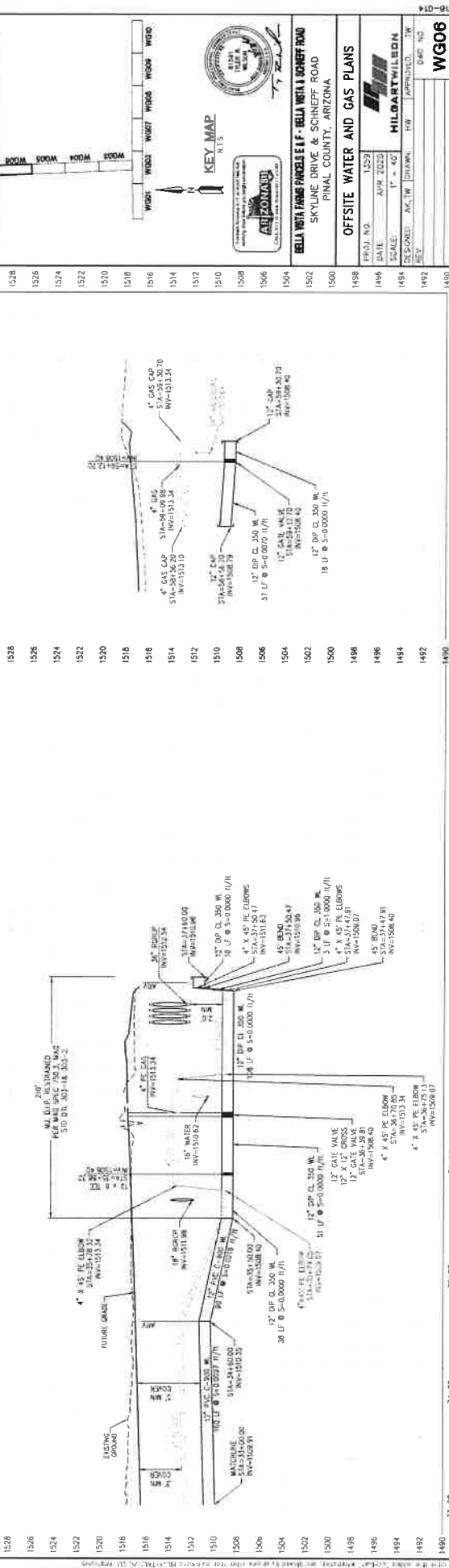
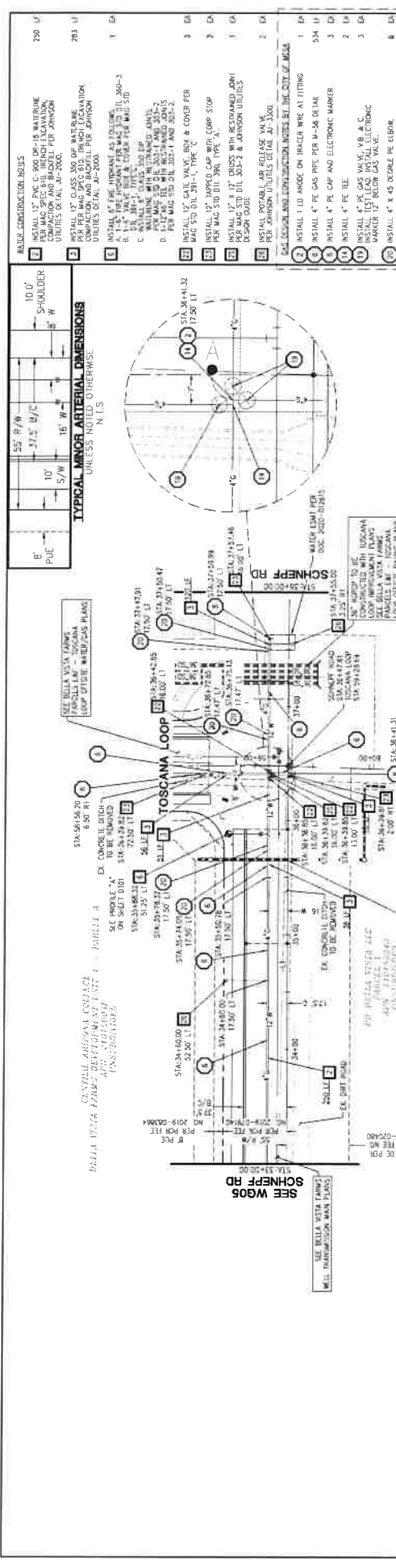


19 BELLA VISTA LLC
APN: 2101500140
UNSTUDIED

1486	1488	1490	1492	1494	1496	1498	1500	1502	1504	1506	1508	1510	1512	1514	1516	1518	1520	1522	1524	1526
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19 BELLA VISTA LLC
APN: 2101500140
UNSTUDIED



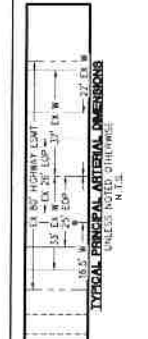


PROJ. NO.	1529
DATE	APR 2023
SCALE	1" = 40'
DESIGNED BY	AW/TW
CHECKED BY	AW
APPROVED BY	AW
DATE	NOV 14 2023
PROJECT NO.	WG08
BELLA VISTA FARM PARCELS 1 & 2 - BELLA VISTA & SCHNEPF ROAD SKYLINE DRIVE & SCHNEPF ROAD PINAL COUNTY, ARIZONA	
OFFSITE WATER AND GAS PLANS	

WATER CONSTRUCTION NOTES

1. INSTALL 12" PVC C-900 20'-18" WATERLINE PER MAG SPEC 4.10, MINIMUM EXCAVATION 48" MINIMUM COVER PER JOHNSON UTILITY MANUAL, 2002.

2. INSTALL 12" GATE VALVE, 800 & COVER PER MAG STD DIL 391-1, TYPE C.



WATER CONSTRUCTION NOTES

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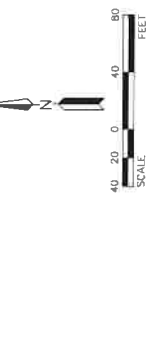
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WATER CONSTRUCTION NOTES

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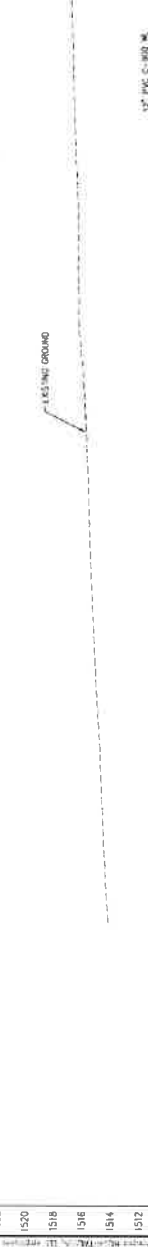
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WATER CONSTRUCTION NOTES

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WATER CONSTRUCTION NOTES

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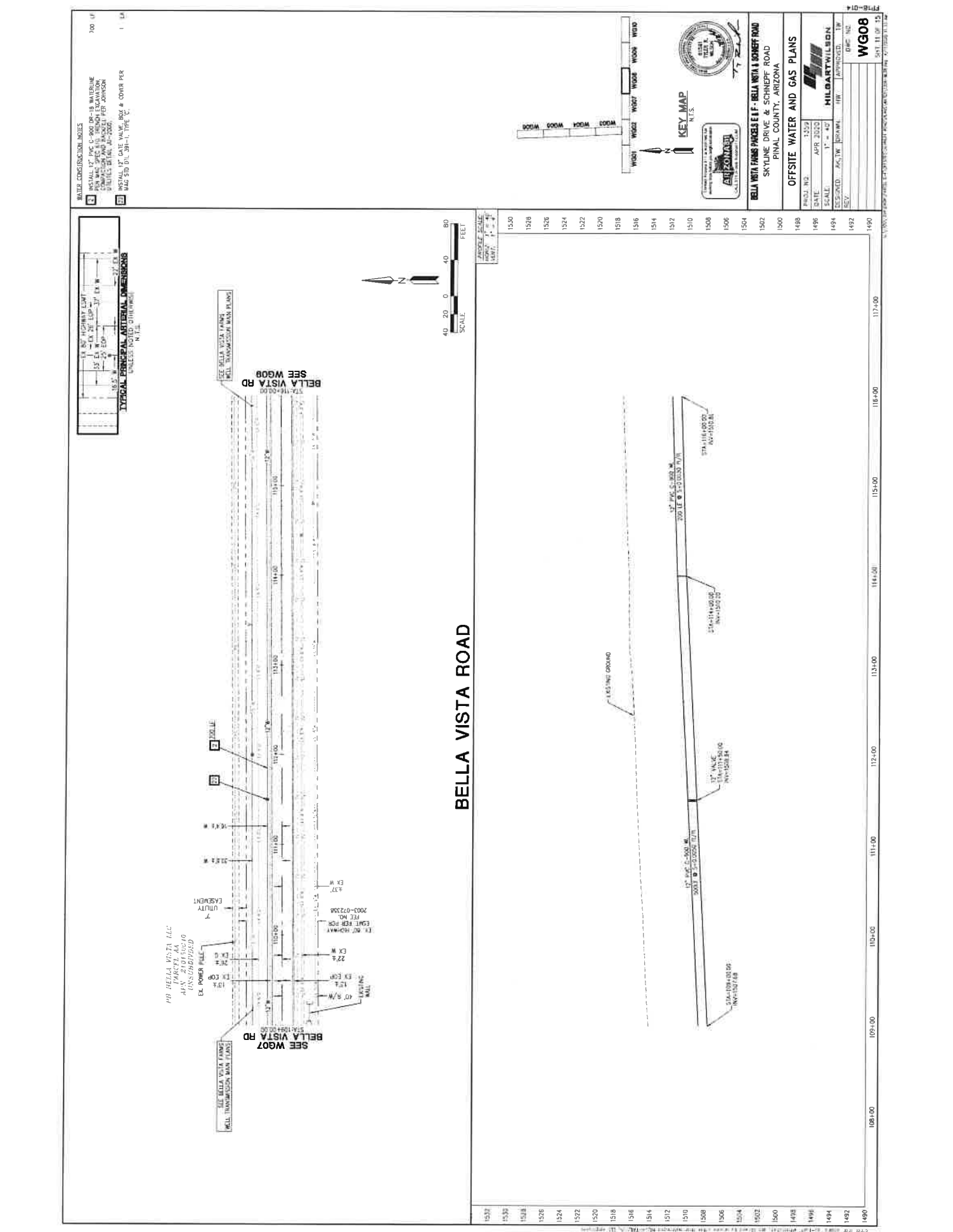
2. INSTALL 12" GATE VALVE, 800 & COVER PER MAG STD DIL 391-1, TYPE C.



WATER CONSTRUCTION NOTES

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2. INSTALL 12" GATE VALVE, 800 & COVER PER MAG STD DIL 391-1, TYPE C.



- WATER CONSTRUCTION NOTES:
- 1. INSTALL 12" PVC C-900 DR 48" WATERLINE PER M.S. SPEC 810, TRENCH EXCAVATION UNLESS OTHERWISE NOTED PER JOHNSON UTILITY DRAWING JF-2000.
 - 2. INSTALL 12" GATE VALVE, BOLL & COVER PER M.S. STD. D11.281-1, TYPE "C".



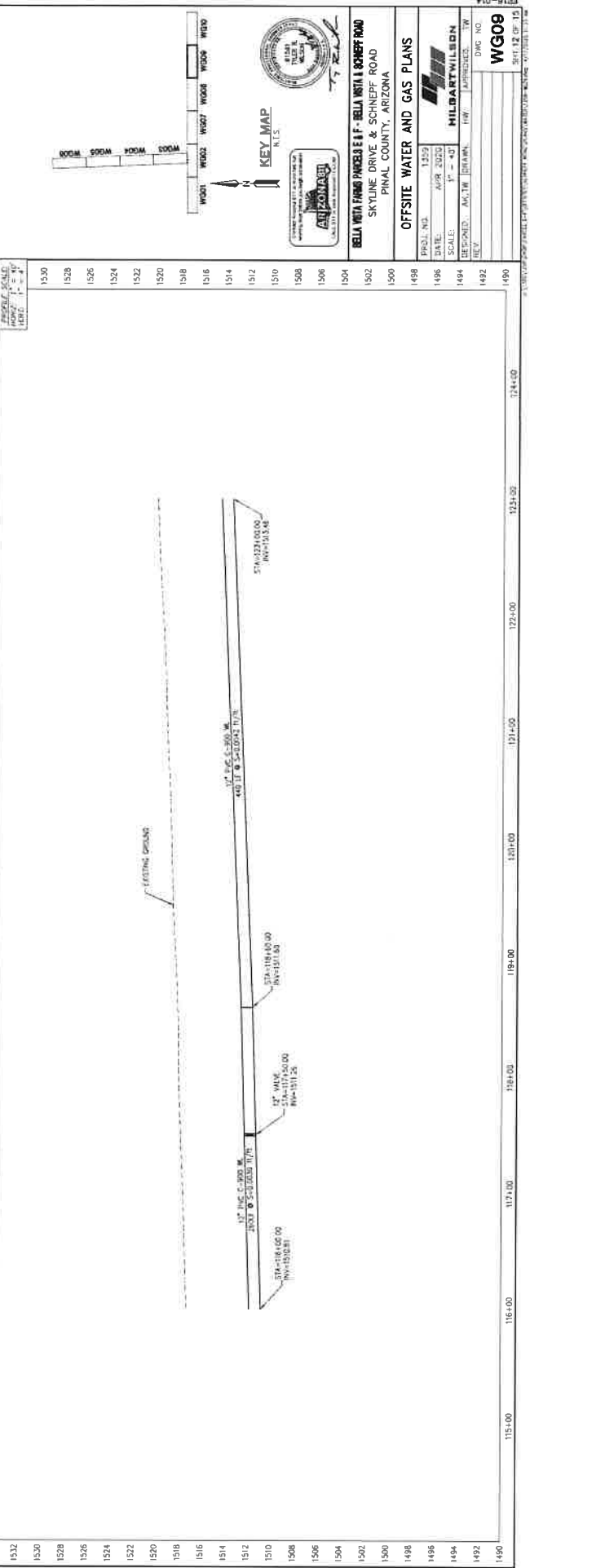
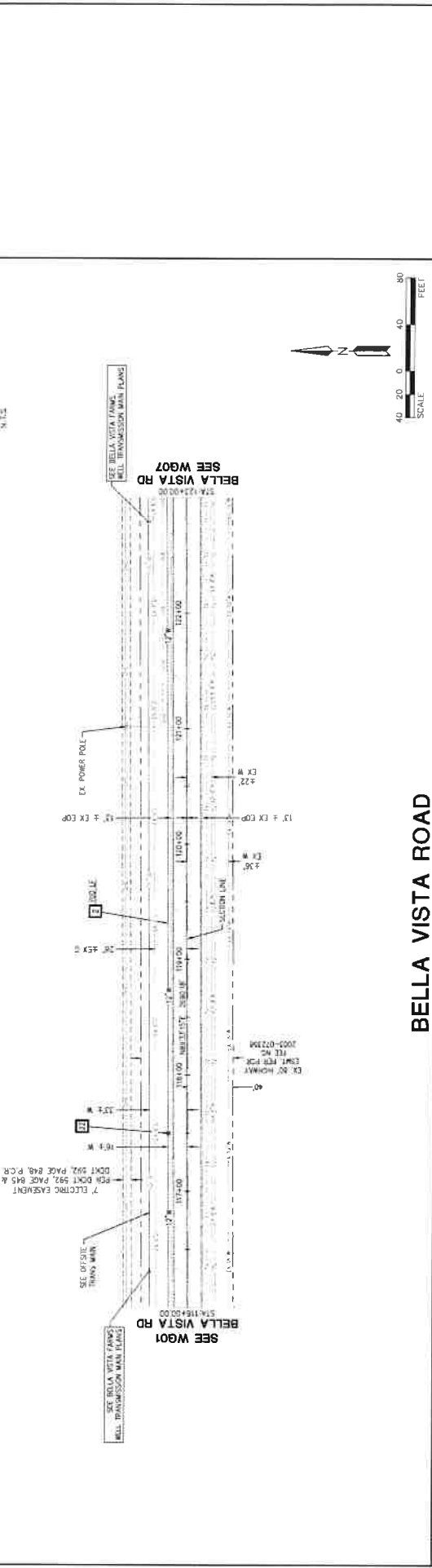
SEE BELLA VISTA FARM
WELL TRANSMISSION MAIN PLANS

SEE BELLA VISTA FARM
WELL TRANSMISSION MAIN PLANS

SEE BELLA VISTA FARM
WELL TRANSMISSION MAIN PLANS

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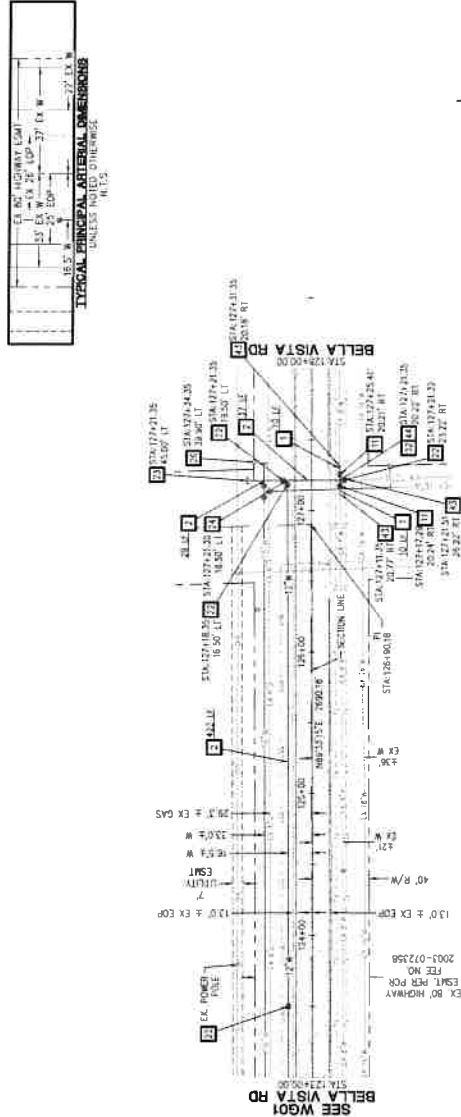


PROJ. NO.	1529
DATE	APR 2020
SCALE	1" = 40'
DESIGNED BY	AW/TW
IN CHARGE	AW
APPROVED	TW
REV.	
DWG. NO.	WG09
SHEET NO.	12 OF 15

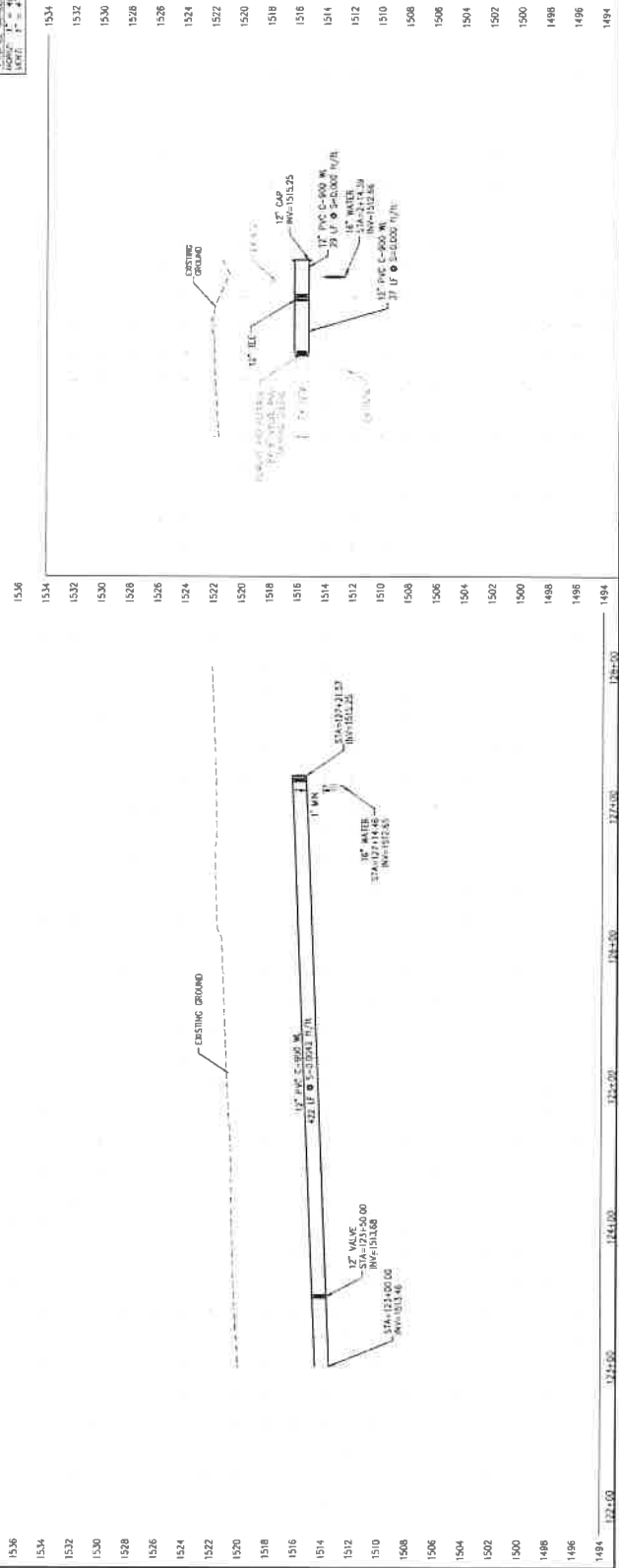


TYPICAL PRINCIPAL ARTERIAL OVERSIGHTS

- WATER CONSTRUCTION NOTES
1. INSTALL 8" PVC C-900 24-IN WATERLINE PER MAG SPEC 810. TRENCH EXCAVATION, BACKFILL, AND COVER PER JOHNSON UTILITIES DETAIL AP-2000.
 2. INSTALL 12" PVC C-900 24-IN WATERLINE PER MAG SPEC 810. TRENCH EXCAVATION, BACKFILL, AND COVER PER JOHNSON UTILITIES DETAIL AP-2000.
 3. INSTALL 8" GATE VALVE, BOX & COVER PER MAG STD DET 391-1, TYPE "C".
 4. INSTALL 12" GATE VALVE, BOX & COVER PER MAG STD DET 391-1, TYPE "C".
 5. EXISTING 12" WATERLINE TO BE REMOVED AND REPLACED WITH 12" COMP STOP PER MAG STD DET 391-1, TYPE "C".
 6. INSTALL 12" X 12" TEE WITH RESTRAINED JOINT PER MAG STD DET 301-2 & JOHNSON UTILITIES DESIGN GUIDE.
 7. INSTALL PORTABLE AIR RELEASE VALVE PER MAG STD DET 391-1, TYPE "C".
 8. INSTALL 12" X 12" TEE WITH RESTRAINED JOINT PER MAG STD DET 301-2 & JOHNSON UTILITIES DESIGN GUIDE.
 9. CONTRACTOR TO OBTAIN EXISTING LINE AND LOCATION OF ALL UTILITIES PRIOR TO TRENCHING.
 10. CONTRACTOR TO REMOVE EXISTING TEE AND VALVE.



BELLA VISTA ROAD



KEY MAP

PROJECT LOCATION: BELLA VISTA ROAD, SKYLINE DRIVE & SCHNEPP ROAD, PINAL COUNTY, ARIZONA

PROJECT NO. 1259
DATE: APR 2002
SCALE: 1" = 40'
DESIGNED: JAC/TW
DRAWN: RW
APPROVED: TW

WG10

DATE: 12/13/02

OFFSITE WATER AND GAS PLANS	
PROJECT NO.	1259
DATE	APR 2002
SCALE	1" = 40'
DESIGNED	JAC/TW
DRAWN	RW
APPROVED	TW
DATE	12/13/02



GAS REGULATOR STATION

NORTH WEST CORNER OF SCHNEPF RD & BELLA VISTA RD, PINAL COUNTY, AZ

1. ALL GAS AND UTILITY WORK TO BE COMPLETED BY THE CITY OF MESA.
2. ALL GAS AND UTILITY WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MESA GAS REGULATOR STATION DESIGN MANUAL AND THE CITY OF MESA GAS REGULATOR STATION DESIGN MANUAL.
3. BEDDING OR SINKING MATERIAL ADJACENT TO THE CITY OF MESA GAS REGULATOR STATION SHALL BE IN ACCORDANCE WITH THE CITY OF MESA GAS REGULATOR STATION DESIGN MANUAL AND THE CITY OF MESA GAS REGULATOR STATION DESIGN MANUAL.
4. GAS LINE SHALL HAVE A MINIMUM OF 3'-0" (SEE) OR 3'-0" (SEE) OF COVER.
5. CONTACT CITY OF MESA UTILITY RESOURCES AT 480-246-1500 FOR SCHEDULING AND COORDINATION OF THE INSTALLATION OF MESA GAS MAIN AND/OR SERVICES.
6. GAS LINE SHALL MAINTAIN A MINIMUM 12" (MINIMUM OF 12" SEPARATION FROM OTHER UTILITIES, CABLE, TV, AND TELEPHONES).
7. THE CITY OF MESA SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE GAS REGULATOR STATION AND THE GAS REGULATOR STATION DESIGN MANUAL.
8. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES AND AGENCY OF MESA DURING THE DESIGN AND CONSTRUCTION OF THE GAS REGULATOR STATION.
9. ALL GAS NOTES ARE TO BE COMPLETED BY C.O.M. CHIEF ON C.O.M. GAS LINE CONSTRUCTION.

TO BE FILLED OUT BY C.O.M. INSPECTOR ON CONSTRUCTION ORDER

PIPE SIZE	4"
TEST PRESSURE (RECOMMENDED)	100 PSIG
DURATION (MIN. RECOMMENDED)	30 MIN.
DATE ON	DATE OFF
TEST PRESSURE (RECOMMENDED)	300 PSIG
DURATION (MIN. RECOMMENDED)	1 HOUR AFTER STABILIZATION
DATE ON	DATE OFF

TO BE FILLED OUT BY C.O.M. INSPECTOR ON CONSTRUCTION ORDER

PIPE SIZE	2"
TEST PRESSURE (RECOMMENDED)	100 PSIG
DURATION (MIN. RECOMMENDED)	30 MIN.
DATE ON	DATE OFF
TEST PRESSURE (RECOMMENDED)	300 PSIG
DURATION (MIN. RECOMMENDED)	1 HOUR AFTER STABILIZATION
DATE ON	DATE OFF

TO BE FILLED OUT BY C.O.M. INSPECTOR ON CONSTRUCTION ORDER

PIPE SIZE	4"
TEST PRESSURE (RECOMMENDED)	100 PSIG
DURATION (MIN. RECOMMENDED)	30 MIN.
DATE ON	DATE OFF
TEST PRESSURE (RECOMMENDED)	300 PSIG
DURATION (MIN. RECOMMENDED)	1 HOUR AFTER STABILIZATION
DATE ON	DATE OFF

DESIGN CRITERIA 4 INCH PE PIPE

Formula for determining maximum design pressure:
 $P = \frac{2SE}{D}$
S = 800 (40% F = 24000) (40% F = 24000)
D = 4.5
P = 41 (PSI) AT 60°F
Conclusion: Maximum Design Pressure of Pipe is 61 (PSI)

DESIGN CRITERIA - PE PIPE

Formula for determining maximum design pressure:
 $P = \frac{2SE}{D}$
S = 800 (40% F = 24000) (40% F = 24000)
D = 4.5
P = 41 (PSI) AT 60°F
Conclusion: Maximum Design Pressure of Pipe is 61 (PSI)

DESIGN CRITERIA

Formula for determining maximum design pressure:
 $P = \frac{2SE}{D}$
S = 800 (40% F = 24000) (40% F = 24000)
D = 4.5
P = 41 (PSI) AT 60°F
Conclusion: Maximum Design Pressure of Pipe is 61 (PSI)

DESIGN CRITERIA

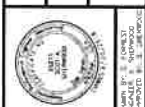
Formula for determining maximum design pressure:
 $P = \frac{2SE}{D}$
S = 800 (40% F = 24000) (40% F = 24000)
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DESIGN CRITERIA

Formula for determining maximum design pressure:
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DESIGN CRITERIA

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D = 4.5
P = 41 (PSI) AT 60°F
Conclusion: Maximum Design Pressure of Pipe is 61 (PSI)

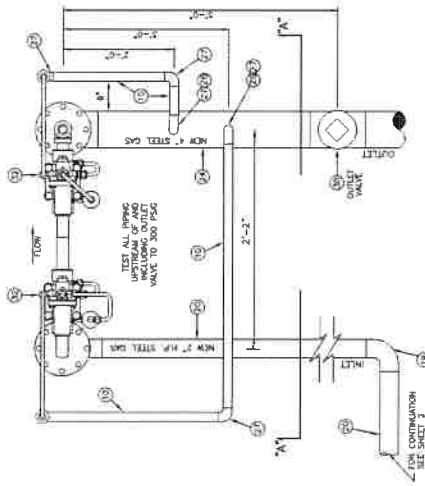


CITY OF MESA
ENGINEERING DEPARTMENT
GAS REGULATOR STATION
COVER SHEET
R1

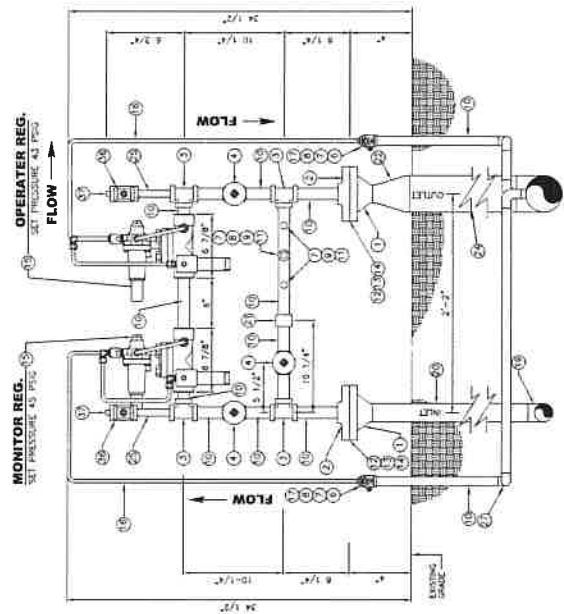
14 of 15

BENCHMARK:
N/A

NORTH



PLAN VIEW - REGULATOR STATION
SCALE: N.T.S.



NOTE:
1. STRENGTH TEST ALL REGULATOR STATION PIPING
INCLUDING OUTLET VALVE TO 300
PSIG FOR 2 HOURS

PROFILE A-A - REGULATOR STATION
SCALE: N.T.S.

REGULATOR STATION QUANTITIES			
ITEM	QTY	DESCRIPTION	UNIT
1	2	FLANGE, 2" WELD NECK, AND 300 CLASS, ENDED FACE	EA
2	2	FLANGE, 2" X 1" BELLOWS, 316-316L, AND 300 CLASS	EA
3	1	TEE, 1" SOCKETWELD	EA
4	1	WAVE, 1" BALL, AND 300 CLASS, BUSH, BALLONAR	EA
5	1	WAVE, 1" BALL, AND 300 CLASS, BUSH, BALLONAR	EA
6	2	REDUCER, 1" X 3/4", SOCKET WELD	EA
7	2	REDUCER, 1" X 3/4", SOCKET WELD	EA
8	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
9	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
10	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
11	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
12	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
13	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
14	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
15	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
16	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
17	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
18	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
19	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
20	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
21	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
22	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
23	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
24	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
25	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
26	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
27	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
28	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
29	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
30	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
31	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
32	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
33	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
34	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
35	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
36	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA
37	2	WAVE, 3/4" BALL, THREADED, 2000 LB. WRP	EA



CITY OF MESA
ENGINEERING DEPARTMENT
GAS REGULATOR STATION BOINEFF ROAD
AND BELLA ROSA ROAD
REGULATOR STATION
DETAIL
R2
15 of 15
12-20-2018

ATTACHMENT 3

**ESTIMATED OFF-SITE FACILITIES
AND ESTIMATED COSTS FOR
DOMESTIC AND FIRE PROTECTION SERVICES ¹**

SAN TAN VALLEY COMPLEX	Refundable Construction Costs*	Non- Refundable Construction Costs*	Non-Refundable Hook-Up Fees and Gross-Up Taxes	Total Due from Developer
Bid Proposal	\$162,300.00			\$162,300.00
Fire Hydrants		\$4,000.00		\$4,000.00
Hook-Up Fee for one 2" meter			\$22,400.00	\$22,400.00
Hook-Up Fee for one 3" meter			\$42,000.00	\$42,000.00
Gross-Up Taxes				\$0.00
	\$162,300.00	\$4,000.00	\$64,400.00	\$230,700.00
*Total Advance/Contribution ("Estimated Cost")	\$166,300.00			
Not Included: Mobilization				

¹ The size and quantity of the required facilities and the cost of those facilities will be subsequently revised in accordance with the approved engineering plans. Thereafter, this Attachment and the Agreement shall be revised to reflect actual cost pursuant to Section I Paragraph B.



BID PROPOSAL

SENT VIA EMAIL

May 20, 2020

A.R. Mays Construction
6900 East Indian School Road, Suite 200
Scottsdale, Arizona 85251

PROJECT: Bella Vista – Phase 1 – Off-Site Water
Bella Vista & Schnepf Road
San Tan Valley, Arizona

We appreciate the opportunity to bid on Bella Vista – Phase 1 – Off-Site Water located at Bella Vista and Schnepf Road in San Tan Valley, Arizona. Lee's Pipelines, Inc. proposes to furnish all required material, equipment, and labor necessary to install the off-site water for the above referenced project.

The following items are **not** included in our Bid Proposal: Permits, Bonds, State of Arizona Sales Tax, Pinal County Sales Tax, Engineering, Construction Staking, As-Builts, Construction Water, Fire Hydrant Meter, Water Meter, Removal of excess materials not shown on plans, Compaction Testing of the soil, Backflow Preventers for Landscape Services, Final adjustments of valve boxes and manholes in asphalt or pavement, Removal or Replacement of any Landscaping, Landscape Water Services, Relocation of utilities not shown on plans, Chip seal, slurry seal or asphalt overlay.



NOTES:

1. This proposal is valid until July 1, 2020, and is subject to changes afterward. **Due to the volatile steel market, pricing for pipe and related fittings cannot be guaranteed until pipe is ordered for project.**
2. **MANHOLE PRICING – Our manhole supplier is only holding their quotes for 45 days. After 45 days, all manhole pricing is subject to change.**
3. If our proposal is based on preliminary plans, any revisions, changes or additions to the approved plans shall constitute extra work.
4. A one-time mobilization charge is included in our bid. Additional mobilization will be charged at \$4000.00 each time.
5. Fire hydrants will be set to Blue Top Elevations set by the staking engineer at the time of installation. *A.R. Mays Construction* will pay for any adjustments that may be required.
6. Meter boxes to be set one time upon completion of the curb, gutter and sidewalk. A one-time mobilization charge is included. Additional mobilization will be charged at \$500.00 each time.
7. All work performed under this contract shall be warranted for one year from the date of final acceptance.
8. Lee's Pipelines, Inc. will not accept a back charge with first receiving written notice to correct the problem first.
9. This proposal and its terms must be included in and become part of all contract documents.

LICENSE INFORMATION:

Maricopa County Air Quality Department Dust Control Permit No. SC0801187
Arizona Registrar of Contractors License Number: ROC271646/A-General Engineering
E-Verify User Identification No. SLEE6285

BOND RATE: 1.5%

Sincerely,

John W. Lee

President/Estimator
john.lee@leespipelines.com
480-895-1938 ~ Office
602-541-8826 ~ Mobile

BID PROPOSAL

Date: May 20, 2020

Page 3

TO: A.R. Mays Construction
6900 East Indian School Road, Suite 200
Scottsdale, Arizona 85251

Lee's Pipelines, Inc.
435 South Hamilton Court
Gilbert, Arizona 85233
480-895-1938 - P 480-895-5058 - F

Project: Bella Vista - Phase 1 - Off-Site Water
Bella Vista & Schnepf Road
San Tan Valley, Arizona

Contractors License Number: ROC091738/A-12
ROC271646/A - General ROC250547/R-37R
Dust Control License Number SC0801187

Estimator: John W. Lee
Email: john.lee@leespipelines.com
Cell: 602-541-8826

Lee's Pipelines, Inc. proposes to install the following:

OFF-SITE WATER - BELLA VISTA & SCHNEPF ROADS - SHEETS WG01 - WG04:

Item #	Description	Unit	Qty	Unit Price	Total
1	12" PVC, C-900 Water Pipe	LF	2,400	\$ 45.00	\$ 108,000.00
2	12" D.I.P. Restraint Joint Water Pipe	LF	220	\$ 70.00	\$ 15,400.00
3	8" PVC, C-900 Water Pipe	LF	100	\$ 25.00	\$ 2,500.00
4	12" MJ Gate Valve, Box & Cover	EA	4	\$ 2,700.00	\$ 10,800.00
5	Fire Hydrant - Complete	EA	1	\$ 4,000.00	\$ 4,000.00
6	Connect to Existing Water	EA	1	\$ 500.00	\$ 500.00
7	Air Release Valve	EA	2	\$ 2,500.00	\$ 5,000.00
8	8" MJ Tap Cap	EA	3	\$ 800.00	\$ 2,400.00
9	12"X8" MJ Tee	EA	3	\$ 750.00	\$ 2,250.00
10	12"X12" MJ Tee	EA	1	\$ 850.00	\$ 850.00
11	12" MJ Tap Cap	EA	2	\$ 800.00	\$ 1,600.00
12	1" Landscape Service <i>without</i> Backflow Preventor	EA	1	\$ 1,000.00	\$ 1,000.00
13	Pavement Repair	LF	150	\$ 20.00	\$ 3,000.00
14	Traffic Control	EA	1	\$ 5,000.00	\$ 5,000.00
15	Mobilization	EA	1	\$ 4,000.00	\$ 4,000.00

Total Off-Site Water \$ 166,300.00

NOTE: Construction Water in NOT included in our price. Construction Water to be furnished by General Contractor/Owner.

Subtotal	\$ 166,300.00
Sales Tax @ 0.00%	\$ -
Total Bid Proposal	\$ 166,300.00

ATTACHMENT 3 WORKSHEET

OFF-SITE WATER FACILITIES HOOK-UP FEES

DESCRIPTION: SAN TAN VALLEY COMPLEX

Meter Size	Fee	Total Fee
<u>5/8" x 3/4"</u>	<u>\$2,900.00</u>	
<u>3/4"</u>	<u>\$2,900.00</u>	
<u>1"</u>	<u>\$2,900.00</u>	
<u>1-1/2"</u>	<u>\$14,000.00</u>	
<u>2"</u>	<u>\$22,400.00</u>	<u>\$22,400.00</u>
<u>3"</u>	<u>\$42,000.00</u>	<u>\$42,000.00</u>
<u>4"</u>	<u>\$70,000.00</u>	
<u>6"</u>	<u>\$140,000.00</u>	
<u>8"</u>	<u>\$224,000.00</u>	
<u>10" or greater</u>	<u>\$322,000.00</u>	

Total Hook-Up Fees: One 2" meter and one 3" meter \$64,400.00

ATTACHMENT 4

ADDITIONAL TERMS AND CONDITIONS

☐ Check and initial if none

Company

Developer