ARIZONA CORPORATION COMMISSION

APPLICATION FOR AN
EXTENSION
CERTIFICATE OF CONVENIENCE AND NECESSITY

WATER AND/OR SEWER

General Information:

The attached forms have been prepared by the Utilities Division of the Arizona Corporation Commission to assist Applicants filing for an extension to the area covered by an existing Certificate of Convenience and Necessity. The information required in this application corresponds to the provisions of Arizona Revised Statutes Section 40-101 et. seq., and the Arizona Administrative Code R14-2-402.C and R14-2-602.B.

Use of the attached form is suggested unless an attorney uses a formal pleading format. The information requested in this application must be included within the pleading.

Attachment "A" is an example of a letter of transmittal addressed to the Utilities Division Docket Control Center. Please add information to the letter indicating the purpose and reasons for the application. This format should be used unless you are using a Company letterhead. Place this letter at the beginning of the application. Keep this instruction sheet for your information. Do not attach it to the application.

Instructions:

1. Complete the forms accurately and attach all required documents. This will expedite the processing of the application.

2. Complete all the items that apply to your utility. If an item requested does not apply, mark it "not applicable" (N/A). If you do not complete an item, your application could be delayed.

3. If the space provided is insufficient, put the information on a separate sheet of paper and clearly label the information.

4. If an item is to be filed at a later date, mark the item "to be late filed by" and give the date by which it will be filed.

5. Have the application notarized.

6. Submit an original and thirteen (13) copies of this application.

7. NOTICING: Notice of the application should be provided to all property owners in the proposed extension area, as well as to all customers and property owners in the existing certificated area. If there are fewer than 100 property owners in the extension area and/or customers in the existing area, notice should be mailed to them within 15 days after the application is filed. If there are more than 100 property owners in the extension area and/or customers in the existing area, notice should be given by mail or by publication at least once in a newspaper of general circulation in the service area within 15 days after the application is filed The notice shall include the applicants intent to file the application along with the proposed date of filing and is to state that if the applicant is awarded, the applicant will be the exclusive provider to the service area. The notice shall include the type of service being provided, the Legal name, physical address, mailing (if different), and telephone number of the applicant along with the physical address and toll-free numbers of the Commission for both the Phoenix and Tucson Offices of the Consumer Service Section. Proof of notice should be filed with the Commission within 10 days after the notice was mailed or published. Hearings will always be held pursuant to law. The Hearing Officer will specify any additional notice in a Procedural Order. Attachment "C" is a form of notice to be provided in accordance with the above instruction.

8. If you plan to finance the plant through debt (long term loans) or equity (stock issuance), a separate financing application must be made with separate notice to the public. A requirement sheet for filing a financing application, and a form of notice, will be sent to you at your request. You may download a copy of the financing application at: http://www.azcc.gov/divisions/utilities/forms/financeApp.pdf

Filing:

When you have completed the application, mail or deliver it to:

Docket Control Center
Arizona Corporation Commission
1200 W. Washington Street
Phoenix, Arizona 85007

ARIZONA CORPORATION COMMISSION

APPLICATION FOR AN
EXTENSION
CERTIFICATE OF CONVENIENCE AND NECESSITY

WATER AND/OR SEWER

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

Mountain Pass Utility Company

4720 E Cotton Gin Loop, Suite 130, Phoenix AZ 85040

888-712-1120

B. If the applicant operates under a "d.b.a." or under a name other than the Applicant (Company) name listed above, specify:

C. List the full name, mailing address and telephone number of the management contact:

Kevin Barley

4720 E Cotton Gin Loop, Suite 130, Phoenix AZ 85040; 602-330-8911

D. List the full name, mailing address and telephone number of the attorney for the Applicant:

Jay Shapiro

20860 N Tatum Blvd., Suite 300, Phoenix AZ 85050; 602-559-9576

E. List the full name, mailing address and telephone number of the operator certified by the Arizona Department of Environmental Quality who is or will be working for the Applicant:

Ed MacMeans

40004 S Ridgeview Blvd, Tucson AZ 85739; 520-825-3423

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

Same as operator listed in Section E

G. The Applicant is a:

x ____ Corporation: x ____ "C", ____ "S", ____ Non-Profit x ____ Arizona, ____ Foreign	____Partnership ____Limited, ____ General ____ Arizona, ____ Foreign
____ Sole Proprietorship	____ Limited Liability Company (LLC)
____ Other (Specify)	

H. If Applicant is a corporation:

1. List full names, titles and mailing addresses of all Officers and Directors:

Officers

Jason Williamson, 7581 E Academy Blvd., Suite 229, Denver CO 80230

Anuj Aggarwal, 4720 E Cotton Gin Loop, Suite 130, Phoenix AZ 85040

Directors

Jason Williamson, 7581 E Academy Blvd., Suite 229, Denver CO 80230

2. Attach a copy of the corporation's "Certificate of Good Standing" issued by the Corporation's Division of the Arizona Corporation Commission. Attachment A

3. Attach a certified copy of the Articles of Incorporation. Attachment B

4. Attach a certified copy of the corporation's By-Laws.

5. If a for-profit corporation, indicate the number of shares of stock authorized for issue: 49,711

6. If stock has been issued, indicate the number of shares issued and date of issue: 12/31/2022

_____

I. If the Applicant is a partnership:

1. List the full name and mailing address of the general partners:

_____ _____

_____ _____

2. List the full name, address and telephone number of the managing partners:

_____

_____

_____

3. Attach a copy of the Partnership's Articles of Partnership.

• If the Applicant is a foreign limited partnership, provide a copy of the Partnership's "Certificate of Registration" filed with the Arizona Secretary of State.

J. If the Applicant is a Limited Liability Company:

1. List the full name and mailing address of all the Applicant's managers or, if management is reserved to the members, the Applicant's members:

_____

_____

2. Attach a copy of the Articles of Organization.

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

_____

_____

L. Provide a compliance status report from the Arizona Department of Environmental Quality ("ADEQ"), dated no more than 30 days of the CC&N extension application, for each water and wastewater systems as identified by a separate ADEQ Public Water & Wastewater System Identification number. Attachment C ADEQ no longer issues directly to the utility.

Attach a legal description of the requested service area, expressed in terms of **CADASTRAL** (quarter section description) or **Metes and Bounds** survey. References to parcels and dockets will not be accepted. Attachment D

Attach a detailed map using the form provided as Attachment "B". Shade and outline the area requested. Also, indicate any other utility within the general area using different colors. Attachment D

M. List the name of each county in which the requested extension area is located and a description of the area's location in relation to the closest municipality, which shall be named:

Pinal County

Closest municipality is City of Tucson, approximately 19 miles

N. Attach a complete description of the facilities proposed to be constructed, including a preliminary engineering report with specifications in sufficient detail to describe each water system and the principal components of each water system (e.g., source, storage, transmission lines, distribution lines, etc.) to allow verification of the estimated costs provided under R14-2-402 subsection (B)(5)(o) and verification that the requirements of the Commission and the Arizona Department of Environmental Quality can be met.

Attachment E

O. Provide the estimated total construction cost of the proposed offsite and onsite facilities, including documentation to support the estimates, and an explanation of how the construction will be financed, such as through debt, equity, advances in aid of construction, contributions in aid of construction, or a combination thereof.

Attachment F

P. Explain the method of financing utility facilities. Refer to the instructions, item no. 7. (Use additional sheets if necessary):

Attachment G

Attach financial information in a format similar to Attachment "C". Include current assets and liabilities, an income statement, estimated revenue and expenses and the estimated value of the applicant's utility plant in service for the first five years following approval of the application. Included with **Attachment M**.

S. Provide a detailed description of the proposed construction timeline for facilities with estimated starting and completion dates and, if construction is to be phased, a description of each separate phase of construction. Attachment G

T. Provide a copy of any requests for service from persons who own land within the proposed extension area, which shall identify the applicant by name. Attachment H

U. Provide maps of the proposed extension area identifying:

1. The boundaries of the area, with the total acreage noted;
2. The land ownership boundaries within the area, with the acreage of each separately owned parcel within the area noted;
3. The owner of each parcel within the area;
4. Any municipality corporate limits that overlap with or are within five miles of the area;
5. The service area of any public service corporation, municipality, or district currently providing water or wastewater service within one mile of the area, with identification of the entity providing service and each type of service being provided;
6. The location within the area of any known water service connections that are already being provided service by the applicant;
7. The location of all proposed developments within the area;
8. The proposed location of each water system and the principal components described in R14-2-402 subsection (B) (5) (n); and
9. The location of all parcels for which a copy of a request for service has been submitted. See Preliminary Engineering Report Attachment E

V. Provide a copy of each notice to be sent, as required, to a municipal manager or administrator.
N/A, closest municipality is City of Tucson approximately 19 miles from extension area

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

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

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

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

1. The franchise from either the City or County for the area requested. Mountain Pass will submit a franchise application to the Pinal County Board of Supervisors after approval of this Application.
2. The Arizona Department of Environmental Quality (or its designee's) approval to construct facilities. Future applications as final plans are prepared
3. (SEWER ONLY) Copy of the Aquifer Protection Permit issued by ADEQ. Attachment J
4. The Arizona State Land Department approval. (If you are including any State land in your requested area this approval is needed.) N/A
5. Any U.S. Forest Service approval. (If you are including any U.S. Forest Service land in your requested area this approval is needed.) N/A
6. (WATER ONLY) If the area requested is within an Active Management Area, attach a copy of the utility's Designation of an Assured Water Supply, or the developer's Certificate of Assured Water Supply issued by the Arizona Department of Water Resources, whichever applies.
    a. If the area requested is outside an Active Management Area, attach the developer's Adequacy Statement issued by the Arizona Department of Water Resources, if applied for by the developer.
    b. If the area requested is outside an Active Management Area and the developer does not obtain an Adequacy Statement, provide sufficient detail to prove that adequate water exists to provide water to the area requested.
7. Provide a copy of your estimated property taxes. This may be obtained by contacting the Arizona Department of Revenue, Division of Property Valuation and Equalization. You must provide them with a five (5) year projection of the original cost of the plant, depreciation expense, the location of the property and the school district.

Attachment K

Z. Indicate the estimated number of customers, by class, to be served in each of the first five years of operation. Include documentation to support the estimates. Attachment L

Residential:

First Year 100 Second Year 200 Third Year 300 Fourth Year 400 Fifth Year 500

Commercial:

First Year_____ Second Year_____ Third Year_____ Fourth Year_____ Fifth Year_____

Industrial:

First Year_____ Second Year_____ Third Year_____ Fourth Year_____ Fifth Year_____

Irrigation:

First Year_____ Second Year_____ Third Year_____ Fourth Year_____ Fifth Year_____

AA. Indicate the projected annual water consumption or sewerage treatment, in gallons, for each of the customer classes for each of the first five years of operation:

Residential:
First Year 2.77 MGY
Second Year 5.54 MGY
Third Year 8.31 MGY
Fourth Year 11.08 MGY
Fifth Year 13.85 MGY

Industrial:
First Year _____
Second Year _____
Third Year _____
Fourth Year _____
Fifth Year _____

Example treatment: 40gpd/person x 1.9 persons per DU x 100 customers x 365 = 2.77 MGY

Commercial:
First Year _____
Second Year _____
Third Year _____
Fourth Year _____
Fifth Year _____

Irrigation:
First Year _____
Second Year _____
Third Year _____
Fourth Year _____
Fifth Year _____

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

Residential: _____
First Year
Second Year _____
Third Year _____
Fourth Year _____
Fifth Year _____

Industrial:
First Year _____
Second Year _____
Third Year _____
Fourth Year _____
Fifth Year _____

Commercial:
First Year _____
Second Year _____
Third Year _____
Fourth Year _____
Fifth Year _____

Irrigation:
First Year _____
Second Year _____
Third Year _____
Fourth Year _____
Fifth Year _____

P. Indicate the total estimated annual operating expenses for each of the first five years of operation: **Attachment M**

Residential:		**Industrial**:	
First Year	_____	First Year	_____
Second Year	_____	Second Year	_____
Third Year	_____	Third Year	_____
Fourth Year	_____	Fourth Year	_____
Fifth Year	_____	Fifth Year	_____
Commercial:		**Irrigation**:	
First Year	_____	First Year	_____
Second Year	_____	Second Year	_____
Third Year	_____	Third Year	_____
Fourth Year	_____	Fourth Year	_____
Fifth Year	_____	Fifth Year	_____

DD. Attach an itemized list of the major components of the water or sewer system (see Attachment C-3). See Preliminary Engineering Report Attachment E

EE. Indicate the total estimated cost to construct utility facilities: See Preliminary Engineering Report Attachment E

FF. Provide a description of how water and/or wastewater service is to be provided in the proposed extension area and the name of each water and wastewater service provider for the area, if any. New infrastructure in extension area will connect to existing system wastewater system in Saddlebrooke Ranch

GG. Provide a letter from each wastewater service provider identified under subsection (B)(5)(aa), confirming the provision of wastewater service for the proposed service area or extension area. N/A

HH. Provide plans for or a description of water conservation measures to be implemented in the proposed service area or extension area, including, at a minimum: N/A

i. A description of the information about water conservation or water saving measures that the utility will provide to the public and its customers;

ii. A description of how the applicant will work with each wastewater service provider identified under subsection (B)(5)(aa) to encourage water conservation;

iii. A description of the sources of water that will be used to supply parks, recreation areas, golf courses, greenbelts, ornamental lakes, and other aesthetic water features;

iv. A description of any plans for the use of reclaimed water;

v. A description of any plans for the use of recharge facilities;

vi. A description of any plans for the use of surface water; and

vii. A description of any other plans or programs to promote water conservation;

II. Provide a backflow prevention tariff that complies with Commission standards, if not already on file.

JJ. Provide a curtailment tariff that complies with Commission standards, if not already on file.

KK. Provide a copy of a Physical Availability Determination, Analysis of Adequate Water Supply, or Analysis of Assured Water Supply issued by the Arizona Department of Water Resources for the proposed service area or extension area or, if not yet obtained, the status of the application for such approval;

(Signature of Authorized Representative)

Jason Williamson
(Type or Print Name Here)

President
(Title)

JENNIFER GOMEZ
Notary Public - Arizona
Maricopa County
Commission # 691396
My Comm. Expires Jan 13, 2030

SUBSCRIBED AND SWORN to before me this 14 day of July, 2026

Jennifer Gomez
NOTARY PUBLIC

My Commission Expires 1/13/2030

Attachments

A. Certificate of Good Standing
B. Articles of Incorporation
C. ADEQ Compliance Information (Operator)
D. Metes and Bounds Legal Description & Detailed Map
E. Preliminary Engineering Report
F. Estimated Total Construction Costs & Financing Method
G. Construction Timeline
H. Request for Service (Robson Ranch Mountains LLC and Robson Ranch at Falcon Valley LLC)
I. Proposed Tariffs
J. APP by ADEQ
K. Property Taxes
L. Estimated Number of Customers
M. General Statement of Financial Condition & Estimated Annual Operating Revenue and Operating Expenses for First Five Years

Attachment A

Certificate of Good Standing

STATE OF ARIZONA
ARIZONA CORPORATION COMMISSION

CERTIFICATE OF GOOD STANDING

I, the undersigned Executive Director of the Arizona Corporation Commission, do hereby certify that:

MOUNTAIN PASS UTILITY COMPANY

ACC Business ID: **08269892**

a **Domestic For-Profit Corporation**, was authorized to transact business or conduct affairs in the state of Arizona on 22nd day of December, 1997;

That all annual reports owed to date by said corporation have been filed or delivered for filing, and all annual filing fees owed to date have been paid; and

That, according to the records of the Arizona Corporation Commission, said Domestic For-Profit Corporation is in good standing in the State of Arizona as of the date this Certificate is issued.

This Certificate relates only to the legal existence of the above-named business as of the date this Certificate is issued, and is not an endorsement, recommendation, or approval of the entity's condition, business activities, affairs, or practices.

IN WITNESS WHEREOF, I have hereunto set my hand, affixed the official seal of the Arizona Corporation Commission, and issued this Certificate on this date: **10th day of July, 2026**

Douglas R. Clark

DOUGLAS R. CLARK,
EXECUTIVE DIRECTOR

Business ID.: 08269892
Certificate No.: 2607100349555479
Certificate may be verified online at:
arizonabusinesscenter.azcc.gov

Attachment B

Articles of Incorporation

STATE OF ARIZONA
ACC/FAX
DATE FILED

DEC 22 1997

DATE APPR 12.22.97
TERM
BY A. Stout

ARTICLES OF INCORPORATION

OF

FALCON VALLEY SEWER COMPANY

082689-2

We, the undersigned incorporators, having associated ourselves together for the purpose of forming a corporation under the laws of the State of Arizona, adopt the following Articles of Incorporation:

I.

NAME

The name of the corporation is Falcon Valley Sewer Company.

OK

II.

AUTHORIZED SHARES

The corporation shall have authority to issue One Million (1,000,000) shares of stock. Shares shall be paid for at such time, and in such manner, as the Board of Directors shall determine.

III.

INITIAL BUSINESS

The corporation initially intends to actually conduct in the State of Arizona the business of constructing, owning, operating and maintaining a sewer utility company and engaging any and all activities related thereto.

IV.

INITIAL BOARD OF DIRECTORS

The initial Board of Directors shall consist of three (3) members who shall serve as directors until their successors are elected and qualified, and whose names and addresses are:

Steven S. Robson
9532 East Riggs Road
Sun Lakes, Arizona 85248-7411

Edward J. Robson
9532 East Riggs Road
Sun Lakes, Arizona 85248-7411

Mark E. Robson
1978 The Alameda
San Jose, CA 95126

V.

STATUTORY AGENT

FC Service Corporation, whose address is 3003 North Central Avenue, Suite 2600, Phoenix, Arizona 85012-2913, is hereby appointed the initial Statutory Agent for the corporation for the State of Arizona.

VI.

KNOWN PLACE OF BUSINESS

The corporation's known place of business is 9532 East Riggs Road, Sun Lakes, Arizona 85248-7411.

VII.

INCORPORATORS

The names and addresses of the incorporators are:

James Poulos
9532 East Riggs Road
Sun Lakes, Arizona 85248-7411

Karl Polen
9532 East Riggs Road
Sun Lakes, Arizona 85248-7411

All powers, duties and responsibilities of the incorporators shall cease at the time of delivery of these Articles of Incorporation to the Arizona Corporation Commission for filing.

VIII.

LIMITATION OF DIRECTOR LIABILITY

To the fullest extent permitted by the Arizona Revised Statutes as the same exist or may be hereafter amended, no director of the corporation shall be liable to the corporation or its shareholders for monetary damages for any action taken or any failure to take any action as a director. No repeal, amendment or modification of this article, whether direct or indirect, shall eliminate or reduce its effect with respect to any act or failure to act of a director of the corporation occurring prior to such repeal, amendment or modification.

IX.

INDEMNIFICATION

The corporation shall indemnify to the fullest extent permitted by law any person who incurs expenses or liabilities by reason of the fact he or she is or was an officer, director, employee or agent of the corporation or is or was serving at the request of the corporation as a director, officer, employee or agent of another foreign or domestic corporation, partnership, joint venture, trust, employee benefit plan or other entity. The foregoing indemnification shall be mandatory in all circumstances in which indemnification is permitted by law.

IN WITNESS WHEREOF, the undersigned incorporators have hereunto affixed their signatures this 22 day of December, 1997.

INCORPORATORS:

James Poulos

Karl Polen

ARTICLES OF AMENDMENT TO THE ARTICLES OF INCORPORATION OF FALCON VALLEY SEWER COMPANY

Pursuant to the provisions of A.R.S. § 10-1006, Falcon Valley Sewer Company, an Arizona corporation (the "Corporation"), hereby adopts the following Articles of Amendment to its Articles of Incorporation and certifies as follows:

FIRST: The name of the Corporation is Falcon Valley Sewer Company.

SECOND: Article I of the Articles of Incorporation shall be amended to read as follows:

"Article I.

Name: The name of the corporation is Willow Springs Utility Company."

THIRD: The amendment to the Corporation's Articles of Incorporation was adopted by the Board of Directors of the Corporation on December 31, 1998, in the manner prescribed by the Arizona General Corporation Law.

FOURTH: As of the date of adoption of the Amendment there were no shares of stock outstanding, therefore, shareholder action was not required.

DATED: December 31, 1998.

Falcon Valley Sewer Company,
an Arizona corporation

By: E. J. Robson
Name: Edward J. Robson
Title: Chairman

PHX/VDOBSON/915017.1/81206.0

ARTICLES OF AMENDMENT
Amended
12/31/98

JAN 13 PM 1:38

ARIZONA CORPORATION COMMISSION

TRANSMITTAL FOR FAX FILING

TO: ARIZONA CORPORATION COMMISSION
Corporations Division
1200 West Washington
Phoenix, Arizona 85007

DATED: 1/13/99

FAX NUMBER: 542-4100

FROM: FENNEMORE CRAIG
(Account Holder)

CLIENT NO. 81206.001

Advance Account Number 1254 Fax Number 916-5936

Contact Person: Vicki Dobson

Telephone Number: 916-5736

Corporation Name: Falcon Valley Sewer Company -0826989-2

Document Type: Articles of Amendment Willowsprings utility company

Number of pages (including Transmittal) 3

XXXXX PLEASE EXPEDITE THIS FILING AND CHARGE THE APPLICABLE FEE OF $35.00 (PER FILING) TO MY ACCOUNT

****

X Carolyn The Corporation Commission hereby acknowledges receipt of the document type described herein.*

RECEIVED

35 Exp
25 Articles.

JAN 13 1999
ARIZONA CORP COMMISSION
CORPORATIONS DIVISION

(Date Stamp)

Filing fee(s) charged to your account in the amount of $ 60

There is a problem with your transmittal. Please call the undersigned at your earliest convenience. Thank you.

Examiner M. Flores-Castelo
Telephone: 542-5165

* All documents are subject to review before filing.

JIM IRVIN
COMMISSIONER-CHAIRMAN

TONY WEST
COMMISSIONER

CARL J. KUNASEK
COMMISSIONER

ARIZONA CORPORATION COMMISSION

STUART R. BRACKNEY
ACTING EXECUTIVE SECRETARY

JOANNE C. MACDONNELL
DIRECTOR - CORPORATIONS DIVISION

January 13, 1999

Fennemore Craig
Attn: Vicki Dobson

RE: Falcon Valley Sewer Company
-0826979-2

This letter concerns the document checked below which was filed on January 13, 1999 .

(x x) Articles of Amendment
( ) Articles of Restatement
( ) Articles of Merger
( ) Application for New Authority
( ) Statement of Intent to Dissolve (nonprofit)

This document must be published within sixty (60) days after the above-referenced filing date in a newspaper of general circulation in the county of the known place of business, for three (3) consecutive publications. An affidavit evidencing the publication must be filed with the Commission within ninety (90) days of the date of filing.

Sincerely,

Mary Florez-Gastelo
Examiner Technician II
Corporations Division
(602) 542-3135 1-800-345-5819 (AZ only)

01/14/99 State of Arizona Public Access System 4:18 PM

File Number: -0826989-2

Corp. Name: WILLOW SPRINGS UTILITY COMPANY

Domestic Address	Foreign Address	Other File: NO
9532 E RIGGS RD		
SUN LAKES, AZ 85248-7411		

Agent: FC SERVICE CORPORATION	Domicile: ARIZONA
ID: 0000614306 APPOINTED 12/22/1997	County: MARICOPA
Agent Address	Corporation Type: BUSINESS
3003 N CENTRAL AVE #2600	Life Period: PERPETUAL
PHOENIX, AZ 85012-2913	Incorporation Date: 12/22/1997
	Approval Date: 12/22/1997
	Last A/R Filed: /
	Last Rpt Entered:
	Next Report Due: 12/22/1998

Business Type:

Additional Corporate Information

Report Returned:		Rpt Return Code:		Orig Pub Date:	02/23/98
Merger Date:		Merger Waiver:		Merger Pub:	
Amendment:	01/13/99	Amend Waiver:		Amend Pub:	
Amendment Type:	NAME CHANGE			Disclosure:	
Extension:		Extension Date:		Renewed:	
Dis/With:		Dis/With Date:		Special:	
Previous Year:		Previous Fiscal:		Fiscal:	
Reinstatement:		Revocation:			
Reinstatement:		Revocation:		Date A/R Sent:	09/17/98
Status:		Status Date:			
Bankruptcy:		Expiration:			

Comment:

Changes to Corporation

CHANGED FROM
FALCON VALLEY SEWER COMPANY
ON 01/13/1999

STATE OF ARIZONA
ACC/FAX
DATE FILED

OCT 13 1999

DATE APPR 10-13-99
TERM
BY Mindy Robinson

-0826989-7

ARTICLES OF AMENDMENT
TO THE
ARTICLES OF INCORPORATION
OF
WILLOW SPRINGS UTILITY COMPANY

Pursuant to the provisions of A.R.S. § 10-1006, Willow Springs Utility Company, an Arizona corporation (the "Corporation"), hereby adopts the following Articles of Amendment to its Articles of Incorporation and certifies as follows:

FIRST: The name of the Corporation is Willow Springs Utility Company.

SECOND: Article I of the Articles of Incorporation shall be amended to read as follows:

"Article I.

Name: The name of the corporation is Mountain Pass Utility Company." o LH

THIRD: This amendment to the Corporation's Articles of Incorporation was adopted by the Board of Directors of the Corporation on October 13, 1999, in the manner prescribed by the Arizona General Corporation Law.

FOURTH: As of the date of adoption of the Amendment there were no shares of stock outstanding and, therefore, shareholder action was not required.

DATED: October 12, 1999.

Willow Springs Utility Company,
an Arizona corporation

By _____

Its V.P.

ARTICLES OF AMENDMENT
TO THE
ARTICLES OF INCORPORATION
OF
WILLOW SPRINGS UTILITY COMPANY

Pursuant to the provisions of A.R.S. § 10-1006, Willow Springs Utility Company, an Arizona corporation (the "Corporation"), hereby adopts the following Articles of Amendment to its Articles of Incorporation and certifies as follows:

FIRST: The name of the Corporation is Willow Springs Utility Company.

SECOND: Article I of the Articles of Incorporation shall be amended to read as follows:

"Article I.

Name: The name of the corporation is Mountain Pass Utility Company."

THIRD: This amendment to the Corporation's Articles of Incorporation was adopted by the Board of Directors of the Corporation on October 13, 1999, in the manner prescribed by the Arizona General Corporation Law.

FOURTH: As of the date of adoption of the Amendment there were no shares of stock outstanding and, therefore, shareholder action was not required.

DATED: October 13, 1999.

Willow Springs Utility Company,
an Arizona corporation

By _____

Its V.P.

ARIZONA CORPORATION COMMISSION

TRANSMITTAL FOR FAX FILING

~~FROM:~~ from:

~~TO:~~ ARIZONA CORPORATION COMMISSION
Corporations Division
1200 West Washington
Phoenix, Arizona 85007

DATED: 10/13/99

FAX NUMBER: 542-4100

TO:

~~FROM:~~ FENNEMORE CRAIG
(Account Holder)

CLIENT NO. 81206.001 - 7473

Advance Account Number 1254 Fax Number 916-5906

Contact Person: Charlene Sarich

Telephone Number: 916-5706

Corporation Name: Willow Springs Utility Company

Document Type: articles of amendment

Number of pages (including Transmittal) 3

XXXX PLEASE EXPEDITE THIS FILING AND CHARGE THE APPLICABLE FEE OF $35.00 (PER FILING) TO MY ACCOUNT

****

_____ The Corporation Commission hereby acknowledges receipt of the document type described herein.*

-0826989-2
25.00 AMEND
35.00 EXP
60.00

(Date Stamp)

RECEIVED
OCT 13 1999
ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

Filing fee(s) charged to your account in the amount of $ 60.00

_____ There is a problem with your transmittal. Please call the undersigned at your earliest convenience. Thank you.

Examiner Andy Robinson
Telephone: 542-1734

* All documents are subject to review before filing.

PHX/CSARICH/631341.1/01001.000

CARL J. KUNASEK
CHAIRMAN

JIM IRVIN
COMMISSIONER

WILLIAM A. MUNDELL
COMMISSIONER

ARIZONA CORPORATION COMMISSION

BRIAN C. MCNEIL
EXECUTIVE SECRETARY

JOANNE C. MACDONNELL
DIRECTOR, CORPORATIONS DIVISION

October 13, 1999

RE: MOUNTAIN PASS UTILITY COMPANY

This letter concerns the document checked below which was filed on October 13, 1999.

- XXX **Articles of Amendment**
- ___ **Articles of Restatement**
- ___ **Articles of Merger**
- ___ **Application for New Authority**
- ___ **Statement of Intent to Dissolve (nonprofit)**
- ___ **Articles of Domestication**

This document must be published in a newspaper of general circulation in the county of the known place of business in Arizona, for three (3) consecutive publications. An affidavit evidencing the publication must be filed with the Commission within ninety (90) days of the date of filing.

Sincerely,

Arminda Robinson
Examiner
Corporations Division
(602) 542-3135
1-800-345-5819 (AZ only)

STATE OF ARIZONA
ACC/FAX
DATE FILED

OCT 13 1999

DATE APPR 10-13-99
TERM
BY Mindy Robinson

-0826989-7

ARTICLES OF AMENDMENT
TO THE
ARTICLES OF INCORPORATION
OF
WILLOW SPRINGS UTILITY COMPANY

Pursuant to the provisions of A.R.S. § 10-1006, Willow Springs Utility Company, an Arizona corporation (the "Corporation"), hereby adopts the following Articles of Amendment to its Articles of Incorporation and certifies as follows:

FIRST: The name of the Corporation is Willow Springs Utility Company.

SECOND: Article I of the Articles of Incorporation shall be amended to read as follows:

"Article I.

Name: The name of the corporation is Mountain Pass Utility Company." OL LH

THIRD: This amendment to the Corporation's Articles of Incorporation was adopted by the Board of Directors of the Corporation on October 13, 1999, in the manner prescribed by the Arizona General Corporation Law.

FOURTH: As of the date of adoption of the Amendment there were no shares of stock outstanding and, therefore, shareholder action was not required.

DATED: October 13, 1999.

Willow Springs Utility Company,
an Arizona corporation

By _____

Its V.P.

Attachment C

ADEQ Compliance Information (Operator)

ADEQ Water and Wastewater Certified Operators Database Search Results

This table was generated from ADEQ's AZURITE database.

Date Generated: May 08, 2026

Operator ID	OP008401
City	TUCSON
Name	EDWARD E MACMEANS
Work Phone	(520) 825-3423

Certification	Grade	Effective Date	Expiration Date
Grade 3 Wastewater Collection	3C	08-JAN-26	31-JAN-29
Grade 4 Water Distribution	4D	08-JAN-26	31-JAN-29
Grade 4 Water Treatment	4T	08-JAN-26	31-JAN-29
Grade 4 Wastewater Treatment	4W	08-JAN-26	31-JAN-29

Results 1 - 1 of 1

Go to Page: **1**

Search Again

Attachment D

Metes and Bounds Survey (ALTA) & Detailed Map

EXHIBIT 'A'
Legal Description
Falcon Valley Ranch Sewer CC&N Boundary
April 27, 2026

A parcel of land located in the South Half of Section 31, T.9S., R.14E., and Sections 6 and 7, T.10S., R14E., of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

BEGINNING at the East Quarter Corner of said Section 7, a found 2" Aluminum Cap, LS 27744;

THENCE S89°46'11"W, a distance of 2,637.85 feet to the Center Quarter Corner of said Section 7;

THENCE N00°30'57"W, a distance of 1,337.87 feet;

THENCE S89°37'40"W, a distance of 660.02 feet;

THENCE S00°31'05"E, a distance of 334.06 feet;

THENCE S89°39'47"W, a distance of 660.01 feet;

THENCE S00°31'13"E, a distance of 1,000.95 feet;

THENCE S89°46'11"W, a distance of 1,290.91 feet to the West Quarter Corner of said Section 7;

THENCE N00°32'14"W, a distance of 2,353.56 feet to the Northeast Corner of Section 12, T.10S., R.13E.;

THENCE N00°11'18"W, a distance of 312.27 feet to the Northwest Corner of Section 7;

THENCE N00°33'58"W, a distance of 2,678.09 feet to the West Quarter Corner of Section 6;

THENCE N00°34'36"W, a distance of 2,300.97 feet to the Northeast Corner of Section 1, T.10S., R.13E.;

THENCE N00°36'03"W, a distance of 374.45 feet to the Northwest Corner of Section 6;

THENCE N00°28'35"W, a distance of 2,642.15 feet to the West Quarter Corner of Section 31, T.9S., R.14E.;

THENCE N89°35'05"E, a distance of 2598.14 feet to the Center Quarter Corner of said Section 31;

EXHIBIT 'A'
Legal Description
Falcon Valley Ranch Sewer CC&N Boundary (Cont.)

THENCE continuing N89°35'05"E, a distance of 2639.72 feet to the East Quarter Corner of said Section 31;

THENCE S00°33'54"E, a distance of 2,640.80 feet to the Northeast Corner of Section 6;

THENCE S00°39'50"E, a distance of 2,671.29 feet to the East Quarter Corner of said Section 6;

THENCE S00°39'34"E, a distance of 2,680.64 feet to the Northeast Corner of Section 7;

THENCE S00°27'48"E, a distance of 2,685.73 feet to the East Quarter Corner of said Section 7 and the TRUE POINT OF BEGINNING.

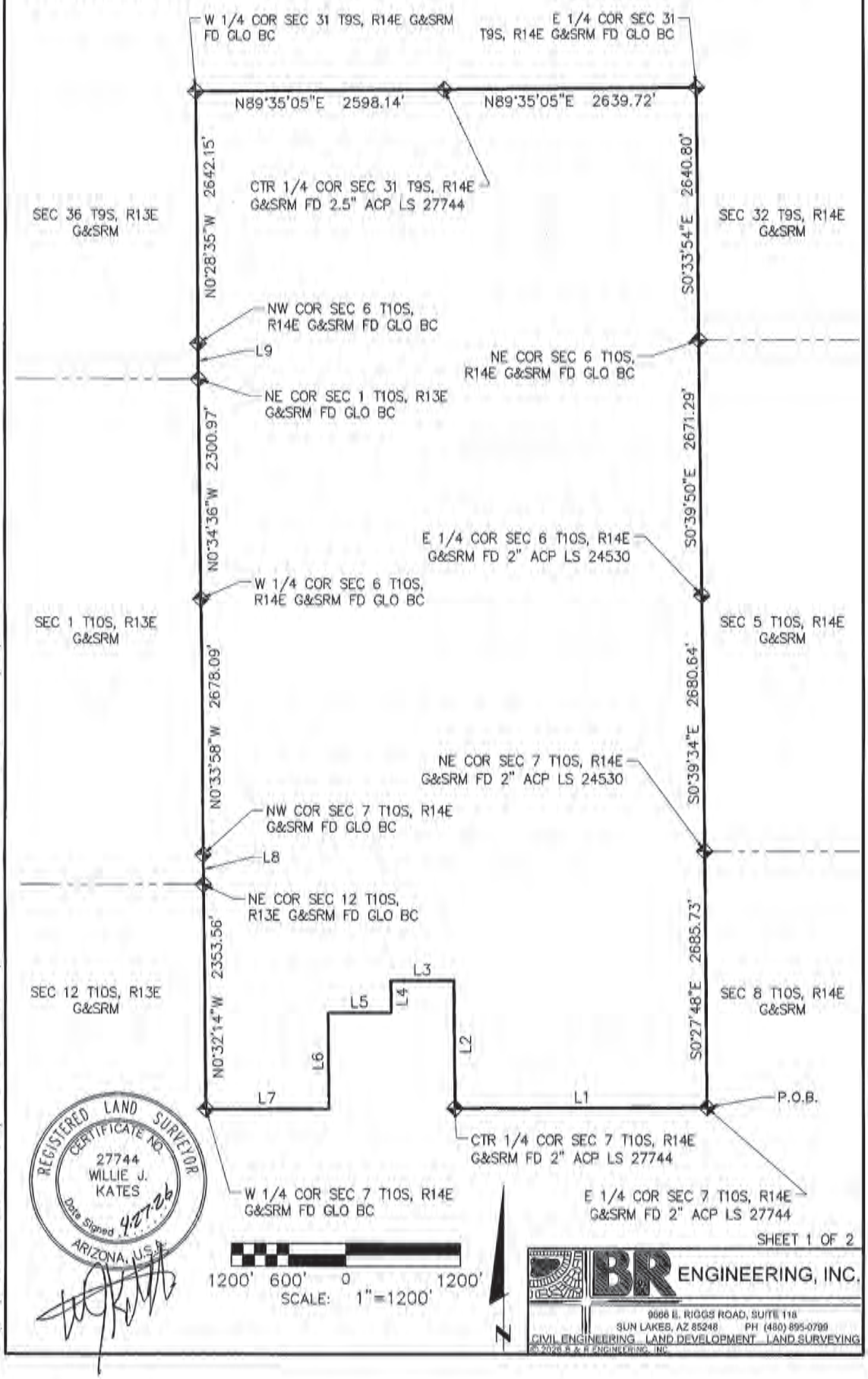
The above-described parcel contains 54,425,957 square feet or 1,249.448 acres, more or less.



EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION OF FOLCON VALLEY RANCH SEWER CC&N BOUNDARY

APRIL 27, 2026

AREA OF DESCRIBED PARCEL CONTAINS 54,425,957 SQ FT OR 1249.448 ACRES, MORE OR LESS.



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
27744
WILLIE J. KATES
Date Signed 4.27.26
ARIZONA, U.S.A.

SHEET 1 OF 2

BR ENGINEERING, INC.
9666 E. RIGGS ROAD, SUITE 118
SUN LAKES, AZ 85248 PH (480) 895-0799
CIVIL ENGINEERING LAND DEVELOPMENT LAND SURVEYING

© 2026 B & R ENGINEERING, INC.

L:\SR\FALCON VALLEY RANCH\WATER-SEWER CC&N\SBR-FVR SEWER CC&N LEGAL.DWG 4/27/2026 12:37 PM

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION OF FALCON VALLEY RANCH SEWER CC&N BOUNDARY

APRIL 27, 2026

LINE TABLE		
LINE	BEARING	DIST
L1	S89°46'11"W	2637.85'
L2	N0°30'57"W	1337.87'
L3	S89°37'40"W	660.02'
L4	S0°31'05"E	334.06'
L5	S89°39'47"W	660.01'
L6	S0°31'13"E	1000.95'
L7	S89°46'11"W	1290.91'
L8	N0°11'18"W	312.27'
L9	N0°36'03"W	374.45'

AREA OF DESCRIBED PARCEL CONTAINS 54,425,957 SQ FT OR 1249.448 ACRES, MORE OR LESS.

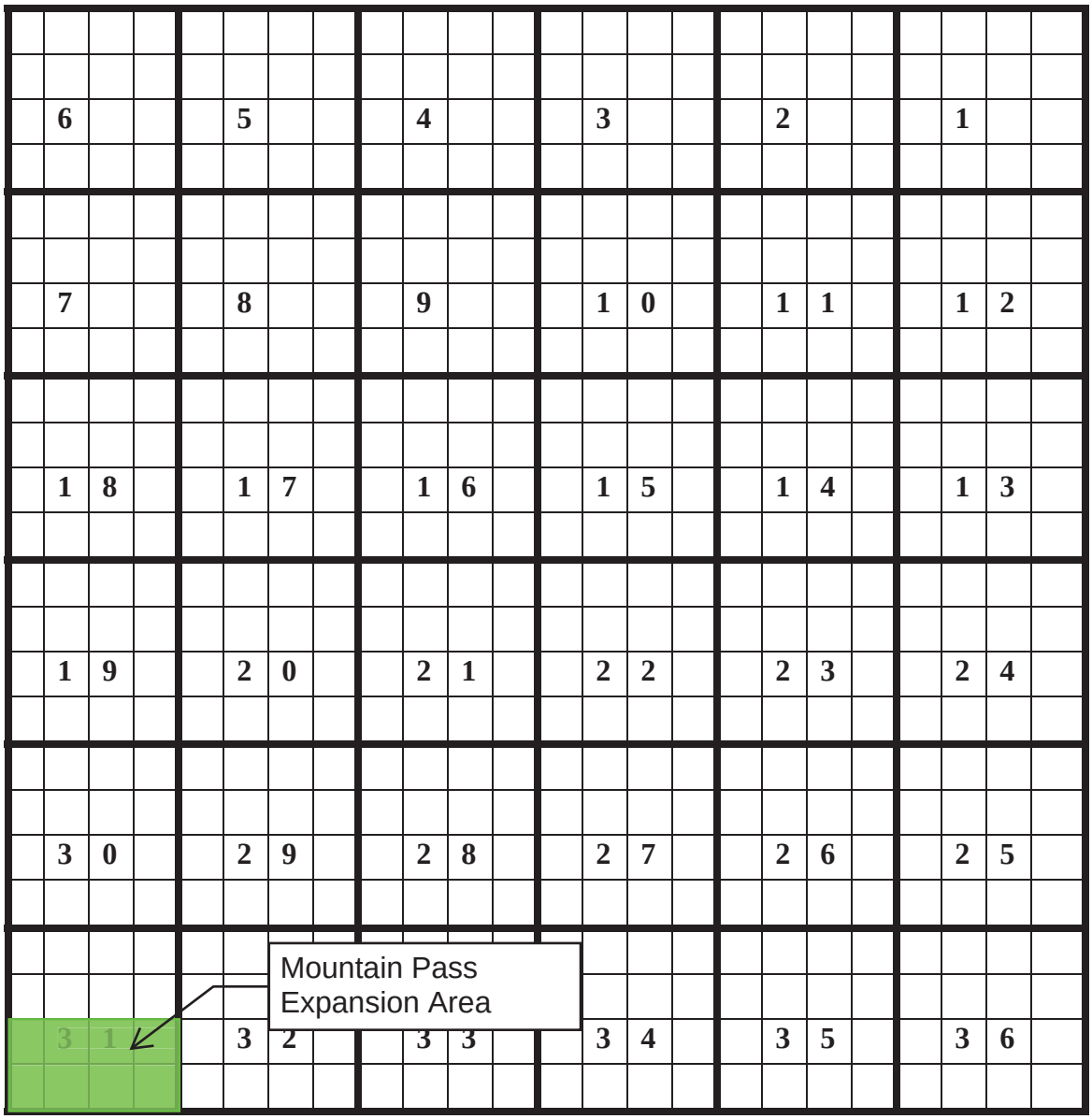
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
27744
WILLIE J.
KATES
Date Signed 4.27.26
ARIZONA, U.S.A.

BR ENGINEERING, INC.
9666 E. RIGGS ROAD, SUITE 118
SUN LAKES, AZ 85248 PH (480) 895-0799
CIVIL ENGINEERING LAND DEVELOPMENT LAND SURVEYING
© 2026 B & R ENGINEERING, INC.

L:\SR\FALCON VALLEY RANCH\WATER-SEWER CC&N\SBR-FVR SEWER CC&N LEGAL.DWG 4/27/2026 12:38 PM

ATTACHMENT "B"

Pinal	31	9 SOUTH	14 EAST
COUNTY	**SECTION**	**TOWNSHIP**	**RANGE**

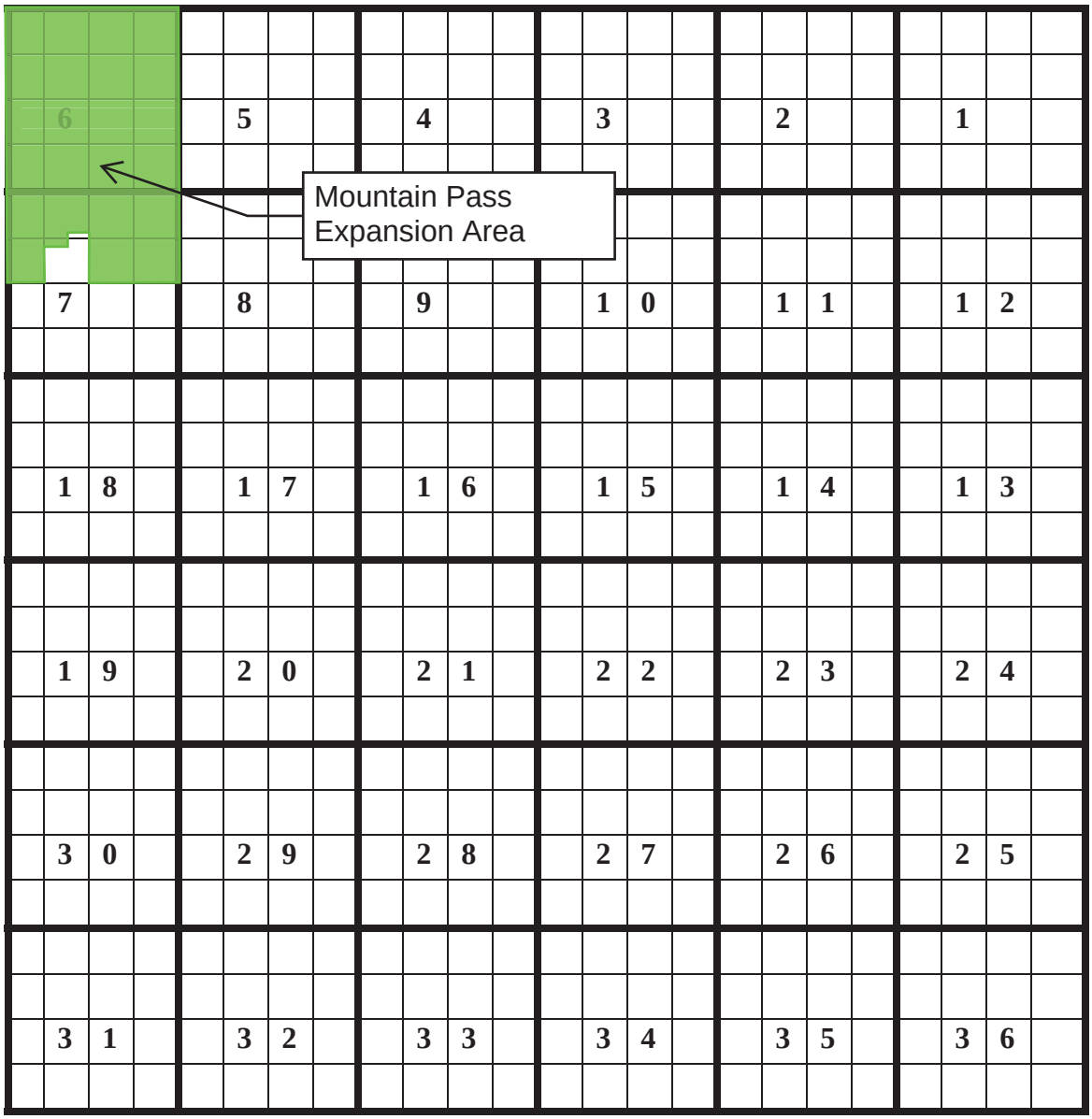


Type or Print Description Here:

South half of Section 31, Township 9 South, Range 14 East

ATTACHMENT "B"

Pinal	6,7	10 SOUTH	14 EAST
COUNTY	**SECTION**	**TOWNSHIP**	**RANGE**



Type or Print Description Here:

Section 6, portion of Section 7 Township 9 South, Range 14 East

Attachment E

Preliminary Engineering Report

SADDLEBROOKE RANCH WEST AND FALCON VALLEY RANCH
PRELIMINARY SEWER COLLECTION SYSTEM REPORT

February, 2026

Prepared For:

Robson Ranch Mountains LLC
Robson Ranch at Falcon Valley LLC
9532 East Riggs Road
Sun Lakes, Arizona 85248



Prepared By:

B & R ENGINEERING, INC.
9666 East Riggs Road, Suite 118
Sun Lakes, Arizona 85248
(480) 895-0799

Table of Contents

Page No.

Executive Summary ……..…2

1.0 Project Background ……. 3

2.0 Sewer System ……..... 3

2.1 Design Criteria ……..... 3- 4
2.2 Wastewater Reclamation Plant……..4

List of Exhibits

Exhibit A – Vicinity and Ownership Map
Exhibit B – Preliminary Sewer Routing Map

Appendices

Appendix A – Preliminary SaddleBrooke Ranch West and Falcon Valley Ranch Collection System Calculations
Appendix B – Preliminary Lift Station Calculations
Appendix C – Engineer's Opinion of Probable Construction Costs

Executive Summary

The purpose of this report is to propose a preliminary sewer plan for SaddleBrooke Ranch West and Falcon Valley Ranch (project). The proposed project consists of approximately 1,249 acres, 2,439 dwelling units and an amenity complex.

Mountain Pass Utility Company is expected to serve the development and expand its existing sewer system, currently operating in Saddlebrooke Ranch, which borders the project site to the east. The preliminary sewer plan proposes the following infrastructure:

- Gravity sewer collection system
- Manholes
- Lift Station
- 4” Force main

1.0 Project Background

SaddleBrooke Ranch West and Falcon Valley Ranch is a proposed active adult community located in Pinal County, Arizona, the south half of Section 31 T.9S; R.14E and sections six and seven T.10S.,R.14E., G.&R.R.M. The project will be an expansion of the existing SaddleBrooke Ranch active adult community (6,340 DU at full build out), which will provide an outfall connection to the existing sewer infrastructure. The proposed development will consist of approximately 2,439 Dwelling Units covering 1249 acres of project area.

The sloping topography toward the south will allow a majority of the site to sewer via a gravity system. A lift station and force main will be required on the west portion of the project to transport sewage east to a gravity connection ultimately discharging to the existing reclamation facility. Refer to Exhibit B for the preliminary sewer routing diagram. The collection system and reclamation facility is currently operated by Mountain Pass Sewer Company.

2.0 Sewer System

2.1 Design Criteria

The sewage collection system design criteria used in this report, referenced from the Arizona Administrative Code-Title 18, Chapter 9, are as follows:

- Regulatory average day sewage flow = 80 gpcd
- Average population per DU = 1.9
- Regulatory average day sewage flow = 152 gpd/DU
- Peak Flow = Per A.A.C. R18-9-E301(D)(1)(b)
- 1,000 gallons / acre / day for commercial and clubhouse uses

Upstream Population	Dry Weather Peaking Factor
100	3.62
200	3.14
300	2.90
400	2.74
500	2.64
600	2.56
700	2.50
800	2.46
900	2.42
1000	2.38
1001 to 10,000	$PF = (6.330 \times p^{-0.231}) + 1.094$
10,001 to 100,000	$PF = (6.177 \times p^{-0.233}) + 1.128$
More than 100,000	$PF = (4.500 \times p^{-0.174}) + 0.945$
PF = Dry Weather Peaking Factor p = Upstream Population	

- Minimum size sewer pipe = 8 inches
- Manning's formula "n" value used = 0.013
- Maximum depth ratio = 0.75
- Minimum design velocity flowing full = 2 fps
- Maximum velocity flowing full = 10 fps
- Minimum force main velocity = 3 fps
- Maximum force main velocity = 7 fps

2.2 Wastewater Reclamation Plant

The Wastewater Reclamation Plant is designed to be constructed in three phases. Phase One is currently constructed and provides a treatment capacity of 0.249 MGD. Upon completion of Phase Two, total capacity will increase to 0.498 MGD. Following the completion of Phase Three, the plant will have a total treatment capacity of 0.747 MGD.

At full build-out, the combined wastewater demand for SaddleBrooke Ranch, Falcon Valley Ranch, Private Land, and SaddleBrooke Ranch West is projected to be 0.687 MGD, which remains within the treatment capacity of the Phase Three expansion. See table below for a summary.

Location	DU	Population	Average Sewage Flow (MGD)
SaddleBrooke Ranch	6340	12046	0.482
Falcon Valley Ranch and SaddleBrooke Ranch West	2439	4634	0.185
Private Land	257	488	0.020
Total	**9036**	**17168**	**0.687**

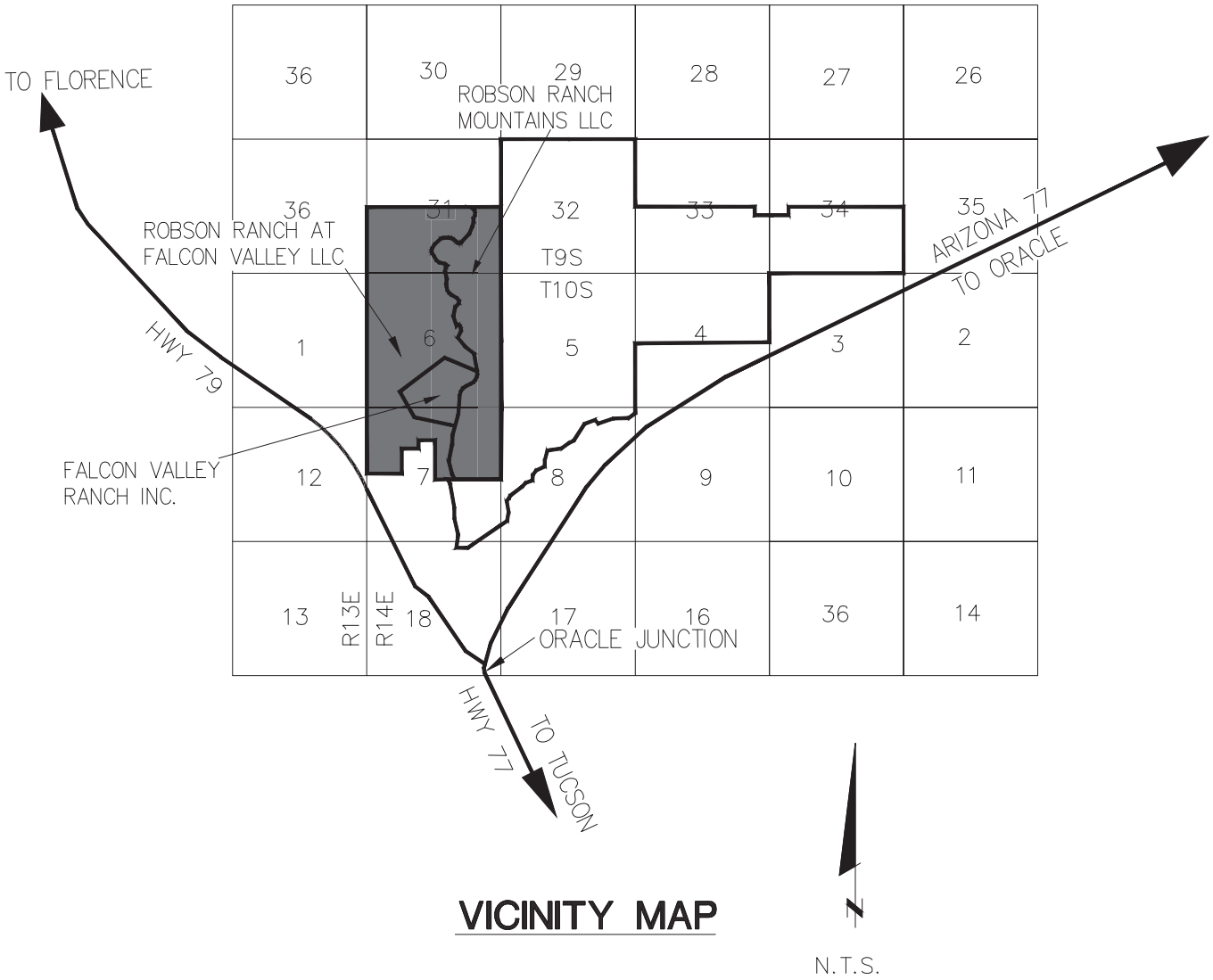
WRP Phase	Capacity (MGD)
1	0.249
2	0.498
3	0.747

*Average population is 1.9 per DU

**Average Sewage Flow is 40 gpd/person (Note: For the reclamation plant projections, the average sewer flow per person is based on actual inflow data and differs from the collection system design flow)

.

Exhibit A – Vicinity and Ownership Map



VICINITY MAP

Proposed Mountain Pass Utility CC&N Expansion

Ownership Boundary

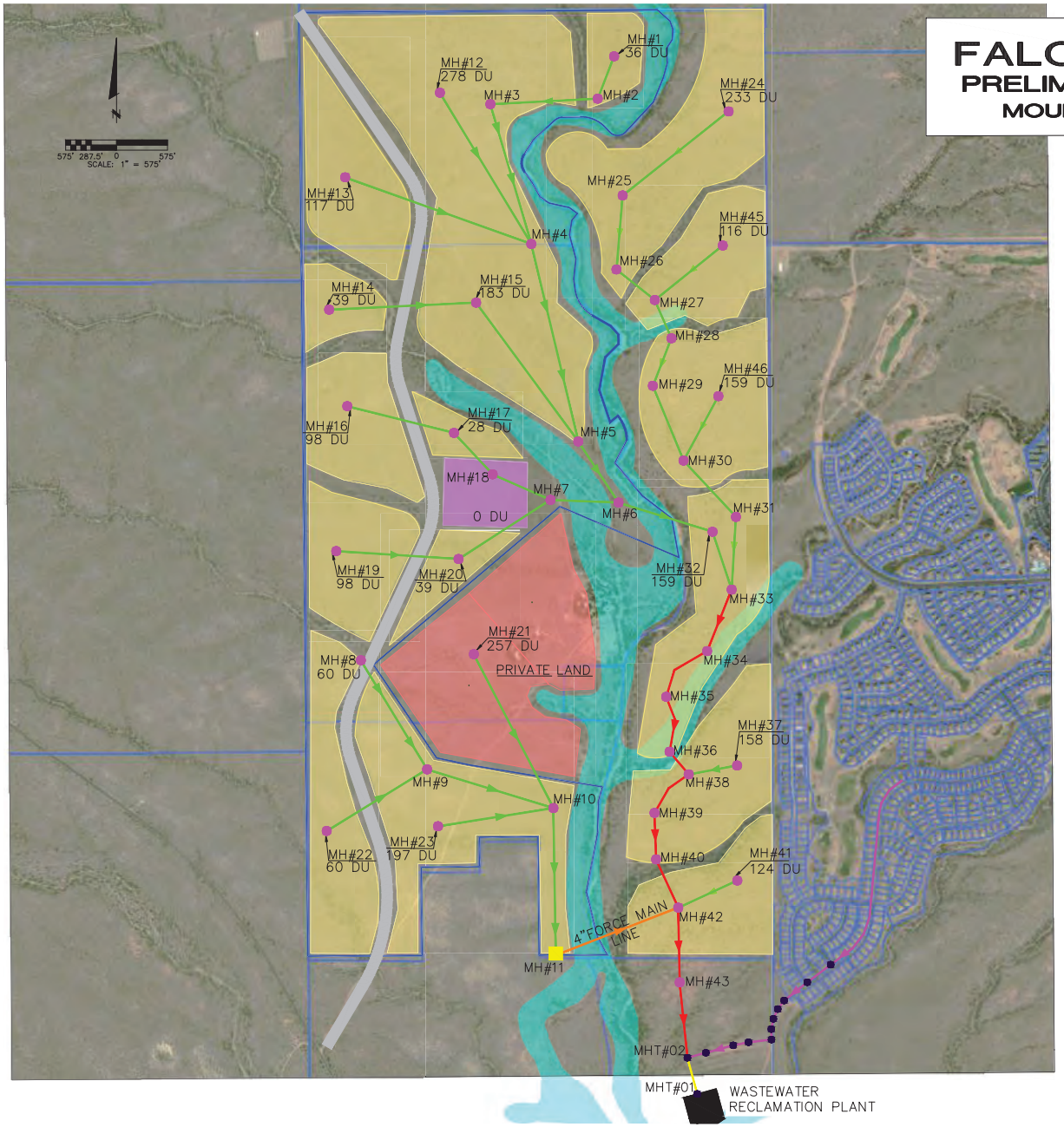
B&R ENGINEERING INC.
9666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799

CIVIL ENGINEERING ● LAND DEVELOPMENT
LAND SURVEYING ● LANDSCAPE ARCHITECTURE

G:\DWGS\SR\SR MISC\MOUNTAIN PASS UTILITY CCN EXPANSION\SEWER VICINITY MAP.DWG 12/19/2025 9:21 AM

Exhibit B– Preliminary Sewer Routing Map

FALCON VALLEY RANCH
PRELIMINARY SEWER ROUTING MAP
MOUNTAIN PASS UTILITY EXPANSION



LEGEND

- RESIDENTIAL UNIT
- AMENITY COMPLEX
- FEMA FLOODPLAIN
- PRIVATE LAND
- 120' WIDE RIGHT OF WAY STREET
- PROPERTY BOUNDARY (673.4 ACRES)
- 20 / 110 DU — UNIT NUMBER/ DWELLING UNITS
- MH#1 — SEWAGE COLLECTION JUNCTION
- EXISTING SEWAGE COLLECTION JUNCTION
- LIFT STATION
- FUTURE 8" SEWER LINE
- FUTURE 12" SEWER LINE
- EXISTING 12" SEWER LINE
- EXISTING 18" SEWER LINE
- FUTURE 4" FORCE MAIN LINE

THE FEATURES AND AMENITIES DEPICTED ON THIS RENDERING ARE BASED UPON CURRENT DEVELOPMENT PLANS WHICH ARE SUBJECT TO CHANGE OR ADJUSTMENT BY THE DEVELOPER.

B&R ENGINEERING INC.
9666 E. RIGGS RD., SUITE 118 SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799
CIVIL ENGINEERING ◎ LAND DEVELOPMENT
LAND SURVEYING ◎ LANDSCAPE ARCHITECTURE

©2025 B & R ENGINEERING, INC.

Appendix A – Preliminary SaddleBrooke Ranch West and Falcon Valley Ranch Collection System Calculations

FALCON VALLEY RANCH SEWER COLLECTION SYSTEM CALCULATIONS - MOUNTAIN PASS UTILITY EXPANSION

From	To	Dia	Min. Slope	Inline DU	Upstream DU(s)	Cummulative DU(s)	Cummulative Population	Peaking Factor	Cummulative Average Flow	Peak Flow	Flow Depth	Flow Depth	Actual Velocity	Velocity Flowing Full	d/D Ratio	Pipe Capacity
		(in)	(ft/ft)	#			(Capita)		(gpd)	(cfs)	(feet)	(in)	(ft/s)	(ft/s)		(gpd)
MH1	MH2	8	0.00350	36	0	36	68	3.62	5,472	0.031	0.051	**0.61**	**2.50**	**2.1**	**0.077**	**473,774**
MH2	MH3	8	0.00350	0	36	36	68	3.62	5,472	0.031	0.051	**0.61**	**2.50**	**2.1**	**0.077**	**473,774**
MH3	MH4	8	0.00350	0	36	36	68	3.62	5,472	0.031	0.051	**0.61**	**2.50**	**2.1**	**0.077**	**473,774**
MH12	MH4	8	0.00350	278	0	278	528	2.62	42,256	0.171	0.136	**1.63**	**3.35**	**2.1**	**0.204**	
MH13	MH4	8	0.00350	117	0	117	222	3.09	17,784	0.085	0.089	**1.07**	**3.07**	**2.1**	**0.134**	**473,774**
MH4	MH5	8	0.00350	0	431	431	819	2.45	65,512	0.248	0.170	**2.04**	**3.54**	**2.1**	**0.255**	**473,774**
MH14	MH15	8	0.00350	39	0	39	74	3.62	5,928	0.033	0.053	**0.64**	**2.56**	**2.1**	**0.080**	**473,774**
MH15	MH5	8	0.00350	183	39	222	422	2.72	33,744	0.142	0.122	**1.46**	**3.25**	**2.1**	**0.183**	**473,774**
MH5	MH6	8	0.00350	0	653	653	1241	2.32	99,256	0.356	0.210	**2.52**	**3.77**	**2.1**	**0.315**	**473,774**
MH16	MH17	8	0.00350	98	0	98	186	3.21	14,896	0.074	0.082	**0.98**	**3.01**	**2.1**	**0.123**	**473,774**
MH17	MH18	8	0.00350	28	98	126	239	3.05	19,152	0.094	0.092	**1.10**	**3.23**	**2.1**	**0.138**	**473,774**
MH18	MH7	8	0.00350	0	126	126	239	3.05	19,152	0.094	0.092	**1.10**	**3.23**	**2.1**	**0.138**	**473,774**
MH19	MH20	8	0.00350	98	0	98	186	3.21	14,896	0.074	0.082	**0.98**	**3.01**	**2.1**	**0.123**	**473,774**
MH20	MH7	8	0.00350	39	98	137	260	3.00	20,824	0.097	0.097	**1.16**	**3.08**	**2.1**	**0.146**	**473,774**
MH7	MH6	8	0.00350	0	263	263	500	2.64	39,976	0.163	0.133	**1.60**	**3.30**	**2.1**	**0.200**	**473,774**
MH6	MH32	8	0.00350	0	916	916	1740	2.22	139,232	0.479	0.251	**3.01**	**3.98**	**2.1**	**0.377**	**473,774**
MH32	MH33	8	0.00350	159	916	1075	2043	2.18	163,400	0.551	0.274	**3.29**	**4.08**	**2.1**	**0.411**	**473,774**
MH24	MH25	8	0.00350	233	0	233	443	2.70	35,416	0.148	0.125	**1.50**	**3.26**	**2.1**	**0.188**	**473,774**
MH25	MH26	8	0.00350	0	233	233	443	2.70	35,416	0.148	0.125	**1.50**	**3.26**	**2.1**	**0.188**	**473,774**
MH26	MH27	8	0.00350	0	233	233	443	2.70	35,416	0.148	0.125	**1.50**	**3.27**	**2.1**	**0.188**	**473,774**
MH45	MH27	8	0.00350	116	0	116	220	3.09	17,632	0.084	0.089	**1.07**	**3.04**	**2.1**	**0.134**	**473,774**
MH27	MH28	8	0.00350	0	349	349	663	2.52	53,048	0.207	0.153	**1.84**	**3.42**	**2.1**	**0.230**	**473,774**
MH28	MH29	8	0.00350	0	349	349	663	2.52	53,048	0.207	0.153	**1.84**	**3.42**	**2.1**	**0.230**	**473,774**
MH29	MH30	8	0.00350	0	349	349	663	2.52	53,048	0.207	0.153	**1.84**	**3.42**	**2.1**	**0.230**	**473,774**
MH46	MH30	8	0.00350	159	0	159	302	2.90	24,168	0.108	0.104	**1.25**	**3.12**	**2.1**	**0.156**	**473,774**
MH30	MH31	8	0.00350	0	508	508	965	2.39	77,216	0.286	0.184	**2.21**	**3.64**	**2.1**	**0.276**	**473,774**
MH31	MH33	8	0.00350	0	508	508	965	2.39	77,216	0.286	0.184	**2.21**	**3.64**	**2.1**	**0.276**	**473,774**
MH33	MH34	12	0.00350	0	1583	1583	3008	2.09	240,616	0.778	0.284	**3.41**	**4.24**	**2.7**	**0.284**	**1,370,560**
MH34	MH35	12	0.00350	0	1583	1583	3008	2.09	240,616	0.778	0.284	**3.41**	**4.24**	**2.7**	**0.284**	**1,370,560**
MH35	MH36	12	0.00350	0	1583	1583	3008	2.09	240,616	0.778	0.284	**3.41**	**4.24**	**2.7**	**0.284**	**1,370,560**
MH36	MH38	12	0.00350	0	1583	1583	3008	2.09	240,616	0.778	0.284	**3.41**	**4.24**	**2.7**	**0.284**	**1,370,560**

From	To	Dia	Min. Slope	Inline DU	Upstream DU(s)	Cummulative DU(s)	Cummulative Population	Peaking Factor	Cummulative Average Flow	Peak Flow	Flow Depth	Flow Depth	Actual Velocity	Velocity Flowing Full	d/D Ratio	Pipe Capacity
		(in)	(ft/ft)	#			(Capita)		(gpd)	(cfs)	(feet)	(in)	(ft/s)	(ft/s)		(gpd)
MH37	MH38	8	0.00350	158	0	158	300	2.90	24,016	0.108	0.103	**1.24**	**3.14**	**2.1**	**0.155**	**473,774**
MH38	MH39	12	0.00350	0	1741	1741	3308	2.07	264,632	0.848	0.299	**3.59**	**4.30**	**2.7**	**0.299**	**1,370,560**
MH39	MH40	12	0.00350	0	1741	1741	3308	2.07	264,632	0.848	0.299	**3.59**	**4.30**	**2.7**	**0.299**	**1,370,560**
MH40	MH42	12	0.00350	0	1741	1741	3308	2.07	264,632	0.848	0.299	**3.59**	**4.30**	**2.7**	**0.299**	**1,370,560**
MH41	MH42	8	0.00350	124	0	124	236	3.05	18,848	0.089	0.092	**1.10**	**3.06**	**2.1**	**0.138**	**473,774**
MH8	MH9	8	0.00350	60	0	60	114	3.55	9,120	0.050	0.065	**0.78**	**0.00**	**2.1**	**0.098**	**473,774**
MH22	MH9	8	0.00350	60	0	60	114	3.55	9,120	0.050	0.065	**0.78**	**2.86**	**2.1**	**0.098**	**473,774**
MH9	MH10	8	0.00350	0	120	120	228	3.07	18,240	0.087	0.090	**1.08**	**3.08**	**2.1**	**0.135**	**473,774**
MH23	MH10	8	0.00350	197	0	197	374	2.78	29,944	0.129	0.115	**1.38**	**3.21**	**2.1**	**0.173**	**473,774**
MH21	MH10	8	0.00350	257	0	257	488	2.65	39,064	0.160	0.131	**1.57**	**3.31**	**2.1**	**0.197**	**473,774**
MH10	MH11	8	0.00350	0	574	574	1091	2.35	87,248	0.317	0.196	**2.35**	**3.70**	**2.1**	**0.294**	**473,774**
MH11	MH42	4	N/A	0	574	574	1091	N/A	87,248	N/A	N/A	**N/A**	**N/A**	**4.08**	**N/A**	**N/A**
MH42	MH43	12	0.00350	0	2439	2439	4634	1.99	370,728	1.141	0.356	**4.27**	**4.55**	**2.7**	**0.356**	**1,370,560**
MH43	MHT#02	12	0.00350	0	2439	2439	4634	1.99	370,728	1.141	0.356	**4.27**	**4.55**	**2.7**	**0.356**	**1,370,560**
MHT#02	MHT#01	18	0.00350	0	8779	8779	16680	1.77	1,334,408	3.654	0.605	**7.26**	**1.08**	**3.6**	**0.403**	**4,111,680**
MHT#01	**WTP**	**18**	**0.00350**	**0**	**8779**	**8779**	**16680**	**1.77**	**1,334,408**	**3.654**	**0.605**	**7.26**	**5.48**	**3.6**	**0.403**	**4,111,680**

Appendix B – Preliminary Lift Station Calculation’s

Falcon Valley Ranch and SaddleBrooke Ranch West
Preliminary Lift Station #1 Calculations per Arizona Administrative Code

Calculation Description		Units
PEAK HOUR Inflow entering lift station	142	(gpm)
AVEARAGE DAY Inflow entering lift station	61	(gpm)
Well length	10	(ft)
Well width	8	(ft)
Well area	80.0	(ft^2)
Invert elevation of inlet pipe	3366	(ft)
Lead pump on elevation	3363.5	(ft)
Lift Station floor elevation	3360	(ft)
Elevation at pump shut off	3362.8	Pump Off (ft)
Lead pump on - Pump off	0.70	Cycle depth (ft)
Inlet Invert - Pump off	3.20	Wetwell Depth (ft)
Wet Well Volume (Area x Wet Well depth)	1914.9	WW volume (gallons)
Cycle Volume (Area x Cycle Depth)	418.88	cycle volume (gallons)
Peak Hour Cycle Volume / Inflow	2.94	Time to fill (minutes)
Peak Hour Pump design flow (minimum)	300	Pump Flow (gpm)
Peak Hour Well drain time (Cycle Volume / Pump Flow - Inflow)	2.66	Time to drain (minutes)
Peak Hour Cycle drain time (Time to fill + Time to drain)	5.60	Cycle time (minutes)
Peak Hour Cycles per hour (60 / Cycle time)	10.72	Cycles/hr (minutes)
Average Day Cycle Volume / Inflow	6.91	Time to fill (minutes)
Average Day Pump design flow (minimum)	300	Pump Flow (gpm)
Average Day Well drain time (Cycle Volume / Pump Flow - Inflow)	1.75	Time to drain (minutes)
Average Day Cycle drain time (Time to fill + Time to drain)	8.66	Cycle time (minutes)
Average Day Cycles per hour (60 / Cycle time)	6.9	Cycles/hr (minutes)
Req'd Vol >= 1/4 Product (Minimum Cycle time & pump cap) (1)	**649.64**	**OK**
Max Detention time (min)(Avg-Day) (2)	**6.91**	**OK**

Notes:
1. Criteria per Arizona Administrative Code R18-9-E301(D)(5)(c)(i)
2. Criteria per Arizona Administrative Code R18-9-E301(D)(5)(c)(iii)

Pump Flow Design Check per Arizona Administrative Code R18-9-E301(D)(b)(ii)

Peak Dry Weather Flow = 17 d.u.$^{0.42}$; 17(574)$^{0.42}$= 245gpm < Design Pump Flow (300gpm) OK
Peak Dry Weather Flow = 11.2 (population)$^{0.42}$; 11.2(1091)$^{0.42}$= 211gpm < Design Pump Flow (300gpm) OK

Appendix C – Engineer’s Opinion of Probable Construction Costs

Engineer's Opinion of Probable Cost

Item No.	Item Description	Unit	Estimated Quanitities	Unit Price	Total amount
1	12-inch PVC Sewer Line	LF	4,800	$85	$408,000
2	8-inch PVC Sewer Line	LF	248,100	$66	$16,262,955
2	Manholes	EA	927	$9,899	$9,179,621
3	4'' Forcemain Line	LF	1,135	$62	$70,370
4	4-inch Service Line	EA	2,439	$1,564	$3,813,425
5	Lift Station	EA	1	$600,000	$600,000
6	WasteWater Reclamation Plant 0.25 MGD expansion	EA	1	$8,000,000	$8,000,000
	Subtotal				$38,334,371
	Contingencies (7%)				$2,683,406.0
	Total Project estimated Cost				**$41,017,777**

Attachment F

Estimated Total Construction Costs & Financing Method

Engineer's Opinion of Probable Cost

Item No.	Item Description	Unit	Estimated Quanitities	Unit Price	Total amount
1	12-inch PVC Sewer Line	LF	4,800	$85	$408,000
2	8-inch PVC Sewer Line	LF	248,100	$66	$16,262,955
2	Manholes	EA	927	$9,899	$9,179,621
3	4'' Forcemain Line	LF	1,135	$62	$70,370
4	4-inch Service Line	EA	2,439	$1,564	$3,813,425
5	Lift Station	EA	1	$600,000	$600,000
6	WasteWater Reclamation Plant 0.25 MGD expansion	EA	1	$8,000,000	$8,000,000
	Subtotal				$38,334,371
	Contingencies (7%)				$2,683,406.0
	Total Project estimated Cost				**$41,017,777**

Attachment G

Construction Timeline

Preliminary Construction Timeline
Saddlebrooke Ranch, Falcon Valley Ranch, Private Property

Year	Sewer Facilities						
	12" Sewer Line	8" Sewer Line	4" Services	Manholes	4" Forcemain	Lift Station	WRP Expansion
2027	✓	✓	✓	✓			
2028	✓	✓	✓	✓			
2029	✓	✓	✓	✓			
2030	✓	✓	✓	✓			
2031	✓	✓	✓	✓			
2032		✓	✓	✓			
2033		✓	✓	✓			
2034		✓	✓	✓			
2035		✓	✓	✓			
2036		✓	✓	✓			
2037		✓	✓	✓	✓	✓	
2038		✓	✓	✓			
2039		✓	✓	✓			
2040		✓	✓	✓			✓
2041		✓	✓	✓			
2042		✓	✓	✓			
2043		✓	✓	✓			
2044		✓	✓	✓			
2045		✓	✓	✓			
2046		✓	✓	✓			
2047		✓	✓	✓			
2048		✓	✓	✓			
2049		✓	✓	✓			
2050		✓	✓	✓			
2051		✓	✓	✓			
2052		✓	✓	✓			

Attachment H

Request for Service
Robson Ranch Mountains LLC and
Robson Ranch at Falcon Valley LLC

B&D ENGINEERING, INC.
CIVIL ENGINEERING • LAND DEVELOPMENT • LAND SURVEYING • LANDSCAPE ARCHITECTURE
9666 E. Riggs Road, Suite 118, Sun Lakes, AZ 85248-7404 • (480) 895-0799 • FAX (480) 895-5557

May 8, 2026

Mountain Pass Utility Company
4720 E Cotton Gin Loop Ste. 130
Phoenix, AZ 85040

Subject: Request for Wastewater Service Connection Saddlebrooke Ranch Parcel 30531001C

Dear Sir or Madam,

On behalf of Robson Ranch Mountains, LLC, I am writing to formally request the establishment of wastewater service for the property described below, in accordance with applicable Arizona Corporation Commission regulations and the utility's filed tariffs and service rules.

Property Information:

- Pinal Parcel / APN Number: 30531001C
- Type of Service Requested: Residential
- Estimated Date Service Is Needed: 2027

We understand that service is subject to compliance with:

- The utility's ACC-approved tariffs
- Local, county, and state permitting requirements
- Execution of an extension agreement for each development unit/site

Engineering plans and reports will be prepared for each development unit/site and will be submitted for review and approval before government permits are applied for.

We appreciate your assistance and look forward to working with your organization to establish wastewater service.

Sincerely,
B&R Engineering, Inc. on behalf of Robson Ranch Mountains, LLC



Brent Emmerton

B&D ENGINEERING, INC.
CIVIL ENGINEERING • LAND DEVELOPMENT • LAND SURVEYING • LANDSCAPE ARCHITECTURE
9666 E. Riggs Road, Suite 118, Sun Lakes, AZ 85248-7404 • (480) 895-0799 • FAX (480) 895-5557

May 11, 2026

Mountain Pass Utility Company
4720 E Cotton Gin Loop Ste. 130
Phoenix, AZ 85040

Subject: Request for Wastewater Service Connection Pinal Assessor Parcels 30503006A, 30531001F, 305310001G and 30531016C

Dear Sir or Madam,

On behalf of Robson Ranch at Falcon Valley LLC, I am writing to formally request the establishment of wastewater service for the property described below, in accordance with applicable Arizona Corporation Commission regulations and the utility's filed tariffs and service rules.

Property Information:

- Pinal Parcel / APN Numbers: 30503006A, 30531001F, 305310001G and 30531016C
- Type of Service Requested: Residential
- Estimated Date Service Is Needed: 2035

We understand that service is subject to compliance with:

- The utility's ACC-approved tariffs
- Local, county, and state permitting requirements
- Execution of an extension agreement for each development unit/site

Engineering plans and reports will be prepared for each development unit/site and will be submitted for review and approval before government permits are applied for.

We appreciate your assistance and look forward to working with your organization to establish wastewater service.

Sincerely,
B&R Engineering, Inc. on behalf of Robson Ranch Mountains, LLC



Brent Emmerton

Attachment I

Proposed Tariffs

DOCKET NO. SW-03841A-00-0124 ORIGINAL

RECEIVED
AZ CORP COMMISSION

AUG 2 1 01 AM '00

SEWER TARIFF SCHEDULE

UTILITY: MOUNTAIN PASS UTILTY COMPANY
DOCKET NO: SW-03841A-00-0124

DECISION NO: 62757
EFFECTIVE: 07/25/00
DOCUMENT CONTROL
ORIGINAL

RATES AND CHARGES

FLAT RATE (PER MONTH):

RESIDENTIAL	$49.25
COMMERCIAL	$49.25

EFFLUENT SALES:

PER 1,000 GALLONS	$0.87

SERVICE CHARGES

1. ESTABLISHMENT (R14-2-603.D)	$30.00
2. RECONNECTION /DELINQUENT	$30.00
3. NSF CHECK	$15.00
4. LATE PAYMENT PENALTY (PER MONTH)	1.5% OF OUTSTANDING BALANCE%
5. DEPOSIT INTEREST	PER RULE
6. DEPOSIT	PER RULE
7. RE-ESTABLISHMENT W/N 12 MONTHS (R14-2-603.D)	MONTH OFF SYSTEM TIMES MINIMUM
8. DISCONNECT/RECONNECT (ELINQUENT ACCOUNT)	$500.00

OTHER RATES AND CHARGES APPROVED BY ORDER

IN ADDITION TO THE COLLECTION OF ITS REGULAR RATES AND CHARGES, THE COMPAN5Y SHALL COLLECT FROM CUSTOMERS THEIR PROPORTIONATE SHARE OF ANY PRIVEILEGE, SALES OR USE TAX IN ACCORDANCE WITH R-14-2-608.D

APPROVED FOR FILING
DECISION #: 62757

Attachment J

APP by ADEQ

STATE OF ARIZONA
AQUIFER PROTECTION PERMIT NO. P-105334
PLACE ID 13097, LTF 53551
SIGNIFICANT AMENDMENT

1.0 AUTHORIZATION

In compliance with the provisions of Arizona Revised Statutes (A.R.S.) Title 49, Chapter 2, Articles 1, 2 and 3, Arizona Administrative Code (A.A.C.) Title 18, Chapter 9, Articles 1 and 2, A.A.C. Title 18, Chapter 11, Article 4 and amendments thereto, and the conditions set forth in this permit, Mountain Pass Utility Company is hereby authorized to operate the SaddleBrooke Ranch Water Reclamation Plant, 59283 East Phoebe Lane, in Pinal County, Arizona, over groundwater of the northern portion of the Upper Santa Cruz Sub-basin, located in the Tucson Active Management Area, in Township 10 S, Range 14 E, Section 07, NE ¼, NE ¼, SW ¼, of the Gila and Salt River Baseline and Meridian.

This permit becomes effective on the date of the Water Quality Division Director's signature and shall be valid for the life of the facility (operational, closure, and post-closure periods) unless suspended or revoked pursuant to A.A.C. R18-9-A213. The permittee shall construct, operate and maintain the permitted facilities:

1. Following all the conditions of this permit including the design and operational information documented or referenced below, and
2. Such that Aquifer Water Quality Standards (AWQS) are not violated at the applicable point(s) of compliance (POC) set forth below or if an AWQS for a pollutant has been exceeded in an aquifer at the time of permit issuance, that no additional degradation of the aquifer relative to that pollutant and as determined at the applicable POC occurs as a result of the discharge from the facility.

1.1 PERMITTEE INFORMATION

Facility Name:	SaddleBrooke Ranch Water Reclamation Plant (WRP)
Facility Address:	59283 East Phoebe Lane Tucson, Arizona 85739
County:	Pinal
Permittee:	Mountain Pass Utility Company
Permittee Address:	9532 E. Riggs Road Sun Lakes, Arizona 85248
Facility Contact:	Steve Soriano, Vice President
Emergency Phone No.:	(480) 895-9200
Latitude/Longitude:	32° 34' 21" N/ 110°56' 00" W
Legal Description:	Township 10S, Range 14E, Section 07, of the Gila and Salt River Baseline and Meridian

1.2 AUTHORIZING SIGNATURE

Michael A. Fulton, Director
Water Quality Division
Arizona Department of Environmental Quality

Signed this 4th day of November, 2011

THIS PERMIT SUPERCEDES ALL PREVIOUS PERMITS

2.0 SPECIFIC CONDITIONS [A.R.S. §§ 49-203(4), 49-241(A)]

2.1 Facility / Site Description [A.R.S. § 49-243(K)(8)]

Mountain Pass Utility Company is authorized to operate the SaddleBrooke Ranch Water Reclamation Plant (WRP) with a design flow of 249,000 gallons per day (gpd). The treatment process includes headworks with a bar rack screen and comminutor, an influent pump station with flow meter, a package plant with anoxic and aerobic zones for nitrification/denitrification, an integral clarifier and an aerobic digester, an equalization basin, an automatic backwash traveling bridge filter, two ultraviolet (UV) disinfection units, an effluent pump station (for distributing reclaimed water), and a centrifuge (for dewatering sludge on-site). The equalization basin, an effluent pump station, and a centrifuge will be installed in the future as per Section 3.0, Compliance Schedule.

Effluent may be discharged by gravity to Big Wash, a tributary to the Cañada del Oro in the Upper Santa Cruz River Basin under a valid AZPDES permit, or used for beneficial purposes under a valid reclaimed water permit (A.A.C. R18-9 Article 7). The WRP is classified for Class B+ reclaimed water according to A.A.C. R18-11, Article 3.

Sludge shall be removed from the clarifier and transferred to the aerobic digester. The sludge shall be pumped from the aerobic digester and hauled to the SaddleBrooke Wastewater Treatment Facility (P-100356), located in Tucson, Arizona, where the sludge shall be managed in accordance with applicable state and federal regulations. In the future, the permittee may install a centrifuge to receive the sludge directly from the aerobic digester for on-site dewatering. According to Compliance Schedule once the dewatering equipment is installed, the permittee shall manage the dewatered sludge in accordance with applicable federal, state, and local regulations.

During the initial start-up period, lasting not more than two (2) years, up to 20,000 gallons per day of wastewater may be vaulted and hauled off-site to an approved facility as per Section 4.1, Table I.

The depth to groundwater is approximately 430 feet below ground surface (bgs) and the direction of groundwater flow is to the southwest.

The WRP was designed and shall be constructed according to plans approved by the ADEQ Wastewater, Recharge and Reuse Unit on October 4, 2005. Design plans pertaining to the addition of noise, odor, and aesthetic controls and the applicable change in the setback requirement, were approved by the ADEQ Technical Support Unit on February 5, 2007. Noise, odor, and aesthetic controls are for future installation (when required). According to Compliance Schedule the 100-foot setback requirement shall apply prior to the sale of residential housing within 500 feet of the treatment and disposal components of the sewage treatment facility.

The site includes the following permitted discharging facilities:

Facility	Latitude	Longitude
SaddleBrooke Ranch Water Reclamation Plant	32° 34' 21" N	110° 56' 00" W
Discharge to Big Wash (AZPDES outfall)	32° 34' 18" N	110° 56' 03" W

This significant permit amendment was initiated by the permittee, Mountain Pass Utility Company, for the purpose of increasing the vault-and-haul provision of the SaddleBrooke Ranch WRP start-up operations from 10,000 gpd to 20,000 gpd, and extending the start-up period for an additional two (2) years.

Annual Registration Fee [A.R.S. § 49-242]

The Annual Registration Fee for this permit is established by A.R.S. § 49-242 and is payable to the Arizona Department of Environmental Quality (ADEQ) each year. The design flow is 0.249 million gallons per day (mgd).

Financial Capability [A.R.S. § 49-243(N) and A.A.C. R18-9-A203]

The permittee has demonstrated financial capability under A.R.S. § 49-243(N) and A.A.C. R18-9-A203. The permittee shall maintain financial capability throughout the life of the facility. The estimated dollar amount demonstrated for financial capability was $200,000 for operating costs and $50,000 for closing costs. The financial capability was demonstrated through Robson Communities, Inc. (RCI), in support of Mountain Pass Utility Company as per A.A.C. R18-9-203(C)(2).

2.2 Best Available Demonstrated Control Technology [A.R.S. § 49-243(B) and A.A.C. R18-9-A202(A)(5)]

The W RP shall be designed, constructed, operated, and maintained to meet the treatment performance criteria for new facilities with a design flow of less than 250,000 gpd as specified in A.A.C. R18-9-B204.

The permittee shall meet the requirements for pretreatment by conducting monitoring as per A.A.C. R18-9-B204(B)(6)(b).

The treatment facility shall not exceed a maximum seepage rate of 550 gallons per day per acre for all containment structures within the treatment works.

2.2.1 Engineering Design

The WRP design report was prepared by L.J. Farrington Engineers, Inc., dated November 10, 2004. The design report in support of the significant permit amendment to add noise, odor, and aesthetic controls and adjust the setbacks was prepared by Michael S. Goldman, P.E., and Water 3 Engineering, Inc., dated January 9, 2007.

2.2.2 Site-specific Characteristics

Not applicable.

2.2.3 Pre-operational Requirements

The permittee shall submit a signed, dated, and sealed Engineer's Certificate of Completion in a format approved by the Department as per the Compliance Schedule in Section 3.0. The Certificate shall be submitted to the Groundwater Section and a copy shall be sent to the Water Quality Compliance Section.

2.2.4 Operational Requirements

1. Permittee shall maintain a copy of the up-to-date Operations and Maintenance Manual at the WWTP site at all times, and the manual shall be available upon request during inspections by ADEQ personnel.
2. The pollution control structures shall be inspected for the items listed in Section 4.2, Table III - FACILITY INSPECTION (OPERATIONAL MONITORING).
3. If any damage of the pollution control structures is identified during inspection, proper repair procedures shall be performed. All repair procedures and material(s) used shall be documented on the Self-Monitoring Report Form submitted quarterly to the ADEQ Water Quality Compliance Section.

2.2.5 Reclaimed Water Classification
[A.A.C. R18-9-703(C)(2)(a), A.A.C. R18-11-303 through 307]

The treatment facility is rated as producing reclaimed water meeting the Class B+ Reclaimed Water Quality Standards (A.A.C. R18-11, Article 3) which may be used for any allowable Class A, B, or C use under a valid reclaimed water permit (A.A.C. R18-9, Article 7).

2.2.6 Certified Areawide Water Quality Management Plan Conformance
[A.A.C. R18-9-A201(B)(6)(a)]

Facility operations must conform to the approved Certified Areawide Water Quality Management Plan according to the 208 consistency determination in place at the time of permit issuance.

2.3 Discharge Limitations [A.R.S. §§ 49-201(14), 49-243 and A.A.C. R18-9-A205(B)]

1. The permittee is authorized to operate the WRP with a maximum average monthly flow of 0.249 mgd.

2. The permittee shall notify all users that the materials authorized to be disposed of through the WRP are typical household sewage and pre-treated commercial wastewater and shall not include motor oil, gasoline, paints, varnishes, hazardous wastes, solvents, pesticides, fertilizers or other materials not generally associated with toilet flushing, food preparation, laundry facilities and personal hygiene.

3. The permittee shall operate and maintain all permitted facilities to prevent unauthorized discharges pursuant to A.R.S. § 49-201(12) resulting from failure or bypassing of applicable BADCT pollutant control technologies including liner failure[1], uncontrollable leakage, overtopping (e.g., exceeding the maximum storage capacity, defined as a fluid level exceeding the crest elevation of a permitted impoundment), of basins, lagoons, impoundments or sludge drying beds, berm breaches, accidental spills, or other unauthorized discharges.

4. Specific discharge limitations are listed in Section 4.2, Tables IA and IB.

2.4 Points of Compliance (POCs) [A.R.S. § 49-244]

The POCs are established at the following designated locations:

POC#	POC Locations	Latitude	Longitude
1	Approximately 200 feet west-southwest of the effluent discharge point into Big Wash, and 200 feet from the effluent manhole at the WRP property line.	32° 34' 22" N	110° 56' 13" W

Groundwater monitoring is not required at the point of compliance well, until the flow rate exceeds 247,500 gpd, as a monthly average, as per Section 3.0, Compliance Schedule.

The Director may amend this permit to require installation of wells and initiation of groundwater monitoring at the POC or to designate additional points of compliance if information on groundwater gradients or groundwater usage indicates the need.

[1]Liner failure in a single-lined impoundment is any condition that would result in leakage exceeding 550 gallons per day per acre.

2.5 Monitoring Requirements [A.R.S. § 49-243(K)(1), A.A.C. R18-9-A206(A)]

All monitoring required in this permit shall continue for the duration of the permit, regardless of the status of the facility. All sampling, preservation and holding times shall be in accordance with currently accepted standards of professional practice. Trip blanks, equipment blanks and duplicate samples shall also be obtained, and Chain-of-Custody procedures shall be followed, in accordance with currently accepted standards of professional practice. The permittee shall develop a site-specific Quality Management Plan (QMP) which describes the sample collection and analysis procedures to ensure that the result of work performed under this permit will satisfy the data quality objectives of the permit. The permittee shall be responsible for the quality and accuracy of all data required by this permit. If a third party collects or analyzes samples on behalf of the permittee, the permittee shall obtain a copy of the third party site-specific QMP. The permittee shall consult with the most recent version of the ADEQ QMP and Title 40, PART 136 of the Environmental Protection Agency's Code of Federal Regulations (CFR) for guidance in this regard. Copies of laboratory analyses and Chain-of-Custody forms shall be maintained at the permitted facility. Upon Request, these documents shall be made immediately available for review by ADEQ personnel.

2.5.1 Pre-operational Monitoring

During the initial start-up period, the permittee shall monitor the flow rate according to Section 4.1, Table I. Flow rate shall be measured at influent pump station vault of the treatment facility. Monitoring under Section 4.1, Table I shall continue until permittee ceases to vault and haul and initiates routine discharge monitoring under Section 4.2, Table IA or when flow reaches 20,000 gpd, or within two (2) years after the date of permit signature, whichever comes first.

2.5.2 Routine Discharge Monitoring

Upon cessation of the initial start-up period, the permittee shall monitor the effluent on a routine basis according to Section 4.2, Table IA. Representative samples of the effluent shall be collected at the point of discharge from the ultraviolet disinfection unit.

2.5.3 Reclaimed Water Monitoring

On a routine basis, the permittee shall monitor the reclaimed water parameters listed under Section 4.2, Table IB in addition to the routine discharge monitoring parameters listed in Section 4.2, Table IA. Representative samples of the reclaimed water shall be collected at the point of discharge from the ultra-violet disinfection unit.

2.5.4 Facility / Operational Monitoring

Operational monitoring inspections shall be conducted according to Section 4.2, Table III.

1. If any damage of the pollution control structures is identified during inspection, proper repair procedures shall be performed. All repair procedures and materials used shall be documented on the SMRF submitted quarterly to the ADEQ Water Quality Compliance Section, Data Unit. If none of the conditions occur, the report shall say "no event" for a particular reporting period. If the facility is not in operation, the permittee shall indicate this on the SMRF.
2. The permittee shall submit data required in Section 4.2, Table III regardless of the operating status of the facility unless otherwise approved by the Department or allowed in this permit.

2.5.5 Groundwater Monitoring and Sampling Protocols

Groundwater monitoring is not required at time of issuance. Groundwater monitoring is required when the facility exceeds the flow limit of 247,500 gpd as a monthly average of daily flows. Within 30 days after such exceedance, the permittee shall submit to the ADEQ Groundwater Section an Other Amendment application to include a design for the POC well at the location designated in Section 2.4.

2.5.6 Surface Water Monitoring and Sampling Protocols

Not applicable.

2.5.7 Analytical Methodology

All samples collected for compliance monitoring shall be analyzed using Arizona state-approved methods. If no state-approved method exists, then any appropriate EPA-approved method shall be used. Regardless of the method used, the detection limits must be sufficient to determine compliance with the regulatory limits of the parameters specified in this permit. Analyses shall be performed by a laboratory licensed by the Arizona Department of Health Services, Office of Laboratory Licensure and Certification. For results to be considered valid, all analytical work shall meet quality control standards specified in the approved methods. A list of Arizona state-certified laboratories can be obtained at the address below:

Arizona Department of Health Services
Office of Laboratory Licensure and Certification
250 North 17th Avenue
Phoenix, Arizona 85007
Phone: (602) 364-0720

2.5.8. Installation and Maintenance of Monitoring Equipment

Monitoring equipment required by this permit shall be installed and maintained so that representative samples required by the permit can be collected. If new groundwater wells are determined to be necessary, the construction details shall be submitted to the ADEQ Groundwater Section for approval prior to installation and the permit shall be amended to include any new monitoring points.

2.6 Contingency Plan Requirements
[A.R.S. § 49-243(K)(3), (K)(7) and A.A.C. R18-9-A204 and R18-9-A205]

2.6.1 General Contingency Plan Requirements

At least one copy of this permit and the approved contingency and emergency response plan(s) submitted in the application shall be maintained at the location where day-to-day decisions regarding the operation of the facility are made. The permittee shall be aware of and follow the contingency and emergency plans.

Any AL exceedance, violation of a DL, AQL, or other permit condition shall be reported to ADEQ following the reporting requirements in Section 2.7.3.

Some contingency actions involve verification sampling. Verification sampling shall consist of the first follow-up sample collected from a location that previously indicated a violation or the exceedance of an AL. Collection and analysis of the verification sample shall use the same protocols and test methods to analyze for the pollutant or pollutants that exceeded an AL or violated an AQL. The permittee is subject to enforcement action for the failure to comply with any contingency actions in this permit. Where verification sampling is specified in this permit, it is the option of the permittee to perform such sampling. If verification sampling is not conducted within the timeframe allotted, ADEQ and the permittee shall presume the initial sampling result to be confirmed as if verification sampling has been conducted. The permittee is responsible for compliance with contingency plans relating to the exceedance of an AL or violation of a DL, AQL, or any other permit condition.

2.6.2 Exceeding of Alert Levels/Performance Levels

2.6.2.1 Exceeding of Performance Levels Set for Operational Conditions

1. If an operational performance level (PL) set in Section 4.2, Table III has been exceeded the permittee shall:

   a. Notify the ADEQ Water Quality Compliance Section within five days of becoming aware of the exceedance.

   b. Submit a written report within 30 days after becoming aware of the exceedance. The report shall document all of the following:

      (1) A description of the exceedance and its cause;
      (2) the period of the exceedance, including exact date(s) and time(s), if known, and the anticipated time period during which the exceedance is expected to continue;
      (3) any action taken or planned to mitigate the effects of the exceedance or spill, or to eliminate or prevent recurrence of the exceedance or spill;
      (4) any monitoring activity or other information which indicates that any pollutants would be reasonably expected to cause a violation of an AWQS; and
      (5) any malfunction or failure of pollution control devices or other equipment or process.

2. The facility is no longer on alert status once the operational indicator no longer indicates that a PL is being exceeded. The permittee shall, however, complete all tasks necessary to return the facility to its pre-alert operating condition.

2.6.2.2 Exceeding of Alert Levels (ALs) Set for Discharge Monitoring

1. If an AL set in Section 4.2, Table IA has been exceeded, the permittee shall immediately investigate to determine the cause. The investigation shall include the following:

   a. Inspection, testing, and assessment of the current condition of all treatment or pollutant discharge control systems that may have contributed to the exceedance;
   b. Review of recent process logs, reports, and other operational control information to identify any unusual occurrences; and
   c. If the investigation procedures indicated in (a) and (b) above fail to reveal the cause of the exceedance, the permittee shall sample individual waste streams composing the wastewater for the parameters in question, if necessary to identify the cause of the exceedance.

2. The permittee shall initiate actions identified in the approved contingency plan referenced in Section 5.0 and specific contingency measures identified in Section 2.6 to resolve any problems identified by the investigation which may have led to an AL exceedance. To implement any other corrective action the permittee shall obtain prior approval from ADEQ according to Section 2.6.6.

3. Within 30 days of an AL exceedance, the permittee shall submit the laboratory results to the ADEQ Water Quality Compliance Section, Data Unit, along with a summary of the findings of the investigation, the cause of the exceedance, and actions taken to resolve the problem.

4. Upon review of the submitted report, the Department may amend the permit to require additional monitoring, increased frequency of monitoring, amendments to permit conditions or other actions.

2.6.2.2.1 Exceeding Permit Flow Limit

1. If the AL for average monthly flow in Section 4.1, Table I or Section 4.2, Table IA has been exceeded, the permittee shall submit an application for an APP amendment

to expand the WRF or submit a report detailing the reasons that expansion is not necessary.
2. Acceptance of the report instead of an application for expansion requires ADEQ approval.

2.6.3 Discharge Limit Violation

1. If a DL set in Section 4.1, Table I or Section 4.2, Tables IA or IB has been violated, the permittee shall immediately investigate to determine the cause of the violation. The investigation shall include the following:

   a. Inspection, testing, and assessment of the current condition of all treatment or pollutant discharge control systems that may have contributed to the violation;
   b. Review of recent process logs, reports, and other operational control information to identify any unusual occurrences; and
   c. If the investigation procedures indicated in (a) and (b) above fail to reveal the cause of the violation, the permittee shall sample individual waste streams composing the wastewater for the parameters in violation, if necessary to identify the cause of the violation.

   The permittee also shall submit a report according to Section 2.7.3, which includes a summary of the findings of the investigation, the cause of the violation, and actions taken to resolve the problem. The permittee shall consider and ADEQ may require corrective action that may include control of the source of discharge, cleanup of affected soil, surface water or groundwater, and mitigation of the impact of pollutants on existing uses of the aquifer. Corrective actions shall either be specifically identified in this permit, included in an ADEQ-approved contingency plan, or separately approved according to Section 2.6.6.

2. Upon review of the submitted report, the Department may amend the permit to require additional monitoring, increased frequency of monitoring, amendments to permit conditions, or other actions.

2.6.4 Aquifer Quality Limit Violation

Not applicable - Groundwater monitoring is not required under this permit.

2.6.5 Emergency Response and Contingency Requirements for Unauthorized Discharges pursuant to A.R.S. § 49-201(12) and pursuant to A.R.S. § 49-241

2.6.5.1 Duty to Respond

The permittee shall act immediately to correct any condition resulting from a discharge pursuant to A.R.S. § 49-201(12) if that condition could pose an imminent and substantial endangerment to public health or the environment.

2.6.5.2 Discharge of Hazardous Substances or Toxic Pollutants

In the event of any unauthorized discharge pursuant to A.R.S. § 49-201(12) of suspected hazardous substances (A.R.S. § 49-201(19)) or toxic pollutants (A.R.S. § 49-243(I)) on the facility site, the permittee shall promptly isolate the area and attempt to identify the discharged material. The permittee shall record information, including name, nature of exposure and follow-up medical treatment, if necessary, on persons who may have been exposed during the incident. The permittee shall notify the ADEQ Water Quality Compliance Section within 24 hours of discovering the discharge of hazardous material which (a) has the potential to cause an AWQS or AQL exceedance, or (b) could pose an endangerment to public health or the environment.

2.6.5.3 Discharge of Non-hazardous Materials

In the event of any unauthorized discharge pursuant to A.R.S. § 49-201(12) of non-hazardous materials from the facility, the permittee shall promptly attempt to cease the discharge and isolate the discharged material. Discharged material shall be removed and the site cleaned up as soon as possible. The permittee shall notify the ADEQ Water Quality Compliance Section and the within 24 hours of discovering the discharge of non-hazardous material which (a) has the potential to cause an AQL exceedance, or (b) could pose an endangerment to public health or the environment.

2.6.5.4 Reporting Requirements

The permittee shall submit a written report for any unauthorized discharges reported under Sections 2.6.5.2 and 2.6.5.3 to the ADEQ Water Quality Compliance Section and within 30 days of the discharge or as required by subsequent ADEQ action. The report shall summarize the event, including any human exposure, and facility response activities and include all information specified in Section 2.7.3. If a notice is issued by ADEQ subsequent to the discharge notification, any additional information requested in the notice shall also be submitted within the time frame specified in the notice. Upon review of the submitted report, ADEQ may require additional monitoring or corrective actions.

2.6.6 Corrective Actions

Specific contingency measures identified in Section 2.6 have already been approved by ADEQ and do not require written approval to implement.

With the exception of emergency response actions taken under Section 2.6.5, the permittee shall obtain written approval from the Groundwater Section prior to implementing a corrective action to accomplish any of the following goals in response to exceedance of an AL or violation of an AQL, DL, or other permit condition:

1. Control of the source of an unauthorized discharge;
2. Soil cleanup;
3. Cleanup of affected surface waters;
4. Cleanup of affected parts of the aquifer;
5. Mitigation to limit the impact of pollutants on existing uses of the aquifer.

Within 30 days of completion of any corrective action, the operator shall submit to the ADEQ Water Quality Compliance Section, a written report describing the causes, impacts, and actions taken to resolve the problem.

2.7 Reporting and Recordkeeping Requirements [A.R.S. § 49-243(K)(2) and A.A.C. R18-9-A206(B) and R18-9-A207]

2.7.1 Self-monitoring Report Form

1. The permittee shall complete the SMRFs provided by ADEQ, and submit them to the Water Quality Compliance Section, Data Unit.
2. The permittee shall complete the SMRF to the extent that the information reported may be entered on the form. If no information is required during a reporting period, the permittee shall enter "not required" on the SMRF and submit the report to ADEQ. The permittee shall use the format devised by ADEQ.
3. The tables contained in Section 4.0 list the parameters to be monitored and the frequency for reporting results for compliance monitoring. Analytical methods shall be recorded on the SMRFs.
4. In addition to the SMRF, the information contained in A.A.C. R18-9-A206(B)(1) shall be included for exceeding an AL or violation of an AQL, DL, or any other permit condition being reported in the current reporting period.

2.7.2 Operation Inspection / Log Book Recordkeeping

A signed copy of this permit shall be maintained at all times at the location where day-to-day decisions regarding the operation of the facility are made. A log book (paper copies, forms, or electronic data) of the inspections and measurements required by this permit shall be maintained at the location where day-to-day decisions are made regarding the operation of the facility. The log book shall be retained for ten years from the date of each inspection, and upon request, the permit and the log book shall be made immediately available for review by ADEQ personnel. The information in the log book shall include, but not be limited to, the following information as applicable:

1. Name of inspector;
2. Date and shift inspection was conducted;
3. Condition of applicable facility components;
4. Any damage or malfunction, and the date and time any repairs were performed;
5. Documentation of sampling date and time; and
6. Any other information required by this permit to be entered in the log book.

Monitoring records for each measurement shall comply with A.A.C. R18-9-A206(B)(2).

2.7.3 Permit Violation and Alert Level Status Reporting

1. The permittee shall notify the Water Quality Compliance Section in writing (by mail or by fax - see Section 2.7.5) within five days (except as provided in Section 2.6.5) of becoming aware of a violation of any permit condition, discharge limitation, or of an AL exceedance.

2. The permittee shall submit a written report to the Water Quality Compliance Section within 30 days of becoming aware of the violation of any permit condition or discharge limitation. The report shall document all of the following:

    a. Identification and description of the permit condition for which there has been a violation and a description of the cause;
    b. The period of violation including exact date(s) and time(s), if known, and the anticipated time period during which the violation is expected to continue;
    c. Any corrective action taken or planned to mitigate the effects of the violation, or to eliminate or prevent a recurrence of the violation;
    d. Any monitoring activity or other information which indicates that any pollutants would be reasonably expected to cause a violation of an AWQS;
    e. Proposed changes to the monitoring which include changes in constituents or increased frequency of monitoring; and
    f. Description of any malfunction or failure of pollution control devices or other equipment or processes.

2.7.4 Operational, Other or Miscellaneous Reporting

The permittee shall complete the SMRF provided by the Department to reflect facility inspection requirements designated in Section 4.2, Table III and submit to the ADEQ Water Quality Compliance Section, Data Unit quarterly along with other reports required by this permit. Facility inspection reports shall be submitted no less frequently than quarterly, regardless of operational status.

If the treatment facility is classified for reclaimed water under this permit, the permittee shall submit the reclaimed water monitoring results as required in Section 4.2, Table IB and flow volumes to any of the following in accordance with A.A.C. R18-9-703(C)(2)(c):

1. Any reclaimed water agent who has contracted for delivery of reclaimed water from the permittee; and
2. Any end user who has not waived interest in receiving this information.

2.7.5 Reporting Location

All SMRFs shall be submitted to:

Arizona Department of Environmental Quality
Water Quality Compliance Section, Data Unit
Mail Code 5415B-1
1110 West Washington Street
Phoenix, Arizona 85007
Phone (602) 771-4681

All documents required by this permit to be submitted to the Water Quality Compliance Section shall be directed to the following address:

Arizona Department of Environmental Quality
Water Quality Compliance Section
Mail Code 5415B-1
1110 West Washington Street
Phoenix, Arizona 85007
Phone (602) 771-4497
Fax (602) 771-4505

All documents required by this permit to be submitted to the Groundwater Section shall be directed to:

Arizona Department of Environmental Quality
Groundwater Section
Mail Code 5415B-3
1110 West Washington Street
Phoenix, Arizona 85007
Phone (602) 771-4428

2.7.6 Reporting Deadline

The following table lists the quarterly report due dates[2]:

Monitoring conducted during quarter:	Quarterly Report due by:
January-March	April 30
April-June	July 30
July-September	October 30
October-December	January 30

The following table lists the semi-annual and annual report due dates:

Monitoring conducted:	Report due by:
Semi-annual: January-June	July 30
Semi-annual: July-December	January 30
Annual: January-December	January 30

[2]A post-mark date no later than the due date is considered meeting the due date requirements under this Section.

2.7.7 Changes to Facility Information in Section 1.0

The Groundwater Section, and the Water Quality Compliance Section, shall be notified within ten days of any change of facility information including Facility Name, Permittee Name, Mailing or Street Address, Facility Contact Person, or Emergency Telephone Number.

2.8 Temporary Cessation [A.R.S. § 49-243(K)(8) and A.A.C. R18-9-A209(A)]

The permittee shall give written notice to the Water Quality Compliance Section before ceasing operation of the facility for a period of 60 days or greater. The permittee shall take the following measures upon temporary cessation:

1. If applicable, direct the wastewater flows from the facility to another state-approved wastewater treatment facility;
2. Correct the problem that caused the temporary cessation of the facility; and
3. Notify the ADEQ Water Quality Compliance Section and the with a monthly facility status report describing the activities conducted on the treatment facility to correct the problem.

At the time of notification the permittee shall submit for ADEQ approval a plan for maintenance of discharge control systems and for monitoring during the period of temporary cessation. Immediately following ADEQ approval, the permittee shall implement the approved plan. If necessary, ADEQ shall amend permit conditions to incorporate conditions to address temporary cessation. During the period of temporary cessation, the permittee shall provide written notice to the Water Quality Compliance Section of the operational status of the facility every three years. If the permittee intends to permanently cease operation of any facility, the permittee shall submit closure notification, as set forth in Section 2.9 below.

2.9 Closure [A.R.S. §§ 49-243(K)(6), 49-252 and A.A.C. R18-9-A209(B)]

For a facility addressed under this permit, the permittee shall give written notice of closure to the Water Quality Compliance Section of the intent to cease operation without resuming activity for which the facility was designed or operated.

2.9.1 Closure Plan

Within 90 days following notification of closure, the permittee shall submit for approval to the Groundwater Section, a closure plan which meets the requirements of A.R.S. § 49-252 and A.A.C. R18-9-A209(B)(3).

If the closure plan achieves clean-closure immediately, ADEQ shall issue a letter of approval to the permittee. If the closure plan contains a schedule for bringing the facility to a clean-closure configuration at a future date, ADEQ may incorporate any part of the schedule as an amendment to this permit.

2.9.2 Closure Completion

Upon completion of closure activities, the permittee shall give written notice to the Groundwater Section indicating that the approved closure plan has been implemented fully and providing supporting documentation to demonstrate that clean-closure has been achieved (soil sample results, verification sampling results, groundwater data, as applicable). If clean-closure has been achieved, ADEQ shall issue a letter of approval to the permittee at that time. If any of the following conditions apply, the permittee shall follow the terms of post-closure stated in this permit:

1. Clean-closure cannot be achieved at the time of closure notification or within one year thereafter under a diligent schedule of closure actions;
2. Further action is necessary to keep the facility in compliance with AWQS at the applicable POC;

3. Continued action is required to verify that the closure design has eliminated discharge to the extent intended;
4. Remediation or mitigation measures are necessary to achieve compliance with Title 49, Ch. 2; and
5. Further action is necessary to meet property use restrictions.

2.10 Post-closure [A.R.S. §§ 49-243(K)(6), 49-252 and A.A.C. R18-9 A209(C)]

Post-closure requirements shall be established based on a review of facility closure actions and will be subject to review and approval by the Groundwater Section.

In the event clean-closure cannot be achieved pursuant to A.R.S. § 49-252, the permittee shall submit for approval to the Groundwater Section a post-closure plan that addresses post-closure maintenance and monitoring actions at the facility. The post-closure plan shall meet all requirements of A.R.S. §§ 49-201(30) and 49-252 and A.A.C. R18-9-A209(C). Upon approval of the post-closure plan, this permit shall be amended or a new permit shall be issued to incorporate all post-closure controls and monitoring activities of the post-closure plan.

2.10.1 Post-closure Plan

A specific post-closure plan may be required upon the review of the closure plan.

2.10.2 Post-closure Completion

Not required at the time of permit issuance.

3.0 COMPLIANCE SCHEDULE [A.R.S. § 49-243(K)(5) and A.A.C. R18-9-A208]

For each compliance schedule item listed below, the permittee shall submit the required information, including a cover letter that lists the compliance schedule items, to the Groundwater Section. A copy of the cover letter must also be submitted to the ADEQ Water Quality Compliance Section.

Description	Due by:
The permittee shall submit a signed, dated, and sealed Engineer's Certificate of Completion (ECC) in a format approved by the Department that confirms that the treatment process components excluding equalization basin, effluent pump-station and centrifuge have been constructed according to the Department-approved design report or plans and specifications, as applicable.	Prior to discharging under this permit and within 90 days of completion of construction.
Notify of cessation of vault and haul.	Within 15 days after the date of flow reaches 20,000 gpd, or two (2) years from the date of permit signature, whichever comes first.
The permittee shall submit a signed, dated, and sealed Engineer's statement that confirms that the following components have been constructed according to the Department-approved design: Equalization Basin Effluent Pump Station (for distribution of reclaimed water) Centrifuge (for on-site sludge de-watering)	Prior to operation of each of these components.
The permittee shall submit a signed, dated, and sealed Engineer's statement that confirms that facility noise, odor, and aesthetic controls have been constructed according to the Department-approved design.	Prior to the sale of residential lots within 500 feet of the treatment and disposal components of the sewage treatment facility.
Groundwater monitoring shall be required when the facility exceeds the flow limit of 247,500 gpd as a monthly average of daily flows. An Other Amendment application shall be submitted including a design for the POC well at the location designated in Section 2.4, a well drilling permit from ADWR, and a schedule for drilling the well and establishing the ambient water quality in the aquifer.	Within 30 days after exceeding 247,500 gpd as a monthly average of daily flows.

4.0 TABLES OF MONITORING REQUIREMENTS

4.1 PRE-OPERATIONAL MONITORING (OR CONSTRUCTION REQUIREMENTS)

TABLE I
INITIAL START-UP PLAN[3]

Sampling Point Number	Sampling Point Identification		Latitude		Longitude
1	Influent pump station vault		32° 34' 22" N		110° 56' 00" W
Parameter	**AL[4]**	**DL[5]**	**Units**	**Sampling Frequency**	**Reporting Frequency**
Total Flow: Daily[6]	Not Established[7]	0.02	mgd[8]	Everyday	Quarterly

[3] Monitoring under this table shall continue until the flow reaches 20,000 gpd or two (2) years from the date of permit signature, whichever comes first.
[4] AL = Alert Level
[5] DL = Discharge Limit
[6] Flow shall be measured using a continuous recording flow meter that totals the flows daily.
[7] Not Established means monitoring is required but no limits are specified.
[8] mgd = million gallons per day

4.0 TABLES OF MONITORING REQUIREMENTS

4.2 COMPLIANCE (or OPERATIONAL) MONITORING

TABLE IA
ROUTINE DISCHARGE MONITORING[9]

Sampling Point Number	**Sampling Point Identification**			**Latitude**	**Longitude**
2	Point of discharge from the UV disinfection unit			32° 16' 20" N	110° 56' 01" W
Parameter	**AL**	**DL[10]**	**Units**	**Sampling Frequency**	**Reporting Frequency**
Total Flow[11]: Daily[12]	Not Established[13]	Not Established	mgd[14]	Everyday	Quarterly
Total Flow: Monthly Average[15]	0.2475	0.249	mgd	Monthly Calculation	Quarterly
Flow: AZPDES	Not Established	Not Established	mgd	Everyday	Quarterly
Flow: AZPDES Average Monthly	0.2475	0.249	mgd	Monthly Calculation	Quarterly
Total Flow - Reuse Daily	Not Established	Not Established	mgd	Everyday	Quarterly
Total Flow - Reuse Monthly Average	0.2475	0.249	mgd	Monthly Calculation	Quarterly
Fecal Coliform: Single sample maximum	Not established	800	CFU or MPN[16]	Daily[17]	Quarterly
Fecal Coliform: four (4) of seven (7) samples in a week[18]	Not established	200[19]	CFU or MPN	Daily	Quarterly
Total Nitrogen[20]: Five-sample rolling geometric mean	8.0	10.0	mg/l	Monthly[21]	Quarterly

[9] The permittee shall initiate monitoring under this table upon discontinuing monitoring in Section 4.1, Table I.
[10] DL = Discharge Limit
[11] Total flow for all methods of disposal as reuse, and AZPDES.
[12] Flow shall be measured using a continuous recording flow meter which totals the flow daily.
[13] Not Established means monitoring is required but no limits are specified.
[14] mgd = million gallons per day
[15] Monthly average of daily flow values.
[16] CFU = Colony Forming Units / 100 ml sample. MPN = Most Probable Number / 100 ml sample. For CFU, a value of <1.0 shall be considered to be non-detect. For MPN, a value of <2.2 shall be considered to be non-detect.
[17] For fecal coliform, "daily" sampling means every day in which a sample can practicably be obtained and delivered in sufficient time for proper analysis, provided that no less than four samples in each week are obtained and analyzed.
[18] **Week** means a seven-day period starting on Sunday and ending on the following Saturday.
[19] If at least four (4) of seven (7) samples in a week are equal to or less than 200 CFU or MPN per 100ml, report "yes" in the appropriate space on the SMRF (indicating that the standard has been met). If at least four (4) of seven (7) samples in a week are greater than 200 CFU or MPN per 100 ml, report "no" in the appropriate space on the SMRF (indicating that the standard has **not** been met).
[20] Total Nitrogen = Nitrate as N + Nitrite as N + Total Kjeldahl Nitrogen
[21] A five-month geometric mean of the results of the five (5) most recent samples

4.2 COMPLIANCE (or OPERATIONAL) MONITORING

TABLE IA
ROUTINE DISCHARGE MONITORING (continued)

Parameter	AL	DL	Units	Sampling Frequency	Reporting Frequency
Metals (total):					
Antimony	0.0048	0.006	mg/l	Quarterly	Quarterly
Arsenic	0.04	0.05	mg/l	Quarterly	Quarterly
Barium	1.60	2.00	mg/l	Quarterly	Quarterly
Beryllium	0.0032	0.004	mg/l	Quarterly	Quarterly
Cadmium	0.004	0.005	mg/l	Quarterly	Quarterly
Chromium	0.08	0.1	mg/l	Quarterly	Quarterly
Cyanide (as free cyanide)	0.16	0.2	mg/l	Quarterly	Quarterly
Fluoride	3.2	4.0	mg/l	Quarterly	Quarterly
Lead	0.04	0.05	mg/l	Quarterly	Quarterly
Mercury	0.0016	0.002	mg/l	Quarterly	Quarterly
Nickel	0.08	0.1	mg/l	Quarterly	Quarterly
Selenium	0.04	0.05	mg/l	Quarterly	Quarterly
Thallium	0.0016	0.002	mg/l	Quarterly	Quarterly

4.2 COMPLIANCE (or OPERATIONAL) MONITORING

TABLE IA
ROUTINE DISCHARGE MONITORING (continued)

Parameter	AL	DL	Units	Sampling Frequency	Reporting Frequency
Volatile and Semi-Volatile Organic Compounds (VOCs and SVOCs):					
Benzene	0.004	0.005	mg/l	Semi-Annually	Semi-Annually
Carbon tetrachloride	0.004	0.005	mg/l	Semi-Annually	Semi-Annually
o-Dichlorobenzene	0.48	0.6	mg/l	Semi-Annually	Semi-Annually
para-Dichlorobenzene	0.06	0.075	mg/l	Semi-Annually	Semi-Annually
1,2-Dichloroethane	0.004	0.005	mg/l	Semi-Annually	Semi-Annually
1,1-Dichloroethylene	0.0056	0.007	mg/l	Semi-Annually	Semi-Annually
cis-1,2-Dichloroethylene	0.056	0.07	mg/l	Semi-Annually	Semi-Annually
trans-1,2-Dichloroethylene	0.08	0.1	mg/l	Semi-Annually	Semi-Annually
Dichloromethane	0.004	0.005	mg/l	Semi-Annually	Semi-Annually
1,2-Dichloropropane	0.004	0.005	mg/l	Semi-Annually	Semi-Annually
Ethylbenzene	0.56	0.7	mg/l	Semi-Annually	Semi-Annually
Hexachlorobenzene	0.0008	0.001	mg/l	Semi-Annually	Semi-Annually
Hexachlorocyclopentadiene	0.04	0.05	mg/l	Semi-Annually	Semi-Annually
Monochlorobenzene	0.08	0.1	mg/l	Semi-Annually	Semi-Annually
Styrene	0.08	0.1	mg/l	Semi-Annually	Semi-Annually
Tetrachloroethylene	0.004	0.005	mg/l	Semi-Annually	Semi-Annually
Toluene	0.8	1.0	mg/l	Semi-Annually	Semi-Annually
Trihalomethanes (total) [22]	0.08	0.1	mg/l	Semi-Annually	Semi-Annually
1,1,1-Trichloroethane	0.16	0.2	mg/l	Semi-Annually	Semi-Annually
1,2,4 - Trichlorobenzene	0.056	0.07	mg/l	Semi-Annually	Semi-Annually
1,1,2 - Trichloroethane	0.004	0.005	mg/l	Semi-Annually	Semi-Annually
Trichloroethylene	0.004	0.005	mg/l	Semi-Annually	Semi-Annually
Vinyl Chloride	0.0016	0.002	mg/l	Semi-Annually	Semi-Annually
Xylenes (Total)	8.0	10.0	mg/l	Semi-Annually	Semi-Annually

[22]Total Trihalomethanes are comprised of Bromoform, Bromodichloromethane, Chloroform, and Dibromochloromethane.

4.2 COMPLIANCE (or OPERATIONAL) MONITORING

TABLE IB
RECLAIMED WATER MONITORING TABLE - CLASS B+[23]

Sampling Point Number	Sampling Point Identification		Latitude	Longitude
2	Point of discharge from the UV disinfection unit		32° 16' 20" N	110° 56' 01" W
Parameter	**DL**	**Units**	**Sampling Frequency**	**Reporting Frequency**
Total Nitrogen[24]: Five-sample rolling geometric	10.0	mg/l	Monthly	Quarterly
Fecal Coliform: Single-sample maximum	800	CFU or MPN[25]	Daily[26]	Quarterly
Fecal Coliform: Four (4) of last seven (7) samples	200[27]	CFU or MPN	Daily	Quarterly

[23] Reclaimed water monitoring under Table IB shall be performed anytime effluent is discharged to the reuse site according to an approved Reclaimed Water Permit and is *in addition to* routine discharge monitoring.

[24] Nitrate N, plus Nitrite N, plus Total Kjeldahl Nitrogen (TKN)

[25] CFU = Colony Forming Units per 100 ml: MPN = Most Probable Number per 100 ml.

[26] For fecal coliform, "daily" sampling means every day in which a sample can practicably be obtained and delivered in sufficient time for proper analysis, provided that no less than four (4) samples in each 7-day period are obtained and analyzed.

[27] If at least four (4) of the last seven (7) samples are equal to or less than 200 CFU or MPN per 100 ml, report "yes" in the appropriate space on the SMRF (indicating that the standard has been met). If at least four (4) of the last seven (7) samples are greater than 200 CFU or MPN per 100 ml, report "no" in the appropriate space on the SMRF (indicating that the standard has **not** been met).

4.2 COMPLIANCE (or OPERATIONAL) MONITORING

TABLE II
GROUNDWATER MONITORING

Not applicable.

TABLE III
FACILITY INSPECTION (Operational Monitoring)

Pollution Control Structures/Parameter	Performance Levels	Inspection Frequency	Reporting Frequency
Pump Integrity	Good working condition	Weekly	Quarterly
Treatment Plant Components	Good working condition	Weekly	Quarterly

5.0 REFERENCES AND PERTINENT INFORMATION

The terms and conditions set forth in this permit have been developed based upon the information contained in the following, which are on file with the Department:

1.	APP Application, dated:	May 1, 2003 (original APP, Signed 2/7/2005) November 6, 2006(sig. amend. signed 12/6/2007) December 15, 2010 (Sig. Amend.)
2.	Contingency Plan, dated:	May 1, 2003 (original APP)
3.	Final Hydrologist Report, dated:	October 26, 2005 (original APP)
4.	Final Engineering Report, dated:	October 6, 2005 (original APP) January 9, 2007 (significant amendment)
5.	Public Notice, dated:	October 6, 2005 (original APP) June 25, 2007 (significant amendment) August 16, 2011(significant amendment)
6.	Public Hearing, dated:	Not applicable.
7.	Responsiveness Summary, dated:	Not applicable.

6.0 NOTIFICATION PROVISIONS

6.1 Annual Registration Fees

The permittee is notified of the obligation to pay an Annual Registration Fee to ADEQ. The Annual Registration Fee is based upon the amount of daily influent or discharge of pollutants in gallons-per-day (gpd) as established by A.R.S. § 49-242(D).

6.2 Duty to Comply [A.R.S. §§ 49-221 through 263]

The permittee is notified of the obligation to comply with all conditions of this permit and all applicable provisions of Title 49, Chapter 2, Articles 1, 2 and 3 of the Arizona Revised Statutes, Title 18, Chapter 9, Articles 1 through 4, and Title 18, Chapter 11, Article 4 of the Arizona Administrative Code. Any permit non-compliance constitutes a violation and is grounds for an enforcement action pursuant to Title 49, Chapter 2, Article 4 or permit amendment, suspension, or revocation.

6.3 Duty to Provide Information [A.R.S. §§ 49-243(K)(2) and 49-243(K)(8)]

The permittee shall furnish to the Director, or an authorized representative, within a time specified, any information which the Director may request to determine whether cause exists for amending or terminating this permit, or to determine compliance with this permit. The permittee shall also furnish to the Director, upon request, copies of records required to be kept by this permit.

6.4 Compliance with Aquifer Water Quality Standards [A.R.S. §§ 49-243(B)(2) and 49-243(B)(3)]

The permittee shall not cause or contribute to a violation of an AWQS at the applicable POC for the facility. Where, at the time of issuance of the permit, an aquifer already exceeds an AWQS for a pollutant, the permittee shall not discharge that pollutant so as to further degrade, at the applicable point of compliance for the facility, the water quality of any aquifer for that pollutant.

6.5 Technical and Financial Capability [A.R.S. §§ 49-243(K)(8) and 49-243(N) and A.A.C. R18-9-A202(B) and R18-9-A203(E) and (F)]

The permittee shall have and maintain the technical and financial capability necessary to fully carry out the terms and conditions of this permit. Any bond, insurance policy, trust fund, or other financial assurance mechanism provided as a demonstration of financial capability in the permit application, pursuant to A.A.C. R18-9-A203(D), shall be in effect prior to any discharge authorized by this permit and shall remain in effect for the duration of the permit.

6.6 Reporting of Bankruptcy or Environmental Enforcement [A.A.C. R18-9-A207(C)]

The permittee shall notify the Director within five days after the occurrence of any one of the following:

1. the filing of bankruptcy by the permittee; or
2. the entry of any order or judgment not issued by the Director against the permittee for the enforcement of any environmental protection statute or rule.

6.7 Monitoring and Records [A.R.S. § 49-243(K)(8) and A.A.C. R18-9-A206]

The permittee shall conduct any monitoring activity necessary to assure compliance with this permit, with the applicable water quality standards established pursuant to A.R.S. §§ 49-221 and 49-223 and §§ 49-241 through 49-252.

6.8 Inspection and Entry [A.R.S. §§ 41-1009, 49-203(B), and 49-243(K)(8)]

In accordance with A.R.S. §§ 41-1009 and 49-203(B), the permittee shall allow the Director, or an authorized representative, upon the presentation of credentials and other documents as may be required by law, to enter and inspect the facility as reasonably necessary to ensure compliance with Title 49, Chapter 2, Article 3 of the Arizona Revised Statutes, and Title 18, Chapter 9, Articles 1 through 4 of the Arizona Administrative Code and the terms and conditions of this permit.

6.9 Duty to Modify [A.R.S. § 49-243(K)(8) and A.A.C. R18-9-A211]

The permittee shall apply for and receive a written amendment before deviating from any of the designs or operational practices authorized by this permit.

6.10 Permit Action: Amendment, Transfer, Suspension, and Revocation [A.R.S. §§ 49-201, 49-241 through 251, A.A.C. R18-9-A211, R18-9-A212 and R18-9-A213]

This permit may be amended, transferred, suspended, or revoked for cause, under the rules of the Department. The permittee shall notify the Groundwater Section in writing within 15 days after any change in the owner or operator of the facility. The notification shall state the permit number, the name of the facility, the date of property transfer, and the name, address, and phone number where the new owner or operator can be reached. The operator shall advise the new owner or operators of the terms of this permit and the need for permit transfer in accordance with the rules.

7.0 ADDITIONAL PERMIT CONDITIONS

7.1 Other Information [A.R.S. § 49-243(K)(8)]

Where the permittee becomes aware that it failed to submit any relevant facts in a permit application, or submitted incorrect information in a permit application or in any report to the Director, the permittee shall promptly submit the correct facts or information.

7.2 Severability [A.R.S. §§ 49-201, 49-241 through 251, A.A.C. R18-9-A211, R18-9-A212 and R18-9-A213]

The provisions of this permit are severable, and if any provision of this permit, or the application of any provision of this permit to any circumstance, is held invalid, the application of such provision to other circumstances, and the remainder of this permit, shall not be affected thereby. The filing of a request by the permittee for a permit action does not stay or suspend the effectiveness of any existing permit condition.

7.3 Permit Transfer

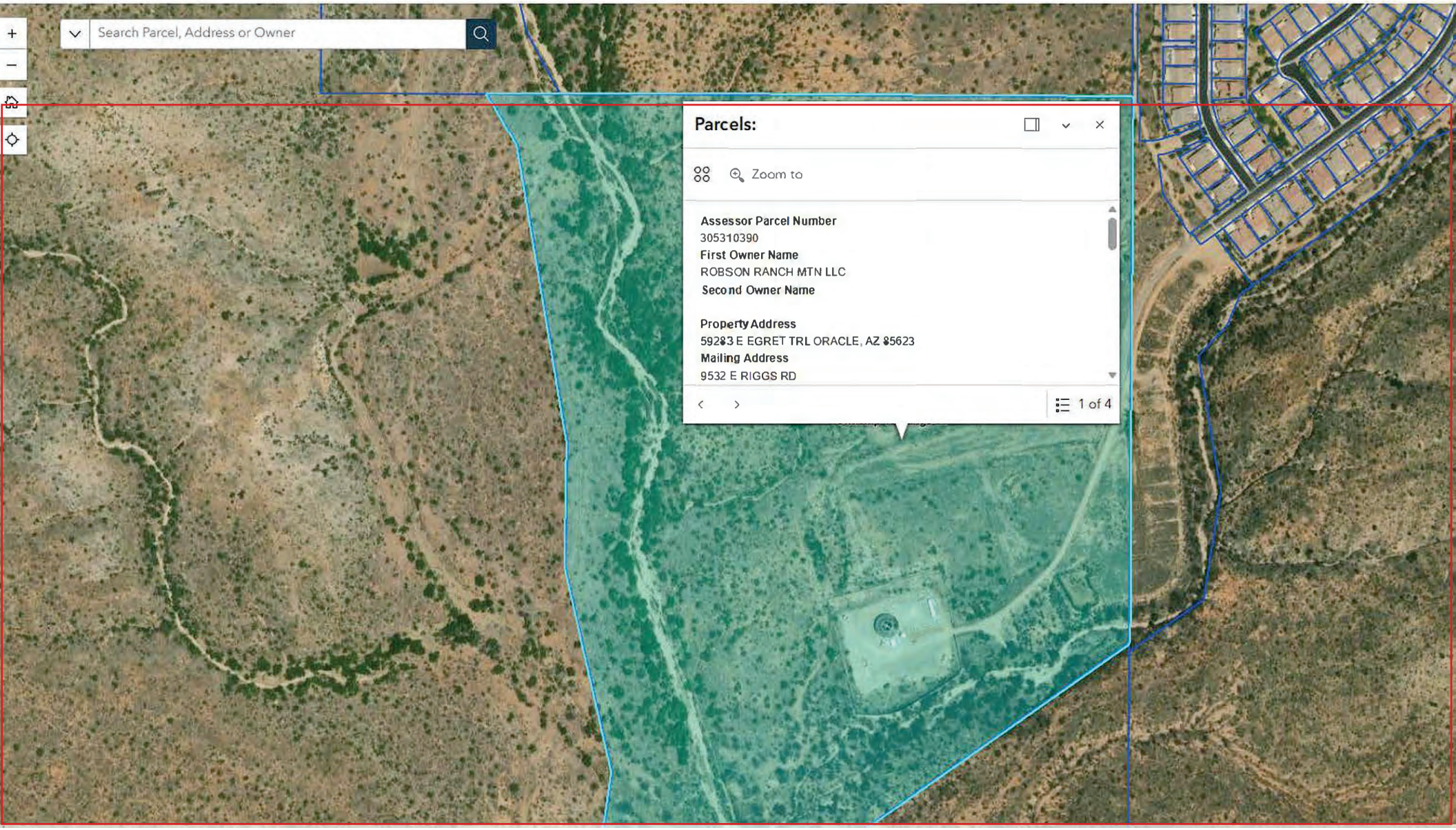
This permit may not be transferred to any other person except after notice to and approval of the transfer by the Department. No transfer shall be approved until the applicant complies with all transfer requirements as specified in A.A.C. R18-9-A212(B) and (C).

Attachment K

Property Taxes

PINAL COUNTY

Assessor Parcel Viewer



TREASURER PARCEL INQUIRY

PINAL COUNTY

PARCEL INQUIRY
- Tax Summary
- Tax Bill/Coupon
- Tax Year Due
- Payment History
- Applied Int/Fees
- Valuations
- Owner History
- Split History
- Update Address
- Tax Bill Estimator
- eNotices Online

PAYMENTS
- Payment Options
- Pay Online

REPORTS
- Tax Statement
- Payment Receipt
- Tax Receipt

Tax Summary

Current Owner Name & Mailing Address

ROBSON RANCH MTN LLC
9532 E RIGGS RD
SUN LAKES, AZ 85248

Property Description*

SEC 7-10S-14E 99.26 AC POB @ E 1/4 COR OF SEC 7 S-1786.42 S55DEG W-1582.28 S89DEG W-435.38 N7DEG E-506.16 N13DEG W-676.93 N-403.96 N10DEG W-967.35 N31DEG W-196.47 N89DEG E-2 102.28 TO POB

Property Address: 59283 E EGRET TRL, ORACLE, AZ 85623

Interest Date: 05/31/2026 | Make Payment | View Tax Bill | Barcode | Show Map

- To avoid additional interest send in your payment prior to the end of the month.

Parcel #	Tax Year	Status	Billed	Applied Int/Fees	Tax Paid	Due
305-31-03903	2016	TAX	$3,749.58	$0.00	$3,749.58	$0.00
					Total Due:	**$0.00**

1 | 20 items per page | 1 - 1 of 1 items

* This non-legal property description should not be used for legal transference of property. Please refer to prior officially recorded documents for the property's complete legal description. A Link to the Recorded Document Search is provided for your convenience.

© Pinal County

Note: A tax parcel has not been created for the sewer plant boundary. Currently the land owner pays taxes for the larger parcel (305-31-03903). It appears the Assessor's office has not updated the website to include current taxes as the last record shows 2016.

Attachment L

Estimated Number of Customers

Estimated Number of Customers to Ultimate Build Out
Saddlebrooke Ranch West, Falcon Valley, Private Property

Year	Customers	
	Residential	Commercial
1	100	
2	200	
3	300	
4	400	
5	500	
6	600	
7	700	
8	800	
9	900	
10	1000	
11	1100	
12	1200	1
13	1300	
14	1400	
15	1500	
16	1600	
17	1700	
18	1800	
19	1900	
20	2000	
21	2100	
22	2200	
23	2300	
24	2400	
25	2439	

(1) New residential customers based on 100 estimated sales per year

Attachment M

General Statement of Financial Condition & Estimated Annual Operating Revenue and Operating Expenses for First Five Years

JW Water Consolidated
Balance Sheet

Reporting Book:	ACCRUAL	ACCRUAL
As of Date:	12/31/2024	12/31/2025
Location:	Mountain Pass	Mountain Pass
	Period Ending 12/31/2024	Period Ending 12/31/2025
Assets		
Current Assets		
Cash and Cash Equivalents		
131200 - Cash in Bank	159,456.64	45,562.37
Total Cash and Cash Equivalents	159,456.64	45,562.37
Accounts Receivable, Net		
Accounts Receivable		
141000 - Customer Accounts Receivable	89,195.83	103,151.01
142000 - Other Accounts Receivable	0.00	4,028.98
Total Accounts Receivable	89,195.83	107,179.99
Total Accounts Receivable, Net	89,195.83	107,179.99
Other Current Assets		
145000 - Accounts Receivable from Associated Companies	3,935.21	0.00
146000 - Notes Receivable from Associated Companies	0.00	0.00
146100 - Notes Receivable from Associated Companies - Previous Intercompany	0.00	(10,801.45)
162000 - Prepayments	23,396.08	(0.01)
		1,121.26
Total Other Current Assets	27,331.29	(9,680.20)
Total Current Assets	275,983.76	143,062.16
Fixed Assets, Net		
Fixed Assets		
101351 - Organization - Sewer	4,617.00	4,617.00
101354 - Structures and Improvements - Sewer	82,591.17	85,791.17
101355 - Power Generation Equipment - Sewer	23,460.72	23,460.72
101361 - Collection Sewers - Gravity	3,322,164.87	3,322,164.87
101361-1 - Collection Sewers - Gravity - Manholes & Cleanouts	1,832,168.00	1,832,168.00
101363 - Services to Customers - Sewer	1,937,090.14	1,937,090.14
101370 - Receiving Wells	1,029.00	1,029.00
101371-2 - Pumping Equipment - Sewer - Effluent	10,895.46	10,895.46
101380 - Treatment and Disposal Equipment	5,117,575.62	5,186,223.28
101389 - Other Plant and Misc. Equipment - Sewer	756.01	756.01
101390 - Office Furniture and Equipment - Sewer	410.24	410.24
101390-1 - Office Furniture and Equipment - Sewer Computers & Software	9,460.62	9,460.62
101391 - Transportation Equipment - Sewer	17,576.10	17,576.10
101393 - Tools, Shop and Garage Equipment - Sewer	3,465.12	10,115.16
101394 - Laboratory Equipment - Sewer	11,211.63	11,211.63
101395 - Power Operated Equipment - Sewer	511.25	511.25
101396 - Communication Equipment - Sewer	9,058.32	9,058.32
101397 - Miscellaneous Equipment - Sewer	15,156.09	15,156.09
105000 - Construction Work in Progress	308,187.85	321,847.85
Total Fixed Assets	12,707,385.21	12,799,542.91

Accumulated Depreciation		
108100 - Accumulated Depreciation - Plant in Service	0.00	0.00
108110 - Accumulated Depreciation - Plant in Service - Loss on Plant Disposition	(254,898.95)	(254,898.95)
108354 - AD - Structures and Improvements - Sewer	9,056.28	11,859.84
108355 - AD - Power Generation Equipment - Sewer	1,028.11	2,201.15
108361 - AD - Collection Sewers - Gravity	423,951.55	490,394.83
108361-1 - AD - Collection Sewers - Gravity - Manholes & Cleanouts	253,313.30	289,956.66
108363 - AD - Services to Customers - Sewer	264,454.17	303,195.97
108371-2 - AD - Pumping Equipment - Sewer - Effluent	736.71	2,098.63
108371-3 - AD - Pumping Equipment - Sewer - Recharge Well	70.31	104.59
108380 - AD - Treatment and Disposal Equipment	1,573,961.74	1,831,156.88
108389 - AD - Other Plant and Misc. Equipment - Sewer	177.08	227.52
108390 - AD - Office Furniture and Equipment - Sewer	17.08	44.44
108390-1 - AD - Office Furniture and Equipment - Sewer Computers & Software	599.17	2,491.29
108391 - AD - Transportation Equipment - Sewer	16,323.86	19,839.10
108393 - AD - Tools, Shop and Garage Equipment - Sewer	304.92	644.43
108394 - AD - Laboratory Equipment - Sewer	794.97	1,916.13
108395 - AD - Power Operated Equipment - Sewer	27.28	52.84
108396 - AD - Communication Equipment - Sewer	1,704.26	2,610.10
108397 - AD - Miscellaneous Equipment - Sewer	3,927.92	5,443.52
Total Accumulated Depreciation	2,295,549.76	2,709,338.97
Total Fixed Assets, Net	10,411,835.45	10,090,203.94
Other Assets		
Other Assets		
184016 - Inter-Entity - JW Water Holdco & Mountain Pass	0.00	353,596.15
184091 - Inter-Entity - Lago Del Oro & Mountain Pass	0.00	(212.15)
Total Other Assets	0.00	353,384.00
Total Other Assets	0.00	353,384.00
Total Assets	**$ 10,687,819.21**	**$ 10,586,650.10**
Liabilities and Equity		
Liabilities		
Current Liabilities		
Accrued Taxes		
236111 - Accrued Taxes - Taxes Other than Income - AZ Use-Sales Tax	244.64	0.00
236115 - Accrued Taxes - Taxes Other than Income - Super Fund	27.28	0.00
236116 - Accrued Taxes - Taxes Other than Income - ACC Tax	926.35	1,987.23
236117 - Accrued Taxes - Taxes Other than Income - RUCO Tax	72.19	492.53
236118 - Accrued Taxes - Taxes Other than Income - Property Tax	17,941.89	0.00
Total Accrued Taxes	19,212.35	2,479.76
Other Current Liabilities		
231000 - Accounts Payable	12,536.50	9,980.54
233000 - Accounts Payable to Associated Companies	37,456.42	(18.08)
234000 - Notes Payable to Associated Companies	11,214.54	0.00
236110 - Accrued Taxes - Taxes Other Than Income	0.00	0.00
Total Other Current Liabilities	61,207.46	9,962.46
Total Current Liabilities	80,419.81	12,442.22
Other Liabilities		

Other Liabilities		
253000 - Other Deferred Credits	4,718.25	4,967.48
Total Other Liabilities	4,718.25	4,967.48
Total Other Liabilities	4,718.25	4,967.48
Total Liabilities	85,138.06	17,409.70
Stockholders Equity		
Capital Stock		
216000 - Reacquired Capital Stock	(12,906.00)	(12,906.00)
Total Capital Stock	(12,906.00)	(12,906.00)
Common Stock		
201000 - Common Stock Issued	50,000.00	50,000.00
Total Common Stock	50,000.00	50,000.00
Additional Paid In Capital		
211000 - Other Paid-In Capital	9,567,329.00	9,567,329.00
Total Additional Paid In Capital	9,567,329.00	9,567,329.00
Retained Earnings		
215000 - Unappropriated Retained Earnings	607,753.04	998,258.15
Total Retained Earnings	607,753.04	998,258.15
Net Income (Loss)	390,505.11	(33,440.75)
Total Stockholders Equity	10,602,681.15	10,569,240.40
Total Liabilities and Equity	**$ 10,687,819.21**	**$ 10,586,650.10**

Created on : 06/22/2026 4:03 PM MST

JW Water Consolidated
Profit and Loss - Detail

Reporting Book:	ACCRUAL	ACCRUAL
As of Date:	12/31/2024	12/31/2025
Location:	Mountain Pass	Mountain Pass

Revenue		
Revenue - Other		
521100 - Flat Rate Revenues - Residential	1,045,740.01	1,090,366.91
521200 - Flat Rate Revenues - Commercial	0.00	394.00
522200 - Measured Revenues - Commercial	2,364.00	1,970.00
522600 - Measured Revenues - Effluent	37,874.58	41,094.45
536200 - Other Wastewater Revenues - Establishment Fees	5,970.00	6,930.00
536300 - Other Wastewater Revenues - NSF Paid Item Fees	105.00	215.00
536600 - Other Wastewater Revenues - Late Fees	380.57	419.03
Total Revenue - Other	1,092,434.16	1,141,389.39
Total Revenue	1,092,434.16	1,141,389.39
Gross Profit	1,092,434.16	1,141,389.39
Operating Expenses		
General and Administrative Expenses		
Office Supplies		
720000 - Materials and Supplies	187.55	432.82
720200 - Office Expenses	0.00	150.69
720201 - Office Expenses - Supplies	273.16	956.47
720202 - Office Expenses - Refuse	420.20	372.72
720203 - Office Expenses - Telephone	1,312.45	1,733.49
720204 - Office Expenses - Mobile Phone	1,777.50	1,056.21
720206 - Office Expenses - Postage	192.19	2,296.85
720207 - Office Expenses - Billing Forms	12,692.53	9,986.93
720208 - Office Expenses - Utilities	1,898.73	1,099.78
Total Office Supplies	18,754.31	18,085.96
Total General and Administrative Expenses	18,754.31	18,085.96
Payroll and Related Expenses		
Benefits		
704000 - Employee Pensions and Benefits	14,125.71	50,464.42
Total Benefits	14,125.71	50,464.42
Salary and Wages		
701000 - Salaries and Wages - Employees	91,078.40	94,505.38
703000 - Salaries and Wages - Officers, Directors and Major Stockholders	1,476.34	0.00
Total Salary and Wages	92,554.74	94,505.38
Total Payroll and Related Expense	106,680.45	144,969.80
Utilities and Facilities		
Repairs and Maintenance		
720100 - Repairs and Maintenance	55,745.05	24,908.75
720101 - Repairs and Maintenance - Equipment	1,282.22	0.00

Total Repairs and Maintenance	57,027.27	24,908.75
Utilities		
403000 - Depreciation Expense	247,536.87	413,789.21
715000 - Purchased Power	79,897.23	72,925.26
Total Utilities	327,434.10	486,714.47
Total Utilities and Facilities	384,461.37	511,623.22
Operating and Maintenance Expenses		
Automobile Expenses		
750100 - Transportation Expenses - Gas & Oil	7,048.56	230.28
750200 - Transportation Expenses - Licenses	803.19	2,858.96
Total Automobile Expenses	7,851.75	3,089.24
Miscellaneous Expense		
770000 - Bad Debt Expense	162.85	584.20
775000 - Miscellaneous Expenses	0.00	416.45
775100 - Miscellaneous Expenses - Membership Fees	531.60	0.00
775200 - Miscellaneous Expenses - Training	89.99	77.05
775400 - Miscellaneous Expenses - Bank Charges	3,235.56	6,104.21
Total Miscellaneous Expense	4,020.00	7,181.91
Professional Services		
732000 - Contractual Services - Accounting	450.00	22,035.08
732100 - Contractual Services - Accounting Allocated	0.00	10,053.69
733000 - Contractual Services - Legal	0.00	43,079.08
733100 - Contractual Services - Legal Allocated	0.00	13,807.91
734000 - Contractual Services - Management	0.00	39,035.54
734100 - Contractual Services - Management Allocated	0.00	15,547.07
735000 - Contractual Services - Testing	9,559.00	13,565.00
736000 - Contractual Services - Other	5,781.12	134,436.28
736100 - Contractual Services - Other Allocated	0.00	5,189.95
Total Professional Services	15,790.12	296,749.60
Other Operating Expense		
711000 - Sludge Removal Expense	117,533.00	52,580.00
Total Other Operating Expense	117,533.00	52,580.00
Total Operating and Maintenance Expenses	145,194.87	359,600.75
Taxes and Insurance		
Insurance		
756000 - Insurance - Vehicle	3,468.14	0.00
757000 - Insurance - General Liability	14,033.50	43,080.08
Total Insurance	17,501.64	43,080.08
Taxes		
408110 - Property Taxes	35,883.78	39,216.64
408120 - Payroll Taxes	9,002.27	7,485.37
408130 - Other Taxes and Licenses	10,610.69	3,721.00
409100 - Federal Income Taxes	0.00	38,107.22
409110 - State Income Taxes	0.00	8,965.14
Total Taxes	55,496.74	97,495.37
Total Taxes and Insurance	72,998.38	140,575.45
Total Operating Expenses	728,089.38	1,174,855.18
Other Income (Expense)		
Other Income		

Other Income		
414000 - Gains (Losses) From Disposition of Utility Property	0.00	0.00
419100 - Interest and Dividend Income - Working Capital Advances	23,965.04	0.00
419200 - Interest and Dividend Income - Bank Interest Income	656.95	0.00
421000 - Nonutility Income	1,538.34	25.04
Total Other Income	26,160.33	25.04
Total Other Income	26,160.33	25.04
Total Other Income (Expense)	26,160.33	25.04
Net Income (Loss)	**$ 390,505.11**	**$ (33,440.75)**

Created on : 06/22/2026 4:28 PM MST

Mountain Pass

PRO FORMA BALANCE SHEET

As of Date:	12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029
Assets					
Current Assets					
131200 - Cash in Bank	45,562	69,782	69,782	69,782	69,782
141000 - Customer Accounts Receivable	92,350	97,826	108,627	158,627	210,627
142000 - Other Accounts Receivable	4,029	6,472	6,472	6,472	6,472
162000 - Prepayments	1,121	-	-	-	-
Total Current Assets	143,062	174,081	184,882	234,882	286,882
Fixed Assets					
101351 - Utility Plant in Service	12,477,695	12,526,243	12,776,243	13,176,243	13,478,844
105000 - Construction Work in Progress	321,848	584,892	645,938	602,461	684,892
108000 - (Less) Accumulated Depreciation	(2,709,339)	(2,876,998)	(3,046,998)	(3,216,998)	(3,386,998)
Total Fixed Assets	10,090,204	10,234,137	10,375,183	10,561,706	10,776,738
Other Assets					
184016 - Inter-Entity	353,384	656,155	656,155	656,155	656,155
Total Assets	**10,586,650**	**11,064,373**	**11,216,221**	**11,452,744**	**11,719,776**
Liabilities and Equity					
Liabilities					
Current Liabilities					
236111 - Accrued Taxes	2,480	18,431	18,431	18,431	18,431
231000 - Accounts Payable	9,962	206,076	170,000	190,000	210,000
Total Current Liabilities	12,442	224,506	188,431	208,431	228,431
Other Liabilities					
253000 - Other Deferred Credits	4,967	5,520	5,520	5,520	5,520
Total Liabilities	17,410	230,027	193,951	213,951	233,951
Stockholders Equity					
Capital Stock					
216000 - Reacquired Capital Stock	(12,906)	(12,906)	(12,906)	(12,906)	(12,906)
201000 - Common Stock Issued	50,000	50,000	50,000	50,000	50,000
211000 - Other Paid-In Capital	9,567,329	9,671,302	9,671,302	9,671,302	9,671,302
215000 - Unappropriated Retained Earnings	998,258	964,817	1,125,950	1,313,874	1,530,397
Net Income (Loss)	(33,441)	161,133	187,924	216,523	247,032
Total Stockholders Equity	10,569,240	10,834,346	11,022,270	11,238,793	11,485,825
Total Liabilities and Equity	**10,586,650**	**11,064,373**	**11,216,221**	**11,452,744**	**11,719,776**

Mountain Pass

	PROFORMA INCOME STATEMENT				
	2025	2026	2027	2028	2029
REVENUE					
521100 - Flat Rate Revenues - Residential	1,090,367	1,115,615	1,171,395	1,229,965	1,291,463
521200 - Flat Rate Revenues - Commercial	394	2,364	2,482	2,606	2,737
522600 - Measured Revenues - Effluent	43,064	42,115	44,221	46,432	48,753
536200 - Other Wastewater Revenues - Establishment Fees	6,930	6,960	7,308	7,673	8,057
536300 - Other Wastewater Revenues - NSF Paid Item Fees	634	270	284	298	313
Total Operating Revenue	1,141,389	1,167,324	1,225,690	1,286,974	1,351,323
720200 - Office Expenses	12,999	1,047	1,073	1,100	1,127
720203 - Office Expenses - Telephone	2,790	1,969	2,018	2,068	2,120
720206 - Office Expenses - Postage	2,297	16,242	16,648	17,064	17,491
704000 - Employee Pensions and Benefits	50,464	59,095	60,573	62,087	63,639
701000 - Salaries and Wages - Employees	94,505	104,235	106,841	109,512	112,250
720100 - Repairs and Maintenance	24,909	3,843	3,939	4,037	4,138
403000 - Depreciation Expense	413,789	335,319	343,702	352,294	361,102
715000 - Purchased Power	72,925	96,087	98,489	100,951	103,475
650200 - Transportation Expenses - Licenses	2,859	1,786	1,831	1,877	1,923
750000 - Transportation Expenses	-	1,432	1,468	1,505	1,543
750100 - Transportation Expenses - Gas & Oil	230	5,852	5,998	6,148	6,301
775000 - Miscellaneous Expenses	1,078	1,295	1,328	1,361	1,395
775300 - Miscellaneous Expenses - Dues & Subscriptions	-	1,444	1,480	1,517	1,555
775400 - Miscellaneous Expenses - Bank Charges	6,104	6,359	6,518	6,681	6,848
634100 - Contractual Services - Management Allocated	191,828	173,356	177,690	182,132	186,686
735000 - Contractual Services - Testing	13,565	18,068	18,520	18,983	19,457
736000 - Contractual Services - Other	134,436	1,252	1,283	1,315	1,348
767000 - Regulatory Commission Expenses - Other		5,536	5,675	5,816	5,962
711000 - Sludge Removal Expense	52,580	74,630	76,496	78,408	80,368
408110 - Property Taxes	39,217	33,333	34,167	35,021	35,896
408120 - Payroll Taxes	7,485	8,617	8,832	9,053	9,279
408130 - Other Taxes and Licenses	3,721	7,442	7,628	7,819	8,014
Total Operating Expenses	1,127,783	958,238	982,194	1,006,749	1,031,918
Income From Operations	13,607	209,085	243,495	280,225	319,405
426000 - Miscellaneous Nonutility Expenses	(25)	2,505	2,567	2,632	2,697
Income Before Tax	13,632	206,580	240,928	277,593	316,708
Income Taxes	47,072	45,448	53,004	61,071	69,676
Net Income	**(33,441)**	**161,133**	**187,924**	**216,523**	**247,032**