SHAPIRO LAW FIRM, P.C.
Jay L. Shapiro (No. 014650)
20860 N. Tatum Boulevard, Suite 300
Phoenix, Arizona 85050
Telephone (602) 559-9575
jay@shapslawaz.com

Attorneys for Mountain Pass Utility Company

BEFORE THE ARIZONA CORPORATION COMMISSION

IN THE MATTER OF THE APPLICATION OF MOUNTAIN PASS UTILITY COMPANY FOR AN EXTENSION OF ITS EXISTING CERTIFICATE OF CONVENIENCE AND NECESSITY.	DOCKET NO: SW-03841A-26-0277 **SECOND SUPPLEMENT TO APPLICATION**

Mountain Pass Utility Company ("MPU" or "Company") hereby submits a second supplement to its Application for an extension of its Certificate of Convenience and Necessity ("CC&N") with the following additional information as requested by Staff.

1. Please provide:

(a) a description of how water service is to be provided in the proposed extension area;

Response: A portion of the sewer extension area is currently within Arizona Water Company's ("AWC") CC&N and the developer is in the process of working with AWC to extend the service area to match the proposed sewer service boundary.

(b) the name of each water service provider currently providing water service within one mile of the extension area.; and

Response: AWC will be the only water service provider for the proposed sewer service area.

(c) the disconnect agreement between Mountain Pass Utility Company and the company that will be providing water service to the extension area.

Response: On June 24, 2026, in Docket Nos. SW-03841A-26-0255 and W-

01445A-26-0255, MPU and AWC jointly filed an application for approval permitting AWC to share customer information with MPU regarding consumption and to allow termination of water services provided by AWC. The application was granted on September 18, 2026 in Decision No. 82166.

2. Please explain what the estimate of one hundred additional residential customers per year for the first twenty-four years and the one additional commercial customer in year twelve as seen in Attachment L of the application is based on.

Response: Currently, the new residential sales rate in Saddlebrooke Ranch is approximately one hundred per year, which the developer anticipates as the future average growth rate. The commercial customer is the anticipated new amenity complex that may include a fitness center, restaurant, spa, pool, tennis/pickleball as examples.

3. Please Refer to A.A.C. 14-2-602(5)(v) and provide updated maps containing the following information.

(a) The boundaries of the area, with the total acreage noted;

Response: See map attached as Exhibit A.

(b) The land ownership boundaries within the area, with the acreage of each separately owned parcel within the area noted;

Response: See map attached as Exhibit A.

(c) The owner of each parcel within the area;

Response: See map attached as Exhibit A.

(d) 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.

Response: See Exhibit B.

4. Please Refer to A.A.C. 14-2-602(5)(x) and provide the notice that was sent to Falcon Valley LLC. who owns Parcel Nos. 30531001H, 30531001E, 30531016D.

> A copy of each notice sent, as required under subsection (B)(3), to a landowner not requesting service;

Response: See Exhibit C. The notice was sent to Falcon Valley LLC on August 11, 2026.

5. Please refer to A.A.C. 14-2-602(5)(s) and please provide the assumptions made to derive the estimates in the Estimated Annual Operating Revenue and Operating Expenses for the First Five Years, as seen in Attachment M of the Application.

> The estimated annual operating revenues and expenses for the first five years of operation for the requested service area or extension area, expressed separately for residential, commercial, industrial, and irrigation services, and including a description of each assumption made to derive the estimates;

Response: The annual operating revenues and expenses for 2025 reflect actual revenues and expenses incurred. The 2026 annual operating revenues and expenses assume a doubling of the first 6 months of actual revenues and expenses incurred from January through June 2026. The estimated revenues for 2027 through 2029 assume an annual increase in revenues of 5%, and a 2.5% annual increase in expenses.

RESPECTFULLY SUBMITTED this 30th day of September, 2026.

By: */s/ Jay L. Shapiro*

Jay L. Shapiro
20860 N. Tatum Boulevard, Suite 300
Phoenix, Arizona 85050
jay@shapslawaz.com

Attorney for Mountain Pass Utility Company

ORIGINAL of the foregoing filed this 30th day of September, 2026, with:

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

COPY of the foregoing emailed this 30th day of September, 2026, to:

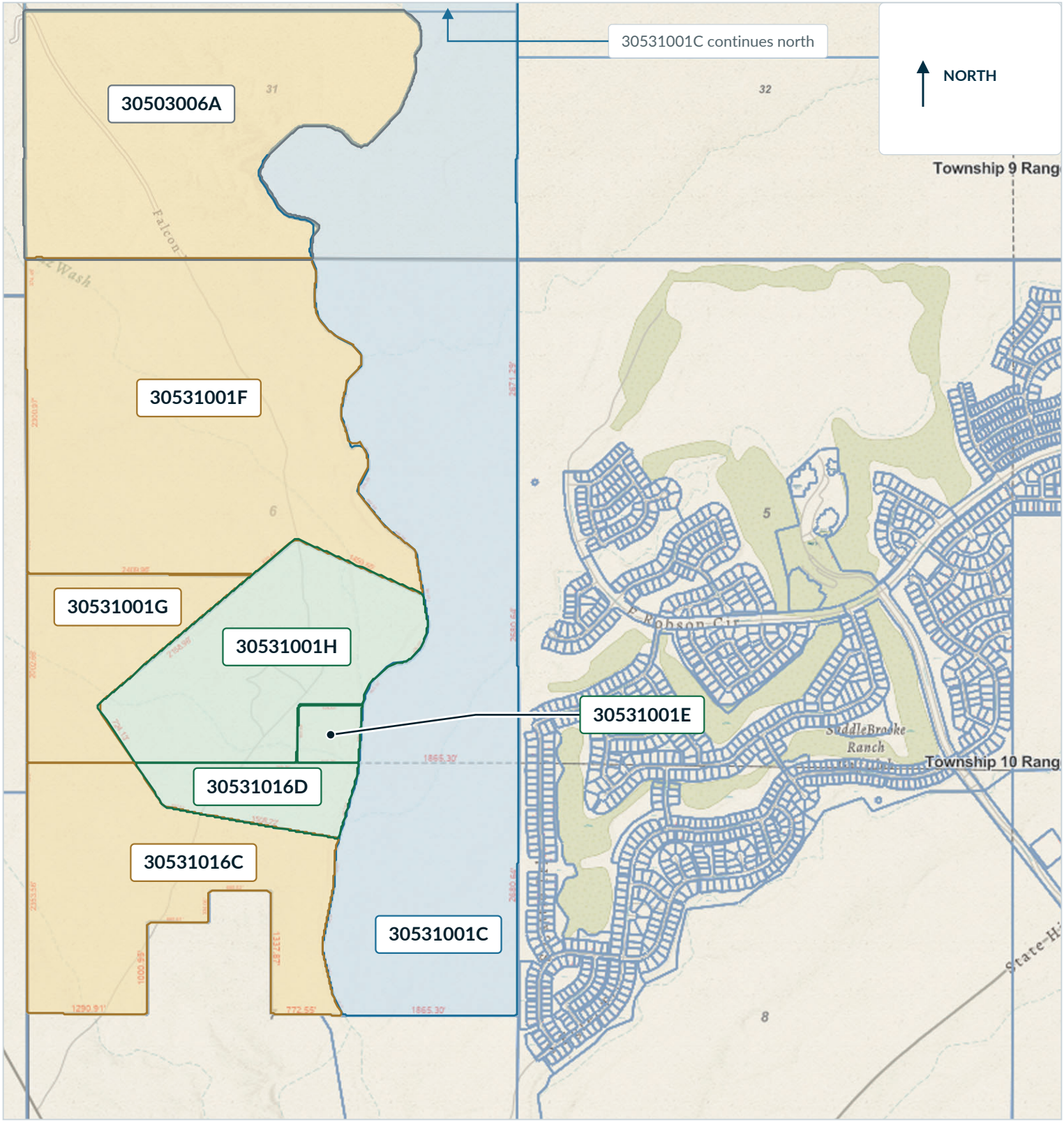
Thomas Van Flein, General Counsel
Office of General Counsel
Arizona Corporation Commission
1200 W. Washington Street
Phoenix, AZ 85007
MDailey@azcc.gov
utildivservicebyemail@azcc.gov
ogc@azcc.gov

By: */s/ Whitney Birk*

EXHIBIT A

Mountain Pass Utility Company

CC&N Extension Parcel Ownership Map



OWNERSHIP KEY

- Robson Ranch Mountains LLC
- Robson Ranch at Falcon Valley LLC
- Falcon Valley LLC

8 PARCELS

1,249.40 acres

Reported total acreage

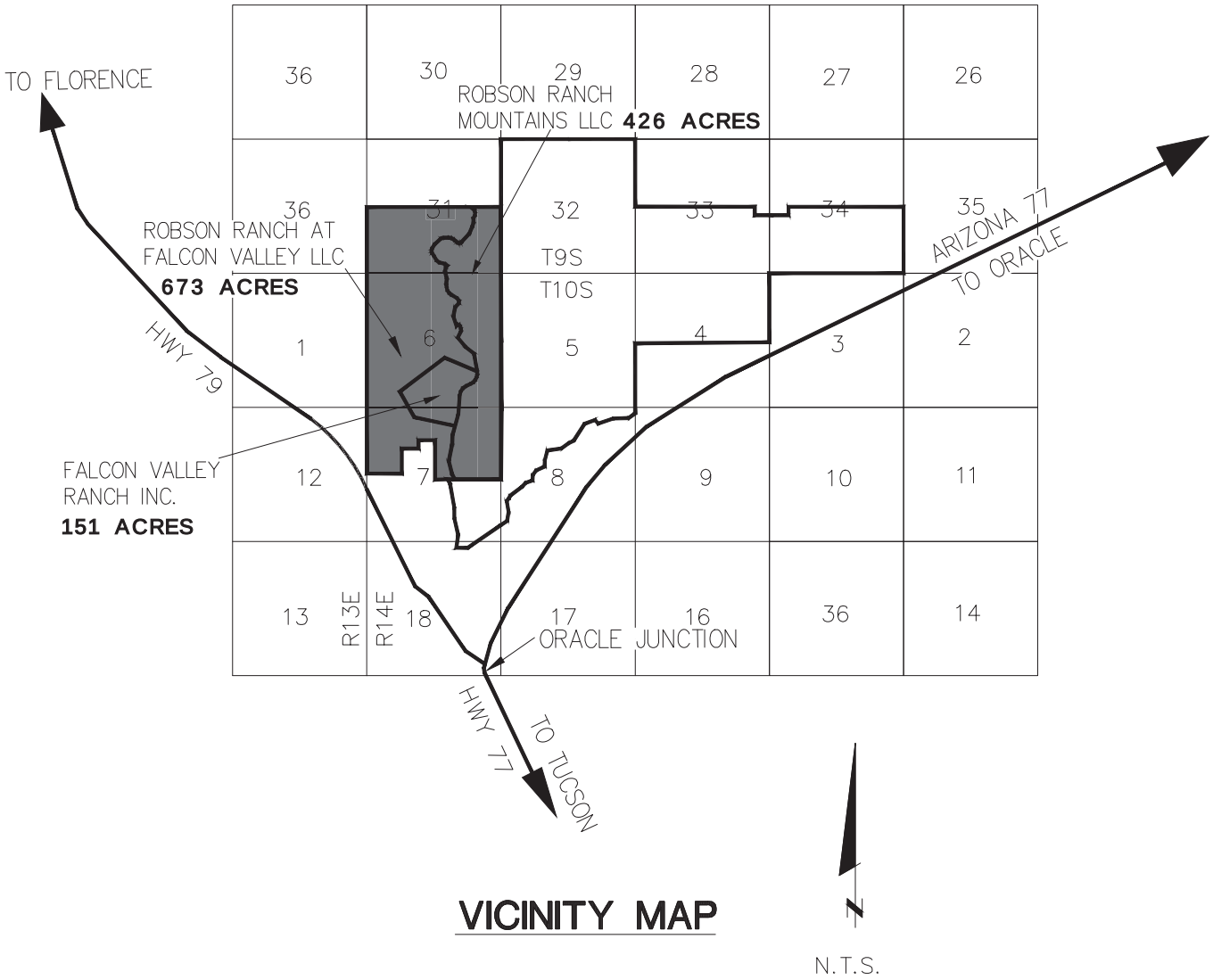
Mountain Pass Utility Company
CC&N Extension Parcel Ownership Index

Parcel number	Owner	Acreage (ac.)
30531001C	Robson Ranch Mountains LLC	425.57
30531001E	Falcon Valley LLC	10.01
30531001F	Robson Ranch at Falcon Valley LLC	265.74
30531001G	Robson Ranch at Falcon Valley LLC	63.76
30531001H	Falcon Valley LLC	109.57
30531016C	Robson Ranch at Falcon Valley LLC	137.01
30531016D	Falcon Valley LLC	31.18
30503006A	Robson Ranch at Falcon Valley LLC	206.56
TOTAL - 8 PARCELS		**1,249.40**

Ownership totals

Owner	Parcels	Acreage (ac.)
Robson Ranch Mountains LLC	1	425.57
Robson Ranch at Falcon Valley LLC	4	673.07
Falcon Valley LLC Owner	3	150.76

EXHIBIT B



VICINITY MAP

Proposed Mountain Pass Utility CC&N Expansion **= 1250 ACRES**

Ownership Boundary

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

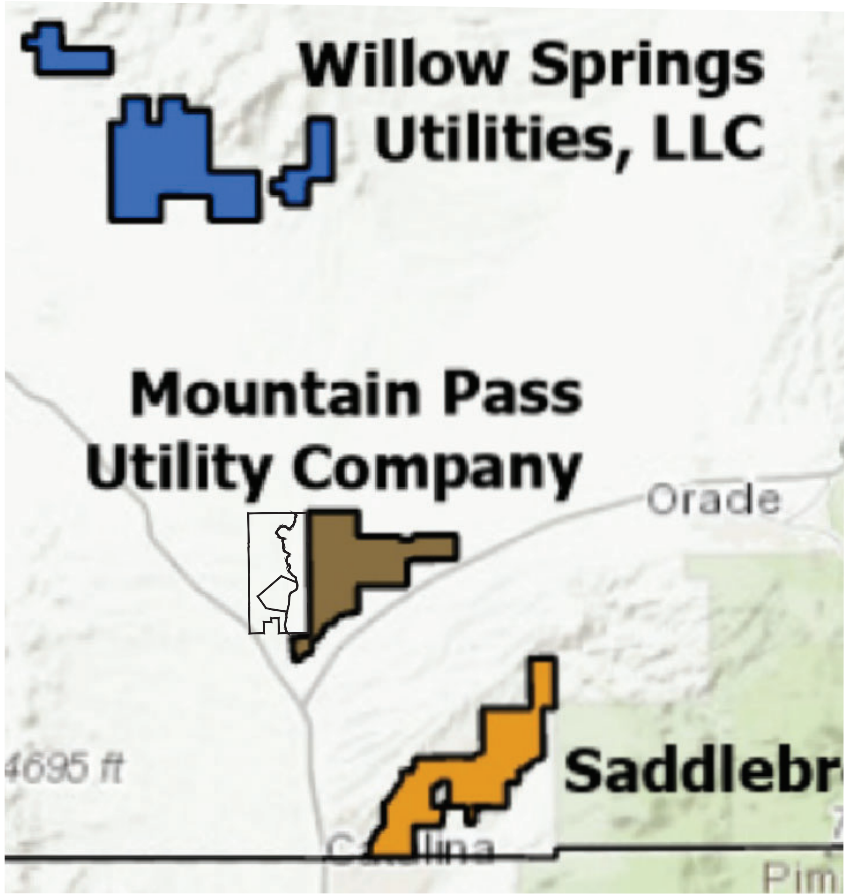
CIVIL ENGINEERING ○ LAND DEVELOPMENT
LAND SURVEYING ○ LANDSCAPE ARCHITECTURE

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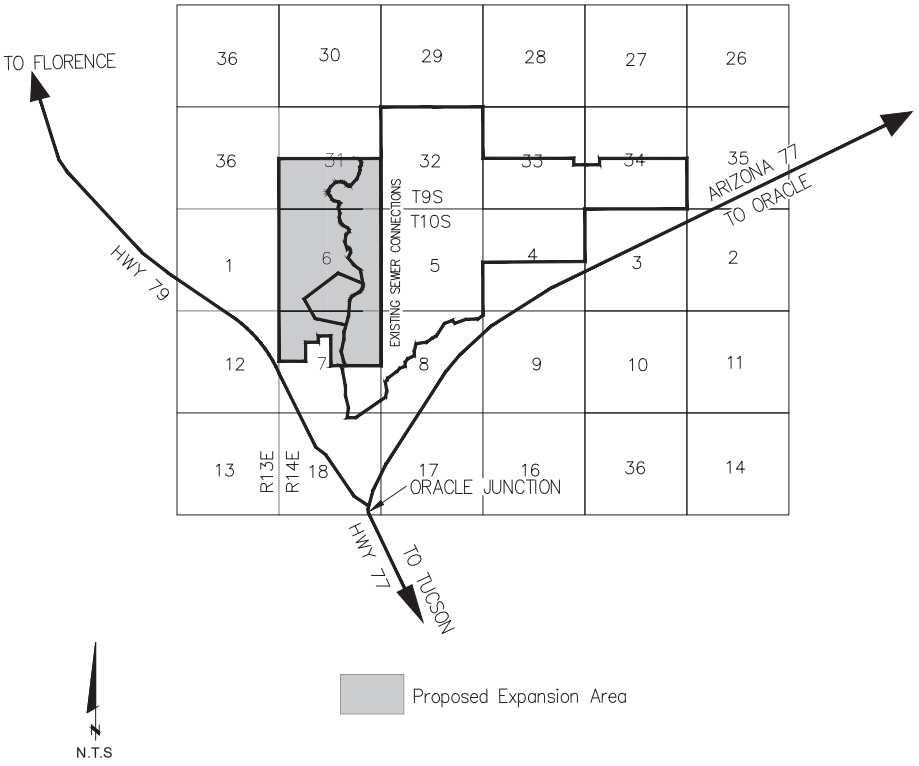
EXISTING SEWER SERVICE

SADDLEBROOKE RANCH & FALCON VALLEY RANCH

Mountain Pass Utility Company



LOCATION PLAN



EXISTING SEWER SERVICE

NO.	DESCRIPTION	DATE	BY	APPROVED

© 2024 B & R ENGINEERING

B&R ENGINEERING INC.
9666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 503-2250
CIVIL ENGINEERING ● LAND DEVELOPMENT
LAND SURVEYING ● LANDSCAPE ARCHITECTURE

DESIGN | CHECKED
DRAWN | APPROVED
JOB NO.
DATE: MARCH, 2026
SHEET: 1 OF 1

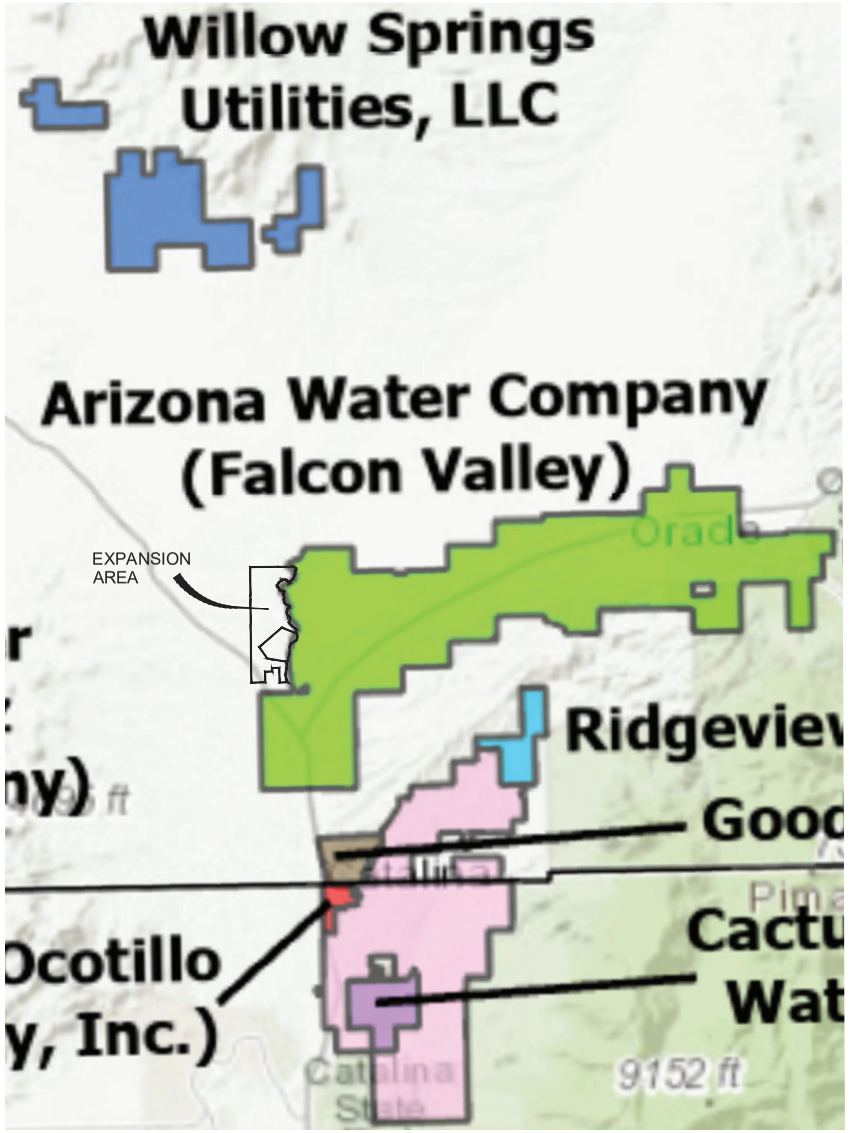
G:\DWGS\SR\SR MISC\MOUNTAIN PASS UTILITY CO\ EXPANSION\EXISTING SWR SERVICE.DWG 3/16/2026 5:08:26 PM

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EXISTING WATER SERVICE

SADDLEBROOKE RANCH & FALCON VALLEY RANCH

Arizona Water Company



CURRENT CC&N MAP

Note: This exhibit is an excerpt from a future Arizona Water Company CC&N expansion application



Exhibit B

EXISTING CC&N BOUNDARY AND EXPANSION

BR ENGINEERING INC.
9666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 659-4650 FAX: (480) 659-7004
CIVIL ENGINEERING ● LAND DEVELOPMENT
LAND SURVEYING ● LANDSCAPE ARCHITECTURE

DESIGN | CHECKED
DRAWN | APPROVED
JOB NO.
DATE: MARCH, 2026
SHEET: 1 OF 1

DATE | DESCRIPTION | BY | APPROVED

© 2024 B & R ENGINEERING

G:\DWGS\SR\SR MISC\MOUNTAIN PASS UTILITY CON EXPANSION\EXISTING WTR SERVICE.DWG 4/9/2026 1:13:32 PM

DRAWER #_____

EXHIBIT C

Via Certified Mail and Email on [Date]

Ms. Jennifer Wilson
Falcon Valley LLC
31908 S Falcon Valley Ranch Rd
Catalina, AZ, 85738

PUBLIC NOTICE OF AN APPLICATION
FOR A CERTIFICATE OF CONVENIENCE AND NECESSITY
BY MOUNTAIN PASS UTILITY COMPANY

Mountain Pass Utility Company has filed with the Arizona Corporation Commission ("Commission") an application for authority to provide wastewater service to an area in which records indicate that you are a property owner. If the application is granted, Mountain Pass Utility Company would be the exclusive provider of wastewater service to the proposed area. Mountains Pass Utility Company will be required by the Commission to provide this service under the rates and charges and terms and conditions established by the Commission. The granting of the application would not necessarily prohibit an individual from providing service to themselves from individually owned facilities on their property. The application is available for inspection during regular business hours at the offices of the Commission in Phoenix at 1200 West Washington Street, and at Mountain Pass Utility Company, 4720 E Cotton Gin Loop Ste. 130 Phoenix, AZ 85040.

The Commission will hold a hearing on this matter. As a property owner you may have the right to intervene in the proceeding. If you do not want to intervene, you may appear at the hearing and make a statement on your own behalf. You may contact the Commission at the address and telephone number listed below for the date and time of the hearing and for more information on intervention. You may not receive any further notice of the proceeding unless requested by you.

If you have any questions or concerns about this application, have any objections to its approval, or wish to make a statement in support of it, you may contact the Consumer Services Section of the Commission at 1200 West Washington Street, Phoenix, Arizona 85007 or call 1-800-222-7000/400 West Congress, North Building, Room 218, Tucson, Arizona 85701 or call 1-800-535-0148.