

ORIGINAL

E000051605

W-01959A-26-0195

W-01752A-26-0195

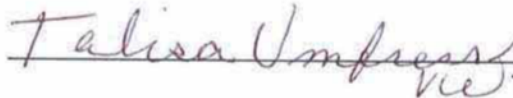
Grandview Water Co.,
PWS 07-039
19301 W Fox Road
Buckeye, Arizona 85326

NEW APPLICATION

May 14, 2026

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

Attached is an application by Grandview Water Co., to transfer the Certificate of Convenience and Necessity (CC&N) and its customers. The purpose of this application is for Grandview Water Co to connect its residents to nearby Clearwater Utilities to provide clean drinking water to Grandview Ranches I residents. After the connection is approved, Grandview Water Co., will cease operations.



Talisa Umfress
Treasurer, Grandview Water Co.

ACC - Docket Control - Received: 05/18/2026 10:28 AM

ACC - Docket Control - Docketed: 5/18/2026 11:03

ARIZONA CORPORATION COMMISSION

APPLICATION FOR APPROVAL OF THE ~~SALE OF ASSETS AND/OR~~ TRANSFER OF
CERTIFICATE OF CONVENIENCE AND NECESSITY ~~AND CUSTOMERS~~
FROM GRANDVIEW WATER COMPANY, INC. TO
~~WATER AND/OR SEWER~~ CLEARWATER UTILITIES ~~COMPANY, INC.~~
COMPANY, INC.

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

Grandview Water Company, Inc.

19301 W. Fox Road

Buckeye, Az, 85326

B. If doing business under a name other than the Transferor (Company) name, specify:

C. The Transferor is a:

☒ Corporation: ____ "C", ____ "S", ☒ Non-Profit ____ Arizona, ____ Foreign	____ Partnership ____ Limited, ____ General ____ Arizona, ____ Foreign
____ Sole Proprietorship	____ Limited Liability Company
____ Other (Specify)	

D. List the name, address and telephone number of the attorney for the Transferor.

N/A

E. List the name, address and telephone number of management contact:

Talisa Umfress

19301 W. Fox Road, Buckeye, AZ, 85326

602-469-6253

F. The name, address and telephone number of the Transferee (Company) is:

Clearwater Utilities Company, Inc.

20441 W. Cheyenne Rd., Buckeye, AZ 85326

(Jamaine Berry, 623-386-4096)

G. If doing business under a name other than the Transferee (Company) name, specify:

H. List the name, address and telephone number of the attorney for the Transferee.

N/A

I. List the name, address and telephone number of management contact:

Jamaine Berry, 623-386-4096

20311 W. Cheyenne Rd

Buckeye, Az, 85326

J. (Transferee) List the name, address and telephone number of the on-site manager of the utility:

Jackie Ellis, 20311 W. Cheyenne Rd.,

Buckeye, Az, 85326

623-386-4096

K.(Transferee) List the name, address and telephone number of the certified operator as authorized by the Arizona Department of Environmental Quality:

N/A

L. The Transferee is a:

☒ Corporation: ____ "C", ____ "S", ____ Non-Profit ☒ Arizona, ____ Foreign	____ Partnership ____ Limited, ____ General ____ Arizona, ____ Foreign
____ Sole Proprietorship	____ Limited Liability Company
____ Other (Specify)	

M. If Transferee is a corporation:

1. List names of Officers and Directors:

Officers

Directors

Jamaine Berry, Director, President & Shareholder

Jackie Ellis, Secretary

2. Indicate the number of shares of stock authorized to issue:

N/A

3. If stock has been issued, indicate the number of shares issued and the date of issue:

N/A

N. If Transferee is a partnership:

1. List the names of general partners:

N/A

2. List name, address and telephone number of managing partner:

N/A

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

O. If Transferee is a sole proprietor, list name, address and telephone number of individual:

N/A

P. Have all customer security deposits been refunded? Yes here No _____. If no, mark the block below which describes the proposed disposition of security deposits.

____ All security deposits will be refunded at time of closing.

____ All security deposits will be transferred to the Transferee.

____ Other (explain).

N/A

Q. Are there any refunds due on Main Extension Agreements? Yes ____ No _____. If Yes, mark the block below which describes the proposed disposition of the refunds.

____ Transferor will continue to refund after the transfer.

____ Transferee will assume the refunding obligations.

____ A full refund will be made at closing by Transferor.

____ Other (explain).

N/A

R. (WATER ONLY) Are there any refunds due on meter and service line installations?

Yes ____ No _____. If Yes, mark the block below that describes the proposed disposition of refunds.

____ Transferor will continue to refund after the transfer.

____ Transferee will assume the refunding obligations.

____ A full refund will be made at closing by Transferor.

____ Other (explain).

N/A

S. (Transferee) Attach the following exhibit(s):

1. Copy of bill of sale, purchase contract or other instrument, which conveys the assets to the transferee.
2. Articles of Incorporation (if corporation)
3. By-Laws (if corporation)
4. Certificate of Good Standing (if corporation)
5. Articles of Partnership (if partnership)
6. Articles of Organization (if limited liability company)
7. Corporate Resolution if required by Articles of Incorporation
8. Attach a copy of the transfer of City or County Franchise from the Transferor to Transferee.

T. List names and addresses of any other public utility interest Transferee has:

1. NONE
2. _____

U. Indicate the date that notice of the application was sent, or will be sent to the customers.

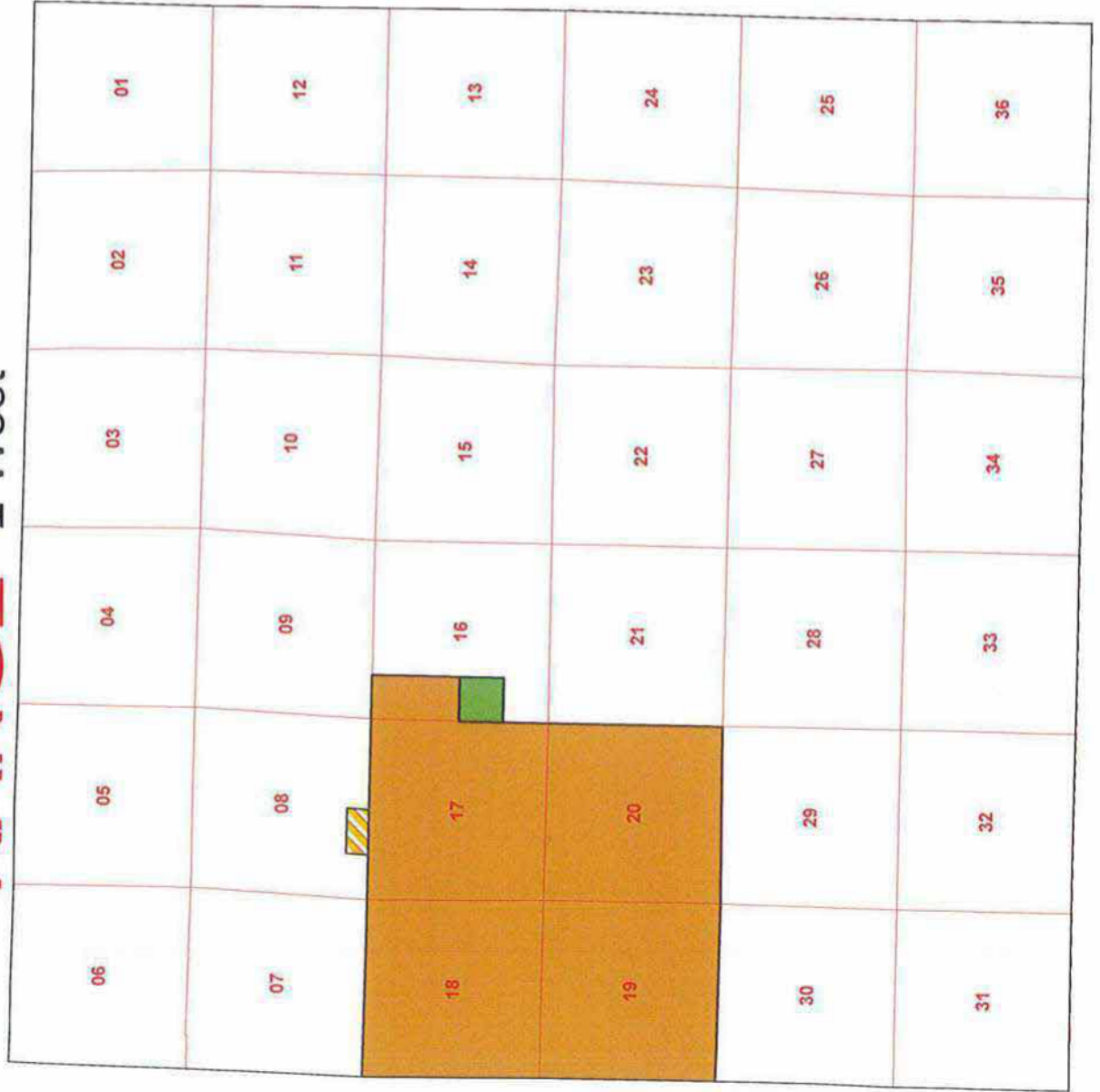
_____, 20____.

**GRANDVIEW WATER COMPANY SERVICE
TERRITORY MAP AND GRANDVIEW
SUBDIVISION MAP**

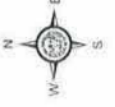
MARICOPA COUNTY

RANGE 2 West

TOWNSHIP 1 South



- W-01752A (1)
Clearwater Utilities Company, Inc.
- W-01959A (1)
Grandview Water Company, Inc.
- (2)
Clearwater Utilities Company, Inc.
(Contiguous Area)

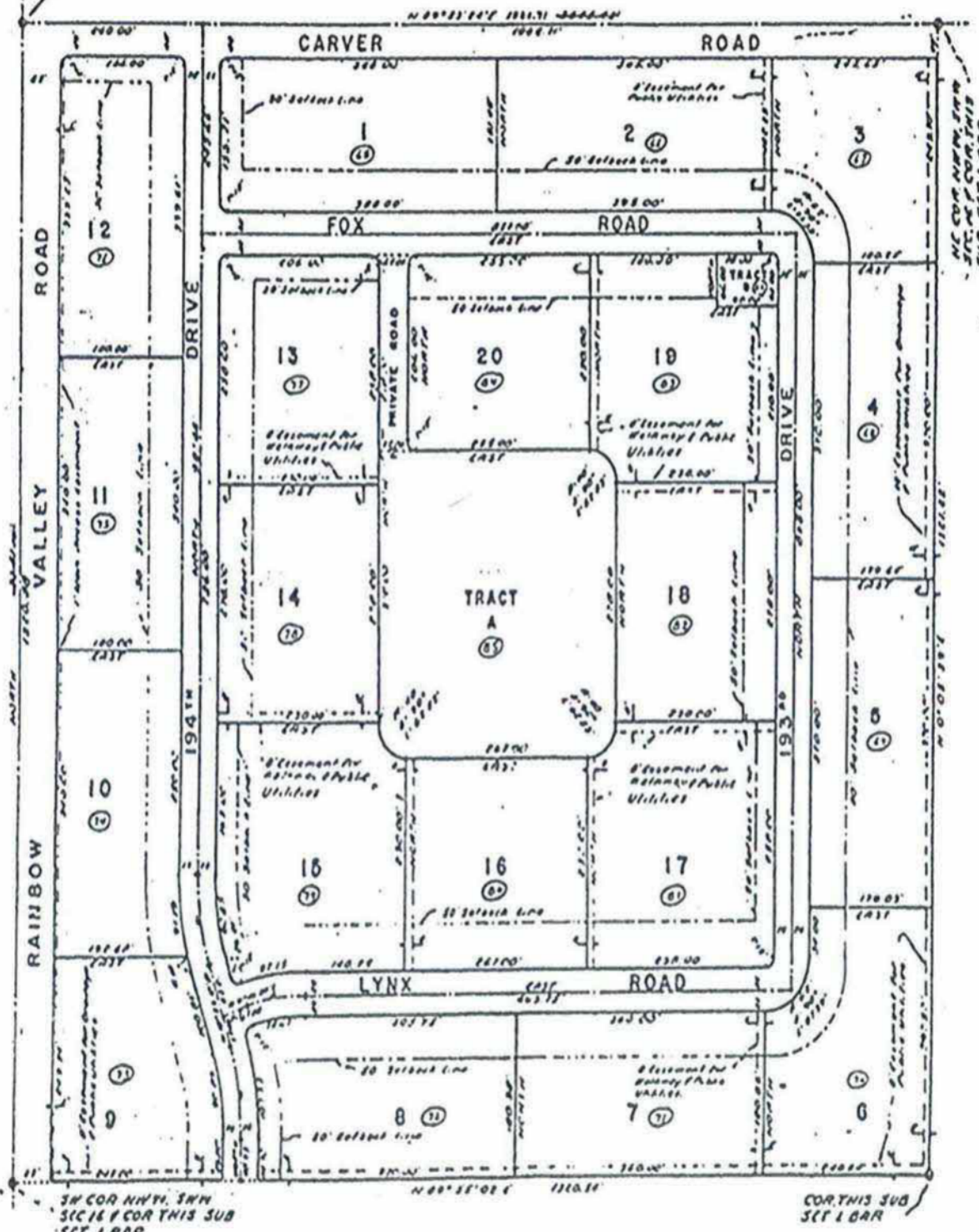


GRAND VIEW RANCHES

400 MAP 52
4-6

NW COR SEC 16
1 COR THIS SUB
10 B.C. IN HH

A SUBDIVISION OF THE
NW 1/4 SW 1/4 SECTION 16
T-1-S R-2-W 6-S-R 9-S-M
MARICOPA COUNTY ARIZONA



SW COR NW 1/4, SW 1/4
SEC 16 1 COR THIS SUB
SET 1 BAR

COR THIS SUB
SET 1 BAR

**PUBLIC NOTICE OF TRANSFER OF GRANDVIEW
WATER COMPANY CUSTOMERS**

**TO CLEARVIEW WATER UTILITIES VIA
HOMEOWNERS' ASSOCIATION (HOA) PUBLIC
MEETING**

NOTICE TO CUSTOMERS/MEMBERS

Grandview Ranches Annual HOA Meeting 10/4 @ 10am

Hello Neighbors,

Thank you all for the great attendance at today's meeting. It was nice seeing you all. Our main goal was to discuss our interconnect with Clearwater Utilities and what that entails for our community. In order for us to move forward quickly, we must get a signature of compliance for each lot. Please review the attached document and let Talisa, Justin or Susie know when you are ready to sign and we will stop by to collect a signature on the master document.

WE NEED SIGNATURE BY WEDNESDAY OCTOBER 8th. One signature per lot.

We do not need 100% signatures to move forward, but it will certainly help expedite things if all lots are on board with this connection. We received 11 signatures at the meeting today.

The estimated cost out of each lot's pocket will be around \$130 to start the new account with Clearwater and there will be a slight increase to your annual property tax of \$120 per acre, per year - If you have more than one acreage of land, this will be increased accordingly but not by much.

The new account fees will be paid directly to Clearwater from each lot owner when the time comes. The property tax change will show up automatically on your tax bill once we are connected.

Right now, we collect the signatures to let the County and State know we are onboard to receive the funding and work to begin. Folks who have lived in Grandview Ranches II reported water bills around \$40-\$50 per month using Clearwater Utilities in the past. However, please note, each lot's water bill will be solely dependent on how much usage you personally have on your property as meters will be installed for each lot.

The pool water usage will be metered as well, but the HOA funds will take care of that bill.

Once we are all connected to Clearwater, we will move through the Arizona Corporation Commission to close down Grandview Water Co permanently. This will release all the funds we have been using for well related expenses to be used in the common pool area and for other community improvements.

The anticipated timeline for us to have this connection is 6-9 months.

If you have any direct questions, please send them over as well and we will do our best to answer them,

Thank you!

Talisa

On Monday, September 29, 2025 at 12:16:34 PM MST, Grandview Club <grandviewclub_buckeye@yahoo.com> wrote:

Hi Everyone,

Please see the attached engineering services scope of Work for the interconnection to Clear Water Utilities using the grant funding provided by ADEQ - Please review and bring any questions to the meeting on Saturday.

While this grant covers the connection and most fees, there will still be a small fee (Could be between \$250-\$1000) for each lot to set up the Clearwater account, water deposit, meter etc. If ADEQ is able to cover the meters as well, that will substantially save more dollars for each lot.

Thank you.

Talisa

On Thursday, September 18, 2025 at 12:00:02 PM MST, Grandview Club <grandviewclub_buckeye@yahoo.com> wrote:

Hello Neighbors,

Our annual meeting will take place on Saturday, October 4th @ 10am at the pool area. Please save the date and plan to attend.

We will need a representative from each lot present to review the plan to move forward with compliance in regards to Grandview Water Co.

If you are unable to make this meeting, please reach out to Justin, Susie or myself.

More information to follow. Please save the date.

Thank you!

Talisa

Treasurer, Grandview Club

**CONTRACT BETWEEN GRANDVIEW WATER
COMPANY AND CLEARWATER UTILITIES TO
TRANSFER CC&N AND CUSTOMERS TO
CLEARWATER UTILITIES**

Service Rights Transfer Agreement Grandview Water Company to Clearwater Utilities

Effective Date: This Agreement shall be effective upon the date of the last signature.

Parties:

1. Clearwater Utility Company, Inc. ("Clearwater"): an Arizona corporation engaged in the business of providing water utility services to the public approximately six miles east of Buckeye, Maricopa County, Arizona, pursuant to authority granted by the Arizona Corporation Commission ("ACC") in Decision No. 41095 (January 18, 1971).
2. Grandview Water Company ("Grandview"): an Arizona corporation engaged in the business of providing water utility services to the public approximately six miles east of Buckeye, Maricopa County, Arizona, pursuant to authority granted by the ACC in Decision No. 35683 (March 4, 1965). Grandview provides water service to a 40-acre parcel which has been developed into 20 2-acre lots and is owned and operated by a homeowners' association consisting of the 20 lot owners.
3. Estrella Dells 1 Improvement District ("District"): a Maricopa County improvement district which was formed in 1971 with the water distribution system constructed in 1972. The district's portion of the system is maintained by Clearwater and billed to the District through Maricopa County for the maintenance of a capital nature while normal maintenance is included in Clearwater's rate calculations.

1. Purpose

Grandview currently holds the legal right and responsibility to provide potable water services to residents and businesses within its defined Certificate of Convenience and Necessity (CC&N). Grandview desires to relinquish these rights, and Clearwater desires to assume them, ensuring a seamless transition of water service for the community, located in Maricopa County, Arizona.

The construction of the waterline which will deliver water from Clearwater to Grandview is being funded by the Emerging Contaminants in Small and Disadvantaged Communities federal grant funds.

2. Transfer of Service Rights

Grandview hereby agrees to irrevocably transfer, assign, and convey to Clearwater all rights to serve water to its existing and future customers within the CC&N (as defined in Exhibit A).

- **Exclusivity:** Clearwater shall have the exclusive right to bill, maintain, and manage water service for the designated area.

- **Commencement:** The Commencement Date shall be the day immediately following the issuance of the Approval of Construction from the Arizona Department of Environmental Quality.
- **Interim Responsibility:** Until the Commencement Date, Grandview retains all rights and responsibilities for water service to its customers.

3. Assets and Infrastructure

The parties expressly agree to the following conditions regarding physical property:

- **No Asset Transfer:** This agreement pertains solely to service rights. No physical infrastructure is being transferred under this agreement.
- **Existing Infrastructure:** Grandview's existing drinking water infrastructure shall be decommissioned, including the well (ADWR #55-609469), booster pump and 10,000 gallon storage tank. Grandview currently does not have water meters.
- **New Infrastructure to be Constructed with the Grant Funding:** Upon completion of the construction project, Estrella Dells 1 Improvement District will own the 550 linear feet of water line which will deliver water from Clearwater to Grandview. The grant project will replace the lateral service connections; this infrastructure will belong to the individual homeowners. Upon completion of the construction project, Clearwater will install meters to each home.
- Meter charge of \$730.00 will be paid through the Emerging Contaminants in Small and Disadvantaged Communities Grant. Each customer is responsible for filling out a water service application and paying via CHECK \$180.00/water deposit (\$90.00 establishment fee of \$40.00 and ball valve of \$50.00=\$180.00).

4. Consideration

This transfer is made for the mutual benefit of both parties and the public interest.

- **No Cost:** There shall be **no monetary exchange** between Clearwater and Grandview for the transfer of these rights.
- **Public Benefit:** The "consideration" for this agreement is the relief of Grandview from utility management burdens and the expansion of Clearwater's CC&N.

5. Customer Transition

- **Data Sharing:** Grandview shall provide Clearwater with all relevant customer billing data, usage history, and contact information within ten (10) business days of the Commencement Date.
- **Notification:** Grandview and Clearwater will issue a joint notice to all affected customers explaining the change in service providers.

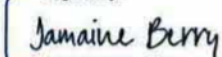
6. Indemnification

Clearwater agrees to indemnify and hold Grandview harmless from any claims arising from water service delivery occurring **after** the Commencement Date. Grandview remains liable for any claims or regulatory violations occurring **prior** to the Commencement Date.

Signatures

For Clearwater Utility Company, Inc.:

Signed by:



E1404B2050924A3...

Signature

Jamaine Berry

Owner/President

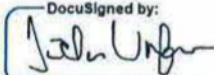
Name (printed)

Position

Authorized Signature Date: 4/14/2026

For Grandview Water Company:

DocuSigned by:



DS192546AB9E404

Signature

Talisa Umfress

Treasurer, Grandview

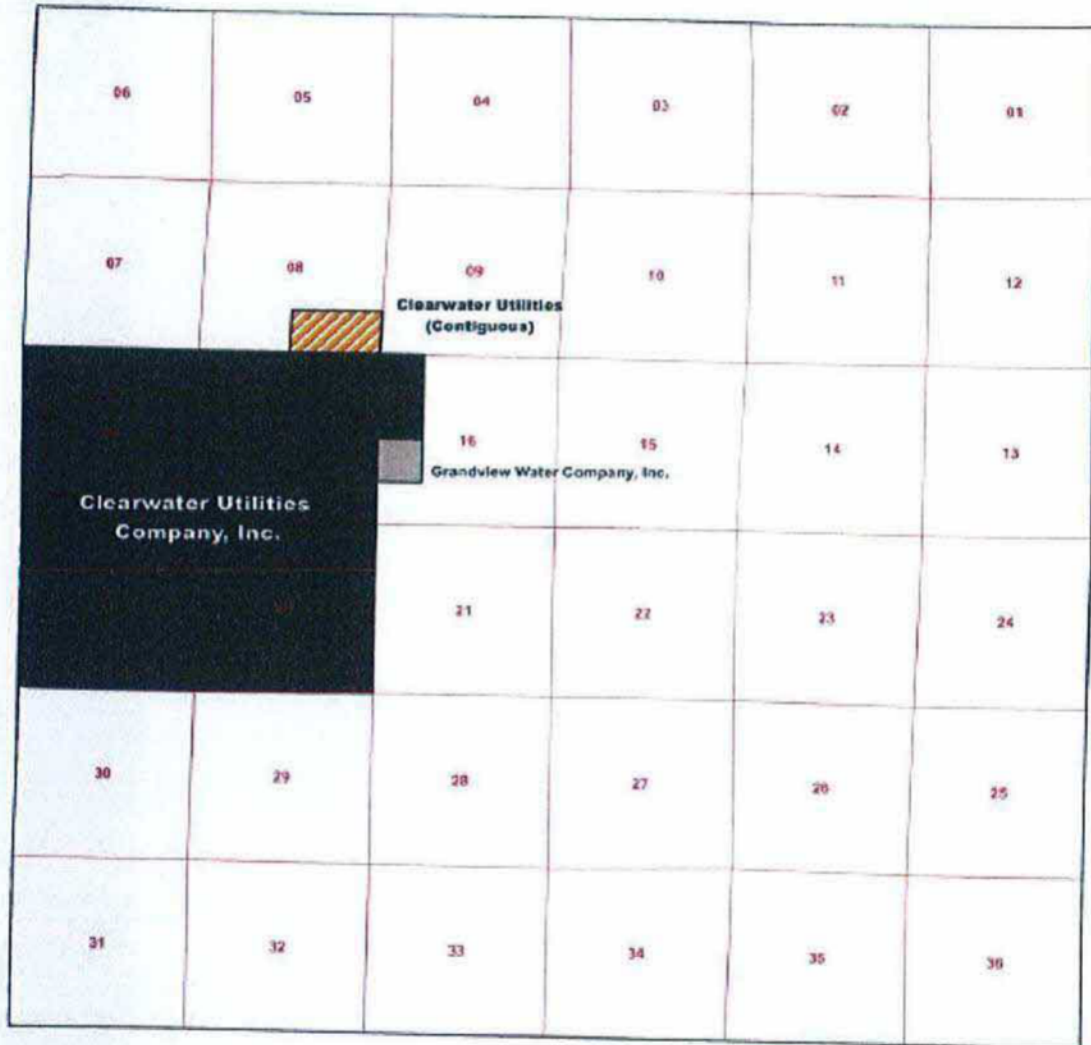
Name (printed)

Position

Authorized Signature Date: 4/10/2026

Exhibit A

MARICOPA COUNTY



ENGINEERING PLANS AND COSTS

**TO CONNECT GRANDVIEW WATER COMPANY
TO CLEARWATER WATER COMPANY**

**VALENTINE SCOPE OF WORK
CONNECT GRANDVIEW WATER COMPANY TO CLEARWATER UTILITY
COMPANY
PFAS MITIGATION – DESIGN OF INTERCONNECTION AND SERVICE
CONNECTIONS**

INTRODUCTION

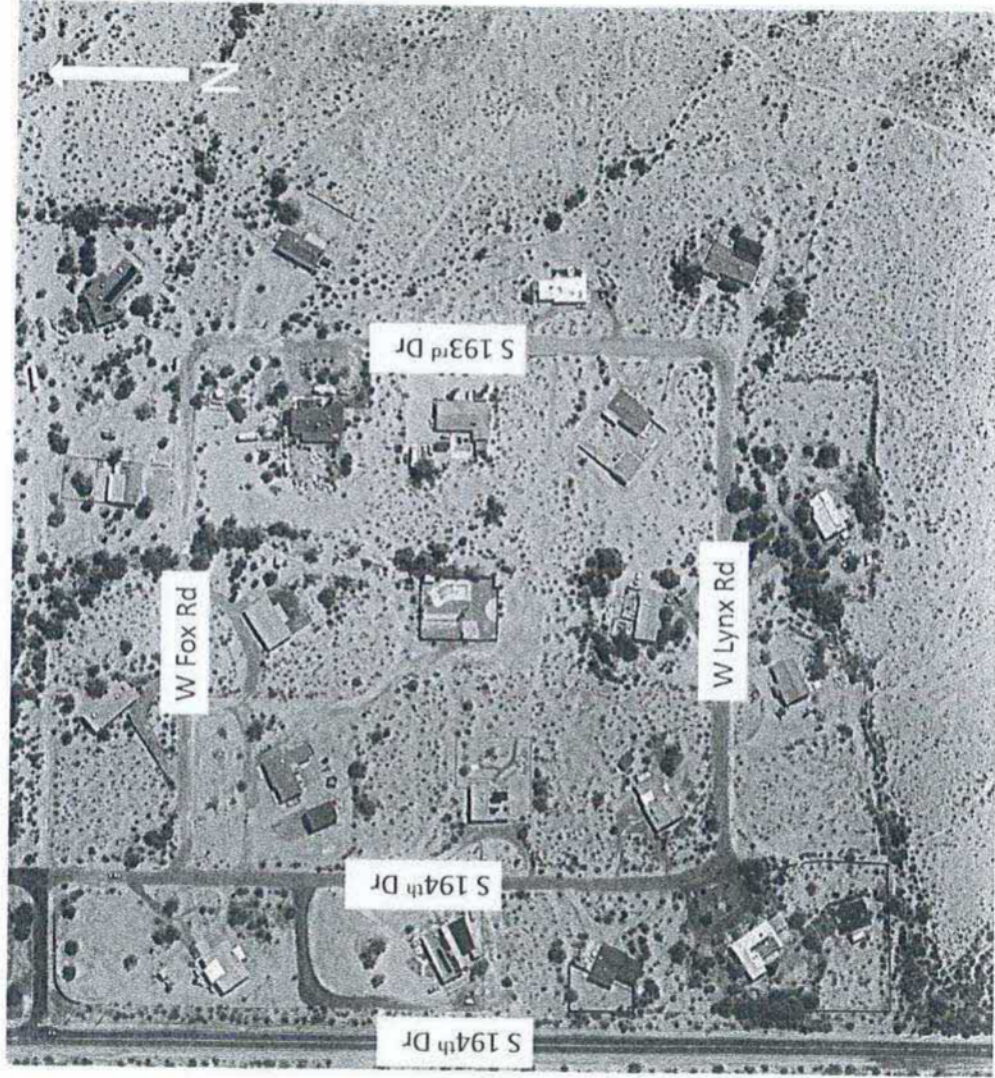
This Scope of Work defines the engineering services to be provided by Valentine Environmental Engineers, LLC (Valentine) to the Arizona Department of Environmental Quality (ADEQ) for engineering services for the connection of Grandview Water Company to Clearwater Utility Company potable water system. This proposal is prepared in accordance with the ADEQ Task Order Scope of Work for PFAS Mitigation – Design of Interconnection and Service Connections, attached herein.

Grandview Water Company (AZ0407039) is a public water system, located near 19301 W. Fox Road in Buckeye, Arizona. The community public water system serves approximately 50 people through 20 connections. The system is regulated by the Arizona Corporation Commission (ACC) and Maricopa County Environmental Services Division. The water system has one EPDS, one well, one storage tank and a distribution system. Due to nitrates exceeding the MCL, Grandview Water Company is currently serving bottled water.

Figure 1 shows the Overall Map with the Grandview Water Company Service Area that includes the 21 homes that will have service connections.

The project will install approximately 600 linear feet of interconnection between Clearwater and Grandview, as well as install 21 service connections. Grandview Water Company has chosen to cease their public water system status. The Grandview Water Company well will be air gapped. The ultimate owner of the water lines will be Estrella Dells Domestic Water Improvement District.

Connect Grandview Water Company to Clearwater Utility Company | Quesada Map



SCOPE OF WORK

The Project includes the following Tasks:

Task 1 – Data Collection and Review

Task 2 – Design

Task 3 – Construction Administration and Project Close Out

The following discusses the details of each Task and the efforts associated with it.

TASK 1 - Data Collection and Review

The Engineer shall review water quality data provided by ADEQ for the Grandview Water Company (GWC) and the Clearwater Utility Company (CUC) and after review prepare recommendations to collect additional samples as needed to conduct a corrosion control analysis for the introduction of the new water source. The corrosion control analysis will investigate the following parameters of the CUC water and compare to that of the GWC: Langlier's index, pH, alkalinity, temperature, TDS, Pb, Cu, Cl, SO₄, Dissolved Oxygen (DO), LSI, and corrosion inhibitor concentration (if any). If the Langlier's index of the GWC indicates that the well water has scaling potential, then it could be likely the existing piping in the neighborhood has some built up scale. If the CUC water is shown to have a propensity to remove carbonate, then there could be an issue with calcified material on the GWC pipes coming out of solution when the surface water source is introduced into the GWC system. If necessary, additional water quality sampling may need to be performed if existing data is incomplete and Allowance A is suggested for additional water quality sampling and testing, if the CUC or GWC is unable to collect samples independently.

As part of the data collection and review, the Engineer shall coordinate a site meeting/kick off meeting with ADEQ, the ADOA project manager, the CUC, and the GWC to gain a thorough understanding of the systems, collect available data, and discuss the waterline alignment and connection point. The ultimate owner of the water lines will be Estrella Dells Domestic Water Improvement District.

TASK 2 - DESIGN

The Engineer shall prepare a design for the 21 service connections, including individual house meters, PRV's if needed, and cut and cap plans for the existing GWC connections. The Engineer shall prepare design plans and a specifications book.

The design plans shall include the following sheets:

- Cover sheet
- General construction notes
- Legend and abbreviations sheet
- Plan sheets for the interconnection between the two systems
- Waterline plan sheets for the 21 service connections
- Details sheet, with drawing detail references

Waterline plan sheets shall be in typical civil engineering scale and shall include the following information:

- North arrow
- Existing utilities shown and appropriate off sets from waters of lesser quality
- Waterline alignment
- Waterline size, fittings valves and other appurtenances noted and referenced to applicable details (MAG or other) with details provided on details sheet
- Dimensions or offset of waterline from right of way, road centerline or other defining feature

Details sheet shall include, but not be limited to:

- Trench detail
- Thrust blocks detail
- PRV detail, if necessary
- Backflow preventer detail, if necessary
- Service connection detail
- Buried isolation valve detail, as necessary

The Engineer shall also develop an engineer's opinion of probable costs to construct the service connection. The goods and services under this Task Order are being funded with federal monies and have statutory requirements commonly known as "Build America, Buy America" (BABA) that requires all of the iron and steel, manufactured products, and construction materials used in the project to be produced in the United States. Cost estimates must reflect this requirement. The opinion of construction cost shall be included in the design report with detailed backup cost calculations provided in the appendix.

The Engineer shall submit the 45%, 90%, and 100% design submittal to ADEQ, CUC, and GWC that shall include the drawings, specifications, design report, cost opinion, and a submittal log of the resolved comments from the previous submittal. A design review meeting will be held after each submittal to gather comments. At each meeting, the Engineer shall take attendance, capture/distribute comments/notes during meetings and review the previous comments submittal log with the team to confirm that each comment has been resolved.

After 90% comments have been incorporated, the project shall be submitted to ADEQ for the ATC permit. The Engineer shall prepare applicable application forms and submission materials. The Engineer shall respond to ADEQ comments and questions until the permit has been acquired.

The design shall be prepared in accordance with the schedule presented below.

TASK 3 – CONSTRUCTION ADMINISTRATION AND PROJECT CLOSE OUT

The Engineer shall provide construction support services including:

- Construction Meetings, assuming pre-construction meeting on site, 2 teleconference meetings during construction and 1 site meeting for punchlist/walkdown
- Substantial Completion
 - Develop Substantial Completion Punch-list and send to Owner
- Engineer will be part of the JOC review process to verify quantities in the contractor JOC Proposal
- RFI's - "Request for Information" Review and respond within 2-5 business days depending on complexity
- Submittals - Review, comment, and approve for materials and equipment
 - 7 to 10 business days for turn around time
- Contractor Pay Applications - Review/Approve
- Sign and route owner required documentation:
 - Substantial Completion Letter
 - Project Final Completion Letter
 - Exhibit M/Close out document signature and review for the JOC
- As-Built Drawings/Contractor Redline Drawings
 - Review Redlines
 - Incorporate drawing changes and provide updated plans
- AOC Permit Submittal

SCHEDULE

Item	Description	Due Date
1	Kick off meeting/site visit	3 weeks from NTP
2	Survey	Completed within 3 weeks from NTP
3	Preliminary pre-design meeting	Completed within 8 weeks from NTP
4	45% Design Submittal	Completed within 11 weeks from NTP
5	45% Design Review Meeting	13 weeks from NTP
6	90% Design Preparation and Submittal	16 weeks from NTP
7	90% Design Review Meeting	18 weeks from NTP
8	Permit Submittal to ADEQ	20 weeks from NTP
9	100% Design Submittal	20 weeks from NTP
10	100% Design Review Meeting	21 weeks from NTP
11	ATC Received and Final Bid Documents Submitted	25 weeks from NTP

Subcontractors Needed

Survey (see survey quote in Appendix A)

Project Team

Name	Role	Contact Number	Email
Teresa Valentine	Project Manager	480-283-8991	tvalentine@valentineengineers.com

Ryan O'Malia	Lead Project Engineer	480-283-8991	romalia@valentinengineers.com
--------------	-----------------------	--------------	-------------------------------

Exclusions

- Construction management services are not included in this Task Order and will be provided by the Arizona Department of Administration through their Job Order Contract process (SFY2025).
- Special inspections – these can be provided by third party as a subconsultant to the Contractor or included with construction management services

Proposal

Proposal Pricing Requirements to be shown on proposal in this format

1. Data Collection and Review Amount \$24,839.00 (Task 1 including survey)
2. Design Costs Amount \$39,328.00 (Task 2)
3. Construction Administration/Close-Out Amount \$8,408.00 (Task 3)
4. Reimbursables Amount \$2,500
(minimum \$500 for printing, mileage is per state rates (\$0.655/mile))
5. **Total Proposal Amount** \$75,075.00

Note - Reimbursables are billed as they are used

The above proposal is based upon the task and hourly breakout provided below.

Connect Grandview Water Company to Clearwater Utility Company											
ADEQ											
9/16/2025											
	PROJECT MANAGER	SENIOR PE II	SENIOR PE I	PROJECT ENGINEER II	PROJECT ENGINEER AUTOCAD I	AUTOCAD II	ADMIN	TOTAL LABOR HOURS	Survey	Total Subs & ODC	FEE PER TASK
	\$ 195.00	\$ 185.00	\$ 155.00	\$ 130.00	\$ 116.00	\$ 90.00	\$ 42.00				
TASK 1. Data Collection and Review	4.00	0.00	0.00	10.00	24.00	0.00	0.00	38.00	\$ 19,975.00	\$ -	\$24,839.00
TASK 2. DESIGN (See breakdown below)	24.00	0.00	0.00	168.00	8.00	132.00	0.00	332.00	\$ -	\$ -	\$39,328.00
TASK 3. CONSTRUCTION PHASE AND PROJECT CLOSEOUT	8.00	0.00	0.00	40.00	8.00	8.00	0.00	64.00		\$ -	\$8,408.00
SUBTOTAL											\$72,575.00
Allowance/Reimbursables - Reproduction/Mail/Travel/Sampling											\$2,500.00
TOTAL											\$75,075.00

Task 2 Breakdown

	PROJECT MANAGER	SENIOR PE II	SENIOR PE I	PROJECT ENGINEER II	PROJECT ENG I AUTOCAD I	AUTOCAD II	CLERICAL
Cover Sheet, Drawing Index, Project Location and Vicinity Maps	1.00	0.00	0.00	2.00	0.00	2.00	0.00
G1.0 General Construction Notes	1.00	0.00	0.00	2.00	0.00	2.00	0.00
G2.0 Abbreviations, Symbols, Construction Notes, continued	1.00	0.00	0.00	2.00	0.00	2.00	0.00
C1.0 Results of Survey	1.00	0.00	0.00	2.00	0.00	2.00	0.00
C2.0 Waterline Plan and Profile	1.00	0.00	0.00	10.00	0.00	10.00	0.00
C3.0 Service Connection Plan I	1.00	0.00	0.00	10.00	0.00	10.00	0.00
C3.1 Service Connection Plan II	1.00	0.00	0.00	10.00	0.00	10.00	0.00
C3.2 Service Connection Plan III	1.00	0.00	0.00	10.00	0.00	10.00	0.00
C3.3 Service Connection Plan IV	1.00	0.00	0.00	10.00	0.00	10.00	0.00
C3.4 Service Connection Plan V	1.00	0.00	0.00	10.00	0.00	10.00	0.00
C3.5 Service Connection Plan VI	1.00	0.00	0.00	10.00	0.00	10.00	0.00
C3.6 Service Connection Plan VII	1.00	0.00	0.00	10.00	0.00	10.00	0.00
C3.7 Service Connection Plan VIII	1.00	0.00	0.00	10.00	0.00	10.00	0.00
C3.8 Service Connection Plan IX	1.00	0.00	0.00	10.00	0.00	10.00	0.00
C3.9 Service Connection Plan X	1.00	0.00	0.00	10.00	0.00	10.00	0.00
C4.0 Existing Well Demolition Plan	1.00	0.00	0.00	10.00	0.00	10.00	0.00
C5.0 Details	1.00	0.00	0.00	4.00	0.00	4.00	0.00
Design Review Meetings, Minutes and Comments							
Summaries	2.00	0.00	0.00	4.00	8.00	0.00	0.00
Specifications	2.00	0.00	0.00	16.00	0.00	0.00	0.00
OPC	2.00	0.00	0.00	8.00	0.00	0.00	0.00
Permitting	1.00	0.00	0.00	8.00	0.00	0.00	0.00
Sum	24.00	0.00	0.00	168.00	8.00	132.00	0.00



ARDURRA

September 16, 2025

Mr. Ryan O'Malia, MS
Project Engineer
c/o Valentine Environmental Engineers
15845 South 46th Street
Suite 144
Phoenix, AZ 85048-0440

RE: Scope of Work and Fee Proposal
Grandview Water Company - Topographic & Parcel/ROW Base Mapping

Dear Mr. O'Malia,

Thank you for allowing **Ardurra** to provide you with the attached Scope of Work and Fee Proposal for Land Surveying Services associated with your **Grandview Water Company** project. This scope & fee is based on your 9/11/25 email with attached .kmz file, as well as our subsequent phone conversations. Should you have any questions or need additional information concerning the preparation of this proposal, please do not hesitate to contact me at 480-539-7497 office, 480-620-9118 cell or email dlundquist@ardurra.com or John Catt at 480-225-9169.

We appreciate the opportunity to submit this proposal to you and look forward to another successful project with Valentine!

Respectfully,

Ardurra

Damon Lundquist

Damon Lundquist
Survey Manager

SCOPE OF WORK

Valentine Environmental Engineers – Grandview Water Company – Maricopa County, Arizona

TOPOGRAPHIC AND PARCEL/RIGHT-OF-WAY BASE MAPPING

INTRODUCTION

Ardurra proposes to provide land surveying services to **Valentine Environmental Engineers (Client)** associated with their **Grandview Water Company** project in the form of field and office land surveying tasks related to the production of one (1) Topographic Survey Base Map and one (1) Right-of-Way (ROW)/Parcel Base Map for the project area being the yellow-outlined area as shown on **Figure No. 1**. Supplemental ground topo data collection will be performed for all utilities within the yellow-outlined project area. Please See **Figure No 1**, Parcel/ROW Base Mapping will include all of the final plat for Grand View Ranches recorded in Book 106, Page 42, Maricopa County Records (MCR), as well as adjacent roadways being Rainbow Valley Road and Carver Road. Said project area is located in the Southwest Quarter of Section 16, Township 1 South, Range 2 West of the Gila & Salt River Meridian, Maricopa, Arizona. **Ardurra** will utilize an aerial mapping subconsultant (**TruGeo**) to produce said topographic survey basemap. Please see TruGeo's proposal below. Utilities within the project area will be collected by **Ardurra** field crews.

Field work shall be subject to the following:

- **Horizontal control** – NAD83 Arizona State Plane, Central Zone coordinates, International Feet based on GDACS Survey for Township 1 South, Range 2 West. Ground Coordinates
- **Vertical control** – NAVD88 elevations based on elevations shown said GDACS Survey

The above-noted tasks can be separated into the following three (3) phases:

Phase-1: Office/Field – Overall & Aerial Mapping Control and Topographic Data Collection:

Ardurra will provide field survey work. To establish horizontal and vertical control. Field crews will search for and "tie-into" Section and Quarter Section corners for the Southwest Quarter of Section 16 as shown on said GDACS survey for Township 1 South, Range 2 West recorded in Book 656, Page 45, MCR. Six (6) Aerial Panel Points (*targets*) will be set at positions determined by **TruGeo** to aid in their mapping process. Field crews also search for and "tie-into" – if present – corners of said Southwest Quarter (if not tied-into for control above) which encompasses the site. Centerline monumentation for interior roadways shown on said final plat for Grand View Ranches, as well as Rainbow Valley Road and Carver Road will be collected, if present.

GROUND Topographic data collection for at and above-grade utilities within the yellow-outlined area may include the following, if present but not limited to:

- Water Valves (*with top of nut*)
- Manholes (*with inverts and directions*)
- Light Poles
- Visible above-grade utilities such as power poles, fire hydrants and transformers

PHOENIX: 1901 N. Central, Suite 900, Phoenix, AZ 85004 | P: 602-263-1177
MESA: 2152 S. Vineyard, Suite 117, Mesa, AZ 85210 | P: 480-539-7497
www.ardurra.com

- Drainage structures such as head walls, culverts, scuppers and rip-rap areas
- Irrigation valve boxes
- Water meters

One file containing utilities will be provided to **TruGeo** for use in their production of deliverables. A "2D" file containing only "flattened" (zero elevation) planimetric linework, as well as symbols for point data at zero elevation. No point data is included in this file.

TruGeo to utilize contents of **Ardurra** -"2D" file verbatim and without modification unless portions are patently incorrect or inconsistent with remainder of file/surface.

EXCLUSIONS

- "Blue-Stake" underground utility marking request/coordination
- No "Blue-Stake" markings will be collected.
- Finished-floor elevations.

UNDERSTANDINGS

- **Client** to provide written (or e-mailed) permission to **Ardurra** for entry into project area.
- **Ardurra** to provide **Client** with one .dwg file containing the "at and above-ground" utilities in the yellow-outlined area as noted above.
- If it is found that the GDACS benchmarks (noted above) are not readily available in or around the project area **Ardurra** will utilize NOAA's Online Positioning User's Service (OPUS) to establish horizontal and vertical control for the project. The data provided by this service is identical to what NGS benchmarks provide. **Ardurra** will collect "static" GPS data for an "open" data collection "control point" of our choosing and send it to NOAA for processing. NOAA will provide coordinates and elevations for this "control point." **Ardurra** would then adjust the (previously) collected utility topographic data and aerial control panels.

Phase-2: Office – Aerial Topographic Survey Base Mapping

Ardurra will provide aerial and ground survey work to produce one topographic survey base map for the project area. The mapping is for the design of water improvements. Again, aerial survey mapping and photogrammetry will be performed by **TruGeo**. **Ardurra** will coordinate as necessary with **TruGeo** to ensure timely flight and to reception of deliverables. Please refer to **TruGeo's scope of work** below for more detail. Mapping will include pertinent features including, but not limited to, edge of pavement, curb, gutter, median, driveways, fences, walls, mailboxes, sidewalks, signage, utility boxes, building-type structures, Drainage-type structures, manholes, poles, guys, fire hydrants, approximate location of large plants and trees and other visible above ground features. **TruGeo** anticipates completing this project in 12-14 consecutive working days after date of photography or receipt of control survey data, whichever is later. Mapping will be delivered in **Autodesk Civil3D**. See **DELIVERABLES** below.

Phase-3: Office – Right-of-Way/Parcel Base Mapping

Ardurra will produce one (1) base map/drawing including existing parcel and right-of-way line work for all of Grand View Ranches and said above-noted adjacent roadways within the yellow-outlined project area. Any available Sectional/centerline monumentation found in the field will also be included. As requested, **Ardurra** will calculate parcel and right-of-way line work for the project area from information shown and available on recorded plat maps, surveys and legal descriptions available from the Maricopa County Recorder's Office.

UNDERSTANDINGS

- Maricopa County Assessor's Parcel Number (APN), Owner's Name and recording information will be shown for the parcels.
- Other labels will include recording information for right-of-way creation (if available), Plat recording information, and Subdivision Lot & Tract Number.
- The only easements included on the map will be those displayed or noted in said Recorded plat maps, surveys and legal descriptions available from the Maricopa County Recorder's Office for the project area.

DELIVERABLES: To **Client** from **Ardurra** and **TruGeo**.

Aerial Topographic Survey Base Mapping – See Phase-2 above.

.dwg file for 2D drawing.

.dwg file for 3D drawing

.dwg file for DTM

.dwg file for Surface

.dwg file for TIN

.tiff file for aerial images

Field Topographic Survey Data Collection for Utilities - See Phase-1 above.

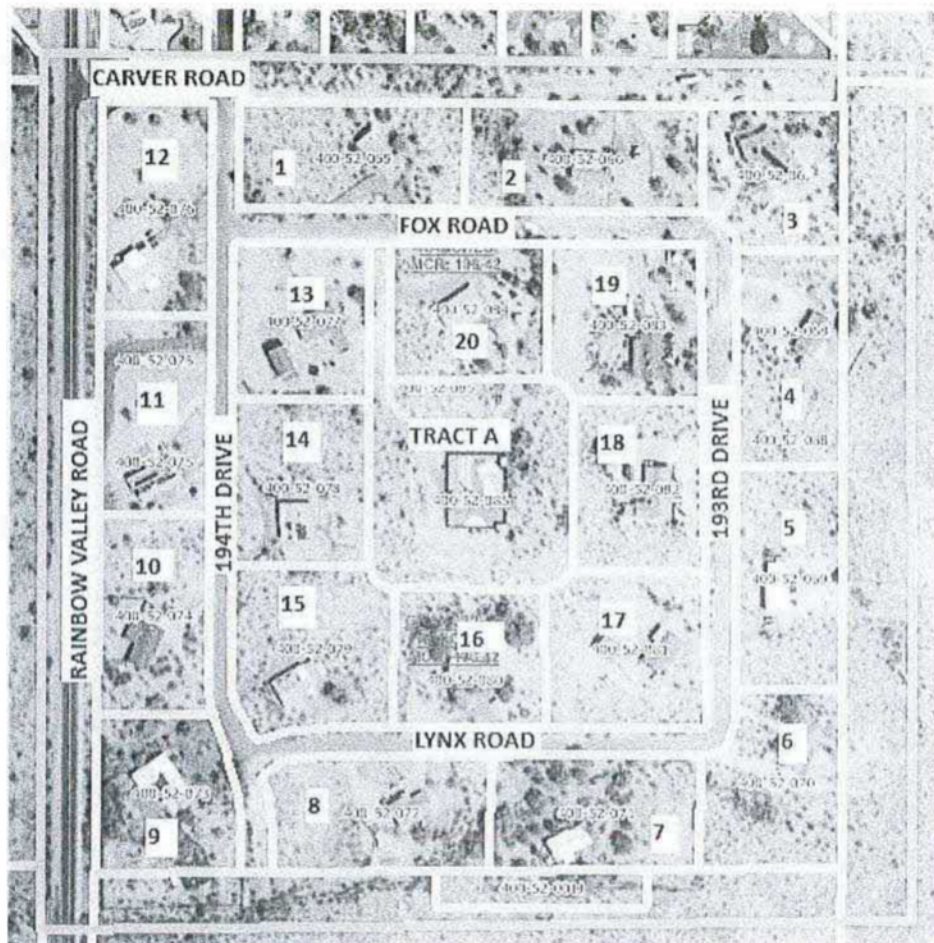
.dwg file containing points and linework for at and above-ground utilities.

Right-of-Way/Parcel Base Mapping – See Phase-3 above.

.dwg file of ROW/Parcel base map.

FEE = \$16,985.00 (Lump Sum)

FIGURE No. 1





TRUGEO, LLC

(602) 738-5010
leslater@trugeo.org
September 13, 2025

Mr. Troy A. Ray, RLS
Ardurra Group, Inc.
1001 North Central Avenue, Suite 900
Phoenix, Arizona 85004

Subject: Aerial Mapping Proposal for Grandview Water Company

Thank you for inviting **TruGeo, LLC** to respond to your request for geospatial services associated with the Grandview Water Company Project.

Project Site Description

The site is located in Buckeye, Arizona. The property measures approximately 50 acres in size.

Scope of Work

TruGeo, LLC will acquire 5cm, high resolution digital imagery utilizing the Phase One iXM-SP150 imaging platform.

	No. of Flight Lines	No. of Exposures	No. of Models
5cm Imagery	1	4	3
LiDAR	No. of Swaths N/A	Flight Distance -- nm	Flight Time --min --sec

From the above referenced data, 40 scale, one (1') foot topographical information, planimetric detail and digital orthophoto at a resolution of 0.25' pixel resolution will be generated.

Photogrammetric mapping accuracies shall meet or exceed generally accepted guidelines established by the American Society of Photogrammetry and Remote Sensing (ASPRS).

Aerial Control Requirements

Ardurra will establish aerial panel points and associated coordinates for the locations indicated in the attached KMZ file. For this project, 6 aerial panel points are required. Aerial targets should measure approximately 6" in width and measure approximately 6' in total length (3' legs).

Delivery of control to **TruGeo, LLC** should be a .csv formatted file. Specific requirements, dependent upon the final coordinate system utilized, may be requested to ensure proper coverage of the subject properties.

Deliverables

Deliverables will consist of a 2D topographical mapping file, a 3D topographical mapping file, DTM, TIN, and Surface (contours) along with the .tif image, .tfx file and .dwg image limits file which will allow for bringing the image into its proper geographic location.

Schedule

Estimated delivery schedules are based on consecutive working days. TruGeo, LLC anticipates completing this project 12-14 consecutive working days after acquisition of aerial imagery or receipt of the aerial control coordinate file, whichever comes last.

Please note that certain conditions or circumstances such as weather or air space restrictions may cause delays which are not in our control. In such cases, TruGeo, LLC will maintain continual communication with Ardurra.

Total Fees: \$ 2,990.00

Payment Schedule

Payment terms are Net 30 days.

Your signature below indicates your acceptance of the scope of work, terms of the proposal, and serves as out Notice to Proceed.

Sincerely,



Owner

Accepted by:
Ardurra Group, Inc.

Troy A. Ray, RLS

Client Project Number

Exhibit A

M A R I C O P A C O U N T Y

