

**PETITION REQUESTING THE ESTABLISHMENT OF THE SAN PEDRO DOMESTIC WATER
IMPROVEMENT DISTRICT OF COCHISE COUNTY, ARIZONA**

The undersigned real property owners (Petitioners), as set forth in Exhibit A, hereby petition the Board of Supervisors of Cochise County, Arizona (County), to enter its final order (Resolution) forming a domestic water improvement district acting pursuant to the provisions of Title 48, Chapter 6, Arizona Revised Statutes (A.R.S.), as amended (Improvement District Act).

1. Petitioners propose to organize a domestic water improvement district to be named "San Pedro Domestic Water Improvement District" (District).
2. The proposed District boundaries within the County are delineated by legal description in Exhibit B and map in Exhibit C (Property).
3. The District is needed to construct, operate, and maintain a domestic water system and other local improvements, such as wastewater systems at some point in the future, within the Property. The formation of the District and the construction, operation, and maintenance of the improvements will promote public convenience, necessity and welfare. All of the Property will be benefited by these improvements, which are generally outlined in Exhibit D.
4. The District is not wholly or partially within: (1) the boundaries of an existing service territory of a public service corporation that provides domestic water or wastewater services as defined by a certificate of convenience and necessity issued by the Arizona Corporation Commission (Commission); or (2) the boundaries of a proposed service territory of public service corporation that provides domestic water or wastewater services as defined by an application for a certificate of convenience and necessity that is pending before the Commission or that has been considered by the Commission within one year before the date this petition is filed.
5. The District shall be a special purpose district and a municipal corporation for all applicable purposes. These purposes consist of, but are not limited to, the purposes prescribed in § 48-909(A)(6) as well as the related powers prescribed in A.R.S. § 48-909(B), and A.R.S. § 48-910.
6. Petitioners acknowledge that the formation of the District may result in the levy of ad valorem taxes, assessments, and other charges to pay the costs of improvements constructed or acquired by the District and for their operation and maintenance, and that the Property and its owners will be subject to the ordinances, resolutions, and other laws of the District. Petitioners also understand and consent that taxes may be levied on a square footage basis pursuant to A.R.S. § 48-955.
7. This Petition is signed by each and every owner of Property within the proposed District boundaries and a copy of a recent title search showing land ownership is attached hereto as Exhibit E.
8. Petitioners request that the Board of Supervisors determine that the District be governed by a board of directors composed of three members. Petitioners recommend the following property owners serve as the initial directors: (1) Dr. Mark Kartchner; (2) Marion Kartchner; and (3) Kevin Keith Kartchner.
9. Election dates shall be the county wide general election date of each even numbered year, beginning November 2014, and terms of the applicable class shall expire on December 31 following the election.
10. The Petitioners represent and understand that this Petition: (1) constitutes a binding obligation; (2) has been validly authorized and executed as verified in Exhibit F; (3) requests that the Board of Supervisors establish the District boundaries in accordance with Exhibit B; and (4) is signed by each and every landowner to be in the District, and such owners hereby waive any requirements of posting, publication, mailing, notice, and hearing otherwise required by the Improvement District Act in connection with the adoption of the Resolution; and therefore, the County may, on receipt of this Petition, declare and order the District formed and the directors designated without being required to comply with any such provisions for posting, publication, mailing, notice or hearing.

EXHIBIT A

PETITION SIGNATURES

PLEASE INCLUDE YOUR NAME, ADDRESS AND PROPERTY INFORMATION. INDICATE THAT YOU ARE A PROPERTY OWNER AND SIGN ON THE SIGNATURE LINE.

Name of Petitioning Landowner: Pomerene River Estates, LLC
Land Owned by Petitioning Landowner: Land legally described in Exhibit E
Percentage of Land Owned: Undivided 100%
Signature of Landowners' Authorized Representative:

Mark Kartchner
Owner of Pomerene Ranch Estates, LLC
By Dr. Mark Kartchner, Manager

Date: 9/6/13

Name of Petitioning Landowner: Pomerene River Estates, LLC
Land Owned by Petitioning Landowner: Land legally described in Exhibit E
Percentage of Land Owned: Undivided 100%
Signature of Landowners' Authorized Representative:

Marion Kartchner
Owner of Pomerene Ranch Estates, LLC
By Marion Kartchner, Member

Date: 9-26-13

Name of Petitioning Landowner: Pomerene River Estates, LLC
Land Owned by Petitioning Landowner: Land legally described in Exhibit E
Percentage of Land Owned: Undivided 100%
Signature of Landowners' Authorized Representative:

Kevin Keith Kartchner
Owner of Pomerene Ranch Estates, LLC
By Kevin Keith Kartchner, Member

Date: 9/27/13

EXHIBIT B
LEGAL DESCRIPTION



**LEGAL DESCRIPTION
San Pedro Domestic
Water Improvement District**

That portion of Sections 21 and 28 of Township 16 South, Range 20 East, Gila and Salt River Meridian, Cochise County, Arizona, described as follows:

All of said Section 21 lying westerly of Pomerene Road

EXCEPT that portion of the Northwest Quarter of said Section 21 described as follows:

BEGINNING at the Northwest corner of said section;

THENCE Easterly of the north line of said section a distance of 1170 feet;

THENCE S 17°33', a distance of 830 feet;

THENCE Southerly a distance of 1378 feet;

THENCE Westerly 1370 feet to the west line of said section;

THENCE Northerly along said west line a distance of 2174 feet, more or less, to the **POINT OF BEGINNING**.

And

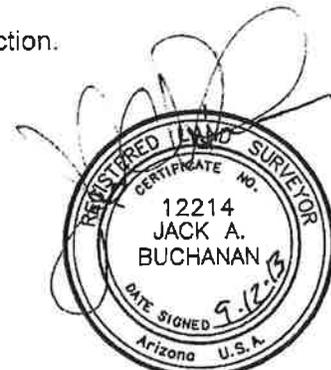
All of the North one-half of said Section 28 lying North and East of the north bank of the San Pedro River,

EXCEPT the East one-half of the Northeast Quarter of said section.

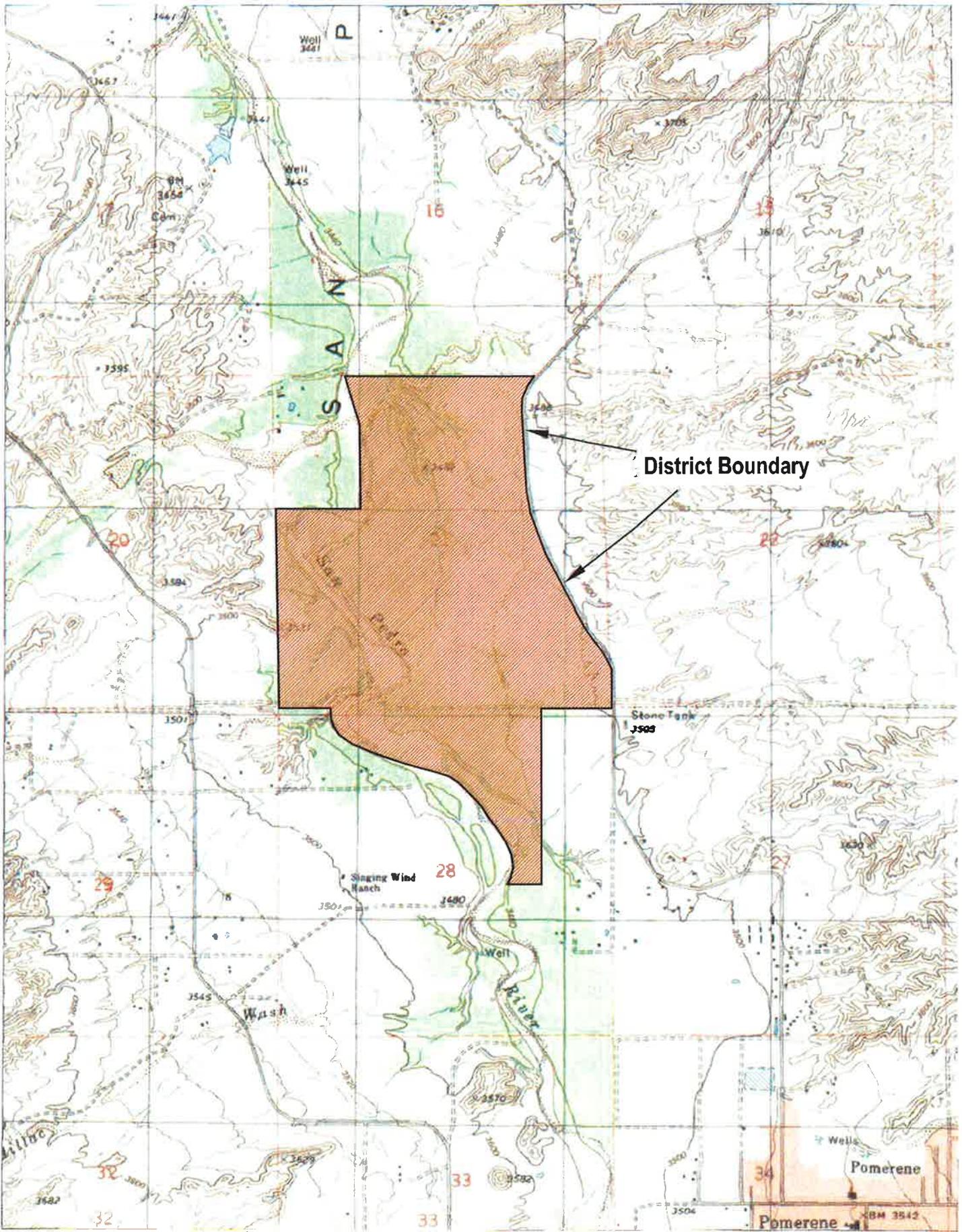
Prepared by:

THE WLB GROUP, INC.

Jack A. Buchanan, RLS
JAB:

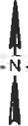


EXPIRES 3/31/2014
(INDICATES RENEWAL DATE)



District Boundary

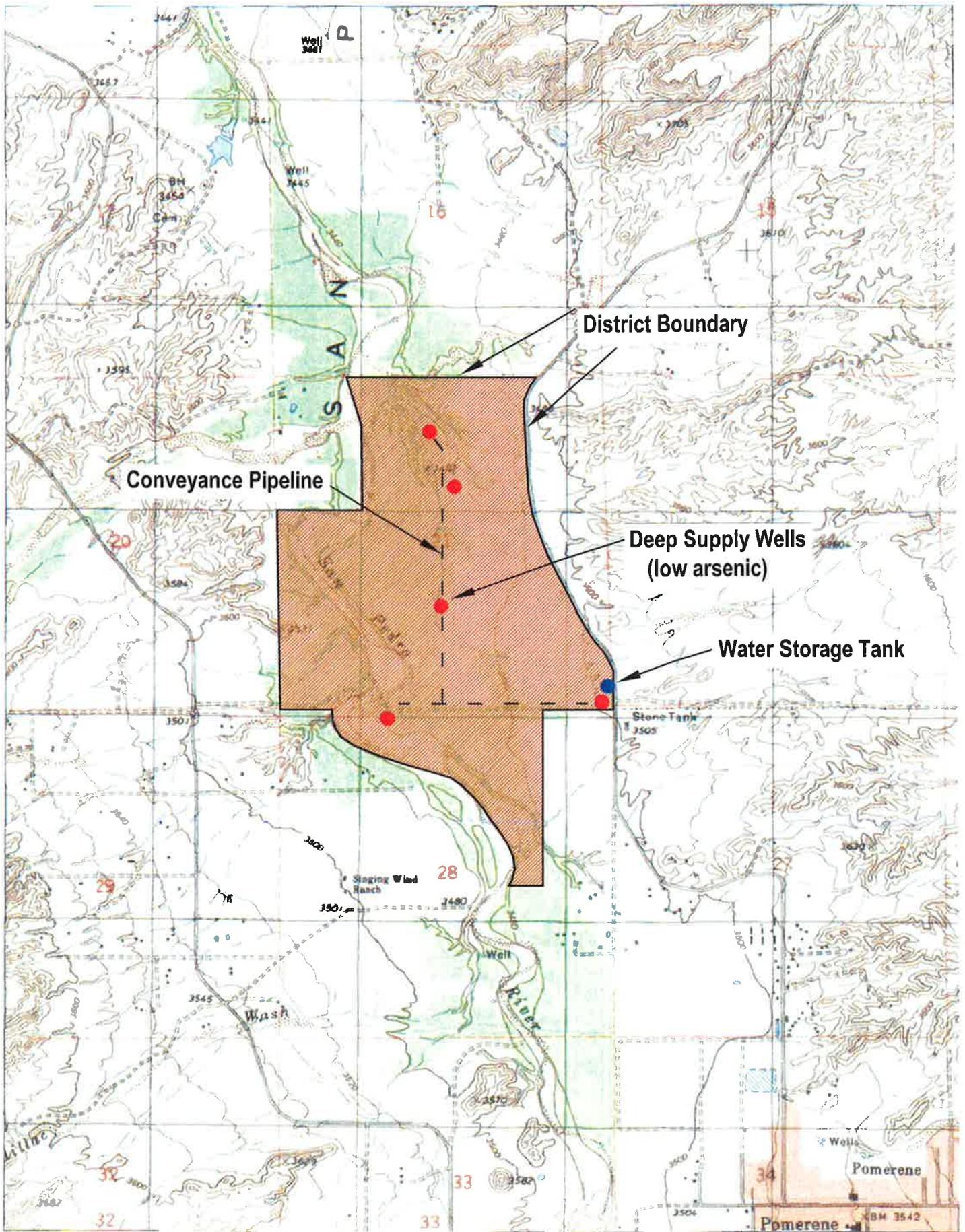
0 2000
Scale - Feet



San Pedro Domestic Water Improvement District

EXHIBIT D

GENERAL DESCRIPTION OF IMPROVEMENTS



0 2000
Scale - Feet



**Description of Water System Improvements
(San Pedro Domestic Water Improvement District)**

2013 PROPERTY TAX NOTICE

PARCEL #	AREA CODE	PRIMARY TAX RATE PER \$100 ASSESSED VALUE	SECONDARY TAX RATE PER \$100 ASSESSED VALUE	IRRIGATION DISTRICT % PER ACRE	PRIMARY PROPERTY TAX	
208-59-012C 1	0900	9.4221	3.0754		739.27	
					LESS STATE AID TO EDUCATION	0.00
					NET PRIMARY PROPERTY TAX	739.27
					SECONDARY PROPERTY TAX	241.29
					SPECIAL DISTRICT TAX	0.00
					TOTAL TAX DUE FOR 2013	980.56

LIMITED LAND, BLDGS, ETC
 LIMITED PERSONAL PROPERTY
 FULL CASH LAND
 FULL CASH BLDINGS, ETC
 FULL CASH PERSONAL PROPERTY
 FULL CASH (SECONDARY) TOTALS

VALUE IN DOLLARS	ASSTMT %	ASSESSED VALUE	EXEMPTIONS	TAX RATE	TAX
49,035	16.0	7,846	0	9.4221	739.27
0	0.0	0	0	0.0000	0.00
49,035		7,846	0	3.0754	241.29
49,035	16.0	7,846	0	0.0000	0.00
0	0.0	0	0	0.0000	0.00
0	0.0	0	0	0.0000	0.00
49,035		7,846	0		241.29

JURISDICTION	2012 TAXES	2013 TAXES
02000 COCHISE COUNTY	206.15	206.19
02001 STATE SCHOOL TAX EQU	37.00	40.19
07009 BENSON SD #9	423.01	475.38
08150 COCHISE COUNTY JUNIO	135.94	145.21
10252 SAN PEDRO VALLEY HOS	57.71	70.61
11900 FIRE DISTRICT ASSIST	7.10	7.28
14900 COCHISE COUNTY LIBRA	11.40	11.41
15000 COCHISE COUNTY FCD #	20.37	20.37
30000 COCHISE CNTY JOINT T	3.92	3.92

0087417
 STATUS ADDRESS:
 LEGAL DESCRIPTION:
 FOR REF BY REF BY SURVEY BY 1/23/04 PCL 2 39-092AC PCL
 3 40-092AC PCL A 100-092AC PCL B 41-092AC PCL C
 42-092AC PCL D 43-092AC PCL E 44-092AC PCL F 45-092AC PCL G
 46-092AC PCL H 47-092AC PCL I 48-092AC PCL J 49-092AC PCL K
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 730-092AC PCL ZX 731-092AC PCL ZY 732-092AC PCL ZZ

This is the only notice you will receive.
 Catherine L Traywick
 Cochise County Treasurer
 PO Box 1778
 Bisbee AZ 85603-2778
THIS IS A CALENDAR YEAR TAX NOTICE

TOTALS 902.80 980.56

PAYMENT INSTRUCTIONS
 To pay the 1st half, send the 1st half coupon with your payment postmarked no later than Nov. 1, 2013. To pay the 2nd half installment, send the 2nd half coupon with your payment postmarked no later than May 1, 2014. To pay taxes for the full year, send the 1st half coupon with your payment postmarked no later than Dec. 31, 2013 and no interest will be charged for current year.

Make your check payable to and mail to:
 Catherine L Traywick
 Cochise County Treasurer
 PO Box 1778
 Bisbee AZ 85603-2778

208-59-012C 1
 0023694 01 AV 0.357 **AUTO T2 C 0786 85749-877140

 POMERENE RIVER ESTATES LLC
 3040 BEAR CANYON DR
 TUCSON AZ 85749-8771

PAGE 0001 OF 0001 00029339 3

THERE WILL BE A CHARGE FOR EACH RETURNED CHECK
 AND YOUR TAXES WILL REVERT TO AN UNPAID STATUS.

PLEASE INCLUDE YOUR
 PARCEL NUMBER
 ON YOUR CHECK.

DETACH AND RETURN WITH PAYMENT

Make check payable to:
 Catherine L Traywick
 Cochise County Treasurer
 PO Box 1778
 Bisbee AZ 85603-2778
 Payment in U.S. FUNDS ON

2013 FIRST HALF PAYMENT COUPON

Due October 1, 2013, Delinquent after November 1, 2013

POMERENE RIVER ESTATES LLC
 Parcel Number: 208-59-012C 1 Roll Number: 0087417
 Delinquency Date First Half Payment
 Penalty for late payment is 16% per year prorated monthly as of the 1st day of the month for payments postmarked after **5:00 P.M. November 1, 2013** (ARS 42-18052 and ARS 42-18053).

Remit one full year payment by **Dec. 31, 2013** and no interest will be charged for current year. Mail full year payment with 1st half coupon.


 Catherine L Traywick
 Cochise County Treasurer
 PO Box 1778
 Bisbee AZ 85603-2778

ARIZONA

2013 PROPERTY TAX NOTICE

PARCEL #	AREA CODE	PRIMARY TAX RATE PER \$100 ASSESSED VALUE	SECONDARY TAX RATE PER \$100 ASSESSED VALUE	IRRIGATION DISTRICT \$ PER ACRE	PRIMARY PROPERTY TAX	
208-61-007A 4	6470	10.1316	1.8154		162.11	
					LESS STATE AID TO EDUCATION	0.00
					NET PRIMARY PROPERTY TAX	162.11
					SECONDARY PROPERTY TAX	29.03
					SPECIAL DISTRICT TAX	0.00
					TOTAL TAX DUE FOR 2013	191.14

0087455
 STREET ADDRESS:
 LEGAL DESCRIPTION:
 IN 02 SEC 26 THE RESULT OF A SURVEY RECORDED IN 6
 BY ROSA BARR AND PCL 1 (00-28842), PORT OF NAVAJO
 TRACT LYING IN A 1/2 OF SAN PEDRO RIVER AND PCL 2, 18
 A TRACT IN TRACT AND PCL 3 (18-88240) ALL IN SE
 QTR 16 30 TOTAL 167.83 AC AN ACRES AD. BY VICE
 10-22-01 10-24-10-05 BY 85-64440-613 4400 BBL 10

JURISDICTION	2012 TAXES	2011 TAXES
02000 COCHISE COUNTY	42.07	42.06
02001 STATE SCHOOL TAX EQU	7.54	8.19
06064 POMERENE SD #64	72.18	82.25
08150 COCHISE COUNTY JUNIO	27.72	29.61
10252 SAN PEDRO VALLEY HOS	11.77	14.40
11211 POMERENE FD	12.62	6.68
11900 FIRE DISTRICT ASSIST	1.44	1.48
14900 COCHISE COUNTY LIBRA	2.33	2.32
15000 COCHISE COUNTY FCD #	4.15	4.15

This is the only notice you will receive.
 Catherine L Traywick
 Cochise County Treasurer
 PO Box 1778
 Bisbee AZ 85603-2778
THIS IS A CALENDAR YEAR TAX NOTICE

TOTALS	181.82	191.14
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208-61-007A 4
 0023695 01 AV 0.357 **AUTO T2 0 0786 85749-877140
 PAGER 0001 OF 0001 00028340 3
 POMERENE RIVER ESTATES LLC
 3040 N BEAR CANYON DR
 TUCSON AZ 85749-8771

PAYMENT INSTRUCTIONS
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2013 FIRST HALF PAYMENT COUPON
Due October 1, 2013, Delinquent after November 1, 2013
 POMERENE RIVER ESTATES LLC
 Parcel Number: 208-61-007A 4 Roll Number: 0087455
Delinquency Date First Half Payment
 Penalty for late payment is 16% per year prorated monthly as of the 1st day of the month for payments postmarked after **5:00 P.M. November 1, 2013** (ARS 42-18052 and ARS 42-18053).

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 DETACH AND RETURN WITH PAYMENT
Make check payable to:
 Catherine L Traywick
 Cochise County Treasurer
 PO Box 1778
 Bisbee AZ 85603-2778
 Payment in U.S. FUNDS ONLY

Remit one full year payment by **Dec. 31, 2013** and no interest will be charged for current year. Mail full year payment with 1st half coupon.

Catherine L Traywick
 Cochise County Treasurer
 PO Box 1778
 Bisbee AZ 85603-2778

EXHIBIT F

**VERIFICATION OF PROPERTY OWNER REGARDING SUFFICIENCY OF
PETITION FOR ESTABLISHMENT OF IMPROVEMENT DISTRICT**

**SAN PEDRO DOMESTIC WATER IMPROVEMENT DISTRICT
OF COCHISE COUNTY, ARIZONA**

**VERIFICATION OF PROPERTY OWNER
REGARDING SUFFICIENCY OF PETITION
FOR ESTABLISHMENT OF IMPROVEMENT DISTRICT**

STATE OF ARIZONA)
) ss.
COUNTY OF PIMA)

I, the undersigned, being first duly sworn, on oath depose and say: that I am the Manager of Pomerene River Estates, LLC ("PRE"); that the facts stated in the foregoing petition are true; that PRE owns real estate within the boundaries of the proposed San Pedro Domestic Water Improvement District ("District"); that duly authorized and on behalf of PRE I signed the foregoing petition with regard to the real estate within the proposed District; and that I have examined attached copies of the petition and hereby verify that the signatures thereto are, to the best of my knowledge, the genuine signatures of the owners of land, or their authorized representatives, within the District.

Mark Kartchner
By Dr. Mark Kartchner, Manager
Pomerene River Estates, LLC

Acknowledged before me this 27 day of September, 2013, by Dr. Mark Kartchner as Manager of Pomerene River Estates, LLC.

Debra C McGraw
Notary Public
My commission expires on:

