



2355 West Pinnacle Peak Road, Suite 300  
Phoenix, AZ 85027 USA  
[epcor.com](http://epcor.com)

March 13, 2025

Joe Brady  
LRG Investments  
822 A1A North, Suite 310  
Ponte Vedra Beach  
Sent via e-mail to: [travis.white1@crashchampions.com](mailto:travis.white1@crashchampions.com)

Re: Will Serve Letter for Water Service  
APN 501-44-993 (the "Property")

Dear Joe,

This letter is in response to your request for a Will-Serve Letter from EPCOR Water Arizona Inc. ("EPCOR") for the Property shown in Exhibit A. EPCOR confirms that the Property is located within the area encompassed by EPCOR's Certificate of Convenience and Necessity ("CC&N"), and is specifically located within EPCOR's Agua Fria District. EPCOR will provide water service to the Property in accordance with EPCOR's tariffs, the Arizona Corporation Commission's rules and regulations, and, if applicable, the terms and conditions of a Main Extension Agreement. It is the applicant's responsibility to design and construct, at its sole cost, the necessary water service facilities (the "Facilities") to serve the Property subject to EPCOR's approval.

The design of the Facilities must comply with EPCOR's standard specifications and the Arizona Department of Environmental Quality's rules and regulations. The applicant shall not begin construction of any part of the Facilities for the Property without the prior written approval of such construction by EPCOR.

This letter does not independently create any rights or obligations in either the applicant or EPCOR and is provided to the applicant for information only. Any agreement between the applicant and EPCOR for service to the Property must be memorialized in a written agreement, signed and delivered by their respective authorized representatives prior to construction.

A.R.S. 45-576 requires a person who proposes to offer subdivided land for sale in Active Management Areas, not served by a designated provider, to obtain a Certificate of Assured Water Supply ("CAWS") from the Arizona Department of Water Resources. This letter is not an indication that the requirement to obtain a CAWS has been met.

Please contact me if you have any questions at (480) 815-3823 or at [planreview@epcor.com](mailto:planreview@epcor.com)

Sincerely,

A handwritten signature in black ink, appearing to read "M. Christensen".

Molly Christensen  
Project Support Specialist  
Developer Services

**EXHIBIT A**  
Location of Property

