

**PURCHASE AND SALE AGREEMENT  
FOR  
LONG TERM STORAGE CREDITS**

This Purchase and Sale Agreement is made this 4<sup>th</sup> day of June, 2020, (the "Effective Date"), between and among the Central Arizona Water Conservation District ("CAWCD"), a multi-county water conservation district organized and existing under the laws of the State of Arizona, and the Tohono O'odham Nation ("Nation"), a federally recognized Indian Tribe.

**RECITALS**

A. CAWCD operates the Central Arizona Project ("CAP"). CAWCD also provides replenishment services to member lands and member service areas under authorities provided in Title 48, Chapter 22, Article 4 of the Arizona Revised Statutes. These replenishment authorities are commonly referred to as the Central Arizona Groundwater Replenishment District ("CAGRDR"). CAGRDR is not a separate legal entity, but functions within and is operated by CAWCD.

B. CAWCD desires to purchase Long-Term Storage Credits developed by the Nation pursuant to Arizona Revised Statutes Title 45, Chapter 3.1, for the benefit of CAGRDR member lands and member service areas.

C. The Nation is willing to sell and transfer certain Long-Term Storage Credits to CAWCD under the price, terms and conditions set forth herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, and intending to be legally bound, the parties hereby agree as follows:

**ARTICLE 1  
DEFINITIONS**

As used in this Agreement, the following terms, when capitalized, shall mean:

1. "ADWR" means the Arizona Department of Water Resources.
2. "Agreement" means this Purchase and Sale Agreement for Long-Term Storage Credits.
3. "CAGRDR" means the Central Arizona Groundwater Replenishment District, the replenishment authority operated by CAWCD.

4. "CAGRD's Account(s)" means (i) the long-term storage account established pursuant to Arizona Revised Statutes § 45-859.01 for the Phoenix Active Management Area, Account No. 70- 441120.0001; or (ii) the long-term storage account established pursuant to Arizona Revised Statutes § 45-859.01 for the Tucson Active Management Area, Account No. 70- 411120.0001.
5. "CAWCD" means the Central Arizona Water Conservation District.
6. "Long-Term Storage Credit" is as defined in Arizona Revised Statutes § 45-802.01(11).
7. "Long-Term Storage Credit Transfer Form" is a form, approved by ADWR, to effectuate the assignment of Long-Term Storage Credits, as defined in Arizona Revised Statutes § 45-854.01(B), and more specifically described in Article 3 below.
8. "Nation" means the Tohono O'odham Nation.
9. "Nation's Long-Term Storage Account(s)" means the Long-Term Storage accounts established pursuant to Arizona Revised Statutes § 45-852.01 in Nation's name, including Tucson AMA Account No. 70-084101.0000 and Phoenix AMA Account No. 70-441218.0000

## **ARTICLE 2 PURCHASE OF LONG-TERM STORAGE CREDITS**

- 2.1 2020 Sale and Purchase. Subject to the terms and conditions of this Agreement, the Nation agrees to sell, transfer and assign and CAWCD agrees to purchase, accept and pay for 25,000 acre-feet of Long-Term Storage Credits in 2020, as set forth in Exhibit A.
- 2.2 2021 Sale and Purchase. Subject to the terms and conditions of this Agreement, the Nation agrees to sell, transfer and assign and CAWCD agrees to purchase, accept and pay for 25,000 acre-feet of Long-Term Storage Credits in 2021, as set forth in Exhibit A.
- 2.3 Type of Water. It is the intent of the parties that all Long-Term Storage Credits purchased and sold under this Agreement shall retain the identity of the source of water used to generate such Long-Term Storage Credits.
- 2.4 Long-Term Storage Credits. The Long-Term Storage Credits to be sold by the Nation were stored at the underground storage facility(s), under the ADWR Facility Permit and ADWR Water Storage Permit set forth in Exhibit A hereto.

2.5 Annual Purchase Price. The Annual Purchase Price for the Long-Term Storage Credits to be transferred pursuant to this Agreement will be adjusted from the first to second year of this Agreement. The purchase price for the 25,000 acre-feet of Long-Term Storage Credits to be sold by the Nation in 2020 under this Agreement is \$6,250,000.00. The purchase price was calculated using a per-credit price of \$250.00. The purchase price for Long-Term Storage Credits to be sold by the Nation in 2021 shall be based on an escalated per-credit price, to be calculated as follows:

Purchase Price = [Quantity of credits purchased] \* [\$250 + (\$250 \* Percentage Increase in Published CAP Rate)]; where

Percentage Increase in Published CAP Rate = (CAP Published Excess Water Rate, 2021 – CAP Published Excess Water Rate, 2020) ÷ CAP Published Excess Water Rate, 2020;

And CAP Published Excess Water Rate is the rate shown on the Published CAP Rate Sheet for 2021 for Excess Water, which is comprised of the Capital Charge for Municipal & Industrial Subcontracts, the Fixed OM&R, and the Pumping Energy Charge

By way of example only, if the CAP Published Excess Water Rate in 2021 is \$217 and the CAP Published Excess Water Rate for 2020 is \$211, the per credit price in 2021 would be:  $\$250 + \$250 * ((\$217 - \$211) \div \$211) = \$257.11$

### **ARTICLE 3 TIME AND MANNER OF TRANSFER**

3.1 Long-Term Storage Credit Transfer Form. To evidence the transfer of Long-Term Storage Credits in 2020, the Nation and CAWCD shall complete, sign and deliver the Long-Term Storage Credit Transfer Form to ADWR within 10 business days of full execution of this Agreement. A copy of the Long-Term Storage Credit Transfer Form is attached as Exhibit B to this Agreement. After the Nation has executed and delivered the Long-Term Storage Credit Transfer Form to CAWCD, CAWCD shall promptly deliver the fully executed Long-Term Storage Credit Transfer Form to ADWR.)

CAWCD shall confer with the Nation by January 31, 2021 to determine the date for completion of the Long-Term Storage Credit transfer for 2021.

3.2 Additional Actions and Documentation. CAWCD shall pay any administrative fees established by ADWR to effectuate the transfer of the Nation's Long-Term Storage Credits into CAGR's Account(s). The parties shall cooperate to take such further actions and execute such further documents as may be determined by either party to be necessary or advisable in order to complete the transfer of the Long-Term Storage Credits contemplated by this Agreement.

**ARTICLE 4**  
**COMPLETION OF DELIVERY AND PAYMENT**

4.1 Completion of Delivery. Delivery of the Long-Term Storage Credits to be transferred pursuant to this Agreement shall be deemed complete when ADWR notifies CAWCD in writing that ADWR has received and accepted the Long-Term Storage Credit Transfer Form and intends to transfer the Long-Term Storage Credits from the Nation's Long-Term Storage Account to CAGR D's Account(s) ("ADWR Acceptance"). CAWCD and the Nation shall cooperate with ADWR to facilitate completion of such transfer by ADWR.

4.2 Payment. CAWCD shall pay the Nation the full purchase price amount in each year of this Agreement as calculated pursuant to Article 2.5 above, no later than 20 business days after ADWR Acceptance.

**ARTICLE 5**  
**REJECTION OR INVALIDATION OF**  
**TRANSFER**

5.1 Rejection or Invalidation of Transfer. If ADWR, pursuant to Arizona Revised Statutes § 45-854.01(C), rejects or invalidates any transfer or assignment of Long-Term Storage Credits made hereunder before CAWCD has paid for such Long-Term Storage Credits, CAWCD shall not be obligated to pay for the number of Long-Term Storage Credits affected by such rejection or invalidation. If such rejection or invalidation occurs after payment has been made by CAWCD, the Nation shall refund an amount equal to the number of Long-Term Storage Credits affected by such rejection or invalidation times the price per acre-foot for the affected Long-Term Storage Credits, as such price is established in Article 2.4 above. The Nation shall refund such amount within 30 business days after either CAWCD or the Nation receives any notice of rejection or invalidation from ADWR. CAWCD shall transfer and assign back to the Nation the number of credits affected by any such rejection or invalidation. The Nation's obligation to refund any payments under this Article 5 shall expire 30 calendar days after ADWR has issued a non-appealable final agency decision approving the transfer and assignment of the Long-Term Storage Credits into CAGR D's Account(s). The Parties' rights and obligations under this Article 5 shall remain in full force and effect, and shall survive termination of this Agreement for purposes of addressing a circumstance where ADWR rejects or invalidates any transfer of Long-Term Storage Credits made hereunder.

**ARTICLE 6**  
**EFFECTIVE DATE AND TERM**

6.1 Effective Date and Term. This Agreement shall be effective as of the date it has been executed by both parties hereto, which date is set forth in the introductory paragraph of this Agreement (the "Effective Date"). This Agreement shall stay in effect until all provisions under the Agreement have been met unless terminated earlier in accordance with Article 7.

**ARTICLE 7**  
**DEFAULT AND REMEDIES**

7.1 Default. The occurrence of any of the following events constitutes an event of default by a party to this Agreement:

7.1.1 The failure of either party to perform any term, covenant, or condition of this Agreement, if that failure continues for 30 days following the receipt of written notice from the other party.

7.1.2 (i) The filing by or against either party of a petition to have the party adjudged a bankrupt or a petition for reorganization or arrangement under any law relating to bankruptcy (unless, in the case of a petition filed against a party, the same is dismissed within 60 days); (ii) the making by a party of any general assignment for the benefit of creditors; (iii) the appointment of a trustee or receiver to take possession of substantially all of the party's assets, when possession is not restored to the party within 60 days; or (iv) the attachment, execution, or other judicial seizure of substantially all of a party's assets, where such seizure is not discharged within 60 days.

7.2 Remedies. If an event of default occurs, the non-defaulting party may immediately terminate this Agreement by written notice to the defaulting party and/or may pursue any other rights available to it in law or equity. The obligation of the defaulting party to pay any amounts due but unpaid as of the date of termination under this provision shall survive such termination.

**ARTICLE 8**  
**MISCELLANEOUS PROVISIONS**

8.1 Interpretation. This Agreement is governed by and must be construed and interpreted in accordance with and in reference to the laws of the State of Arizona, without regard to its conflicts of laws provisions. Any action to resolve any dispute regarding this Agreement shall be taken in a state court of competent jurisdiction located in Maricopa County, Arizona.

8.2 No Third-Party Beneficiaries. This Agreement is solely for the benefit of the parties and does not create, nor shall it be construed to create, rights in any third party unless expressly provided herein. No third party may enforce the terms and conditions of this Agreement.

8.3 Amendments. This Agreement may be modified, amended or revoked only by the express written agreement of the parties hereto.

8.4 Entire Agreement. This Agreement constitutes the entire agreement between the parties and no understandings or obligations not expressly set forth in this Agreement are binding upon the parties.

8.5 Waiver. No delay in exercising any right or remedy shall constitute a waiver unless such right or remedy is waived in writing signed by the waiving party. A waiver by any party of any right or remedy hereunder shall not be construed as a waiver of any other right or remedy, whether pursuant to the same or a different term, condition or covenant.

8.6 Captions. All captions, titles, or headings in this Agreement are used for the purpose of reference and convenience only and do not limit, modify, or otherwise affect any of the provisions of this Agreement.

8.7 Rules, Regulations and Amendment or Successor Statutes. All references in this Agreement to the Arizona Revised Statutes include all rules and regulations promulgated by ADWR under such statutes and all amendment statutes and successor statutes, rules, and regulations to such statutes, rules, and regulations.

8.8 Conflicts of Interest. The parties to this Agreement are hereby notified of A.R.S. § 38-511.

8.9 Severability. The provisions of this Agreement are severable to the extent that if any provision is held unenforceable under applicable law, the remaining provisions of the Agreement shall remain in effect, if the intent of the Agreement can be accomplished.

8.10 Indemnification. Each party to this Agreement is independently responsible in the event of its own negligence. Neither party agrees to indemnify the other party.

8.11 Notices. Except as otherwise required by law, any notice given in connection with this Agreement must be in writing and must be given by personal delivery, overnight delivery, or United States certified or registered mail. Any such notice must be addressed to the appropriate party at the following address (or at any other address as a party may hereafter designate by written notice given as required by this paragraph):

**CAWCD:**

For delivery use: c/o General Manager  
23636 N. 7<sup>th</sup> Street  
Phoenix, AZ 85024

For U.S. Mail use: c/o General Manager  
P.O Box 43020  
Phoenix, AZ 85080-3020

**TOHONO O'ODHAM NATION:**

For U.S Mail use: Tohono O'odham Nation  
P.O Box 837  
Sells, Arizona 85634  
Attn: Attorney General

Notice is deemed to have been given on the date on which notice is personally delivered, delivered to an overnight delivery service, or mailed. Notice is deemed to have been received on the date on which the notice is actually received or delivery is refused.

IN WITNESS WHEREOF, the parties to this Agreement have executed this Agreement as of the date first set forth above.

**CENTRAL ARIZONA WATER CONSERVATION DISTRICT**

By: 

Its: President

ATTEST:   
Secretary

**TOHONO O'ODHAM NATION, a federally recognized Indian tribe.**

By: 

Its: Chairman

APPROVED AS TO FORM 

**EXHIBIT A**  
**to**  
**Purchase and Sale Agreement for Long Term Storage Credits**

**LONG-TERM STORAGE CREDITS**

<b>Facility Name</b>	<b>ADWR Facility Permit No.</b>	<b>ADWR Water Storage Permit No.</b>	<b>ADWR Long-Term Storage Account No.</b>	<b>Credits (AF)</b>	<b>Water Source</b>
Pima Mine Road USF	71-557501	73-577501.0900	70-084101	5,000	CAP
Hieroglyphic Mountains USF	71-584466	73-584466.1300	70-441218	7,675	CAP
New Magma GSF	72-534888	73-534888.0900	70-441218	12,325	CAP



**EXHIBIT B**  
**to**  
**Purchase and Sale Agreement for Long Term Storage Credits**

**ADWR LONG-TERM STORAGE CREDIT TRANSFER FORM A.R.S. §45-854.01**