

SCHEDULE 2.1

OAKVIEW AVENUE WATER WORKS, INC.

LIST OF ASSETS **September 10, 2003**

GENERAL DESCRIPTION: The general description of the surrounding area with a 1,000-foot radius is an urban area with an ancillary amount of neighborhood commercial, a small amount of unimproved unused cemetery, and farmland.

WATER WELL FIELD: Two wells, each producing 55 to 60 GPM against atmospheric pressure. There is nothing in the water to cause unusual corrosion, such as H₂S.

FACILITY NUMBER: 1997210, T35N, R10E, 3rd PM, Section 14, Joliet Quadrangle

ACCESS: Oakview Ave., macadam and asphalt paved, maintained by Joliet Township

UTILITIES: Power by ComEd, no standby power, Natural gas is available, Central sewage collection is available.

OWNER: Oakview Ave. Water Works, Inc., an Illinois Corporation. The owner's agent is George F. Stourton, 412 Oakview Ave., Joliet IL 60433-2028, The water plant site and the recent construction of water main improvements is owned by George Stourton Company, which leases same to Oakview.

LEGAL DESCRIPTION of the water plant site: Lot 75 in Oak Highlands Subdivision in the East Half of the Southeast Quarter of Section 14, Township 35 North, Range 10 East of the Third Principal Meridian, Will County, Illinois, PIN. 07-14-401-001

DESIGN ENGINEER and Land Surveyor: George F. Stourton, 412 Oakview Ave., Joliet IL 60433-2028, Phone: 815-727-5629, Page 708-661-4038

MUNICIPALITY: None, except that a few customers lie within the City of Joliet (see service area maps).

DEVELOPERS: No recent developer, some growth possibilities exist. Refer to exhibit showing vacant lots.

EXISTING ORDINANCE: The existing Ordinance was recorded January 21, 1993 as Document R93-00608 in the Deed Records of Will County. An amendment to the ordinance will be filed in the same public records after completion of well No. 4. with locations of Wells 3 and 4, reference to the property lines, and location of the 400 foot setback line certified by a Professional Land Surveyor, with reference to P. A. 85-863 and IL Rev Stat. Ch 111112 pars 1001 et seq, as amended by PA. 85-863.

SERVICE AREA: See exhibit attached

TARIFF: Attached

LAST ANNUAL REPORT: Attached

EXISTING WATER PLANT SITE:

AQUIFER CODE: 5656, Shallow Bedrock, single aquifer, overlain by low permeability silty clayey till, Elliot Silt Loan,, 2 to 4 percent slope soil, Niagra Formation or Series, Silurian Silty Dolomitic Limestone, thinly covered.

SETBACKS AND SETBACK LINE:

Within 400 feet of the utility property:

The existing land use is residential.

The same area is also zoned residential by Will County,

A central sewage collection system serves the same area, and

No improperly abandoned wells are known to exist within the 400-foot radius.

The entire property lies within Zone X, outside the 500 year flood plain, Flood Insurance Rate map Panel 170, Map No. 17197C0170 E, dated September 6, 1995. The site lies at approx elevation 646, in the Hickory Creek drainage basin, where the 1% chance base flood elevation is 568 NGVD.

No septic tanks or effluent disposals lie within 75 feet of the well and there is no influence from surface water.

FIRE DEMAND: The service area of Oakview Ave. Water Works lies within the East Joliet Fire Protection District. The District does not use fire hydrants and uses tanker trucks. The design of distribution system does not include lie demand.

GENERAL DESCRIPTION: The general description of the surrounding area with a 1000-foot radius is an urban area with an ancillary amount of neighborhood commercial, a small amount of unimproved unused cemetery, and farmland.

Oakview wells 1 and 2, at other locations, were abandoned years ago. Well No. 3 lies on the same property as Well No. 4, about 90 feet distant from Well No. 4, on the same lot. For reference, historical data pertaining to Well No 3 is as follows:

Well No. 3

1979 (or 1989) note states that the water level is 70-foot depth, setting at 170-foot depth.

1979 note states that water level was 67 feet from the surface. Elevation from USGS Joliet Quadrangle shows a surface elevation of 638 feet. Water level, therefore, is 571 feet NGVD.

1984 note states that test was 40 to 66 GPM range against a 40 psi discharge line pressure.

1990(Nov) note states 5 HP produces about 60 GPM, no drop in water surface. Well 257 feet deep.

1992 note states pump test of 55 GPM for a running time of 1 hour, drawing 13.5 amps. Existing power is three phase, 240V 60 cycle. Tag on existing electrical main stats 60 amp 3 Pole 240VAC, 7.5HP Starter, 240/480V.

1993 bill states new Gould 48LE50432 pump, 105 feet of new galvanized drop pipe, new 175 feet of cable. Pump set at 168 feet, water level 60 feet static, 100 feet pumping, pumping 90 GPM at 0' head, 65 GPM at 40 psi, installed new check valve, old pump was drawing 60 Amp, impeller was locked up.

The last Inorganic (mineral) analysis is attached

Well No. 4

Well No 4 has been completed but is not energized at this date.

The driller's log is:

Total Depth:	305 feet
Ground Elevation approx	645 feet

Depth, in feet, from original ground elevation:

0-20	Clay
20-30	Gray Limestone
30-125	Dark Gray Limestone
125-305	Brawn Limestone
60	Static Water Level
180	Proposed pumping level

Well Head provided:	Baker Pitless 6 x 2
Well Casing, Steel	40 feet from surface
Drop Pipe, Schedule 40 threaded steel	189 feet, proposed
Power Cable	191 feet
Well Diameter:	6 inches
Well Casing	8-inch diameter Steel, 40 feet,
Casing Grout	Bentonite Cement, pressure grouted
Drop Pipe	Proposed Schedule 40 threaded galvanized steel, 21-foot joints, 189 feet total length.
Well Diameter	6 inches diameter
Well Pump	Proposed 5 HP 3 phase 240 V Submersible Pump, 55-60 GPM projected at ground surface pressure, manufactured by Red Jacket, 50 GPM Series "PC" Pump. Model 13FC

Water discharge from well #4 to process plant: 2 in Diameter Schedule 40(1120) PVC, as, 5.2 foot bury

PRODUCTION METERS: 2-inch production meters, one for each well, AWWA Standard C700.

PRESSURE SWITCHES: The switches shall be direct action type, shall close when the pressure drops to the pre-set level to activate the pumps. Maximum psi shall range from 50 to 80 psi with a differential range of 15-30 psi, with a rating of 2 psi at 110 volts.

DISTRIBUTION SYSTEM

WATER MAIN CONSTRUCTION DOWNSTREAM FROM PROCESS PLANT

Future and recently constructed PVC water main construction shall (has) conform to AWWA Specification C900, SDR18 thickness designation. Extrusion, marking, testing, etc. shall be done in accordance with the applicable AWWA Standards.

Water main fittings, valves, fire hydrants, and line appurtenances, shown on the plans, shall conform to AWWA C800 Specifications, and all valves, fittings, and restrainers shall be Mechanical Joint with "Megalug" retainers

The top of the water main and service lines shall be installed with a minimum of 5.233 feet below the proposed finished grade at the water main.

Phase one of main replacement has recently been completed along the West side of Oakview Ave. The second phase of main construction on the West side of Oakview will extend the main to a new customer request at 421 Oakview. This main will also connect to the existing main at the water production plant.

Customer base

There are 111 connections, but deduct the following:

412 Oakview - site of water works and future office

301 Oakview not connected, has well, service line extended, buried at well outlet, 5-ft depth of bury

This leaves 109 actual water service connections to date.

In addition to the 109 existing connections, approximately 15 single family dwellings apartments lie adjacent to existing mains.

Additionally, there are 6 vacant lots presently adjacent to existing mains and farmland within 300 feet of the existing mains that would support perhaps 20 single family units.

History of the distribution system:

Most of the distribution system probably dates from the 30's, 40's, and 50's, probably beginning with mostly copper and a lesser amount of galvanized pipe, replaced over time with copper.

In the 1960 decade, the City of Joliet became aggressive with annexation, the cause for abandoned lines North of the existing system that served an area extending north of Washington Street.

From a June 14, 1983 note: Distribution/service line material: PVC= seldom; galvanized = some, brass (fittings, valves) = some, copper = often. Most house connections are 3/4-in. copper, some older 3/4 galvanized, a few 3/4 PE, one PVC rigid (probably Schedule 40) Schedule 80 copper, 7 galvanized, 7 poly, 1 PVC, total of 95 connections, generally, no internal coatings' joints, gaskets, pipe joint compound.

Presently, the distribution system consists of

775 feet	4 in C-900 PVC, New, not in the rate base
0	3 in iron pipe (probably replaced with copper in 1987 or 1989)
670 feet	2-1/2 galvanized pipe
4,640 feet	1-114 copper
<u>715 feet</u>	1-in copper
6,800 total feet	

Existing mains (November 1, 2001) lie along the following routes:

Oakview Ave.

Oakview-White Alley

White-Hebbard Alley

Hebbard-Sigmund easement/alley

Sigmund-Briggs easement

4th, and 5th Avenues

Lot between Oakview and alley

Piping within plant site is not included in the above. Rate base can be found on the following

pages.

In the 1960 decade, the City of Joliet became aggressive in annexation, the cause of the abandonment of lines north to the existing water system that served an area extending north of Washington Street.