



e-FILING REPORT COVER SHEET

Send completed Cover Sheet and the Report in an email addressed to:
PUC.FilingCenter@state.or.us

REPORT NAME: Affiliated Interest Application

COMPANY NAME: Roats Water System

DOES REPORT CONTAIN CONFIDENTIAL INFORMATION? [X]No []Yes

If yes, please submit only the cover letter electronically. Submit confidential information as directed in OAR 860-001-0070 or the terms of an applicable protective order.

ATTN: KATHY MILLER

If known, please select designation: []RE (Electric) []RG (Gas) [X]RW (Water) []RO (Other)

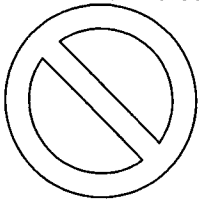
Report is required by: [X]OAR 860-036-0730
[]Statute Enter Statute
[]Order Enter PUC Order No.
[X]Other ORS 757.495

Is this report associated with a specific docket/case? [X]No []Yes

If yes, enter docket number:

List applicable Key Words for this report to facilitate electronic search:
Roats Water Lease

DO NOT electronically file with the PUC Filing Center:



- Annual Fee Statement form and payment remittance or
• OUS or RSPF Surcharge form or surcharge remittance or
• Any other Telecommunications Reporting or
• Any daily safety or safety incident reports or
• Accident reports required by ORS 654.715

Please file the above reports according to their individual instructions.

July 25, 2012

**Roats Water System Inc.
61147 Hamiltan Ln.
Bend Or. 97702**

Vikie Bailey-Goggins
Oregon Public Utility Commission
PO Box 2148
Salem OR 97308-2148

RE: Roats Water System Inc. Affiliated Interest Application with **W.K. Roats** pursuant to
ORS 757.495 and OAR 860-036-0730

Dear Ms. Bailey-Goggins:

This affiliated interest application is submitted in the manner and form indicated by OAR 860-036-0730.

INFORMATION REQUIREMENTS

(a) The applicant's exact name and the address of its principal business office;

Roats Water System Inc. 61147 Hamiltan Ln. Bend Or 97702

(b) The name and address of the person authorized on the water utility's behalf, to receive notices, inquiries, and communications regarding the information;

W.K. Roats 61147 Hamiltan Ln. Bend Or. 97702

(c) A statement describing the relationship between the water utility and the contracting entity as defined by ORS 757.015 and 757.490;

The water utility and the affiliate have an affiliated interest. Same owner

(d) The amount, kind, and ratio to total voting securities held, if applicable;

Only required if applicable.

(e) A list of all officers and directors of the affiliated interest who are also officers or directors of the applicant; W.K. Roats

(f) The pecuniary interest, directly or indirectly, of any officer or director who is a party to the contract; None. The affiliated party is as individual not a corporation.

(g) A description of the goods or services to be provided, the cost incurred in providing each of the goods or services, the market value of the goods or services if different from the costs, and the method or methods proposed for pricing those goods or services;

Rental Property, Proposed method for pricing the rent is to do a market comparison of like rental property in the local area.

(h) An estimate of the amount the water utility will pay annually for the goods or services and the accounts in which it will record the charges;

The costs outlined in the contract.

(i) The reasons, in detail, relied upon by the water utility for procuring the proposed goods or services from the affiliate and benefits, if any, utility customers and the general public will derive from the provision of goods or services,

By using the affiliate there would be a direct savings compared to using other available commercial real estate. There would be no costs relocating to a new facility. Long term savings with the present facilities which are centralized in our service area. There are no other commercial lots in our service area which would add much more time and travel expense to our service and maintenance of the water utility. Also our present office is in a much more convenient location for our customers than any other location that would be available.

(j) A description of the procurement process and the reasons, in pertinent detail appropriate to the complexity of the procurement, relied upon by the water utility for procuring the proposed goods or services without a competitive procurement process, if such a process is not used,

Cost of commercial property in the bend area of like kind and nature was used to determine the current rental rates for the procurement process. Documentation provided in the attachments.

(k) Transfer prices in contracts or agreements for the procurement of goods or services under competitive procurement shall be presumed to be the market value, subject to evaluation of the procurement process;

Prices in the contract and agreement are consistent with or below the market value of like commercial rental property subject to evaluation of the procurement process.

ATTACHMENTS

(l) A copy of the proposed contract or agreement between the water utility and the contracting entity; and

See lease attachment

(m) Copies of all resolutions of directors authorizing the proposed transactions and, if stockholders' approval has been obtained, copies of the resolutions approved by the stockholders.

Please include copies as an attachment if applicable.

For the reasons set forth above, Roats Water System Inc.

Respectfully requests that the Commission issue an order approving the affiliated interest contract between, Roats Water System Inc. and W.K. Roats, pursuant to the provisions of

ORS 757.495 and OAR 860-0386-730.

DATE: 25 of July, 2012

Roats Water System Inc.

W.K. Roats
(SIGNATURE OF AUTHORIZED PERSON)

W.K. ROATS
(PLEASE PRINT NAME)

PRESIDENT
(TITLE)

This Lease is made this 25 day of JULY (Month), 2012 (Year) by and between
W. K. ROATS (hereinafter "Landlord") and
ROATS WATER SYSTEM INC. (hereinafter "Tenant"). In consideration for the
mutual promises and covenants contained herein, and for other good and valuable consideration, the parties
hereby agree as follows:

1. The Landlord leases to the Tenant, and the Tenant rents from the Landlord the following described
premises:

TAX LOT 900, SHOP WAREHOUSE ON TAX LOT 900, TAX LOT 3100, TAX LOT 02162
ONE MONTH RENEWING

2. The term of the Lease shall be for 1ST OF EACH MO commencing 1ST DAY OF MO and ending LAST DAY OF MO.

3. The Tenant shall pay to Landlord as rent \$ 129,072 per year in equal monthly installments of \$
10,756 payable in advance 30 DAYS (Time Period).

4. This Lease is subject to all present or future mortgages affecting the premises.

5. Tenant shall use and occupy the premises only as a WATER UTILITY (Tenant Rental Status)
subject at all times to the approval of the Landlord.

6. The Tenant shall not make any alterations, additions or improvements to the premises without the prior
written consent of the Landlord.

7. The Landlord, at his own expense, shall furnish the following utilities or amenities for the benefit of the
Tenant:

N/A

8. The Tenant, at his own expense, shall furnish the following:

ALL UTILITIES, PROPERTY TAX AND ANY REQUIRED
IMPROVEMENTS TO OPERATE A WATER UTILITY.

9. The Tenant shall purchase at his own expense public liability insurance in the amount of \$
1,000,000 as well as fire and hazard insurance in the amount of \$ 300,000 for the
premises and shall provide satisfactory evidence thereof to the Landlord and shall continue same in force and
effect throughout the Lease term hereof.

10. The Tenant shall not permit or commit waste to the premises.

11. The Tenant shall comply with all rules, regulations, ordinances codes and laws of all governmental authorities having jurisdiction over the premises.

12. The Tenant shall not permit or engage in any activity that will effect an increase in the rate of insurance for the Building in which the premises is contained nor shall the Tenant permit or commit any nuisance thereon.

13. The Tenant shall not sublet or assign the premises nor allow any other person or business to use or occupy the premises without the prior written consent of the Landlord, which consent may not be unreasonably withheld.

14. At the end of the term of this Lease, the Tenant shall surrender and deliver up the premises in the same condition (subject to any additions, alterations or improvements, if any) as presently exists, reasonable wear and tear excluded.

15. Upon default in any term or condition of this Lease, the Landlord shall have the right to undertake any or all other remedies permitted by Law.

16. This Lease shall be binding upon, and inure to the benefit of, the parties, their heirs, successors, and assigns.

Signed this 25 day of JULY (Month) 2012 (Year).

ROADS WATER SYSTEM INC W.K. ROATS

Tenant Roads Water System Inc andlord W.K. Roats
By W.K. Roats

**Description of property owned by W.K. Roats and
leased by Roats Water System, Inc.**

SERVICE OFFICE

Tax Lot 900 83,580 sq. ft. @ 0.05 = \$ 4,179.00
Service Office and equipment lot

SHOP & WAREHOUSE

Tax Lot 900 3,000 sq. ft. @ .50 \$ 1,500.00

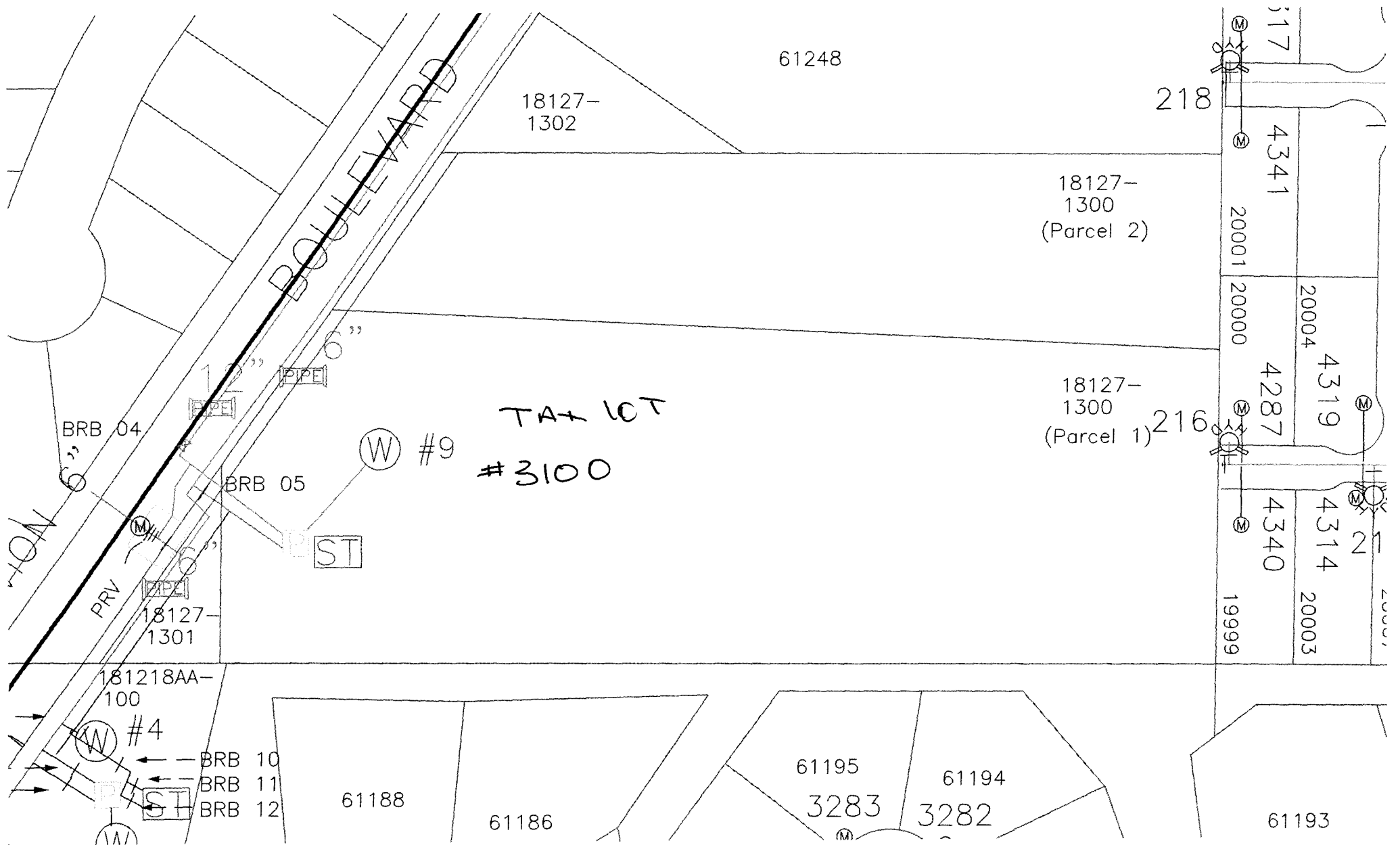
BROOKSWOOD LOT

Tax Lot 3100, Parcel #1
320,000 gal. Storage Tank, Well #9
and pumping station located on this lot.
56,000 sq. ft. @ 0.05 \$ 2,800.00

BUSINESS OFFICE

Tax lot #02162 2277 sq. ft. @ 1.00 \$ 2,277.00

\$10,756.00



61248

18127-1302

18127-1300
(Parcel 2)

18127-1300
(Parcel 1)

TA+ LOT
#3100

18127-1301

181218AA-100

61188

61186

61195

3283

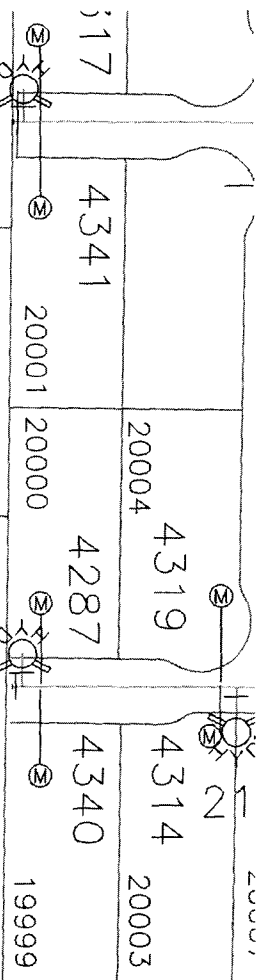
61194

3282

61193

218

216



BRB 04

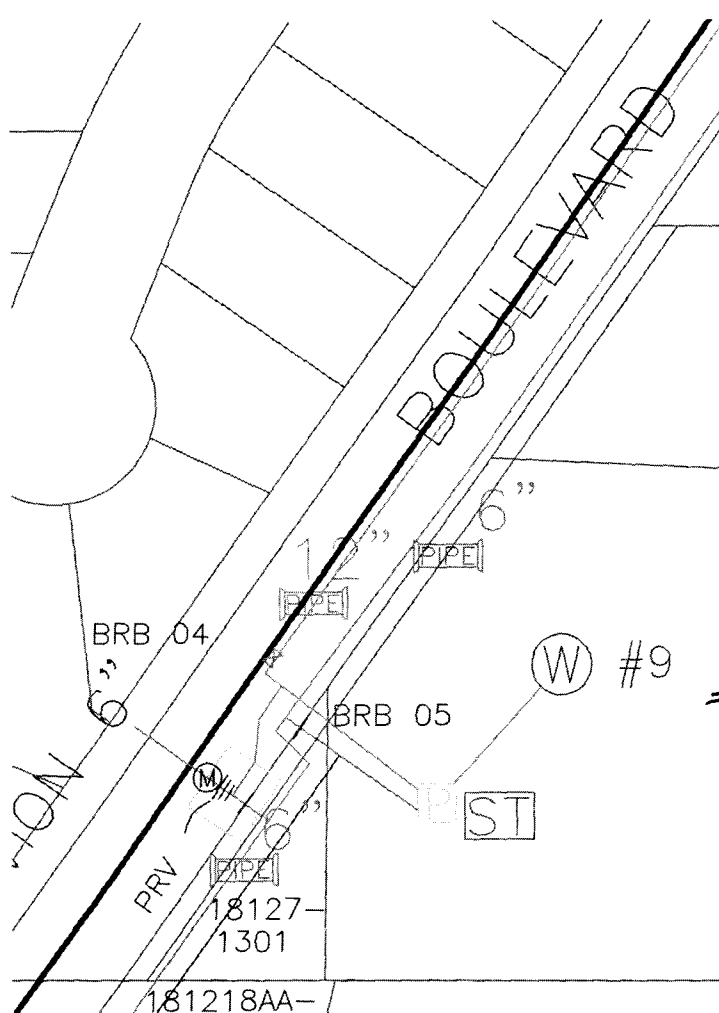
BRB 05

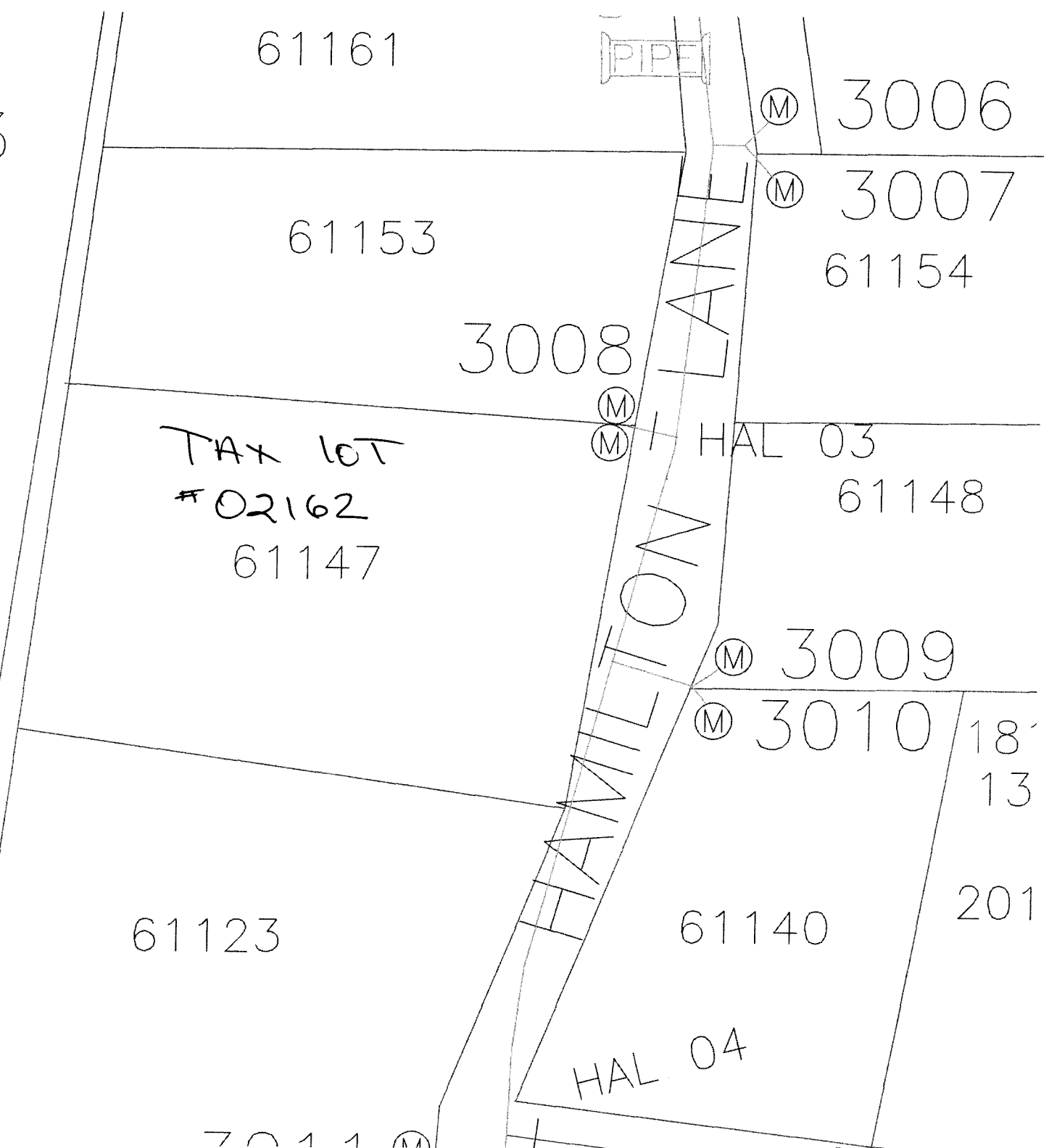
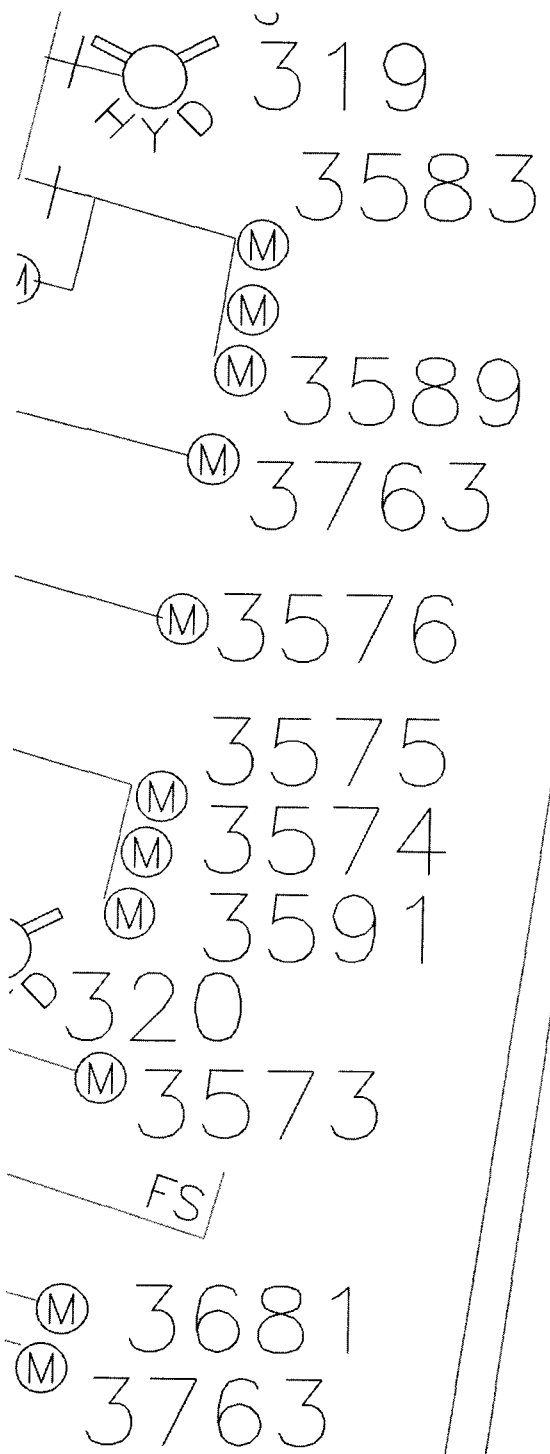
BRB 10
BRB 11
BRB 12

W #9

W #4

NOR





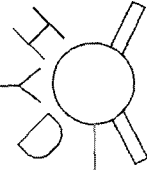
61180

181217BA-
900

307 #1 366 (M) 3001



HAL 01



HAL 08

HAL 09

HAL

05

(W)

TAX lot

(M)

5900

HAL 06

8"

PIPE

HAL

???

HAL 07

(W)

#2

(M)

(M)

3003

American Lane Industrial

Images



61530
American
Lane - Bend
OR

Address: 61530 SE American Ln

City: Bend

State: OR
Zip: 97702

County: Deschutes

Mkt Area: Bend

Country: USA

Year Built: 1994

Building SF: 5,050 SF

Acres: 0.50 Acres

Status: Active

Full Description: Free Standing CMU building on .50 acres IL (Light Industrial) zoned parcel in SE Bend with optimum ingress/egress. This property has received two previous CUP's for auto mechanics and accessory retail sales in the IL zone. Large OH door for double auto access was added for previous mechanics. Rear yard was fenced for current tenant who will vacate by 11/22/2011. This property may accommodate an additional 5,000 SF of improvements. Check with your planner! The adjacent 16,300 SF building is also available for sale.

Suite 1 Desc: 5,050 SF on 0.50 Acres offered at \$0.40/SF/Mo Modified Gross.

Primary Agent: Louie Hoffman louie@fratcommercial.com 541.306.4948 Office
541.306.4860 Fax

Secondary Agent: Louie Hoffman louie@fratcommercial.com 541.306.4948 Office
541.306.4860 Fax

This listing has been viewed **38** times.

Print all the details of this listing in a proper format by clicking the "Print Listing" link on the right-hand side of each listing.



- For Sale
- For Lease
- Sales Comps
- Property Records
- Market Trends
- Community
- Add Property
- My LoopNet

#1 in Commercial Real Estate Online

Become a free member | Help | Log In

Back to Search Results

Result 1 of 1

Land For Lease

Former United Rentals Property

63020 Sherman Rd., Bend, OR 97701



Total Space Available: **152,368 SF**
 Rental Rate: **\$0.60 - \$6 /SF/Year**
 Min. Divisible: 10,500 SF
 Max. Contiguous: 141,868 SF
 Property Type: Land
 Property Sub-type: Industrial (land)
 Additional Sub-types: Warehouse, Office Showroom, Truck Terminal/ Hub/ Transit, Distribution Warehouse
 Building Size: 10,500 SF
 Lot Size: 3.98 AC
 Features: Electricity/Power
[Find Out More...](#)

Last Verified 12/6/2011
 Listing ID 17441207



2 Spaces Available

Display Rental Rate as Entered

Space	Space Available:	Rental Rate:	Space Type:	Lease Type:	Sublease:	Date Available:
Space 1	10,500 SF	\$0.50 /SF/Month	Warehouse	NNN	Yes	Dec 2011
Space 2	141,868 SF	\$0.05 /SF/Month	Industrial (land)	Yes		Dec 2011

Description

The former location of United Rentals. A 10,500 SF metal industrial building with 2,000 SF of showroom and 6 offices. Clear span warehouse with 18' clear height and six 14' roll up doors. Located on 3.98 acres of secured yard. Onsite above ground fueling station. Excess yard space for the storing and staging of product. 535 Feet of Highway 97 frontage. Current lease expires 9/30/14 and the landlord would agree to a longer term lease.

Marketed lease rate is \$0.50/SF/Mo NNN for the 10,500 SF building. There is an additional \$0.05/SF/Mo Gross for the additional 141,868 SF of land. Total Monthly Rate of \$12,343.40 for the property in its entirety.

Located between 3rd St. and Highway 97. Nearest Major cross street is Empire Blvd.

Map of 63020 Sherman Rd., Bend, OR 97701 (Deschutes County)

Hide Map

Request additional information Contact listing broker

Name
 First Name: _____
 Last Name: _____
 Email: _____
 Phone: _____

 _____ ext

Please send me additional information about this property.

Contact Listing Broker

By clicking "Contact Listing Broker", you are indicating that you have read, understood, and agree to LoopNet's Terms and Conditions.

New to LoopNet? No problem. As a courtesy, LoopNet will automatically create a free account so that you can access more listing details, setup new listing alerts, and more.

We will not share your email address. View our Privacy Policy.

Watch This Property

Share this listing

- Send to Friend
- Link to This Listing
- Embed This on Your Web Site
- Widgets, Badges and Tools

Share on social networks

- Recommend
- Tweet 0
- Share
- 0

Additional options

- Print Listing
- View Map
- Demographics

Advertisement

1177 SE 9th Street

Bend, OR 97702 - Deschutes County Submarket

SHOWCASE

Powered by **SHOWCASE.COM**

Property Type: Industrial
Sub Type: Warehouse
Status: Existing
Year Built: 2005

Building Size: 10,500 SF
Land Area: .83 AC (36,155 SF)

Ceiling Height: -
Loading Docks: No
Rail: -
Power: 480v 3p

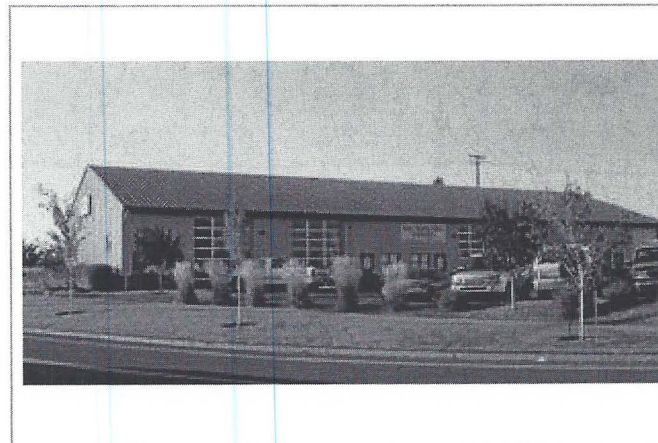
Smallest Space: 1,050 SF
Largest Space: 3,150 SF
Total Space Avail: 3,150 SF

Rent/SF/Yr: \$7.20 *÷ 12 = .60*

Zoning: IL
Sprinklers: -
Drive Ins: 4 tot.
Cranes: -

Parking: 22 Surface spaces are available; Ratio of 2.1/1,000 SF

Amenities: Corner Lot



FOR LEASE CONTACTS



Rein & Grosseohme

Rusty Ertle

Space Available:

Floor	SF Avail	Rent/SF/Yr	Occupancy	Lease Term	Space Use
1st	2,100 SF	\$7.20/SF/Yr	Vacant	3-5 yrs	Warehouse
1st	1,050 SF	\$7.20/SF/Yr	Vacant	3-5 yrs	Warehouse

Listing Detail - For Lease



Hawthorne Building

Rent Ask: \$1.10 - \$1.10

Listing ID# 457197



Hawthorne Building

164 NW Hawthorne Ave
Bend OR 97701

County: Deschutes

Listing Type: Office

For More Information Contact:

Amy Cawrse - Oliver Commercial Group

Phone: (541) 312-6887 | Fax: 541-389-8317 | Email: [click here](#)

Co-Listing Agent: Patrick Oliver - Oliver Commercial Group

Phone: (541) 312-6888

Website

<http://www.olivercq.com>

Building Information - Hawthorne Building

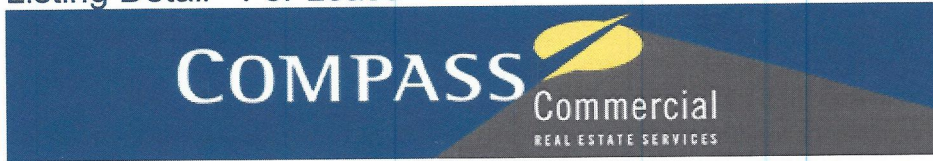
Property Type:	Office	Year Built:	0
Total Building SqFt:	4,755	Total SqFt of Lot:	13,939
Total Rentable Area:	4,755	Floors:	2
Parking Total:	19	Year Remodeled:	1998
Elevators:	No/Unk	Class:	

Selected Unit Information

Available SqFt:	2,156	Unit Floor:	
Divisible:	1,480	Available Date:	07/01/11
Suite #:		Status:	Avail
Lease Type:	NNN	Sub Lease:	No

Description

Listing Detail - For Lease



1554 NE 4th Street

Rent Ask: \$1.25 - \$1.25

Listing ID# 495700



1554 NE 4th Street

1554 NE 4th St

Bend OR 97701

County: Deschutes

Listing Type: Retail, Office

For More Information Contact:
 Marlo Wilson - Compass Commercial Real Estate Services
 Phone: (541) 848-4060 | Fax: 541-383-5162 | Email: [click here](#)

Building Information - 1554 NE 4th Street

Property Type:	Retail, Office	Year Built:	1930
Total Building SqFt:	1,500	Total SqFt of Lot:	9,148
Total Rentable Area:	1,500	Floors:	1
Parking Total:		Year Remodeled:	1996
Elevators:	No/Unk	Class:	C

Selected Unit Information

Available SqFt:	1,500	Unit Floor:	
Divisible:	1,500	Available Date:	08/24/11
Suite #:		Status:	Avail
Lease Type:	Modified Gross	Sub Lease:	No

Description

Beautiful small office building on 4th Street - 1554 NE 4th Street

1,500 square foot building located on the highly traveled 4th Street corridor between Penn and Olney. Beautifully landscaped grounds which the owner maintains. 5 rooms with a bathroom, shower and kitchen. A 720 square foot garage can be utilized if needed for storage. Onsite parking is included as well as ample street parking. Zoned RH for a variety of uses.

© Copyright 2011 Commercial Brokers Association. All rights reserved.
 All information provided is deemed reliable but is not guaranteed and should be independently verified.

Listing Detail - For Lease



235 SE Urania Lane

Rent Ask: \$1.00 - \$1.00

Listing ID# 498105



235 SE Urania Lane

235 SE Urania Ln
Bend OR 97702

County: Deschutes

Listing Type: Retail, Office

For More Information Contact:
 Howard Friedman - Compass Commercial Real Estate Services
 Phone: (541) 383-2444 | Fax: 541-383-5162 | Email: [click here](#)

Website
<http://www.compasscommercial.com>

Building Information - 235 SE Urania Lane

Property Type:	Retail, Office	Year Built:	1924
Total Building SqFt:	1,477	Total SqFt of Lot:	4,356
Total Rentable Area:	1,477	Floors:	2
Parking Total:		Year Remodeled:	2000
Elevators:	No/Unk	Class:	C

Selected Unit Information

Available SqFt:	1,477	Unit Floor:	
Divisible:	1,477	Available Date:	10/12/11
Suite #:		Status:	Avail
Lease Type:	NNN	Sub Lease:	No

Description

235 SE Urania Lane

Very nicely remodeled 1920's building in the Commercial Limited (CL) zone just off Hwy 97/3rd Street. Newly landscaped. Also available for sale for \$332,000. The adjacent property to the west, 215 SE Urania, a 1,087sf building, is also for lease or sale for \$325,000.00.

© Copyright 2011 Commercial Brokers Association. All rights reserved.
 All information provided is deemed reliable but is not guaranteed and should be independently verified.

Listing Detail - For Lease



Harriman Building

Rent Ask: \$1.10 - \$1.50

Listing ID# 497867



Harriman Building

760 NW Harriman St
Bend OR 97701

County: Deschutes

TB Map: 232/DB

Listing Type: Office

For More Information Contact:

Robert Raimondi - Compass Commercial Real Estate Services
Phone: (541) 848-4053 | Fax: 541-383-5162 | Email: [click here](#)

Building Information - Harriman Building

Property Type:	Office	Year Built:	1985
Total Building SqFt:	2,492	Total SqFt of Lot:	6,970
Total Rentable Area:	2,492	Floors:	1
Parking Total:	8	Year Remodeled:	
Elevators:	No/Unk	Class:	B

Selected Unit Information

Available SqFt:	1,775	Unit Floor:	1
Divisible:	105	Available Date:	10/05/11
Suite #:		Status:	Avail
Lease Type:	NNN	Sub Lease:	Yes

Description

Harriman Building

Office complex in downtown Bend and in the heart of it all! Near the parking garage and major attractions. Suites can be individually leased or the whole 1,775 sq ft suite can be leased. Very attractive and well maintained building. Competitive pricing for the small office user.

© Copyright 2011 Commercial Brokers Association. All rights reserved.

Listing Detail - For Lease



Robinson Building

Rent Ask: \$0.90 - \$0.90

Listing ID# 458855



Robinson Building

563 13th Street SW
Bend OR 97702

County: Deschutes

Listing Type: Office

For More Information Contact:
 Herb Arathoon - Compass Commercial Real Estate Services
 Phone: (541) 815-4031 | Fax: 541-383-5162 | Email: [click here](#)
Co-Listing Agent: Cheryl Gardner - Compass Commercial Real Estate Services
 Phone: (541) 330-0025

Building Information - Robinson Building

Property Type:	Office	Year Built:	1997
Total Building SqFt:	9,360	Total SqFt of Lot:	27,442
Total Rentable Area:	9,360	Floors:	2
Parking Total:		Year Remodeled:	
Elevators:	No/Unk	Class:	B

Selected Unit Information

Available SqFt:	1,455	Unit Floor:	
Divisible:	1,455	Available Date:	08/14/09
Suite #:	101	Status:	Avail
Lease Type:	NNN	Sub Lease:	No

Description

Build to suit space available for lease west side - Robinson Building
 Building owned by contractor, will build to suit in 4 to 6 weeks. 1,455 sq ft available but will divide into two spaces if tenant does not want the whole space. Great location, good signage and great visibility from Century Drive. Take advantage of low rates and build to suit.

© Copyright 2011 Commercial Brokers Association. All rights reserved.
 All information provided is deemed reliable but is not guaranteed and should be independently verified.

Listing Detail - For Lease



1208 NE 4th Street

Rent Ask: \$0.87 - \$0.87

Listing ID# 466084



1208 NE 4th Street

1208 4th Street NE

Bend OR 97701

County: Deschutes

Listing Type: Office

For More Information Contact:

Herb Arathoon - Compass Commercial Real Estate Services

Phone: (541) 815-4031 | Fax: 541-383-5162 | Email: [click here](#)**Co-Listing Agent:** Cheryl Gardner - Compass Commercial Real Estate Services

Phone: (541) 330-0025

Building Information - 1208 NE 4th Street

Property Type:	Office	Year Built:	1968
Total Building SqFt:	1,749	Total SqFt of Lot:	7,405
Total Rentable Area:	0	Floors:	1
Parking Total:		Year Remodeled:	
Elevators:	No/Unk	Class:	B

Selected Unit Information

Available SqFt:	750	Unit Floor:	1
Divisible:	750	Available Date:	11/01/11
Suite #:		Status:	Avail
Lease Type:	Modified Gross	Sub Lease:	No

Description**Office centrally located near Third & Greenwood - 1208 NE 4th Street**

Office centrally located near Third and Greenwood, behind Bank of America. Consists of large reception area/bullpen and two offices in the back. \$650.00 monthly rent includes all expenses except for phone, janitorial and internet.

© Copyright 2011 Commercial Brokers Association. All rights reserved.
All information provided is deemed reliable but is not guaranteed and should be independently verified.