

*SPOKANE INDUSTRIAL PARK WATER COMPANY*

May 21, 2014

VIA E-FILING

Mr. David Danner, Executive Secretary  
Washington Utilities and Transportation Commission  
1300 South Evergreen Park Drive SW  
Olympia, WA 98504-7250

Re: Crown West Realty LLC dba Spokane Business and Industrial Park ("The Company")  
Request for Water Rate Increase

Dear Mr. Danner:

Attached you will find the Spokane Industrial Park Water Company's request for permission to raise its rates. The proposed rates would increase revenues to the Company by \$14,477, or 8 percent annually.

Before the Company increased water rates in 2012 and 2013, no increase had been requested since 1999. Operating expenses, including wages, insurance, gas and electric utilities and repair and maintenance expenses have steadily risen over the last fifteen years, and we are still in the process of catching up with inflation.

The service impacted by the rate increase is "metered rate service". The minimum allowance for all rate sizes is being reduced, the minimum charge is being increased, and usage rates across all volume levels are being increased.

The following table shows the net effect of the increase on the average customer's monthly bill. All customers are metered.

<u>Average Customer</u>	<u>Existing Monthly Bill</u>	<u>Proposed Monthly Bill</u>	<u>Change</u>	<u>Percent Change</u>
Metered	\$ 48.37	\$ 52.25	\$ 3.88	8.0%

**SPOKANE INDUSTRIAL PARK WATER COMPANY**

The following table shows the dollar and percentage effect on each service that is impacted.

Allowance					Minimum Charge			
Size	Current	Proposed	Change	Difference	Current	Proposed	Change	Difference
5/8	\$ 700	\$ 500	\$ (200)	-28.6%	\$ 14.64	\$ 15.90	\$ 1.26	8.6%
3/4	\$ 700	\$ 500	\$ (200)	-28.6%	\$ 16.10	\$ 17.55	\$ 1.45	9.0%
1	\$ 700	\$ 500	\$ (200)	-28.6%	\$ 17.57	\$ 19.15	\$ 1.58	9.0%
1.5	\$ 1,400	\$ 1,000	\$ (400)	-28.6%	\$ 26.21	\$ 28.57	\$ 2.36	9.0%
2	\$ 2,100	\$ 1,500	\$ (600)	-28.6%	\$ 34.99	\$ 38.14	\$ 3.15	9.0%
3	\$ 3,500	\$ 2,500	\$ (1,000)	-28.6%	\$ 51.12	\$ 55.72	\$ 4.60	9.0%
4	\$ 5,000	\$ 3,600	\$ (1,400)	-28.0%	\$ 67.25	\$ 73.30	\$ 6.05	9.0%
6	\$ 7,200	\$ 5,100	\$ (2,100)	-29.2%	\$ 89.14	\$ 97.16	\$ 8.02	9.0%

Rate				
Tier	Current	Proposed	Change	Difference
1	\$ 0.5645	\$ 0.5995	\$ 0.0350	6.2%
2	\$ 0.4455	\$ 0.4735	\$ 0.0280	6.3%
3	\$ 0.3265	\$ 0.3470	\$ 0.0205	6.3%

A copy of the customer notice that was mailed to the customers on May 21 is attached. This advice letter and the attached customer notice contain the result of the calculation of revenue and impact of proposed rates by each class affected per WAC 480-07-530(4). A trial balance and depreciation schedule are attached. The general rate case workbook downloaded from the commission website and populated with Company data is attached. A copy of the proposed tariff is attached. The Company's annual report, which was e-filed in April and includes a balance sheet and income statement, is attached.

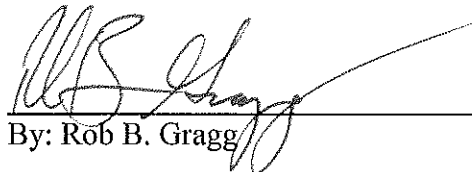
The Company's Department of Health Identification Number is 83027.

The Spokane Industrial Park Water Company is a wholly-owned subsidiary of Crown West Realty, LLC (Crown West), a New York limited liability company, and has been since Crown West's formation in 1996. There are no non-regulated operations or affiliated transactions.

If you have any questions concerning this matter, please call Bill Jenkins at the Spokane Industrial Park Water Company at (509) 924-1720 or [bjenkins@crowwest.com](mailto:bjenkins@crowwest.com).

Sincerely,

**CROWN WEST REALTY dba SPOKANE BUSINESS AND INDUSTRIAL PARK**

  
 By: Rob B. Gragg