



GEOTECHNICAL ENGINEERING • ENVIRONMENTAL CONSULTING • CONSTRUCTION TESTING & OBSERVATION

August 28, 2014

Project 23192

Mr. Pishit Patel  
VJP Investments II, LLC  
c/o Mohave Engineering Associates, Inc.  
2153 Gordon Drive, Suite I  
Kingman, Arizona 86409  
Attn: Mr. Jaimini Upadhyaya

Arizona State Land Department  
1616 West Adams Street  
Phoenix, Arizona 85007  
Attn: Ms. Angela Calabresi

**Re: Phase I Environmental Site Assessment  
Island Inn Hotel and Sandbar Grill  
1300 and 1340 McCulloch Boulevard North  
and Nearby Land  
Lake Havasu City, Arizona 86403**

This is our Phase I Environmental Site Assessment (ESA) on the above-referenced property. This assessment was performed in conformance with the scope and limitations of ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

Please present any questions or comments regarding the content of this report to us directly.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the property. I have developed and performed All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Respectfully submitted,

**VANN ENGINEERING, INC.**



EXPIRES 9/30/2014  
Randall Whitlock, M.S., R.G.  
Project Geologist, Environmental Services

Copies: (2) Mohave Engineering Associates, Inc. via USPS and via e-mail [jupadhyaya@meaiaz.com](mailto:jupadhyaya@meaiaz.com)

**TABLE OF  
CONTENTS**

---

## TABLE OF CONTENTS

SECTION I .....	1
Executive Summary .....	2
1.0 Introduction and Scope of Work.....	3
2.0 Property Description .....	3
3.0 History.....	7
4.0 Site Reconnaissance.....	9
5.0 Regulatory Agency Database Review .....	14
6.0 Conclusions and Recommendations .....	20
7.0 References.....	21
8.0 Qualifications of Environmental Professionals .....	23
SECTION II.....	24
Description Per Survey of State Land .....	25
Plat Map .....	28
Phase I ESA Owner/Key Site Manager Questionnaire .....	29
Phase I ESA User Questionnaire.....	30
Photographs .....	32



---

**SECTION I**

## **EXECUTIVE SUMMARY**

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of Island Inn Hotel and Sandbar Grill at 1300 and 1340 McCulloch Boulevard North and the nearby land in Lake Havasu City, Arizona 86403. Any exceptions to, or deletions from, this practice are described at §1.1 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

No manmade features are plotted on the property in the 1911 USGS map. The property is seen to be native desert in aerial photographs dated 1947 through May, 1969. Beachcomber Boulevard was built in 1970 for public beach access and the land facing the road was partially cleared. Sand for beach improvement was placed on the property's lake frontage in the early 1970s. Sandbar Grill was built in the late 1970s. Island Inn Hotel was completed in 1992. The rest of the property remains native desert.

A site reconnaissance of the property and vicinity on August 13, 2014 by Randall Whitlock revealed no evidence of recognized environmental conditions in connection with the property.

A review of regulatory agency lists and databases on August 8, 2014 by Randall Whitlock revealed no facilities on or in proximity to the property which may have adversely affected the property.

The hotel's sewer line was replaced in 1995 under a consent order from the Arizona Department of Environmental Quality. Low levels of nitrates, nitrites, nitrogen and organic carbon detected in soil samples surrounding a leak in the previous sewer line have presumably attenuated naturally over the past 19 years and the sewer line leak does not constitute a historical recognized environmental for the property.

A groundwater monitoring well was installed on the hotel grounds in connection with investigation of the sewer line leak. We understand the well was monitored by ADEQ for about five years, though sampling results were not available for our review. If it is no longer to be used, the well should be abandoned in conformance with Arizona Department of Water Resources regulations.

We have no recommendations for further investigation of the property.



## **1.0 INTRODUCTION AND SCOPE OF WORK**

### **1.1 Scope of Work**

On behalf of VJP Investments II, LLC and the State of Arizona, we have performed a Phase I Environmental Site Assessment of the Island Inn Hotel and Sandbar Grill at 1300 and 1340 McCulloch Boulevard North and the nearby land in Lake Havasu City, Arizona 86403.

This assessment has been performed in conformance with the scope and limitations of ASTM Practice E1527-13. The primary purpose of the investigation was to determine if the available information indicates the possible presence of recognized environmental conditions in connection with the property.

This ESA does not address any of the non-scope considerations noted in the ASTM standard. Sampling and testing of building materials, soils, soil gases, air or groundwater of the property were not part of our investigation.

We are aware of only the following exceptions or deletions from the ASTM standard:

- Data failure was encountered in historical research in that property-specific sources were not available back to 1940. This data gap is not significant since the property is seen to be native desert in the 1947 aerial photograph. No manmade features are plotted on the property in the 1911 USGS map.

### **1.2 Limitations**

Our professional services have been performed using that degree of skill ordinarily exercised, under similar circumstances, by reputable environmental engineering firms practicing in this locality. No other warranty, expressed or implied, is made.

The contents of this report are intended for the sole use of the addressee(s). No other person or entity may rely on this report without the prior written consent of Vann Engineering, Inc.

Should deviations between actual and reported conditions be noted, we shall first be contacted for review of the area of concern.

This report is valid as of its date of issuance and does not address changes that may occur afterward.

## **2.0 PROPERTY DESCRIPTION**

### **2.1 Location**

The property consists of 18.40 acres of land at the southeast corner of McCulloch Boulevard and Beachcomber Boulevard. The property runs southeastward from the street intersection all the way to the lake.



Lake Havasu Inn Hotel, which occupies the north central portion of the property, uses the street address 1300 McCulloch Boulevard North, Lake Havasu City, Arizona 86403. Sandbar Grill, which occupies part of the southeast portion of the property, uses the address 1340 McCulloch Boulevard North, though it actually faces Beachcomber Boulevard.

The property includes the 18.22-acre area described in the Arizona State Land Department's April 4, 1997 "Description Per Survey of State Land" reproduced in Section II and the 0.18-acre exception noted in that description.

The property includes all of Mohave County Assessor Parcel Number (APN) 107-10-080 and the portion of APN 107-10-088 southwest of Beachcomber Boulevard.

More generally, the property includes portions of Sections 15 and 16, Township 13 North, Range 20 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Please refer to the included Topographic Map for the location of the property in relation to surrounding landmarks, and to the Plat Map in Section II for the precise property location.

## **2.2 Geology**

The property lies within Chemehuevi Valley, a portion of the larger Colorado River Valley, which forms the border between the states of California and Arizona. Chemehuevi Valley is bounded by the Chemehuevi Mountains on the California side and by the Mohave Mountains on the Arizona side.

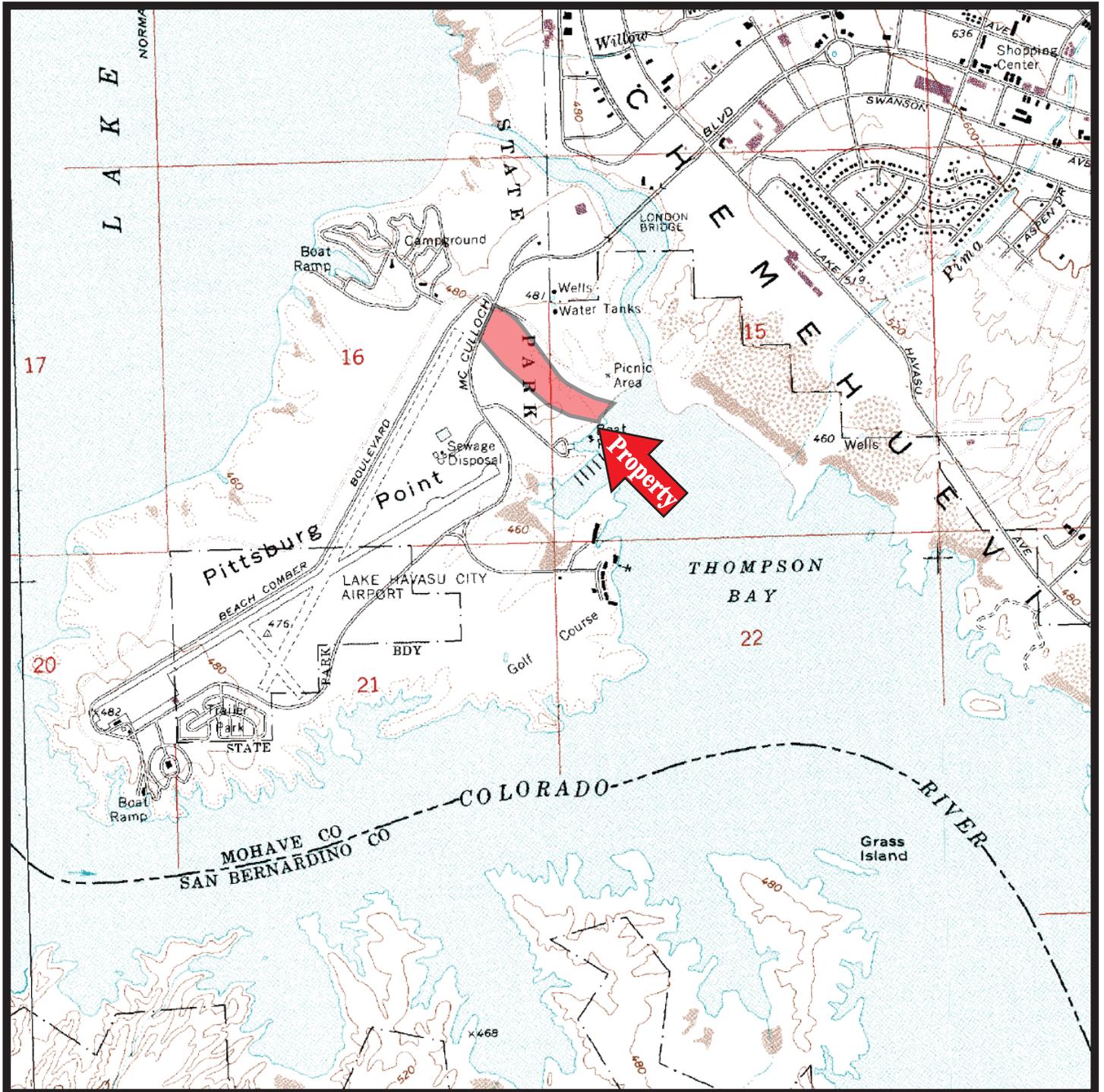
The Mohave Mountains are composed of a core of Precambrian gneiss and other metamorphic rocks flanked with Cretaceous sandstones and a row of Tertiary volcanic cones along the southwest edge of the range. The nearest rock outcrops consist of bluffs of Cretaceous sandstone about one mile south of the property and a ridge of Tertiary or Quaternary volcanics about 2.5 miles to the northeast.

The property's surface soils consist of silty sands and sandy gravels. The surface soil is underlain by alluvial deposits originating in the Mohave Mountains and deposited by the ancestral Colorado River. These sediments are composed mostly of sand and gravel. These sediments have been cut into a series of benches or terraces by the action of the Colorado River. Some relatively high gravel surfaces on the south portion of the property are coated with "desert varnish," which is a natural deposition of iron and manganese oxides. The presence of desert varnish indicates that this area has not been disturbed for thousands of years.

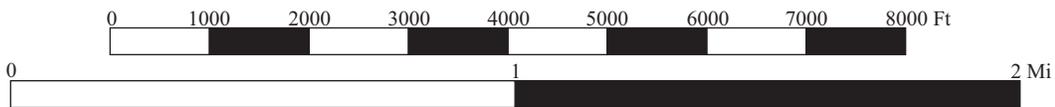
## **2.3 Hydrology**

Groundwater beneath the property is presumed to be in equilibrium with the surface of the surrounding lake and would range from ground level at the shoreline to about 40 feet below ground surface on the highest part of the property. Based on the Lake Havasu Basin





# Topographic Map



CONTOUR INTERVAL 40 FEET



**Vann Engineering, Inc.**  
 Project 23192  
 Prepared by RW

Prepared from USGS 7.5 Minute Topographic Maps:  
 Lake Havasu City South, AZ-CA 1970, Photorevised 1975

Groundwater Conditions map included in the ADWR Arizona Water Atlas, groundwater flow is toward the southeast, parallel to the Colorado River.

The Arizona Department of Water Resources (ADWR) geographic information system shows one well on the property. Well 55-550163 is a monitoring well/piezometer owned by Island Inn Hotel and installed on June 15, 1995. No construction details or depth to water are given in the online record, but the imaged record of the original well drilling permit indicates it is about 40 feet deep with a two-inch PVC casing. The well is located in the north parking lot of the Island Inn Hotel, next to a gravel-landscaped planter. Installation and monitoring of this well are discussed further at §3.5.

There are several wells plotted on adjoining properties.

Lake Havasu City Well #2 is located northeast of the property, just outside the southwest corner of the nearby Isleside Condominiums complex. It has registration number 55-60630 and was drilled in 1979. It is reportedly 163 feet deep and is entirely cased with 20-inch diameter steel. It had a depth to water of 40 feet when last measured.

The adjoining Lake Havasu Marina had a network of four monitoring wells installed in 1999 and abandoned in 2008 in connection with the leaking underground storage tank investigation discussed below at §5.7. These wells had reported depths to water ranging from 9 feet nearest the shore to 29 feet further uphill.

Lake Havasu City and ADEQ have monitoring wells northeast and east of the property, within the London Bridge Beach city park.

## **2.4 Storm Water Drainage**

The property was observed with particular attention to the means of disposal of storm water derived on the property. In addition, adjoining properties were observed for indications of sources of contamination that could potentially migrate to the property via surface storm water or other drainage.

Most storm water falling on the property will infiltrate the bare soil areas or flow along natural gulleys to Lake Havasu. Storm water falling on the hotel grounds is directed by parking lot sloping and valley gutters to the surrounding open land and to Beachcomber Boulevard, which has shallow drainage ditches along its sides.

Generally, the property does not receive storm water from adjoining properties. Storm water from adjoining properties is largely intercepted by McCulloch Boulevard, Beachcomber Boulevard and the driveway of the adjoining Lake Havasu Marina.

According to FEMA Flood Insurance Rate Map (FIRM) Panels 04015C6176G and 04015C6180G, dated 11/18/09, most of the property is in Zone X, which is not a 100-year or 500-year flood zone. The east boundary of the property consists of frontage on Lake Havasu and therefore will be underwater when the lake level is high.



### **3.0 HISTORY**

#### **3.1 Ownership**

The property is owned by the State of Arizona. The property is leased from the State of Arizona under Subconcession Agreements 32-99060 and 32-99064.

#### **3.2 User-Provided Information and Interviews**

Lipsa Patel of VJP Investments II, LLC completed the Phase I ESA Owner/Key Site Manager Questionnaire and Phase I ESA User Questionnaire reproduced in Section II on behalf of the subconcession holder and Users of this ESA. Mrs. Patel's responses to these questions lead us to not suspect recognized environmental conditions at the property.

We spoke with Pishit "Peter" Patel, owner of Island Inn Hotel, during our August 14, 2014 site reconnaissance. Mr. Patel showed us the approximate location of the monitoring well discussed above at §2.3 and indicated it had been installed in 1995 as part of investigation of a sewer line leak which occurred under the previous ownership of the hotel. Mr. Patel indicated that ADEQ continued to monitor the well for about five years. Mr. Patel indicated he was not aware of any other historical or potential environmental concerns for the property.

Access to the hotel premises for our site reconnaissance was facilitated by Manager Crystal Escott and Maintenance Supervisor Mike Bhakta. In follow-up telephone conversations, Ms. Escott enabled us to pinpoint the location of the monitoring well. Information provided by Ms. Escott and Mr. Bhakta is discussed at §4.1.

Angela Calabresi of the Arizona State Land Department (ASLD) facilitated access to ASLD files regarding the property and helped us to define the property boundaries. Information provided by Ms. Calabresi leads us to not suspect recognized environmental conditions at the property.

We spoke with Bruce Campbell of the ASLD Environmental Division by telephone on August 22, 2014. Mr. Campbell indicated that ASLD has no records of environmental investigations or cleanup projects for the property.

We contacted Sandbar Grill by telephone on August 28, 2014 to inquire about day to day operations. The person who answered the phone declined to be interviewed.

#### **3.3 Historical Property Usage**

No manmade features are plotted on the property in the 1911 USGS map. The property is seen to be native desert in aerial photographs dated 1947 through May, 1969. Beachcomber Boulevard was built in 1970 for public beach access and the land facing the road was partially cleared. Sand for beach improvement was placed on the property's lake frontage in the early 1970s. Sandbar Grill was built in the late 1970s. Island Inn Hotel was completed in 1992. The rest of the property remains native desert.



### **3.4 Historical Adjoining Property Usage**

The property is part of Pittsburg Point, a peninsula which extends westward into Lake Havasu. It is labeled as Pittsburg Flat on the 1911 USGS Map. The only manmade feature seen on the 1911 map is a roadway in the approximate location of US Highway 95.

The surrounding Lake Havasu was created from the Colorado River by construction of the Parker Dam from 1934 to 1938.

All adjoining properties are seen to be native desert in the 1947 aerial photograph, except for a dirt airstrip which terminated just west of the property. This airstrip was built by the US Army in 1941 and later became part of a civilian airport serving Lake Havasu City. The airstrip was abandoned in 1990 and portions of it were redeveloped. The nearest portion of the former airstrip remains vacant land with a public bicycle path.

The west bordering segment of McCulloch Boulevard was built circa 1964.

The land north of the property on the northwest side of McCulloch Boulevard remains native desert.

The northeast adjoining property on the opposite side of Beachcomber Boulevard remains largely native desert. Lake Havasu City Well #2, northeast of the property, was drilled and its water tank was installed in 1979. The water tank was demolished in 2008, though its fence and concrete pad remain.

Bridgewater Channel, east of the property, and the London Bridge Beach public park facing it were built circa 1970. After its completion, Pittsburg Point came to be known as “The Island.”

The south adjoining Lake Havasu Marina was built in the middle and late 1960s. The south adjoining area northwest of the main marina was used heavily for fenced boat storage in the 1980s and 1990s, but is now vacant most of the year.

### **3.5 Prior Environmental Studies**

We completed a Phase I ESA of all of Pittsburg Point and “Body Beach” on the east side of the Bridgewater Channel on April 15, 1992. This subject site of this ESA included the property and all adjoining properties. Island Inn Hotel was seen to be under construction and nearing completion and Sandbar Grill was noted in passing. The rest of the property was noted to be vacant land, much of which had undisturbed desert vegetation. Recommendations for further investigation of several areas of Pittsburg Point were made, including underground storage tanks at the Lake Havasu Marina, the former airport terminal and the wastewater treatment plant. No recommendations were made for the property itself and no evidence of what are now called recognized environmental conditions was reported for the property.

We completed a Phase II Contamination Assessment of the Island Inn Hotel premises on August 22, 1995. This investigation consisted of analysis of soil samples from five test



borings at 5-foot intervals from 10 to 30 feet below ground surface. Groundwater samples were also obtained from the test borings. A total of 25 soil samples and seven water samples were analyzed for fecal coliform bacteria, nitrates, nitrites, total Kjeldahl nitrogen and total organic carbon. No fecal coliform bacteria were detected in any sample. Low but laboratory detectable levels of nitrates, nitrites, nitrogen and organic carbon were found in some samples, apparently in connection with the sewer line leak. After correction of typographical errors and other editorial changes requested by ADEQ were made, the revised report was presented on March 12, 1996.

We supervised installation of the groundwater monitoring well on the hotel grounds during our Phase II Contamination Assessment. Dames & Moore performed the well installation and provided a Monitoring Well Installation Program Field Data Report which was included as an exhibit in our report.

Mr. Patel indicated that ADEQ continued to monitor the well for about five years after its installation.

ADEQ issued a Draft Consent Order on October 3, 1995 in which the evidence for the sewer line leak, including excavations by ADEQ and a video camera survey of the pipe interior, was presented and the hotel ownership was instructed to replace the sewer line. Written status reports were also required.

We reviewed the ADEQ file for the property at the ADEQ Records Center on August 27, 2014. The file was found to consist mostly of technical drawings and approved permits for the new (1995) sewer line and the older (1991) line it replaced, as well as technical descriptions of the hotel swimming pool. Our Phase II Contamination Assessment, the ADEQ investigation which precipitated it, the Draft Consent Order, and data from the groundwater monitoring mentioned by Mr. Patel were not present in the file.

#### **4.0 SITE RECONNAISSANCE**

A site reconnaissance of the property and vicinity was conducted on August 13, 2014 by Randall Whitlock, guided by Mr. Bhakta.

The property was walked and adjoining properties were observed from the property and bordering streets. All public and maintenance areas of the hotel were entered. Except for one unit, individual hotel rooms were not entered. The Sandbar Grill building was not entered.

Please refer to the included Site Plan and Site Plan Detail for the locations of described features. Color digital photographs of the property and adjoining properties are included in Section II.

The following observations were made in the course of our site reconnaissance:





**Key**  
 Property Boundary

# Site Plan

Island Inn Hotel and Sandbar Grill  
 1300 and 1340 McCulloch Boulevard North  
 And Nearby Land  
 Lake Havasu City, Arizona 86403



1 In = 400 Ft +/-



**Yann Engineering, Inc.**  
 Project 23192  
 Prepared by RW

August 13, 2014

Base Map  
 Google Earth Image  
 Dated February 3, 2013

## 4.1 Property

The property is bordered on the west by McCulloch Boulevard, on the northeast by Beachcomber Boulevard (which is labeled as State Beach Road on some maps) and on part of its southeast side by the driveway for the adjoining Lake Havasu Marina. Access to the hotel premises is gained from Beachcomber Boulevard through two driveways. Sandbar Grill on the southeast portion of the property uses the London Bridge Beach city park parking lot along the southeast curve of Beachcomber Boulevard.

The middle portion of the property is developed with Island Inn Hotel, which includes a five-story building of frame construction on a slab on grade with a flat roof. The building is heated and cooled with roof-mounted units in the public areas supplemented with a wall-mounted evaporative cooler for the laundry room. The hotel rooms have individual heaters/air conditioners.

The hotel serves continental breakfast consisting only of cold and microwave-heated foods. The kitchen and its walk-in cooler are no longer used. There is a three-stage sediment and food grease sewer line interceptor outside the north wall of the building. Mr. Bhakta indicated that since the kitchen is no longer used, the interceptor has not required cleaning for several years. There is an empty food grease drum next to the trash enclosure on the south portion of the property.

There is a walled enclosure outside the southwest corner of the building which houses natural gas water heaters and a water softening system.

There is a partially walled maintenance area outside the west side of the building, which is used for parking of a golf cart. A prefabricated wooden near the enclosure and a nearby closet contain spare furniture, a 5-gallon can of gasoline used in a pressure washer, and paints in 5-gallon and 1-gallon pails. Items stored in the maintenance workshop inside the building include paints in 5-gallon and 1-gallon pails, spare parts, and one 5-gallon can of mineral spirits paint thinner.

The laundry room uses EcoLab brand detergents, fabric softeners and other laundry supplies in 5-gallon jugs. All of these containers are labeled as nonhazardous materials.

The hotel has a swimming pool and spa in a fenced patio outside the south side of the building. Two 5-gallon pails of chlorinizer tablets, one 7-gallon pail of soda ash, and one 1-gallon jug of muriatic acid are stored in the pool heater/filter enclosure.

The hotel building is surrounded by gravel and grass landscaping and asphalt-paved parking lots.

Some grass clippings and tree trimmings are piled outside the west corner of the hotel perimeter wall.





- Key**
-  Property Boundary
  -  Fence
  -  Pad-Mounted Transformer
  -  Sewer Interceptor
  -  Groundwater Monitoring Well

# Site Plan Detail

Island Inn Hotel  
 1300 McCulloch Boulevard  
 Lake Havasu City, Arizona 86403



Not to Scale



**Yann Engineering, Inc.**  
 Project 23192  
 Prepared by RW

August 13, 2014

Base Map  
 Google Earth Image  
 Dated February 3, 2013

There is a snack bar called Sandbar Grill on the southeast portion of the property which serves customers from the adjoining London Bridge Beach city park. The building is of frame construction with a flat roof and is cooled with roof-mounted equipment. The interior is used mainly as a kitchen. Customer seating is on an outdoor patio with metal and canvas awnings. Food grease is removed by Baker Commodities from a recycling bin next to the street.

There is a concrete pad with three valve or port covers west of the Sandbar Grill building. According to Ed Donahue of the Lake Havasu City Wastewater Division, this is a single-user lift station which connects the snack bar to the municipal sanitary sewer system.

The Sandbar building is surrounded by sand landscaping which runs all the way down to the lake shore and is used by the public in connection with London Bridge Beach city park. A catamaran sailboat rests on the sand net to the building, apparently as decoration.

The rest of the property is vacant land with a surface of bare soil and weeds. The area west of the sand landscaping is a relatively high natural gravel bar with a surface of gravel coated with natural desert varnish.

No stains, odors, suspect debris, stressed vegetation or other indications of soil contamination with hazardous substances or petroleum products were physically observed on the property.

No fill caps, vent pipes, or other evidence of underground storage tanks were seen on the property.

No above-ground storage tanks (ASTs), totes, drums or other large containers for regulated substances were seen on the property.

Electricity is provided to the property by Unisource. There is one pad-mounted, three phase transformer outside the southwest corner of the hotel building and one pad-mounted, single-phase transformer next to the Sandbar Grill building. We previously contacted a representative of Unisource, who indicated all Unisource equipment in Lake Havasu City is non-PCB.

Natural gas is provided to the property by Unisource.

Drywells are vertical shafts for injection of storm water to the subsurface soils. No drywells were seen on the property.

There is a groundwater monitoring well in the north parking lot of the hotel, as discussed at §2.3 and §3.5. Domestic water is provided to the property by Lake Havasu City.

Sanitary sewer service is provided to the hotel by Lake Havasu City. Installation of the replacement sewer line in 1995 was discussed at §3.5.

The property is generally free of trash and debris. Trash is removed from the hotel and Sandbar Grill by Republic Services.



## 4.2 Adjoining Properties

Adjoining properties are used as follows:

- North - Vacant Land
  
- Northeast - Vacant land
  - Lake Havasu City Well #2 municipal water supply well and former water tank enclosure
  - London Bridge Beach city park
  - Fenced equipment storage area for London Bridge Beach city park (barricades, signs, spare trash cans, golf cart)
  
- East - Thompson Bay portion of Lake Havasu
  
- South - Lake Havasu Marina at 1100 McCulloch Boulevard North
  
- West - Vacant land with former dirt airstrip

Lake Havasu Marina has two ASTs for marine fuel sales. These were seen to be downhill of the property and to be within a concrete-walled secondary containment basin. Based on our observations, these ASTs are unlikely to have adversely affected the property. Former USTs and five closed LUST files for the marina are discussed at §5.7.

Based on our observations, adjoining property uses are unlikely to have adversely affected the property.

## 5.0 REGULATORY AGENCY DATABASE REVIEW

The following databases were reviewed by Randall Whitlock on August 8, 2014. Where available, the internet address of each database is provided. The date of the most recent update to the database and the ASTM approximate minimum search distance are also provided.

The databases were reviewed directly without the use of an outside review service. Hence §5.1 through §5.13 constitute the entire documentation of our Regulatory Agency Database Review without reference to an appendix or outside report. The references provided are sufficient for any competent environmental professional to obtain access to the data and independently replicate our research.

Several of the databases are organized by ZIP code. The property's ZIP code is 86403, which is the only ZIP code within one-half mile. The 86406 ZIP code is within one mile of the property. The databases referenced below represent the most current information available from EPA, ADEQ and Lake Havasu City.



- 5.1 EPA National Priorities List (NPL) of CERCLA Superfund Sites**  
<http://www.azdeq.gov/function/programs/gis.html> (2/14); 1.0 miles  
Delisted NPL Sites  
<http://www.azdeq.gov/function/programs/gis.html> (2/14); 0.5 miles

The United States Environmental Protection Agency (EPA) publishes the National Priorities List (NPL), which lists federal Superfund sites that pose the greatest risk to human health and the environment due to known contamination with hazardous substances. The areal extents of active NPL sites and delisted NPL sites in Arizona are plotted on the ADEQ Geographic Information System.

There are no NPL sites within one mile of the property.

There are no delisted NPL sites within one-half mile of the property.

- 5.2 United States Department of Defense Cleanup Sites**  
<http://www.azdeq.gov/function/programs/gis.html> (2/14); 1.0 miles

The United States Department of Defense (DOD) has accepted responsibility for cleanup of environmental contamination associated with military bases and facilities. The areal extents of most DOD Cleanup sites in Arizona are plotted on the ADEQ Geographic Information System.

There are no DOD cleanup sites within one mile of the property.

- 5.3 Arizona Water Quality Assurance Revolving Fund (WQARF) Registry Sites**  
<http://www.azdeq.gov/function/programs/gis.html> (2/14); 1.0 miles

The Arizona Department of Environmental Quality (ADEQ) Waste Programs Division maintains information on the Water Quality Assurance Revolving Fund (WQARF) Registry sites. The WQARF program is the state equivalent to the federal Superfund which funds cleanup projects resulting from the release of hazardous substances into the environment. The areal extents of WQARF Registry sites are plotted on the ADEQ Geographic Information System.

There are no WQARF Registry sites within one mile of the property.

- 5.4 CERCLA Information System (CERCLIS)**  
<http://www.epa.gov/superfund/sites/phonefax/products.htm>  
List 9: Active CERCLIS Sites (10/29/13); 0.5 miles  
List 8: Archived (NFRAP) Sites (10/25/13); 0.5 miles

EPA maintains the Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS), a database of hazardous waste sites under investigation or previously investigated for possible inclusion on the NPL due to known or suspected soil or groundwater contamination. EPA also maintains the CERCLA No Further Remedial



Action Planned (NFRAP) list, an archive database of sites previously investigated under CERCLA for which no further investigation or remediation is proposed.

There are no CERCLIS sites within one-half mile of the property.

There is one NFRAP site within one-half mile of the property. This is plotted as follows on the included Regulatory Agency Overview Map:

**NFRAP Site**

No	Facility	Address
1	Lake Havasu Sanitary District	1150 McCulloch Boulevard

Since this NFRAP site is one-quarter mile away and no further action is planned under CERCLA, it is unlikely to have adversely affected the property.

**5.5 Arizona Superfund Programs (ASP) List**

[www.azdeq.gov/environ/waste/sps/download/aspl.pdf](http://www.azdeq.gov/environ/waste/sps/download/aspl.pdf) (8/25/04); 0.5 miles

The ASP list consists of remediation sites within the jurisdiction of the ADEQ Superfund Programs. The ASP list is the state equivalent of the CERCLIS database and includes WQARF Registry sites, potential WQARF Registry sites, NPL sites, DOD sites requiring ADEQ oversight, and voluntary cleanup sites under ADEQ oversight. The ASP list is updated only when state and federal superfund cleanup sites are added to or removed from the registry and has not been modified for nearly ten years.

There are no ASP sites within one-half mile of the property.

**5.6 Arizona Brownfields Grant Sites**

<http://gisweb.azdeq.gov/arcgis/emaps/?topic=brownfields> (12/12); 0.5 miles

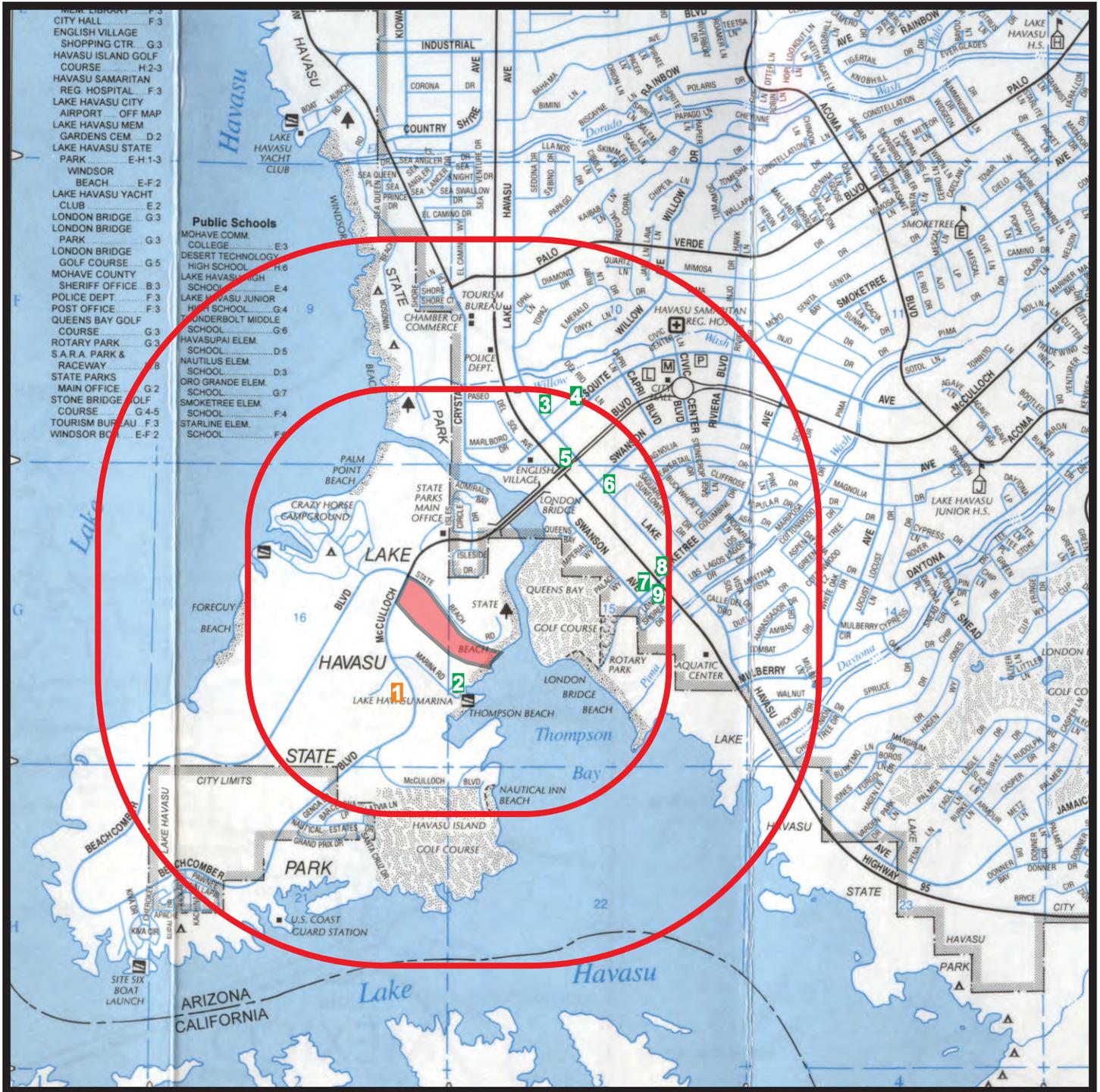
Arizona Voluntary Remediation Program Sites (12/9/13); 0.5 miles

ADEQ Remediation and DEUR Tracking System

[www.azdeq.gov/databases/deursearch.html](http://www.azdeq.gov/databases/deursearch.html) (Queried 8/8/14); property only

ADEQ provides oversight for soil and groundwater cleanup projects on private property and reclamation of previously contaminated “brownfield” sites under the Arizona Voluntary Remediation Program (AVRP). Updates to the AVRP database are available for purchase from the ADEQ Records Center. ADEQ also maintains a registry of properties in Arizona which have undergone remediation, completed remediation, or filed a Voluntary Environmental Mitigation Use Restriction (VEMUR) or a Declaration of Environmental Use Restriction (DEUR). Both are recorded activity and use limitations (AUL) required to be filed by a property owner who elects to use an institutional (i.e., administrative) control or engineering (i.e., physical) control as a means to meet remediation goals. (The DEUR replaced the VEMUR on 7/18/00.) The ADEQ Remediation and DEUR Tracking System is a control registry which records federal AUL as well as those administered at the county and state level.





# Regulatory Agency Overview Map



1 Mile Radius  
 1/2 Mile Radius



1 NFRAP Site  
 1-9 LUST Sites



**Vann Engineering, Inc.**  
 Project 23192  
 Prepared by RW

Prepared from Street Map of Lake Havasu City  
 1998 Edition, North Star Mapping

There are no brownfields or AVRPs sites within one-half mile of the property.

There are no DEUR, VEMUR or other AUL listed for the property's address or location.

#### 5.7 Underground Storage Tanks and Leaking Underground Storage Tank Sites

<http://www.azdeq.gov/function/programs/gis.html> (3/13)

Underground Storage Tank List (3/10/14); property and adjoining properties

Leaking Underground Storage Tank List (3/1/01, 3/10/14); 0.5 miles

ADEQ maintains databases of facilities with underground storage tanks (USTs) and leaking underground storage tank (LUST) sites. The locations of UST facilities and LUST sites are plotted on the ADEQ Geographic Information System. A detailed list of USTs is published annually. A detailed list of LUST sites with closure status is published semiannually. These databases are available for purchase from the ADEQ Records Center or may be queried online at <http://www.azdeq.gov/databases/lustsearch.html>.

The property does not appear on the UST list.

The south adjoining Lake Havasu Marina formerly had five USTs. According to the more detailed 2001 edition of the UST database, these consisted of four 10,000-gallon gasoline USTs and one 6,000-gallon gasoline UST, all of which were removed in 1998. Soil contamination with gasoline components was discovered upon their removal. After several years of groundwater monitoring and required cleanups, the LUST files were all closed in 1999 and 2007. Since all of its files are closed, it is evident that this LUST site has not adversely affected the property.

Including the marina, there are nine LUST sites within one-half mile of the property. These are plotted as follows on the included map:

**LUST Sites**

No	Facility	Address	Status
1	Island Wastewater Treatment Plant	1150 McCulloch Boulevard	1 file; closed
2	Lake Havasu Marina	1100 McCulloch Boulevard	5 files; all closed
3	Terrible Herbst #101	60 Lake Havasu Boulevard N.	1 file; open
4	Mesquite Tire & Auto	1635 Mesquite Avenue	4 files; all closed
5	London Bridge Chevron	1597 McCulloch Boulevard	1 file; closed
6	Ken & Mel's Exxon	52 Lake Havasu Avenue S.	8 files; all open
7	Tri-M Mini Mart	250 Swanson Avenue	3 files; all closed
8	Woody's Food Store #134	281 Lake Havasu Avenue S.	2 files; both closed
9	Trailside General Store	283 Lake Havasu Avenue S.	3 files; 1 open

Closure of a LUST file indicates that investigative and cleanup efforts (where required) have been completed to the satisfaction of ADEQ.

Since the LUST sites other than the marina are more than one-quarter mile away, these LUST sites are also unlikely to have adversely affected the property.



## 5.8 RCRA CORRACTS Facilities

[http://www.epa.gov/enviro/html/rcris/rcris\\_query\\_java.html](http://www.epa.gov/enviro/html/rcris/rcris_query_java.html) (7/16/14); 1.0 miles  
RCRA TSD Facilities

[http://www.epa.gov/enviro/html/rcris/rcris\\_query\\_java.html](http://www.epa.gov/enviro/html/rcris/rcris_query_java.html) (7/16/14); 0.5 miles  
RCRA Generator and Transporter Facilities

Arizona Notification Verification Report (10/3/13); property and adjoining properties

Arizona List of Transporters for FOIA (10/3/13); property and adjoining properties

RCRA Compliance Log (10/3/13); property and adjoining properties

Under the Resource Conservation Recovery Act (RCRA), EPA maintains a list of facilities involved in the generation, transport, treatment, storage, or disposal of hazardous waste. A database of facilities subject to corrective action under RCRA (CORRACTS facilities) and RCRA-registered hazardous waste treatment, storage or disposal (TSD) facilities was accessed through the EPA online RCRAInfo query utility. ADEQ publishes three extracts of the RCRA Information System (RCRIS) database listing Arizona RCRA generator facilities as the Arizona Notification Verification Report, transporter facilities as the Arizona List of Transporters for FOIA, and a list of facilities which have been investigated for RCRA noncompliance as the RCRA Compliance Log. Updates to these databases are purchased from the ADEQ Records Center.

There are no CORRACTS facilities within one mile of the property.

There are no non-CORRACTS RCRA-permitted treatment, storage or disposal (TSD) facilities within one-half mile of the property.

The property and adjoining properties do not appear on the RCRA generators list.

The property and adjoining properties do not appear on the RCRA transporters list.

The property and adjoining properties do not appear on the RCRA Compliance Log.

## 5.9 Municipal and Non-Municipal Landfills

<http://www.azdeq.gov/function/programs/gis.html> (1/22/04); 0.5 miles

Active Solid Waste Landfills

<http://www.azdeq.gov/environ/waste/solid/download/active.pdf> (3/11); 0.5 miles

Closed Solid Waste Landfills

<http://www.azdeq.gov/environ/waste/solid/download/closed.pdf> (11/03); 0.5 miles

A review of the ADEQ Geographic Information System data layer for municipal and non-municipal landfills identified no such facilities within one-half mile of the property. ADEQ also publishes lists of active and closed solid waste landfills which can be downloaded from the ADEQ web site.

No landfills are listed within one-half mile of the property.



**5.10** Drywell Registration List, <http://www.azdeq.gov/databases/drywellsearch.html>  
(Queried 8/8/14); property only

ADEQ maintains a list of registered storm water drywells.

The property does not appear on the Drywell Registration List.

**5.11** National Response Center, <http://www.nrc.uscg.mil/download.html>  
(4/28/14); property only

The US Coast Guard's National Response Center (NRC) maintains information about hazardous materials incidents and petroleum releases on behalf of the US Department of Transportation, Environmental Protection Agency, Federal Emergency Management Agency, Department of Energy, Department of Defense, Department of the Interior, Department of Health and Human Services, and Federal Railroad Administration. The information is published annually. The NRC databases include and supersede the former EPA Emergency Response Notification System (ERNS). Annual lists of NRC incidents nationwide are available for download from the National Response Center at the link given above.

There are no incidents listed on the NRC database for the property's address or location.

**5.12** Emergency Response Hazardous Materials Incident Logbook (11/15/01)  
<http://www.azdeq.gov/databases/hwssearch.html>; property only

The ADEQ Emergency Response Unit (ERU) has published a log of hazardous materials incident responses by ADEQ and local fire departments from 1983 through 2001.

There are no ERU incidents listed for the property's address or location.

**5.13** Local Agency Contacts; property only

We spoke with Chip Shilosky, chief of the Lake Havasu Fire Department, by telephone on August 11, 2014. Mr. Shilosky indicated that there have been no hazardous materials incidents, underground storage tank activities or above-ground storage tank activities at the property.

Ed Donahue of the Lake Havasu City Wastewater Division verified in an August 28, 2014 telephone call that Sandbar Grill is connected to the municipal sanitary sewer system through its own sewer lift station.

## **6.0 CONCLUSIONS AND RECOMMENDATIONS**

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of Island Inn Hotel and Sandbar Grill at 1300 and 1340 McCulloch Boulevard North and the nearby land in Lake Havasu City, Arizona 86403. Any exceptions to, or deletions from, this practice are described at §1.1 of this report.



This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

The hotel's sewer line was replaced in 1995 under a consent order from the Arizona Department of Environmental Quality. Low levels of nitrates, nitrites, nitrogen and organic carbon detected in soil samples surrounding a leak in the previous sewer line have presumably attenuated naturally over the past 19 years and the sewer line leak does not constitute a historical recognized environmental for the property.

A groundwater monitoring well was installed on the hotel grounds in connection with investigation of the sewer line leak. We understand the well was monitored by ADEQ for about five years, though sampling results were not available for our review. If it is no longer to be used, the well should be abandoned in conformance with Arizona Department of Water Resources regulations.

We have no recommendations for further investigation of the property.

## **7.0 REFERENCES**

### **7.1 Location**

United States Geological Survey  
Lake Havasu South, Arizona-California Quadrangle  
7.5 Minute Series 1970, Photorevised 1975

Mohave County Assessor Parcel Map 107-10-04

Description Per Survey of State Land, April 4, 1997  
BLM #32-99060, Concession Area 16, 17 and 18A  
Pittsburg Point, After 53-106791  
Arizona State Land Department

Mohave County Geographic Information System  
[http://mcgis.mohavecounty.us/Silverlight\\_1\\_9/?Viewer=moh](http://mcgis.mohavecounty.us/Silverlight_1_9/?Viewer=moh)

### **7.2 Geology**

Geologic Map of Mohave County, Arizona  
Arizona Bureau of Mines, 1959

Nations, D. and E. Stump, Geology of Arizona  
Kendall-Hunt Publishing, 1981

Kamilli, Robert and Stephen M. Richard, Geologic Highway Map of Arizona  
Arizona Geological Society and Arizona Geological Survey, 1998

Arizona Geological Survey Map Services: Geologic Map of Arizona  
<http://services.usgin.org/azgs/geologic-map-arizona.html>



### 7.3 Hydrology

Arizona Water Atlas, Section 4.5: Lake Havasu Basin  
Arizona Department of Water Resources, April 2010

Arizona Department of Water Resources Well Registry Web Map  
<https://gisweb.azwater.gov/WellRegistry/Default.aspx>

### 7.4 Surface Water Drainage

FEMA Flood Insurance Rate Maps 04015C6176G and 04015C6180G, 11/18/09

### 7.5 History

United States Geological Survey  
Parker, Arizona-California Quadrangle  
30-Minute Series 1911, Reprinted 1921

United States Geological Survey EarthExplorer  
<http://earthexplorer.usgs.gov/>  
Aerial Photographs Dated:

8/29/47	7/7/48	5/2/64	6/1/68	3/12/69
6/20/69	1/17/72	7/4/75	5/26/76	6/2/77
4/19/79	6/29/83	5/21/94	6/29/04	6/1/05
6/9/07	6/7/09	4/25/10	4/24/12	6/4/13

United States Geological Survey, Whipple Mountains, California-Arizona  
15 Minute Series Dated:

1950	1952
------	------

United States Geological Survey, Lake Havasu South, Arizona-California Quadrangle  
7.5 Minute Series, Dated:

1970	1975	1994	2011
------	------	------	------

Malach, Roman, London Bridge Miracle  
Mohave County Board of Supervisors, 1981

Landiscor, Inc., Aerial Photograph Dated February 11, 1987

Mohave County Geographic Information System  
[http://mcgis.mohavecounty.us/Silverlight\\_1\\_9/?Viewer=moh](http://mcgis.mohavecounty.us/Silverlight_1_9/?Viewer=moh)  
Aerial Photographs Dated:

1994	2005	2010
------	------	------



Google Earth, Aerial Photographs Dated:

5/20/94	12/30/05	6/20/07	6/5/09	7/6/10
9/9/10	2/3/13			

The History of Lake Havasu City and the London Bridge, Havasu Magazine  
[http://www.havasumagazine.com/history\\_of\\_lake\\_havasu\\_city.htm](http://www.havasumagazine.com/history_of_lake_havasu_city.htm)

## 7.6 Contacts

Jaimini Upadhyaya, Mohave Engineering Associates, Inc. (928.753.2627)  
Pishit “Peter” Patel, Island Inn Hotel (928.486.8128)  
Lipsa Patel, VJP Investments II, LLC (via Mohave Engineering Associates, Inc.)  
Crystal Escott, Island Inn Hotel (928.680.0606)  
Mike Bhakta, Island Inn Hotel (928.680.0606)  
Angela Calabrasi, Arizona State Land Department (602.542.2632)  
Bruce Campbell, Arizona State Land Department (602.542.2578)  
Sandbar Grill (928.854.7263)  
Chip Shilosky, Lake Havasu City Fire Department (928.453.3313 X3868)  
Ed Donahue, Lake Havasu City Wastewater Division (928.855.3999)

## 7.7 Prior Environmental Studies

Phase I Environmental Site Assessment: Pittsburg Point/Body Beach  
Lake Havasu City, Arizona, Foree & Vann, Inc. Project 5008, April 15, 1992

Phase II Contamination Assessment (ADEQ Compliance Order P-272-95)  
Island Inn Hotel, 1300 West McCulloch Boulevard, Lake Havasu City, Arizona  
Foree & Vann, Inc. Project 7287, August 22, 1995, Revised March 12, 1996

## 8.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

We hereby certify that Vann Engineering, Inc. is capable of and experienced in performing Phase I Environmental Site Assessments, and has been performing Phase I Environmental Site Assessments or the equivalent in this locality since 1986.

This assessment was completed by Randall Whitlock, who has a Master of Science degree in Geology and is a Registered Geologist in the state of Arizona (Certificate No. 30447). Mr. Whitlock has completed more than two thousand Phase I Environmental Site Assessments and other environmental studies since 1991.

The report was reviewed by Stanley O’Sick, who has a Bachelor of Science in Engineering degree, an Associate of Science degree in chemistry, and is a Registered Professional Engineer (Civil) in the state of Arizona (Certificate No. 26867). Mr. O’Sick has prepared and reviewed Phase I Environmental Site Assessments since 1990.



---

**SECTION II**

13N20W15AFTER SAL3

ARIZONA STATE LAND DEPARTMENT  
LEGAL DESCRIPTION FORM

SUBMITTED TO: BLM #32-99060  
REFERENCE: CONCESSION AREA 16, 17 AND 18A  
PITTSBURG POINT  
AFTER 53-106791  
AREA = 18.22 Ac.

THIS IS TO CERTIFY THAT THIS  
LEGAL DESCRIPTION WAS  
PREPARED UNDER MY DIRECTION.

THE ENGINEERING AND MAPPING SECTION HEREBY SUBMITS  
THE LEGAL DESCRIPTION OF LANDS REQUIRED  
AND LOCATED IN:  
SEC. \_\_\_\_\_ TWP. \_\_\_\_\_ RGE. \_\_\_\_\_ CO. \_\_\_\_\_

LEGAL DESCRIPTION: DESCRIPTION PER SURVEY OF  
STATE LAND APRIL 4, 1997

THAT PORTION OF GOVERNMENT LOT 2 AND THE NORTHWEST QUARTER OF  
THE SOUTHWEST QUARTER OF SECTION 15 AND A PORTION OF GOVERNMENT  
LOTS 2 AND 3 OF SECTION 16, TOWNSHIP 13 NORTH, RANGE 20 WEST, GILA  
AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA, MORE PRECISELY  
DESCRIBED AS FOLLOWS;

COMMENCING AT A POINT FROM WHICH THE WEST QUARTER CORNER OF  
SAID SECTION 15 BEARS S00°18'52"W, A DISTANCE OF 1188.88 FEET, SAID  
POINT OF COMMENCEMENT ALSO BEING S00°18'52"W ALONG THE WEST LINE  
OF SECTION 15, A DISTANCE OF 100.00 FEET FROM THE CENTER LINE OF  
McCULLOCH BOULEVARD, SAID POINT OF COMMENCEMENT ALSO BEING THE  
BEGINNING POINT OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF  
600.00 FEET, WHOSE RADIUS POINT BEARS S00°18'21"E,

THENCE SOUTHWESTERLY ALONG THE CURVE TO THE LEFT, SAID CURVE  
BEING THE EASTERLY RIGHT OF WAY LINE OF McCULLOCH BLVD. (200 FEET  
WIDE) HAVING A CENTRAL ANGLE OF 65°02'19" AN ARC DISTANCE OF 681.08  
FEET,

THENCE S24°39'20"W ALONG SAID R.O.W. A DISTANCE OF 214.53  
FEET, TO THE POINT OF BEGINNING

THENCE S65°20'40"E A DISTANCE OF 50.02 FEET TO THE BEGINNING  
POINT OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 823.25  
FEET,

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 418.38  
FEET,

THENCE S36°13'35"E A DISTANCE OF 752.17 FEET TO THE BEGINNING  
POINT OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 500.00  
FEET,

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 214.45  
FEET,

THENCE S60°48'03"E, A DISTANCE OF 224.07 FEET,

THENCE S66°10'33"E, A DISTANCE OF 153.10 FEET,

*John P. Nebich*  
SIGNATURE  
5/4/04  
DATE

**ARIZONA STATE LAND DEPARTMENT  
LEGAL DESCRIPTION FORM**

**LEGAL DESCRIPTION (CONTINUED):**

THENCE S74°42'27"E, A DISTANCE OF 235.5 MORE OR LESS TO FEET, TO THE HIGH WATER LINE OF THAT BODY OF WATER KNOWN AS LAKE HAVASU AT AN ELEVATION OF 450.00 FEET STANDARD MEAN SEA LEVEL DATUM.

THENCE MEANDERING SOUTHWESTERLY ALONG THE HIGH WATER LINE OF THAT BODY OF WATER KNOWN AS LAKE HAVASU, AT AN ELEVATION OF 450.00 FEET, STANDARD MEAN SEA LEVEL DATUM, A DISTANCE OF 320 MORE OR LESS FEET, TO A POINT,

THENCE N77°30'37"W FROM THE SAID HIGH WATER LINE A DISTANCE OF 380 MORE OR LESS FEET,

THENCE N63°59'01"W A DISTANCE OF 307.70 FEET,

THENCE N48°40'55"W A DISTANCE OF 772.33 FEET,

THENCE N41°13'29"W A DISTANCE OF 464.61 FEET, TO THE EASTERLY R.O.W. LINE OF McCULLOCH BLVD. (200 FEET WIDE)

THENCE N24°39'20"E ALONG SAID R.O.W. A DISTANCE OF 470.75 FEET, TO THE POINT OF BEGINNING.

EXCEPT THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SW1/4) OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 20 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA, MORE PRECISELY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 15 BEARS N46°46'46"W, A DISTANCE OF 696.33 FEET;

THENCE S60°48'03"E, A DISTANCE OF 38.01 FEET,

THENCE S66°10'33"E, A DISTANCE OF 90.00 FEET,

THENCE S48°05'57"W, A DISTANCE OF 101.50 FEET,

THENCE N39°03'41"W, A DISTANCE OF 130.00 FEET,

THENCE N62°35'08"E, A DISTANCE OF 47.25 FEET, TO THE POINT OF BEGINNING

CONTAINING 18.22 ACRES MORE OR LESS.

EXCEPTING AND RESERVING TO THE UNITED STATES AND ITS ASSIGNS, DESCRIBED IN THAT CERTAIN DOCUMENT ENTITLED "ARIZONA INDEMNITY SELECTION" RECORDED JAN. 12, 1989, BOOK 1503, PAGE 777, MOHAVE COUNTY, ARIZONA, A PERMANENT FLOOD EASEMENT LYING BELOW THE ELEVATION OF 455 FEET MEAN SEA LEVEL. NO BUILDING, STRUCTURES, OR IMPROVEMENTS SHALL BE ERECTED OR USED FOR HUMAN OCCUPANCY BELOW 455 FEET NOR SHALL OTHER STRUCTURES BE CONSTRUCTED OR MAINTAINED ON LANDS BELOW THE ELEVATION OF 455 FEET WITHOUT APPROVAL BY THE BUREAU OF RECLAMATION

JPN

INITIAL

5/4/04

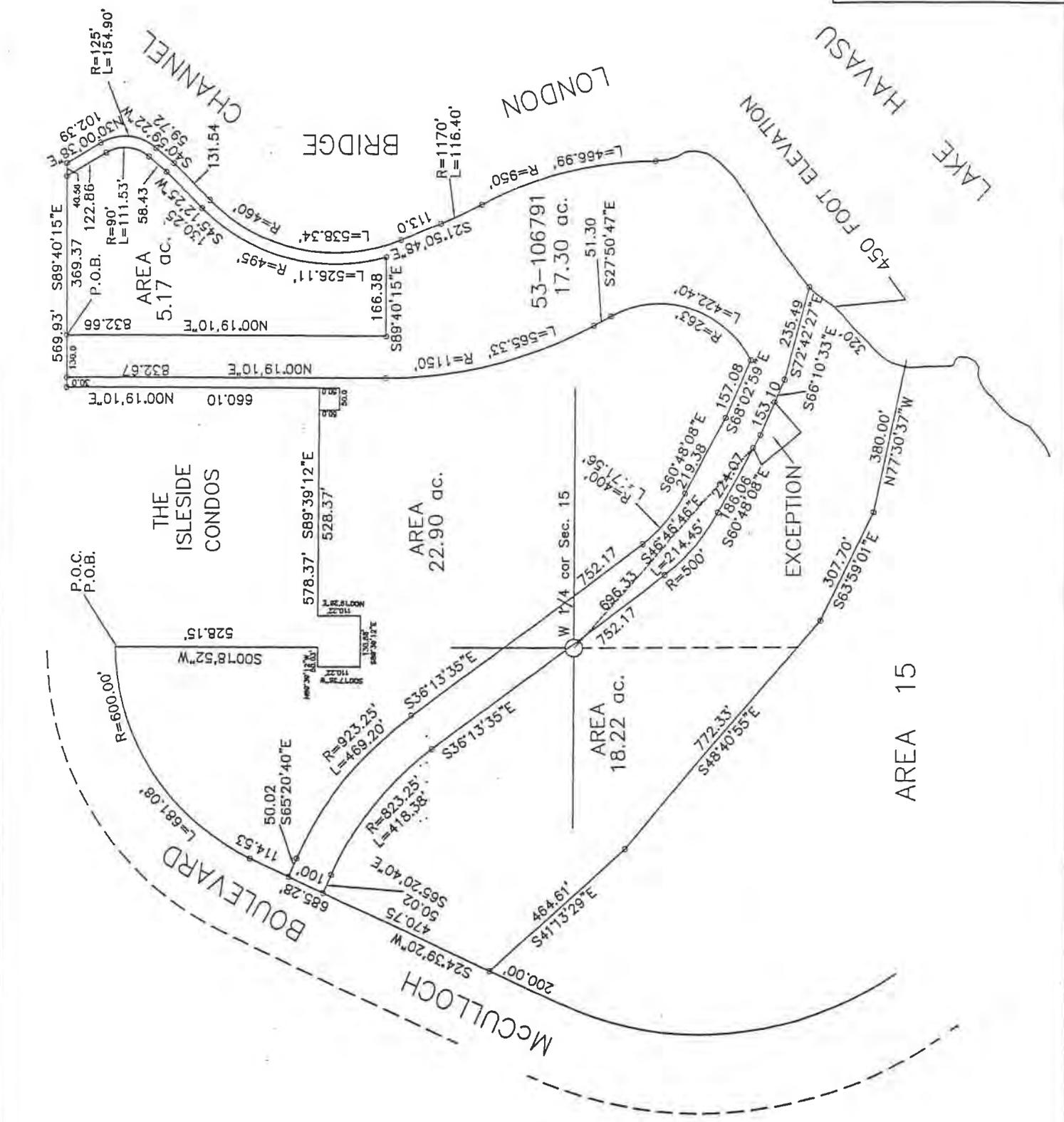
DATE

T 13N ,R 20W  
 SEC 15,16,21,22  
 SURFACE



SCALE 1" = 80'

ARIZONA STATE  
 LAND DEPARTMENT  
 T 13N ,R 20W  
 Sec 15,16,21,22  
 SURFACE  
 YUMA CO.  
 Sheet 1 of 1  
 Date: 4 / 4 / 97  
 Drawn by: JPN  
 S:\PITTS\T\AREA16.DWG



Excepting and reserving to the United States and its assigns, described in that certain document entitled Arizona Indemnity Selection, recorded Jan. 12, 1989, Book 1503, Page 777, Mohave County Arizona, a permanent flood easement lying below the elevation of 455 feet mean sea level. No building, structures, or improvements shall be erected or used for human occupancy below 455 feet nor shall other structures be constructed or maintained on lands below elevation of 455 feet without approval by the Bureau of Reclamation.

The Arizona State Land Department makes NO WARRANTIES, implied or expressed, with respect to information shown on these maps.



**PHASE I ESA OWNER QUESTIONNAIRE**  
(Based on ASTM E1527-13)

The following questions are for the property owner, owner's representative or other **Key Site Manager**.

1. Are you aware of any uses or conditions, past or present, which may have resulted in contamination of the soils or groundwater of the property with hazardous substances or petroleum products?

NO

2. Are you aware of any pending, threatened, or past litigation, administrative proceedings, or notices from any governmental entity regarding hazardous substances or petroleum products in, on or from the property?

NO

3. Are you aware of any permits, registrations, or reports (prior ESA, soils report, hydrology study, risk assessment, etc.) on the property?

NO

Comments:

Key Site Manager (Printed Name and Entity) Lipsa Patel

Key Site Manager (Signature) 

Date 8/11/14

**PHASE I ESA USER QUESTIONNAIRE**  
**(Based on ASTM E1527-13)**

In order to qualify for one of the Landowner Liability Protections (LLPs)\* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"),\*\* the User must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

**1. Environmental cleanup liens that are filed or recorded against the property (40 CFR 312.25).**

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

NO

**2. Activity and land use limitations (AULs) that are in place on the property or have that been filed or recorded in a registry (40 CFR 312.26).**

Are you aware of any activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls (such as VEMUR or DEUR) that are in place at the property and/or have been filed or recorded in a registry under federal, tribal, state or local law?

NO

7  
•  
**3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).**

As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No chemicals are used

We are current owners of this hotel property 1994

**4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).**

Does the purchase price being paid for the property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

Land is leased from the State of Arizona  
Land Department

**5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).**

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?

Island Inn Hotel and Nearby Vacant Land, Lake Havasu City, Arizona

For example, as User:

a) Do you know the past uses of the property?

Hotel

b) Do you know of specific chemicals that are present or once were present at the property?

NO

c) Do you know of spills or other chemical releases that have taken place at the property?

NO

d) Do you know of any environmental cleanups that have taken place at the property?

NO

**6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).**

As the User of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

NO

In addition, certain information should be collected, if available, and provided to the environmental professional selected to conduct the Phase I. This information is intended to assist the environmental professional but is not necessarily required to qualify for one of the LLPs. The information includes:

- the reason why the Phase I is required,
- the type of property and type of property transaction, for example, sale, purchase, exchange, and so forth,
- the complete and correct address for the property (a map or other documentation showing property location and boundaries is helpful),
- the scope of services desired for the Phase I (including whether any parties to the property transaction may have a required standard scope of services or whether any considerations beyond the requirements of Practice E1527 are to be considered),
- identification of all parties who will rely on the Phase I report,
- identification of the property contact and how the contact can be reached,
- any special terms and conditions which must be agreed upon by the environmental professional,
- any other knowledge or experience with the property that may be pertinent to the environmental professional (for example, copies of any available prior environmental site assessment reports, documents, correspondence, and so forth, concerning the property and its environmental condition).

User (Printed Name and Entity) Lipsa Patel

User (Signature) 

Date 8/11/14

\*Landowner Liability Protections, or LLPs, is the term used to describe the three types of potential defenses to Superfund liability in EPA's Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability ("Common Elements" Guide) issued on March 6, 2003.

\*\*P L 107-118



Photo 1 - View of the Island Inn Hotel, looking southeast across its parking lot.



Photo 2 - View of the Island Inn Hotel, looking east. The maintenance storage area is seen at left. The water heater enclosure is at right.



Photo 3 - View of the Island Inn Hotel, looking northwest from its driveway.



Photo 4 - View of the property, looking east from its west corner.



Photos 5, 6 - View of the northeast adjoining vacant land and the property, looking southeast across McCulloch Boulevard at Beachcomber Boulevard.





Photo 7 - View of the property, looking northwest from the top of the gravel bar on its southeast portion.



Photo 8 - View of the property (left), looking northeast along Beachcomber Boulevard.



Photo 9 - View of the Sandbar Grill on the southeast portion of the property.



Photo 10 - View of water heaters in a walled enclosure next to the hotel building.



Photo 11 - View of the hotel laundry room.



Photo 12 - View of the hotel swimming pool.





Photo 13 - View of the swimming pool filter and heater enclosure.



Photo 14 - View of the north adjoining vacant land, looking north across McCulloch Boulevard.



Photo 15 - View of Lake Havasu City Well #2, northeast of the property.



Photo 16 - View of the unoccupied former water tank enclosure south of Lake Havasu City Well #2.



Photo 17 - View of a natural gully on the northeast adjoining vacant land, looking southeast from the Isleside Condominiums.



Photo 18 - View of the fenced storage enclosure for the London Bridge Beach city park on the northeast side of Beachcomber Boulevard.





Photo 19 - View of the playground and landscaping on the adjoining London Bridge Beach city park.



Photo 20 - View of the south adjoining Lake Havasu Marina, looking southeast along its driveway.



Photo 21 - View of gasoline and diesel fuel ASTs in a secondary containment basin on the adjoining Lake Havasu Marina premises.



Photo 22 - View of the broad open boat parking area on the adjoining Lake Havasu Marina premises.



Photo 23 - View of the west adjoining vacant land (former airstrip), looking west across a bicycle path from McCulloch Boulevard.

