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## PHASE I ENVIRONMENTAL SITE ASSESSMENT

**NORTH 4<sup>TH</sup> AVENUE TO UNION STREET**

**SAN LUIS, YUMA COUNTY, ARIZONA**

*Prepared for:*

City of San Luis  
1090 E. Union Street  
San Luis, AZ 85349

&

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Kimley-Horn Project No. 091668008

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## EXECUTIVE SUMMARY

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by the City of San Luis (the “Client”) to conduct a Phase I Environmental Site Assessment (ESA) for Parcel No. 226-01-005 and City of San Luis easement on Arizona State Land Department (ASLD) lands on 4<sup>th</sup> Avenue and Union Street totaling 19.8 acres in the City of San Luis, Yuma County, Arizona (referred to herein as the “subject property”). This Phase I ESA was performed in general accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries (AAI), 40 CFR Part 312 and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process/Designation E 1527-21* (ASTM Standard Practice E 1527-21). This Phase I ESA was conducted under the supervision or responsible charge of Jennifer Simpkins, Environmental Professional (EP).

The Phase I ESA summary is provided below. It should be recognized that specific details were not included or fully developed in this section, and the Phase I ESA must be reviewed in its entirety for a comprehensive understanding of the results. This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the subject property’s current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after property renovation or development). Further, these services are not to be construed as legal interpretation or advice.

Due to changing environmental regulatory conditions and potential on-site or adjacent activities occurring after this assessment, the User may not presume the continuing applicability to the subject property of the conclusions in this assessment for more than 180 days, per ASTM Standard Practice E1527-21, which is January 31, 2024.

### Subject Property Description and Use

The subject property consists of Parcel No. 226-01-005 and City of San Luis easement on ASLD lands on 4<sup>th</sup> Avenue and Union Street totaling 19.8 acres in the City of San Luis, Yuma County, Arizona. The subject property is currently native desert with the exception of 4<sup>th</sup> Avenue and several dirt roads. According to records reviewed from the Yuma County Assessor’s office, Arizona State Land Department ALTA/ACSM Land Title Survey, and ERIS Chain of Title & Lien Searches, the subject property is owned by ASLD with the City of San Luis holding an easement on ASLD lands on 4<sup>th</sup> Avenue and Union Street.

### Historical Information

Based on a review of the historical information, the subject property was native desert from 1949 until approximately 1996 when land north of Union Street appeared to have been graded for the construction of a residential development south of the property. In 2006, 4<sup>th</sup> Avenue was visible as a dirt road and by 2007, 4<sup>th</sup> Avenue was visible as a paved two-lane road. By 2010, several dirt roads were visible onsite. No additional improvements were visible until approximately 2015, when an approximately 0.8-acre disturbed area was visible in the northeastern portion of the property and appeared to be used for vehicle parking (approximately 10 vehicles).

From 1949 to 1966, land north of the subject property consisted of native desert. By 2006, the City of San Luis Public Works Department was under construction. From 1949 to 2006, land east of the subject property consisted of native desert. By 2007, McCain Avenue was partially paved followed by construction of what is now the City of San Luis Fire Department, Police Department, and City Hall. From 2015 to 2020, what appeared to be fill piles (approximately 1.3 acres) were visible approximately 50 feet east of the subject property at the government center. Additionally, construction of an additional structure was visible approximately 100 feet east of the subject property at the government center. By 2001, the previously mentioned fill piles were no longer visible and the area was graded. By 2022, the previously mentioned government center structure had expanded. From 1949 to 1975, land south of the subject property consisted of native desert. By 1996, Union Street was visible as a paved two-lane road followed by the construction of a residential development. From 1949 to 2015, land west of the subject property consisted of native desert. By 2017, Union Street appeared to be under construction west of the subject property. By 2021-2022, Union Street had been paved and a multifamily residential development was under construction northwest of the subject property.

#### Records Review

Kimley-Horn reviewed select federal and state environmental regulatory databases, as well as responses from state and local regulatory agencies. The subject property was not identified in any federal or state environmental regulatory databases.

#### Site Reconnaissance

During the site reconnaissance, the subject property was observed as native desert with the exception of 4<sup>th</sup> Avenue, electric and fiber utilities, and several dirt roads.

#### Adjoining Properties

Land beyond the subject property consists of City of San Luis Public Works to the north, San Luis Fire Department, Police Department, and City Hall to the east, residential development to the south beyond Union Street, and native desert to the west. Evidence of Recognized Environmental Conditions (RECs) associated with the adjoining properties were not observed during the site reconnaissance.

#### Opinions and Conclusions

Kimley-Horn has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 for Parcel No. 226-01-005 and City of San Luis easement on ASLD lands on 4<sup>th</sup> Avenue and Union Street totaling 19.8 acres in the City of San Luis, Yuma County, Arizona. This assessment has not identified any RECs associated with the subject property.

## 1.0 INTRODUCTION

### 1.1 PROPERTY OVERVIEW

**Table 1. Property Overview**

<b>Site Name</b>	North 4 <sup>th</sup> Avenue to Union Street
<b>Site Location/Address</b>	NEC of 4 <sup>th</sup> Avenue and Union Street (No address assigned)
<b>Land Area</b>	19.8 acres
<b>Site Improvements</b>	4 <sup>th</sup> Avenue, dirt roads, and utilities (electric, fiber)
<b>Anticipated Future Site Use</b>	Municipal Development
<b>Purpose of the ESA</b>	Site acquisition

The subject property location is depicted on **Figure 1. Vicinity Map** and **Figure 2. USGS 7.5' Quadrangle Map (Gadsden, AZ, 2014 and Gadsden OE S, AZ, 2014)**. The subject property and adjoining properties are depicted on **Figure 3. Photo Location Map**. Photographs of the subject property and adjoining properties are included in **Appendix A**.

### 1.2 PURPOSE AND SCOPE OF SERVICES

This Phase I ESA was performed in accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries {(AAI), 40 CFR Part 312} and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process/Designation E 1527-21* (ASTM Standard Practice E 1527-21).

The purpose of this Phase I ESA was to evaluate the current and historical conditions of the subject property in an effort to identify *recognized environmental conditions* (RECs), *controlled recognized environmental conditions* (CRECs) and *historical recognized environmental conditions* (HRECs) in connection with the subject property. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs, CRECs and HRECs in connection with the subject property.

Additionally, this Phase I ESA was designed to assist the Client in developing information to identify RECs in connection with the subject property as reflected by the scope of this report. This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews, including local government inquiries, as applicable, and a visual, noninvasive reconnaissance of the subject property and adjoining properties. Limitations, ASTM deviations, and significant data gaps (if identified) are noted in the applicable sections of the report.

ASTM E1527-21 contains a new definition of "migrate/migration," which refers to "the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface." By including this explicit reference to migration in ASTM E1527-21, the Standard clarifies that the potential for vapor migration should be addressed as part of a Phase I ESA. This Phase I ESA has considered vapor migration in evaluation of RECs associated with the subject property.

### 1.3 USER RELIANCE

This Phase I ESA report represents the product of Kimley-Horn's expertise and judgment in the environmental consulting industry. This report is certified to, can be relied upon by, and has been prepared for the exclusive use of the following entities: Kimley-Horn and Associates, Inc. (Kimley-Horn); the City of San Luis; ASLD, and their respective successors, assigns, affiliates, and subsidiaries. Kimley-Horn acknowledges that these parties may rely on the contents and conclusions presented in this report. Unless stated otherwise in writing, Kimley-Horn makes no other warranty, representation, or extension of reliance upon the findings of this report to any other entity or third party.

Reliance on the Phase I ESA by the Client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal with Kimley-Horn and Associates, Inc. Standard Provisions and the Phase I ESA report. The limitation of liability defined in the Standard Provisions is the aggregate limit of Kimley-Horn's liability to the Client and all relying parties.

Continued viability of this report is subject to ASTM E1527-21 Sections 4.6 and 4.8. If the Phase I ESA will be used by a different user (third party) than the user for whom the Phase I ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-21.

### 1.4 SIGNIFICANT ASSUMPTIONS

Pursuant to ASTM Standard Practice E 1527-21, Kimley-Horn assumes that the information provided by all sources and parties, including the User, is accurate and complete, except where obvious inconsistencies or inaccuracies were identified.

### 1.5 LIMITATIONS, DEVIATIONS, AND SPECIAL TERMS AND CONDITIONS

There were no deviations from the ASTM Standard during the preparation of this report. Any physical limitations identified during the completion of this report are referenced in Section 7.0.

Due to changing environmental regulatory conditions and potential on-site or adjacent activities occurring after this assessment, the User may not presume the continuing applicability to the subject property of the conclusions in this assessment for more than 180 days, per ASTM Standard Practice E 1527-21, which is January 31, 2024.

Based upon the agreed-on scope of services, this Phase I ESA did not include subsurface or other invasive assessments, vapor intrusion assessments or indoor air quality assessments (i.e., evaluation of the presence of vapors within a building structure), or other services not particularly identified and discussed herein. Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request.

Reasonable attempts were made to obtain information within the scope and time constraints set forth by the Client; however, in some instances, information requested is not, or was not, received by the issuance date of the report. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder. Based on other available resources, these data gaps are not likely to affect the conclusions of this report and are not significant.

An evaluation of the significance of limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the Client.

## 2.0 USER PROVIDED INFORMATION

The ASTM Standard defines a User as “the party seeking to use Practice E 1527-21 to complete an environmental site assessment. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager.” The User has specific obligations for completing a successful application of this practice as outlined in Section 6 of the ASTM Standard Practice E 1527-21.

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfield’s Revitalization Act of 2001 (the “Brownfield’s Amendments”), the User must provide certain information (if available) identified in the User Questionnaire to the Environmental Professional (EP). Failure to provide this information could result in a determination that “all appropriate inquiry” is not complete.

### 2.1 USER QUESTIONNAIRE

The following table summarized the responses to the User Questionnaire completed by Jenny Torres, Acting City Manager, City of San Luis.

**Table 2. User Questionnaire Responses**

Client Questionnaire Item	Client Did Not Respond	Client’s Response		
		Yes	No	Unknown
Specialized Knowledge or Experience that is material to a REC in connection with the subject property.			X	



Client Questionnaire Item	Client Did Not Respond	Client's Response		
		Yes	No	Unknown
Actual Knowledge of Environmental Liens or Activity Use Limitations (AULs) that may encumber the subject property.			X	
Actual Knowledge of a Lower Purchase Price because contamination is known or believed to be present at the subject property.			X	
Commonly Known or Reasonably Ascertainable Information that is material to a REC in connection with the subject property.			X	
Obvious Indicators of Contamination at the subject property.			X	

Kimley-Horn's consideration of the Client provided information did not identify RECs. A copy of the questionnaire is included in **Appendix B**.

## 2.2 RECORDED LAND TITLE RECORDS

A 40-year chain of title report and lien search was conducted by Environmental Risk Information Services (ERIS) for the subject property. ERIS researched public records at the Yuma County Assessor's office, Yuma County Recorder's Office, Arizona Department of Environmental Quality, United States Environmental Protection Agency, and judicial records back to 1980. No liens were found. Activity and use limitations were documented and include right-of-way granted to the City of San Luis recorded in 2021. No RECs were revealed by the chain of title report.

## 3.0 PHYSICAL SETTING

The following is a summary of the physical setting of the subject property.

**Table 3. Physical Setting Summary**

Physical Setting Information		Source
<b>Topography</b>		
Site Elevation	Approximately 125-135 feet	U.S. Geological Survey Division (USGS) 7.5-Minute Topographic Map of the <i>Gadsden, AZ, 2014</i> and <i>Gadsden OE S, AZ, 2014</i> .
Topographic Gradient/Surface Water Runoff	Northwest	
Closest Surface Water	Main Canal ~300 feet northeast	
<b>Soil Characteristics</b>		

Physical Setting Information		Source
Soil Type	28 – Superstition sand, 0 to 1 percent slopes	Natural Resources Conservation Service (NRCS) Web Soil Survey <a href="http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx">http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx</a>
Description	The Gilman loam, 0 to 1 percent slopes soil type consists of mixed sandy alluvium. The concrete corrosivity is low and steel corrosivity is moderate.	
Geology/Hydrogeology		
Geologic Formation	Quaternary surficial deposits, undivided	The Arizona Geological Survey Geologic Map of Arizona, <a href="http://data.azgs.gov/geologic-map-of-arizona/#">http://data.azgs.gov/geologic-map-of-arizona/#</a>
Description	<p>The primary source of groundwater in the Yuma Groundwater Basin (YGB) and Yuma Sub-basin within the Colorado River Watershed are basin fill sediments. The aquifer in the Yuma area is generally unconfined and extends from the Gila Mountains on the east to Mexicali Valley on the west and from Laguna Dam on the north to the Gulf of California on the south. Groundwater in this area typically flows west from Yuma Valley, under the Colorado River and into Baja California, Mexico. Other ground water flows south from Yuma Valley and Yuma Mesa into Sonora Mesa.</p> <p>Information from the Arizona Department of Water Resources (ADWR) website was reviewed for water wells located within the vicinity of the Site. According to well registration records, groundwater exists at greater than 80 feet below ground surface. However, groundwater levels can fluctuate due to seasonal variations, groundwater withdrawal or injection and other factors.</p>	Bureau of Reclamation (BOR) <a href="https://www.usbr.gov/lc/yuma/programs/YAWMS/GROUNDWATER.html">https://www.usbr.gov/lc/yuma/programs/YAWMS/GROUNDWATER.html</a>  Arizona Department of Water Resources (ADWR) <a href="https://azwatermaps.azwater.gov/gwsi">https://azwatermaps.azwater.gov/gwsi</a>

## 4.0 HISTORICAL USE INFORMATION

Kimley-Horn reviewed reasonably ascertainable records to identify obvious uses of the subject property from the present, back to the property's obvious first developed use, or back to 1940 whichever is earlier. Reasonably ascertainable records reviewed as part of this Phase I ESA documented the use of the property back to at least 1949 (aerial photograph) which depicted native desert.

### 4.1 HISTORICAL AERIAL PHOTOGRAPHS, TOPOGRAPHIC MAPS, SANBORN MAPS

Readily available historical USGS topographic maps and selected historical aerial photographs (at approximately 10 to 15-year intervals) were requested from ERIS to evaluate past uses and relevant characteristics of the subject property and surrounding properties. ERIS did not have any available Sanborn Fire Insurance maps for the subject property or adjacent properties. It is Kimley-Horn's opinion that this does not preclude our ability to reach conclusions regarding the subject property and adjacent properties.

Reviewed historical topographic maps and aerial photographs are summarized below. The sources and years reviewed are identified below. The aerial photographs are included in **Appendix C** and the topographic maps are included in **Appendix D**.

- Topographic map:
  - *Gadsden, Arizona* quadrangle, dated 1965, 1973, 2014, 2018, 2021 (USGS 7.5 Minute Quadrangle)
  - *Gadsden OE S, Arizona*, quadrangle, dated 2014, 2018, 2021 (USGS 7.5 Minute Quadrangle)
- Aerial photographs: 1949, 1963, 1972, 1976, 1981, 1992, 1996, 2006, 2007, 2010, 2013, 2015, 2017, 2019, 2021, and 2022 (Earth Resources Observation and Science, United States Geological Survey, United States Bureau of Reclamation, United States Department of Agriculture, MAXAR Technologies)

**Table 4. Historical Record Review Summary**

Direction	Description
Subject property	<p>Native desert (1949-1996).</p> <p>Native desert and graded land north of Union Street that appears to be associated with the construction of a residential development south of the property (1996).</p> <p>Native desert, graded land north of Union Street, and a dirt road (what is now 4<sup>th</sup> Avenue) (2006).</p> <p>Native desert, graded land north of Union Street, and 4<sup>th</sup> Avenue as a paved two-lane road (2007).</p> <p>Native desert, 4<sup>th</sup> Avenue, and dirt roads (2010-2013).</p> <p>Native desert, 4<sup>th</sup> Avenue, dirt roads, and an approximately 0.8-acre disturbed area in the northeastern portion of the property that appeared to be used for vehicle parking (approximately 10 vehicles) (2015-2022).</p>
North	<p>Native desert (1949-1996).</p> <p>City of San Luis Public Works Department (2006-2022).</p>
East	<p>Native desert (1949-2006).</p> <p>McCain Avenue followed by construction of the City of San Luis Fire Department, Police Department, and City Hall and by native desert (2007-2013).</p> <p>What appears to be fill piles (approximately 1.3 acres) is visible approximately 50 feet east of the subject property. Construction of an additional structure is visible approximately 100 feet east of the subject property at the government center (2015-2020).</p> <p>The previously mentioned fill piles are no longer visible and the area has been graded (2021).</p> <p>The previously mentioned structure has expanded at the government center (2022).</p>
South	<p>Native desert (1949-1975).</p> <p>Union Street is visible as a paved two-lane road followed by the construction of a residential development (1996).</p> <p>Union Street followed by a residential development (2006-2022).</p>

Direction	Description
West	Native desert (1949-2015).
	Union Street appears to be under construction west of the subject property (2017-2019).
	Union Street has been paved. What is now a multifamily residential development is under construction northwest of the subject property (2021-2022).

Review of the historical documents has not identified any RECs associated with the subject property.

#### 4.2 LOCAL HISTORICAL STREET DIRECTORIES

The city directory used in this study were made available through ERIS (selected years reviewed: 1997-2022) and were reviewed at approximate five-year intervals, if readily available (**Appendix E**). The subject property is located along Union Street and 4<sup>th</sup> Avenue, which were chosen for the city directory review.

**Table 5. Historical City Directory Review Summary**

Direction	Description
Subject property	No listings associated with the property location, NEC of Union Street and North 4 <sup>th</sup> Avenue (1997-2022).
East	Union Street (No Listings (1997-2003)). San Luis City Hall (1090 Union Street) and San Luis City Police Department (1030 Union Street) were listed from 2007-2022. No RECs documented, no other notable listings.

#### 4.3 SITE OWNERSHIP

According to records reviewed from the Yuma County Assessor’s office, Arizona State Land Department ALTA/ACSM Land Title Survey, and ERIS Chain of Title & Lien Searches, the subject property is owned by ASLD.

#### 4.4 PRIOR REPORTS

Kimley-Horn was not provided any previous environmental reports for review.

### 5.0 INTERVIEWS

The objective of completing interviews with knowledgeable subject property contacts is to obtain information about the uses and physical characteristics of the property. The following individuals were interviewed regarding the current and historical use of the subject property.

Kimley-Horn interviewed Mr. Bryan Sparks via owner questionnaire (**Appendix F**), the subject property owner representative for ASLD, on September 25, 2023. Mr. Sparks indicated that he is an owner

representative for the subject property. He stated that the current use of the subject property is vacant land. Mr. Sparks is not aware of any of the following:

- Industrial uses of subject or adjoining properties
- Agricultural uses
- Waste storage or disposal
- Equipment use, storage, or abandonment
- Hazardous materials
- Petroleum hydrocarbons
- Spills or releases of petroleum hydrocarbons or hazardous materials
- PCBs
- Surface water issues
- Groundwater issues
- Wastewater issues
  
- Underground storage tanks/ above ground storage tanks
- Asbestos issues
- Sepctic tanks and leachfields
- Utility corridors
- Regulatory compliance
- Natural resoruce issues
- Legal or regularoty actions

Mr. Sparks also indicated that he was not aware of any of the following:

- Pending, threatened, or past environmental litigation
- Notices of possible violations of environmental laws
- Notices of possible liability; or
- Notices of potential environmental concerns

## 5.1 LOCAL AGENCY INQUIRES

**Table 6. Local Agency Inquiry Summary**

Agency Contacted / Contact Method	Response
City of San Luis Fire Department (requested via email)	The City of San Luis responded with no records found for the subject property.

## 5.2 ENVIRONMENTAL LIENS, ACTIVITY AND USE LIMITATIONS, AND GOVERNMENT INSTITUTIONAL AND ENGINEERING CONTROLS

Kimley-Horn reviewed an Environmental Lien search report provided by ERIS for the subject property location, dated August 8, 2023. The report did not identify any environmental liens; however, an AUL was found in regard to the subject property. This AUL is a right-of-way (ROW) granted to the City of San Luis by ASLD. A copy of the ERIS Chain of Title & Lien Searches is attached in **Appendix G**.

## 6.0 REGULATORY RECORDS REVIEW

An environmental database search for the subject property and the surrounding area was performed by ERIS, a contract information services company, using ASTM E1527-21 standard radii. The purpose of the records review was to identify RECs in connection with the subject property. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated, and the scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases. A copy of the ERIS Database Report is attached in its entirety in **Appendix H**.

In some of the following subsections, the words up-gradient, cross-gradient and down-gradient refer to the topographic gradient in relation to the subject property. The groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the subject property cannot be directly ascertained.

### 6.1 FEDERAL AND STATE/TRIBAL DATABASES

Listed below are the facility listings identified on federal and state/tribal databases within the ASTM-required search distances from the approximate subject property boundaries. Database definition, descriptions, and the database search report are included in **Appendix H**.

**Table 7. Federal Database Results**

Regulatory Agency Database	Approximate Minimum Search Distance (AMSD)	Number of Sites within AMSD
National Priority List (NPL)	1-mile	0
National Priority List – Proposed (PROPOSED NPL)	1-mile	0
Deleted NPL (DELETED NPL)	0.5-mile	0
SEMS List 8R Active Site Inventory (SEMS)	0.5-mile	0
SEMS List 8R Archive Sites (SEMS ARCHIVE)	0.5-mile	0
Inventory of Open Dumps, June 1985 (ODI)	0.5-mile	0
Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)	0.5-mile	0
EPA Report on the Status of Open Dumps on Indian Lands (IODI)	0.5-mile	0
CERCLIS – No Further Remedial Action Planned (CERCLIS NFRAP)	0.5-mile	0
CERCLIS Liens (CERCLIS LIENS)	Property Only	0
RCRA CORRACTS – Corrective Action (RCRA CORRACTS)	1-mile	0

<b>Regulatory Agency Database</b>	<b>Approximate Minimum Search Distance (AMSD)</b>	<b>Number of Sites within AMSD</b>
RCRA non-CORRACTS TSD Facilities (RCRA TSD)	0.5-mile	0
RCRA Generator List (RCRA LQG)	0.25-mile	0
RCRA Small Quantity Generators List (RCRA SQG)	0.25-mile	0
RCRA Conditionally Exempt and Very Small Quantity Generators List (RCRA VSQG)	0.25-mile	0
RCRA Non-Generators (RCRA NON GEN)	0.25-mile	0
RCRA Sites with Controls (RCRA CONTROLS)	0.5-mile	0
Federal Engineering Controls – ECs (FED ENG)	0.5-mile	0
Federal Institutional Controls – ICs (FED INST)	0.5-mile	0
Land Use Control Information System (LUCIS)	0.5-mile	0
Institutional Control Boundaries at NPL sites (NPL IC)	0.5-mile	0
Emergency Response Notification System (ERNS 1982 to 1986)	Property Only	0
Emergency Response Notification System (ERNS 1987 to 1989)	Property Only	0
Emergency Response Notification System (ERNS)	Property Only	0
The Assessment, Cleanup, and Redevelopment Exchange System (ACRES) Brownfields Database (FED BROWNFIELDS)	0.5-mile	0
FEMA Underground Storage Tank Listing (FEMA UST)	0.25-mile	0
Facility Response Plan (FRP)	0.25-mile	0
Delisted Facility Response Plans (DELISTED FRP)	0.25-mile	0
Historical Gas Stations (HIST GAS STATIONS)	0.25-mile	0
Petroleum Refineries (REFN)	0.25-mile	0
Petroleum Product and Crude Oil Rail Terminals (BULK TERMINAL)	0.25-mile	0
LIEN on Property (SEMS LIEN)	Property Only	0
Superfund Decision Documents (SUPERFUND ROD)	1-mile	0
Formerly Utilized Sites Remedial Action Program (DOE FUSRAP)	1-mile	0



<b>Regulatory Agency Database</b>	<b>Approximate Minimum Search Distance (AMSD)</b>	<b>Number of Sites within AMSD</b>
Facility Registry Service/Facility Index (FINDS/FRS)	Property Only	2
Toxic Release Inventory Program (TRIS)	Property Only	0
PFOA/PFOS Contaminated Sites (PFAS NPL)	0.5-mile	0
Federal Agency Locations with Known or Suspected PFAS Detections (PFAS FED SITES)	0.5-mile	0
SSEHRI PFAS Contamination Sites (PFAS SSEHRI)	0.5-mile	0
National Response Center PFAS Spills (ERNS PFAS)	0.5-mile	0
PFAS NPDES Discharge Monitoring (PFAS NPDES)	0.5-mile	0
Perfluorinated Alkyl Substances from Toxic Release Inventory (PFAS TRI)	0.5-mile	0
Perfluorinated Alkyl Substances Water Quality (PFAS WATER)	0.5-mile	0
PFAS TSCA Manufacture and Import Facilities (PFAS TSCA)	0.5-mile	0
PFAS Waste Transfers from RCRA e-Manifest (PFAS E-MANIFEST)	0.5-mile	0
PFAS Industry Sectors (PFAS IND)	0.5-mile	0
Hazardous Materials Information Reporting System (HMIRS)	0.125-mile	0
National Clandestine Drug Labs (NCDL)	0.125-mile	0
Toxic Substances Control Act (TSCA)	0.125-mile	0
Hist TSCA (HIST TSCA)	0.125-mile	0
FTTS Administrative Case Listing (FTTS ADMIN)	Property Only	0
FTTS Inspection Case Listing (FTTS INSP)	Property Only	0
Potentially Responsible Parties List (PRP)	Property Only	0

Regulatory Agency Database	Approximate Minimum Search Distance (AMSD)	Number of Sites within AMSD
State Coalition for Remediation of Drycleaners Listing (SCRD DRYCLEANER)	0.5-mile	0
Integrated Compliance Information System (ICIS)	Property Only	0
Drycleaner Facilities (FED DRYCLEANERS)	0.25-mile	0
Delisted Drycleaner Facilities (DELISTED FED DRYCLEANER)	0.25-mile	0
Formerly Used Defense Sites (FUDS)	1-mile	0
Former Military Nike Missile Sites (FORMER NIKE)	1-mile	0
PHMSA Pipeline Safety Flagged Incidents (PIPELINE INCIDENT)	Property Only	0
Material Licensing Tracking System (MLTS)	Property Only	0
Historic Material Licensing Tracking System sites (HIST MLTS)	Property Only	0
Mines Master Index File (MINES)	0.25-mile	0
Surface Mining Control and Reclamation Act Sites (SMCRA)	1-mile	0
Mineral Resource Data System (MRDS)	1-mile	2
DOE Legacy Management Sites (LM SITES)	1-mile	0
Alternative Fueling Stations (ALT FUELS)	0.25-mile	0
Superfunds Consent Decrees (CONSENT DECREES)	0.25-mile	0
Air Facility System (AFS)	Property Only	0
Registered Pesticide Establishments (SSTS)	0.25-mile	0
Polychlorinated Biphenyl (PCB) Transformers (PCBT)	0.1-mile	0
Polychlorinated Biphenyl Notifiers (PCB)	0.5-mile	0

**Table 8. State/Tribal Database Results**

Regulatory Agency Database	Approximate Minimum Search Distance (AMSD)	Number of Sites within AMSD
Superfund Waste Cleanup & State Funded Action Sites (SHWS)	1-mile	0
CERCLIS Information Data System (SHWS ACIDS)	1-mile	0

<b>Regulatory Agency Database</b>	<b>Approximate Minimum Search Distance (AMSD)</b>	<b>Number of Sites within AMSD</b>
Water Quality Assurance Revolving Fund Sites (WQARF)	1-mile	0
Delisted WQARF, Superfund, DOD (DELISTED SUPERFUND)	1-mile	0
Solid Waste Facilities and Landfills (SWF/LF)	0.5-mile	2
Leaking Underground Storage Tanks (LUST)	0.5-mile	3
Delisted Leaking Underground Storage Tanks (DELISTED LUST)	0.5-mile	0
Registered Tanks Database (UST)	0.25-mile	0
Aboveground Storage Tanks (AST)	0.25-mile	0
Exemption Certificate Renewals (AST2)	0.25-mile	0
Delisted Storage Tanks List (DELISTED TANKS)	0.25-mile	0
Environmental Use Restriction Sites List (AUL)	0.5-mile	0
Remediation and DEUR Tacking Other Remediation Sites (RDT OTHER)	0.5-mile	0
Voluntary Remediation Program (VCP)	0.5-mile	0
Brownfields Tracking System (BROWNFIELDS)	0.5-mile	0
Hazardous Material Logbook/Spills (SPILLS)	0.125-mile	0
Dry Cleaning Facilities (DRYCLEANERS)	0.25-mile	0
Per- and Polyfluoroalkyl Substances (PFAS)	0.5-mile	0
Air Permits Major/Minor Sources (AIR PERMITS)	0.25-mile	0
Drywell Database (DRYWELLS)	0.125-mile	0
Region 9 Drywells in Arizona (DRYWELLS EPA)	0.125-mile	0
Historical Drywells (DRYWELLS HIST)	0.125-mile	0
Mine Locations (MINE)	1-mile	0
Drug Labs Remediation (DRUGLAB REMEDIATION)	0.125-mile	0
Clandestine Drug Labs (CDL)	0.125-mile	0
Tier 2 Chemical Inventory Reporting (TIER 2)	0.125-mile	0
Biohazardous Medical Waste Facilities (BIO HAZ WASTE)	0.25-mile	0
White Mountain Apache Tribe Brownfields (BROWNFIELDS WMAT)	0.5-mile	0

Regulatory Agency Database	Approximate Minimum Search Distance (AMSD)	Number of Sites within AMSD
Salt River Pima Maricopa Indian Community Brownfields (SRPMIC BROWNFIELDS)	0.5-mile	0
Leaking Underground Storage Tanks on Indian Lands (INDIAN LUST)	0.5-mile	0
Underground Storage Tanks on Indian Lands (INDIAN UST)	0.25-mile	0
Delisted Tribal Leaking Storage Tanks (DELISTED INDIAN LST)	0.5-mile	0
Delisted Tribal Underground Storage Tanks (DELISTED INDIAN UST)	0.25-mile	0

Kimley-Horn’s review of the referenced databases also considered the potential or likelihood of contamination from adjoining and nearby facilities. To evaluate which of the adjoining and nearby facilities identified in the regulatory database report present an environmental risk to the subject property, Kimley-Horn considered the following criteria:

- The type of database on which the adjoining/nearby property is identified.
- The topographic position of the property relative to the subject property.
- The direction and distance of the identified facility from the subject property.
- Local soil conditions in the subject property area.
- The known and/or inferred groundwater flow direction in the subject property area.
- The status of the respective regulatory agency-required investigations and/or cleanup associated with the identified facility.
- Surface and subsurface obstructions and diversions (e.g., buildings, roads, sewer systems, utility service lines, rivers, lakes, and ditches) located between the identified facility and the subject property.

No facilities were judged to present a potential environmental risk to the subject property and/or warrant clarification.

## 6.2 OTHER ENVIRONMENTAL RECORDS

Kimley-Horn reviewed information from the following agencies:

- Arizona Department of Environmental Quality (ADEQ) eMaps

Kimley-Horn reviewed the ADEQ eMaps. No regulated facilities on or surrounding the subject property were found.

## 6.3 VAPOR EVALUATION

The ASTM E 1527-21 document standardizes the terms release and migration consistent with those used in CERCLA and AAI. As such, potentially harmful vapors must be evaluated during the completion of a Phase I ESA.

Kimley-Horn performed a Tier 1 Vapor Encroachment Screening (VES) with the purpose of identifying if a Vapor Encroachment Condition (VEC) exists in association with the subject property. A VEC is defined as the presence or likely presence of contaminants of concern (COC) vapors in the subsurface of the subject property caused by a release of hazardous substances and/or petroleum compounds into soil and groundwater. Current and historical uses were evaluated within the Area of Concern (AOC) during the completion of the Tier 1 VES. As indicated in ASTM 2600-15, the radial distance of the AOC for non-petroleum hydrocarbon COCs (i.e., chlorinated VOCs) is 1/3-mile (1,760 feet) and 1/10 mile (528 feet) for petroleum hydrocarbons.

According to the reasonably ascertainable information reviewed during this screening process, Kimley-Horn has determined that a VEC is not likely to exist at this time.

The Tier I VES does not include vapor intrusion and/or indoor air quality considerations associated with existing and/or proposed structures. No vapor sampling was conducted in association with this VES and the subject property.

<sup>1</sup> Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions

## 7.0 SITE RECONNAISSANCE

Information contained in this section is based on a visual reconnaissance conducted while walking through the subject property and the accessible interior areas of structures, if any, located on the subject property. The subject property and adjoining properties are depicted on **Figure 3. Photo Locations Map**. Photo documentation of the subject property at the time of the visual reconnaissance is provided in **Appendix A**.

**Table 9. General Site Information**

Site Reconnaissance	
Field Personnel	Clara Missman and Avery Pritchard, EPs in Training
Reconnaissance Date	August 16, 2023
Weather Conditions	Partly cloudy/105 degrees F
Subject Property Contact/Title	Kimley-Horn was not escorted.

### 7.1 SITE OBSERVATIONS

The following table summarizes the subject property observations. Affirmative responses are discussed in more detail following the table.

**Table 10. Site Observations**

Category	Item or Feature	Observed or Identified
Site Operations, Processes, and Equipment	Emergency generators or other generators	N/A
	Elevators	N/A
	Air compressors	N/A
	Hydraulic lifts	N/A
	Dry cleaning	N/A
	Photo processing	N/A
	Ventilation hoods and/or incinerators	N/A
	Waste treatment systems and/or water treatment systems	N/A
	Heating and/or cooling systems	N/A
	Paint booths	N/A
	Sub-grade mechanic pits	N/A
	Wash-down areas or carwashes	N/A
	Pesticide/herbicide production or storage	N/A
	Printing operations	N/A
	Metal finishing (e.g., electroplating, chrome plating, galvanizing, etc.)	N/A
	Salvage operations	N/A
	Oil, gas or mineral production	N/A
Other processes or equipment	N/A	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	No
	Drums, barrels and/or containers $\geq$ 5 gallons	No
	MSDS or SDS	No
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	No
	Sumps, cisterns, French drains, catch basins and/or dry wells	No
	Grease traps	No
	Septic tanks and/or leach fields	No
	Oil/water separators, clarifiers, sand traps, triple traps, interceptors	No
	Pipeline markers	No
	Interior floor drains	No
Electrical Transformers/PCBs	Transformers and/or capacitors	No
	Other equipment	No

Category	Item or Feature	Observed or Identified
Releases or Potential Releases	Stressed vegetation	No
	Stained soil	No
	Stained pavement or similar surface	No
	Leachate and/or waste seeps	No
	Trash, debris and/or other waste materials	Yes, <i>De minimus</i>
	Dumping or disposal areas	No
	Construction/demolition debris and/or dumped fill dirt	No
	Surface water discoloration, odor, sheen, and/or free-floating product	No
	Strong, pungent or noxious odors	No
	Exterior pipe discharges and/or other effluent discharges	No
Other Notable Site Features	Surface water bodies	No
	Quarries or pits	No
	Wastewater lagoons	No
	Wells	No

## 7.2 CURRENT OPERATIONS

There are no operations on the subject property.

## 8.0 ADJOINING PROPERTIES

The following section provides information about the adjoining properties obtained during the subject property reconnaissance and through review of reasonably ascertainable information. Visual observations of adjoining properties (from subject property boundaries) are summarized below.

**Table 11. Adjoining Properties Summary**

Direction	Description
North	City of San Luis Public Works Department
East	City of San Luis Fire Department, Police Department, and City Hall. An additional structure was under construction at the San Luis Government Center.
South	Union Street followed by residential development
West	Native desert

RECs were not observed with the adjoining properties.

## 9.0 DECLARATION

### 9.1 STATEMENT OF COMPLIANCE

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 subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Environmental Professional resume(s) are included in **Appendix I**.



Jennifer Simpkins  
Senior Environmental Scientist, Environmental Professional

## 10.0 REFERENCES

Arizona Department of Environmental Quality (ADEQ) eMaps, <https://azdeq.gov/emaps>

Arizona Department of Water Resources, <https://azwatermaps.azwater.gov/gwsi>

Bureau of Reclamation, <https://www.usbr.gov/lc/yuma/programs/YAWMS/GROUNDWATER.html>

City of San Luis Fire Department, <https://sanluisaz.gov/177/Fire-Department>

Environmental Resource Information Service, Inc (ERIS) databases (2023)

Yuma County Geographic Information Systems, <https://www.yumacountyaz.gov/government/development-services/divisions/its-geographic-information-systems>

Natural Resources Conservation Service (NRCS) Web Soil Survey  
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process;  
ASTM 1527-21 (2021)


Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions;  
ASTM E2600-15 (2015)

The Arizona Geological Survey Geologic Map of Arizona, <http://data.azgs.az.gov/geologic-map-of-arizona/#>

U.S. Geological Survey Division (USGS) 7.5-Minute Topographic Map of the *Gadsden and Gadsden OE S, AZ, 2014*.



### Legend

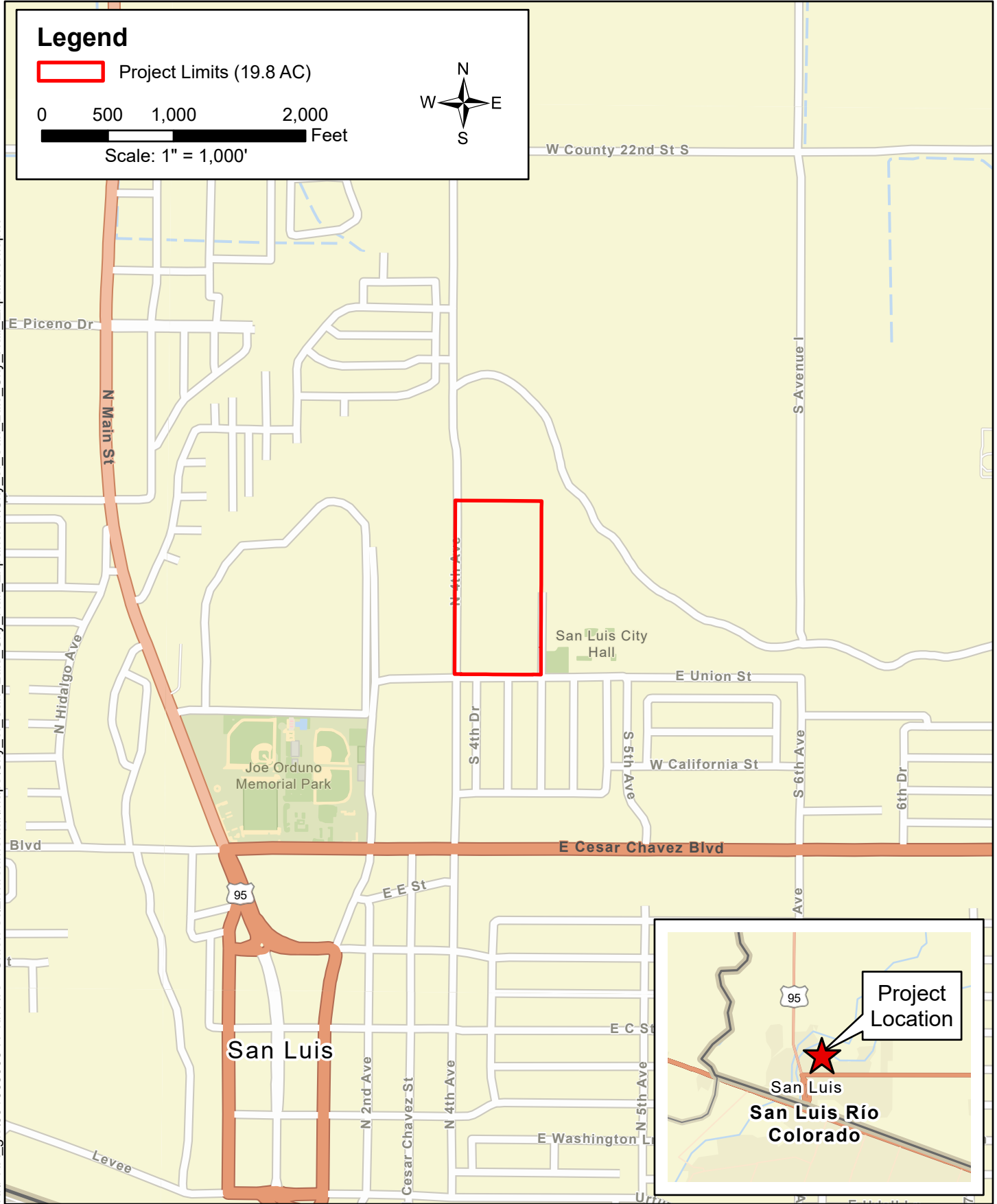
 Project Limits (19.8 AC)

0 500 1,000 2,000  
Feet

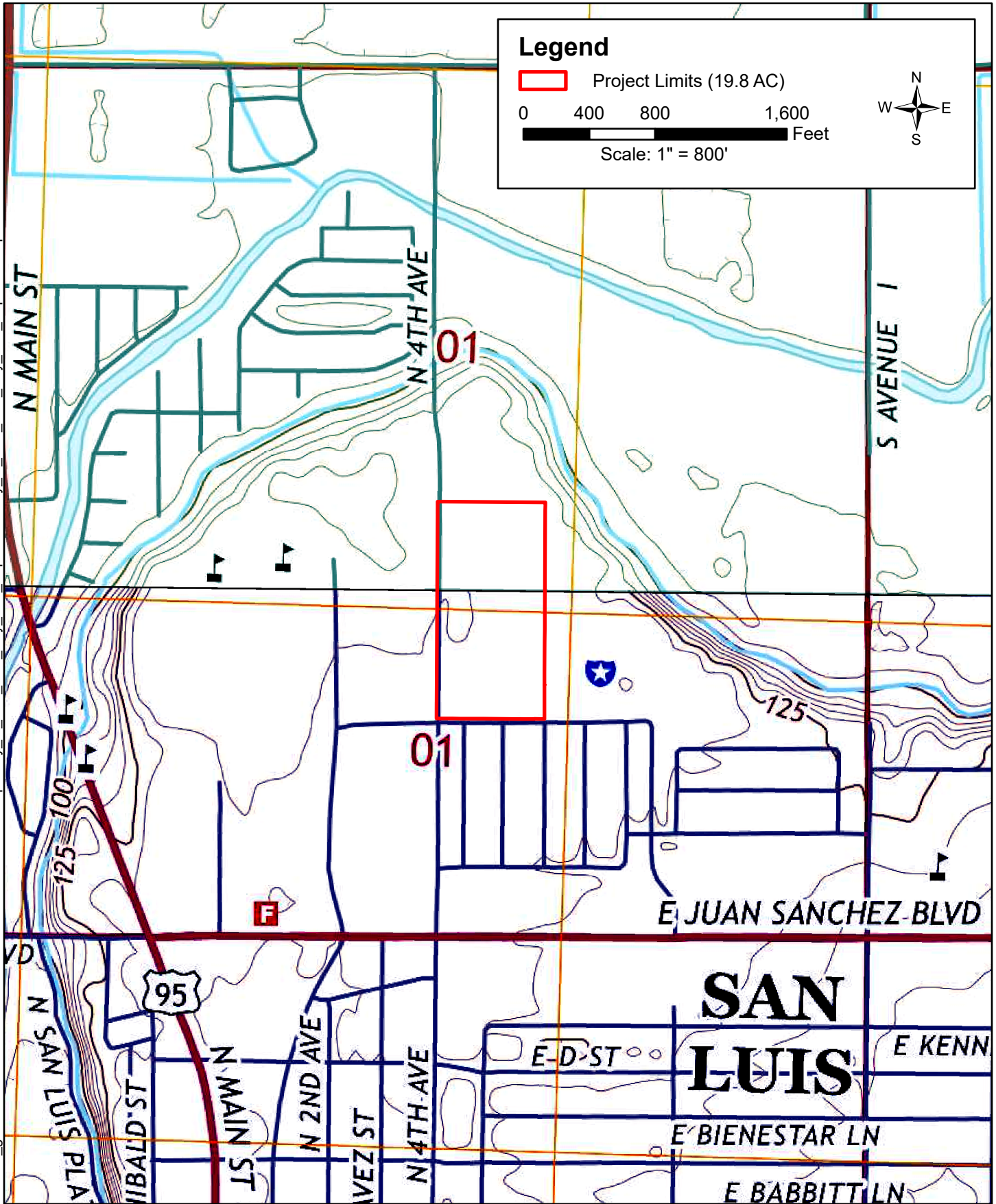
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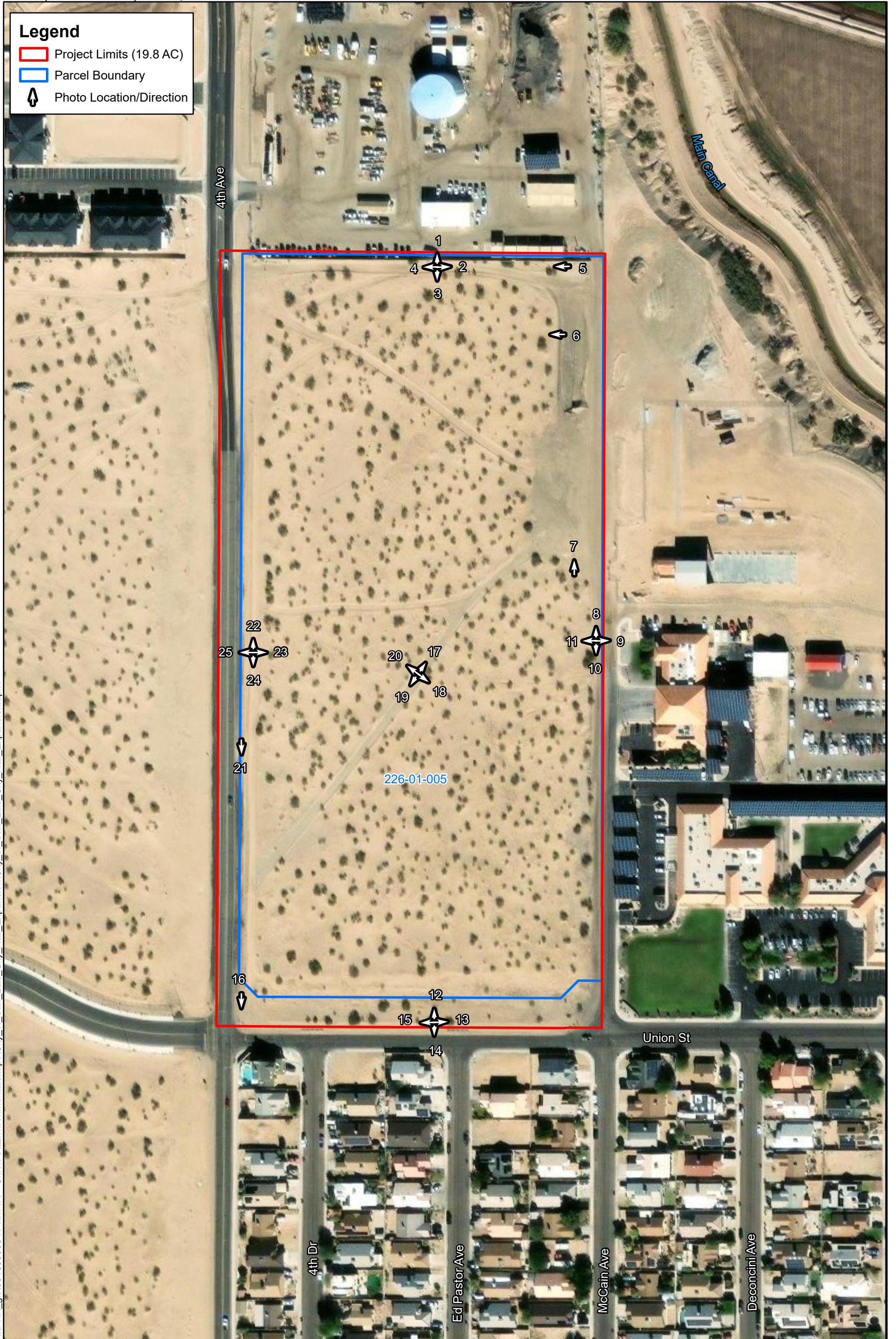
K:\IPHX\_gis\091668008 N 4th Ave - Union St\Environmental\Maps\City\_of\_San\_Luis\_City\_Hall\_Expansion.aprx



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<p>Kimley <b>Horn</b> Expect More. Experience Better.</p>	City of San Luis, Yuma County, Arizona	North 4th Avenue to Union Street
	Figure 2. 7.5-Minute USGS Quadrangle Map (Gadsden, AZ, 2014 and Gadsden OE S, AZ, 2014)	



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## Appendix A: Site Photographs

## Photo No. 1



View from the northern project limits looking north toward the City of San Luis Public Works.

## Photo No. 2



View from the northern project limits looking east along dirt road (typical).

### **Ground Photographs**

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Phase I Environmental Site Assessment  
North 4<sup>th</sup> Avenue to Union Street  
San Luis, Yuma County, Arizona

August 16, 2023  
091668008

**Photo No. 3**



View from the northern project limits looking south toward typical creosote flats.

**Photo No. 4**



View from the northern project limits looking west along dirt road (typical).

**Ground Photographs**

---

**Photo No. 5**



View from the northeastern corner of the project limits looking west toward typical household waste (de *minimus* condition).

**Photo No. 6**



View from the northeastern portion of the project limits looking west toward survey markers (typical).

**Ground Photographs**

### Photo No. 7



View from the eastern portion of the project limits looking north toward disturbed area (previously used for vehicle parking).

### Photo No. 8



View from the eastern project limits looking north along McCain Avenue.

#### **Ground Photographs**

---



**Photo No. 9**



View from the eastern project limits looking east toward San Luis Fire Department.

**Photo No. 10**



View from the eastern project limits looking south along McCain Avenue.

**Ground Photographs**

**Photo No. 11**



View from the eastern project limits looking west.

**Photo No. 12**



View from the southern project limits looking north.

**Ground Photographs**

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**Photo No. 13**



View from the southern project limits looking east along Union Street.

**Photo No. 14**



View from the southern project limits looking south along Ed Pastor Avenue.

**Ground Photographs**

---

**Photo No. 15**



View from the southern project limits looking west along Union Street.

**Photo No. 16**



View from the southwestern corner of the project limits looking south toward cable and associated pull box.

**Ground Photographs**

**Photo No. 17**



View from the central portion of the project limits looking northeast along dirt road (typical).

**Photo No. 18**



View from the central portion of the project limits looking southeast.

**Ground Photographs**

---

**Photo No. 19**



View from the central portion of the project limits looking southwest along dirt road (typical).

**Photo No. 20**



View from the central portion of the project limits looking northwest.

**Ground Photographs**

---

**Photo No. 21**



View from the western project limits (within City of San Luis Easement on ASLD Land) looking south towards electrical pedestal and associated pull box.

**Photo No. 22**



View from the western project limits looking north along 4<sup>th</sup> Avenue.

**Ground Photographs**

Phase I Environmental Site Assessment  
North 4<sup>th</sup> Avenue to Union Street  
San Luis, Yuma County, Arizona

August 16, 2023  
091668008

**Photo No. 23**



View from the western project limits looking east.

**Photo No. 24**



View from the western project limits looking south along 4<sup>th</sup> Avenue.

**Ground Photographs**

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**Photo No. 25**



View from the western project limits looking west toward 4<sup>th</sup> Avenue (within City of San Luis Easement on ASLD Land).

**Ground Photographs**

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Phase I Environmental Site Assessment  
North 4<sup>th</sup> Avenue to Union Street  
San Luis, Yuma County, Arizona

August 16, 2023

091668008

## Appendix B: User Questionnaire

DRAFT





**Phase I Environmental Site Assessment User Questionnaire**

North 4<sup>th</sup> Avenue to Union Street  
San Luis, Yuma County, Arizona  
ASLD Application No. 53-124170

<b>Client Name:</b>	City of San Luis
<b>Client Contact and Phone Number:</b>	Jenny Torres (928) 341-8520
<b>Signature of Client:</b>	<i>Jenny Torres</i>
<b>Date:</b>	8/31/2023

INTRODUCTION

In order to qualify for one of the *Landowner Liability Protections (LLPs)*<sup>187</sup> offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the *user* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The *user* should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" is not complete.

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

Are you aware of any environmental liens filed or recorded against the *property* under federal, tribal, state or local law? No, the City is not aware of any liens filed or recorded against the property.

**(2.) Activity and use limitations that are in place on the *property* or that have been filed or recorded against the *property* (40 CFR 312.26(a)(1)(v) and vi).**

Are you aware of any Activity and Use Limitations (AULs), such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the *property* and/or have been filed or recorded against the *property* under federal, tribal, state or local law? No, the City is not aware of any activity or use limitations for this property.

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

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, we do not have any specialized knowledge or experience related to the property

**(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 this *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*? The City has not received a copy of the appraiser and therefore cannot validate the fair market value of the property.

**(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? For example, the past uses of the *property*? The City is not aware of any reasonable ascertainable information.

(b.) Do you know of specific chemicals that are present or once were present at the *property*? No, the City is not aware of any specific chemicals present.

(c.) Do you know of spills or other chemical releases that have taken place at the *property*? The City is not aware of any spills or other chemical releases on this property.

(d.) Do you know of any environmental cleanups that have taken place at the *property*? The City is not aware of any environmental clean ups in this property.

**(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).**

Based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of releases at the *property*? The City is not aware of any contamination presence in this property.

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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.

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**Legend**

- Project Limits (19.8 Acres)
- Yuma County Parcels

	Exhibit A	N 4th Ave - Union St	0 75 150 300 Feet Scale: 1" = 300' 
	City of San Luis, Yuma County, Arizona		

## Appendix C: ERIS Historical Aerial Photographs



# HISTORICAL AERIALS

**Project Property:** N Forth Ave – Union St  
NEC of Union St and North 4th Ave  
San Luis AZ

**Project No:** 091668008

**Requested By:** Kimley-Horn & Associates, Inc

**Order No:** 23080201165

**Date Completed:** August 04,2023

Aerial Maps included in this report are produced by the sources listed above and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property. ERIS provides no warranty of accuracy or liability. The information contained in this report has been produced using aerial photos listed in above sources by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS'. The maps contained in this report do not purport to be and do not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

## **Environmental Risk Information Services**

*A division of Glacier Media Inc.*

1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)

<b>Date</b>	<b>Source</b>	<b>Scale</b>	<b>Comments</b>
1949	Earth Resource Observation And Science	1" = 500'	
1963	United States Geological Survey	1" = 500'	
1972	United States Bureau of Reclamation	1" = 500'	Best Copy Available
1976	United States Bureau of Reclamation	1" = 500'	
1981	United States Geological Survey	1" = 500'	
1992	United States Geological Survey	1" = 500'	
1996	United States Geological Survey	1" = 500'	
2006	United States Department of Agriculture	1" = 500'	
2007	United States Department of Agriculture	1" = 500'	
2010	United States Department of Agriculture	1" = 500'	
2013	United States Department of Agriculture	1" = 500'	
2015	United States Department of Agriculture	1" = 500'	
2017	United States Department of Agriculture	1" = 500'	
2019	United States Department of Agriculture	1" = 500'	
2021	United States Department of Agriculture	1" = 500'	
2022	MAXAR TECHNOLOGIES	1" = 500'	

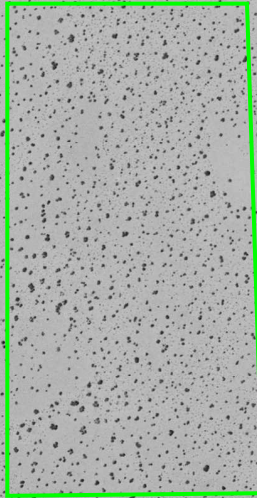
**Environmental Risk Information Services**

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1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)



500  
Feet



Year: 1949  
Source: EROS  
Scale: 1" = 500'  
Comment:

Address: NEC of Union St and North 4th Ave, San Luis,  
AZ  
Approx Center: -114.77700684,32.49967945

Order No: 23080201165



500  
Feet



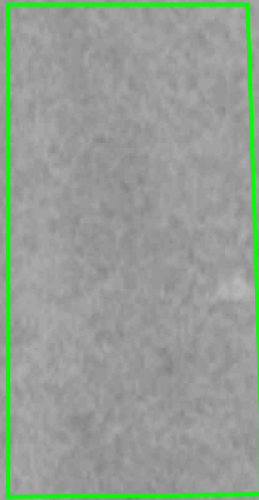
Year: 1963  
Source: USGS  
Scale: 1" = 500'  
Comment:

Address: NEC of Union St and North 4th Ave, San Luis,  
AZ  
Approx Center: -114.77700684,32.49967945

Order No: 23080201165



500  
Feet



Year: 1972      Address: NEC of Union St and North 4th Ave, San Luis,  
Source: USBR      AZ  
Scale: 1" = 500'      Approx Center: -114.77700684,32.49967945  
Comment: Best Copy Available

Order No: 23080201165



500  
Feet



Year: 1976  
Source: USBR  
Scale: 1" = 500'  
Comment:

Address: NEC of Union St and North 4th Ave, San Luis,  
AZ  
Approx Center: -114.77700684,32.49967945

Order No: 23080201165



500  
Feet



Year: 1981  
Source: USGS  
Scale: 1" = 500'  
Comment:

Address: NEC of Union St and North 4th Ave, San Luis,  
AZ  
Approx Center: -114.77700684,32.49967945

Order No: 23080201165



500  
Feet



Year: 1992  
Source: USGS  
Scale: 1" = 500'  
Comment:

Address: NEC of Union St and North 4th Ave, San Luis,  
AZ  
Approx Center: -114.77700684,32.49967945

Order No: 23080201165



500  
Feet



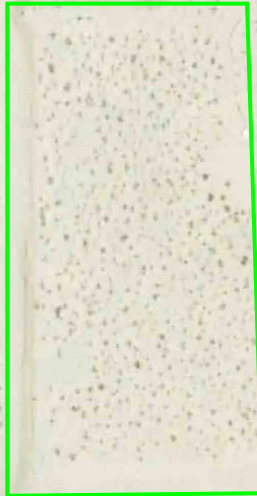
Year: 1996  
Source: USGS  
Scale: 1" = 500'  
Comment:

Address: NEC of Union St and North 4th Ave, San Luis,  
AZ  
Approx Center: -114.77700684,32.49967945

Order No: 23080201165



500  
Feet



Year: 2006  
Source: USDA  
Scale: 1" = 500'  
Comment:

Address: NEC of Union St and North 4th Ave, San Luis,  
AZ  
Approx Center: -114.77700684,32.49967945

Order No: 23080201165





500  
Feet



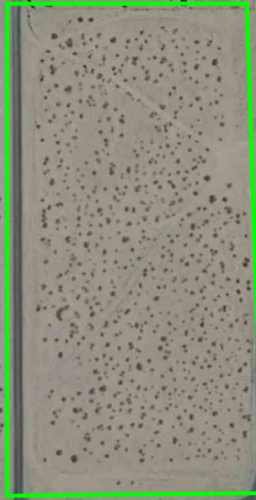
Year: 2007  
Source: USDA  
Scale: 1" = 500'  
Comment:

Address: NEC of Union St and North 4th Ave, San Luis,  
AZ  
Approx Center: -114.77700684,32.49967945

Order No: 23080201165



500  
Feet

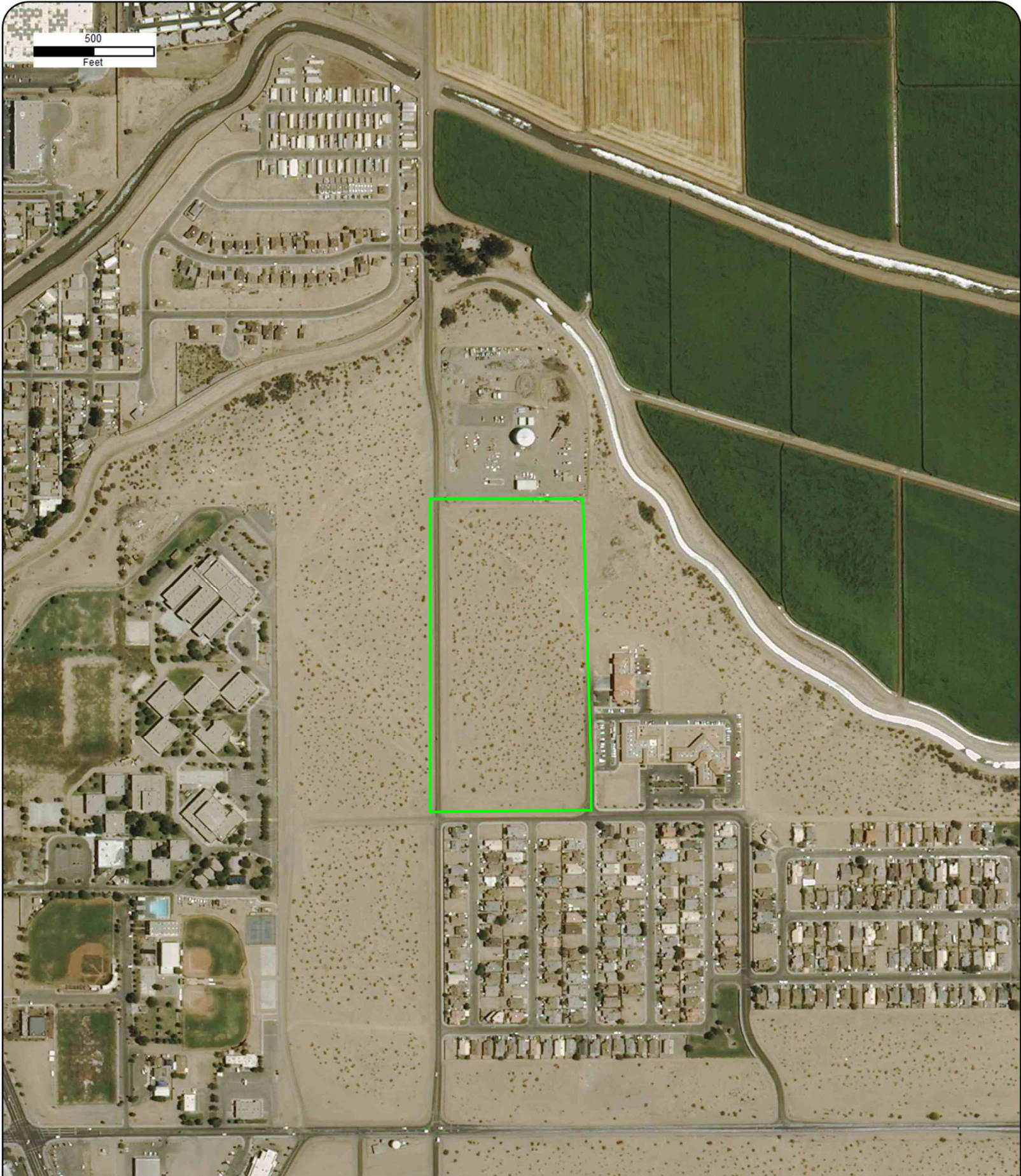


Year: 2010  
Source: USDA  
Scale: 1" = 500'  
Comment:

Address: NEC of Union St and North 4th Ave, San Luis,  
AZ  
Approx Center: -114.77700684,32.49967945

Order No: 23080201165





500  
Feet

Year: 2013  
Source: USDA  
Scale: 1" = 500'  
Comment:

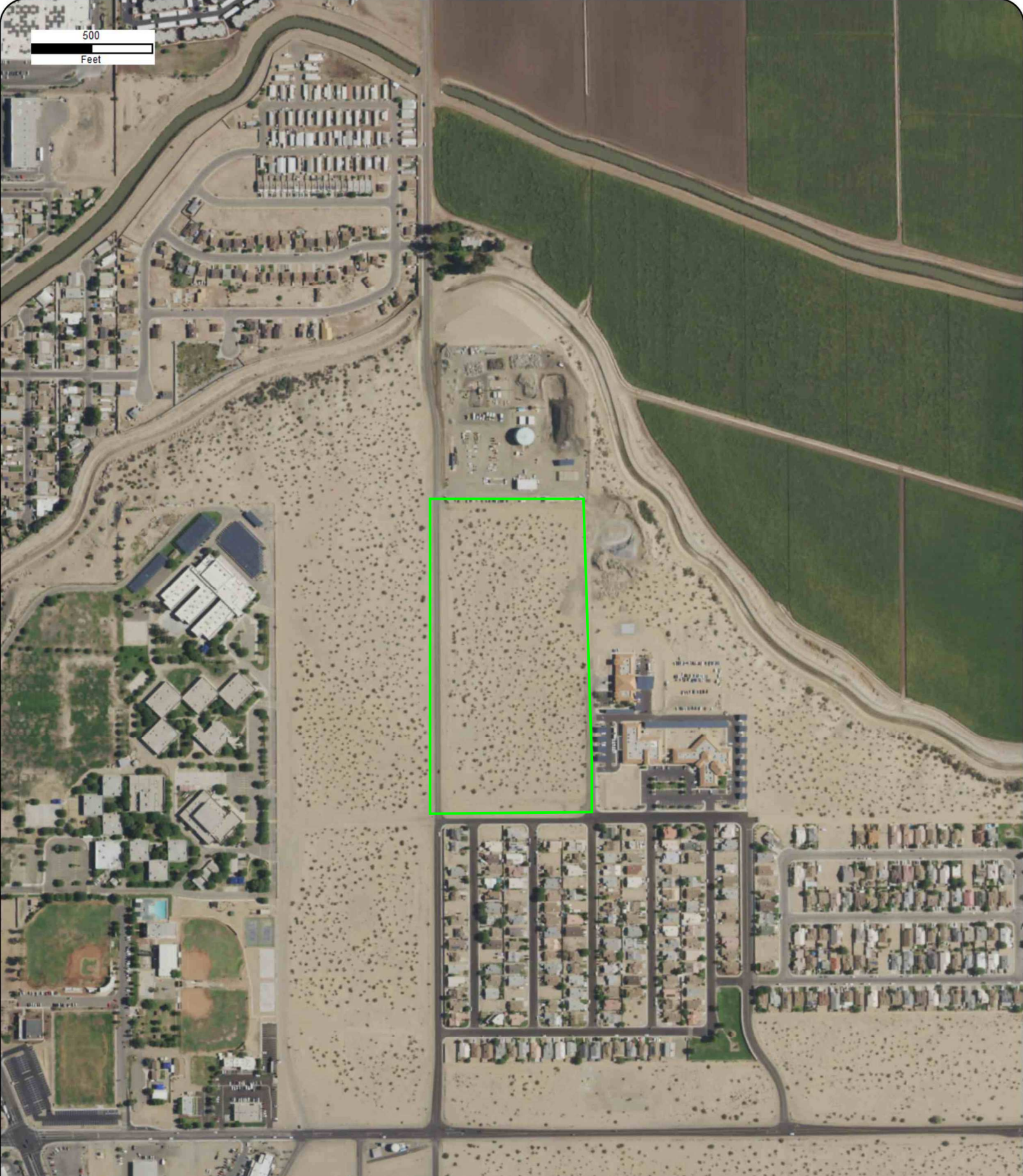
Address: NEC of Union St and North 4th Ave, San Luis,  
AZ  
Approx Center: -114.77700684,32.49967945

Order No: 23080201165



500

Feet

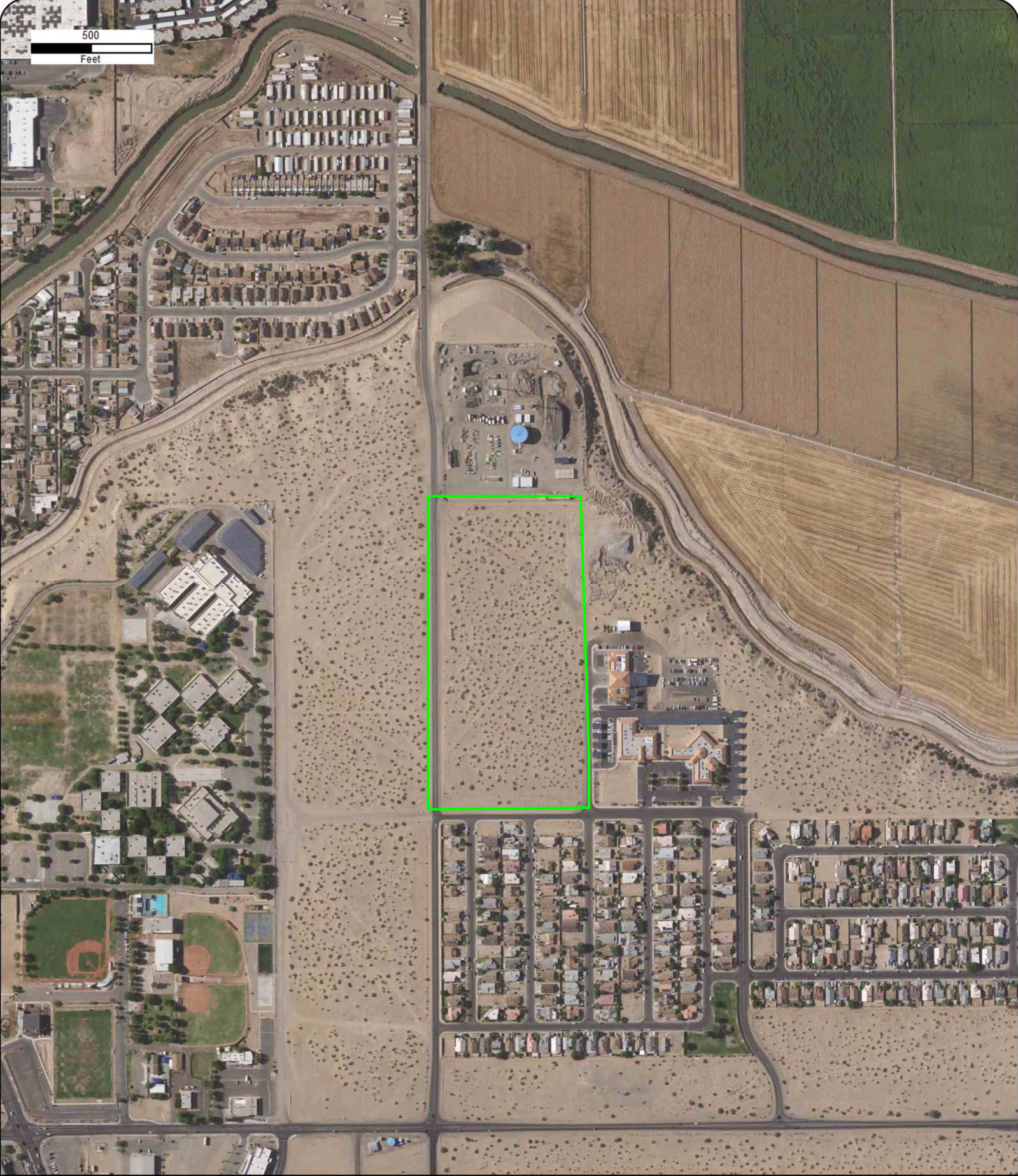


Year: 2015  
Source: USDA  
Scale: 1" = 500'  
Comment:

Address: NEC of Union St and North 4th Ave, San Luis,  
AZ  
Approx Center: -114.77700684,32.49967945

Order No: 23080201165



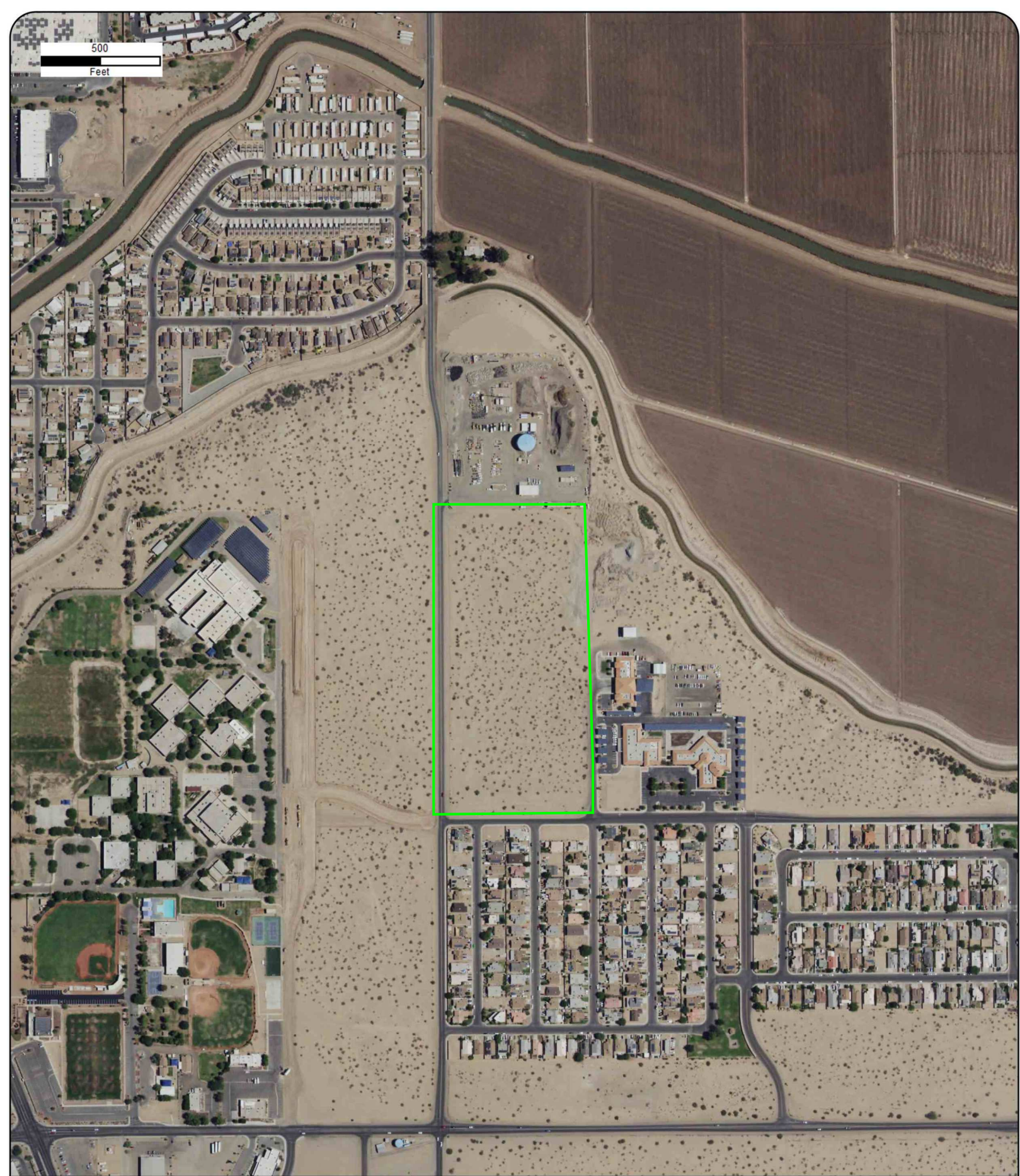


Year: 2017  
Source: USDA  
Scale: 1" = 500'  
Comment:

Address: NEC of Union St and North 4th Ave, San Luis,  
AZ  
Approx Center: -114.77700684,32.49967945

Order No: 23080201165





Year: 2019  
Source: USDA  
Scale: 1" = 500'  
Comment:

Address: NEC of Union St and North 4th Ave, San Luis,  
AZ  
Approx Center: -114.77700684,32.49967945

Order No: 23080201165





Year: 2021  
Source: USDA  
Scale: 1" = 500'  
Comment:

Address: NEC of Union St and North 4th Ave, San Luis,  
AZ  
Approx Center: -114.77700684,32.49967945

Order No: 23080201165





Year: 2022  
Source: MAXAR  
Scale: 1" = 500'  
Comment:

Address: NEC of Union St and North 4th Ave, San Luis,  
AZ  
Approx Center: -114.77700684,32.49967945

Order No: 23080201165





## Appendix D: ERIS Historical Topographic Maps

DRAFT





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# TOPOGRAPHIC MAPS

**Project Property:** N Forth Ave Union St  
NEC of Union St and North 4th Ave  
San Luis AZ None

**Project No:** 091668008

**Requested By:** Kimley-Horn & Associates, Inc

**Order No:** 23080201165

**Date Completed:** August 03, 2023

We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

Year	Map Series
1965	7.5
1973	7.5
2014	7.5
2018	7.5
2021	7.5

**Topographic Map Symbolology for the maps may be available in the following documents:**

*Pre-1947*

[Page 223 of 1918 Topographic Instructions](#)

[Page 130 of 1928 Topographic Instructions](#)

*1947-2009*

[Topographic Map Symbols](#)

*2009-present*

[US Topo Map Symbols](#)

Topographic Maps included in this report are produced by the USGS and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property.

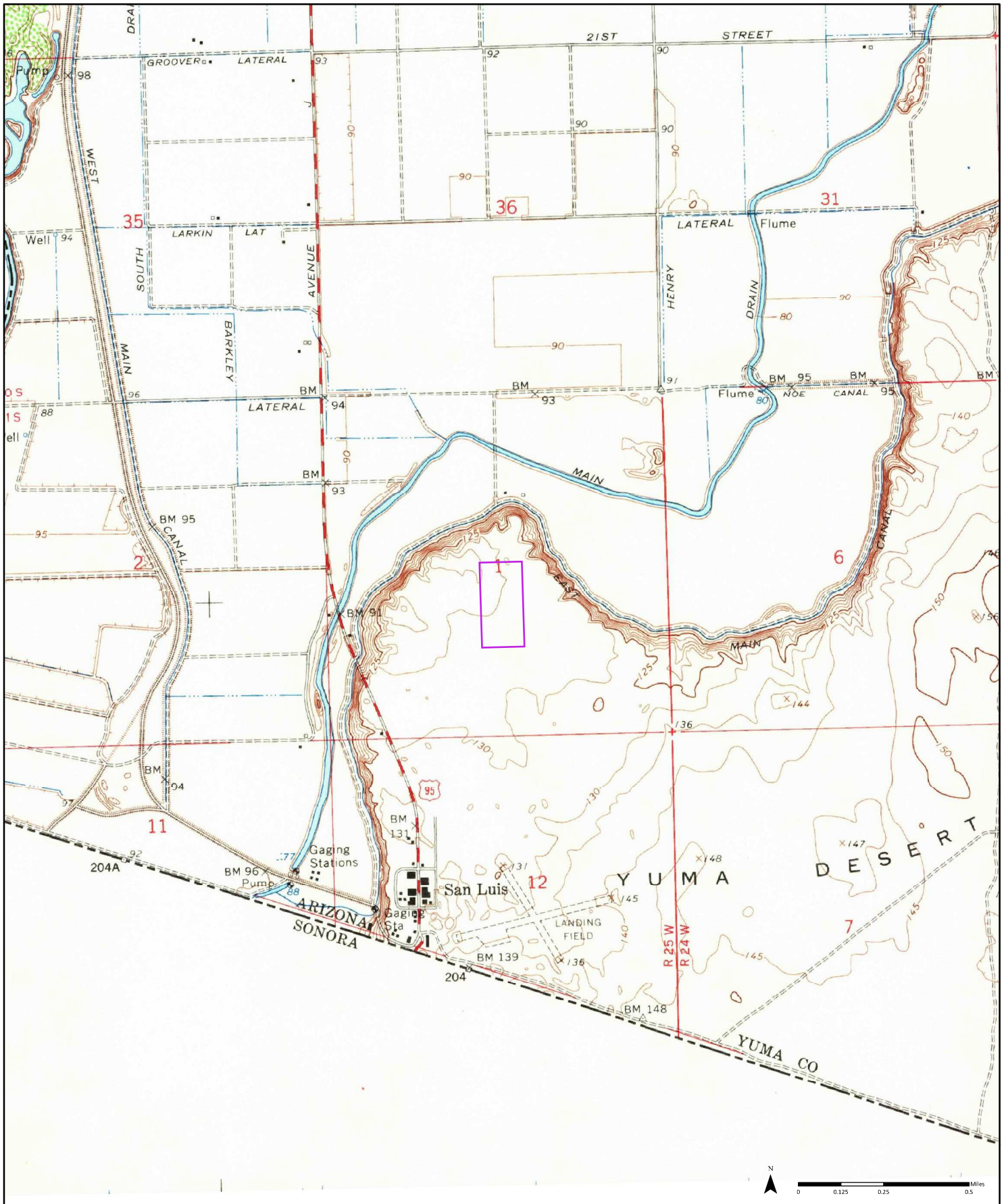
No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Inc.(in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS', using Topographic Maps produced by the USGS. This maps contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

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**Environmental Risk Information Services**

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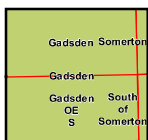
1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)



1965

(1-1965)  
Aerial Photo Year: 1962

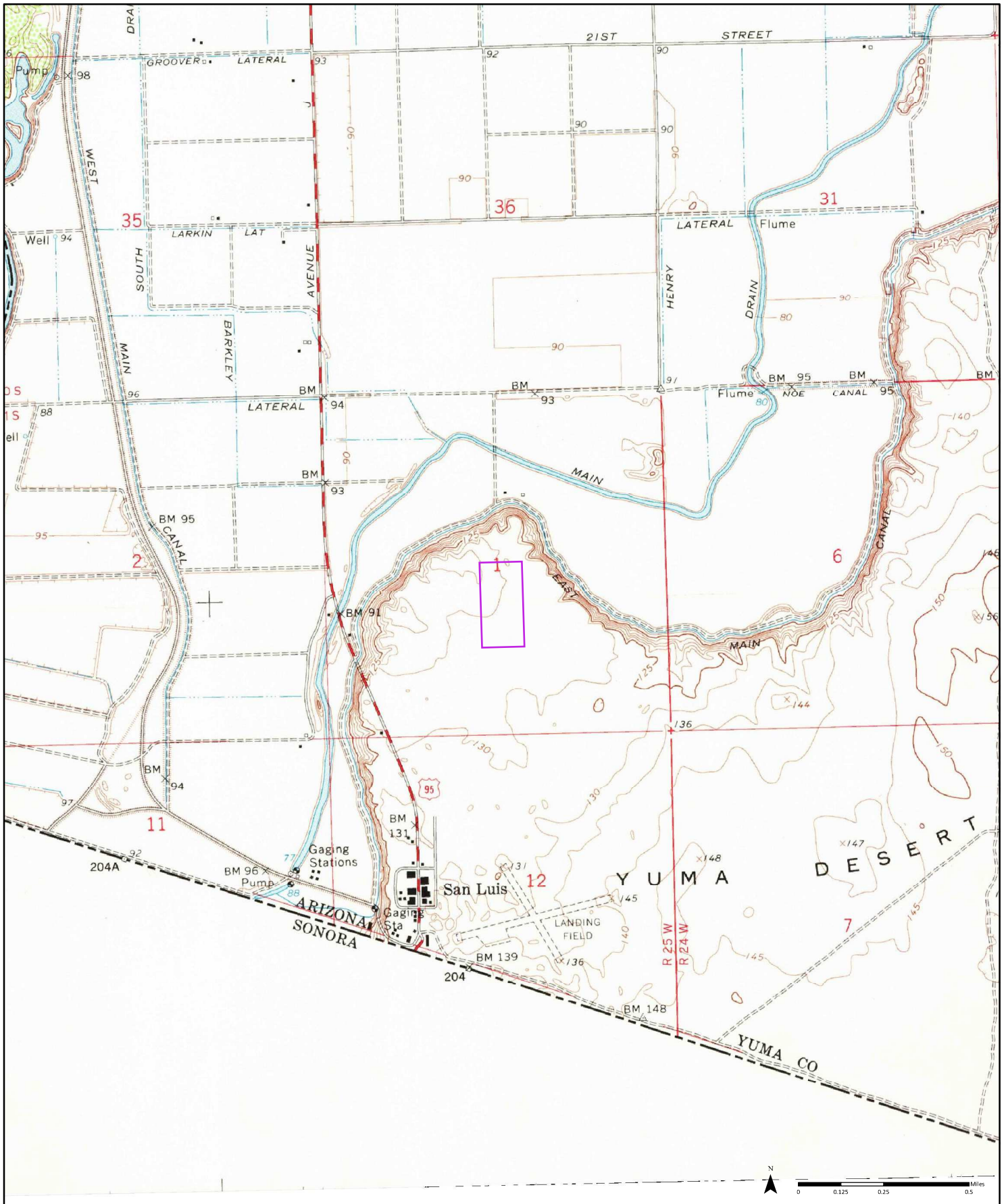
Order No. 23080201165



Available Quadrangle(s): Gadsden, AZ (1-1965)

Source: USGS 7.5 Minute Topographic Map





1973

(1-1973)  
Aerial Photo Year: 1973

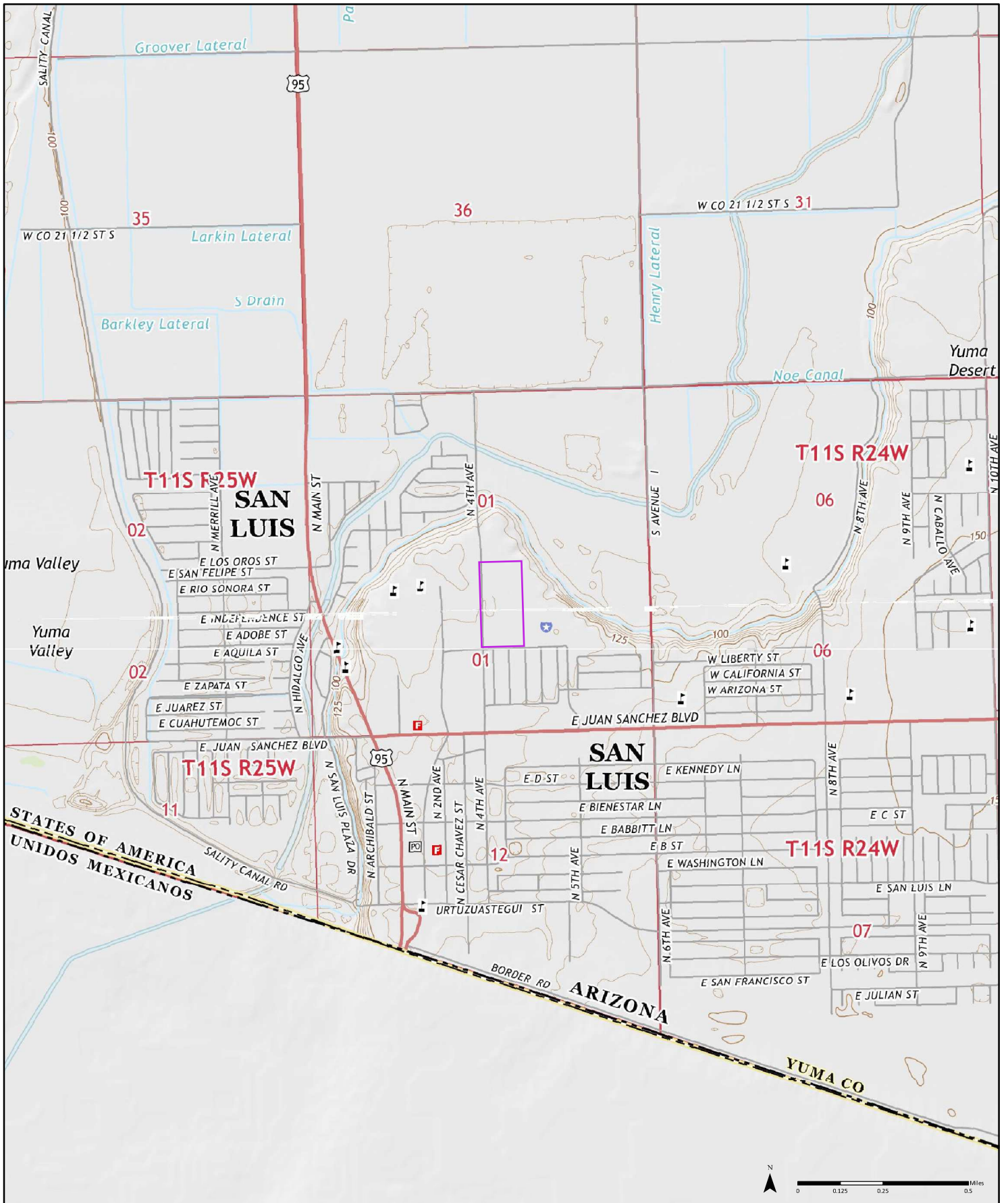
Order No. 23080201165

Gadsden Somerton	
Gadsden	
Gadsden South of Somerton	

Available Quadrangle(s): Gadsden, AZ (1-1973)

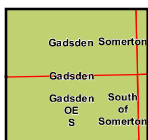
Source: USGS 7.5 Minute Topographic Map





2014

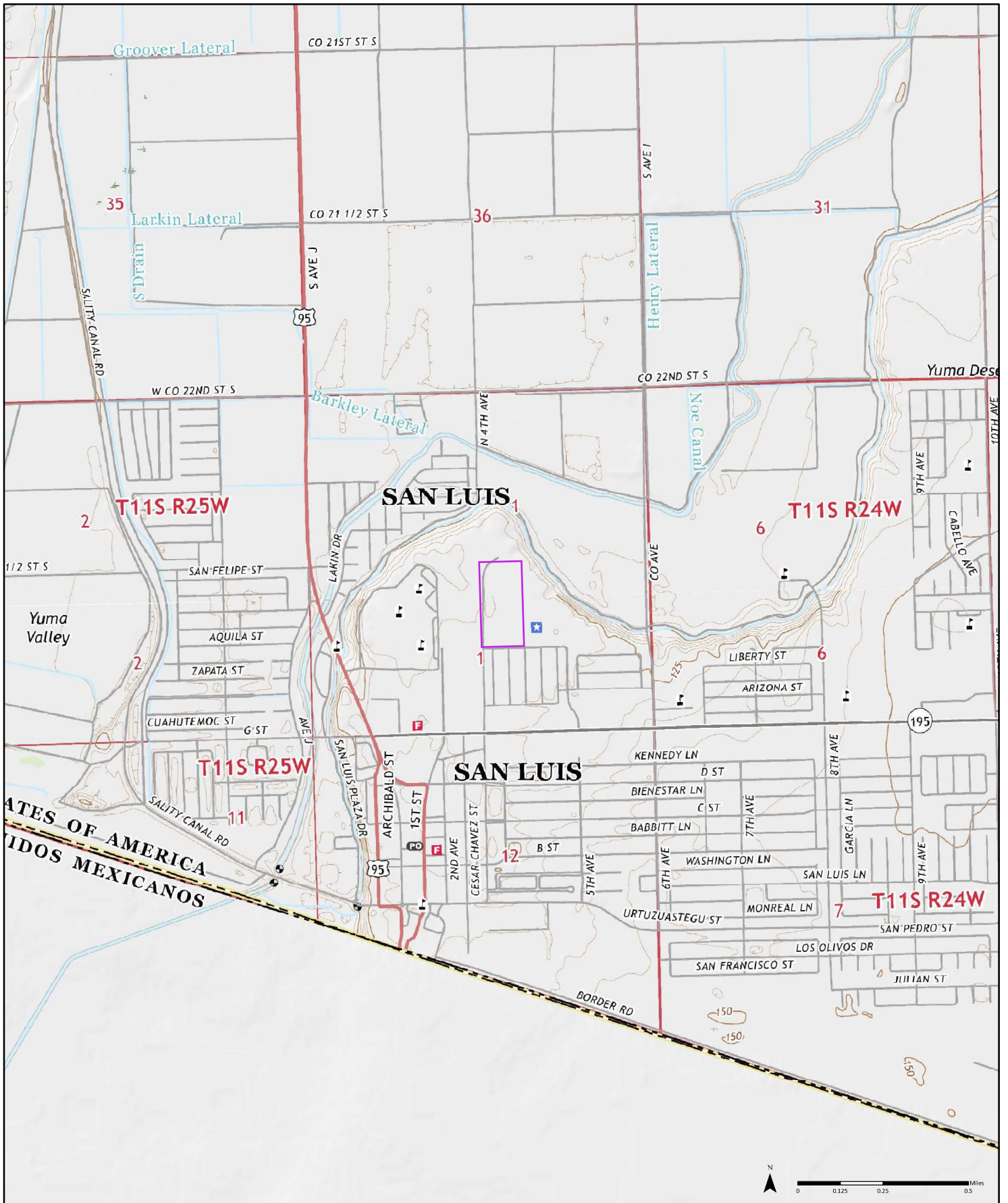
Order No. 23080201165



Available Quadrangle(s): Gadsden, AZ  
Gadsden OE S, AZ

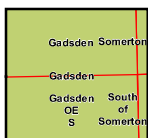
Source: USGS 7.5 Minute Topographic Map





2018

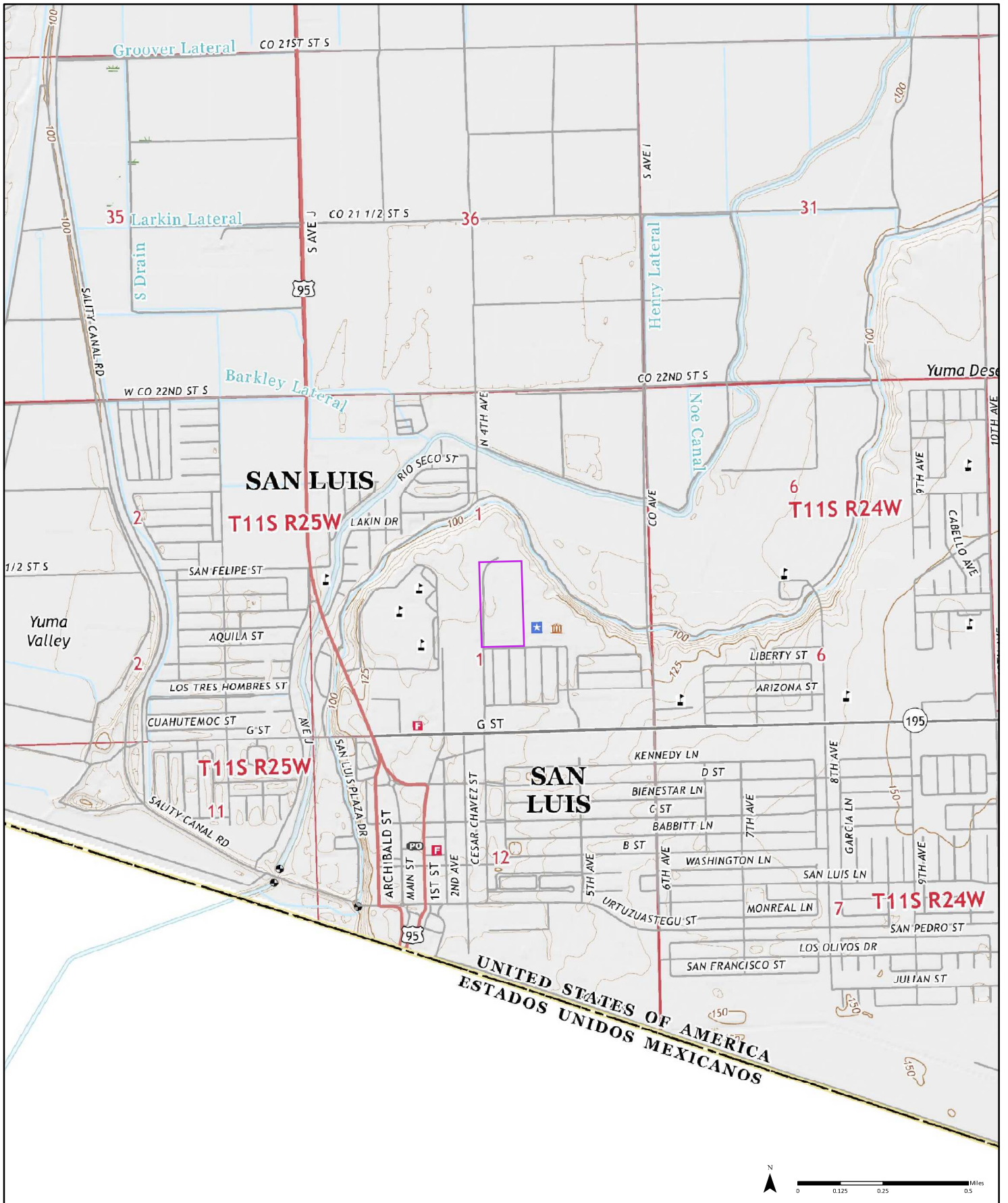
Order No. 23080201165



Available Quadrangle(s): Gadsden, AZ  
Gadsden OE S, AZ

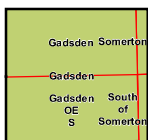


Source: USGS 7.5 Minute Topographic Map



2021

Order No. 23080201165



Available Quadrangle(s): Gadsden OE S, AZ  
Gadsden, AZ

Source: USGS 7.5 Minute Topographic Map





## Appendix E: ERIS City Directory



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CITY  
**DIRECTORY**

**Project Property:** *N Forth Ave “ Union St  
NEC of Union St and North 4th Ave  
San Luis,AZ*

**Project No:** *091668008*

**Requested By:** *Kimley-Horn & Associates, Inc*

**Order No:** *23080201165*

**Date Completed:** *August 04, 2023*

**Environmental Risk Information Services**

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August 04, 2023  
RE: CITY DIRECTORY RESEARCH  
NEC of Union St and North 4th Ave  
San Luis, AZ

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

**Search Criteria:**

900-1600 of N 4th Ave  
All of Union St

**Search Notes:**

## Search Results Summary

Date	Source	Comment
2022	DIGITAL BUSINESS DIRECTORY	
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2013	DIGITAL BUSINESS DIRECTORY	
2007	DIGITAL BUSINESS DIRECTORY	
2003	DIGITAL BUSINESS DIRECTORY	
2000	DIGITAL BUSINESS DIRECTORY	
1997	POLKS	

### Environmental Risk Information Services

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1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)

1542 RIO SECO MOBIL HOME PARK...MOBILE HOMES-PARKS & COMMUNITIES

1030 POLICE DEPT...POLICE DEPARTMENTS  
1030 SAN LUIS CITY...CONSTRUCTION COMPANIES  
1030 SAN LUIS CITY...FEDERAL GOVERNMENT CONTRACTORS  
1030 SAN LUIS CITY POLICE DEPT...POLICE DEPARTMENTS  
1030 SAN LUIS POLICE DEPT...POLICE DEPARTMENTS  
1030 SAN LUIS POLICE DEPT...STATE GOVERNMENTTRANSPORTATION PROGRAMS  
1090 CITY OF SAN LUIS...GOVERNMENT OFFICES-CITY, VILLAGE & TWP  
1090 CITY OF SAN LUIS AZ...GOVERNMENT OFFICES-CITY, VILLAGE & TWP  
1090 CITY OF SAN LUIS CMNTY DEVMNT...GOVERNMENT OFFICES-CITY, VILLAGE & TWP  
1090 SAN LUIS CITY...SOCIAL SERVICE & WELFARE ORGANIZATIONS  
1090 SAN LUIS CITY ADMIN...GOVERNMENT OFFICES-CITY, VILLAGE & TWP  
1090 SAN LUIS CITY HALL...GOVERNMENT OFFICES-CITY, VILLAGE & TWP  
1090 SAN LUIS UTILITIES DEPT...CITY GOVT-REGULATION/ADM-COMMS/UTILITIES

NO LISTING FOUND

- 1030 **SAN LUIS CITY**...FEDERAL GOVERNMENT CONTRACTORS
- 1030 **SAN LUIS CITY**...CONSTRUCTION COMPANIES
- 1030 **SAN LUIS CITY POLICE DEPT.**...POLICE DEPARTMENTS
- 1030 **SAN LUIS POLICE DEPT.**...POLICE DEPARTMENTS
- 1030 **SAN LUIS POLICE DEPT.**...STATE GOVERNMENTTRANSPORTATION PROGRAMS
- 1090 **CITY OF SAN LUIS AZ**...GOVERNMENT OFFICES-CITY, VILLAGE & TWP
- 1090 **CITY OF SAN LUIS CMNTY DEVMNT**...GOVERNMENT OFFICES-CITY, VILLAGE & TWP
- 1090 **SAN LUIS CITY**...SOCIAL SERVICE & WELFARE ORGANIZATIONS
- 1090 **SAN LUIS CITY ADMIN**...GOVERNMENT OFFICES-CITY, VILLAGE & TWP
- 1090 **SAN LUIS CITY HALL**...SOCIAL SERVICE & WELFARE ORGANIZATIONS
- 1090 **SAN LUIS CITY HALL**...GOVERNMENT OFFICES-CITY, VILLAGE & TWP
- 1090 **SAN LUIS PUBLIC WORKS DEPT.**...GOVERNMENT OFFICES-CITY, VILLAGE & TWP
- 1090 **SAN LUIS UTILITIES DEPT.**...CITY GOVT-REGULATION/ADM-COMMS/UTILITIES

NO LISTING FOUND

1030 **SAN LUIS CITY**...FEDERAL GOVERNMENT CONTRACTORS  
1030 **SAN LUIS POLICE DEPT.**...POLICE DEPARTMENTS  
1090 **CITY OF SAN LUIS CMNTY DEVMNT**...GOVERNMENT OFFICES-CITY, VILLAGE & TWP  
1090 **SAN LUIS CITY**...SOCIAL SERVICE & WELFARE ORGANIZATIONS  
1090 **SAN LUIS CITY ADMIN**...GOVERNMENT OFFICES-CITY, VILLAGE & TWP  
1090 **SAN LUIS CITY HALL**...GOVERNMENT OFFICES-CITY, VILLAGE & TWP

NO LISTING FOUND

1030 SAN LUIS CITY POLICE DEPT...GOVERNMENT OFFICES-CITY, VILLAGE & TWP



NO LISTING FOUND

1030  
1090

SAN LUIS CITY POLICE DEPT...POLICE DEPARTMENTS  
SAN LUIS CITY HALL...CITY GOVERNMENT-EXECUTIVE OFFICES

NO LISTING FOUND

NO LISTING FOUND

**2000**

**N 4TH AVE**

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

**2000**

**UNION ST**

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

STREET NOT LISTED

STREET NOT LISTED

## Appendix F: Owner Questionnaire

DRAFT





August 16, 2023

Bryan Sparks  
Arizona State Land Department (ASLD)  
Project Leader II

Submitted via email at [bsparks@land.az.gov](mailto:bsparks@land.az.gov)

**RE: *Phase I Environmental Site Assessment Owner Questionnaire***  
**North 4<sup>th</sup> Avenue to Union Street**  
**19.8-Acre Subject Property (Parcel No. 226-01-005 & City of San Luis Easement on ASLD**  
**Lands)**  
**San Luis, Yuma County, Arizona**  
**ASLD Application No. 53-124170**

Dear Sir:

Kimley-Horn is under contract to prepare a Phase I Environmental Site Assessment (Phase I ESA) for our Client (City of San Luis) on the North 4<sup>th</sup> Avenue to Union Street project. Based on information provided by the Client, your property may be developed as part of this project. Therefore, as part of this Phase I ESA, we are required to interview landowners and have provided a questionnaire to be completed and returned. We would greatly appreciate you completing the questionnaire and returning it via email to [Jennifer.Simpkins@kimley-horn.com](mailto:Jennifer.Simpkins@kimley-horn.com). Please contact me at (602) 906-1187 should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jennifer Simpkins".

Jennifer Simpkins  
Senior Environmental Scientist



**Phase I Environmental Site Assessment Owner Questionnaire**

North 4<sup>th</sup> Avenue to Union Street

19.8-Acre Subject Property (Parcel No. 226-01-005 & City of San Luis Easement on ASLD Lands)

San Luis, Yuma County, Arizona

ASLD Application No. 53-124170

APNs	OWNER
226-01-005	Arizona State Land Department

Please return to via email to Jennifer Simpkins at [Jennifer.Simpkins@kimley-horn.com](mailto:Jennifer.Simpkins@kimley-horn.com).

Form Completed By:

Phone:

Date:

Your relationship to the property (Owner, Owner Representative, Property Manager, Tenant, etc.):

How long have you been associated with, or had knowledge of, the property?

**Section 1 Current and Historical Uses of Property**

1. Name(s) of current and any previous occupant(s) or provide a tenant list.

AZ STATE LAND - VACANT

2. Please describe the current use(s) of the property or indicate uses on the tenant list.

VACANT LAND

3. Please describe the past (historic) uses of the property, with approximate dates.

NO Leases Found.

4. Has a previous Phase I ESA or other Environmental Investigation been done on the property?  
Please provide a copy of these previous studies.

NO

## Section 2 Potential Environmental Conditions

If you are aware of any of the conditions identified, please answer "yes" so that we can clarify all past and present environmental conditions.

Conditions	Yes	No
<b>1. Industrial Uses of Subject or Adjoining Properties</b> Industrial uses including but not limited to: gas/service stations, auto repair or painting, printing, dry cleaners, photo processing, or chrome plating, smelting petroleum refining and/or other chemical manufacturing <i>If Yes, please explain:</i>		X
<b>2. Agricultural / Aquiculture Uses</b> Crop production, concentrated animal feeding (poultry, cattle, fish, etc.) <i>If Yes, please explain:</i>		X
<b>3. Waste Storage or Disposal</b> Junkyard, recycling facility, battery storage, landfill, dump, wastewater lagoon <i>If Yes, please explain:</i>		X
<b>4. Equipment Use, Storage, or Abandonment</b> Production lines, hydraulic equipment, vehicles, heavy equipment <i>If Yes, please explain:</i>		X
<b>5. Hazardous Materials</b> (greater than 5-gallon containers or 25-lb bags) Pesticides, paints, solvents, acids, bases, antifreeze, other regulated materials <i>If Yes, please explain:</i>		X
<b>6. Petroleum Hydrocarbons</b> (greater than 5 gallon containers) Gasoline, diesel, lubricating oil, waste oil, fuel oil, heating oil or bunker oil, kerosene, benzene, toluene, ethylbenzene xylene, aviation or jet fuel <i>If Yes, please explain:</i>		X
<b>7. Spills or Releases of Petroleum Hydrocarbons or Hazardous Materials</b> Stained soil, dead vegetation or any other evidence of a petroleum or chemical spill <i>If Yes, please explain:</i>		X
<b>8. PCBs</b> Transformers, hydraulic equipment <i>If Yes, please explain:</i>		X
<b>9. Surface Water Issues</b> Pits, ponds, or lagoons associated with wastewater storage <i>If Yes, please explain:</i>		X
<b>10. Groundwater Issues</b> Monitoring or drinking water wells, injection wells or drains that go directly into the ground <i>If Yes, please explain:</i>		X



Conditions	Yes	No
<b>11. Wastewater Issues</b> Floor drains and trenches, sumps, oil water separators on the site <i>If Yes, please explain:</i>		X
<b>12. Underground Storage Tanks (USTs) / Above ground Storage Tanks (ASTs)</b> UST / ASTs present or removed – If yes, please specify material stored: gasoline, diesel, fuel oil, used oil; AND capacity. <i>If Yes, please explain:</i>		X
<b>13. Asbestos Issues</b> Asbestos Survey, Inspection, Operation and Management Plans, Abatement Reports <i>If Yes, please explain:</i>		X
<b>14. Septic Tanks and Leachfields</b> Currently used or abandoned <i>If Yes, please explain:</i>		X
<b>15. Utility Corridors</b> Oil or Gas Pipelines, Right-of-ways, Easements <i>If Yes, please explain:</i>		X
<b>16. Regulatory Compliance</b> Stormwater Plans, Spill Prevention Plans, Air Permits, Wastewater Discharge Permits, UST Permits, 404 Wetlands Permit. If yes, specify which Plan or Permit. <i>If Yes, please explain:</i>		X
<b>17. Natural Resource Issues</b> Wetlands and Riparian Areas, Critical Habitat, Threatened and Endangered Species, Historic or Cultural Resources <i>If Yes, please explain:</i>		X
<b>18. Legal or Regulatory Actions</b> Are you aware of any governmental enforcement actions or environmental liens with regards to the property, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substances or petroleum products, involving the property against the owner or any tenant of the property? <i>If Yes, please explain:</i>		X

I have completed the above questionnaire to the best of my knowledge.

Signature: 

Date

9/25/23

Printed name:

Bryan Sparks

Company:

AZ STATE LAND

K:\PHX\_GIS\1091668008 N 4th Ave - Union St\Environmental\Maps\City of San Luis\_City Hall Expansion.aprx



**Legend**

- Project Limits (19.8 Acres)
- Yuma County Parcels



Exhibit A      N 4th Ave - Union St

---

City of San Luis, Yuma County, Arizona

0 75 150 300  
 Feet  
 Scale: 1" = 300'

## Appendix G: Chain of Title & Lien Searches



---

## CHAIN OF TITLE & **LIEN SEARCHES**

**Project Property:** *NEC OF UNION ST AND NORTH 4TH AVE  
SAN LUIS, AZ*

**Order No:** *23080201165*

**Date Completed:** *08/08/2023*

Title to the estate or interest covered by this report appears to be vested in:  
*STATE OF ARIZONA*

The following is the current property legal description (See deed for full legal description):  
*SECTION: 01 TOWNSHIP: 11S RANGE: 25W W2 NW4 EXC W 40 FT R/W 2003035273*

Assessor's Parcel Number(s):  
*226-01-005 AND R0003008*

# ENVIRONMENTAL LIEN TO 1980 REPORT

Order No: 23080201165

## TARGET PROPERTY INFORMATION

### ADDRESS

NEC OF UNION ST AND NORTH 4TH AVE  
SAN LUIS, AZ

### RESEARCH SOURCES

RECORDER: YUMA COUNTY RECORDER'S OFFICE  
ASSESSOR: YUMA COUNTY ASSESSOR'S OFFICE  
STATE: ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY  
FEDERAL: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
OTHER: JUDICIAL RECORDS  
NOTES: PUBLIC RECORDS OF YUMA COUNTY, AZ WERE SEARCHED FROM JANUARY 1, 1980 TO AUGUST 1, 2023, AND NO OTHER DEEDS VESTING TITLE IN THE SUBJECT PROPERTY WERE FOUND OF RECORD DURING THE PERIOD SEARCHED.

# ENVIRONMENTAL LIEN TO 1980 REPORT

Order No: 23080201165

## ENVIRONMENTAL LIENS

Environmental Lien:  NOT FOUND

## ACTIVITY AND USE LIMITATIONS (AULs)

AULs:  FOUND

1st Party: STATE OF ARIZONA  
2nd Party: ARIZONA STATE LAND DEPARTMENT  
Dated: 09/03/2021  
Recorded: 09/29/2021  
Instrument #: 2021-36477  
Comments: DOCUMENT TYPE: RIGHT OF WAY

# ENVIRONMENTAL LIEN TO 1980 REPORT

Order No: 23080201165

## CHAIN OF TITLE TO 1980

1. Deed Type: PATENT  
Deed Date: 03/31/1987  
Recorded: 04/22/1987  
Grantor: USA  
Grantee: STATE OF ARIZONA  
Instrument: BOOK 1532 / PAGE 651  
Notes: RESEARCH CONDUCTED BACK TO 1980. NO OTHER DEEDS OF RECORD FOUND POST DECEMBER 31, 1979 (BETWEEN 01/01/1980 AND 04/22/1987).

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# ENVIRONMENTAL LIEN TO 1980 REPORT

Order No: 23080201165

## LEASES AND MISCELLANEOUS

Comments: NONE IDENTIFIED.

**Environmental Risk Information Services**

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# ENVIRONMENTAL LIEN TO 1980 REPORT

Order No: 23080201165

The ERIS Environmental Lien Search Report to 1980 provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- Search for parcel information and / or legal description
- Search for ownership information
- Research official land title documents recorded at jurisdictional agencies such as recorder's office, registries of deeds, county clerks' offices, etc.
- Access copies of deeds to 1980
- Search for environmental encumbrance(s) associated with the deeds
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deeds or cite documents reviewed

## **Thank You for Your Business**

Please contact ERIS at **416-510-5204** or **info@erisinfo.com**  
with any questions or comments

## **LIMITATION**

This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. ERIS – Environmental Risk Information Services does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from various agencies that make it available. The total liability is limited to the fee paid for this report.

## **Environmental Risk Information Services**

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# **ACTIVITY AND USE LIMITATIONS (AUL) EXHIBIT**

2021-36477 RIGHT OF WAY  
09/29/2021 02:42:52 PM Pages: 50 Fees: \$15.00  
Requested By: CITY OF SAN LUIS  
Recorded By: arios  
Robyn Stallworth Poudre County Recorder, YUMA County AZ

**WHEN RECORDED MAIL TO:**



**CITY OF SAN LUIS  
ATTN: CITY CLERK  
P.O. BOX 1170  
SAN LUIS, ARIZONA 85349**

The above area is to be reserved for recording information

\*\*\*\*\*

**CAPTION HEADING:**

Right of Way / Contract  
With State Land Department  
Right of Way No. 16-120751-00 Cesar Chavez Boulevard

**STATE LAND DEPARTMENT  
STATE OF ARIZONA**

**Right of Way**

R/W No. 16-120751-00

**THIS RIGHT OF WAY (“Right of Way”) is entered into by and between the State of Arizona (as “Grantor”) by and through the Arizona State Land Department and**

**CITY OF SAN LUIS**

**(“Grantee”). In consideration of payment and performance by the parties of each of the provisions set forth herein, the parties agree as follows:**

**EXTENT OF DOCUMENT**

**“Additional Conditions”, “Exhibits”, and “Appendixes” are an integral part of this document. In case of a conflict between the printed boiler document and the additional conditions, exhibits, or appendixes, the applicable additional condition, exhibit, or appendix shall be considered the governing document and supersede the printed boiler, but only to the extent necessary to implement the additional condition, exhibit, or appendix, and only if the additional condition, exhibit, or appendix does not conflict with governing state or federal law.**

**ARTICLE 1  
SUBJECT LAND**

**1.1 Grantor grants to Grantee a Right of Way on, over, through, and across the State lands described in Appendix A attached hereto (“Subject Land”).**

**1.2 Grantee makes use of the Subject Land “as is”, and Grantor makes no express or implied warranties as to the physical condition of the Subject Land.**

**ARTICLE 2  
TERM**

**2.1 The term of this Right of Way commences on May 25, 2021 (“Commencement Date”), and runs for a perpetual term, unless sooner canceled or terminated as provided herein or as provided by law.**

**ARTICLE 3**  
**RENT**

**3.1 Rental is due in advance for the term of this Right of Way document.**

**3.2 If the Grantee should fail to pay rental when due, or fail to keep the covenants and agreements herein set forth, the Commissioner, at his option, may cancel said Right of Way or declare the same forfeited in the manner provided by law.**

**ARTICLE 4**  
**PURPOSE AND USE OF SUBJECT LAND**

**4.1 The purpose of this Right of Way is the location, construction, operation, and maintenance of:**

**public roadway with underground utilities**

**4.2 No material may be removed by Grantee or its contractors without the written approval of the Grantor.**

**4.3 Grantee shall not exclude from use the State of Arizona, its lessees, or grantees, or the general public the right of ingress and egress over this Right of Way.**

**4.4 Grantee shall acquire required permits prior to construction, and adhere to all applicable rules, regulations, ordinances, and building codes as promulgated by the local jurisdiction and any applicable State or Federal agencies.**

**4.5 All use of State land outside the Right of Way must be applied for and authorized in accordance with applicable law.**

**4.6 Grantee shall not sublet or assign this Right of Way or any portion thereof without the written consent of the Grantor.**

**4.7 The Grantor retains ownership of the Subject Land. The use of this Right of Way is to be non-exclusive. This Right of Way is sold subject to existing reservations, easements, or rights of way heretofore legally obtained and now in full force and effect.**

**4.8 When necessary for Grantee's reasonable use of this Right of Way for the purposes for which the grant is made, it shall be deemed to include the rights in, upon, over, and across the described Subject Land to erect, construct, reconstruct, replace, repair, and maintain the facilities authorized by this Right of Way.**

4.9 Grantee shall have the right to erect, maintain, and use gates in all fences under the control of the Grantor which now cross or shall hereafter cross said Right of Way, and to trim, cut, and clear away trees or brush whenever in its judgment the same shall be necessary for the convenient and safe exercise of the right herein provided.

4.10 Grantee shall not fence any portion of this Right of Way unless specifically authorized in the attached additional conditions without prior written consent of Grantor, nor shall Grantee exclude from the use of the surface thereof the State of Arizona or its lessees or grantees as reserved in Paragraph 10.1.

**ARTICLE 5**  
**CONFORMITY TO LAW**

5.1 This Right of Way is subject to applicable laws and covenants relating to State lands.

**ARTICLE 6**  
**CANCELLATION, TERMINATION AND ABANDONMENT**

6.1 This Right of Way is subject to cancellation pursuant to A.R.S. § 38-511.

6.2 If at any time the Right of Way ceases to be used for the purpose for which it was granted, it shall become void, and the right to use the Subject Land and all the rights of Grantee hereunder shall revert to the Grantor.

6.3 Upon revocation or termination of the Right of Way, the Grantee shall remove all equipment or facilities, and so far as is reasonably possible, restore and/or rehabilitate the Subject Land to its original condition, and to the satisfaction of the Grantor.

**ARTICLE 7**  
**ENVIRONMENTAL INDEMNITY**

7.1 Grantee shall protect, defend, indemnify, and hold harmless the Grantor from and against all liabilities, costs, charges, and expenses, including attorneys' fees and court costs arising out of (or related to) the presence of (or existence of) any substance regulated under any applicable federal, state, or local environmental laws, regulations, ordinances, or amendments thereto because of: (a) any substance that came to be located on the Right of Way due to Grantee's use or occupancy of the lands by the Grantee before or after the issuance of the Right of Way; or (b) any release, threatened release, or escape of any substance in, on, under, or from the Right of Way that is caused, in whole or in part, by any conduct, actions, or negligence of the Grantee, regardless of when such substance came to be located on the Right of Way.

7.2 For the purposes of this Right of Way the term “regulated substances” shall include substances defined as “regulated substances”, “hazardous waste”, “hazardous substances”, “hazardous materials”, “toxic substances”; or “pesticides” in the Resource Conservation and Recovery Act, as amended by the Hazardous and Solid Waste Amendments of 1984; the Comprehensive Environmental Response, Compensation, and Liability Act; the Hazardous Materials Transportation Act; the Toxic Substance Control Act; the Federal Insecticide, Fungicide, and Rodenticide Act; the relevant local and state environmental laws, and the regulations, rules and ordinances adopted, and publications promulgated pursuant to the local, state, and federal laws. This indemnification shall include, without limitation, claims, or damages arising out of any violations of applicable environmental laws, regulations, ordinances, or subdivisions thereof, regardless of any real or alleged strict liability on the part of Grantor. This environmental indemnity shall survive the expiration or termination of this Right of Way and/or any transfer of all or any portion of the Subject Land and shall be governed by the laws of the State of Arizona.

7.3 In the event any such action or claim is brought or asserted against the Grantor, the Grantee shall have the right, subject to the right of the Grantor, to make all final decisions with respect to Grantor’s liability for claims or damages, (i) to participate with Grantor in the conduct of any further required cleanup, removal, or remedial actions and/or negotiation and defense of any claim indemnifiable under this environmental indemnity provision, having reasonable regard to the continuing conduct of the operation/business located on the Subject Land and (ii) to participate with the Grantor in negotiating and finalizing any agreement or settlement with respect to any such claim or cleanup.

## **ARTICLE 8** **INSURANCE REQUIREMENTS**

8.1 Grantee shall maintain in full force a commercial general liability insurance policy during the Right of Way term affording protection to the limit of not less than one million dollars. This policy shall contain a provision that Grantor, named as an additional insured, shall be entitled to recovery for any loss occasioned to it, its agents, and employees. Further, the policy shall provide that Grantee’s coverage is primary over any other insurance coverage available to the Grantor, its agents, and employees. Grantee shall send Grantor an advance 30 day written notice of any cancellation or reduction in insurance coverage. Such notice shall be sent directly to the Arizona State Land Department, 1616 W. Adams, Phoenix 85007, and shall be sent by certified mail, return receipt requested.

## **ARTICLE 9** **ENVIRONMENTAL MATTERS**

9.1 Grantee shall strictly comply with Environmental Laws relating but not limited to hazardous and toxic materials, wastes, and pollutants. Compliance means the Grantee shall act in accordance with the necessary reporting obligations, obtain and maintain all permits required, and provide copies of all documents as required by Environmental Laws. For purposes of this Right of Way the term “Environmental Law”

shall include but not be limited to any relevant federal, state, or local laws, and applicable regulations, rules and ordinances, and publications promulgated pursuant thereto, including any future modifications or amendments relating to environmental matters.

**ARTICLE 10**  
**RESERVATIONS; RELINQUISHMENTS**

10.1 Grantor reserves the right to grant other rights in, upon, over, and across the described Subject Land for any purpose whatsoever not inconsistent or incompatible with the use allowed by this indenture, and the Grantee agrees not to exclude the Grantor or its lessees or grantees from the use of the Subject Land herein described.

10.2 Grantor reserves all natural resources, timber, and minerals (including oil or gas) in or upon the described Subject Land, and the right to grant leases, permits, easements, and/or rights of way to extract such resources as provided by law and in a manner not inconsistent or incompatible with Grantee rights hereunder. Where inconsistent or incompatible uses exist, the Grantor will require the applicant therefor to indemnify Grantee for loss it might suffer by reason of such use.

10.3 Grantor reserves the right to relinquish to the United States pursuant to the U.S. Act of August 30, 1890, land needed for irrigation works in connection with a government reclamation project.

**ARTICLE 11**  
**LOCATION, CONSTRUCTION AND MAINTENANCE**

11.1 Grantee shall ensure full compliance with the terms and conditions of this Right of Way by its agents, employees, and contractors (including sub-contractors of any tier), and the employees of each of them and shall include the terms and conditions in all contracts and sub-contracts which are entered into by any of them.

11.2 Failure or refusal of Grantee's agents, employees, contractors, sub-contractors, or their employees to comply with these terms and conditions shall be deemed to be the failure or refusal of Grantee.

**ARTICLE 12**  
**NATIVE PLANTS AND CULTURAL RESOURCES**

12.1 (a) Pursuant to A.R.S. §§ 41-841 and 41-842, Grantee, Grantee's employees, and Grantee's guests shall not excavate or collect any prehistoric or historic archaeological specimens on the Subject Land without a permit from the Director of the Arizona State Museum and written approval of Grantor pursuant to the terms of this Right of Way. Grantee shall immediately report any unpermitted excavation or collection of archaeological specimens on the Subject Land to the Arizona State Museum and Grantor.



(b) Pursuant to A.R.S. § 41-844, Grantee shall report to the Director of the Arizona State Museum and Grantor any prehistoric or historic archaeological site, or paleontological site, that is discovered on the Subject Land by Grantee, Grantee's employees, or Grantee's guests, and shall, in consultation with the Director of the Arizona State Museum and Grantor, immediately take all reasonable steps to secure the preservation of the discovery.

12.2 (a) Grantee shall not move, use, destroy, cut or remove or permit to be moved, used, destroyed, cut or removed any timber, cactus, native plants, standing trees or products of the land except that which is necessary for the use of the Subject Land, and then only with the prior written approval of Grantor. For undeveloped land, the Grantee must submit a plant survey prior to the removal of any native plant. If the removal or destruction of plants protected under the Arizona Native Plant Law (A.R.S. § 3-901 *et seq.*, or any successor statutes) is necessary to the use of the Subject Land, Grantee shall also obtain the prior written approval of the Arizona Department of Agriculture. In the event the Grantee removes the native plants, the Grantee must pay a vegetation fee to the Grantor and this fee is not a reimbursable improvement.

(b) Grantee is responsible for treatment of all regulated and restricted noxious weeds listed by the Arizona Department of Agriculture.

**ARTICLE 13**  
**GRANTEE SHALL PROTECT AND RESTORE THE SUBJECT LAND**

13.1 Grantee shall be required, upon completion of Right of Way construction, to make such rehabilitation measures on the State lands, including but not limited to restoration of the surface, revegetation, and fencing as determined necessary by the Grantor.

13.2 Grantee shall conduct all construction and maintenance activities in a manner that will minimize disturbance to all land values including but not limited to vegetation, drainage channels, and streambanks. Construction methods shall be designed to prevent degradation of soil conditions in areas where such degradation would result in detrimental erosion or subsidence. Grantee shall take such other soil and resource conservation and protection measures on the Subject Land under grant as determined necessary by the Grantor.

13.3 Costs incurred by the Grantee in complying with restoration and rehabilitation requirements, as determined by the Department, on State lands shall be borne by the Grantee.

13.4 Grantee shall conduct its operations on the Subject Land in such a manner as is consistent with good environmental practices. Grantee shall exert reasonable efforts to avoid damage of protected flora, and restore the surface to its condition prior to the occupancy thereof by Grantee.

**ARTICLE 14**  
**MISCELLANEOUS**

14.1 The described Subject Land shall be used only for the purpose stated in Paragraph 4.1, and as may be further detailed elsewhere.

14.2 This Document is submitted for examination and shall have no binding effect on the parties unless and until executed by the Grantor (after execution by the Grantee), and until a fully executed copy is delivered to the Grantee.

14.3 In the event of a dispute between the parties to this Right of Way, it is agreed to use arbitration to resolve the dispute, but only to the extent required by A.R.S. § 12-1518. In no event shall arbitration be employed to resolve a dispute which is otherwise subject to administrative review by the Department.

14.4 The Grantor does not represent or warrant that access exists over other State lands which intervene respectively between the above Right of Way and the nearest public roadway.

14.5 Grantee agrees to indemnify, hold, and save Grantor harmless against all loss, damage, liability, expense, costs, and charges incident to or resulting in any way from any injuries to person or damage to property caused by or resulting from the use, condition, or occupation of the Subject Land.

14.6 If for any reason the State of Arizona does not have title to any of the Subject Land described herein, this Right of Way shall be null and void insofar as it relates to the land to which the State has failed to receive title.

14.7 Every obligation of the State under this Right of Way is conditioned upon the availability of funds appropriated or allocated for the payment of such obligation. If funds are not allocated and available for the continuance of this Right of Way, this Right of Way may be terminated by the State at the end of the period for which funds are available. No liability shall accrue to the State in the event this provision is exercised, and the State shall not be obligated or liable for any future payments or any damages as a result of termination under this paragraph.

14.8 The parties agree to be bound by applicable State and Federal rules governing Equal Employment Opportunity, Non-discrimination and Disabilities, including Executive Order No. 2009-09.

14.9 Within 30 days of project completion, Grantee shall submit a completed certificate of construction (copy attached).

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These Additional Conditions are attached to and made a part of the Right of Way boiler plate form (the "Boiler Plate"). The term "Section" when used in these Additional Conditions shall be deemed to refer to the Section numbers of the text in the Boiler Plate. The term "Paragraph" when used in these Additional Conditions shall be deemed to refer to the Paragraph numbers of the text in these Additional Conditions. The term "Right of Way" shall mean the Boiler Plate as supplemented by these Additional Conditions.

### **1. LEGAL DESCRIPTION, RENT AND PURPOSE**

1.1 A legal description and/or a visual depiction of this Right of Way is/are detailed in EXHIBIT A attached hereto. Subject to Grantor's rules and policies then in place, and as a result of construction-related restrictions, Grantor and Grantee may agree to modify the legal description by the Grantee submitting "as built" or "proposed realignment" legal descriptions, depending on the situation, to Grantor for Grantor's review. If approved by Grantor, and additional acreage is impacted, Grantee agrees to pay an appraised or pro-rated charge as Grantor determines is appropriate. No refund will be made for a reduction in acreage.

1.2 Grantor reserves the right to grant additional access rights, or any other rights not in conflict with the rights granted herein, to other parties at the Grantor's sole discretion.

1.3 This Right of Way is for the purpose of a Public Roadway with underground utilities, and does not permit any above ground facilities without proper rights authorized or issued by Grantor, assignees or its successors.

1.3.1 This Right of Way prohibits the erection of any type advertising sign(s) or monument structure(s) without proper rights authorized or issued by Grantor, assignees or its successors.

### **2. CONSTRUCTION, MAINTENANCE AND OPERATION**

2.1 Grantee is responsible for complying with all federal, state and local guidelines in regards to the construction, maintenance and operation of this Right of Way grant and its associated appurtenances.

2.2 Prior to construction, and at the request of the Grantor, Grantee shall provide construction plans (no larger than 11" x 17" format) and applicable drainage report(s),

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engineering infrastructure report(s) or studies, and any Clean Water Act (CWA) Section 401 or 404 documents to the Grantor for the Grantor's review.

**2.3** Grantee shall conduct all construction and maintenance activities in a manner that will minimize disturbance to surface features affecting adjacent land values, including, but not limited to, vegetation, drainage channels and stream banks.

**2.4** Grantee shall be responsible for controlling noxious weeds as listed by the Arizona Department of Agriculture for the term of this Right of Way. Grantor recommends Grantee review Arizona Department of Agriculture website for prohibited and restricted noxious weed rules and regulations.

**2.5** Grantee agrees that any rubbish or debris from construction and maintenance work shall be removed and properly disposed of at its expense. Disposal of construction-related and maintenance-related materials on State Trust land is strictly prohibited.

**2.6** Specific sites where construction and maintenance equipment and vehicles shall not be allowed (e.g. archaeological sites, areas with threatened or endangered species, or fragile watersheds) shall be clearly marked onsite by the Grantee prior to the beginning of any construction, maintenance or other ground disturbing activities. Grantee shall take any and all steps necessary to ensure that these sites are not touched.

**2.7** All equipment shall be removed from the site within seven (7) days of project completion.

**2.8** Grantee shall be responsible for weed control on disturbed areas within the limits of this Right of Way and shall be responsible for consultation with the Grantor and/or local authorities for acceptable weed control methods.

**2.9** For construction after Commencement Date of this Right of Way: Prior to commencement of construction Grantee shall submit and receive Grantor approval for a plan to restore and rehabilitate disturbed areas remaining once construction has been completed. The plan shall include, but not be limited to, reseedling, reforestation, erosion control, and watershed protection measures.

**2.10** For ground disturbance after Commencement Date of this Right of Way: All rock brought to the surface along with topsoil and overburden from the affected State Trust lands shall be salvaged and stockpiled separately in a manner that replacement shall utilize

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**one hundred (100%) percent of the materials upon completion of construction. Excess rock unsuitable for scattering shall be disposed of in a manner and location that is authorized by the Grantor.**

**2.11 Grantee shall maintain the Right of Way grant area in the manner described above during the term of this easement. Grantee agrees to complete any necessary restoration and rehabilitation to the satisfaction of the Grantor within ninety (90) days of written notification of non-compliance, or such longer period of time as mutually determined to be necessary to restore and/or rehabilitate subject land.**

### **3. ENVIRONMENTAL MATTERS AND INDEMNITY**

**The following conditions shall supplement the terms and provisions governing environmental matters as set forth in the Right of Way boiler to which these Conditions are stated below.**

**3.1 For purposes of this Right of Way, the term "Environmental Laws" shall include but not be limited to any relevant federal, state or local environmental laws, and the regulations, rules and ordinances, relating to environmental matters, and publications promulgated pursuant to the local, state, and federal laws and any rules or regulations relating to environmental matters. For the purpose of this Right of Way, the term "Regulated Substances" shall include but not be limited to substances defined as "regulated substance", "solid waste", "hazardous waste", "hazardous materials", "hazardous substances", "toxic materials", "toxic substances", "inert materials", "pollutants", "toxic pollutants", "herbicides", "fungicides", "rodenticides", "insecticides", "contaminants", "pesticides", "asbestos", "environmental nuisance", "criminal littering", or "petroleum products" as defined in Environmental Laws.**

**3.2 Grantee shall strictly comply with all Environmental Laws, including, without limitation, water quality, air quality; and handling, transportation, storage, treatment, or disposal of any Regulated Substance on, under, or from the Subject Land. Without limiting the foregoing, compliance includes that Grantee shall: (1) comply with all reporting obligations imposed under Environmental Laws; (2) obtain and maintain all permits required by Environmental Laws, and provide a copy to Grantor within ten (10) business days of receipt of the Right of Way; (3) provide copies of all documentation required by Environmental Laws to Grantor within ten (10) business days of Grantee's submittal and/or receipt of the documentation; (4) during the term of Right of Way, provide copies of all information it receives or obtains regarding any and all environmental matters relating to the Subject Land, including but not limited to environmental audits relating to the Subject**

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Land regardless of the reason for which the information was obtained or whether or not the information was required by Environmental Laws; (5) prevent treatment, storage, disposal, handling or use of any Regulated Substances within the Subject Land without prior written authorization from Grantor.

**3.3** Grantee at all times shall employ or designate an existing employee (the "Designated Compliance Officer") who is responsible for knowing all Environmental Laws affecting Grantee and Grantee's business and monitoring Grantee's continued compliance with applicable Environmental Laws. Upon request by Grantor, Grantee shall make the Designated Compliance Officer available to discuss Grantee's compliance, answer any questions, and provide such reports and confirming information as Grantor may reasonably request.

**3.4** At any time, Grantor may request Grantee to provide an environmental audit of the Subject Land performed by an Arizona registered professional engineer or an Arizona registered geologist. Grantee shall pay the entire cost of the audit.

**3.5** Hazardous material generated (motor oil, paint, etc.) shall be disposed of properly or used in a way which will minimize impact on vegetation.

**3.6** At any time, during the term of the Right of Way, Grantor may require Grantee to obtain one Phase I environmental assessment of the Subject Land performed by an Arizona registered professional engineer or an Arizona registered geologist. If based upon the Phase I environmental assessment or its own independent investigation, Grantor identifies any possible violation of Environmental Laws or the terms of this Right of Way, Grantor may require Grantee to conduct additional environmental assessments as Grantor deems appropriate for the purpose of ensuring that the Subject Land are in compliance with Environmental Laws. The Phase I assessment, or any other assessment required by Grantor, shall be obtained for the benefit of both Grantee and Grantor. A copy of the Phase I report shall be provided both to Grantee and Grantor. Grantor, in its sole discretion, shall have the right to require Grantee to perform additional assessments of any damage to the Subject Land arising out of any violations of Environmental Laws. If Grantee fails to obtain any assessments required by Grantor, Grantee shall pay the entire costs of any and all assessments required by Grantor, notwithstanding the expiration or termination of the Right of Way.

**3.7** Prior to the termination of the Right of Way, Grantee shall restore the Subject Land by removing any and all Regulated Substances. In addition, the restoration shall

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include, but not be limited to, removal of all waste and debris deposited by Grantee. If the Subject Land or any portions thereof are damaged or destroyed from the existence or presence of any Regulated Substance or if the Subject Land or any portions thereof are damaged or destroyed in any way relating to or arising out of the removal, treatment, storage, disposition, mitigation, cleanup or remedying of any Regulated Substance, Grantee shall arrange, at its expense, for the repair, removal, remediation, restoration, and reconstruction to the Subject Land to the original condition existing on the date that Grantee first occupied the Parcel, to the satisfaction of Grantor. In any event, any damage, destruction, or restoration by Grantee shall not relieve Grantee from its obligations and liabilities under this Right of Way. Grantee's restoration obligations under this Section shall survive the expiration or the termination of the Right of Way.

**3.8** Grantee shall defend, indemnify and hold Grantor harmless from and against any and all liability, obligations, losses, damages, penalties, claims, environmental response and cleanup costs and fines, and actions, suits, costs, taxes, charges, expenses and disbursements, including legal fees and expenses of whatever kind or nature (collectively, "claims" or "damages") imposed on, incurred by, or reserved against Grantor in any way relating to or arising out of any non-compliance with any Environmental Laws, the existence or presence of any Regulated Substance, on, under, or from the Subject Land, and any claims or damages in any way relating to or arising out of the removal, treatment, storage, disposition, mitigation, cleanup or remedying of any Regulated Substance on, under, or from the Subject Land by Grantee, its agents, contractors, or subcontractors.

**3.9** This indemnity shall include, without limitation, claims or damages arising out of any and all violations of Environmental Laws regardless of any real or alleged fault, negligence, willful misconduct, gross negligence, breach of warranty, or strict liability on the part of any of the indemnitees. This indemnity shall survive the expiration or termination of this Right of Way and/or transfer of all or any portion of the Subject Land and shall be governed by the laws of the State of Arizona.

**3.10** In the event any action or claim is brought or asserted against Grantor which is or may be covered by this indemnity, Grantee shall fully participate, at Grantee's expense, in the defense of the action or claim including but not limited to the following: (1) the conduct of any required cleanup, removal or remedial actions and/or negotiations, (2) the conduct of any proceedings, hearings, and/or litigation, and (3) the negotiation and finalization of any agreement or settlement. Grantor shall retain the right to make all final decisions concerning the defense. Grantee's obligations to participate in the defense under this Section shall survive the expiration or termination of the Right of Way.

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### **4. CULTURAL RESOURCES AND NATIVE PLANTS**

4.1 Prior to any ground disturbance in areas not previously subject to a cultural resources survey, Grantee shall arrange for a permittee of the Arizona State Museum to inspect the area for cultural, historical, and paleontological remains and submit two copies and a PDF copy of the inspection report to the Arizona State Land Department Cultural Resources Section for review and approval.

4.2 Provided any cultural resources are discovered, Grantee shall avoid the resource or submit a plan for data recovery. Archaeological surveys and/or site mitigation must be conducted in accordance with the rules and regulations promulgated by the Director of the Arizona State Museum. In the event additional archaeological resources are detected by Grantee after receipt of archaeological clearance, all work shall cease and notification shall be given to the Director of the Arizona State Museum, as well as the Arizona State Land Department Cultural Resources Manager. Ground disturbing activities include, but are not limited to; blading, grading, or widening roads, pole replacement, pull-sites, temporary construction easements, or any other activity that will disturb the topsoil.

4.3 If, following receipt of Arizona State Land Department Cultural Resources Section approval to proceed, any additional archaeological, paleontological, or historical site or object, or Human remains or funerary object that is at least fifty years old is discovered during the course of ground disturbing activities, all work shall cease and the Grantee shall notify the Director of the Arizona State Museum pursuant to A.R.S. §41-844, and the Arizona State Land Department Cultural Resources Section Manager.

4.4 Grantee shall supply Grantor with any documentation required to consult with the State Historic Preservation Office, as required pursuant to the State Historic Preservation Act (A.R.S. § 41-861 et seq).

4.5 Prior to any ground disturbance, and at the request of Grantor, Grantee agrees to conduct and submit a plant inventory/plant salvage plan to the Grantor. Payment will be required prior to any ground disturbance for any flora cut, removed and/or destroyed.

4.6 If vegetation is authorized by Grantor to be removed and/or destroyed, and prior to any ground disturbance, Grantee agrees to file the appropriate Notice of Intent to Clear Land in accordance with A.R.S. § 3-905 Destruction of Native Plants by State.



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**4.7 Grantee shall preserve or relocate all protected plants, if viable and feasible, on or adjacent to the work site that will not interfere with the work required.**

**4.8 Grantee shall only remove protected plants when specifically authorized to do so and avoid damaging vegetation that will remain in place. If the Grantee or its contractors are authorized to remove any protected plants from State Trust land for replanting off of State Trust land, a permit from the Department of Agriculture is required.**

**4.9 Grantee shall contact the Arizona Department of Agriculture for further information or permit requirements related to native protected plants.**

**4.9.1 A survey may be required to determine if protected plants are present and if plants must be salvaged. Grantee shall contact the Arizona Department of Agriculture at least sixty (60) days before commencement of any salvage work.**

**4.10 Grantee shall minimize the removal of existing vegetation within the project area to the greatest extent possible.**

**4.11 Grantee shall salvage or replant cactus and other protected plants.**

**4.12 Grantee is prohibited to blade, scrape or remove any existing vegetation without authorization from Grantor.**

### **5. SERVICE / ACCESS ROADS**

**5.1 Grantee shall acquire any permits necessary prior to the construction and maintenance of its service roads. Grantee shall construct new service roads with widths as narrow as possible.**

**5.2 Material for service road construction and maintenance (i.e. fill dirt, sand and gravel, etc.) may not be acquired from State Trust lands without the proper permits and authorization.**

**5.3 Service roads shall be maintained in substantially the same condition as they exist at the time the Right of Way is issued except, if not drivable, they may be made drivable.**

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**5.4** Grantee shall not fence nor gate the service roads without the prior written permission of the Grantor.

**5.5** The service roads shall only be used by the Grantee in conjunction with said Right of Way grant and associated appurtenances.

**5.6** Grantee shall avoid using service roads during wet weather or when too soft to travel over. The soil shall be deemed too wet to adequately support equipment if such equipment creates ruts in excess of six (6) inches deep.

**5.7** Maintenance of the service roads may include dust control measures for the term of this Right of Way.

### **6. EXISTING LESSEES**

**6.1** Grantee shall keep all gates closed and ensure its contractors do the same. Grantor reserves the right to require cattle guards if Grantor determines gates are being left open or fencing has been removed or damaged by the Grantee, its employees or contractors.

**6.2** Any grazing-related improvements removed or damaged due to construction, operation and maintenance of this Right of Way shall be replaced and/or reconstructed immediately. Cost of replacement and reconstruction shall be the responsibility of the Grantee.

**6.3** Grantee shall provide Grantor with documentation of the surface lessee's consent prior to making any alterations to existing improvements.

**6.4** If construction or maintenance occurs during periods of livestock grazing, Grantee will take necessary measures to insure livestock protection and containment.

**6.4.1** Grantee agrees to notify Grazing Lessee(s) 30 days prior to beginning construction or maintenance and inquire as to the presence/absence of livestock.

### **7. MISCELLANEOUS**

**7.1** Grantor, or its successors or assigns, reserves the right, upon the request of Lessee / Certificate of Purchase Holder / Permittee to relocate all or any portion of this Right of Way, provided however that the Lessee / Certificate of Purchase Holder / Permittee of the

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underlying State Trust land shall bear the full cost and expense of the relocation of any facilities on the Subject Land and on neighboring land regardless of ownership necessary to accommodate the relocation of the Right of Way. Relocation shall require an amendment to the description of the Subject Land, and may require payment of additional rental to Grantor, but in no case a diminution in rental, if necessary to compensate for any greater value of the amended Subject Land.

7.2 Grantee shall not alter nor cause ponding, nor any damage up or down stream of any water crossing.

7.3 If any provision or agreement of this Right of Way is found invalid by any tribunal, such invalidity shall not affect the validity of the remaining provisions hereof.

7.4 The following provision shall be deemed added at the end of Section 6.2 of Article 6 of the Right of Way to which these Additional Conditions are attached as if set forth therein verbatim:

“Any violation by Grantee of any of the terms of this Right of Way constitutes a breach. Upon a breach by Grantee which is not cured within sixty (60) days after the date a notice of breach is sent by certified mail to Grantee to the most recent address for Grantee as shown in the files of Grantor, this Right of Way shall become void and the right to use the Subject Land and all of the rights of Grantee hereunder shall revert to Grantor at the expiration of the aforesaid sixty (60) day period.”

7.5 Attached hereto as EXHIBIT B is an insurance rider which shall supplement the terms and provisions governing insurance as set forth in the Right of Way form to which these Additional Conditions are attached. Grantor reserves the right to amend EXHIBIT B as and when the Arizona Department of Administration requires revisions to the insurance requirements applicable to Arizona State Trust Land.

### 8. EXHIBITS

8.1 The following exhibits are attached to these Additional Conditions and made a part hereof:

EXHIBIT A     Legal Description and/or Visual Depiction of Right of Way  
EXHIBIT B     Insurance Rider

*[Signature page following]*

**ADDITIONAL CONDITIONS**

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**BY SIGNATURE BELOW, ALL TERMS ARE  
AGREED TO AND ACCEPTED BY GRANTEE**

By:  ✓

Title: Mayor ✓

Date: 8/25/2021 ✓

*[Remainder of this page left blank intentionally]*

## ADDITIONAL CONDITIONS

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### EXHIBIT A - LEGAL DESCRIPTION AND/OR VISUAL DEPICTION OF RIGHT OF WAY

#### PARCEL A

That portion of the West half of Section 01, Township 11 South, Range 25 West, Gila and Salt River Base and Meridian, Yuma County, Arizona, more particularly described as follows:

beginning at the Southeast corner of the Southwest quarter (1" Iron Bar in AC Pavement) with a basis of bearings to the Southwest corner (Nail with Washer "LS 16810") of said Section 01 of North 89°41'01" West;

thence North 00°16'44" East along the East line of the Southwest quarter of said Section 01 a distance of 33.00 feet;

thence North 89°41'01" West parallel to and 33.00 feet North of the South line of said Southwest quarter a distance of 30.00 feet to the intersection of the West right-of-way line of 4<sup>th</sup> Avenue and the North right-of-way line of Juan Sanchez Boulevard, the TRUE POINT OF BEGINNING;

thence North 89°41'01" West parallel to and 33.00 feet North of the South line of said Southwest quarter a distance of 632.53 feet;

thence North 00°19'00" East a distance of 87.00 feet;

thence South 89°41'01" East parallel to and 120.00 feet North of the South line of said Southwest quarter a distance of 70.00 feet;

thence South 44°41'01" East a distance of 84.85 feet;

thence South 89°41'01" East parallel to and 60.00 feet North of the South line of said Southwest quarter a distance of 440.51 feet;

thence North 45°17'52" East a distance of 56.55 feet;

thence North 00°16'44" East parallel to and 52.00 feet West of the Centerline of 4<sup>th</sup> Avenue a distance of 110.00 feet;

thence North 07°07'18" East a distance of 100.72 feet;

thence North 00°16'44" East parallel to and 40.00 feet West of the Centerline of 4<sup>th</sup> Avenue a distance of 937.89 feet;

thence North 44°43'45" West a distance of 42.42 feet;

## ADDITIONAL CONDITIONS

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### EXHIBIT A - LEGAL DESCRIPTION AND/OR VISUAL DEPICTION OF RIGHT OF WAY

thence North 00°16'44" East parallel to and 70.00 feet West of the Centerline of 4<sup>th</sup> Avenue a distance of 80.00 feet;

thence North 89°44'14" West a distance of 22.00 feet;

thence North 45°16'15" East a distance of 56.58 feet;

thence North 00°16'44" East parallel to and 52.00 feet West of the Centerline of 4<sup>th</sup> Avenue a distance of 200.00 feet;

thence North 07°07'18" East a distance of 100.72 feet;

thence North 00°16'44" East parallel to and 40.00 feet West of the Centerline of 4<sup>th</sup> Avenue a distance of 230.00 feet;

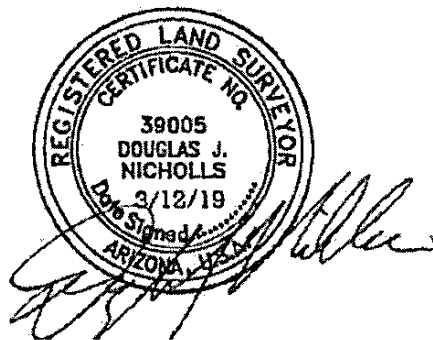
thence South 89°43'16" East a distance of 40.00 feet to the existing Centerline of 4<sup>th</sup> Avenue;

thence South 00°16'44" West along said Centerline of 4<sup>th</sup> Avenue a distance of 1630.48 feet;

thence North 89°43'16" West a distance of 30.00 feet to the existing West right-of-way line of 4<sup>th</sup> Avenue;

thence South 00°16'44" West along the existing West right-of-way line of 4<sup>th</sup> Avenue a distance of 264.43 feet returning to the TRUE POINT OF BEGINNING;

Aforementioned area contains 101,002 square feet (2.3187 acres), more or less.



**ADDITIONAL CONDITIONS**

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**EXHIBIT A - LEGAL DESCRIPTION AND/OR VISUAL DEPICTION OF RIGHT OF WAY**  
**PARCEL B**

That portion of the Southeast quarter of Section 01, Township 11 South, Range 25 West, Gila and Salt River Base and Meridian, Yuma County, Arizona, more particularly described as follows:

beginning at the Southwest corner of the Southeast quarter (1" Iron Bar in AC Pavement) with a basis of bearings to the Southwest corner (Nail with Washer "LS 16810") of said Section 01 of North 89°41'01" West;

thence North 00°16'44" East along the West line of the Southeast quarter of said Section 01 a distance of 1317.94 feet to the intersection of 4<sup>th</sup> Avenue and Union Street (Found 3" Brass Cap in Handhole "city of San Luis, LS 16810, 1996");

thence South 89°43'26" East a distance of 40.00 feet to the intersection of the East right-of-way line of 4<sup>th</sup> Avenue and said centerline of Union Street to the TRUE POINT OF BEGINNING;

thence North 00°16'44" East along said East right-of-way line of 4<sup>th</sup> Avenue a distance of 80.00 feet;

thence South 44°43'21" East a distance of 42.43 feet;

thence South 89°43'26" East parallel to and 50.00 feet North of said Centerline of Union Street a distance of 515.14 feet;

thence North 45°04'10" East a distance of 42.27 feet;

thence South 89°43'26" East parallel to and 80.00 feet North of said Centerline of Union Street a distance of 40.00 feet;

thence South 00°08'13" East along the Centerline of McCain Avenue a distance of 80.00 feet to the Centerline of Union Street;

thence North 89°43'26" West along said Centerline of Union Street a distance of 615.51 feet returning to the TRUE POINT OF BEGINNING;

Aforementioned area contains 32,866 square feet (0.7545 acres), more or less.



## ADDITIONAL CONDITIONS

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### EXHIBIT A - LEGAL DESCRIPTION AND/OR VISUAL DEPICTION OF RIGHT OF WAY

#### PARCEL C

That portion of the Northeast quarter of Section 12, Township 11 South, Range 25 West, Gila and Salt River Base and Meridian, Yuma County, Arizona, more particularly described as follows:

beginning at the Northwest corner of the Northeast quarter (1" Iron Bar in AC Pavement) with a basis of bearings to the Northwest corner (Nail with Washer "LS 16810") of said Section 12 of North 89°41'01" West, the TRUE POINT OF BEGINNING;

thence South 89°52'44" East along the centerline of Juan Sanchez Boulevard a distance of 1461.52 feet to the intersection (Found ½" Rebar with Obliterated Cap) of Juan Sanchez Boulevard and 5<sup>th</sup> Avenue;

thence South 00°32'39" West along the centerline of 5<sup>th</sup> Avenue a distance of 404.70 feet;

thence North 89°52'44" West a distance of 30.00 feet;

thence North 00°32'39" East parallel to and 30.00 feet West of the centerline of 5<sup>th</sup> Avenue a distance of 299.70 feet;

thence North 44°40'03" West a distance of 56.36 feet;

thence North 89°52'44" West parallel to and 65.00 feet South of the Centerline of Juan Sanchez Boulevard a distance of 144.01 feet;

thence South 00°32'39" West parallel to and 214.00 feet West of the centerline of 5<sup>th</sup> Avenue a distance of 160.00 feet;

thence North 89°52'44" West parallel to and 225.00 feet South of the Centerline of Juan Sanchez Boulevard a distance of 160.00 feet;

thence North 00°32'39" East parallel to and 374.00 feet West of the centerline of 5<sup>th</sup> Avenue a distance of 160.00 feet;

thence North 89°52'44" West parallel to and 66.00 feet South of the Centerline of Juan Sanchez Boulevard a distance of 992.41 feet;

thence S 45°17'22" W a distance of 56.73 feet;

thence S 00°27'29" W parallel and 55.00 feet East of said Centerline of 4<sup>th</sup> Avenue a distance of 125.00 feet;



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**EXHIBIT A - LEGAL DESCRIPTION AND/OR VISUAL DEPICTION OF RIGHT OF WAY**

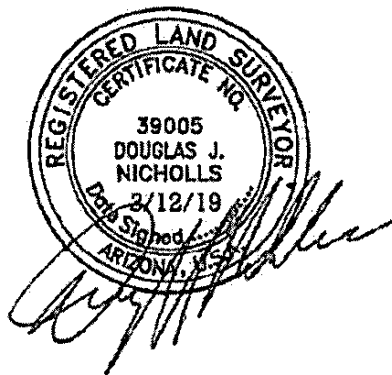
thence S 08°59'19" W a distance of 101.12 feet;

thence S 00°27'29" W parallel and 40.00 feet East of said Centerline of 4<sup>th</sup> Avenue a distance of 74.78 feet;

thence N 89°52'44" W returning to said Centerline of 4<sup>th</sup> Avenue a distance of 40.00 feet;

thence North 00°27'29" East along said Centerline of 4<sup>th</sup> Avenue a distance of 404.69 feet returning to the TRUE POINT OF BEGINNING;

Aforementioned area contains 149,199 square feet (3.4251 acres), more or less.



## ADDITIONAL CONDITIONS

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### EXHIBIT A - LEGAL DESCRIPTION AND/OR VISUAL DEPICTION OF RIGHT OF WAY PARCEL D

That portion of the Southeast quarter of Section 01, Township 11 South, Range 25 West, Gila and Salt River Base and Meridian, Yuma County, Arizona, more particularly described as follows:

beginning at the Southwest corner of the Southeast quarter (1" Iron Bar in AC Pavement) with a basis of bearings to the Southwest corner (Nail with Washer "LS 16810") of said Section 01 of North 89°41'01" West;

thence North 00°16'44" East along the West line of the Southeast quarter of said Section 01 a distance of 33.00 feet

thence South 89°52'44" East parallel to and 33.00 feet North of the Centerline of Juan Sanchez Boulevard a distance of 40.00 feet to the intersection of the East right-of-way line of 4<sup>th</sup> Avenue and the North right-of-way line of Juan Sanchez Boulevard, the TRUE POINT OF BEGINNING;

thence North 00°16'44" East along said East right-of-way line of 4<sup>th</sup> Avenue a distance of 177.00 feet;

thence South 89°52'44" East parallel to and 210.00 feet North of the Centerline of Juan Sanchez Boulevard a distance of 160.00 feet;

thence South 00°16'44" West parallel to and 200.00 feet East of said Centerline of 4<sup>th</sup> Avenue a distance of 150.00 feet;

thence South 89°52'44" East parallel to and 60.00 feet North of the Centerline of Juan Sanchez Boulevard a distance of 1191.40 feet;

thence North 45°10'18" East a distance of 56.56 feet to a point on the West right-of-way line of 5<sup>th</sup> Avenue;

thence South 00°10'00" West parallel to and 30.00 feet West of the Centerline of 5<sup>th</sup> Avenue a distance of 66.96 feet to the intersection of the West right-of-way line of 5<sup>th</sup> Avenue and the North right-of-way line of Juan Sanchez Boulevard;

thence North 89°52'44" West along said North right-of-way line of Juan Sanchez Boulevard a distance of 1391.45 feet returning to the TRUE POINT OF BEGINNING;

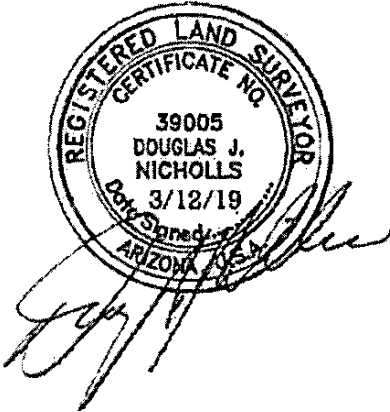
**ADDITIONAL CONDITIONS**

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EXHIBIT A - LEGAL DESCRIPTION AND/OR VISUAL DEPICTION OF RIGHT OF WAY

Aforementioned area contains 62,368 square feet (1.4318 acres), more or less.



## ADDITIONAL CONDITIONS

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### EXHIBIT A - LEGAL DESCRIPTION AND/OR VISUAL DEPICTION OF RIGHT OF WAY

#### PARCEL E

That portion of the Northeast quarter of Section 12, Township 11 South, Range 25 West, Gila and Salt River Base and Meridian, Yuma County, Arizona, more particularly described as follows:

beginning at the Northwest corner of the Northeast quarter (1" Iron Bar in AC Pavement) with a basis of bearings to the Northwest corner (Nail with Washer "LS 16810") of said Section 12 of North 89°41'01" West;

thence South 89°52'44" East along the centerline of Juan Sanchez Boulevard a distance of 1461.52 feet to the intersection (Found ½" Rebar with Obliterated Cap) of Juan Sanchez Boulevard and 5<sup>th</sup> Avenue, the TRUE POINT OF BEGINNING;

thence continuing South 89°52'44" East along the centerline of Juan Sanchez Boulevard a distance of 1165.12 feet to the intersection (Found 3" Brass Cap in Handhole "Bureau of Reclamation") of Juan Sanchez Boulevard and 6<sup>th</sup> Avenue;

thence South 00°34'22" West a distance of 404.70 feet;

thence North 89°52'44" West a distance of 55.00 feet;

thence North 00°34'22" East parallel to and 55.00 feet West of the Centerline of 6<sup>th</sup> Avenue a distance of 219.70 feet;

thence North 89°52'44" West parallel to and 185.00 feet South of the Centerline of Juan Sanchez Boulevard a distance of 150.00 feet;

thence North 00°34'22" East parallel and 205.00 feet West of the Centerline of 6<sup>th</sup> Avenue a distance of 120.00 feet;

thence North 89°52'44" West parallel to and 65.00 feet South of the Centerline of Juan Sanchez Boulevard a distance of 890.08 feet;

thence South 45°19'57" West a distance of 56.78 feet;

thence South 00°32'39" West parallel and 30.00 feet East of the Centerline of 5<sup>th</sup> Avenue a distance of 299.70 feet;

thence North 89°52'44" West a distance of 30.00 feet;

**ADDITIONAL CONDITIONS**

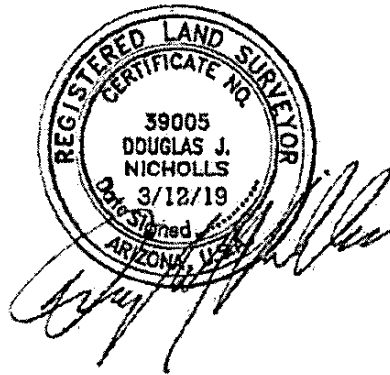
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**EXHIBIT A - LEGAL DESCRIPTION AND/OR VISUAL DEPICTION OF RIGHT OF WAY**

thence North 00°32'39" East a distance of 404.70 feet returning to the TRUE POINT OF BEGINNING;

Aforementioned area contains 123,406 square feet (2.8330 acres), more or less.



**ADDITIONAL CONDITIONS**

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**EXHIBIT A - LEGAL DESCRIPTION AND/OR VISUAL DEPICTION OF RIGHT OF WAY**  
**PARCEL F**

That portion of the Southeast quarter of Section 01, Township 11 South, Range 25 West, Gila and Salt River Base and Meridian, Yuma County, Arizona, more particularly described as follows:

beginning at the Southwest corner of the Southeast quarter (1" Iron Bar in AC Pavement) with a basis of bearings to the Southwest corner (Nail with Washer "LS 16810") of said Section 01 of North 89°41'01" West;

thence South 89°52'44" East along the centerline of Juan Sanchez Boulevard a distance of 1461.52 feet to the intersection (Found ½" Rebar with Obliterated Cap) of Juan Sanchez Boulevard and 5<sup>th</sup> Avenue;

thence North 00°10'00" East along said Centerline of 5<sup>th</sup> Avenue a distance of 33.00 feet to a point on the North right-of-way line of Juan Sanchez Boulevard;

thence South 89°52'44" East along said North right-of-way line of Juan Sanchez Boulevard a distance of 30.00 feet to a point on the East right-of-way line of 5<sup>th</sup> Avenue, said point being the TRUE POINT OF BEGINNING;

thence North 00°10'00" East along said East right-of-way line of Juan Sanchez Boulevard a distance of 67.00 feet;

thence South 44°51'22" East a distance of 56.55 feet;

thence South 89°52'44" East parallel to and 60.00 feet North of the Centerline of Juan Sanchez Boulevard a distance of 999.99 feet;

thence North 45°05'07" East a distance of 56.53 feet;

thence North 00°02'58" East parallel to and 55.00 feet West of the centerline of 6<sup>th</sup> Avenue a distance of 400.00 feet;

thence South 89°53'00" East a distance of 22.00 feet;

thence South 00°02'58" West parallel to and 33.00 feet West of the centerline of 6<sup>th</sup> Avenue along the existing right-of-way line a distance of 467.00 feet;

## ADDITIONAL CONDITIONS

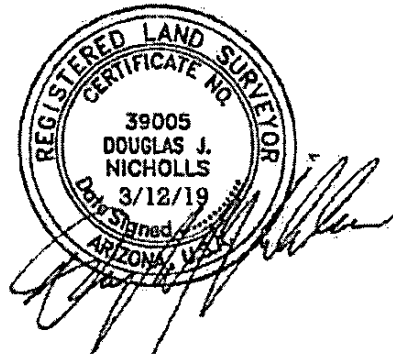
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### EXHIBIT A - LEGAL DESCRIPTION AND/OR VISUAL DEPICTION OF RIGHT OF WAY

thence North 89°52'44" West along the existing North right-of-way line of Juan Sanchez Boulevard a distance of 1102.05 feet returning to the TRUE POINT OF BEGINNING;

Aforementioned area contains 41,033 square feet (0.9420 acres), more or less.



**ADDITIONAL CONDITIONS**

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**EXHIBIT A - LEGAL DESCRIPTION AND/OR VISUAL DEPICTION OF RIGHT OF WAY**  
**PARCEL G**

That portion of the Northwest quarter of Section 7, Township 11 South, Range 24 West, Gila and Salt River Base and Meridian, Yuma County, Arizona, more particularly described as follows:

beginning at the Northwest corner of the Northeast quarter (1" Iron Bar in AC Pavement) with a basis of bearings to the Northwest corner (Nail with Washer "LS 16810") of Section 12, Township 11 South, Range 25 West of North 89°41'01" West;

thence South 89°52'44" East along the centerline of Juan Sanchez Boulevard a distance of 2626.64 feet to the intersection (Found 3" Brass Cap in handhole "Bureau of Reclamation") of Juan Sanchez Boulevard and 6<sup>th</sup> Avenue, also being the Northwest corner of said Section 7, Township 11 South, Range 24 West

thence South 89°40'53" East continuing along said Centerline Juan Sanchez Boulevard a distance of 33.00 feet;

thence South 00°34'22" West a distance of 33.00 feet to a point where the South right-of-way line of Juan Sanchez Boulevard intersects the East right-of-way line of 6<sup>th</sup> Avenue, the TRUE POINT OF BEGINNING;

thence South 89°40'53" East parallel to and 33.00 feet South of the centerline of Juan Sanchez Boulevard a distance of 628.41 feet;

thence South 00°34'43" West a distance of 32.00 feet;

thence North 89°40'53" West parallel to and 65.00 feet South of the centerline of Juan Sanchez Boulevard a distance of 566.41 feet;

thence South 45°26'45" West a distance of 56.69 feet;

thence South 00°34'22" West parallel and 55.00 feet East of the Centerline of 6<sup>th</sup> Avenue a distance of 299.70 feet;

thence North 89°40'53" West a distance of 22.00 feet;

thence North 00°34'22" East along the existing right-of-way line of 6<sup>th</sup> Avenue a distance of 371.70 feet returning to the TRUE POINT OF BEGINNING;



**ADDITIONAL CONDITIONS**

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**EXHIBIT A - LEGAL DESCRIPTION AND/OR VISUAL DEPICTION OF RIGHT OF WAY**

Aforementioned area contains 28,383 square feet (0.6516 acres), more or less.



## ADDITIONAL CONDITIONS

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### EXHIBIT A - LEGAL DESCRIPTION AND/OR VISUAL DEPICTION OF RIGHT OF WAY PARCEL H

That portion of the Southwest quarter of Section 06, Township 11 South, Range 24 West, Gila and Salt River Base and Meridian, Yuma County, Arizona, more particularly described as follows:

beginning at the Southwest corner of the Southeast quarter (1" Iron Bar in AC Pavement) with a basis of bearings to the Southwest corner (Nail with Washer "LS 16810") of Section 01, Township 11 South, Range 25 West of North 89°41'01" West;

thence South 89°52'44" East along the centerline of Juan Sanchez Boulevard a distance of 2626.64 feet to the intersection (Found 3" Brass Cap in Handhole "Bureau of Reclamation") of Juan Sanchez Boulevard and 6<sup>th</sup> Avenue, also being the Southwest corner of said Section 06, Township 11 South, Range 24 West;

thence South 89°40'53" East continuing along said Centerline Juan Sanchez Boulevard a distance of 50.00 feet;

thence North 00°02'58" East a distance of 85.00 feet to a point on the East right-of-way line of 6<sup>th</sup> Avenue, the TRUE POINT OF BEGINNING

thence continuing North 00°02'58" East along said East right-of-way line of 6<sup>th</sup> Avenue a distance of 898.12 feet;

thence South 89°48'42" East a distance of 5.00 feet;

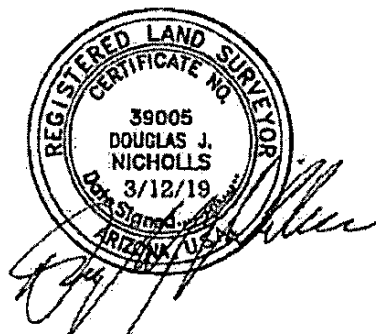
thence South 00°02'58" West parallel to and 55.00 feet East of 6<sup>th</sup> Avenue a distance of 883.13 feet;

thence South 44°48'58" East a distance of 56.70 feet;

thence North 89°40'53" West parallel to and 60.00 feet North of the centerline of Juan Sanchez Boulevard a distance of 20.00 feet;

thence North 44°48'58" West a distance of 35.44 feet returning to the TRUE POINT OF BEGINNING;

Aforementioned area contains 5,103 square feet (0.1171 acres), more or less.



## ADDITIONAL CONDITIONS

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### EXHIBIT A - LEGAL DESCRIPTION AND/OR VISUAL DEPICTION OF RIGHT OF WAY

#### PARCEL I

That portion of the West half of Section 01, Township 11 South, Range 25 West, Gila and Salt River Base and Meridian, Yuma County, Arizona, more particularly described as follows:

beginning at the Southeast corner of the Southwest quarter (1" Iron Bar in AC Pavement) with a basis of bearings to the Southwest corner (Nail with Washer "LS 16810") of said Section 01 of North 89°41'01" West;

thence North 00°16'44" East along the East line of the Southwest quarter of said Section 01 a distance of 1927.93 feet to the TRUE POINT OF BEGINNING;

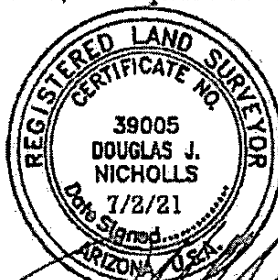
thence North 89°43'16" West a distance of 40.00 feet;

thence North 00°16'44" East parallel to and 40.00 feet West of the Centerline of 4<sup>th</sup> Avenue a distance of 707.94 feet;

thence South 89°43'16" East a distance of 40.00 feet;

thence South 00°16'44" West along said Centerline of 4<sup>th</sup> Avenue a distance of 707.94 feet to the TRUE POINT OF BEGINNING;

Aforementioned area contains 23,318 square feet (0.6501 acres), more or less.



A handwritten signature in black ink, appearing to read "Douglas J. Nicholls", written over the bottom portion of the seal.

# ADDITIONAL CONDITIONS

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## EXHIBIT A - LEGAL DESCRIPTION AND/OR VISUAL DEPICTION OF RIGHT OF WAY

### ARIZONA STATE LAND DEPARTMENT

RIGHT-OF-WAY GRANTED TO THE CITY OF SAN LUIS IN SECTIONS  
1, 6 AND 12, TOWNSHIP 11 SOUTH, RANGE 24 & 25 WEST  
GLA AND SALT RIVER BASE MERIDIAN YUMA COUNTY, ARIZONA

#### LEGEND

	CENTERLINE	(R2)	PLAT OF SAN LUIS TOWNSITE ADDITION NO. 1 AND LOT NO. 9 AS RECORDED IN BOOK 4 OF PLATS, PAGE 97, 1/21/1988, YCR
	PROPERTY LINE	(R3)	STATE PLAT NO. 17, COMTE DE BIENESTAR AS RECORDED IN BOOK 11 OF PLATS, PAGES 86-88, 10/6/1988, YCR
	EXISTING RIGHT-OF-WAY	(R4)	BIENESTAR ESTATES NO. 4 SUBDIVISION AS RECORDED IN BOOK 14 OF PLATS, PAGES 57-58, 1/19/1986, YCR
	PROPOSED RIGHT-OF-WAY	(R5)	JUAN SANCHEZ BOULEVARD RESULTS OF SURVEY AS RECORDED IN FEE #2015-00500, YCR
YCR	YUMA COUNTY RECORDER	(R6)	GADSDEN ELEMENTARY SCHOOL DISTRICT NO. 32 RECORD OF SURVEY OF PROPOSED NEW RIGHT-OF-WAY BY JAMES DAVEY AND ASSOCIATES, SIGNED 7/7/2017
APN	ASSESSORS PARCEL NUMBER	(R7)	U.S.B.R. TRANSMISSION LINE RIGHT-OF WAY PER STATE LAND DEPARTMENT RIGHT-OF-WAY RELOCATION REFERENCE NO. 72-4859
	RIGHT-OF-WAY PROPOSED TO BE ACQUIRED BY THE CITY OF SAN LUIS	(R8)	STATE LAND R/W AMENDMENT NO. 16-101188
	PROPOSED BASIN LOCATION BY THE CITY OF SAN LUIS (PART OF R/W LEGAL DESCRIPTION)	(R9)	STATE LAND R/W ASSIGNMENT NO. 16-102450
(R1)	R/W BY YUMA COUNTY BOARD OF SUPERVISORS RESOLUTION RECORDED 7/24/1941 IN FEE #1941-3856, YCR, AND FEE TITLE ACQUISITION BY 3/15/1976 BUREAU OF LAND MANAGEMENT GRANT RECORDED IN DOCKET 908, PAGES 591-667, YCR (FEE #1976-09773)	(R10)	STATE LAND R/W ASSIGNMENT NO. 16-100724
		(R11)	STATE LAND R/W ASSIGNMENT NO. 16-100346
		(R12)	STATE LAND R/W ASSIGNMENT NO. 16-109553



#### CURVE DATA TABLE

		RADIUS	DELTA	LENGTH	TANGENT
C1	(R3)	300.00'	41°08'43"	215.44'	112.60'
	(C)	300.00'	41°08'46"	215.44'	112.60'
C2	(R3)	270.00'	41°08'46"	193.90'	101.34'
	(C)	270.00'	41°08'46"	193.90'	101.34'
C3	(R3)	330.00'	04°24'04"	25.35'	12.68'
	(C)	330.00'	04°24'04"	25.35'	12.68'
C4	(R3)	270.00'	41°08'46"	193.90'	101.34'
	(C)	270.00'	41°08'46"	193.90'	101.34'
C5	(R3)	330.00'	41°07'51"	236.90'	123.81'
	(C)	330.00'	41°07'51"	236.90'	123.81'

#### AREA OF NEW RIGHT-OF-WAY

PARCEL A	- 101,002 SF	(2.3187 ACRES)
PARCEL B	- 32,066 SF	(0.7545 ACRES)
PARCEL C	- 149,199 SF	(3.4251 ACRES)
PARCEL D	- 62,368 SF	(1.4318 ACRES)
PARCEL E	- 123,406 SF	(2.8330 ACRES)
PARCEL F	- 41,035 SF	(0.9420 ACRES)
PARCEL G	- 28,383 SF	(0.6516 ACRES)
PARCEL H	- 5,103 SF	(0.1171 ACRES)
PARCEL J	- 28,318 SF	(0.6501 ACRES)

SEE SHEET 1 OF 5 FOR LEGEND

**PREPARED BY**

**CORE ENGINEERING GROUP, PLLC**  
 305 East 16th Street, Suite 100  
 Yuma, AZ 85344  
 P - 928.344.5831 F - 928.344.5933  
 www.CoreEngineeringGroup.com  
 Core@core-eng.com  
 Core Project No. 218-076

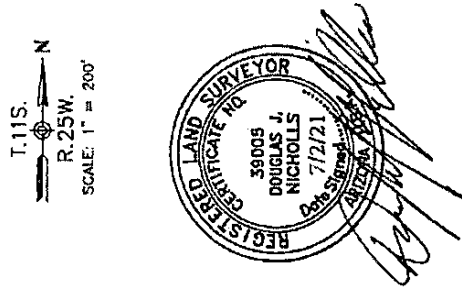
Sheet 1 of 5

# ADDITIONAL CONDITIONS

## 16-120751-00-100

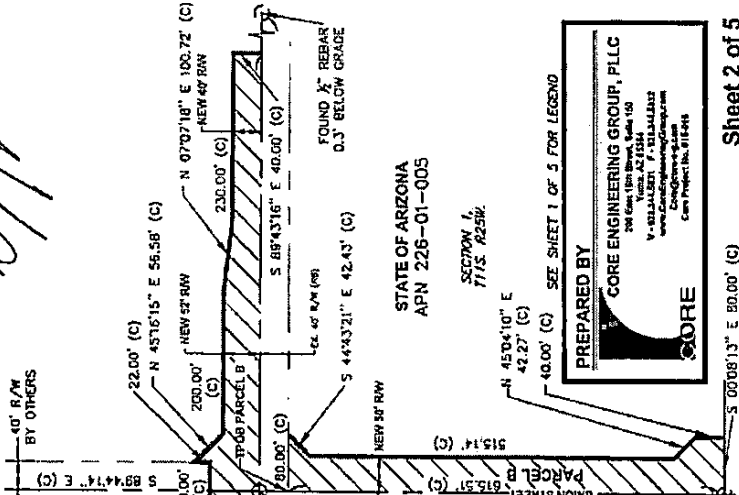
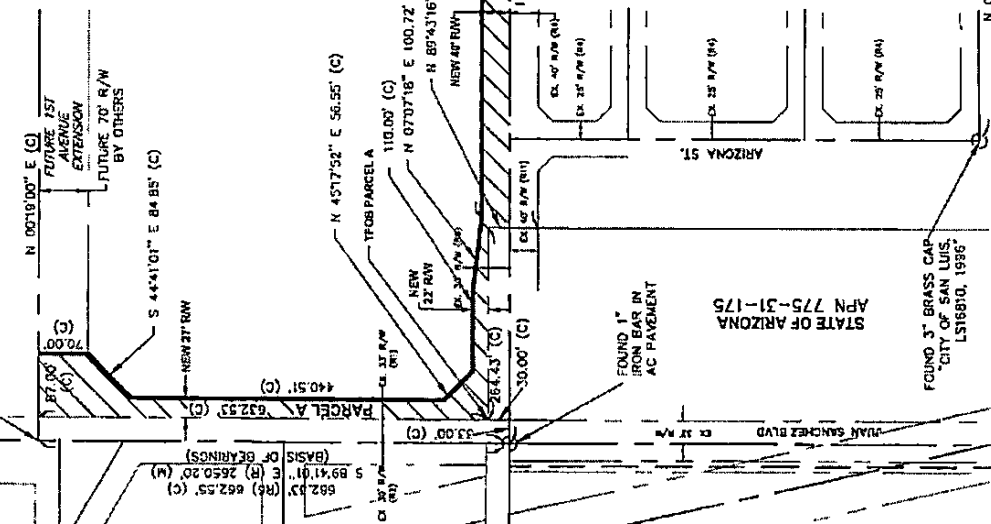
Page 27 of 39

### EXHIBIT A - LEGAL DESCRIPTION AND/OR VISUAL DEPICTION OF RIGHT OF WAY



**ARIZONA STATE LAND DEPARTMENT**  
 RIGHT OF WAY GRANTED TO THE CITY OF SAN LUIS IN  
 SECTION 1, T11S, R25W,  
 GILA AND SALT RIVER BASE MERIDIAN YUMA COUNTY, ARIZONA

FOUND MAG NAIL WITH WASHER  
 1/2" S NAIL, SECTION 1, T11S, R25W  
 SW COR, SECTION 1, T11S, R25W  
 11/2 11/12 11/12  
 1/64 CORNER ESTABLISHED BY JAMES DAVEY  
 AND ASSOCIATES RECORD OF SURVEY  
 DATED 7/7/2017



**PREPARED BY**  
**CORE ENGINEERING GROUP, PLLC**  
 2000 N. GILBERT  
 TULSA, OKLAHOMA 74119  
 V. SELLARBY, P. E., L.S. 16143  
 J. SELLARBY, P. E., L.S. 16143  
 L.S. 16143  
 Core Project No. 21-244

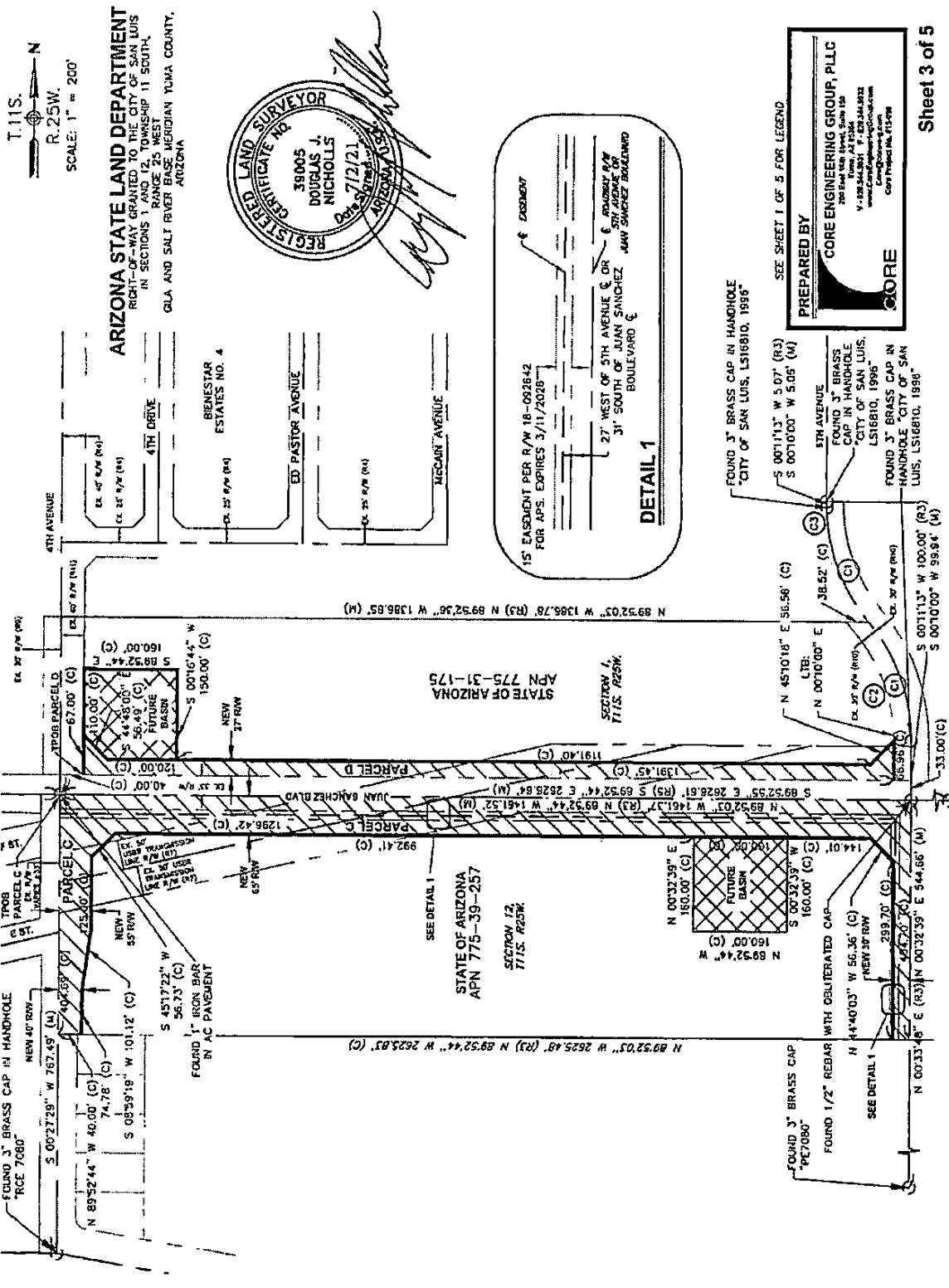
Sheet 2 of 5

# ADDITIONAL CONDITIONS

16-120751-00-100

Page 28 of 39

## EXHIBIT A - LEGAL DESCRIPTION AND/OR VISUAL DEPICTION OF RIGHT OF WAY





**ADDITIONAL CONDITIONS**

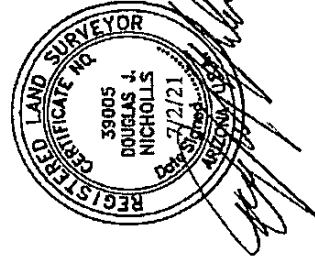
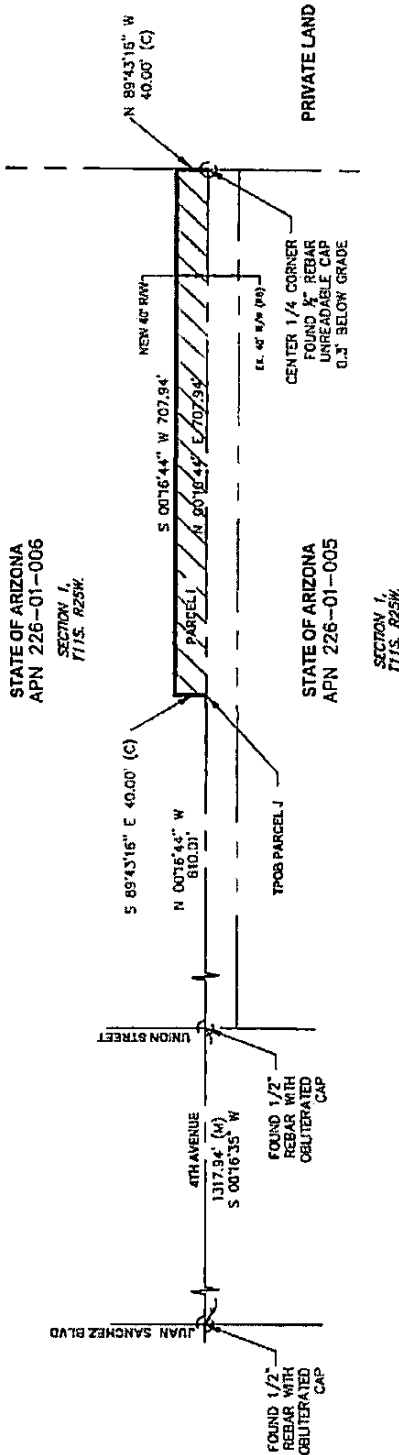
16-120751-00-100

Page 30 of 39

**EXHIBIT A - LEGAL DESCRIPTION AND/OR VISUAL DEPICTION OF RIGHT OF WAY**



**ARIZONA STATE LAND DEPARTMENT**  
 RIGHT-OF-WAY GRANTED TO THE CITY OF SAN LUIS IN  
 SECTION 1, TOWNSHIP 1 SOUTH, RANGE 25 WEST,  
 GILA AND SALT RIVER BASE MERIDIAN TUMA COUNTY, ARIZONA



PREPARED BY CORE ENGINEERING GROUP, PLLC  
 BASED ON INFORMATION BY JAMES DAVEY & ASSOCIATES.  
 SEE SHEET 1 OF 5 FOR LEGEND

**PREPARED BY**  
**CORE ENGINEERING GROUP, PLLC**  
 200 N. ...  
 YUMA, AZ 85401  
 V: 928-344-2721 F: 928-344-2312  
 www.CoreEngineeringGroup.com  
 Core Project No. 210208

Sheet 5 of 5



## ADDITIONAL CONDITIONS

16-120751-00-100

Page 31 of 39

### EXHIBIT A - LEGAL DESCRIPTION AND/OR VISUAL DEPICTION OF RIGHT OF WAY

#### PARCEL A

That portion of the Southwest Quarter of the Southeast Quarter of Section 6, Township 11 South, Range 2 West, G&SRB&M, Yuma County, Arizona described as follows:

Beginning at the South Quarter Corner of Section 6, at which point was found a metal pin in concrete in a handhole,

Thence N0°05'34"E along the West Line of the Southwest Quarter of the Southeast Quarter a distance of 43.00 feet to the True Point of Beginning;

Thence continuing N0°05'34"E a distance of 57.00;

Thence S89°40'02"W along a line parallel to the South Line of Section 6 for a distance of 60.00 feet;

Thence S0°05'34"W a distance of 40.00 feet;

Thence S89°40'02"E a distance of 1201.42 feet;

Thence N33°48'15"E a distance of 29.97 feet;

Thence N00°19'85"E a distance of 85.00 feet;

Thence S89°40'02"E a distance of 42.00 feet;

Thence S00°19'85"W a distance of 137.00 feet;

Thence N89°40'02"W a distance of 1077.85 feet

Thence N0°05'34"E a distance of 10.00;

Thence N89°40'02"W a distance of 242.06 feet to the True Point of Beginning.

Consisting of 0.927 acres, more or less.

#### PARCEL B

That portion of the Northwest Quarter of the Northeast Quarter of Section 7, Township 11 South, Range 24 West, G&SRB&M, Yuma County, Arizona described as follows:

Beginning at the North Quarter Corner of Section 7, at which point was found a metal pin in concrete in a handhole,

Thence S0°32'28"W along the West Line of the Northwest Quarter of the Northeast Quarter of Section 7 a distance of 33.00 feet;

Thence S89°40'02"E along a line parallel to the North Line of Section 7 for a distance of 40.00 feet; to the True Point of Beginning;

Thence continuing S89°40'02"E a distance of 1249.72 feet;

Thence S00°30'54"W a distance of 87.00 feet;

Thence N89°40'02"W a distance of 25.00 feet;

Thence N00°30'54"E a distance of 55.00 feet;

Thence N89°40'02"W a distance of 1083.75 feet;

Thence S00°32'28"W a distance of 141.00 feet;

Thence N89°40'02"W a distance of 141.00 feet;

Thence N00°32'28"E a distance of 173.00 feet to the True Point of Beginning.

Consisting of 1.406 acres, more or less.

## ADDITIONAL CONDITIONS

16-120751-00-100

Page 32 of 39

### EXHIBIT A - LEGAL DESCRIPTION AND/OR VISUAL DEPICTION OF RIGHT OF WAY

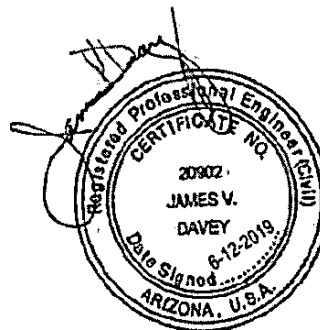
PARCEL C

That portion of the Northeast Quarter of the Northeast Quarter of Section 7, Township 11 South, Range 24 West, G&SRB&M, Yuma County, Arizona described as follows:

Beginning at the Northeast Corner of Section 7, at which point was found a 2-inch diameter iron pipe,  
Thence S0°29'11"W along the East Line of Section 7 a distance of 33.00 feet;  
Thence N89°40'02"W along a line parallel to the North Line of Section 7 for a distance of 50.00 feet;  
to the True Point of Beginning;

Thence continuing N89°40'02"W a distance of 1239.60 feet;  
Thence S00°30'54"W a distance of 87.00 feet;  
Thence S89°40'02"E a distance of 25.00 feet;  
Thence N00°30'54"E a distance of 55.00 feet;  
Thence S89°40'02"E a distance of 332.62 feet;  
Thence S00°19'56"W a distance of 126.00 feet;  
Thence S89°40'02"E a distance of 126.00 feet;  
Thence N00°19'56"E a distance of 126.00 feet;  
Thence S89°40'02"E a distance of 750.00 feet;  
Thence S00°29'11"W a distance of 35.00 feet;  
Thence S89°40'02"E a distance of 5.00 feet;  
Thence N00°29'11"E a distance of 67.00 feet to the True Point of Beginning.

Consisting of 1.311 acres, more or less.



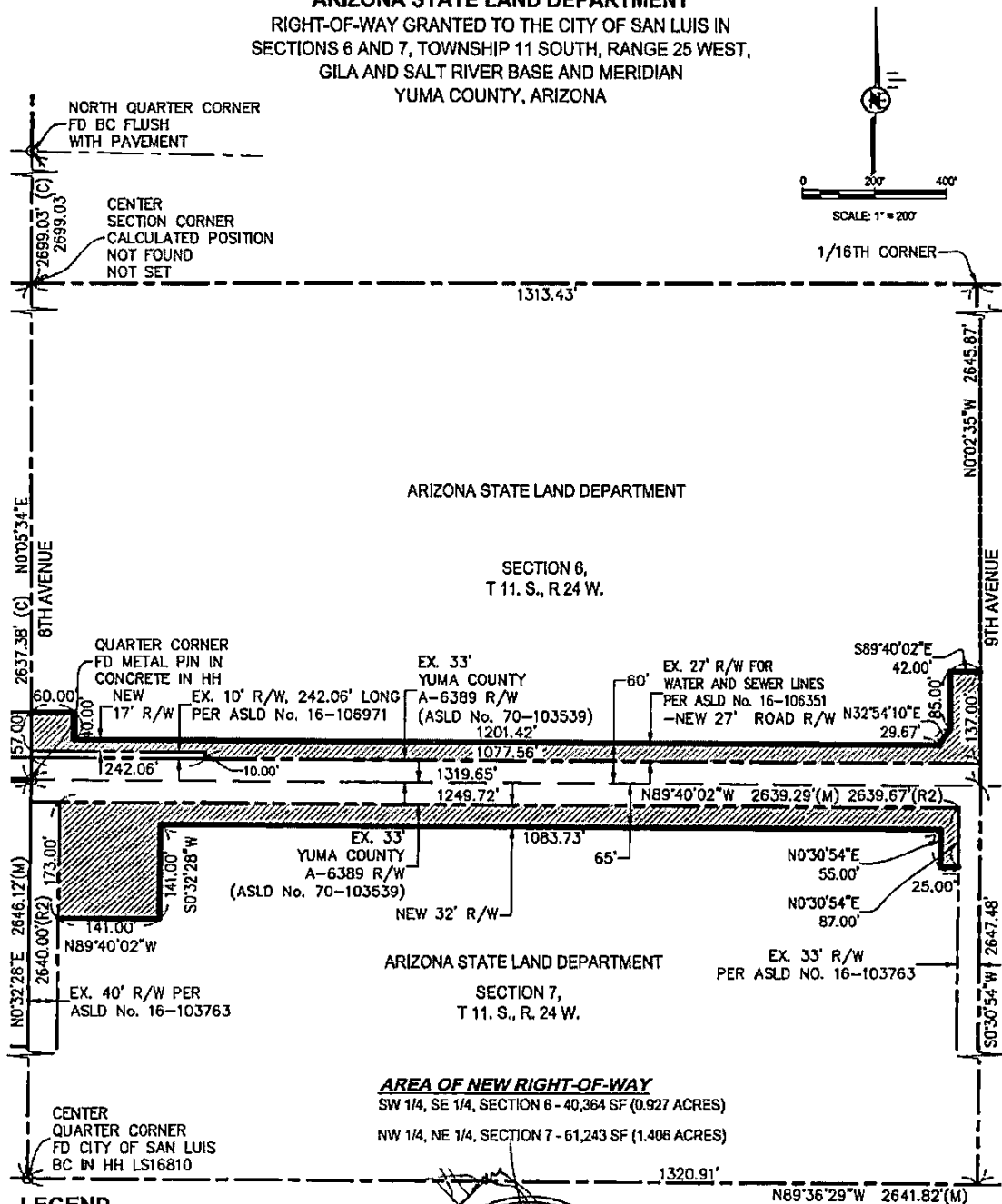
# ADDITIONAL CONDITIONS

16-120751-00-100

Page 33 of 39

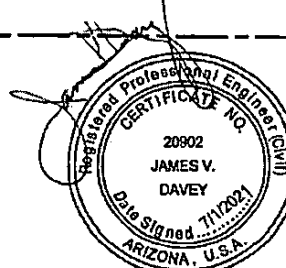
## EXHIBIT A - LEGAL DESCRIPTION AND/OR VISUAL DEPICTION OF RIGHT OF WAY

ARIZONA STATE LAND DEPARTMENT  
 RIGHT-OF-WAY GRANTED TO THE CITY OF SAN LUIS IN  
 SECTIONS 6 AND 7, TOWNSHIP 11 SOUTH, RANGE 25 WEST,  
 GILA AND SALT RIVER BASE AND MERIDIAN  
 YUMA COUNTY, ARIZONA



### LEGEND

- NEW RIGHT-OF-WAY
- - - EXISTING RIGHT-OF-WAY
- - - CENTERLINE
- (M) MEASURED
- (R) RECORD



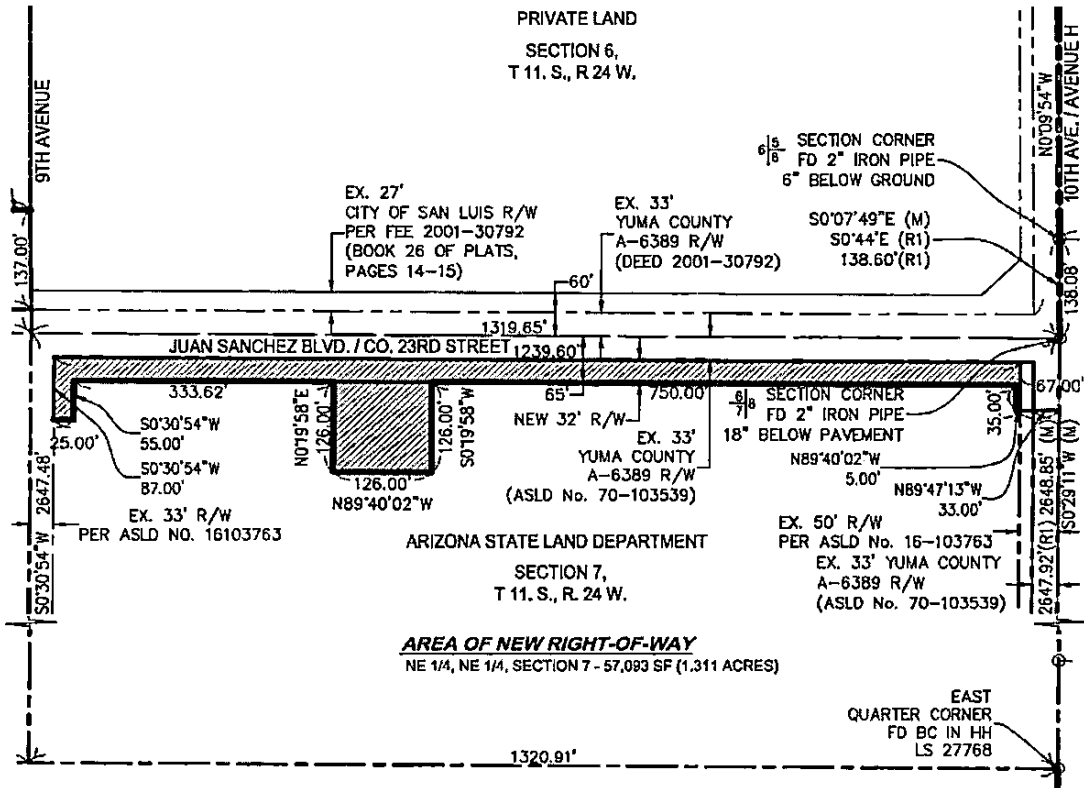
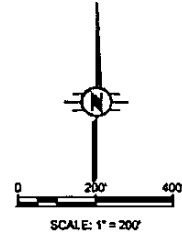
PREPARED BY:	
<b>JAMES DAVEY AND ASSOCIATES</b>	Date 7/1/2021
CONSULTING CIVIL ENGINEERS	Job No. CSL-08
1025 W. 24TH STREET, SUITE 2,	Drawn RC
YUMA, ARIZONA 85364 (928) 782-7976	Checked JVD
WWW.JDACTVIL.COM	

SHEET 1 of 2

**ADDITIONAL CONDITIONS**  
**16-120751-00-100**  
 Page 34 of 39

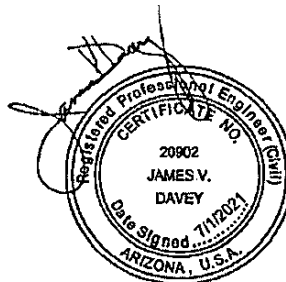
**EXHIBIT A - LEGAL DESCRIPTION AND/OR VISUAL DEPICTION OF RIGHT OF WAY**

**ARIZONA STATE LAND DEPARTMENT**  
 RIGHT-OF-WAY GRANTED TO THE CITY OF SAN LUIS IN  
 SECTIONS 6 AND 7, TOWNSHIP 11 SOUTH, RANGE 25 WEST,  
 GILA AND SALT RIVER BASE AND MERIDIAN  
 YUMA COUNTY, ARIZONA



**LEGEND**

- NEW RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- CENTERLINE
- (M) MEASURED
- (R) RECORD



<b>JAMES DAVEY AND ASSOCIATES</b> CONSULTING CIVIL ENGINEERS 1025 W. 24TH STREET, SUITE 2, YUMA, ARIZONA 85364 (928) 792-7926 WWW.JDACCIVIL.COM	Date: 7/17/2021
	Job No. CSL-08
	Drawn RC
	Checked JVD

## ADDITIONAL CONDITIONS

16-120751-00-100

Page 35 of 39

### EXHIBIT B

#### INSURANCE RIDER TO STATE LAND DEPARTMENT

This Rider is attached to and made a part of the above-referenced Right of Way as if set forth therein verbatim.

**R-1 Indemnity.** Each party (as "Indemnitor") agrees to indemnify, defend, and hold harmless the other party (as "Indemnitee") from and against any and all claims, losses, liability, costs, or expenses (including reasonable attorney's fees) (hereinafter collectively referred to as "Claims") arising out of bodily injury of any person (including death) or property damage, but only to the extent that such Claims which result in vicarious/derivative liability to the Indemnitee are caused by the act, omission, negligence, misconduct, or other fault of the Indemnitor, its officers, officials, agents, employees, or volunteers.

In addition, Grantee shall cause its contractor(s) and subcontractors, if any, to indemnify, defend, save and hold harmless the State of Arizona, any jurisdiction or agency issuing any permits for any work arising out of this Agreement, and their respective directors, officers, officials, agents, and employees (hereinafter referred to as "Indemnitee") from and against any and all claims, actions, liabilities, damages, losses, or expenses (including court costs, attorneys' fees, and costs of claim processing, investigation and litigation) (hereinafter referred to as "Claims") for bodily injury or personal injury (including death), or loss or damage to tangible or intangible property caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of Grantee's contractor or any of the directors, officers, agents, or employees or subcontractors of such contractor. This indemnity includes any claim or amount arising out of or recovered under the Workers' Compensation Law or arising out of the failure of such contractor to conform to any federal, state or local law, statute, ordinance, rule, regulation or court decree. It is the specific intention of the parties that the Indemnitee shall, in all instances, except for Claims arising solely from the negligent or willful acts or omissions of the Indemnitee, be indemnified by such contractor from and against any and all claims. It is agreed that such contractor will be responsible for primary loss investigation, defense and judgment costs where this indemnification is applicable.

**R-2 Insurance Requirements for Any Contractors Used by a Party to this Right of Way.** (Note: this applies only to Contractors used by a governmental entity, not to the governmental entity itself.) The insurance requirements herein are minimum requirements and in no way limit the indemnity covenants contained in this Right of Way. The State of Arizona in no way warrants that the minimum limits contained herein are sufficient to protect the governmental entity or Contractor from liabilities that might arise out of the performance of the work under this Right of Way by the Contractor, his agents, representatives, employees or subcontractors, and Contractor and the governmental entity are free to purchase additional insurance.

**ADDITIONAL CONDITIONS**

16-120751-00-100

Page 36 of 39

**A. Minimum Scope and Limits of Insurance.** Contractor shall provide coverage with limits of liability not less than those stated below.

**1. Commercial General Liability - Occurrence Form.**

Policy shall include bodily injury, property damage, personal and advertising injury and broad form contractual liability.

<b>General Aggregate:</b>	<b>\$2,000,000.00</b>
<b>Products-Completed Operations Aggregate:</b>	<b>\$1,000,000.00</b>
<b>Personal and Advertising Injury:</b>	<b>\$1,000,000.00</b>
<b>Each Occurrence:</b>	<b>\$1,000,000.00</b>
<b>Blanket Contractual Liability-Written and Oral:</b>	<b>\$1,000,000.00</b>
<b>Damage to Rented Premises:</b>	<b>\$ 50,000.00</b>
<b>Each Occurrence</b>	<b>\$1,000,000.00</b>

The policy shall be endorsed to include the following additional insured language: "The State of Arizona, its departments, agencies, boards, commissions, universities and its officers, officials, agents, and employees shall be named as additional insureds with respect to liability arising out of the activities performed by or on behalf of the Contractor." Such additional insured shall be covered to the full limits of liability purchased by the Contractor, even if those limits of liability are in excess of those required by this Right of Way.

Policy shall contain a waiver of subrogation endorsement in favor of the State of Arizona, its departments, agencies, boards, commissions, universities and its officers, officials, agents, and employees for losses arising from work performed by or on behalf of the Contractor.

**2. Business Automobile Liability.** Bodily Injury and Property Damage for any owned, hired, and/or non-owned vehicles used in the performance of this Right of Way.

- **Combined Single Limit (CSL)                      \$1,000,000**

a. The policy shall be endorsed to include the following additional insured language: "The State of Arizona, its departments, agencies, boards, commissions, universities and its officers, officials, agents, and employees shall be named as additional insureds with respect to liability arising out of the activities performed by or on behalf of the Contractor, involving automobiles owned, leased, hired or borrowed by the Contractor". Such additional insured shall be covered to the full limits of liability purchased by the Contractor, even if those limits of liability are in excess of those required by this Right of Way.

**ADDITIONAL CONDITIONS**

**16-120751-00-100**

**Page 37 of 39**

b. Policy shall contain a waiver of subrogation endorsement in favor of the State of Arizona, its departments, agencies, boards, commissions, universities and its officers, officials, agents, and employees for losses arising from work performed by or on behalf of the Contractor.

c. Policy shall contain a severability of interest provision.

**IF GRANTEE HAS CERTIFIED IN THE APPLICATION ADDENDUM FOR THIS RIGHT OF WAY THAT GRANTEE WILL NOT BE ENGAGED IN THE CONDUCT OF BUSINESS WITHIN THE SUBJECT LAND GRANTEE SHALL NOT BE REQUIRED TO CARRY THE FOREGOING BUSINESS AUTOMOBILE LIABILITY INSURANCE.**

**3. Worker's Compensation and Employers' Liability.**

<b>Workers' Compensation</b>	<b>Statutory</b>
<b>Employers' Liability</b>	
<b>Each Accident</b>	<b>\$ 500,000</b>
<b>Disease – Each Employee</b>	<b>\$ 500,000</b>
<b>Disease – Policy Limit</b>	<b>\$1,000,000</b>

a. Policy shall contain a waiver of subrogation endorsement in favor of the State of Arizona, its departments, agencies, boards, commissions, universities and its officers, officials, agents, and employees for losses arising from work performed by or on behalf of the Contractor.

b. This requirement shall not apply to: Separately, EACH contractor or subcontractor exempt under A.R.S. § 23-901, AND when such contractor or subcontractor executes the appropriate waiver (Sole Proprietor/Independent Contractor) form.

**GRANTEE HAS CERTIFIED IN THE APPLICATION ADDENDUM FOR THIS RIGHT OF WAY THAT GRANTEE WILL NOT BE ENGAGED IN THE CONDUCT OF BUSINESS WITHIN THE SUBJECT LAND GRANTEE SHALL NOT BE REQUIRED TO CARRY THE FOREGOING WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY INSURANCE.**

**B. Additional Insurance Requirements. The policies are to contain, or be endorsed to contain, the following provisions:**

1. The Contractor's policies shall stipulate that the insurance afforded the Contractor shall be primary insurance and that any insurance carried by the Department, its agents, officials, employees or the State of Arizona shall be excess and not contributory insurance, as provided by A.R.S § 41-621 (E).

2. The Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability. Coverage provided by the Contractor shall not be limited to the liability assumed

## ADDITIONAL CONDITIONS

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under the indemnification provisions of its Contract with the other governmental entity(ies) party to this Right of Way.

C. **Notice of Cancellation.** With the exception of (10) day notice of cancellation for non-payment of premium, any changes material to compliance with this Right of Way in the insurance policies above shall require (30) days written notice to the State of Arizona. Such notice shall be sent directly to the Arizona State Land Department, 1616 W. Adams, Phoenix, Arizona 85007, and shall be sent by certified mail, return receipt requested.

D. **Acceptability of Insurers.** Contractors insurance shall be placed with companies duly licensed in the State of Arizona or hold approved non-admitted status on the Arizona Department of Insurance List of Qualified Unauthorized Insurers. Insurers shall have an "A.M. Best" rating of not less than A- VII or duly authorized to transact Workers' Compensation insurance in the State of Arizona. The State of Arizona in no way warrants that the above-required minimum insurer rating is sufficient to protect the Contractor from potential insurer insolvency.

E. **Verification of Coverage.** Contractor shall furnish the State of Arizona with certificates of insurance (ACORD form or equivalent approved by the State of Arizona) as required by this Right of Way. The certificates for each insurance policy are to be signed by an authorized representative.

All certificates and endorsements are to be received and approved by the State of Arizona before work commences. Each insurance policy required by this Right of Way must be in effect at or prior to commencement of work under this Right of Way and remain in effect for the duration of the project. Failure to maintain the insurance policies as required by this Right of Way, or to provide evidence of renewal, is a material breach of contract.

All certificates required by this Right of Way shall be sent directly to the Arizona State Land Department, 1616 W. Adams, Phoenix, Arizona 85007. The Right of Way number and project description are to be noted on the certificate of insurance. The State of Arizona reserves the right to require complete, certified copies of all insurance policies required by this Right of Way at any time.

F. **Subcontractors.** Contractor's certificate(s) shall include all subcontractors as insureds under its policies or Contractor shall furnish to the State of Arizona separate certificates for each subcontractor. All coverages for subcontractors shall be subject to the minimum requirements identified above.

G. **Approval.** Any modification or variation from the insurance requirements in this Right of Way must have prior approval from the State of Arizona Department of



**ADDITIONAL CONDITIONS**

16-120751-00-100

Page 39 of 39

**Administration, Risk Management Division, whose decision shall be final. Such action will not require a formal Right of Way amendment, but may be made by administrative action.**

**H. Exceptions. In the event the Contractor or sub-contractor(s) is/are a public entity, then the Insurance Requirements shall not apply. Such public entity shall provide a Certificate of Self-Insurance. If the contractor or sub-contractor(s) is/are a State of Arizona agency, board, commission, or university then none of the above shall apply.**

APPENDIX A

STATE OF ARIZONA LAND DEPARTMENT  
 1616 W. ADAMS  
 PHOENIX, AZ 85007

RUN DATE: 18 August 2021  
 RUN TIME: 10:11 AM  
 PAGE: 1

KE-LEASE# 016-120751-00-100 APPTYPE: NEW  
 AMENDMENT#: 0

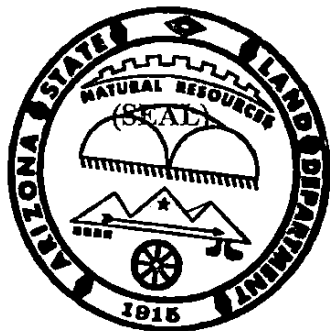
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LAND#	LEGAL DESCRIPTION	AUS	ACREAGE
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11.0-S-24.0-W-07-14-500-9023	M&B THRU N2N2NE NWNW	0.00	3.369
11.0-S-25.0-W-01-14-500-9012	M&B THRU TRACTS 3 4 STATE PLAT 17 E2SW S2SWNWSE	0.00	5.448
11.0-S-25.0-W-12-14-031-9012	M&B THRU TRACTS 20 21 STATE PLAT 17	0.00	6.258
	TOTALS	0.00	16.119

IN WITNESS HEREOF, the parties hereto have signed this Right of Way effective the day and year set forth previously herein.

STATE OF ARIZONA, GRANTOR  
Arizona State Land Commissioner

By: *Dee Purmy* 9/3/21  
Date



CITY OF SAN LUIS  
GRANTEE

*[Signature]* 8/25/2021  
Authorized Signature Date

Mayor ✓

Title  
1090 E. UNION ST  
P.O. BOX 1170  
Address

San Luis AZ 85349 ✓  
City State Zip

## GRANTEE'S CERTIFICATE OF CONSTRUCTION

RIGHT OF WAY NUMBER: \_\_\_\_\_

NAME OF GRANTEE: \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_

PERMITTED USE: \_\_\_\_\_

LAND DEPARTMENT ADMINISTRATOR: \_\_\_\_\_

DATE CONSTRUCTION STARTED: \_\_\_\_\_

DATE CONSTRUCTION COMPLETED: \_\_\_\_\_

I hereby certify that the facilities authorized by the State Land Commissioner, were actually constructed and tested in accordance with the terms of the grant, in compliance with any required plans and specifications, and applicable Federal and State laws and regulations.

\_\_\_\_\_  
Grantee's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**Return To: Arizona State Land Department  
R/W Section  
1616 W. Adams Street  
Phoenix, AZ 85007**

STANDARD R/W 12/05 Rev. 8/2011



# **DEED EXHIBIT**

DKT 1532 PAGE 651

Form 1860-9  
(November 1984)

Arizona - 10876

# The United States of America

To all to whom these presents shall come, Greeting,

State of Arizona  
County of Yuma

07693

I hereby certify that the within instrument was filed and recorded at the request of

*Yuma Co. Assessor*

APR 22 AM 10 49

Docket 652-6600

Page

Witness my hand and official seal the day and year aforesaid.

GLENYS E. SCHMITT

County Recorder

*Charles J. Dwyer*  
Deputy Recorder

(No Fee)

WHEREAS,

The State of Arizona

is entitled to a Land Patent pursuant to section 103 of the Colorado River Basin Salinity Control Act of June 24, 1974, 88 Stat. 269; 43 U.S.C. 1573 (a)(2), for the following described land:

Gila and Salt River Meridian, Arizona

- T. 20 N., R. 21 W.,  
sec. 6, lots 1-6, incl., E $\frac{1}{2}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ .
- T. 21 N., R. 21 W.,  
sec. 31, lots 1-4, incl., E $\frac{1}{2}$ , E $\frac{1}{2}$ W $\frac{1}{2}$ .
- T. 1 N., R. 23 W.,  
sec. 21, lots 5, 9, 10, 11, N $\frac{1}{2}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
sec. 29, lots 1-3, incl., NE $\frac{1}{4}$ NE $\frac{1}{4}$ ;  
sec. 30, lot 5;  
sec. 31, lots 2-8, incl., S $\frac{1}{2}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ , N $\frac{1}{2}$ SE $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
sec. 32, SW $\frac{1}{4}$ NE $\frac{1}{4}$ , S $\frac{1}{2}$ NW $\frac{1}{4}$ , N $\frac{1}{2}$ S $\frac{1}{2}$ .
- T. 1 N., R. 24 W.,  
sec. 25, lots 6, 7, 9, 11, 15, 16, 19, 20, E $\frac{1}{2}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$ .
- T. 3 N., R. 22 W.,  
sec. 15, lot 10.
- T. 11 S., R. 24 W.,  
sec. 6, E $\frac{1}{2}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$ , S $\frac{1}{2}$ SE $\frac{1}{4}$ , S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ , S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
sec. 7, lots 1-7, incl., N $\frac{1}{2}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$ .
- T. 11 S., R. 25 W.,  
sec. 1, W $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ , E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ , S $\frac{1}{2}$ SE $\frac{1}{4}$ .
- T. 10 S., R. 23 W.,  
sec. 6, lots 4, 11, 14, 15, 16, 17, SW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ , SW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ ,  
E $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ , W $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ , W $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ ,  
E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ , E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
sec. 7, lots 5, 6, 8, 9, 10, 12, SW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ , E $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ ,  
NW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ ;  
sec. 17, S $\frac{1}{2}$ N $\frac{1}{2}$ N $\frac{1}{2}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NE $\frac{1}{4}$ , N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ ,  
NW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ NW $\frac{1}{4}$ , S $\frac{1}{2}$ ;

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- T. 10 S., R. 23 W., (continued)
- sec. 18, lots 5-9, incl., lot 11, SE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ , S $\frac{1}{2}$ NE $\frac{1}{4}$ ,  
S $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ ,  
N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ ;
- sec. 19, lots 3-8, incl., E $\frac{1}{2}$ , E $\frac{1}{2}$ NW $\frac{1}{4}$ ;
- sec. 21, NW $\frac{1}{4}$ ;
- sec. 29, W $\frac{1}{2}$ NW $\frac{1}{4}$ ;
- sec. 30, lots 1, 2, 5, 6, 8, 10, 12, 14, NE $\frac{1}{4}$ , E $\frac{1}{2}$ NW $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$ ,  
N $\frac{1}{2}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$ ;
- sec. 31, lots 5, 7;
- sec. 32, lots 1, 3, 6, 7, 9, N $\frac{1}{2}$ NE $\frac{1}{4}$ .
- T. 10 S., R. 24 W.,
- sec. 24;
- sec. 25, lots 1, 3, 4, 6, 8, NE $\frac{1}{4}$ , N $\frac{1}{2}$ NW $\frac{1}{4}$ ;
- sec. 26, lots 1, 2, 4, 7, 8, NE $\frac{1}{4}$ NE $\frac{1}{4}$ ;
- sec. 27, lot 4.
- T. 8 S., R. 22 W.,
- sec. 7, lots 11 and 12;
- sec. 8, lot 4.

NOW KNOW YE, That there is therefore, granted by the UNITED STATES, unto the State of Arizona the lands above described; TO HAVE AND TO HOLD the said lands with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said State of Arizona, its successors and assigns, forever, and

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States. Act of August 30, 1890, 26 Stat. 391; 43 U.S.C. 945.
2. A right-of-way thereon as to the lands described under Serial No. A-2119 in Schedule "A", attached, for gas pipeline purposes under the Act of February 25, 1920 (41 Stat. 449).
3. A right-of-way thereon as to the lands described under Serial Nos. A-5444 and AR-024450 in Schedule "A", attached, for conduit, drainage, well, transmission line, canal, laterals or roadway purposes under Section 4, Subsection P of the Act of December 5, 1924 (43 Stat. 704; U.S.C. 417).

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4. A right-of-way thereon as to the lands described under Serial Nos. AR-04859, A-8891 and PHX-085193 in Schedule "A", attached, for electric transmission purposes under Section 4, Subsection P of the Act of December 5, 1924 supra.
5. A right-of-way thereon as to the lands described under Serial No. AR-01868 in Schedule "A", attached, for patrol road purposes under Section 4, Subsection P of the Act of December 5, 1924 supra.
6. A right-of-way thereon as to the lands described under Serial Nos. A-18577 and A-18578 in Schedule "A", attached, for transmission line and access road purposes under the Act of June 17, 1902, 32 Stat. 388, and acts amendatory thereof or supplementary thereto, and particularly pursuant to the Act of August 4, 1939, 53 Stat. 1187, as amended August 18, 1950, 64 Stat. 463.
7. A right-of-way thereon as to the lands described under Serial No. A-18576 in Schedule "A", attached, for Two-Forty-Two Lateral including Well No. 242-2 under the Act of June 17, 1902, 32 Stat. 388, and acts amendatory thereof or supplementary thereto, and particularly pursuant to the Act of August 4, 1939, 53 Stat. 1187, as amended August 18, 1950, 64 Stat. 463.
8. All water from underground aquifers, at any depth, for agricultural production within the 5-mile protective pumping zone in the E $\frac{1}{2}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$ , S $\frac{1}{2}$ SE $\frac{1}{4}$ , S $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ , S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$  sec. 6, Lots 1, 2, 3, 4, 5, 6, 7, N $\frac{1}{2}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$  sec. 7, T. 11 S., R. 24 W., and the W $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ , S $\frac{1}{2}$ SE $\frac{1}{4}$  sec. 1, T. 11 S., R. 25 W. Water for residential, municipal, and industrial uses on said lands shall be obtained in conformance with and users will adhere to Article 5 of Minutes No. 242 of the International Boundary and Water Commissions.
9. A strip of land 200 feet measured horizontally landward from the high water mark of the Colorado River bank line for channel rectification, bank line maintenance, and preservation of the floodway as to Lots 1, 2, 3, 4, E $\frac{1}{2}$ , E $\frac{1}{2}$ W $\frac{1}{2}$  sec. 31, T. 21 N., R. 21 W. The State, its lessees, assigns, or successors in interest shall obtain written agreement from Reclamation prior to installing any permanent facilities or building or make any changes in the topography within said reserved area.

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10. A postal service facility site operated by the United States Postal Service in accordance with Memorandum of Understanding dated November 5, 1975, as to lands described under Serial No. 9274 in Schedule "A", attached.

SUBJECT TO:

1. Such rights for coal slurry pipeline right-of-way permit purposes as Black Mesa Pipeline, Inc., may have under the provisions of Section 10 of the Act of August 4, 1939, 53 Stat. 1187, 1196, as amended, as to the lands described under Serial No. A-10223 in Schedule "B" attached.
2. Such rights for resort permit purposes as Sahara-Nevada Corporation and Riverside Resort and Casino may have under the provisions of Section 10 of the Act of August 4, 1939, 53 Stat. 1187, 1196, as amended, as to the lands described under Serial Nos. A-17519, and Y-0165 in Schedule "B", attached.
3. Such rights for telephone right-of-way purposes as Continental Telephone Company of California may have under the Act of October 21, 1976, 90 Stat. 2776; 43 U.S.C. 1761, as to the lands described under Serial No. A-9656 in Schedule "B", attached.
4. Such rights for telephone right-of-way purposes as Citizens Utilities Rural Company, Inc., may have under the provisions of Section 10 of the Act of August 4, 1939, 53 Stat. 1187, 1196, as amended, as to the lands described under Serial No. A-9239 in Schedule "B", attached.
5. Such rights for electric transmission right-of-way purposes as Arizona Public Service Company and Mohave Electric Cooperative, Inc., may have under the Act of March 4, 1911, 43 U.S.C. 961 (1970), as to the lands described under Serial Nos. AR-035347, A-9507, A-3815, A-630, AR-030218, PHX-083301 and PHX-084184 in Schedule "B", attached.
6. Such rights for water pipeline right-of-way purposes as Citizens Utilities Company, Inc., may have under the Act of February 15, 1901, 43 U.S.C. 959, as to the lands described under Serial No. AR-032611 in Schedule "B", attached.

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7. Such rights for public airport purposes as Mohave County may have under the provisions of Section 10 of the Act of August 4, 1939, 53 Stat. 1187, 1196, as amended, as to the lands described under Serial No. A-3277 in Schedule "B", attached.
8. Such rights for airstrip right-of-way purposes as Arizona Airspray may have under Section 10 of the Act of August 4, 1939, 53 Stat. 1187, 1196, as amended, as to the lands described under Serial No. A-17887 in Schedule "B", attached.
9. Such rights for telephone and telegraph cable purposes as the Mountain States Telephone and Telegraph Company may have under Section 10 of the Act of August 4, 1939, 53 Stat. 1187, 1196, as amended, as to the lands described under Serial No. A-17888, in Schedule "B", attached.
10. Such rights for flood control right-of-way purposes as Mohave County may have under the Act of February 15, 1901, 31 Stat. 790; 43 U.S.C. 959, as to the lands described under Serial No. AR-032477, in Schedule "B", attached.
11. Such rights for drainage channel easements as Mohave County Board of Supervisors may have under the Act of October 21, 1976, 90 Stat. 2776; 43 U.S.C. 1761, as to lands described under Serial No. A-17952 in Schedule "B", attached.

Pursuant to the authority contained in section 3(d) of Executive Order 11988 of May 24, 1977, and the Act of June 24, 1974, 88 Stat. 269; 43 U.S.C. 1573 (a)(2), this patent is subject to a restriction which constitutes a covenant running with the lands providing that the lands described as follows may be used for farming, but not for farm dwellings or buildings; park and nonintensive open space recreation purposes, or for other purposes which preserve the land in an open, unconfined, and unobstructed manner in order to provide for the discharge of the major, destructive portion of the base flood: Lots 5, 9, 10, 11, N $\frac{1}{2}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$  sec. 21, Lots 1, 2, 3, NE $\frac{1}{4}$ NE $\frac{1}{4}$  sec. 29, Lot 5 sec. 30, Lots 2, 3, 4, 5, 6, 7, 8, S $\frac{1}{2}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ , N $\frac{1}{2}$ SE $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$ , sec. 31, SW $\frac{1}{4}$ NE $\frac{1}{4}$ , S $\frac{1}{2}$ NW $\frac{1}{4}$ , N $\frac{1}{2}$ S $\frac{1}{2}$  sec. 32, T. 1 N., R. 23 W., Lots 6, 7, 9, 11, 15, 16, 19, 20, E $\frac{1}{2}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$  sec. 25, T. 1 N., R. 24 W., and Lots 11 and 12 sec. 7, Lot 4 sec. 8, T. 8 S., R. 22 W.

This patent is issued in lieu of Patent No. 02-82-0043 dated September 30, 1982 which has been cancelled because it failed to include a reservation to the United States of three rights-of-way established by the Bureau of Reclamation prior to the transfer to the State of Arizona.

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SCHEDULE "A" RIGHTS-OF-WAY

(Excepting and reserving to the United States)

Reclamation Projects

A-5444	conduit, drainage, well, transmission line, canal, and roadway	T. 10 S., R. 23 W., sec. 6, lot 4. T. 10 S., R. 24 W., sec. 24, NW $\frac{1}{4}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ NW $\frac{1}{4}$ .
AR-04859	electric transmission line	T. 11 S., R. 24 W., sec. 6, SE $\frac{1}{4}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$ , SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ , S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$ . T. 11 S., R. 25 W., sec. 1, S $\frac{1}{2}$ SE $\frac{1}{4}$ .
A-8891	electric transmission line	T. 20 N., R. 21 W., sec. 6, lot 1.
AR-024450	canals, laterals and appurtenant facilities	T. 10 S., R. 23 W., sec. 6, lot 11 and NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ .
AR-01868	patrol road	T. 20 N., R. 21 W., sec. 6, lot 1.
PHX-085193	electric transmission line	T. 20 N., R. 21 W., sec. 6, lot 6, E $\frac{1}{2}$ SE $\frac{1}{4}$ .
A-18576	Two-Forty-Two Lateral including Well No. 242-2	T. 11 S., R. 24 W., sec. 7, lots 3 to 7, inclusive and lot 11.
A-18577	transmission line and access road	T. 11 S., R. 24 W., sec. 6, E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ , W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ , W $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ .
A-18578	transmission line and access road	T. 11 S., R. 24 W., sec. 7, lots 2, 4, and 5, NE $\frac{1}{4}$ SW $\frac{1}{4}$ , E $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{4}$ , W $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$ .

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Gas Pipeline Right-of-way

A-2119

T. 10 S., R. 23 W.,  
sec. 21, ~~W<sup>1</sup>/<sub>2</sub>NW<sup>1</sup>/<sub>4</sub>~~.

Memorandum of Understanding

A-9274

Postal Facility

T. 21 N., R. 21 W.,  
sec. 31, part of lot 4.

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SCHEDULE "B" RIGHTS-OF-WAY

(Subject to such rights for right-of-way purposes)

Coal Slurry Pipeline

A-10223 Black Mesa Pipeline, Inc. T. 21 N., R. 21 W.,  
sec. 31, lot 4, SE $\frac{1}{4}$ SW $\frac{1}{4}$ ,  
S $\frac{1}{2}$ SE $\frac{1}{4}$ .

Resort Purposes

A-17519 Sahara-Nevada Corporation T. 21 N., R. 21 W.,  
sec. 31, lot 4.

Y-0165 Riverside Resort and Casino T. 21 N., R. 21 W.,  
sec. 31, lot 1.

Buried Telephone

A-9656 Continental Telephone Company of  
California T. 1 N., R. 23 W.,  
sec. 29, E $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$ .

A-9239 Citizens Utilities Rural Company, Inc. T. 21 N., R. 21 W.,  
sec. 31, lots 1, 2, 3, 4.

A-17888 Mountain States Telephone and Telegraph  
Company T. 10 S., R. 23 W.,  
sec. 17, SW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ ,  
W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ , W $\frac{1}{2}$ SW $\frac{1}{4}$ ;  
sec. 18, SE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ ,  
E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ SE $\frac{1}{4}$ .

Electric Transmission Line

A-9507 Arizona Public Service Company T. 1 N., R. 23 W.,  
sec. 29, E $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$ .

AR-035347 Arizona Public Service Company T. 1 N., R. 23 W.,  
sec. 21, lots 9, 11.

A-3815 Arizona Public Service Company T. 10 S., R. 23 W.,  
sec. 18, SE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ .

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A-630 Arizona Public Service Company

T. 7 N., R. 23 W.,  
sec. 31, lot 5, SE $\frac{1}{4}$ NE $\frac{1}{4}$ ,  
NE $\frac{1}{4}$ SE $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$ .

AR-030218 Arizona Public Service Company

T. 10 S., R. 23 W.,  
sec. 17, SW $\frac{1}{4}$ SW $\frac{1}{4}$ ;  
sec. 18, SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ ,  
SE $\frac{1}{4}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$ .

PHX-083301 Mohave Electric Cooperative, Inc.

T. 21 N., R. 21 W.,  
sec. 31, lots 1, 2,  
3, 4, E $\frac{1}{2}$ NW $\frac{1}{2}$ .

PHX-084184 Mohave Electric Cooperative, Inc.

T. 21 N., R. 21 W.,  
sec. 31, W $\frac{1}{2}$ E $\frac{1}{2}$ .  
T. 20 N., R. 21 W.,  
sec. 6, lots 4, 5, and 6.

Water Pipeline

AR-032611 Citizens Utilities Company, Inc.

T. 20 N., R. 21 W.,  
sec. 6, lot 5.

Public Airport

A-3277 Mohave County

T. 21 N., R. 21 W.,  
sec. 31, part of lots 1,  
2, 3, 4, E $\frac{1}{2}$ NW $\frac{1}{2}$ .

A-17887 Arizona Airspray

T. 10 S., R. 23 W.,  
sec. 6, E $\frac{1}{2}$ NW $\frac{1}{2}$ SE $\frac{1}{2}$ NW $\frac{1}{2}$ ,  
E $\frac{1}{2}$ NW $\frac{1}{2}$ SW $\frac{1}{2}$ NW $\frac{1}{2}$ ,  
E $\frac{1}{2}$ NW $\frac{1}{2}$ SW $\frac{1}{2}$ SW $\frac{1}{2}$ .

Flood Control

AR-032477 Mohave County

T. 20 N., R. 21 W.,  
sec. 6, lots 3 and 4.

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Form 1860-10  
(September 1985)

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Drainage Channel

A-17952 Mohave County Board of Supervisors

T. 20 N., R. 21 W.,  
sec. 6, lots 4, 5, 6.  
T. 21 N., R. 21 W.,  
sec. 31, lot 4, E 1/2.

[SEAL]

IN TESTIMONY WHEREOF, the undersigned (authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

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GIVEN under my hand, in PHOENIX, ARIZONA  
the THIRTY-FIRST day of MARCH in the year  
of our Lord one thousand nine hundred and EIGHTY-SEVEN  
and of the Independence of the United States the two hundred  
and ELEVENTH.

02-87-0021

Patent Number \_\_\_\_\_

By *R. Keith Miller*  
R. Keith Miller  
Deputy State Director, Operations

## Appendix H: ERIS Database Report

DRAFT







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# DATABASE REPORT

**Project Property:** *N Forth Ave – Union St  
NEC of Union St and North 4th Ave  
San Luis AZ*

**Project No:** *091668008*

**Report Type:** *Database Report*

**Order No:** *23080201165*

**Requested by:** *Kimley-Horn & Associates, Inc*

**Date Completed:** *August 4, 2023*

**Environmental Risk Information Services**

*A division of Glacier Media Inc.*

1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)

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# Executive Summary

## Property Information:

**Project Property:** *N Forth Ave – Union St  
NEC of Union St and North 4th Ave San Luis AZ*

**Project No:** *091668008*

### **Coordinates:**

**Latitude:** *32.49967945*  
**Longitude:** *-114.77700684*  
**UTM Northing:** *3,598,001.11*  
**UTM Easting:** *708,849.19*  
**UTM Zone:** *UTM Zone 11S*

**Elevation:** *132 FT*

## Order Information:

**Order No:** *23080201165*  
**Date Requested:** *August 2, 2023*  
**Requested by:** *Kimley-Horn & Associates, Inc*  
**Report Type:** *Database Report*

## Historicals/Products:

**Aerial Photographs** *Historical Aerials (with Project Boundaries)*  
**Chain of Title & Lien Searches** *ASTM E1527-21 Compliant Environmental Lien Search (back to 1980)*  
**City Directory Search** *CD - 2 Street Search*  
**ERIS Xplorer** [ERIS Xplorer](#)  
**Excel Add-On** *Excel Add-On*  
**Fire Insurance Maps** *US Fire Insurance Maps*  
**Physical Setting Report (PSR)** *Physical Setting Report (PSR)*  
**Topographic Map** *Topographic Maps*

# Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<b><u>Standard Environmental Records</u></b>								
<b>Federal</b>								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	0	0	-	-	0
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
DOE FUSRAP	Y	1	0	0	0	0	0	0

**State**

SHWS	Y	1	0	0	0	0	0	0
SHWS ACIDS	Y	1	0	0	0	0	0	0
WQARF	Y	1	0	0	0	0	0	0
DELISTED SUPERFUND	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	1	0	1	-	2
LUST	Y	0.5	0	0	0	3	-	3
DELISTED LUST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
AST	Y	0.25	0	0	0	-	-	0
AST2	Y	0.25	0	0	0	-	-	0
DELISTED TANKS	Y	0.25	0	0	0	-	-	0
AUL	Y	0.5	0	0	0	0	-	0
RDT OTHER	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
BROWNFIELDS	Y	0.5	0	0	0	0	-	0

**Tribal**

BROWNFIELDS WMAT	Y	0.5	0	0	0	0	-	0
SRPMIC BROWNFIELDS	Y	0.5	0	0	0	0	-	0
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0

**County**

*No County databases were selected to be included in the search.*

**Additional Environmental Records**

**Federal**

<i>Database</i>	<i>Searched</i>	<i>Search Radius</i>	<i>Project Property</i>	<i>Within 0.12mi</i>	<i>0.125mi to 0.25mi</i>	<i>0.25mi to 0.50mi</i>	<i>0.50mi to 1.00mi</i>	<i>Total</i>
FINDS/FRS	Y	PO	0	2	-	-	-	2
TRIS	Y	PO	0	-	-	-	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
ERNS PFAS	Y	0.5	0	0	0	0	-	0
PFAS NPDES	Y	0.5	0	0	0	0	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS TSCA	Y	0.5	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.5	0	0	0	0	-	0
PFAS IND	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FUDS MRS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	2	2
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
CONSENT DECREES	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0

**State**

SPILLS	Y	0.125	0	0	-	-	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
PFAS	Y	0.5	0	0	0	0	-	0
AIR PERMITS	Y	0.25	0	0	0	-	-	0
DRYWELLS	Y	0.125	0	0	-	-	-	0
DRYWELLS EPA	Y	0.125	0	0	-	-	-	0
DRYWELLS HIST	Y	0.125	0	0	-	-	-	0
MINE	Y	1	0	0	0	0	0	0
DRUG LAB REMEDIATION	Y	0.125	0	0	-	-	-	0
CDL	Y	0.125	0	0	-	-	-	0
TIER 2	Y	0.125	0	0	-	-	-	0
BIO HAZ WASTE	Y	0.25	0	0	0	-	-	0

**Tribal**

**No Tribal additional environmental record sources available for this State.**

**County**

**No County additional environmental record sources available for this State.**

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**Total: 0 3 0 4 2 9**

\* PO – Property Only

\* 'Property and adjoining properties' database search radii are set at 0.25 miles.

## Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.



## Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<a href="#">1</a>	FINDS/FRS	CITY OF SAN LUIS - SWTS	NO ADDRESS ON RECORD SAN LUIS AZ 85350  <i>Registry ID:</i> 110039318949	N	0.02 / 100.38	-1	<a href="#">17</a>
<a href="#">1</a>	SWF/LF	CITY OF SAN LUIS - SWTS	SAN LUIS AZ	N	0.02 / 100.38	-1	<a href="#">17</a>
<a href="#">2</a>	FINDS/FRS	CITY OF SAN LUIS - MUNICIPAL CENTER	1090 UNION STREET SAN LUIS AZ 85349  <i>Registry ID:</i> 110039318896	ESE	0.02 / 105.61	2	<a href="#">18</a>
<a href="#">3</a>	LUST	TRIPLE B	824 N WILLIAM BROOKS AVE SAN LUIS AZ 85336 <i>Facility ID:</i> 0-008602 <i>Leak ID   Release Status   Release Closure Dt:</i> 5844.01   Closed   07/01/2020	SSW	0.41 / 2,166.72	-4	<a href="#">18</a>
<a href="#">4</a>	SWF/LF	QUINONEZ TIRES, LLC	1315 US HWY 95 SAN LUIS AZ	WNW	0.49 / 2,610.36	-41	<a href="#">19</a>
<a href="#">5</a>	LUST	CIRCLE K #2708691	766 N MAIN ST SAN LUIS AZ 85336  <i>Facility ID:</i> 0-006227 <i>Leak ID   Release Status   Release Closure Dt:</i> 5380.01   Closed   02/10/2005	SW	0.50 / 2,619.88	0	<a href="#">20</a>
<a href="#">6</a>	LUST	CHEVRON SELF SERVE 15	721 N MAIN ST SAN LUIS AZ 85336  <i>Facility ID:</i> 0-006780 <i>Leak ID   Release Status   Release Closure Dt:</i> 5853.01   Closed   07/20/2021	SSW	0.50 / 2,623.64	-2	<a href="#">21</a>
<a href="#">7</a>	MRDS	UNKNOWN	YUMA COUNTY SAN LUIS AZ 85349  <i>Dep ID:</i> 10210515	SW	0.73 / 3,834.13	-42	<a href="#">22</a>
<a href="#">8</a>	MRDS	UNKNOWN	YUMA COUNTY SOMERTON AZ 85350  <i>Dep ID:</i> 10137812	NW	0.76 / 4,035.79	-42	<a href="#">22</a>

## Executive Summary: Summary by Data Source

### Standard

#### State

##### SWF/LF - Directory of Solid Waste Facilities

A search of the SWF/LF database, dated Jan 31, 2022 has found that there are 2 SWF/LF site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CITY OF SAN LUIS - SWTS	SAN LUIS AZ	N	0.02 / 100.38	<a href="#">1</a>
QUINONEZ TIRES, LLC	1315 US HWY 95 SAN LUIS AZ	WNW	0.49 / 2,610.36	<a href="#">4</a>

##### LUST - Leaking Underground Storage Tanks

A search of the LUST database, dated Jun 5, 2023 has found that there are 3 LUST site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
TRIPLE B	824 N WILLIAM BROOKS AVE SAN LUIS AZ 85336	SSW	0.41 / 2,166.72	<a href="#">3</a>
	<i>Facility ID: 0-008602</i> <i>Leak ID   Release Status   Release Closure Dt: 5844.01   Closed   07/01/2020</i>			
CIRCLE K #2708691	766 N MAIN ST SAN LUIS AZ 85336	SW	0.50 / 2,619.88	<a href="#">5</a>
	<i>Facility ID: 0-006227</i> <i>Leak ID   Release Status   Release Closure Dt: 5380.01   Closed   02/10/2005</i>			
CHEVRON SELF SERVE 15	721 N MAIN ST SAN LUIS AZ 85336	SSW	0.50 / 2,623.64	<a href="#">6</a>
	<i>Facility ID: 0-006780</i> <i>Leak ID   Release Status   Release Closure Dt: 5853.01   Closed   07/20/2021</i>			

### Non Standard

#### Federal

##### FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Aug 18, 2022 has found that there are 2 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CITY OF SAN LUIS - MUNICIPAL CENTER	1090 UNION STREET SAN LUIS AZ 85349	ESE	0.02 / 105.61	<a href="#">2</a>
	<i>Registry ID: 110039318896</i>			

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CITY OF SAN LUIS - SWTS	NO ADDRESS ON RECORD SAN LUIS AZ 85350	N	0.02 / 100.38	<a href="#">1</a>
	<i>Registry ID: 110039318949</i>			

### **MRDS - Mineral Resource Data System**

A search of the MRDS database, dated Mar 15, 2016 has found that there are 2 MRDS site(s) within approximately 1.00 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
UNKNOWN	YUMA COUNTY SAN LUIS AZ 85349	SW	0.73 / 3,834.13	<a href="#">7</a>
	<i>Dep ID: 10210515</i>			
UNKNOWN	YUMA COUNTY SOMERTON AZ 85350	NW	0.76 / 4,035.79	<a href="#">8</a>
	<i>Dep ID: 10137812</i>			

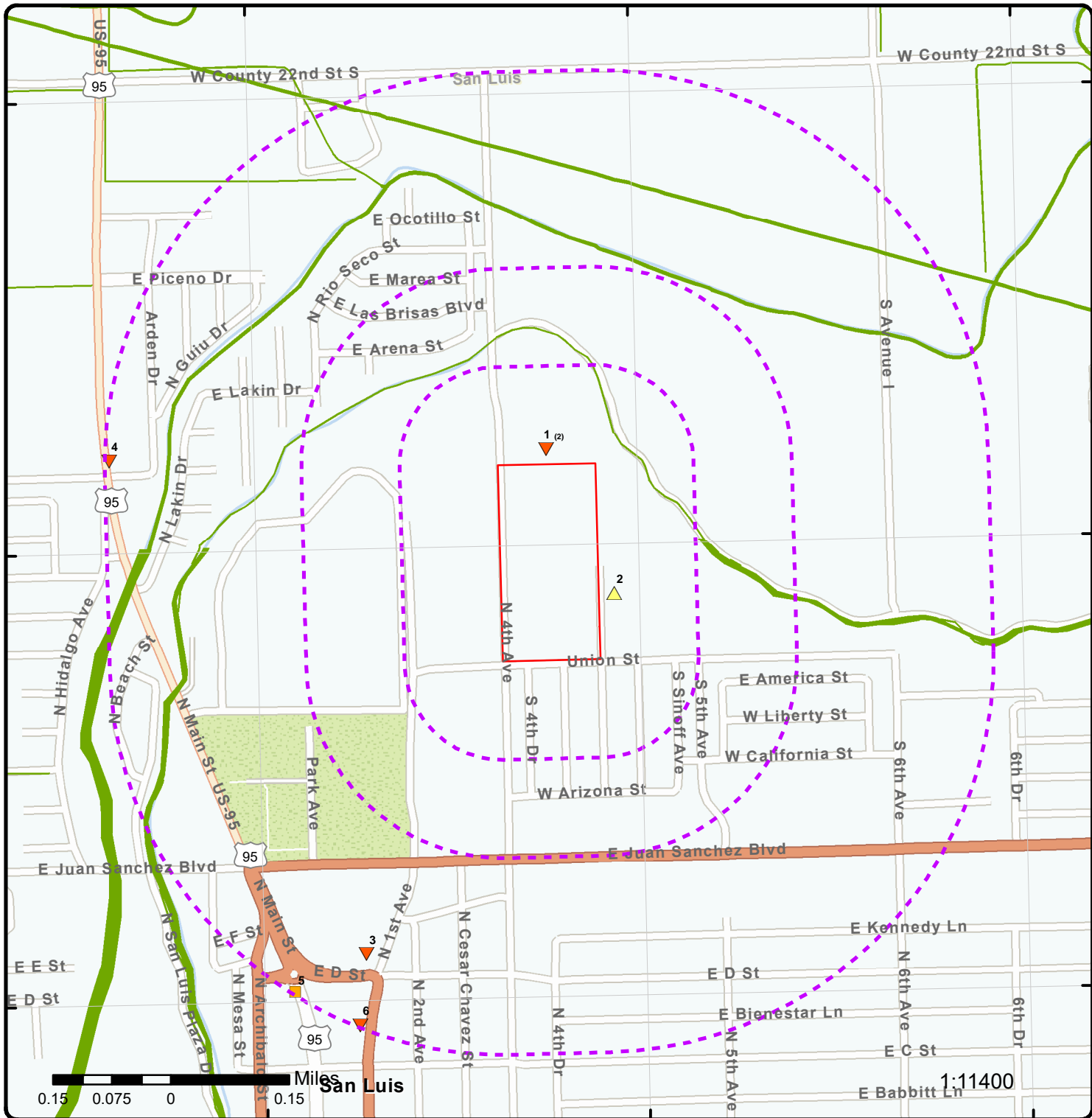


### Map: 1.0 Mile Radius

Order Number: 23080201165  
 Address: NEC of Union St and North 4th Ave, San Luis, AZ



- |                              |                        |                     |  |
|------------------------------|------------------------|---------------------|--|
| Project Property             | Buffer Outline         | State               | FWS Special Designation Areas  |
| Sites with Higher Elevation  | Freeways; Highways     | Country             | National Priorities List (Active, Delisted, Proposed, Institutional Control) |
| Sites with Same Elevation    | Traffic Circle; Ramp   | National Wetland    | Indian Reserve Land  |
| Sites with Lower Elevation   | Major & Minor Arterial | Plume               | 100 Year Flood Zone  |
| Sites with Unknown Elevation | Traffic Circle; Ramp   | 500 Year Flood Zone |  |
| Areas with Higher Elevation  | Local Road             |                     |  |
| Areas with Same Elevation    | Rail                   |                     |  |
| Areas with Lower Elevation   |                        |                     |  |
| Areas with Unknown Elevation |                        |                     |  |



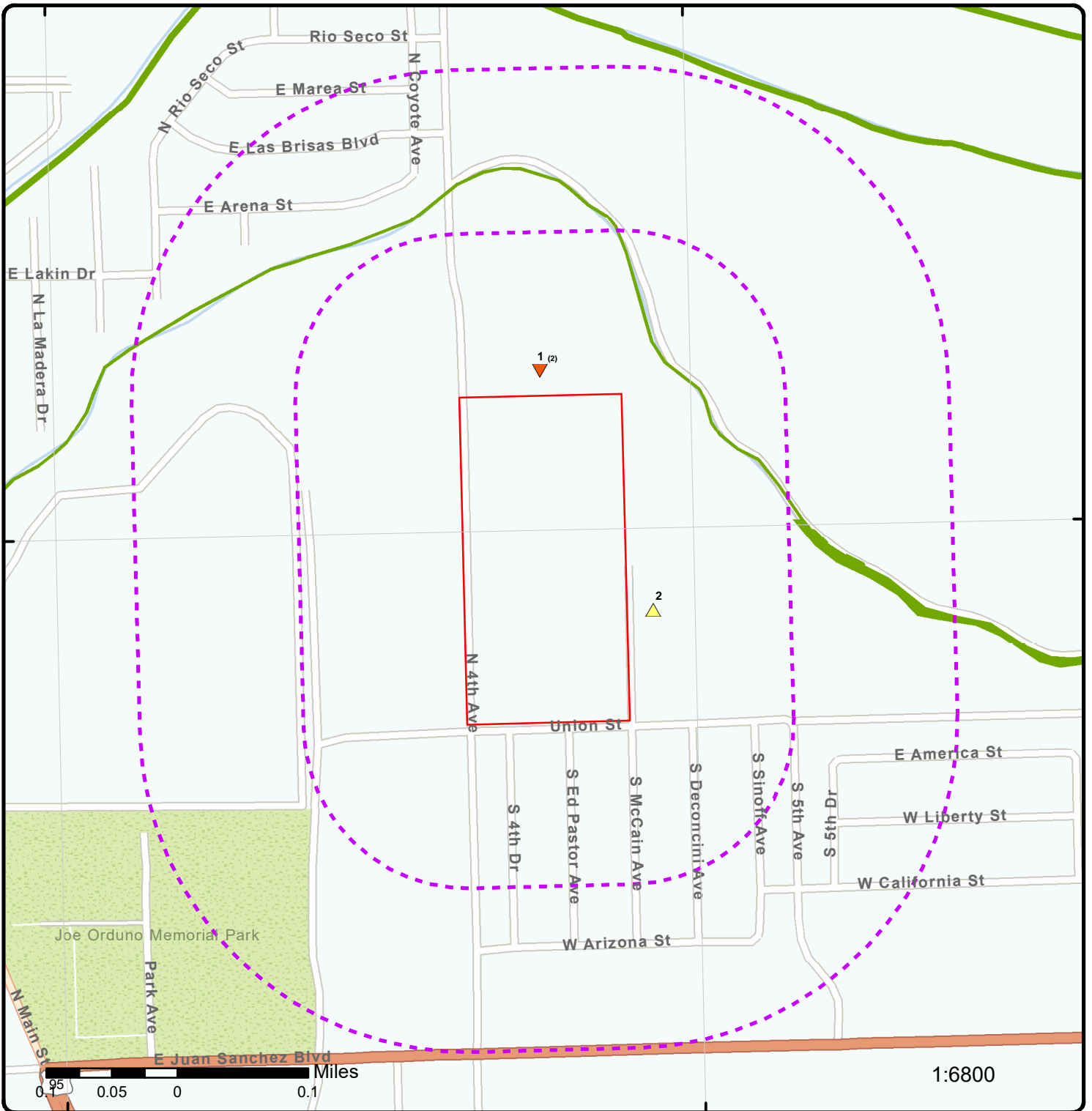
### Map: 0.5 Mile Radius

Order Number: 23080201165

Address: NEC of Union St and North 4th Ave, San Luis, AZ



- |                              |                        |                     |  |
|------------------------------|------------------------|---------------------|--|
| Project Property             | Buffer Outline         | State               | FWS Special Designation Areas  |
| Sites with Higher Elevation  | Freeways; Highways     | Country             | National Priorities List (Active, Delisted, Proposed, Institutional Control) |
| Sites with Same Elevation    | Traffic Circle; Ramp   | National Wetland    |  |
| Sites with Lower Elevation   | Major & Minor Arterial | Indian Reserve Land |  |
| Sites with Unknown Elevation | Traffic Circle; Ramp   | Plume               |  |
| Areas with Higher Elevation  | Local Road             | 100 Year Flood Zone |  |
| Areas with Same Elevation    | Rail                   | 500 Year Flood Zone |  |
| Areas with Lower Elevation   |                        |                     |  |
| Areas with Unknown Elevation |                        |                     |  |



### Map: 0.25 Mile Radius

Order Number: 23080201165

Address: NEC of Union St and North 4th Ave, San Luis, AZ



- |                              |                      |                        |                     |  |
|------------------------------|----------------------|------------------------|---------------------|--|
| Project Property             | Buffer Outline       | Freeways; Highways     | State               | FWS Special Designation Areas  |
| Sites with Higher Elevation  | Traffic Circle; Ramp | Major & Minor Arterial | Country             | National Priorities List (Active, Delisted, Proposed, Institutional Control) |
| Sites with Lower Elevation   | Traffic Circle; Ramp | Local Road             | National Wetland    |  |
| Sites with Unknown Elevation | Rail                 | 100 Year Flood Zone    | Indian Reserve Land |  |
| Areas with Higher Elevation  |                      | 500 Year Flood Zone    | Plume               |  |
| Areas with Same Elevation    |                      |                        |                     |  |
| Areas with Lower Elevation   |                      |                        |                     |  |
| Areas with Unknown Elevation |                      |                        |                     |  |



Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community  
 1:10000

**Aerial** Year: 2022

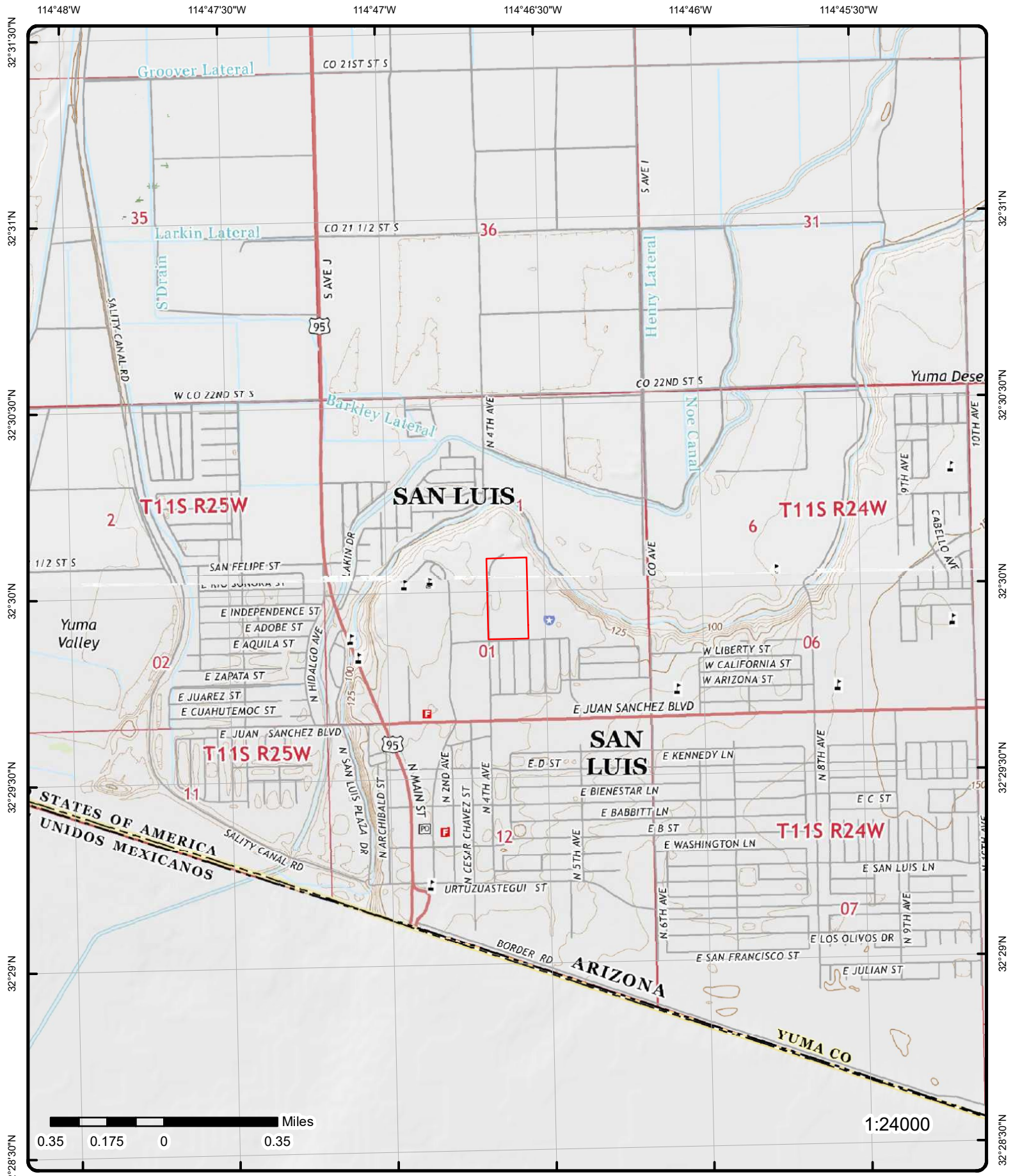
Address: NEC of Union St and North 4th Ave, San Luis, AZ

Source: ESRI World Imagery

Order Number: 23080201165



© ERIS Information Inc.



# Topographic Map Year: 2018

Order Number: 23080201165

Address: NEC of Union St and North 4th Ave, AZ



Quadrangle(s): Somerton, AZ; Gadsden, AZ; Gadsden OE S, AZ; South of Somerton, AZ

© ERIS Information Inc.

Source: USGS Topographic Map



# Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">1</a>	1 of 2	N	0.02 / 100.38	131.70 / -1	CITY OF SAN LUIS - SWTS NO ADDRESS ON RECORD SAN LUIS AZ 85350	<a href="#">FINDS/FRS</a>

**Registry ID:** 110039318949  
**FIPS Code:** 04  
**HUC Code:** 15030108  
**Site Type Name:** STATIONARY  
**Location Description:** 1/4 MI N OF UNION ST ON 4TH AVE (1/2 MI N OF JUAN SANCHEZ BLVD ON COUNTY 23RD ST)  
**Supplemental Location:**  
**Create Date:** 21-SEP-09  
**Update Date:** 29-DEC-14  
**Interest Types:** STATE MASTER  
**SIC Codes:**  
**SIC Code Descriptions:**  
**NAICS Codes:**  
**NAICS Code Descriptions:**  
**Conveyor:** AZURITE  
**Federal Facility Code:**  
**Federal Agency Name:**  
**Tribal Land Code:**  
**Tribal Land Name:**  
**Congressional Dist No:** 07  
**Census Block Code:** 040270114031000  
**EPA Region Code:** 09  
**County Name:** YUMA  
**US/Mexico Border Ind:** Yes  
**Latitude:** 32.502929  
**Longitude:** -114.77761  
**Reference Point:**  
**Coord Collection Method:** UNKNOWN  
**Accuracy Value:**  
**Datum:** NAD83  
**Source:**  
**Facility Detail Rprt URL:** [https://ofmpub.epa.gov/frs\\_public2/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110039318949](https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110039318949)  
**Data Source:** Facility Registry Service - Single File  
**Program Acronyms:**

AZURITE:19312

<a href="#">1</a>	2 of 2	N	0.02 / 100.38	131.70 / -1	CITY OF SAN LUIS - SWTS SAN LUIS AZ	<a href="#">SWF/LF</a>
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**ID No:** 19312  
**FID:** 83  
**OID:**  
**Ref No:**  
**Status:** ACTIVE  
**Code:** TS  
**Placc Code:** PP  
**Type:**  
**Place Type:** TRANSFER STATION  
**Operator:**  
**Owner:**  
**Source:** ArcGIS - Arizona Solid Waste Transfer Stations  
**X:**  
**Y:**  
**Site Name (ADEQ):**  
**Address (ADEQ):**  
**Location (ADEQ):**  
**County (ADEQ):**  
**Site Name:** CITY OF SAN LUIS - SWTS  
**Address:**  
**Suite Apt:**  
**City:** SAN LUIS  
**Zip:** 85349  
**State:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
---------	-------------------	-----------	------------------	----------------	------	----

Latitude:	32.5025			County:	YUMA	
Longitude:	-114.777					

**Transfer Stations**

<b>Place ID:</b>	19312	<b>Contact:</b>	
<b>CUS ID:</b>	2577	<b>Generated:</b>	05/06/2019
<b>End Date:</b>		<b>Description:</b>	TRANSFER FACILITY
<b>Verified:</b>	Yes	<b>Cus Address:</b>	PO BOX 3750
<b>Cadastral:</b>		<b>Cus City:</b>	SAN LUIS, AZ 85349
<b>Addr:</b>		<b>BMP Sc Ind:</b>	BMP
<b>City St Zip:</b>	SAN LUIS,	<b>Subject To:</b>	No
<b>County:</b>	YUMA		
<b>Collection:</b>	LOCATED FROM COUNTY PARCEL INFORMATION		
<b>Place Name:</b>	CITY OF SAN LUIS - SWTS		
<b>Customer Name:</b>	City Of San Luis		

<u>2</u>	1 of 1	ESE	0.02 / 105.61	134.03 / 2	CITY OF SAN LUIS - MUNICIPAL CENTER 1090 UNION STREET SAN LUIS AZ 85349	FINDS/FRS
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<b>Registry ID:</b>	110039318896
<b>FIPS Code:</b>	04027
<b>HUC Code:</b>	15030108
<b>Site Type Name:</b>	STATIONARY
<b>Location Description:</b>	
<b>Supplemental Location:</b>	
<b>Create Date:</b>	21-SEP-09
<b>Update Date:</b>	27-APR-11
<b>Interest Types:</b>	STATE MASTER
<b>SIC Codes:</b>	
<b>SIC Code Descriptions:</b>	
<b>NAICS Codes:</b>	
<b>NAICS Code Descriptions:</b>	
<b>Conveyor:</b>	FRS-GEOCODE
<b>Federal Facility Code:</b>	
<b>Federal Agency Name:</b>	
<b>Tribal Land Code:</b>	
<b>Tribal Land Name:</b>	
<b>Congressional Dist No:</b>	07
<b>Census Block Code:</b>	040270114031054
<b>EPA Region Code:</b>	09
<b>County Name:</b>	YUMA
<b>US/Mexico Border Ind:</b>	Yes
<b>Latitude:</b>	32.49783
<b>Longitude:</b>	-114.77384
<b>Reference Point:</b>	ENTRANCE POINT OF A FACILITY OR STATION
<b>Coord Collection Method:</b>	ADDRESS MATCHING-HOUSE NUMBER
<b>Accuracy Value:</b>	50
<b>Datum:</b>	NAD83
<b>Source:</b>	
<b>Facility Detail Rprt URL:</b>	<a href="https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110039318896">https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110039318896</a>
<b>Data Source:</b>	Facility Registry Service - Single File
<b>Program Acronyms:</b>	

AZURITE:133781

<u>3</u>	1 of 1	SSW	0.41 / 2,166.72	128.38 / -4	TRIPLE B 824 N WILLIAM BROOKS AVE SAN LUIS AZ 85336	LUST
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<b>Facility ID:</b>	0-008602	<b>Generate (UST Rel):</b>	6/5/2023, 3:00 AM
<b>Place ID (UST Rel):</b>	31030	<b>Latitude:</b>	32.492395246

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Status (UST Rel):</b>		ACTIVE			<b>Longitude:</b>	-114.781050256
<b>Cadastral(UST Rel):</b>						
<b>Facility Name:</b>		TRIPLE B				
<b>Address:</b>		824 N WILLIAM BROOKS AVE				
<b>City:</b>		SAN LUIS				
<b>Zip:</b>		85336				
<b>State:</b>						
<b>County:</b>		Yuma				
<b>Facility Name (Search):</b>		TRIPLE B				
<b>Address (Search):</b>		824 N WILLIAM BROOKS AVE				
<b>City (Search):</b>		SAN LUIS				
<b>Zip (Search):</b>		85336				
<b>State (Search):</b>		AZ				
<b>County (Search):</b>		Yuma				
<b>Name (UST Rel):</b>		TRIPLE B				
<b>Address (UST Rel):</b>		824 N WILLIAM BROOKS AVE				
<b>City (UST Rel):</b>		SAN LUIS				
<b>Zip (UST Rel):</b>		85336				
<b>County (UST Rel):</b>		Yuma				
<b>Place Type (UST Rel):</b>		GAS FILLING STATION - COMMERCIAL				
<b>Data Source:</b>		ADEQ LUST Database Search; ADEQ LUST Database Download; ADEQ eMaps UST Releases				
<b><u>ADEQ LUST Database Search</u></b>						
<b>Leak ID:</b>		5844.01			<b>Release Reportd Dt:</b>	06/17/2020
<b>Release Status:</b>		Closed			<b>Release Closure Dt:</b>	07/01/2020
<b>Priority Level:</b>		5R1				
<b>Priority Level Desc:</b>		Closed soil levels meet RBCA Tier 1				
<b><u>ADEQ eMaps UST Releases</u></b>						
<b>Case No:</b>		5844.01			<b>Discovered:</b>	6/5/2020, 3:00 AM
<b>Status:</b>		Closed			<b>Reported Date:</b>	6/17/2020, 3:00 AM
<b>Place ID:</b>		31030			<b>Confirmed:</b>	6/16/2020, 3:00 AM
<b>FID:</b>		8782			<b>Generated:</b>	6/5/2023, 3:00 AM
<b>LUST No:</b>		5844			<b>X:</b>	-114.78103879394264
<b>LUST Closure:</b>		7/1/2020, 3:00 AM			<b>Y:</b>	32.49239039361441
<b>Priority:</b>		Closed soil-only CoC levels meet RBCA Tier 1 standards				
<b>Location Description:</b>		dispenser soil sample location D8-4				
<b><u>ADEQ LUST Database Download</u></b>						
<b>LUST Release ID:</b>		5844.01			<b>LUST Reported Date:</b>	
<b>LUST Status:</b>					<b>LUST Closure Date:</b>	
<b>LUST No:</b>		5844				
<b>Priority Code:</b>		5R1				
<b>Priority Description:</b>		Closed soil-only CoC levels meet RBCA Tier 1 standards				
<b><u>ADEQ eMaps UST Facility Details</u></b>						
<b>LUST No:</b>		5844			<b>X:</b>	-114.78103879394264
<b>FID:</b>		7960			<b>Y:</b>	32.49239039361441

<a href="#">4</a>	1 of 1	WNW	0.49 / 2,610.36	91.64 / -41	QUINONEZ TIRES, LLC 1315 US HWY 95 SAN LUIS AZ	SWF/LF
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<b>ID No:</b>	149081	<b>X:</b>	
<b>FID:</b>	128	<b>Y:</b>	
<b>OID:</b>		<b>Site Name (ADEQ):</b>	
<b>Ref No:</b>		<b>Address (ADEQ):</b>	
<b>Status:</b>	ACTIVE	<b>Location (ADEQ):</b>	
<b>Code:</b>	TRSP	<b>County (ADEQ):</b>	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Placc Code:</b>	PP				<b>Site Name:</b> QUINONEZ TIRES, LLC	
<b>Type:</b>					<b>Address:</b> 1315 US HWY 95	
<b>Place Type:</b>	TIRE SHOP				<b>Suite Apt:</b>	
<b>Operator:</b>					<b>City:</b> SAN LUIS	
<b>Owner:</b>					<b>Zip:</b> 85349	
<b>Source:</b>	ArcGIS - Arizona Solid Waste Tire Collection Sites				<b>State:</b>	
<b>Latitude:</b>	32.501712528			<b>County:</b> YUMA		
<b>Longitude:</b>	-114.786					

**Waste Tires**

<b>Place ID:</b>	149081	<b>Verified:</b>	Yes
<b>Oper Cus ID:</b>	97743	<b>Generated:</b>	05/06/2019
<b>Type :</b>	used	<b>Subject to:</b>	Yes
<b>Cadastral:</b>		<b>Last Bill :</b>	
<b>End Date:</b>		<b>Phone:</b>	(928) 276-1982
<b>Place Name:</b>	QUINONEZ TIRES, LLC		
<b>Cus Name:</b>	Quinonez Tires, Llc		
<b>Address 1:</b>	1315 US HWY 95 SAN LUIS, AZ 85349		
<b>Collection:</b>	DIGITAL IMAGERY		

<b>5</b>	1 of 1	<b>SW</b>	<b>0.50 / 2,619.88</b>	<b>132.25 / 0</b>	<b>CIRCLE K #2708691 766 N MAIN ST SAN LUIS AZ 85336</b>	<b>LUST</b>
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<b>Facility ID:</b>	0-006227	<b>Generate (UST Rel):</b>	6/5/2023, 3:00 AM
<b>Place ID (UST Rel):</b>	33895	<b>Latitude:</b>	32.491733887
<b>Status (UST Rel):</b>	ACTIVE	<b>Longitude:</b>	-114.782973177
<b>Cadastral(UST Rel):</b>			
<b>Facility Name:</b>	CIRCLE K #2708691		
<b>Address:</b>	766 N MAIN ST		
<b>City:</b>	SAN LUIS		
<b>Zip:</b>	85336		
<b>State:</b>			
<b>County:</b>	Yuma		
<b>Facility Name (Search):</b>	CIRCLE K #2708691		
<b>Address (Search):</b>	766 N MAIN ST		
<b>City (Search):</b>	SAN LUIS		
<b>Zip (Search):</b>	85336		
<b>State (Search):</b>	AZ		
<b>County (Search):</b>	Yuma		
<b>Name (UST Rel):</b>	CIRCLE K #2708691		
<b>Address (UST Rel):</b>	766 N MAIN ST		
<b>City (UST Rel):</b>	SAN LUIS		
<b>Zip (UST Rel):</b>	85336		
<b>County (UST Rel):</b>	Yuma		
<b>Place Type (UST Rel):</b>	GAS FILLING STATION - COMMERCIAL		
<b>Data Source:</b>	ADEQ LUST Database Search; ADEQ LUST Database Download; ADEQ eMaps UST Releases		

**ADEQ LUST Database Search**

<b>Leak ID:</b>	5380.01	<b>Release Reportd Dt:</b>	03/26/2004
<b>Release Status:</b>	Closed	<b>Release Closure Dt:</b>	02/10/2005
<b>Priority Level:</b>	5R1		
<b>Priority Level Desc:</b>	Closed soil levels meet RBCA Tier 1		

**ADEQ eMaps UST Releases**

<b>Case No:</b>	5380.01	<b>Discovered:</b>	3/19/2004, 3:00 AM
<b>Status:</b>	Closed	<b>Reported Date:</b>	3/26/2004, 3:00 AM
<b>Place ID:</b>	33895	<b>Confirmed:</b>	3/19/2004, 3:00 AM
<b>FID:</b>	7278	<b>Generated:</b>	6/5/2023, 3:00 AM
<b>LUST No:</b>	5380	<b>X:</b>	-114.78296171422124
<b>LUST Closure:</b>	2/10/2005, 3:00 AM	<b>Y:</b>	32.49172903475478

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Priority:** Closed soil-only CoC levels meet RBCA Tier 1 standards  
**Location Description:** Diesel fuel dispenser D-9

**ADEQ LUST Database Download**

**LUST Release ID:** 5380.01  
**LUST Status:**  
**LUST No:** 5380  
**Priority Code:** 5R1  
**Priority Description:** Closed soil-only CoC levels meet RBCA Tier 1 standards  
**LUST Reported Date:**  
**LUST Closure Date:**

**ADEQ eMaps UST Facility Details**

**LUST No:** 5380  
**FID:** 5948  
**X:** -114.78296171422124  
**Y:** 32.49172903475478

<u>6</u>	1 of 1	SSW	0.50 / 2,623.64	130.35 / -2	CHEVRON SELF SERVE 15 721 N MAIN ST SAN LUIS AZ 85336	LUST
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**Facility ID:** 0-006780  
**Place ID (UST Rel):** 30662  
**Status (UST Rel):** ACTIVE  
**Cadastral(UST Rel):**  
**Facility Name:** CHEVRON SELF SERVE 15  
**Address:** 721 N MAIN ST  
**City:** SAN LUIS  
**Zip:** 85336  
**State:**  
**County:** Yuma  
**Facility Name (Search):** CHEVRON SELF SERVE 15  
**Address (Search):** 721 N MAIN ST  
**City (Search):** SAN LUIS  
**Zip (Search):** 85336  
**State (Search):** AZ  
**County (Search):** Yuma  
**Name (UST Rel):** CHEVRON SELF SERVE 15  
**Address (UST Rel):** 721 N MAIN ST  
**City (UST Rel):** SAN LUIS  
**Zip (UST Rel):** 85336  
**County (UST Rel):** Yuma  
**Place Type (UST Rel):** GAS FILLING STATION - COMMERCIAL  
**Data Source:** ADEQ LUST Database Search; ADEQ LUST Database Download; ADEQ eMaps UST Releases

**ADEQ LUST Database Search**

**Leak ID:** 5853.01  
**Release Status:** Closed  
**Priority Level:** 5R1  
**Priority Level Desc:** Closed soil levels meet RBCA Tier 1  
**Release Reportd Dt:** 08/03/2020  
**Release Closure Dt:** 07/20/2021

**ADEQ eMaps UST Releases**

**Case No:** 5853.01  
**Status:** Closed  
**Place ID:** 30662  
**FID:** 7724  
**LUST No:** 5853  
**LUST Closure:** 7/20/2021, 3:00 AM  
**Priority:**  
**Location Description:** Closed soil-only CoC levels meet RBCA Tier 1 standards  
UST #2 and Product piping near eastern dispensers.  
**Discovered:**  
**Reported Date:** 8/3/2020, 3:00 AM  
**Confirmed:** 7/7/2020, 3:00 AM  
**Generated:** 6/5/2023, 3:00 AM  
**X:** -114.78161443105378  
**Y:** 32.491043198761915

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**ADEQ LUST Database Download**

LUST Release ID: 5853.01  
LUST Status:  
LUST No: 5853  
Priority Code: 5R1  
Priority Description: Closed soil-only CoC levels meet RBCA Tier 1 standards

LUST Reported Date:  
LUST Closure Date:

**ADEQ eMaps UST Facility Details**

LUST No: 5853  
FID: 6467

X: -114.78161443105378  
Y: 32.491043198761915

<a href="#">7</a>	1 of 1	SW	0.73 / 3,834.13	90.40 / -42	UNKNOWN YUMA COUNTY SAN LUIS AZ 85349	MRDS
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Dep ID: 10210515  
Dev Status: UNKNOWN  
Code List: GEO  
Url: http://mrddata.usgs.gov/mrds/show-mrds.php?dep\_id=10210515

I1: 57  
Latitude: 32.489075  
Longitude: -114.784912

**Commodity**

I1: 77  
Code: GEO  
Commodity: Geothermal  
Commodity Type: Energy  
Commodity Group: Geothermal  
Importance: Primary

Line: 1  
Inserted By: MAS migration  
Insert Date: 29-OCT-2002 09:00:24  
Updated By: USGS  
Update Date: 29-OCT-2002 09:01:55

**Names**

I1: 23  
Status: Current  
Site Name: Unknown  
Line: 1

Inserted By: MAS migration  
Insert Date: 29-OCT-02  
Updated By: USGS  
Update Date: 29-OCT-02

<a href="#">8</a>	1 of 1	NW	0.76 / 4,035.79	90.14 / -42	UNKNOWN YUMA COUNTY SOMERTON AZ 85350	MRDS
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Dep ID: 10137812  
Dev Status: UNKNOWN  
Code List: GEO  
Url: http://mrddata.usgs.gov/mrds/show-mrds.php?dep\_id=10137812

I1: 23  
Latitude: 32.510681  
Longitude: -114.7854

**Commodity**

I1: 20  
Code: GEO  
Commodity: Geothermal  
Commodity Type: Energy  
Commodity Group: Geothermal  
Importance: Primary

Line: 1  
Inserted By: MAS migration  
Insert Date: 29-OCT-2002 09:00:24  
Updated By: USGS  
Update Date: 29-OCT-2002 09:01:28

**Names**

I1: 23  
Status: Current  
Site Name: Unknown

Inserted By: MAS migration  
Insert Date: 29-OCT-02  
Updated By: USGS

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
<i>Line:</i>	1			<i>Update Date:</i>	29-OCT-02	

# Unplottable Summary

Total: 3 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
ERNS		NEAR INTERSECTION OF 4TH ST AND ARIZONA AVE <i>NRC Report No:</i> 468671	YUMA AZ		807005325
FINDS/FRS	ROLL RELEASE SITE	S AVE 39E & E COUNTY 4TH ST S <i>Registry ID:</i> 110040452462	YUMA AZ	85367	815251371
SPILLS	Unknown	4th Ave. Bridge Westbound	Yuma AZ		820443215



# Unplottable Report

**Site:** NEAR INTERSECTION OF 4TH ST AND ARIZONA AVE YUMA AZ ERNS

**NRC Report No:** 468671  
**Type of Incident:** FIXED  
**Incident Cause:** EQUIPMENT FAILURE  
**Incident Date:** 12/23/1998 11:15:00 AM  
**Incident Location:**  
**Incident Dtg:** DISCOVERED  
**Distance from City:**  
**Distance Units:**  
**Direction from City:**  
**Location County:** YUMA  
**Potential Flag:**  
**Year:** Year 1998 Reports  
**Description of Incident:** GAS PUMP HAS A JAMMED LOCK CAUSING OVERFLOW

**Latitude Degrees:**  
**Latitude Minutes:**  
**Latitude Seconds:**  
**Longitude Degrees:**  
**Longitude Minutes:**  
**Longitude Seconds:**  
**Lat Quad:**  
**Long Quad:**  
**Location Section:**  
**Location Township:**  
**Location Range:**

## Material Spill Information

**Chris Code:** GAS  
**CAS No:**  
**UN No:**  
**Name of Material:** GASOLINE: AUTOMOTIVE (UNLEADED)  
**Amount of Material:** 2

**Unit of Measure:** GALLON(S)  
**If Reached Water:** YES  
**Amount in Water:** 0  
**Unit Reach Water:** NONE

## Calls Information

**Date Time Received:** 12/23/1998 2:17:32 PM  
**Date Time Complete:** 12/23/1998 2:21:46 PM  
**Call Type:** INC  
**Resp Company:** CHEVRON  
**Resp Org Type:** PRIVATE ENTERPRISE

**Responsible City:** YUMA  
**Responsible State:** AZ  
**Responsible Zip:**  
**Source:** UNAVAILABLE

## Incident Information

**Tank ID:**  
**Tank Regulated:** U  
**Tank Regulated By:**  
**Capacity of Tank:**  
**Capacity Tank Units:**  
**Description of Tank:**  
**Actual Amount:**  
**Actual Amount Units:**  
**Tank Above Ground:** ABOVE  
**NPDES:**  
**NPDES Compliance:** U  
**Init Contin Rel No:**  
**Contin Rel Permit:**  
**Contin Release Type:**  
**Aircraft ID:**  
**Aircraft Runway No:**  
**Aircraft Spot No:**  
**Aircraft Type:** UNKNOWN  
**Aircraft Model:**  
**Aircraft Fuel Cap:**  
**Aircraft Fuel Cap U:**  
**Aircraft Fuel on Brd:**  
**Aircraft Fuel OB U:**  
**Aircraft Hanger:**

**Building ID:**  
**Location Area ID:**  
**Location Block ID:**  
**OCSG No:**  
**OCSF No:**  
**State Lease No:**  
**Pier Dock No:**  
**Berth Slip No:**  
**Brake Failure:** N  
**Airbag Deployed:**  
**Transport Contain:** U  
**Location Subdiv:**  
**Platform Rig Name:**  
**Platform Letter:**  
**Allision:** N  
**Type of Structure:**  
**Structure Name:**  
**Structure Oper:** Y  
**Transit Bus Flag:**  
**Date Time Norm Serv:**  
**Serv Disrupt Time:**  
**Serv Disrupt Units:**  
**CR Begin Date:**  
**CR End Date:**

**Road Mile Marker:**  
**Power Gen Facility:** U  
**Generating Capacity:**  
**Type of Fixed Obj:** UNKNOWN  
**Type of Fuel:**  
**DOT Crossing No:**  
**DOT Regulated:** U  
**Pipeline Type:** UNKNOWN  
**Pipeline Abv Ground:** ABOVE  
**Pipeline Covered:** U  
**Exposed Underwater:** U  
**Railroad Hotline:** No  
**Railroad Milepost:** UNKNOWN  
**Grade Crossing:** N  
**Crossing Device Ty:**  
**Ty Vehicle Involved:** UNKNOWN  
**Device Operational:** Y

**CR Change Date:**  
**FBI Contact:**  
**FBI Contact Dt Tm:**  
**Passenger Handling:**  
**Passenger Route:** XXX  
**Passenger Delay:** XXX  
**Sub Part C Test Req:** XXX  
**Conductor Test:**  
**Engineer Test:**  
**Trainman Test:**  
**Yard Foreman Test:**  
**RCL Operator Test:**  
**Brakeman Test:**  
**Train Dispat Test:**  
**Signalman Test:**  
**Oth Employee Test:**  
**Unknown Test:**

**Incident Details Information**

**Release Secured:** U  
**Release Rate:**  
**Release Rate Unit:**  
**Release Rate Rate:**  
**Est Duration of Rel:**  
**Desc Remedial Act:** NONE  
**Fire Involved:** N  
**Fire Extinguished:** U  
**Any Evacuations:** N  
**No Evacuated:**  
**Who Evacuated:**  
**Radius of Evacu:**  
**Any Injuries:** U  
**No. Injured:**  
**No. Hospitalized:**  
**No. Fatalities:**  
**Any Fatalities:** U  
**Any Damages:** N  
**Damage Amount:**  
**Air Corridor Closed:** N  
**Air Corridor Desc:**  
**Air Closure Time:**  
**Waterway Closed:** N  
**Waterway Desc:**  
**Waterway Close Time:**  
**Road Closed:** N  
**Road Desc:**  
**Road Closure Time:**  
**Road Closure Units:**  
**Closure Direction:**  
**Major Artery:** No  
**Track Closed:** N  
**Track Desc:**  
**Track Closure Time:**  
**Track Closure Units:**  
**Track Close Dir:**  
**Media Interest:**  
**Medium Desc:** LAND  
**Addl Medium Info:** GROUND

**State Agen Report No:**  
**State Agen on Scene:**  
**State Agen Notified:**  
**Fed Agency Notified:**  
**Oth Agency Notified:**  
**Body of Water:**  
**Tributary of:**  
**Near River Mile Make:**  
**Near River Mile Mark:**  
**Offshore:** N  
**Weather Conditions:**  
**Air Temperature:**  
**Wind Direction:**  
**Wind Speed:**  
**Wind Speed Unit:**  
**Water Supp Contam:** U  
**Water Temperature:**  
**Wave Condition:**  
**Current Speed:**  
**Current Direction:**  
**Current Speed Unit:**  
**EMPL Fatality:**  
**Pass Fatality:**  
**Community Impact:** N  
**Passengers Transfer:** UNK  
**Passenger Injuries:**  
**Employee Injuries:**  
**Occupant Fatality:**  
**Sheen Size:**  
**Sheen Size Units:**  
**Sheen Size Length:**  
**Sheen Size Length U:**  
**Sheen Size Width:**  
**Sheen Size Width U:**  
**Sheen Color:**  
**Dir of Sheen Travel:**  
**Sheen Odor Desc:**  
**Duration Unit:**  
**Additional Info:**

TEMP: 40S / CLOUD COVER: CLEAR / WIND: VERY WINDY / NOTIFIED THEATTENDANT AND SHE YELLED AT HER

**Site:** ROLL RELEASE SITE  
 S AVE 39E & E COUNTY 4TH ST S YUMA AZ 85367

FINDS/FRS

**Registry ID:** 110040452462  
**FIPS Code:** 04027  
**HUC Code:** 15070201  
**Site Type Name:** STATIONARY

**Location Description:**  
**Supplemental Location:**  
**Create Date:** 24-FEB-10  
**Update Date:** 28-MAR-14  
**Interest Types:** UNSPECIFIED UNIVERSE  
**SIC Codes:**  
**SIC Code Descriptions:**  
**NAICS Codes:**  
**NAICS Code Descriptions:**  
**Conveyor:** RCRAINFO  
**Federal Facility Code:**  
**Federal Agency Name:**  
**Tribal Land Code:**  
**Tribal Land Name:**  
**Congressional Dist No:** 07  
**Census Block Code:** 040270112021117  
**EPA Region Code:** 09  
**County Name:** YUMA  
**US/Mexico Border Ind:** Yes  
**Latitude:** 32.761602  
**Longitude:** -113.97342  
**Reference Point:**  
**Coord Collection Method:** INTERPOLATION-PHOTO  
**Accuracy Value:**  
**Datum:** NAD83  
**Source:**  
**Facility Detail Rprt URL:** [https://ofmpub.epa.gov/frs\\_public2/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110040452462](https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110040452462)  
**Data Source:** Facility Registry Service - Single File  
**Program Acronyms:**

RCRAINFO:AZR000508697

**Site:** **Unknown**  
**4th Ave. Bridge Westbound Yuma AZ**

SPILLS

**ID:** 4606  
**County:** Yuma

**--Details--**

**Incident NO:** 93-036-B  
**Incident Dt:** 7/6/1993  
**Date Reported:** 7/6/1993  
**Quantity:** 55 gals.  
**Fund Amount:** Co/Unk

**Chemic Material:** Oil (Waste)  
**Structure:** Unknown  
**Type:** Release  
**Response Dt:** N/A  
**Admin:** admin

# Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:*

*"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."*

## **Standard Environmental Record Sources**

### **Federal**

#### **National Priority List:**

NPL

Sites on the United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

**Government Publication Date: May 25, 2023**

#### **National Priority List - Proposed:**

PROPOSED NPL

Sites proposed by the United States Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

**Government Publication Date: May 25, 2023**

#### **Deleted NPL:**

DELETED NPL

Sites deleted from the United States Environmental Protection Agency (EPA)'s National Priorities List. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

**Government Publication Date: May 25, 2023**

#### **SEMS List 8R Active Site Inventory:**

SEMS

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the SEMS GIS/REST file layer obtained from EPA's Facility Registry Service.

**Government Publication Date: Mar 23, 2023**

**SEMS List 8R Archive Sites:**

[SEMS ARCHIVE](#)

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file.

**Government Publication Date: Mar 23, 2023**

**Inventory of Open Dumps, June 1985:**

[ODI](#)

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

**Government Publication Date: Jun 1985**

**Comprehensive Environmental Response, Compensation and Liability Information System -**

[CERCLIS](#)

**CERCLIS:**

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

**Government Publication Date: Oct 25, 2013**

**EPA Report on the Status of Open Dumps on Indian Lands:**

[IODI](#)

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

**Government Publication Date: Dec 31, 1998**

**CERCLIS - No Further Remedial Action Planned:**

[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

**Government Publication Date: Oct 25, 2013**

**CERCLIS Liens:**

[CERCLIS LIENS](#)

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

**Government Publication Date: Jan 30, 2014**

**RCRA CORRACTS-Corrective Action:**

[RCRA CORRACTS](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

**Government Publication Date: Apr 24, 2023**

**RCRA non-CORRACTS TSD Facilities:**

[RCRA TSD](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by RCRA.

**Government Publication Date: Apr 24, 2023**

**RCRA Generator List:**

[RCRA LQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

**Government Publication Date: Apr 24, 2023**

**RCRA Small Quantity Generators List:**

[RCRA SQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

**Government Publication Date: Apr 24, 2023**

**RCRA Very Small Quantity Generators List:**

[RCRA VSQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

**Government Publication Date: Apr 24, 2023**

**RCRA Non-Generators:**

[RCRA NON GEN](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

**Government Publication Date: Apr 24, 2023**

**RCRA Sites with Controls:**

[RCRA CONTROLS](#)

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

**Government Publication Date: Apr 24, 2023**

**Federal Engineering Controls-ECs:**

[FED ENG](#)

This list of Engineering controls (ECs) is provided by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2021 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

**Government Publication Date: Apr 26, 2023**

**Federal Institutional Controls- ICs:**

[FED INST](#)

This list of Institutional controls (ICs) is provided by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2021 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

**Government Publication Date: Apr 26, 2023**

**Land Use Control Information System:**

LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

**Government Publication Date: Sep 1, 2006**

**Institutional Control Boundaries at NPL sites:**

NPL IC

Boundaries of Institutional Control areas at sites on the United States Environmental Protection Agency (EPA)'s National Priorities List, or Proposed or Deleted, made available by the EPA's Shared Enterprise Geodata and Services (SEGS). United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy.

**Government Publication Date: May 25, 2023**

**Emergency Response Notification System:**

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1982-1986**

**Emergency Response Notification System:**

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1987-1989**

**Emergency Response Notification System:**

ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

**Government Publication Date: Jan 16, 2023**

**The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:**

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

**Government Publication Date: Sep 13, 2022**

**FEMA Underground Storage Tank Listing:**

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

**Government Publication Date: Dec 31, 2017**

**Facility Response Plan:**

FRP

This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (EPA). Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit FRPs. Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. This listing includes FRP facilities from an applicable EPA FOIA file and Homeland Infrastructure Foundation-Level Data (HIFLD) data file.

**Government Publication Date: Aug 8, 2022**

**Delisted Facility Response Plans:**

DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

**Government Publication Date: Aug 8, 2022**

**Historical Gas Stations:**

[HIST GAS STATIONS](#)

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

**Government Publication Date:** Jul 1, 1930

**Petroleum Refineries:**

[REFN](#)

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

**Government Publication Date:** Aug 30, 2022

**Petroleum Product and Crude Oil Rail Terminals:**

[BULK TERMINAL](#)

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

**Government Publication Date:** Jun 29, 2022

**LIEN on Property:**

[SEMS LIEN](#)

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

**Government Publication Date:** Mar 23, 2023

**Superfund Decision Documents:**

[SUPERFUND ROD](#)

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

**Government Publication Date:** Mar 23, 2023

**Formerly Utilized Sites Remedial Action Program:**

[DOE FUSRAP](#)

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

**Government Publication Date:** Mar 4, 2017

**State**

**Waste Program Remedial Projects - Superfund & DOD:**

[SHWS](#)

The Arizona Department of Environmental Quality (ADEQ) Waste Programs Division investigates, manages, and oversees remediation of soil and groundwater contaminated with hazardous substances. List of sites overseen by the Remedial Projects Section and/or Federal programs, including Federal DOD and Superfund sites.

**Government Publication Date:** Apr 18, 2023

**CERCLIS Information Data System (ACIDS):**

[SHWS ACIDS](#)

The Arizona CERCLIS Information Data System (ACIDS) list was used by the Arizona Department of Environmental Quality Superfund Programs Section (SPS) prior to July 2000. The ACIDS list consists of locations subject to investigations concerning possible contamination of soil, surface water, or groundwater under the State Water Quality Assurance Revolving Fund (WQARF) and Federal CERCLA programs. The ACIDS list has been archived and is no longer being distributed or updated. The ACIDS list has been replaced by the Arizona Superfund Program List (ASPL).

**Government Publication Date:** Aug 3, 1995

**Water Quality Assurance Revolving Fund Sites (WQARF):**

[WQARF](#)

The Arizona Department of Environmental Quality (ADEQ) Water Quality Assurance Revolving Fund (WQARF) program supports the ADEQ in identifying, prioritizing, assessing, and resolving the threat of contaminated soil and groundwater sites in the state. This list of sites includes those on the WQARF Registry, sites removed from the WQARF Registry, and sites requiring remediation under the WQARF Emergency Response.



Government Publication Date: Apr 18, 2023

**Delisted WQARF, Superfund, DOD:**

[DELISTED SUPERFUND](#)

List of sites which once appeared, but have since been removed from either the WQARF Registry, Superfund Sites, Department of Defense Sites, or Superfund Alternative Sites.

Government Publication Date: Apr 18, 2023

**Directory of Solid Waste Facilities:**

[SWF/LF](#)

A list of Solid Waste Facilities and Landfill sites in the State of Arizona. This list is made available by Arizona Department of Environmental Quality, Waste Programs Division, Solid Waste Management.

Government Publication Date: Jan 31, 2022

**Leaking Underground Storage Tanks:**

[LUST](#)

This list of Leaking Underground Storage Tanks (LUST) sites is provided by the Arizona Department of Environmental Quality (ADEQ) Waste Program Division. The listing includes leaking tank records from ADEQ's LUST Database online search tool as well as the ADEQ's eMaps web viewer applicable layer/s.

Government Publication Date: Jun 5, 2023

**Delisted Leaking Underground Storage Tanks:**

[DELISTED LUST](#)

A list of sites that once appeared on - and have since been removed from - the list of Leaking Underground Storage tanks made available by the Arizona Department of Environmental Quality.

Government Publication Date: Jun 5, 2023

**Underground Storage Tanks List:**

[UST](#)

This list of registered Underground Storage Tank (UST) sites is provided by the Arizona Department of Environmental Quality (ADEQ) Waste Program Division. The listing includes tank records from ADEQ's UST Database online search tool as well as the ADEQ's eMaps web viewer applicable layer/s.

Government Publication Date: May 18, 2023

**Aboveground Storage Tanks:**

[AST](#)

List of aboveground fuel storage tanks (ASTs) made available by the State Fire Marshal's Office. This list is of installed ASTs and does not include any AST permitted and inspected by any City, Town, County, or Fire District. This is not a complete list of storage systems in use in the State of Arizona; ASTs may have been installed and used without adequate permission from the State Fire Marshal's Office. The absence of a property from the State Fire Marshal records as a permitted tank is not proof that an AST for hazardous materials was never installed or used at a given address.

Government Publication Date: Sep 29, 2015

**Exemption Certificate Renewals:**

[AST2](#)

The Exemption Certificate Renewals data lists applicants that have renewed their tank certificates that will never expire from the penny underground storage tank tax. This is provided by Arizona Department of Environmental Quality.

Government Publication Date: Apr 25, 2023

**Delisted Storage Tanks List:**

[DELISTED TANKS](#)

A list of sites that once appeared on - and have since been removed from - the list of Underground Storage tank facilities made available by the Arizona Department of Environmental Quality.

Government Publication Date: May 18, 2023

**Environmental Use Restriction Sites List:**

[AUL](#)

A list of sites with either a Declaration of Environmental Use Restriction (DEUR) or a Voluntary Environmental Mitigation Use Restriction (VEMUR) from the Arizona Department of Environmental Quality's (ADEQ) Remediation and DEUR Tracking System (RDT) and/or the AZURITE Database of License Applications. A DEUR is a restrictive land use covenant that is required when a property owner elects to use an institutional (i.e., administrative) control or engineering (i.e., physical) control as a means to meet remediation goals. The DEUR runs with and burdens the land, and requires maintenance of any institutional or engineering controls. A VEMUR is a restrictive land use covenant that, prior to July 18, 2000, was required when a property owner elected to remediate the property to non-residential uses. Effective July 18, 2000, the DEUR replaced the VEMUR as a restrictive use covenant.

Government Publication Date: Apr 10, 2023

**Remediation and DEUR Tracking Other Remediation Sites:**

[RDT OTHER](#)

List of sites from the Arizona Department of Environmental Quality (ADEQ) Remediation and DEUR Tracking (RDT) System where the owner has elected to remediate the property without the use of an institutional or engineering control.

Government Publication Date: Apr 10, 2023

**Voluntary Remediation Program:**

VCP

A list of sites registered in Voluntary Remediation Program (VRP). This list is made available by Arizona Department of Environment Quality (ADEQ). Through ADEQ's VRP, property owners, prospective purchasers and other interested parties investigate or clean up a contaminated site in cooperation with ADEQ.

**Government Publication Date: Oct 21, 2020**

**Brownfields Tracking System:**

BROWNFIELDS

A list of brownfield sites in the State of Arizona, made available by Arizona Department of Environmental Quality. Brownfields are abandoned or underutilized properties where the reuse is complicated by actual or perceived environmental contamination.

**Government Publication Date: Oct 21, 2020**

**Tribal**

**White Mountain Apache Tribe Brownfields:**

BROWNFIELDS WMAT

This Brownfields Inventory is made available by the White Mountain Apache Tribe (WMAT) Environmental Protection Office (EPO). The sites represent potential brownfields sites identified on the Fort Apache Indian Reservation by the WMATs EPO. The inclusion of a site in this inventory does not denote that the site is contaminated or that it poses an environmental or human health risk.

**Government Publication Date: Mar 30, 2015**

**Salt River Pima Maricopa Indian Community Brownfields:**

SRPMIC BROWNFIELDS

This Brownfield Program Public Record site listing is made available by the Environmental Protection and Natural Resources Division (EPNR) of the Community Development Department (CDD). The EPNR of the CDD was established to enhance the quality of life within the Salt River Pima-Maricopa Indian Community (SRPMIC) by protecting and preserving the land, ecosystems, wildlife, history, and natural resources of the Community. The list contains public information regarding ongoing Brownfield assessments, clean ups and/or planned assessments, cleanups, remediation and information inviting community involvement in identifying potential Brownfield sites.

**Government Publication Date: Oct 31, 2022**

**Leaking Underground Storage Tanks on Tribal/Indian Lands:**

INDIAN LUST

This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 9, which includes Arizona, is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Apr 19, 2023**

**Underground Storage Tanks on Tribal/Indian Lands:**

INDIAN UST

This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 9, which includes Arizona, is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Apr 19, 2023**

**Delisted Tribal Leaking Storage Tanks:**

DELISTED INDIAN LST

Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Apr 26, 2023**

**Delisted Tribal Underground Storage Tanks:**

DELISTED INDIAN UST

Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Apr 26, 2023**

**County**

**No County databases were selected to be included in the search.**

**Additional Environmental Record Sources**

## **Federal**

### **Facility Registry Service/Facility Index:**

FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the Environmental Protection Agency (US EPA).

**Government Publication Date: Aug 18, 2022**

### **Toxics Release Inventory (TRI) Program:**

TRIS

The U.S. Environmental Protection Agency's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of toxic chemicals from U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. There are currently 770 individually listed chemicals and 33 chemical categories covered by the TRI Program. Facilities that manufacture, process or otherwise use these chemicals in amounts above established levels must submit annual reporting forms for each chemical. Note that the TRI chemical list does not include all toxic chemicals used in the U.S. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

**Government Publication Date: Oct 19, 2022**

### **PFOA/PFOS Contaminated Sites:**

PFAS NPL

This list of National Priorities List (NPL) and related Superfund Alternative Agreement (SAA) sites where PFOA or PFOS contaminants have been detected in water and/or soil is provided by the U.S. Environmental Protection Agency (EPA). EPA Disclaimer with FOIA file: Inclusion on the list does not necessarily mean that drinking water has been affected, nor does inclusion mean that anyone at the site has been exposed or is at risk for detrimental health effects.

**Government Publication Date: Jun 15, 2023**

### **Federal Agency Locations with Known or Suspected PFAS Detections:**

PFAS FED SITES

List of Federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS), made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data. EPA outlines that these data are gathered from several federal entities, such as the Federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration, Department of Transportation, and Department of Energy. The dates this data was extracted for the PFAS Analytic Tools range from March 2022 to April 2023. Sites on this list do not necessarily reflect the source/s of PFAS contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.

**Government Publication Date: Apr 24, 2023**

### **SSEHRI PFAS Contamination Sites:**

PFAS SSEHRI

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Locations for the Known PFAS Contamination Sites are sourced from the PFAS Sites and Community Resources Map, credited to the Northeastern University's PFAS Project Lab, Silent Spring Institute, and the PFAS-REACH team. Disclaimer: The source conveys the data undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Access the following source link for the most current information: <https://pfasproject.com/pfas-sites-and-community-resources/>

**Government Publication Date: Oct 9, 2022**

### **National Response Center PFAS Spills:**

ERNS PFAS

This Per- and Poly-Fluoroalkyl Substances (PFAS) Spills dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The National Response Center (NRC), operated by the U.S. Coast Guard, serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the "Material Involved" or "Incident Description" fields. Limitations: The data from the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Keyword searches may misidentify some incident reports that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS spills/release incidents.

**Government Publication Date: Apr 15, 2023**

### **PFAS NPDES Discharge Monitoring:**

PFAS NPDES

This list of National Pollutant Discharge Elimination System (NPDES) permitted facilities with required monitoring for Per- and Polyfluoroalkyl (PFAS) Substances is made available via the U.S. Environmental Protection Agency (EPA)'s PFAS Analytic Tools. Any point-source wastewater discharged to waters of the United States must have a NPDES permit, which defines a set of parameters for pollutants and monitoring to ensure that the discharge does not degrade water quality or impair human health. This list includes NPDES permitted facilities associated with permits that monitor for Per- and Polyfluoroalkyl Substances (PFAS), limited to the years 2007 - present. EPA further advises the following regarding these data: currently, fewer than half of states have required PFAS monitoring for at least one of their permittees, and fewer states have established PFAS effluent limits for permittees. For states that may have required monitoring, some reporting and data transfer issues may exist on a state-by-state basis.

**Government Publication Date: Feb 19, 2023**

**Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory:**

[PFAS TRI](#)

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a per- or polyfluoroalkyl (PFAS) substance included in the U.S. Environmental Protection Agency's (EPA) consolidated PFAS Master List of PFAS Substances. Encompasses Toxics Release Inventory records included in the EPA PFAS Analytic Tools. The EPA's TRI database currently tracks information on disposal or releases of 770 individually listed toxic chemicals and 33 chemical categories from thousands of U.S. facilities and details about how facilities manage those chemicals through recycling, energy recovery, and treatment.

**Government Publication Date: Oct 19, 2022**

**Perfluorinated Alkyl Substances (PFAS) Water Quality:**

[PFAS WATER](#)

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated Master List of PFAS Substances.

**Government Publication Date: Jul 20, 2020**

**PFAS TSCA Manufacture and Import Facilities:**

[PFAS TSCA](#)

The U.S. Environmental Protection Agency (EPA) issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. This list is specific only to TSCA Manufacture and Import Facilities with reported per- and poly-fluoroalkyl (PFAS) substances. Data file is sourced from EPA's PFAS Analytic Tools TSCA dataset which includes CDR/Inventory Update Reporting data from 1998 up to 2020. Disclaimer: This data file includes production and importation data for chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. Note that some regulations have specific chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard. Reporting information on manufactured or imported chemical substance amounts should not be compared between facilities, as some companies claim Chemical Data Reporting Rule data fields for PFAS information as Confidential Business Information.

**Government Publication Date: Jan 5, 2023**

**PFAS Waste Transfers from RCRA e-Manifest :**

[PFAS E-MANIFEST](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Waste Transfers dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. Every shipment of hazardous waste in the U.S. must be accompanied by a shipment manifest, which is a critical component of the cradle-to-grave tracking of wastes mandated by the Resource Conservation and Recovery Act (RCRA). According to the EPA, currently no Federal Waste Code exists for any PFAS compounds. To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: • PFAS • PFOA • PFOS • PERFL • AFFF • GENX • GEN-X (plus the Vermont state-specific waste codes). Limitations: Amount or concentration of PFAS being transferred cannot be determined from the manifest information. Keyword searches may misidentify some manifest records that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS waste transfers.

**Government Publication Date: Apr 9, 2023**

**PFAS Industry Sectors:**

[PFAS IND](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Industry Sectors dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The EPA developed the dataset from various sources that show which industries may be handling PFAS including: EPA's Enforcement and Compliance History Online (ECHO) records restricted to potential PFAS-handling industry sectors; ECHO records for Fire Training Sites identified where fire-fighting foam may have been used in training exercises; and 14 CFR Part 139 Airports compiled from historic and current records from the FAA Airport Data and Information Portal. Since July 2006, all certificated Part 139 Airports are required to have fire-fighting foam onsite that meet certain military specifications, which to date have been fluorinated (Aqueous Film Forming Foam). Limitations: Inclusion in this dataset does not indicate that PFAS are being manufactured, processed, used, or released by the facility. Listed facilities potentially handle PFAS based on their industrial profile, but are unconfirmed by the EPA. Keyword searches in ECHO for Fire Training sites may misidentify some facilities and should not be considered to be an exhaustive list of fire training facilities in the U.S.

**Government Publication Date: Apr 16, 2023**

**Hazardous Materials Information Reporting System:**

[HMIRS](#)

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

**Government Publication Date: Sep 1, 2020**

**National Clandestine Drug Labs:**

[NCDL](#)

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

**Government Publication Date: Feb 8, 2023**

**Toxic Substances Control Act:**

[TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

**Government Publication Date: Apr 11, 2019**

**Hist TSCA:**

[HIST TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

**Government Publication Date: Dec 31, 2006**

**FTTS Administrative Case Listing:**

[FTTS ADMIN](#)

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**Government Publication Date: Jan 19, 2007**

**FTTS Inspection Case Listing:**

[FTTS INSP](#)

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**Government Publication Date: Jan 19, 2007**

**Potentially Responsible Parties List:**

[PRP](#)

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).

**Government Publication Date: Jan 25, 2023**

**State Coalition for Remediation of Drycleaners Listing:**

[SCRD DRYCLEANER](#)

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRCD no longer maintains this data, refer to applicable state source data where available.

**Government Publication Date: Nov 08, 2017**

**Integrated Compliance Information System (ICIS):**

[ICIS](#)

The U.S. Environmental Protection Agency's Enforcement and Compliance History Online system incorporates data from the Integrated Compliance Information System - National Pollutant Discharge Elimination System (ICIS-NPDES). ICIS-NPDES is an information management system maintained by the Office of Compliance to track permit compliance and enforcement status of facilities regulated by the NPDES under the Clean Water Act. This data includes permit, inspection, violation and enforcement action information for applicable ICIS records.

**Government Publication Date: Oct 15, 2022**

**Drycleaner Facilities:**

[FED DRYCLEANERS](#)

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. The EPA tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

**Government Publication Date: Apr 15, 2023**

**Delisted Drycleaner Facilities:**

[DELISTED FED DRY](#)

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

**Government Publication Date: Apr 15, 2023**

**Formerly Used Defense Sites:**

[FUDS](#)

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset.

**Government Publication Date: Jul 12, 2022**

**FUDS Munitions Response Sites:**

[FUDS MRS](#)

Boundaries of Munitions Response Sites (MRS), published with the Formerly Used Defense Sites (FUDS) Annual Report to Congress (ARC) by the U.S. Army Corps of Engineers (USACE). An MRS is a discrete location within a Munitions response area (MRA) that is known to require a munitions response. An MRA means any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). This data is compiled from the USACE's Geospatial MRS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) MRS dataset.

**Government Publication Date: Jul 12, 2022**

**Former Military Nike Missile Sites:**

[FORMER NIKE](#)

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

**Government Publication Date: Dec 2, 1984**

**PHMSA Pipeline Safety Flagged Incidents:**

[PIPELINE INCIDENT](#)

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

**Government Publication Date: Mar 31, 2021**

**Material Licensing Tracking System (MLTS):**

[MLTS](#)

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

**Government Publication Date: May 11, 2021**

**Historic Material Licensing Tracking System (MLTS) sites:**

[HIST MLTS](#)

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

**Government Publication Date: Jan 31, 2010**

**Mines Master Index File:**

[MINES](#)

The Master Index File (MIF) is provided by the United State Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

**Government Publication Date: Nov 7, 2022**

**Surface Mining Control and Reclamation Act Sites:**

[SMCRA](#)

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

**Government Publication Date: Aug 18, 2022**

**Mineral Resource Data System:**

[MRDS](#)

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

**Government Publication Date: Mar 15, 2016**

**DOE Legacy Management Sites:**

[LM SITES](#)

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Title II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

**Government Publication Date: Dec 1, 2022**

**Alternative Fueling Stations:**

[ALT FUELS](#)

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG), and Renewable Diesel (R20 and above) fuel type locations.

**Government Publication Date: Jun 5, 2023**

**Superfunds Consent Decrees:**

[CONSENT DECREES](#)

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS) since 2010. CMS may not reflect the latest developments in a case nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

**Government Publication Date: Apr 19, 2023**

**Air Facility System:**

[AFS](#)

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

**Government Publication Date: Oct 17, 2014**

**Registered Pesticide Establishments:**

SSTS

This national list of active EPA-registered foreign and domestic pesticide and/or device-producing establishments is based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that each producing establishment must place its EPA establishment number on the label or immediate container of each pesticide, active ingredient or device produced. An EPA establishment number on a pesticide product label identifies the EPA registered location where the product was produced. The list of establishments is made available by the U.S. Environmental Protection Agency (EPA).

**Government Publication Date: Mar 1, 2023**

**Polychlorinated Biphenyl (PCB) Transformers:**

PCBT

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

**Government Publication Date: Oct 15, 2019**

**Polychlorinated Biphenyl (PCB) Notifiers:**

PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

**Government Publication Date: Nov 3, 2022**

**State**

**Hazardous Material Logbook/Spills:**

SPILLS

Hazardous Material Incident Logbook database made available by Arizona Department of Environmental Quality (ADEQ). This database is updated through November 15, 2001; after that date, reports were registered with the National Response Center.

**Government Publication Date: Nov 15, 2001**

**Dry Cleaning Facilities:**

DRYCLEANERS

This list of dry cleaners includes sites from two sources: the 2016 Arizona Department of Environmental Quality (ADEQ) Dry Cleaners list, and the 2006 Dry Cleaner Inventory Project by Miller Brooks Environmental for ADEQ. The 2016 ADEQ Dry Cleaners list does not distinguish between contaminated or non-contaminated facilities and only provides limited details per facility with a Place ID. The 2006 Dry Cleaner Inventory Project was commissioned to assist in the identification, prioritization, investigation, and remediation of sites that have released hazardous substances into the lands and waters of the state. This Inventory includes the following types of sites: Sites with Known Contamination (sites with documented contamination, or a history of release and/or prior site characterization and remedial activities); Sites with High Potential for Release (sites with multiple owners, sites that have been in operation more than 10 years, sites that specifically operated between 1935 and 1984, and high-volume sites); and Sites with Low Potential for Release (sites that have been in operation only after 1985, or prior to 1934, sites that "broker" cleaning services to other facilities, and sites that operate primarily as a coin-operated laundry facility). Disclaimer: Due to the time spanned between these listings and available details, multiple listings may occur. Per ADEQ, these listings are no longer updated.

**Government Publication Date: Jul 10, 2021**

**Per- and Polyfluoroalkyl Substances (PFAS):**

PFAS

The Arizona Department of Environmental Quality (ADEQ) Waste Programs Division investigates, manages, and oversees remediation of soil and groundwater contaminated with hazardous substances. List of sites overseen by the Remedial Projects Section and/or Federal programs, including Federal DOD and Superfund sites, where the contaminant or potential contaminant of concern is in the PFAS Master List of PFAS Substances made available by the Environmental Protection Agency (US EPA).

**Government Publication Date: Apr 18, 2023**

**Air Permits Major/Minor Sources:**

AIR PERMITS

A list of Arizona operating air permits major and minor sources. A "major" source is any source that has the potential to emit 100 tons per year of any criteria air pollutant and if it has the potential to emit 10 tons per year of any single Hazardous Air Pollutant or 25 tons per year of any combination of Hazardous Air Pollutants. This list is provided by the Department of Environmental Quality.

**Government Publication Date: Jan 20, 2023**

**Drywell Database:**

DRYWELLS



This drywell database is maintained by the Arizona Department of Environmental Quality (ADEQ). The ADEQ's Arizona Aquifer Protection Permit program requirements apply to certain drywells and injection wells for operation and closure. An APP is required for drywells draining areas where hazardous substances are used, stored, loaded, or treated. General APPs are issued to certain drywells by statute, as provided in A.R.S. § 49-245.02. In addition, certain discharges to drywells in combination with stormwater are exempt from the APP requirements. The data is sourced from applicable ADEQ eMaps layers, including historical drywell places.

**Government Publication Date: Jun 7, 2023**

#### **Region 9 Drywells in Arizona:**

[DRYWELLS EPA](#)

This redacted list of Commercial Class V Injection Wells/Drywells located in Arizona is provided by the U.S. Environmental Protection Agency's (EPA) Region 9 Office. With House Bill 2410 effective September 2022, new drywells must be inventoried by the EPA now acting as the primary enforcement authority of the Underground Injection Control Program's Class V regulation for Arizona. Class V wells are used to inject non-hazardous fluids underground. Disclaimer: This list excludes residential well records, personal identifying information, as well as any commercial records that contain neither a facility name nor an address.

**Government Publication Date: Feb 16, 2023**

#### **Historical Drywells:**

[DRYWELLS HIST](#)

Historical listing of registered drywells once maintained and made available by the Arizona Department of Environmental Quality (ADEQ) Water Quality Division. As of May 2018, ADEQ stopped accepting paper forms and will no longer be updating this list.

**Government Publication Date: Aug 6, 2018**

#### **Mine Locations:**

[MINE](#)

This list of mine locations is sourced from the Arizona Geological Survey (AZGS). The data is compiled from the AZGS's Fiscal Year 2021 Directory of Active Mines Report and 2019 Active Mines map layer. According to the AZGS, the Report supports governmental entities undertaking planning decisions by providing information on mineral resources and active mining operations that are essential to infrastructure development. An active mine is defined as a mine in continuous operation, either in production, or under full-time development for production. There are additional mines not listed that are in an exploration, evaluation, or part-time development phase. Other mines where production is intermittent are not listed. AZGS indicates the following regarding the locations: available aerial imagery was used to confirm location information and mining activity, with two caveats: 1) resolution of imagery varies across the state to some degree, making it difficult to recognize activity; and 2) some areas lack recent imagery, leading to the impression of no recent operations.

**Government Publication Date: Dec 1, 2021**

#### **Drug Labs Remediation:**

[DRUG LAB REMEDIATION](#)

Arizona State Board of Technical Registration maintains a list of drug lab remediation. This is a list of seized drug laboratory sites or sites where drug manufacturing chemicals were seized. Remediated sites are removed from this list when the Board receives clean up notification from a certified clean up firm.

**Government Publication Date: Sep 03, 2013**

#### **Clandestine Drug Labs:**

[CDL](#)

A list of unremediated seized clandestine drug laboratory sites or sites where drug manufacturing chemicals were seized. This list is made available by Arizona State Board of Technical Registration.

**Government Publication Date: Jan 22, 2019**

#### **Tier 2 Chemical Inventory Reporting:**

[TIER 2](#)

List of facilities that report to the Arizona Emergency Response Commission (AZSERC) for Tier II Chemical Inventory Reporting. AZSERC is tasked with the implementation of the Emergency Planning and Community Right to Know Act (EPRCA) in Arizona. As of 2016, the Arizona Emergency Response Commission (AZSERC) is overseen by Arizona Department of Environmental Quality (ADEQ).

**Government Publication Date: Dec 31, 2018**

#### **Biohazardous Medical Waste Facilities:**

[BIO HAZ WASTE](#)

This list of biohazardous medical waste facilities is maintained by the Arizona Department of Environmental Quality (ADEQ) Waste Programs Division. This list includes: Biohazardous Medical Waste Disposal Facilities, Biohazardous Medical Waste Treatment Facilities, Biohazardous Medical Waste Storage & Transfer Facilities, Registered Biohazardous Medical Waste Transporters, and Registered Alternative Biohazardous Medical Waste Treatment Technologies. Biohazardous medical waste is medical waste that is composed of one or more of the following: cultures and stocks; human blood and blood products; human pathologic wastes; medical sharps; and research animal wastes. The Arizona Department of Environmental Quality adopted specific rules for handling biohazardous medical waste and discarded drugs. Non-biohazardous medical waste is handled as solid waste.

**Government Publication Date: Jul 7, 2020**

**Tribal**

*No Tribal additional environmental record sources available for this State.*

**County**

*No County additional environmental record sources available for this State.*

# Definitions

**Database Descriptions:** This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

**Detail Report:** This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

**Distance:** The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

**Direction:** The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

**Elevation:** The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

**Executive Summary:** This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

**Map Key:** The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

**Unplottables:** These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

## Appendix I: Credentials



## Jennifer C. Simpkins, REP

### Professional Credentials

- Master of Science, Environmental Resource Management, Florida Institute of Technology, 2000
- Bachelor of Science, Environmental Science, University of West Alabama, 1999
- Registered Environmental Professional (REP) No. 6063
- HAZWOPER Certification
- Meets Environmental Professional Definition

Jennifer has more than 22 years of experience in managing environmental regulatory compliance issues for both the private and public sector throughout Arizona. She is experienced in preparing biological evaluations including habitat analysis, threatened and endangered species evaluations, and designing and conducting species-specific surveys. She is also well versed in Section 404 permitting with extensive experience preparing Preliminary Jurisdictional Delineations (PJDs), Approved Jurisdictional Delineations (AJDs), as well as individual and general (regional and nationwide) permit applications. Jennifer has experience in conducting Preliminary Initial Site Assessments (PISAs) and Phase I/II Environmental Site Assessments (ESAs). Her National Environmental Policy Act (NEPA) experience includes Categorical Exclusions (CEs), Environmental Assessments (EAs), and Environmental Impact Statements (EISs).

### Recent Relevant Experience

- Phase I Environmental Site Assessment Project Christmas Mayo Boulevard, Phoenix, Maricopa County, Arizona. 2022.
- Phase I Environmental Site Assessment Encompass Health Avondale Boulevard & McDowell Road, Avondale, Maricopa County, Arizona. 2022.
- Phase I Environmental Site Assessment Tortuga Ranch 6,399-Acre Subject Property Pima County, Arizona. 2021.
- Phase I Environmental Site Assessment Pasqua Pueblo 265.9-Acre Subject Property Pima County, Arizona. 2021.
- Phase I Environmental Site Assessment Barrio Libre 25.0-Acre Subject Property City of Tucson, Arizona. 2021.
- Phase I Environmental Site Assessment Scatter Wash Battery Storage Project 13.3-Acre Subject Property Phoenix, Maricopa County, Arizona. 2020.
- Phase I Environmental Site Assessment Update for Lockett Wind Farm 26,531-Acre Subject Property, Wilbarger County, Texas. 2019.
- Phase I Environmental Site Assessment Update for Sage Draw Wind Farm 40,940-Acre Subject Property, Garza and Lynn Counties, Texas. 2019.
- Phase I Environmental Site Assessment for NWC Loop 202 and Kyrene Road 54.2-Acre Subject Property, Chandler, Maricopa County, Arizona. 2019.
- Phase I Environmental Site Assessment for Chandler Boulevard Bike Lanes: I-10 to 56th Street 0.046-Acre Subject Property, Chandler, Maricopa County, Arizona. 2019.
- Phase I Environmental Site Assessment for Storyrock Section D 37.7-Acre Subject Property, Scottsdale, Maricopa County, Arizona. 2019.

## Appendix J: Acronyms

AAI	All Appropriate Inquiries
ADEQ	Arizona Department of Environmental Quality
ADWR	Arizona Department of Water Resources
AOC	Area of Concern
ASLD	Arizona State Land Department
ASTM	American Society for Testing and Materials
ASTM Standard Practice E 1527-21	Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process/Designation E 1527-21
AULs	Activity Use Limitations
BOR	Bureau of Reclamation
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
COC	Contaminants of Concern
CRECs	Controlled Recognized Environmental Conditions
EP	Environmental Professional
ERIS	Environmental Risk Information Services
ESA	Environmental Site Assessment
HREC	Historical Recognized Environmental Condition
LLP	Landowner Liability Protections
NRCS	Natural Resources Conservation Service
PCB	Polychlorinated biphenyls
RECs	Recognized Environmental Conditions
ROW	Right-of-Way
USEPA	U.S. Environmental Protection Agency
USGS	U.S. Geological Survey
VEC	Vapor Encroachment Concern

VES	Vapor Encroachment Screening
YGB	Yuma Groundwater Basin