

**REPORT ON PHASE I ENVIRONMENTAL
SITE ASSESSMENT**

CONFIDENTIAL

DESIGNATION: 35-Acre Development

LOCATION: Southwest Corner 7th Street and Deer Valley Drive
Phoenix, Arizona

CLIENT: BDCAZ I, LLC and
Arizona State Land Department

PROJECT NO: 211709EA

DATE: September 16, 2021
AAI DATE: July 13, 2021

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1.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) conducted on the subject Property identified as 35-Acre Development located at the southwest corner 7th Street and Deer Valley Drive in Phoenix, Arizona. The work was authorized by Mr. Daniel Slack of BDCAZ I, LLC and was performed in accordance with our Proposal No. 77180E dated June 3, 2021.

1.1 Purpose and Scope of Report

This ESA report is conducted in conformance with ASTM Standard Practice E 1527-13 (herein denoted ASTM 1527) dated November 2013 to reflect a commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products. Per ASTM 1527, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the “landowner liability protections,” or “LLPs”): that is, the practice that constitutes “all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice” as defined at 42 U.S.C. §9601(35)(B).

In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the process established by this practice is to identify, to the extent feasible pursuant to ASTM 1527, *Recognized Environmental Conditions* (RECs) in connection with the Property. The term REC is defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a Property due to any release to the environment under conditions indicative of a release to the environment under conditions that pose a material threat of a future release to the environment. A *de minimis* condition is defined as a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A *Controlled Recognized Environmental Condition* (CREC) is defined as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. A *Historical Recognized Environmental Condition* (HREC) is defined as a past release of hazardous substances or petroleum products that has occurred in connection with the Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the Property to any required controls (for example, Property use restrictions, activity and

use limitations, institutional controls, or engineering controls). *De minimis* conditions are not RECs or CRECs (ASTM).

The scope of work for the assessment is in accordance with our above noted proposal and ASTM 1527 and included the following:

- ◆ All services were performed by an environmental professional under the direction of a professional engineer and/or geologist registered in the state of Arizona.
- ◆ Interviews (in person, by telephone or in writing) were attempted with owners, occupants, key site managers, and local government officials, as reasonable, regarding RECs on the Property.
- ◆ ASTM Federal and State Standard Environmental Record Sources as well as selected additional local Environmental Record Sources, were reviewed (when reasonably ascertainable and to limits equal to or exceeding the minimum ASTM search distances) regarding RECs on the Property.
- ◆ Standard Historical Sources were reviewed as reasonably ascertainable to develop a history of the previous uses of the Property and surrounding area in order to identify those uses, which may have led to RECs in connection with the Property.
- ◆ A site reconnaissance of the Property was conducted including a site visit to visually and physically observe the general physical site setting, as well as the site components and structures for current and past Property uses and conditions (so far as these uses and conditions are observable). Additionally, current and past uses of adjoining sites were identified to the extent that these uses were observable during the on-site visit.
- ◆ This final report was written to describe indications of RECs observed during this assessment, our professional opinion thereto, and any recommendations for further investigation, as needed.

The scope of work for our Phase I ESA is based on the items identified herein which follow the general requirements set forth in ASTM Practice E 1527 and the EPA Standards and Practices for All Appropriate Inquiry (AAI) Rule, 40 CFR 312. This scope does not address whether requirements in addition to all appropriate inquiries have been met in order to qualify for the LLPs. This scope of work also does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiries provisions of the LLPs. The scope of work does not include, unless otherwise stated/included herein, chemical analyses of site soils, air or groundwater, or vapor intrusion. Further, the scope also does not include inquiry

into other issues such as wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment, high voltage power lines, asbestos-containing building materials, radon, lead-based paint, lead in drinking water, biological agents, and mold (considered by the ASTM Standard to be Business Environmental Risks and outside the standard scope of the ASTM practice). It should also be noted that this list of non-scope considerations is not intended to be all-inclusive. Some substances may be present on a property in quantities and under conditions that may lead to contamination of the property or of nearby properties but are not included in CERCLA's definition of hazardous substances (42 U.S.C. §9601(14)) or do not otherwise present potential CERCLA liability.

This report included the items listed in the *Shelf Life of AAI Documents*, which specifies that all appropriate inquiries must be conducted within a one-year period prior to the date a property is acquired. The Environmental Protection Agency (EPA) has defined the acquisition date to be the date on which the property title is transferred. To ensure full coverage under the AAI rule, a valid ESA report must be completed within a 12-month period prior to transfer of title. The AAI date included on the cover of this report indicates the earliest date that research was performed for the different components of this project.

According to the ASTM 1527 Standard, this report is valid for only 180 days from the AAI date and may be updated if the report is less than a year old.

1.2 Property Background

1.2.1 Property Location

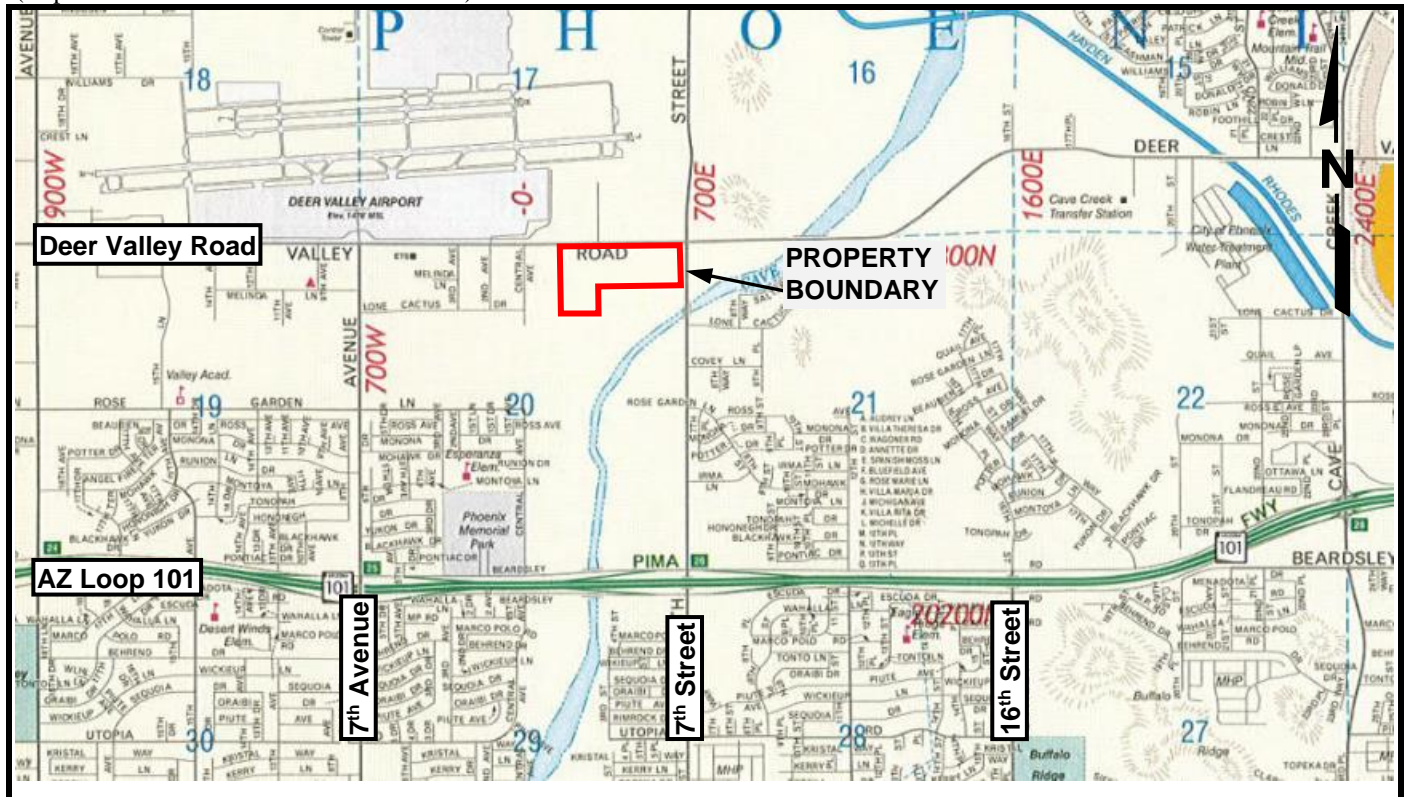
The subject Property is situated in the northeastern quarter of Section 20, Township 4 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. No physical address was identified for the subject Property. The Property is located at the southwest corner 7th Street and Deer Valley Drive in Phoenix, Arizona. The Property is generally bound on the north by Deer Valley Road, on the east by a chain link fence and 7th Street, on the south by a chain link fence, and on the west by CMU wall and chain link fence (See Figure 1.2.1.1).

1.2.2 Property Description

At the time of the site visit, the Property consisted of approximately 35 acres of native desert and vacant land. Ground cover consisted of indigenous desert vegetation. No structures or dedicated site uses were observed on the Property. The Property was accessed from Deer Valley Road, which bordered the Property to the north.

Figure 1.2.1.1 - Property Location

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2.0 PHYSICAL SETTING

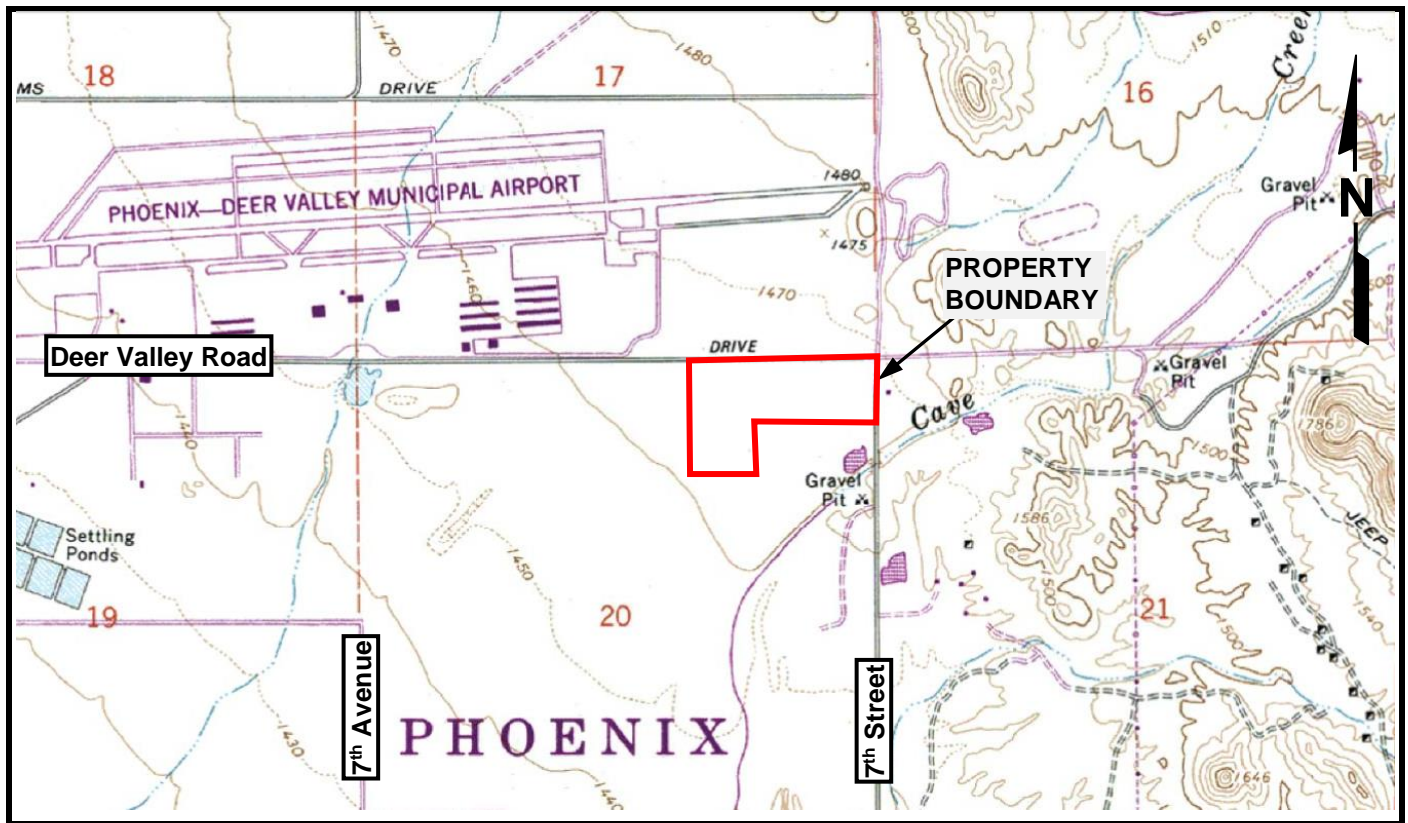
2.1 Topography

Approximate Property elevation: As depicted on the United States Geological Survey (USGS) 7.5 Minute Series Topographical Map (Figure 2.1.1), the Property elevation appears to be approximately 1,460 to 1,470 feet above mean sea level (USGS).

General down slope contour: Southwest (ibid.).

Flooding zone: Zone X: Areas of 0.2% annual chance flood (500-year flood); areas of 1% annual chance flood (100-year flood) with average depths of less than one (1) foot or with drainage areas less than one (1) square mile; and areas protected by levees from 1% annual chance flood (FEMA).

Figure 2.1.1 – Property Topography



2.2 Geology

Local soils: The Property soils are classified as the Gilman loam, Glenbar loam, and Tremont loam. The Gilman loam soils have slopes that are generally less than one (1) percent. This deep, well-drained soil is found on stream terraces, valley plains, and alluvial fans. This soil type is characterized by moderate permeability, slow runoff, and slight erosion hazard. The Glenbar Loam soils have zero (0) to one (1) percent slopes. This soil is found on valley plains and low terraces, and is characterized by slow permeability, slow runoff and slight erosion hazard. The Tremont loam have slopes between zero (0) and five (5) percent. The soils consist of very deep, well-drained soils on fan terraces, stream terraces, or relict basin floors. This soil is characterized with medium runoff, moderately slow permeability, and a slight erosion hazard (USDA).

Site specific conditions: Determination of site-specific geologic conditions was not within the scope of work for this phase of the study; however, a concurrent geotechnical investigation is being conducted on the Property. The results from the investigation will be issued in a separate report.

2.3 Regional Climatology, Surface Water Hydrology, and Hydrogeology

Average regional temperatures: 70-80°F to 100-110°F in July, 35-40°F to 65-70°F in January (Rascona).

Average regional precipitation: 7 to 9 inches per year (ibid.).

Average regional evaporation: 65 to 70 inches per year (ibid.).

Regional groundwater elevation: Regional groundwater maps developed by the Arizona Department of Water Resources (ADWR) revealed one (1) well located within a one-mile radius of the Property, with a groundwater elevation of 1,392 feet above mean sea level (69 feet below ground surface) and a southwesterly groundwater flow direction (Rascona). Based on information reviewed in the recent *Biennial Groundwater Sampling Event* at the closed Lone Cactus Landfill dated May 15, 2020, depth to groundwater in monitoring well MW-1 was 191.44 feet bgs and at 227.01 feet bgs in monitoring well MW-2 located along the western and southern boundaries of the landfill with a southerly groundwater flow direction. Groundwater elevations were measured at 1,258.40 feet above mean sea level (amsl) in MW-1 and 1,215.96 feet amsl in MW-2. (Brown and Caldwell). Groundwater flow resulting from local groundwater gradients may vary considerably in the area due to surface recharge, groundwater pumping and local subsurface geology (Rascona).

On-site water wells: ADWR Well Registry Reports were reviewed by Allands. No wells were identified in these reports with coordinates corresponding to the subject Property (Allands). Further, no obvious visual indications of water wells were observed on the subject Property at the time of the site visit. It should be noted that three (3) monitoring wells registered to Waste Management of Arizona Inc. and Granite Construction were located on the western boundary and the southwest end of the closed Lone Cactus Landfill that adjoined the Property to the south. According to information reviewed on ADWR's webpage, these wells were installed in 1993 and 1994. Mr. Philip C. Perley, Senior District Manager with Waste Management of Arizona, reported that the two (2) monitoring wells are still used for groundwater monitoring. See *Section 6.0 Standard Environmental Record Sources, Solid Waste Facilities/Landfill Sites* below for additional information.

Potable water source: City of Phoenix (Buster).

On-site surface water: Standing water from recent rainfall was observed within a small wash located near the western portion of the Property. The wash appeared to drain to the southwest onto the south adjoining property. No other surface water was observed on the Property at the time of the site visit. Concrete curbing appeared to prevent surface water from migrating across the northern boundary and portions of the eastern Property boundary. A CMU wall appeared to prevent surface water from migrating across portions of the western Property boundary. It

appeared that excess surface water could migrate across the southern boundary and portions of the eastern and western Property boundaries. Given that the surface area of the Property was contiguous with the adjoining areas to the south, and partially to the east and west, on-site run-on may occur from up-gradient land and off-site discharges to down-gradient land. The washes that traverse the Property may transport off-site discharges onto/across the Property.

3.0 STANDARD HISTORICAL SOURCES

Standard Historical Sources were reviewed as necessary to develop a history of the previous uses of the Property and surrounding area in order to identify those uses that are likely to have led to RECs in connection with the Property. These sources were reviewed in five (or less) year intervals in an attempt to identify all obvious uses of the Property from the present until 1940 or until the Property's first developed use, whichever is earlier. Standard Historical Sources include Aerial Photographs, USGS 7.5 Minute Topographical Maps, Zoning/Land Use Records, Building Department Records, Local Street Directories, Fire Insurance Maps, Property Tax Files, Recorded Land Title Records, Previous Site Studies and Other Historical Sources. The specific sources used to identify the historical use of the subject Property are described in the following sections. The earliest historical source reviewed during this assessment was an aerial photograph dated 1949. Historical research data was not reasonably ascertainable prior to 1949. Based on information gathered during this assessment, the Property appeared to have been vacant land.

3.1 Aerial Photographs

A review of selected aerial photography from 1949 to 2021 was conducted at Arizona State University (ASU); the Maricopa County Assessor's Office and Flood Control District web pages (Maricopa); National Environmental Title Research, LLC (NETR Online); and Google Earth's webpage (Google Earth) to identify past uses and characteristics of the Property, and to determine and evaluate the nature of previous activities existing on-site, on adjoining sites or within the adjacent area. A copy of a selected photograph is included in Figure 3.1.1.

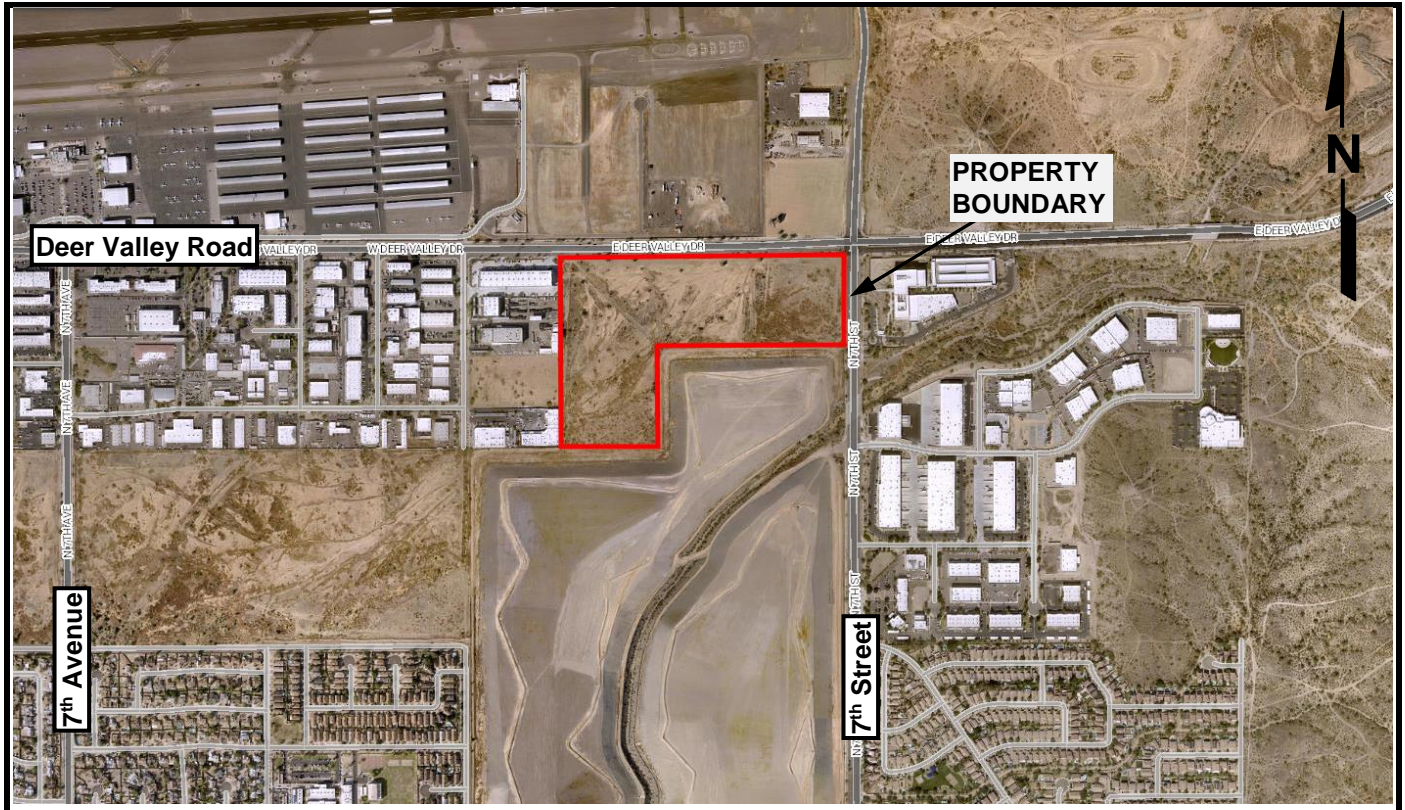
Subject Property: In the 1949 aerial photograph, the Property appeared as native desert land. The Property appeared unchanged in the 1953 to 1969 aerial photograph, except for traversing dirt trails and/or roads. In the 1971 aerial photograph, additional dirt roads and trails traversed the western portion of the Property. Another dirt road extended from Deer Valley Road across the eastern portion of the Property to an off-site excavated area located to the south. Otherwise, the Property appeared graded and was vacant. The Property appeared vacant and unchanged in the 1976 to 1982 aerial photographs. In 1986, vehicles, possible conex boxes, and other materials were visible on the northeast corner of the Property. In 1991, the northern

end of the Lone Cactus Landfill bordered the southern portions of the Property. The vehicles and other materials were no longer visible at the northeast corner of the Property. What appeared to be a chain link fence was visible along the western side of the Property. Except for additional dirt roads and trails, the Property appeared vacant in the 1993 to 2002 aerial photographs. In 2003, a larger dirt road was excavated on the Property. The dirt road extended in a diagonal direction across the northwest corner of the Property from Deer Valley Road to the southeast to the Lone Cactus Landfill. The Property appeared essentially the same in the 2004 to 2020 aerial photographs (ASU; Maricopa; NETR; Google Earth).

Adjacent Areas: In the 1949 aerial photograph, the adjacent areas consisted of native desert land with natural washes and hills. The Cave Creek Wash was visible further to the east and southeast. In the 1953 aerial photograph, dirt roads and/or trails were visible on the adjoining properties. No significant changes were visible on the adjacent areas in the 1958 aerial photograph. In 1962, a dirt road in the alignment of 7th Street was visible to the east and another dirt road in the alignment of Deer Valley Road bordered the Property to the north. A runway and small structures associated with Deer Valley Airport were visible to the west and north. Hills were visible further to the northeast. The adjacent areas appeared unchanged in the 1967 aerial photograph, although the airport to the north appeared to have expanded. In the 1969 aerial photograph, areas of sand and gravel mining were visible further to the northeast of the Cave Creek wash to the east. In 1970 and 1971, sand and gravel mining activities were visible to the northeast and southeast. In 1972, an unpaved access road and structure were visible to the southeast. Additional quarrying activities were visible to the east and southeast. In the 1973 aerial photograph, larger areas of land were being quarried further to the north, southeast and to the south. Between 1974 and 1977, additional structures and excavated areas were visible to the southeast. By 1976, 7th Street and Deer Valley Road to the east and north had been paved. Additional sand and gravel mining activities were visible along the wash to the east. Water settling ponds were visible to the southeast. Aggregate processing areas and a concrete batch plant were visible on the southeast adjoining properties and to the south. It is known that the south adjoining property on the west side of 7th Street was in operation as the Lone Cactus Landfill. Deer Valley Airport located to the north and northwest continued to expand with additional runways and hangars. In the 1982 aerial photograph, multiple commercial buildings, settling ponds, vehicles, and equipment associated with concrete batch activities were visible on the southeast adjoining properties. Staged equipment and vehicles was visible further to the southeast and east. An asphalt hot plant was also visible to the southeast. In the 1983 aerial photograph, a commercial building and scale house were added to the southeast. Additional structures were visible further to the east. Two (2) commercial buildings had been developed to the west of the Property. Additional commercial buildings had been developed further to the west. The land further to the southwest had been graded for new development. In the 1986 to 1993 aerial photographs, sand/gravel mining and hot plant activities continued to the southeast and east, and the landfill was still present on the south adjoining property. Additional commercial buildings were added to the west. Residential homes had been developed further to the southwest. The Deer Valley Airport was still present to the north and northwest. Except for additional structures associated with the concrete batch plant

and/or hot plant to the southeast, no other significant change were visible in the surrounding areas. In the 1996/1997 aerial photographs, residential homes had been developed to the southeast and another sand and gravel quarry was visible on the southeast adjoining property. A large commercial structure and equipment yard had been developed further to the southeast. Additional residential development continued further to the west. Between 1998 and 2004, the hot plant and sand/gravel mining operations were still visible on the southeast adjoining properties. The landfill was present on the south adjoining property. A commercial building was developed to the north. In early 2006, the equipment, materials, and structures associated with the sand/gravel and hot plant operations on the southeast had been cleared. In 2007, the adjoining properties to the north and northeast appeared vacant; the land to the southwest and north of the residential homes was also still vacant. By 2008, new paved roads had been developed to the southeast. The east adjoining property had been graded and was vacant. Four (4) new commercial/industrial buildings were under development to the southeast. In 2009, a large commercial/industrial building was developed to the east at the southeast corner of 7th Street and Deer Valley Road. In 2010, a large commercial/industrial building was under development to the northwest at the southeast corner of 7th Street and Deer Valley Road. Additional commercial/industrial buildings were visible further to the west and on the west adjoining property. The landfill on the south adjoining property still appeared to be in operation. The adjacent areas appeared essentially the same in the 2011 to 2013 aerial photographs. In 2014, the land to the north appeared to have been graded and covered with milled asphalt. By 2015, four (4) industrial buildings and paved parking areas had been developed to the southeast. Between 2016 and 2018, additional commercial/industrial buildings were developed to the southeast. The adjacent areas appeared essentially the same in the 2019 and 2020 aerial photographs (ASU; Maricopa; NETR; Google Earth).

Figure 3.1.1 - 2021 Aerial Photograph



3.2 Fire Insurance Maps

Fire insurance maps that show uses of properties at specified dates are produced by private fire insurance companies. The Sanborn Fire Insurance Maps available at the Arizona State Capital were reviewed by Allands. The subject Property is not located within the boundaries of the Sanborn maps available at the Arizona State Capital (Allands).

3.3 Property Tax Files

Property tax files identify past owners of a Property and may contain appraisals, maps, sketches, photographs and other information concerning a Property. The Property is unassessed State Land Property and was not identified with an assigned parcel number, address, or improvements (Allands).

3.4 Recorded Land Title Records

Recorded land title records are various documents regarding past use of a Property such as fee ownership, leases, land contracts, easements, liens, activity use limitations, and other relevant documents that are potentially descriptive of former site use. As part of this assessment, Allands reviewed appropriate public records in an effort to identify activity and use limitations recorded against the Property's legal description. The activity and use limitations researched included environmental permits, Brownfields and/or Voluntary Cleanup Programs, Federal, State, and Tribal Institutional/Engineering control registries, Voluntary Environmental Mitigation Use Restrictions (VEMURs), Declaration of Environmental Use Restriction (DEURs), and/or Environmental Liens. The documents reviewed identified no apparent indications of the above activity and use limitations for the subject Property (Allands).

3.5 USGS Topographic Maps

Topographic maps may identify structures, roads and general use of a Property for the year determined by the date of the map. The USGS 7.5-minute topographic map containing the Property, *Union Hills, Arizona*, was reviewed. The topographic map was dated 1964 and photorevised in 1981. No features were depicted on the Property on the 1964 topographic map or the 1981 photorevised version of the topographic map (USGS).

3.6 Local Street Directories

City street directories can provide ownership information and/or use of a property as referenced by a street address, once identified. Since no physical address was identified for the Property, city directories could not be reviewed.

3.7 Building Department Records

Building department records are those records associated with the construction, alteration, or demolition of improvements on a property. These records are available at the City of Phoenix Planning and Development Department Records Section, and are sorted by address. Since no physical address was identified for the Property, building department records could not be reviewed.

3.8 Zoning/Land Use Records

Zoning/land use records show the uses allowed by the local government in the area encompassing a property. The City of Phoenix Planning and Development Department Zoning Section was contacted regarding zoning for the Property. According to a Planner with the City of Phoenix, the Property is

currently zoned A-1, which was defined as Light Industrial. He reported that there are two (2) annexation dates for the Property, which are December 19, 1972 and June 1, 1979 (Phoenix).

3.9 Other Historical Sources

Other historical sources may be reviewed in addition to the previously identified Standard Historical Sources to identify past uses of the Property. Other historical sources include, but are not limited to: miscellaneous maps, newspaper archives, internet sites, community organizations, local libraries, historical societies, current owners or occupants of neighboring properties, or records in the files and/or personal knowledge of the Property owner and/or occupants. No other historical sources were reviewed as part of the current Phase I ESA.

3.10 Previous Environmental Site Assessments

Previous environmental assessments are obtained, when possible, and reviewed for indications of previously identified RECs that may have existed on or near the Property. No previous environmental assessments were provided to Speedie and Associates for review and we received no indication that previous environmental assessments have been conducted on the Property.

3.11 Historical Data Gaps

The standard historical sources were reviewed as part of this Phase I ESA and none of these sources were excluded from this assessment. The earliest reasonably ascertainable historical source reviewed during this assessment was an aerial photograph dated 1949. Based on the historical information gathered during this assessment, the Property appeared to have been vacant land. While historical information prior to 1949 was not reasonably ascertainable, based on the location of the Property as well as the growth and use patterns in the Property area, it is Speedie and Associates opinion that being unable to determine the date at which vacant land development was initiated does not impact our ability to identify RECs on the Property.

4.0 INTERVIEWS

Interviews were attempted with users, owners, occupants, key site managers, and local government officials as necessary, regarding RECs for the Property. These interviews were attempted in person, by telephone, or by a written questionnaire.

4.1 Occupants, Owners, User and Key Site Manager

As part of Speedie and Associates' Phase I ESA procedures, a questionnaire is provided to the client, owner, and key site manager, as necessary to obtain historical and current data about the subject Property prior to the site visit. However, due to the typical brisk period between project initiation and the site visit, it is unusual for all three (3) contacts to have been made prior to the site visit. A questionnaire was sent to BDCAZ I, LLC, the client and User. Mr. Jordan Silver completed the questionnaire on June 20, 2021. He reported that the Property currently consist of vacant land. He had no knowledge of the past use of the Property. He further reported that he had no specialized knowledge of the Property. Mr. Silver was not aware of the presence of any environmental liens or activity use limitations on the Property. He had no knowledge of pending, threatened, past litigation, or administrative proceedings relevant to the hazardous substances or petroleum products in, on, or from the Property. He had no knowledge of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products. He had no knowledge of chemical releases or environmental cleanups that may have taken place on the Property. He had no knowledge of whether the purchase price for the Property reasonably reflected current market values, and he was not aware of obvious indicators of the presence of contamination on the Property. Mr. Silver indicated that he had no knowledge of whether there was fill material, underground storage tanks (USTs) or above-ground storage tanks (ASTs) on the Property. The environmental questionnaire also included an additional question regarding "Other Information for the Property" (also referenced in Sections 10.8 and 10.9 of the ASTM standard). He responded with an "unknown" to the questions asked. No other additional helpful documentation was provided. He identified the Arizona State Land Department (ASLD) as the current Property owner and Ray Moore with ASLD as the key site manager (Silver).

Mr. Ray Moore with the ASLD and representing the current Property owner, was interviewed on August 5, 2001. Mr. Moore indicated that the Property is currently vacant land. He had no knowledge of the past uses for the Property. However, he indicated that ATVs may have used the land for recreational use in the past. He further reported that he had no other specialized knowledge of the Property. Mr. Moore was not aware of the presence of any environmental liens or activity use limitations on the Property. He had no knowledge of pending, threatened, past litigation, or administrative proceedings relevant to the hazardous substances or petroleum products in, on, or from the Property. He had no knowledge of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products. He had no knowledge of chemical releases or environmental cleanups that may have taken place on the Property. He indicated that the purchase price for the Property reasonably reflected current market value. He was not aware of obvious indicators of the presence of contamination on the Property. He indicated that he was aware that Lone Cactus Landfill adjoining the Property to the south was closed and he knew that Waste Management was required to conduct landfill gas and groundwater monitoring for 30 years. Mr. Moore indicated that there were no USTs or ASTs on the Property.

He further indicated that there was no fill material located on the Property. He indicated that there were no previous Phase I ESA for the subject Property, but there was an assessment currently being performed for the land to the southwest of the Property. He identified the ASLD as the current Property owner and indicated they have owned the land since 1914 (Moore).

4.2 Local Government Officials

Interviews were conducted with local agency personnel and other persons noted in the appropriate sections of this report.

4.2.1 Local Agencies/City Departments

Representatives from the various city departments were contacted for additional information for the Property. These departments include building permits and planning and development. The information provided from these local officials were included under Sections 3.7 and 3.8 above.

4.2.2 Fire Department

Interviews were conducted with local agency personnel and other persons noted in the appropriate sections of this report. Typically, the local fire authority is contacted to determine if the documents regarding hazardous materials permits, hazardous materials incidents, or underground storage tank (UST) activities exist for the subject Property. However, the local fire authority maintains their records based on street address. Since no street address and no indications of significant previous development on the Property were identified, the local fire authority was not contacted.

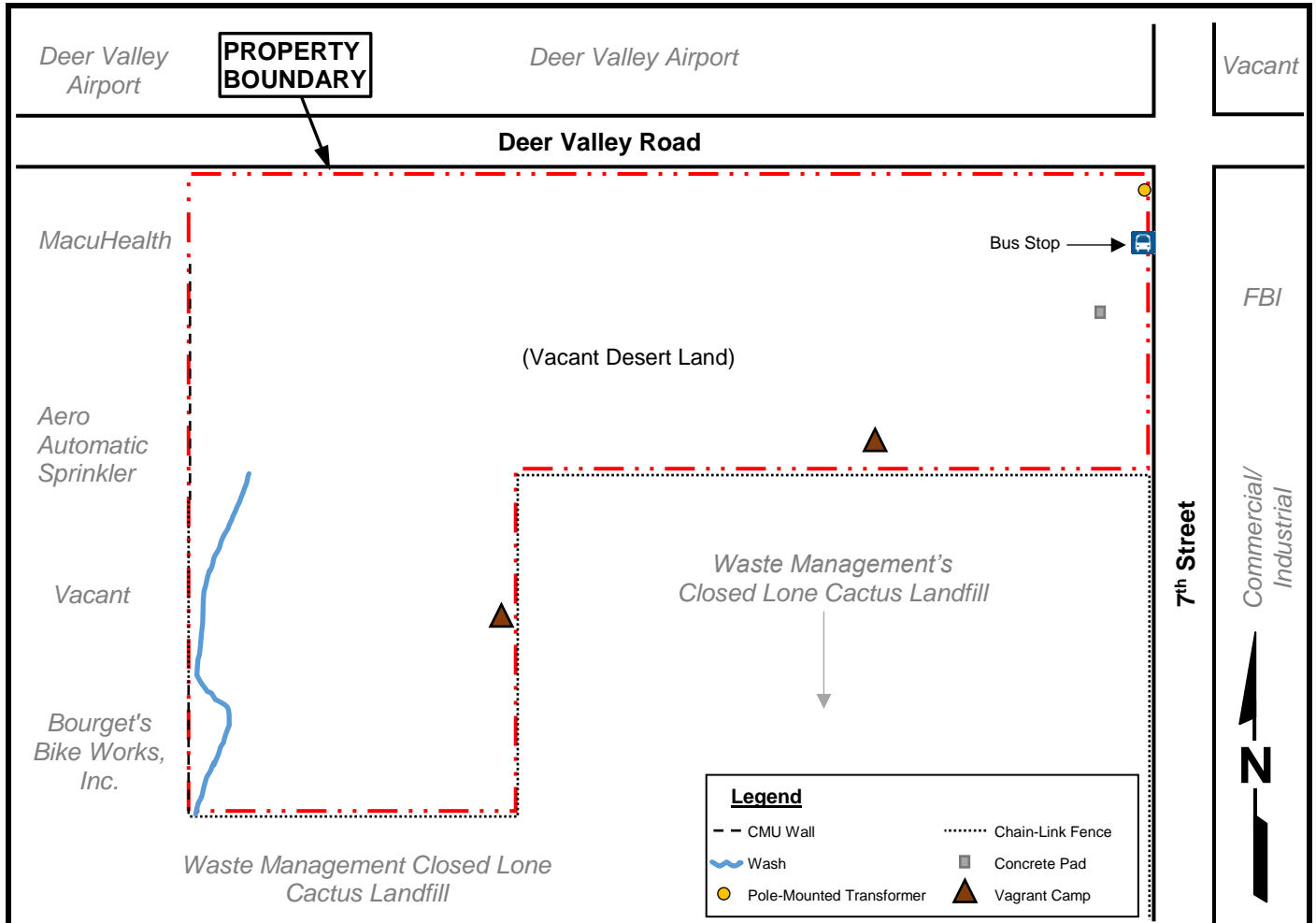
5.0 CURRENT CONDITIONS

5.1 Current Property Use

A site reconnaissance was conducted to observe and record information concerning present site development, use, and conditions. A visual and physical survey of the existing Property was conducted on July 27, 2021 by Mr. Daniel Jones of Speedie and Associates under the supervision of an Environmental Professional. Complete visual assessment of the Property was hindered by vegetation. However, these limiting conditions do not impact our ability to identify RECs on the Property. The site visit was conducted by walking and driving about the Property. Selected photographs, taken on the site visit, are included in Appendix A (Surface Photographs). Figure 5.1.1 identifies Property boundaries.

At the time of the site reconnaissance, the subject Property consisted of 35 acres of native desert and vacant land. The Property surface generally consisted of bare soil with native desert vegetation that included brush, shrubs, trees, and cacti. A chain-link fence bordered to the Property to the south and portions of the eastern and western Property boundaries. A small wash was observed extending north to south near the western Property boundary. Standing water from recent rainfall was observed within the wash. Overhead power lines were observed along the northern and easternmost eastern Property boundaries. A pole-mounted transformer was located near the northeast corner of the Property. A bus stop was also located near the northeast corner of the Property along 7th Street. Worn paths from vehicles crossing the Property were observed near the northwestern and central portions of the Property. The paths appeared to extend across the Property from Deer Valley Road to the south adjoining property. A small concrete pad was observed near the easternmost Property boundary. Two (2) vagrant camps were observed on the Property near the southeast corner. Wood, bins, tarps, pallets, clothing, trash, and other materials were observed in the vagrant areas. Beer bottles, tires, and wind-blown trash were observed throughout the Property. No signs of previous development were observed and no unusual stains or odors were detected during the site reconnaissance. No other significant features were observed on the Property at the time of the site visit.

Figure 5.1.1 - Property Plan



5.2 Transformers

In the past, oil found in electrical transformers contained Polychlorinated Biphenyls (PCBs), which have been found to be a human carcinogen. Since 1984, manufacturers of transformers have been certifying them “non-PCB”, containing less than 50 parts per million (ppm). One (1) pole-mounted transformer was observed on the Property at the time of the site visit. No staining or odors were observed and the transformer appeared to be in good condition at the time of the site visit.

5.3 Dry Wells

The ADEQ maintains a database of dry wells, the registration of which has been required since 1986. Allands reviewed this database for dry wells registered within a 0.125-mile search distance of the subject

Property. Based on this review, seven (7) dry wells were identified within the search distance; however, none (0) of the registered dry wells appeared to be associated with the subject Property (Allands). Further, no (0) dry wells were observed on the subject Property at the time of the site visit.

5.4 Other ASTM Conditions

At the time of the site reconnaissance, Speedie and Associates did not observe any evidence of ASTs, USTs, unusual odors, pools of liquids, drums, stains, corrosion, stressed vegetation, pits, ponds, lagoons, waste or wastewaters, or septic systems at the subject Property.

5.5 Adjoining Land Use

A visual survey of the adjoining sites and areas was conducted on July 27, 2021 by Daniel Jones of Speedie and Associates. The Property was generally bound on the north by Deer Valley Airport, followed by Bobcat of Phoenix and Ferguson Plumbing Supply, with Airport Boulevard beyond. The Property was generally bound on the east by a building occupied by the Federal Bureau of Investigation (FBI) and a natural wash with commercial/industrial development to the southeast. The Property was generally bound on the south by a closed landfill owned by Waste Management, followed by the Cave Creek Wash, with the State Route 101 Freeway beyond.

6.0 STANDARD ENVIRONMENTAL RECORD SOURCES

A report of Federal and State Standard Environmental Record Sources located within the ASTM prescribed search parameters, was generated by Allands. A copy of the Allands report is located in Appendix B. Speedie and Associates reviewed this report for indications of RECs affecting the subject Property. The report revealed 11 facility records within the search parameters (Allands).

National Priority List Sites: Under Section 105 of CERCLA the Environmental Protection Agency (EPA) established a National Priorities List (NPL) of Superfund sites. Inclusion on the NPL reflects a significant risk to public health and the environment and indicates a Federal Priority to remediate the site. The Allands report identified no (0) NPL sites within a 1.0 mile search distance of the Property boundary (Allands).

Delisted NPL Sites: Sites may be delisted from the NPL where no further response is appropriate. The Allands report identified no (0) Delisted NPL sites within a 0.5 mile search distance of the Property boundary (Allands).

CERCLIS/NFRAP Sites: The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list contains sites which are either proposed to or on the NPL and sites which are in the screening and assessment phase for possible inclusion on the NPL. Those sites on the No Further Remedial Action Planned (NFRAP) list are CERCLIS sites which have no further remediation action planned. This database was archived by the EPA on November 12, 2013 and the Superfund Enterprise Management System (SEMS) replaced the former CERCLIS/NFRAP lists. The Allands report identified no (0) CERCLIS/NFRAP sites within a 0.5 mile search distance of the Property boundary (Allands).

RCRA Generators: Under the Resource Conservation and Recovery Act (RCRA) the EPA compiles a database of facilities that are involved in the generation of hazardous materials. RCRAInfo is EPA's comprehensive information system, providing access to data supporting the RCRA of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA and is checked for Federal RCRA Conditionally Exempt Small Quantity Generators (CEG – generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month); Federal RCRA Small Quantity Generators (SQG – generate between 100 kg and 1,000 kg of non-acutely hazardous waste per month) and Large Quantity Generators (LQG – generate over 1,000 kg of hazardous waste, or over 1 kg of acutely hazardous waste per month). The Allands report identified three (3) RCRA generators within a 0.125 mile radius of the Property boundary (Allands).

- ◆ GTS Global Test Services/Lone Cactus Landfill, 21402 North 7th Street, is located adjoining the Property to the south. The RCRA status of this facility was indicated to be “N”, which indicates the facility was not verified as a RCRA generator or the facility was an inactive RCRA generator. Speedie and Associates reviewed the RCRA generator file at ADEQ. The EPA ID number was deactivated on May 3, 2000. This facility is located hydrogeologically down-gradient to cross-gradient of the Property. This facility was identified on multiple environmental databases. See these sections below for additional discussion.
- ◆ Dallas Airmotive, 21625 North Central Avenue, is located adjoining the Property to the west. This facility was indicated to be a CEG (generates less than 100 kilograms of hazardous waste per month). Speedie and Associates requested a review of the RCRA generator file from ADEQ. However, the file was not available for review as of the writing of the report. This facility did not appear on the RCRA Compliance Log and no surficial flow paths or indications of impact from this RCRA facility to the subject Property were identified during the site visit. This facility was located hydrogeologically cross-gradient of the Property. Therefore, the potential environmental impact from this facility to the subject Property is believed to be low.

- ◆ City of Phoenix Tactical Operations, 102 East Deer Valley Road, is located 0.12 miles northwest of the Property. The RCRA status of this facility was indicated to be “N”, which indicates the facility was not verified as a RCRA generator or the facility was an inactive RCRA generator. Speedie and Associates requested a review of the RCRA generator file from ADEQ. However, the file was not available for review as of the writing of the report. This facility did not appear on the RCRA Compliance Log and no surficial flow paths or indications of impact from this RCRA facility to the subject Property were identified during the site visit. This facility was located hydrogeologically cross-gradient of the Property. Therefore, the potential environmental impact from this facility to the subject Property is believed to be low at this time.

RCRA CORRACTS TSD Facilities: Under RCRA, the EPA compiles a database of facilities that are involved in the generation, transportation, treatment, storage, or disposal of hazardous materials, and have been found to be in non-compliance of regulations and have had to implement corrective actions. The Allands report identified no (0) RCRA CORRACTS Treatment Storage and Disposal (TSD) facilities within a 1.0 mile search distance of the Property boundary (Allands).

RCRA Non-CORRACTS TSD Facilities: Under RCRA, the EPA compiles a database of facilities that are involved in the transportation, treatment, storage, or disposal of hazardous materials. Inclusion on the TSD Facilities list does not exclude being on the CORRACTS Facility List and is merely a list of TSD facilities compliant with the EPA’s registration requirements. The Allands report identified no (0) RCRA Non-CORRACTS TSD facilities within a 0.5 mile search distance of the Property boundary (Allands).

RCRA Compliance Facilities: The RCRA Compliance Log lists facilities that have been or presently are under investigation for non-compliance with RCRA regulations. Inclusion of any facility on this list indicates a history of compliance problems and RCRA regulatory violation. This database is from the ADEQ RCRA Compliance Log. The Allands report identified no (0) RCRA Compliance Log facilities within a 0.125 mile search distance of the Property boundary (Allands).

ERNS List: The Emergency Response Notification System (ERNS) list is a national database used to collect information on reported releases of oil and hazardous substances. This database is provided by EPA through the Right of Know Net by OMB Watch and Unison Institute. The Allands report identified no (0) ERNS site within a 0.125 mile search distance of the Property boundary (Allands).

WQARF Areas: The state of Arizona established a remedial program under A.R.S. 49-282 to facilitate the conservation and clean-up of Arizona drinking water and water sources. Under the authority of the Water Quality Assurance Revolving Fund (WQARF) program, the state actively identifies any actual or potential impact upon state waters, evaluates the extent of contamination, identifies parties responsible, and provides

money grants to assist in clean-up activities. The Allands report identified no (0) WQARF Registry sites within a 1.0 mile search distance of the Property boundary (Allands).

Arizona Superfund Program List: The Arizona Superfund Program List replaces the Arizona CERCLIS Information Data System (ACIDS). This list is more representative of the sites and potential sites within jurisdiction of the ADEQ Superfund Programs Section (SPS). This database is provided by ADEQ. The Allands report identified no (0) Arizona Superfund sites within a 0.5 mile search distance of the Property boundary (Allands).

Solid Waste Facilities/Landfill Sites: The state of Arizona maintains listings of closed and permitted, operating landfills and solid waste dump sites. Lists of closed facilities are not necessarily complete - older dumping areas may not be documented. This database is from the ADEQ Waste Programs Division; Solid Waste Section Directory of Arizona Active and Inactive Landfills. The Allands report identified one (1) Landfill facility within a 0.5 mile search distance of the Property boundary (Allands).

- ◆ Lone Cactus Landfill RLF, SWC of 7th Street and Beardsley Road, is located adjoining the Property to the south. Speedie and Associates reviewed the closed landfill at ADEQ. A *Report of Construction Quality Assurance, 2014 Final Closure* report prepared by Geosyntec Consultants dated March 5, 2015 was reviewed. Lone Cactus Landfill (LCL) was a construction and demolition landfill and designated non-municipal solid waste landfill. Waste Management was identified as the operator of the site. The landfill encompassed a total of 260 acres that was divided into two (2) segments by the Cave Creek Wash. The landfill was approximately 89 acres on the east side of Cave Creek Wash and 102 acres on the west side of Cave Creek Wash. The two (2) areas were unlined. In 2013, LCL ceased waste operations and began preparing for phased closure of the site. Phase I of five proposed closure construction projects began in 2014 with Final Closure expected by 2018. Based on a Site Plan included in this report, the closest landfill gas monitoring probes (LFMP-06, LFMP-07, and LFMP-08) were located to the south of the Property along on the north boundary of the landfill. No other information was found in the file for the landfill or provided by ADEQ's records center.

Speedie and Associates contacted ADEQ's Solid Waste Program Department. Ms. Marina Meza with ADEQ Solid Waste's Section provided a *Lone Cactus Non-Municipal Landfill, Aquifer Protection Permit No. P-100885, Annual Report and Probe Readings* report dated January 19, 2021. The annual report was submitted to ADEQ to meet the requirements of the Lone Cactus Landfill, Aquifer Protection Permit (APP) P-100885 dated November 15, 2018. Methane monitoring was performed on a quarterly basis. Repairs and maintenance were performed on stormwater controls during the year that included replacing stormwater waddles on top deck inlets, and repairing rip rap rock at the drainage inlet to the southeast basin, repairing the east side slope to reduce erosion from side slope drainage that

was discovered in December 2018. In addition, repairs were made to the fencing along 7th Street and Central Avenue that were damaged by vehicles. There was no Site Plan included in this report. The report included quarterly Lone Cactus Probe Readings for landfill gas monitoring probes identified as “LCLMP001 through LCLMP014R” conducted on February 21, 2020, April 15, 2020, August 10, 2020, and November 9, 2020. The MP-06, MP-07, and MP-08 are the closest probes and V-10, V-11, V-12, V-13, and V-14 are the closest gas vent sample ports located near the southern Property boundary. There were low levels of methane gas ranging from 0.1 % to 0.5 % recorded in all of the landfill gas monitoring probes during the April 2020 quarterly event; methane gas was not recorded in the probes in the other quarterly events. The report concluded that no methane gas exceedances occurred during the 2020 calendar year. No other information was provided by ADEQ.

Speedie and Associates contacted Mr. Phillip Perley, Senior District Manager with Waste Management for the most recent groundwater monitoring and landfill gas monitoring information for the Lone Cactus Landfill. A brief summary of the information provided by Mr. Perley is discussed below.

- ◆ ADEQ Letter regarding the *Lone Cactus Landfill, Approval of Landfill Closure Construction Certification Report and Beginning of 30-year Post-Closure Care Period* dated November 15, 2018. The letter indicated that ADEQ officially approved of the closure of the Lone Cactus Landfill and marked the beginning of the 30-year post-closure care period that should be conducted. Included with the letter was the APP No. P-100885 permit. The permit indicated that surface water run-off from the east and west landfill areas shall be conveyed to one of the drainage channels located in the buffer areas on the perimeter of each landfill. Landfill gas monitoring and groundwater monitoring was required. The permit indicated that the concentration of methane gas could not exceed 25% of the lower explosive limit for gases in facility structures and the lower explosive limit for the gases at the property boundary. Landfill explosive gas monitoring report covering quarterly monitoring events shall be provided on an annual basis. Groundwater monitoring was to be conducted biennially.

- ◆ Waste Management Letter dated May 15, 2020 for the *Lone Cactus Non-Municipal Landfill APP No. P-100885 Biennial Groundwater Results*. The letter indicated that the results of the biennial event were within the historic ranges and no results exceeded an alert level or aquifer quality limit.

The Brown and Caldwell *Sampling Results for 2020, Biennial Groundwater Sampling Event, Lone Cactus Landfill, Phoenix, Arizona* report dated May 15, 2020 was reviewed. Two (2) on-site monitoring wells (MW-1 and MW-2) were gauged for depth to water and sampled. These wells were located to the south and along the west central side and the southwest end of the landfill. Depth to groundwater in MW-1 was 191.44 feet bgs and 227.01 feet bgs in MW-2. The groundwater elevation in MW-1 was measured at 1,258.40 feet amsl and 1,215.96 feet amsl in MW-2 with groundwater flow

generally to the south across the site. The groundwater samples were collected from monitoring wells MW-1 and MW-2 and a duplicate sample. The samples were analyzed for volatile organic compounds (VOCs) using EPA Test Method 8260; semi-volatile organic compounds 1,2-dibromo-3chloropropane and 1,2-dibromoethane using EPA Test Method 504.1; Total metals, calcium, iron, magnesium, manganese, potassium, and sodium using EPA Test Method 6010; and Alkalinity, ammonia, chemical oxygen demand, chloride, fluoride, nitrate, sulfate, total dissolved solids, and total organic carbon using their respective EPA Test Methods. One VOC (Chloroform) was detected at 1.8/1.7 µg/L in the MW-2 and duplicate sample. The results were compared to the Alert Levels (ALs) and the aquifer quality limits (AQLs) of the APP. Other results were compared to the Aquifer Quality Standards (AWQS) listed in the Arizona Administrative Code, Title 18, Chapter 11, if established. The results were below the established AL of 3.1 µg/L and the AQL of 100 µg/L. There were no concentrations of metals exceeding the AWQS except nitrate, which was detected at 35 µg/L in MW-1 and 16/16 mg/L in MW-2 and the MW-2 duplicate. The concentrations were below the AQLs for MW-1 at 39.3 mg/L and AQLs for MW-2 at 34.3 mg/L. Brown and Caldwell indicated that the concentrations of nitrate in both wells had been fairly stable for nearly 20 years. High nitrate concentrations can result from historical agricultural activities and these results were not necessarily related to the landfill.

- ◆ ADEQ Letter dated February 1, 2021 with the 2020 *Annual Report and Probe Readings* for the Lone Cactus Landfill dated January 19, 2021 (this report was discussed above). ADEQ indicated that the report was reviewed and was found to be in accordance with the permit requirements.

Based on the information reviewed in the ADEQ file and additional information received from ADEQ's Solid Waste Program Manager and the District Manager with Waste Management, the landfill was found to be in compliance with the APP requirements for post-closure landfills. See the *Soil Vapor Impacts* section below for additional discussion.

Brownfields/Voluntary Cleanup Program: The Arizona Department of Environmental Quality has developed an AZURITE Database, which includes sites that are part of the ADEQ Voluntary Remediation Program and/or the ADEQ Brownfields Program. The Allands report identified no (0) Voluntary Remediation or Brownfields Sites within a 0.5 mile search distance of the Property boundary (Allands).

Registered Underground Storage Tanks (USTs): State (A.R.S. 49-1001 to 1014) and Federal (RCRA Subtitle I) laws require that persons who own or have owned USTs containing "regulated substances" complete a notification form and register the tank with the state. This database is from the ADEQ UST Log. The Allands report identified one (1) UST site within a 0.125 mile search distance of the Property boundary (Allands).

- ◆ Lone Cactus Landfill RLF, 21402 North 7th Street, is located adjoining the Property to the south. This facility was reported to have four (4) USTs removed from the site. This facility was reported to be a closed LUST site as discussed below.

Leaking Underground Storage Tank (LUST) Incident Reports: Owners of USTs are required to report to ADEQ any and all releases of tank contents for which ADEQ maintains an ongoing file documenting the nature of contamination and the status of each such incident. The Allands report identified three (3) LUST facilities within a 0.5 mile search distance of the Property boundary (Allands). None of the LUST facilities listed were reported to be located on the subject Property. The LUST files for the three (3) facilities have been closed by ADEQ and their incidents are no longer under investigation. A complete listing of the LUST sites and incidents is included in the Allands report in the Appendix. The following discussions relate to the LUST incidents.

- ◆ Sanifill of Arizona, 21001 North 7th Street, is located approximately 0.1 miles to the southeast of the Property. This facility was reported to have one (1) LUST incident, which is characterized as “Closed with soil levels meeting Risk-Based Corrective Action (RBCA)” criteria. Speedie and Associates reviewed the UST/LUST file at ADEQ. In 1990, Sanifill, Inc. acquired Arizona Crushers and was doing business as Sanifill of Arizona Inc. Prior to being acquired, seven (7) registered USTs were located at the site and had been removed. Another 1,000-gallon waste oil UST was discovered and removed from the site on November 13, 1992. Two (2) soil samples were collected from beneath the UST. Concentrations of TPH were detected in the samples indicating that there had been a release from the UST. In 1993, additional soil samples was conducted in the vicinity of the former waste oil UST. Concentrations of total petroleum hydrocarbons (TPHC) were detected in one soil sample but below the laboratory detection limit and below the ADEQ Suggested Soil Clean-up Level of 100 ppm. About 1,800 cubic yards of petroleum-contaminated soil was excavated and blended for asphalt. On March 16, 1995, Sanifill recycled the contaminated material that was excavated. On April 19, 1995, ADEQ issued Case Closure indicating that the investigative and remedial requirements had been satisfied. The complete UST system (tanks, piping, and dispenser) were investigated. The vertical extent of laboratory detectable soil contamination was defined to less than approximately 23 feet bgs. The lateral extent of laboratory detectable soil contamination was defined to a radius of about 18 feet around the release location. Depth to groundwater was estimated to be 270 feet bgs. Ex-situ soil containing contaminant concentration(s) above ADEQ’s suggested soil cleanup levels (SSCLs) were remediated to below SSCLs using asphalt blending for recycled aggregate base course product at Lone Cactus Landfill. Soil disposition documentation included customer lists. No additional work was required. Migration of contaminants from releases due to fuel from UST facilities is primarily vertical in unsaturated soils. Therefore, due to the closed status and a southwesterly groundwater flow direction,

the potential environmental impact from this facility to the subject Property is believed to be low at this time.

- ◆ Softwind Development Co., 219 West Lone Cactus Drive, is located approximately 0.3 miles to the southwest of the Property. This facility was reported to have three (3) LUST incidents, which were characterized as “Closed with soil levels meeting Risk-Based Corrective Action (RBCA)” criteria. Migration of contaminants from releases due to fuel from UST facilities is primarily vertical in unsaturated soils. Therefore, due to the distance of this facility to the subject Property and a westerly groundwater flow direction, the potential environmental impact from this facility to the subject Property is currently believed to be low.

- ◆ The Global Test Service (GTS)/Lone Cactus Landfill was listed at 21402 North 7th Street in the Allands report. However, this facility was actually located at 21402 North 7th Avenue and approximately 0.6 miles to the west of the Property based on information reviewed in the LUST file at ADEQ. This facility was reported to have one (1) LUST incident, which was characterized as “Closed with soil levels meeting RBCA” criteria. Four (4) USTs (three 3,000-gallon gasoline and diesel and one 6,000-gallon gasoline) were removed from the site in March 1999. A release was discovered from one of the 3,000-gallon gasoline USTs. Additional site characterization activities were conducted at the site by HIS GeoTrans in April 1999, which included over-excavation and additional soil sampling. There were concentrations of toluene, ethylbenzene, and MTBE were detected in one sample at 12 feet bgs. However, these compounds were not detected in the deeper sample at 14 feet bgs. The concentrations of toluene, ethylbenzene, and MTBE were reported to be well below residential soil remediation levels. HIS GeoTrans recommended Case Closure. On March 28, 2000, ADEQ issued Case Closure for the release indicated that the investigative and remedial requirements had been satisfied. The vertical extent of laboratory detectable soil contamination was defined to less than 12 feet bgs and the lateral extent of laboratory detectable soil contamination was defined to a radius of approximately 10 feet around the release location. Depth to groundwater was estimated to be 360 feet bgs. No further investigation was required by ADEQ. Migration of contaminants from releases due to fuel from UST facilities is primarily vertical in unsaturated soils. Therefore, due to the closed status, impacts to soil only and southwesterly groundwater flow direction, the potential environmental impact from this facility to the subject Property is believed to be low.

Hazardous Materials Incident Emergency Response Logbook: The ADEQ Response Team documents spills and incidents involving hazardous materials that are reported to the unit. This database is from the ADEQ Emergency Response Log. The Allands report identified three (3) Hazardous Materials incidents within a 0.125 mile search distance of the Property boundary (Allands).

- ◆ Incident ID 92-072-B was reported to have occurred on July 8, 1992 at 7th Street and northeast of Deer Valley Airport, which was approximately 0.1 miles to the north of the Property. Speedie and Associates reviewed the Hazardous Materials Incident Report at ADEQ. The incident occurred in a remote area of north Phoenix. Several drums of waste oil that had been dumped into the desert east of 7th Street and northeast of Deer Valley Airport. Five (5) empty 55-gallon drums and an unknown amount of waste oil and filters were found. The site was located on State Trust Land. The case was referred to the State Land Department. Due to the nature of the incident and the lack of evidence of any off-site concerns, the potential environmental impact to the subject Property is considered to be low.

- ◆ Incident ID 87-148 was reported to have occurred on July 8, 1992 at the Phoenix Police Department in the Deer Valley Airport, approximately 0.12 miles to the northwest. This incident was reported to have involved possibly PCB or an unknown oil. Speedie and Associates reviewed the Hazardous Materials Incident Report at ADEQ. The incident occurred in the hangar area of the Phoenix Police Department at the airport. A battery charger caught fire and exploded. The oil may have contained PCBs. Samples were collected from the area and the results were non-detect for PCBs. Chem Waste was notified to clean up the release. Due to the date of the incident and the information reviewed, the potential environmental impact to the subject Property is considered to be low.

- ◆ Incident ID 88-395 was reported to have occurred on December 30, 1988 at Deer Valley Road and east of 7th Street, approximately 0.1 miles to the southeast. This incident was reported to have involved a gallon of used oil. Speedie and Associates reviewed the Hazardous Materials Incident Report at ADEQ. The incident involved an illegal dumping of two (2) 55-gallon drums containing an oily solvent. The response was to analyze samples to determine if hazardous for disposal. The report indicated that they would try to locate the responsible party for the cost of the cleanup and possible prosecution. Due to the date of the incident and lack of evidence of any off-site concerns, the potential environmental impact to the subject Property is considered to be low.

Drycleaners: The ADEQ maintains a Drycleaners Inventory List that summarizes current and historic dry cleaners sites located throughout the state of Arizona. The database is dated June 2006. The Allands report identified no (0) drycleaners located within a 0.125 mile radius of the Property boundary (Allands).

Environmental Permits: The ADEQ AZURITE Database System maintains a database of facilities that discharge a material directly or indirectly adds any pollutant to the waters of the state and required to obtain a permit required by the Aquifer Protection Permit Rules. These permits include Groundwater Permits, Reuse Permits, National Pollutant Discharge Elimination System (NPDES) Permitted Facilities, and Aquifer Protection Permits. The subject Property was not identified on these lists (Allands).

7.0 NON-SCOPE CONSIDERATIONS

The following non-scope issue is not an REC and therefore is of no consequence regarding Appropriate Inquiry (CERCLA liability) per ASTM 1527. However, in an attempt to provide further information that may be required by future Property owner/occupant(s), Speedie and Associates provides the following information.

7.1 Asbestos

Asbestos Containing Material is a given material that contains > 1% Asbestos fibers by volume/layer of building material, and suspect ACMs are those materials that are other than wood, glass, or steel. The asbestos industry is one of the most regulated fields in today's market. Both the Occupational Safety & Health Administration (OSHA) and the EPA have rules that govern the asbestos industry. These rules affect our clients because they govern asbestos containing materials (ACMs), which may be found in all buildings, regardless of the size or age of the structure. OSHA regulations govern the identification and management of ACMs within a structure, and the protection of employees who may disturb ACMs. The EPA governs ACMs within schools, and the disturbance of ACMs within any other structure that is deemed a "facility." The EPA identifies a "facility" as any institutional, commercial, public, industrial, or residential structure, installation, or building (including any structure, installation, or building containing condominiums or individual dwelling units operated as a residential cooperative, but excluding residential buildings having four or fewer dwelling units). No structures deemed a "facility" were identified on the Property.

7.2 Soil Vapor Impacts

A vapor encroachment condition (VEC) screen was evaluated under the general guidelines established by ASTM E2600 for Vapor Encroachment Screening on Property Involved in Real Estate Transactions. The Property conditions were reviewed for the likely presence of Chemicals of Concern (COC) vapors in the sub-surface from contaminated soil or groundwater on or within 0.33 miles of the Property. In evaluating the potential for a VEC at the site, we evaluated the Tier 1 condition from information generally collected from the Phase I ESA. The information cited two (2) closed LUST sites and closed landfill in the environmental regulatory databases as potential areas of concern within the minimum 0.33 search distance.

The two (2) LUST sites were located approximately 0.2 to 0.3 miles from the subject Property and were identified with closed LUST cases with ADEQ. The COCs for the LUST sites were petroleum hydrocarbons. The two (2) LUST sites were outside of the critical distance of the subject Property and reportedly only had impacts to soil. Therefore, the potential environmental impact from the LUST sites to the subject Property is believed to be low.

The closed Lone Cactus Landfill was located adjoining the Property to the south. The COC were mainly methane gas because of safety issues related to a potential explosion hazard. Methane is a common landfill gas if not properly vented at the landfill site may migrate to nearby structures and present a health and safety problem. Methane can travel over distances greater than one-fourth of a mile from a landfill. The closest landfill monitoring probes and gas vent sample ports to the subject Property were located along the northern perimeter of the landfill and near the southern boundary of the subject Property. These included monitoring probes MP-06, MP-07, and MP-08 and gas vent sample ports V-10, V-11, V-12, V-13, and V-14. According to the most recent *Annual Report and Probe Readings* report, there were low levels of methane gas ranging from 0.1 % to 0.5 % recorded in all of the landfill gas monitoring probes during the April 2020 quarterly event; methane gas was not recorded in the probes in the other quarterly events. The report concluded no methane gas exceedances and the concentrations were well below the 25% lower explosive limits (LEL) for methane as required in the APP. Based on the most recent *2020 Biennial Groundwater Sampling Event Report*, Waste Management and Brown and Caldwell indicated that the results of samples collected during the biennial event were within historic ranges and no results exceeded an alert level (AL) or aquifer quality limit (AQL). The groundwater elevations were measured in MW-1 at 1,258.40 feet amsl and in MW-2 at 1,215.96 feet amsl. Depth to groundwater was at 191.44 feet bgs in MW-1 and 227.01 feet bgs in MW-2 with groundwater flow direction generally to the south across the landfill site. The Lone Cactus Landfill is located hydrogeologically down-gradient of the subject Property. Based on the most recent information reviewed, Speedie and Associates does not believe there is a concern for VEC associated with the landfill as long as the gas control system continues to operate properly.

8.0 FINDINGS AND CONCLUSIONS

At the time of the site reconnaissance, the subject Property consisted of 35 acres of native desert and vacant land. A small wash was observed extending north to south near the western Property boundary. Standing water from recent rainfall was observed within the wash. Overhead power lines were observed along the northern and easternmost eastern Property boundaries. A pole-mounted transformer was located near the northeast corner of the Property. A bus stop was also located near the northeast corner of the Property along 7th Street. Worn paths from vehicles crossing the Property were observed near the northwestern and central portions of the Property. The paths appeared to extend across the Property from Deer Valley Road to the south adjoining property. A small concrete pad was observed near the easternmost Property boundary. Two (2) vagrant camps were observed on the Property near the southeast corner. Beer bottles, tires, and wind-blown trash were observed throughout the Property. The type and amount of trash was typical for a vacant lot. No signs of previous development were observed and no unusual stains or odors were detected during the site reconnaissance. No other significant features were observed on the Property at the time of the site visit.

Historically, the Property appeared to be native desert and/or vacant land with dirt trails or dirt roads from 1949 to 2021.

The closed Lone Cactus Landfill was located adjoining the Property to the south. The COC were mainly methane gas because of safety issues related to a potential explosion hazard. Methane is a common landfill gas if not properly vented at the landfill site may migrate to nearby structures and present a health and safety problem. Methane can travel over distances greater than one-fourth of a mile from a landfill. The closest landfill monitoring probes and gas vent sample ports to the subject Property were located along the northern perimeter of the landfill and near the southern boundary of the subject Property. These included monitoring probes MP-06, MP-07, and MP-08 and gas vent sample ports V-10, V-11, V-12, V-13, and V-14. According to the most recent *Annual Report and Probe Readings* report, there were low levels of methane gas ranging from 0.1% to 0.5% recorded in all of the landfill gas monitoring probes during the April 2020 quarterly event; methane gas was not recorded in the probes in the other quarterly events. The report concluded no methane gas exceedances and the concentrations were well below the 25% LEL for methane as required in the APP. Based on the most recent *2020 Biennial Groundwater Sampling Event Report*, Waste Management and Brown and Caldwell indicated that the results of samples collected during the biennial event were within historic ranges and no results exceeded an AL or AQL. The groundwater elevations were measured in MW-1 at 1,258.40 feet amsl and in MW-2 at 1,215.96 feet amsl. Depth to groundwater was at 191.44 feet bgs in MW-1 and 227.01 feet bgs in MW-2 with groundwater flow direction generally to the south across the landfill site. The Lone Cactus Landfill is located hydrogeologically down-gradient of the subject Property. Based on the most recent information reviewed, the closed Lone Cactus Landfill appears to be in compliance with the APP requirements for post-closure landfill. Therefore, Speedie and Associates does not believe there is a concern for VEC associated with the landfill as long as the gas control system continues to operate properly.

The Property was not identified in the environmental regulatory databases. The other environmental regulatory listings identified in the vicinity of the Property do not appear to be sources of a REC for the Property at this time.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E 1527 for the subject Property identified as the 35-Acre Development located at the southwest corner of 7th Street and Deer Valley Drive in Phoenix, Arizona. Any exceptions to, or deletions from, this practice are described in Section 1.1 of this report. Based on information collected during Phase I ESA procedures and analysis, this assessment has revealed no evidence of RECs, controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs) or *de minimis* conditions in connection with the Property.

9.0 RECOMMENDATIONS

Based on information collected during Phase I ESA procedures and analysis, we recommend no further investigation in regards to RECs at the subject Property at this time.

10.0 LIMITATIONS

Our investigation has been carried out with diligence and detail consistent with prevailing standards and engineering practice. The scope of this investigation was limited to visual and physical observations made during the site visit, interviews with public agency personnel and a review of reasonably ascertainable records and literature. As a result, our conclusions are based largely on information supplied by others. We as environmental professionals are not required to verify the information, but may rely on the information unless actual knowledge concerning the validity of the information is known or is obvious to the professional, based on other collected information. The assessment focus was on identifying the presence or likely presence of any hazardous substances or petroleum products on a Property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the Property or into the ground, groundwater, or surface water of the Property. We are unable to predict events, which may occur after our site visit and result in Property contamination, such as “midnight” dumping or accidental spillage.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a Property. Performance with ASTM Practice environmental 1527 is intended to reduce, but not eliminate uncertainty, in connection with a Property while recognizing reasonable limits of time and cost. It should not be concluded or assumed that an inquiry was not appropriate inquiry merely because the inquiry did not identify RECs in connection with a Property. Additionally, it cannot be assumed that any RECs identified during the assessment are the only conditions to exist for the Property. Any conclusion should not be construed as a guarantee for absence, or an attempt at quantification of materials creating RECs, but merely the results of the assessment.

11.0 RELIANCE

We have performed our services for this project in accordance with our proposal and the report is solely for the use of BDCAZ I, LLC and the Arizona State Land Department. Any reliance on this report by any other party shall be at such party's sole risk.

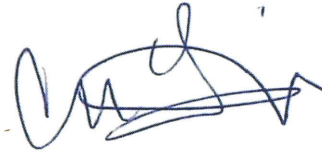
12.0 REPORT CERTIFICATION

This environmental site assessment was performed by an environmental professional or conducted under the supervision or responsible charge of an environmental professional. We declare that, to the best of our professional knowledge and belief, the individuals associated with the preparation of this report meet the definition of Environmental professional as defined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. A summary of Project Personnel Credentials is included in Appendix C.

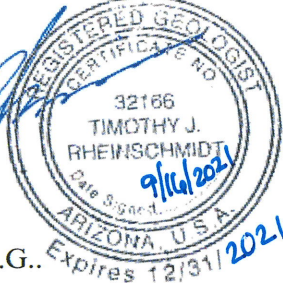
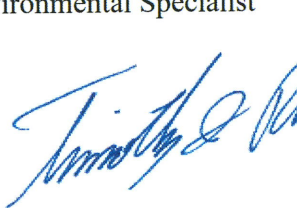
Respectfully submitted,
Speedie and Associates



Daniel Jones
Environmental Specialist



Connie F. Jiron
Project Manager



Timothy J. Rheinschmidt, R.G..
Project Geologist



Christina T. Vickers
Environmental Division Manager

13.0 REFERENCES CITED and REVIEWED

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APPENDIX A:
SURFACE PHOTOGRAPHS

APPENDIX A: Surface Photographs



Photo No. 1: Southwest corner of the Property facing east along the southern boundary.



Photo No. 2: Southwest corner of the Property facing northeast and looking across the Property.



Photo No. 3: Southwest corner of the Property facing north along the western boundary.



Photo No. 4: Northwest corner of the Property facing south along the western boundary.



Photo No. 5: Northwest corner of the Property facing southeast and looking across the Property.



Photo No. 6: Northwest corner of the Property facing east along the northern boundary.

APPENDIX A: Surface Photographs



Photo No. 7: Northeast corner of the Property facing west along the northern boundary.



Photo No. 8: Northeast corner of the Property facing southwest and looking across the Property.



Photo No. 9: Northeast corner of the Property facing south along the eastern boundary.



Photo No. 10: Easternmost southeast corner of the Property facing north along the eastern boundary.



Photo No. 11: Easternmost southeast corner of the Property facing northwest and looking across the Property.



Photo No. 12: Easternmost southeast corner of the Property facing west along the southern boundary.

APPENDIX A: Surface Photographs



Photo No. 13: View of pole-mounted transformer located near the northeast corner of the Property; view to the east.



Photo No. 14: View of bus stop located near the northeast corner of the Property; view to the southeast.



Photo No. 15: View of small concrete pad located near the eastern portion of the Property; view to the northwest.



Photo No. 16: View of water within a wash located near the western boundary of the Property; view to the northwest.

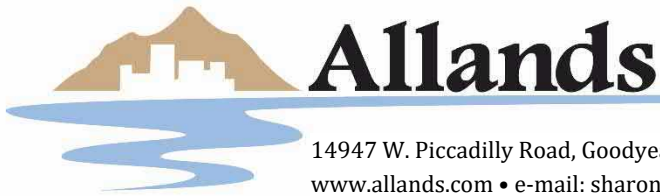


Photo No. 17: View of vagrant camp located near the easternmost southeast portion of the Property; view to the northwest.



Photo No. 18: View of vagrant camp located near the southernmost southeast portion of the Property; view to the north.

**APPENDIX B:
REGULATORY DATABASE (ASTM) SEARCH**



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www.allands.com • e-mail: sharon@allands.com

Historical Title and Environmental Research

REGULATORY DATABASE (ASTM) SEARCH

YOUR FILE NO: 211709EA

ALLANDS FILE NO: 2021-07-004D

DATE OF REPORT: July 13, 2021

ALLANDS hereby reports the search results of Federal and State Databases according to ASTM standards for Phase I Environmental Site Assessments E 1527-13. Allands is not responsible for errors in the available records. The total liability is limited to the fee paid for this report. This is a confidential, privileged and protected document for the use of Speedie & Associates.

1. The land referred to in this report is located in Maricopa County, Arizona, described as follows:

Property located at the Southwest corner of 7th Street and Deer Valley Drive, Phoenix, Arizona, being in the Northeast quarter of Section 20, Township 4 North, Range 3 East, Gila and Salt River Base and Meridian

REGULATORY DATABASE SEARCH SUMMARY

| Database | Date of Database | Approximate Minimum Search Distance (miles) | Reported Facilities |
|---|------------------|---|---------------------|
| Standard Federal ASTM Environmental Record Sources | | | |
| NPL (National Priorities List) / Proposed NPL / DOD (Department of Defense Sites) | 07/21 | 1.0 | 0 |
| Delisted National Priorities List | 07/21 | 0.5 | 0 |
| CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System)/No Further Remedial Action Planned (NFRAP) / Superfund Enterprise Management Systems (SEMS) | 07/21 | 0.5 | 0 |
| RCRA (Resource Conservation and Recovery Act) | 07/21 | 0.125 | 3 |
| RCRA – CORRACTS (Corrective Action Sites) | 07/21 | 1.0 | 0 |
| RCRA – Non-CORRACTS TSDFs (Non-Corrective Action Treatment, Storage, and Disposal Facilities) | 07/21 | 0.5 | 0 |
| ERNS (Emergency Response Notification System) | 07/21 | 0.125 | 0 |
| Standard State ASTM Environmental Record Sources | | | |
| WQARF (Water Quality Assurance Revolving Fund) Areas | 07/21 | 1.0 | 0 |
| Superfund Program List (replaces ACIDS) | 08/04 | 0.5 | 0 |
| Solid Waste Facilities/Landfill Sites – Operating and Closed | 05/99 & 05/04 | 0.5 | 1 |
| Control Registries | 07/21 | Site only | 0 |
| Brownfields / Voluntary Remediation Program | 12/16 | 0.5 | 0 |
| Registered USTs (Underground Storage Tanks) (includes Tribal Records) | 07/21 | 0.125 | 1 |
| LUSTs (Leaking Underground Storage Tanks) Incident Reports (includes Tribal Records) | 07/21 | 0.5 | 3 |
| Additional Environmental Record Sources | | | |
| RCRA Compliance Facilities | 07/21 | 0.125 | 0 |
| Hazardous Materials Incidents Emergency Response Logbook | 1984-06/01 | 0.125 | 3 |
| ADEQ Drywell Registration Database (includes Tribal Records) | 07/21 | 0.125 | 7 |
| Environmental Permits | 07/21 | Site only | 0 |
| Fire Insurance Maps | Various | Site and adjoining | 0 |
| Topographical / Aerial Maps | See text | Site and adjoining | 2 |
| VEMUR / DEUR / LIENS / DEURTRACKER | 07/21 | Site only | 0 |
| DRYCLEANER | 06/06 | 0.125 | 0 |
| Arizona Department of Water Resources Well Registration Database | 07/21 | Site and adjoining | See Text |

Allands contacts the appropriate sources on a quarterly basis to maintain currency of data

Standard Federal ASTM Environmental Record Sources

SUPERFUND NATIONAL PRIORITIES LIST (NPL)

Under Section 105 of the Comprehensive Environmental Response, Compensation and Liability Act the Environmental Protection Agency established a National Priorities List (NPL) of Superfund sites. In addition, Proposed NPL and DOD (Department of Defense) Sites are researched in the section. These databases are provided by the EPA and the Arizona Department of Environmental Quality, dated July, 2021, and searched to identify all NPL/Proposed NPL/ DOD sites within a 1.0 mile search distance from subject property exterior boundaries.

Note: Due to inconsistency between the general area site description in the Narrative site information and the detailed site map, the distance/directions are determined based upon the most current site map available from ADEQ.

No National Priorities List (NPL) / Proposed NPL / DOD Sites were found located within a 1.0 mile search distance from subject property exterior boundaries.

DELISTED NATIONAL PRIORITIES LIST

Site may be delisted from the National Priorities List where no further response is appropriate. This database is provided by the Environmental Protection Agency, dated July, 2021, and searched to identify all Delisted NPL Sites within a 0.5 mile search distance from subject property exterior boundaries.

No Delisted National Priorities List (NPL) Sites were found located within a 0.5 mile search distance from subject property exterior boundaries.

FEDERAL CERCLIS / NFRAP LIST / SEMS

The CERCLIS list contains sites which are either proposed to or on the NPL and sites which are in the screening and assessment phase for possible inclusion on the NPL. Those sites on the NFRAP list have no further remedial action planned. This database has been archived by EPA as of November 12, 2013 and the Superfund Enterprise Management System (SEMS) has replaced the former CERCLIS/NFRAP lists and is dated July, 2021 and searched for facilities within a 0.5 mile search distance from subject property exterior boundaries.

No CERCLIS / NFRAP / SEMS facilities were found located within a 0.5 mile search distance from subject property exterior boundaries.

RESOURCE CONSERVATION AND RECOVERY ACT FACILITIES (RCRA)

Under RCRA the Environmental Protection Agency compiles a database of facilities that are involved in the generation of hazardous materials. This database is from the Arizona Department of Environmental Quality RCRAInfo Database, dated July, 2021 and checked for Federal RCRA facilities located within a <=0.125 mile search distance from subject property exterior boundaries.

| EPA ID | FACILITY | ADDRESS | NOTIF. DATE | STATUS |
|--------------|--|----------------------|-------------|--------|
| AZD981647936 | Phoenix, City Of / Tactical Operations | 102 E Deer Valley Rd | 4/16/2008 | N |
| AZR000507491 | Dallas Airmotive | 21625 N Central Ave | 2/9/2009 | CEG |
| AZD983477480 | GTS Global Test Service / Lone Cactus Landfill | 21402 N 7th Street | 07/29/2002 | N |

CODES:

LQG: Large quantity generator (more than 1000 kg per month)
SQG: Small quantity generator (100 – 1000 kg per month)
CEG: Conditionally exempt small quantity generator (less than 100 kg per month)
VSQG: Very Small Quantity Generators
N : Not a generator verified or inactive generator

CORRACTS FACILITIES

Under RCRA the Environmental Protection Agency compiles a database of Corrective Action Sites, sites with known contamination. Also known as the RCRA CORRACTS List, this is a list maintained by the EPA of RCRA sites at which contamination has been discovered and where some level of corrective clean-up activity has been undertaken. For example, a site may have been on the RCRA TSD or the RCRA Generators site list, and was placed on the CORRACTS list once contamination was discovered and remediation was underway. This database is dated July, 2021, and checked for facilities which occurred within a 1.0 mile search distance from subject property exterior boundaries.

No Facilities were found which occurred within a 1.0 mile search distance from subject property exterior boundaries.

NON-CORRACTS TSD FACILITIES

Under RCRA the Environmental Protection Agency compiles a database of facilities that are involved in the transportation, treatment, storage, or disposal of hazardous materials. This database is from the Arizona Department of Environmental Quality Arizona Hazardous Waste Treatment, Storage and Disposal Facilities, dated July, 2021, and checked for Facilities which occurred within a 0.5 mile search distance from subject property exterior boundaries.

No TSD Facilities were found which occurred within a 0.5 mile search distance from subject property exterior boundaries.

FEDERAL EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) LIST

The ERNS list is a national database used to collect information on reported releases of oil and hazardous substances. This database is provided by the National Response Center and the EPA through the Right of Know Net by OMB Watch and Unison Institute from 1983 to July, 2021, and checked for incidents located within a ≤ 0.125 mile search distance from subject property exterior boundaries.

No incidents were found located within a ≤ 0.125 mile search distance from subject property exterior boundaries.

Standard State ASTM Environmental Record Sources

WATER QUALITY ASSURANCE REVOLVING FUND (WQARF)

The state of Arizona established a remedial program under A.R.S. 49-282 to facilitate the conservation and clean-up of Arizona drinking water and water sources. Under the authority of the WQARF program, the state actively identifies any actual or potential impact upon state waters, evaluates the extent of contamination, identifies parties responsible, and provides money grants to assist in clean-up activities. This database is provided by the Arizona Department of Environmental Quality dated July, 2021, and searched to identify all WQARF sites within a 1.0 mile search distance from subject property exterior boundaries.

Note: Due to inconsistency between the general area site description in the Narrative site information and the detailed site map, the distance/directions are determined based upon the most current site map available from ADEQ.

No WQARF Registry List sites were found located within a 1.0 mile search distance from subject property exterior boundaries.

ARIZONA SUPERFUND PROGRAM LIST

The Arizona Superfund Program List replaces the Arizona CERCLIS Information Data System (ACIDS). This list is more representative of the sites and potential sites within jurisdiction of the Arizona Department of Environmental Quality Superfund Programs Section (SPS). This database is provided by the Arizona Department of Environmental Quality, dated August, 2004, and searched to identify all sites within a 0.5 mile search distance from subject property exterior boundaries.

No facilities on the Arizona Superfund Program List were found located within a 0.5 mile search distance from subject property exterior boundaries.

Program Status codes:

| | |
|-------------|---|
| Pending PI | WQARF Preliminary Investigation (PI) is scheduled or in process |
| On Registry | PI has resulted in inclusion of a site on the WQARF Registry |
| ACTIVE | The Department of Defense is presently addressing the site |
| On NPL | site has been listed on the CERCLA National Priorities List |

LANDFILLS

The state of Arizona maintains listings of closed and permitted, operating landfills and solid waste dump sites. Lists of closed facilities are not necessarily complete - older dumping areas may not be documented. This database is from the Arizona Department of Environmental Quality Waste Programs Division; Solid Waste Section Directory of Arizona Active and Inactive Landfills dated May, 1999 and May, 2004, and checked for active and inactive landfills located within a 0.5 mile search distance from subject property exterior boundaries.

| FACILITY | SEC/TWN/RNG | LOCATION | DISTANCE/ DIRECTION |
|------------------------------|-------------|---|------------------------|
| Lone Cactus Rubbish Landfill | 20/4N/3E | NWC of 7 th Street and Beardsley Road | 0.1 mi. South |

Codes:

MSWLF: Municipal Solid Waste Landfills
CSWLF: Closed Solid Waste Landfills
CSWOD: Closed Solid Waste Dumps

CONTROL REGISTRIES

Under ASTM E 1527-13, Federal, State and Tribal institutional control / engineering control registries need to be researched. EPA Envirofacts was reviewed for federal institutional or engineering controls and The Arizona Department of Environmental Quality has developed the AZURITE Database, reviewed through ADEQ GIS eMaps, which retrieves any institutional or engineering controls, dated July, 2021, and was researched for inclusion of subject property.

No institutional or engineering controls were found which occurred at subject property

BROWNFIELDS / VOLUNTARY CLEANUP PROGRAM

The Arizona Department of Environmental Quality has developed the AZURITE Database, reviewed through ADEQ GIS eMaps, which includes the ADEQ Voluntary Remediation Program dated August, 2018 and the ADEQ Brownfields Tracking System, dated December, 2016, and searched for sites which occurred within a 0.5 mile search distance from subject property exterior boundaries.

No brownfield sites were found which occurred within a 0.5 mile search distance from subject property exterior boundaries.

REGISTERED UNDERGROUND STORAGE TANKS (UST)

State (A.R.S. 49-1001 to 1014) and Federal (RCRA Subtitle I) laws require that persons who own or have owned underground storage tanks containing “regulated substances” complete a notification form and register the tank with the state. Tribal UST records are researched when subject property exterior boundaries are within search distance of Tribal lands. This database is from the Arizona Department of Environmental Quality UST Log dated July, 2021, and searched for UST sites located within a <=0.125 mile search distance from subject property exterior boundaries.

| Facility ID | Facility Name | Address | Tank No | Tank Inst Date | Closure Type | Closure Date |
|-------------|----------------------|----------------|---------|----------------|--------------|--------------|
| 0-008862 | Lone Cactus Landfill | 21402 N 7th St | 1 | 8/1/1990 | Removal | 3/19/1999 |
| 0-008862 | Lone Cactus Landfill | 21402 N 7th St | 2 | 8/1/1990 | Removal | 3/19/1999 |
| 0-008862 | Lone Cactus Landfill | 21402 N 7th St | 3 | 8/1/1990 | Removal | 3/19/1999 |
| 0-008862 | Lone Cactus Landfill | 21402 N 7th St | 4 | 8/1/1990 | Removal | 3/19/1999 |

DETAILS

NOTE: Details section is from the ADEQ 2003 UST list, newer lists do not provide this information.

| | | | | |
|------------------------|----------|---------------|-------------|------------------------|
| Facility Id | Facility | | Owner Id | Owner |
| Tank No. | Status | Content | Capacity | Age |
| Tank Release Detection | | Pipe Material | Piping Type | Tank Material |
| | | | | Pipe Release Detection |

0-008862 **GTS** Maricopa Co. 5498 Range Rover Of North America
21402 N 7th Street ,Phoenix AZ 85024

1 REMV Diesel 3000 Groundwater Monitoring Tank Tightness with Fiberglass Reinforced Plastic Pressure Groundwater Monitoring Line Inventory Controls Vapor Monitoring Tightness Testing Vapor Monitoring
2 REMV Gasoline 3000 Groundwater Monitoring Tank Tightness with Fiberglass Reinforced Plastic Pressure Groundwater Monitoring Line Inventory Controls Vapor Monitoring Tightness Testing Vapor Monitoring

3 REMV Gasoline 3000 Groundwater Monitoring Tank Tightness with Fiberglass Reinforced Plastic Pressure Groundwater Monitoring Line Inventory Controls Vapor Monitoring Tightness Testing Vapor Monitoring

4 REMV Gasoline 6000 Interstitial Monitoring (Secondary Fiberglass Reinforced Plastic Pressure Groundwater Monitoring Line Containment) Tank Tightness with Inventory Tightness Testing Vapor Controls Vapor Monitoring Monitoring

**REGISTERED LEAKING UNDERGROUND STORAGE TANKS
(LUST)**

Owners of USTs are required to report to the Arizona Department of Environmental Quality any and all releases of tank contents for which ADEQ maintains an ongoing file documenting the nature of contamination and the status of each such incident. Tribal LUST records are researched when subject property exterior boundaries are within search distance of Tribal lands. This database is from the ADEQ LUST Log dated July, 2021, and searched for LUST sites located within a 0.5 mile search distance from subject property exterior boundaries.

| ID | LUST ID NO | FACILITY | ADDRESS | DATE OPEN | DATE CLOSED | P CODE | DIST./ DIREC. |
|-----------|-------------------------------|----------------------------|----------------------|-------------------------------------|-------------------------------------|-------------------|----------------------|
| 0-008862 | 5058.01 | GTS / Lone Cactus Landfill | 21402 N 7th Street | 3/23/1999 | 3/28/2000 | 5R1 | 0.1 mi. S |
| 0-000181 | 2555.01 | Sanifill Of Arizona Inc | 21001 N 7th St | 11/19/1992 | 4/19/1995 | 5R1 | 0.2 mi. S |
| 0-006120 | 4869.01 4869.02 4869.03 | Softwind Development Co | 219 W Lone Cactus Dr | 3/24/1998 3/24/1998 3/24/1998 | 1/22/2001 1/22/2001 1/22/2001 | 5R1 5R1 5R1 | 0.3 mi. SW |

P CODE (Leaking UST Priority):

| | |
|-----|-------------------------------------|
| 5R1 | Closed soil levels meet RBCA Tier 1 |
|-----|-------------------------------------|

Additional Environmental Record Sources

RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) COMPLIANCE FACILITIES

The RCRA Compliance Log lists facilities that have been or presently are under investigation for non-compliance with RCRA regulations. Inclusion of any facility on this list indicates a history of compliance problems and RCRA regulatory violation. This database is from the Arizona Department of Environmental Quality RCRA Compliance Log, dated July, 2021, and searched for compliance facilities within a <=0.125 mile search distance from subject property exterior boundaries.

No compliance facilities were found located within a <=0.125 mile search distance from subject property exterior boundaries.

HAZARDOUS MATERIAL INCIDENTS

The Arizona Department of Environmental Quality (ADEQ) Response Team documents spills and incidents involving hazardous materials that are reported to the unit. This database is from the Arizona Department of Environmental Quality Emergency Response Log from 1984 through June, 2001, and checked for hazardous material incidents located within a <=0.125 mile search distance from subject property exterior boundaries.

| ID | DATE | FACILITY | ADDRESS | DETAILS |
|----------|------------|-----------------|----------------------------------|------------------------|
| 92-072-B | 7/8/1992 | Unknown | 7th St Ne Of Deer Valley Airport | Waste Oil/Drum |
| 87-148 | 7/8/1987 | Phx Police Dept | Deer Valley Airport | Unk/Oil (Possible Pcb) |
| 88-395 | 12/30/1988 | Unknown | Deer Valley Rd & 7th St | 1 Gal/Oil (Used) |

ADEQ DRY WELL REGISTRATION DATA BASE

Dry wells are constructed for the purpose of collecting storm waters. Dry wells are required to be registered with ADEQ. Tribal Drywell records are researched when subject property exterior boundaries are within search distance of Tribal lands. This database is from the ADEQ dry well registration database dated July, 2021, and searched for dry wells located within a ≤ 0.125 mile search distance from subject property exterior boundaries.

| FACILITY | ADDRESS | BEG REG # | END REG # | TOTAL WELLS |
|--------------------------------------|-----------------------|------------------|------------------|--------------------|
| One East Deer Valley Business Center | 1 East Deer Valley Rd | 41885 | 41886 | 2 |
| One East Deer Valley | 1 East Deer Valley | 55332 | 55333 | 2 |
| Specialty Plumbing | 22200 N 7th St | 19504 | 19505 | 2 |
| Pristine Auction II | | 86525-NOB3 | | 1 |

ENVIRONMENTAL PERMITS

These lists include Groundwater Permits, Reuse Permits; National Pollutant Discharge Elimination System (NPDES) Permitted Facilities and Aquifer Protection Permits. Any facility which discharges a material that directly or indirectly adds any pollutant to the waters of the state may be required to obtain a permit as required by the Aquifer Protection Permit Rules. These databases are from the Arizona Department of Environmental Quality through its AZURITE Database System and the Environmental Protection Agency and updated to July, 2021, and checked for inclusion of subject property.

Subject property was not found on these lists.

FIRE INSURANCE MAPS

A review was made at the Arizona State Capital Archives for Fire Insurance Maps, more commonly known as Sanborn Maps, which covered the area in which the subject property is located. Subject property is not located within the boundaries of available maps.

USGS 7.5 MINUTE TOPOGRAPHICAL MAPS AERIAL PHOTOS

The United States Geological Survey Topographic maps and Aerial Photos are derived from Terrain Navigator Software from My Topo, a Trimble Company. (www.mytopo.com) and are for informational purposes only.

| NAME | TYPE | DATE | REVISION | CONTOUR INTERVAL |
|-------------|--------|------|----------|------------------|
| Union Hills | Topo | 1964 | 1981 | 20 feet |
| Bing | Aerial | 2021 | | |

VOLUNTARY ENVIRONMENTAL MITIGATION USE RESTRICTIONS BY OWNERS (VEMUR'S); DECLARATION OF ENVIRONMENTAL USE RESTRICTIONS (DEUR); AND ENVIRONMENTAL LIENS

A.R.S. 49-152. This states that the Director of the Arizona Department of Environmental Quality shall allow property owners, who have voluntarily elected to remediate their property for nonresidential uses, to record in the applicable county recorder's office a VEMUR limiting, by legal description, the area necessary to protect public health and the environment to nonresidential uses if contamination remains on the property at or above certain levels. In accordance with Arizona Administrative Code (A.A.C.) R18-7-201 et. Seq., a Declaration of Environmental Use Restriction (DEUR) is a voluntary notice to deed which restricts the use of a property to non-residential use. ADEQ maintains a repository listing of sites remediated under programs administered by the department. This is called the Remediation and DEUR Tracking System (RDT) ADEQ's RDT was researched for inclusion of subject property.

No VEMUR'S, DEUR'S; nor Environmental Liens were found listed for subject property.

DRYCLEANERS

The Drycleaners Inventory List summarizes current and historic dry cleaners sites throughout the state of Arizona and is not all inclusive. This database is from the Report for the Arizona Department of Environmental Quality Dry Cleaners Inventory Project, dated June, 2006, and searched for dry cleaners sites located within a <=0.125 mile search distance from subject property exterior boundaries.

No drycleaners were found located within a <=0.125 mile search distance from subject property exterior boundaries.

ARIZONA DEPARTMENT OF WATER RESOURCES WELL REPORT

This database is from the Arizona Department of Water Resources Well Report Operations Division Report, dated July, 2021. This report identifies existing wells sequenced by legal description and checked for inclusion of subject site and adjacent properties within 10 Acres.

Imaged Records are available at: <http://infoshare.azwater.gov/docushare/dsweb/HomePage>

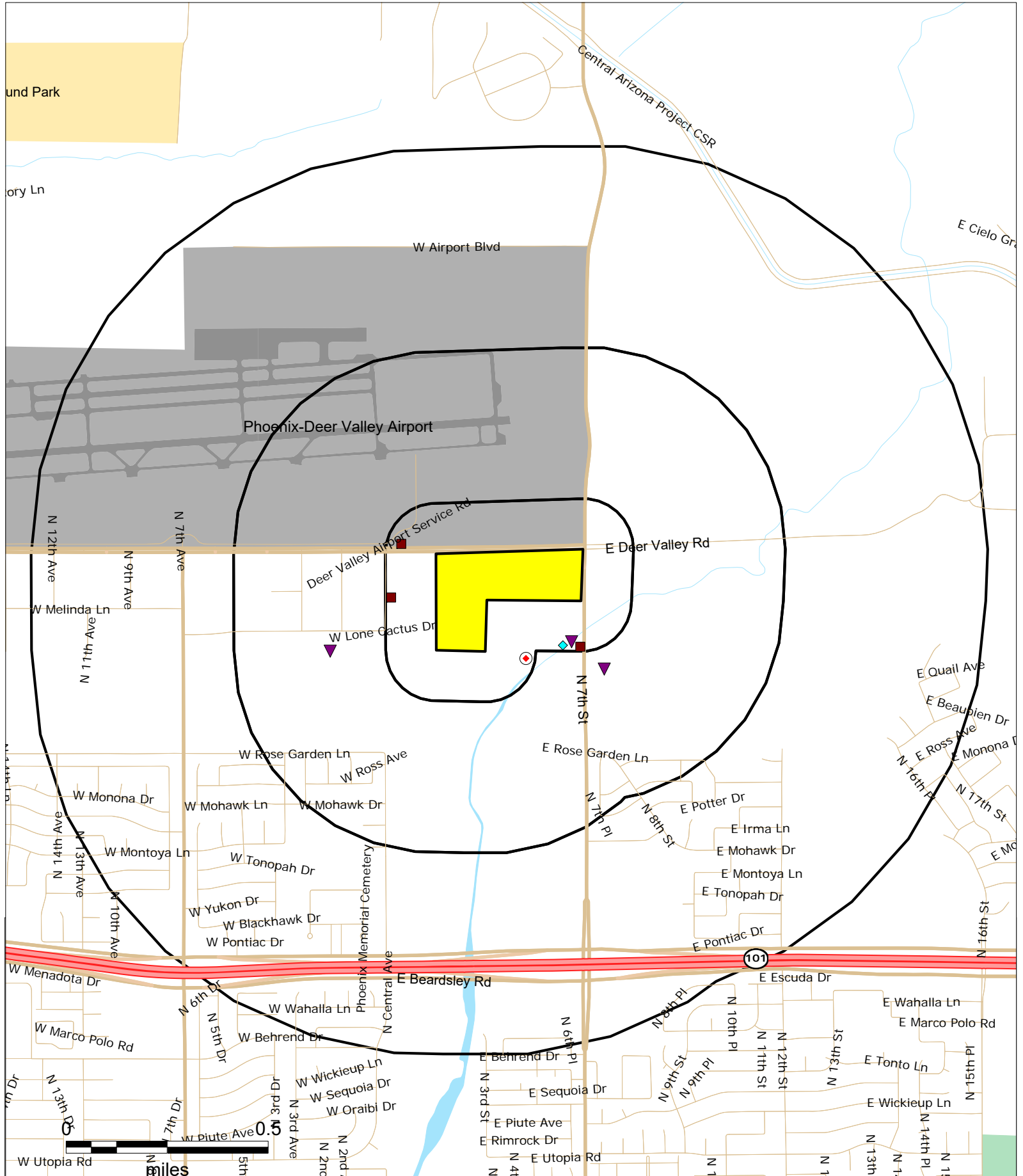
Water Uses (WU)

A Irrigation
 B Utility (Water Co.)
 C Commercial
 D Domestic
 E Municipal
 F Industrial
 G Recreational
 H Remediation
 I Mining
 J Stock
 K Other - Exploration
 L Drainage
 M Monitoring
 N None
 O Other - Non-Production
 P Remediation
 R Recharge
 T Test
 U Unknown
 V Dewatering

Legal Description

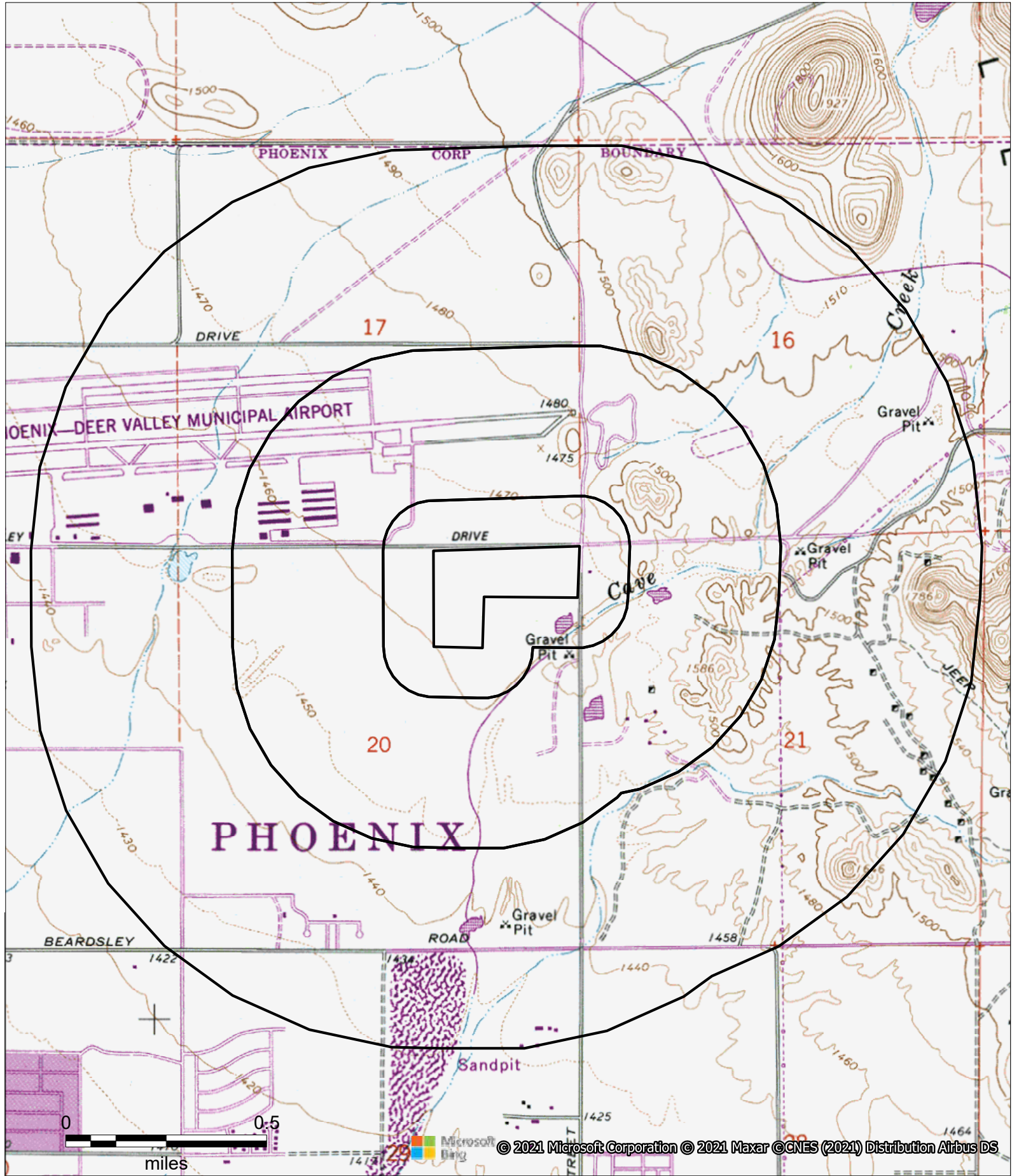
T Township
 N/S North or South
 R Range
 E/W East or West
 S Section
 Q1 Quarter of Section (160 Acres)
 Q2 Quarter of Section (40 Acres)
 Q3 Quarter Quarter Quarter of Section (10 acres)
 ID Well Registration Number
 WD Well Depth
 WL Water Level
 DIA Casing width

| ID | T | N/S | R | E/W | S | Q1 | Q2 | Q3 | WU | WD | WL | DIA | NAME |
|--------|---|-----|---|-----|----|----|----|----|----|----|----|-----|---|
| 234115 | 4 | N | 3 | E | 16 | | | | O | | | | Midwest Land Trust L L C |
| 901031 | 4 | N | 3 | E | 21 | | | | N | 70 | 40 | 6 | City Of Phoenix, Street Transportation Dept |



LEGEND

| | | | | | |
|--|-------------|-----------|-----------------|------|-------------|
| | SITE | USTs | CERCLA / NFRAP | RCRA | 2021-07-004 |
| | LUSTs | LANDFILLS | RCRA COMPLIANCE | | |



LEGEND

| | | | | | |
|--|-------------|-------|----------------|-----------------|-------------|
| | SITE | USTs | CERCLA / NFRAP | RCRA | 2021-07-004 |
| | | LUSTs | LANDFILLS | RCRA COMPLIANCE | |



LEGEND

★ **SITE**

◆ USTs

● CERCLA / NFRAP

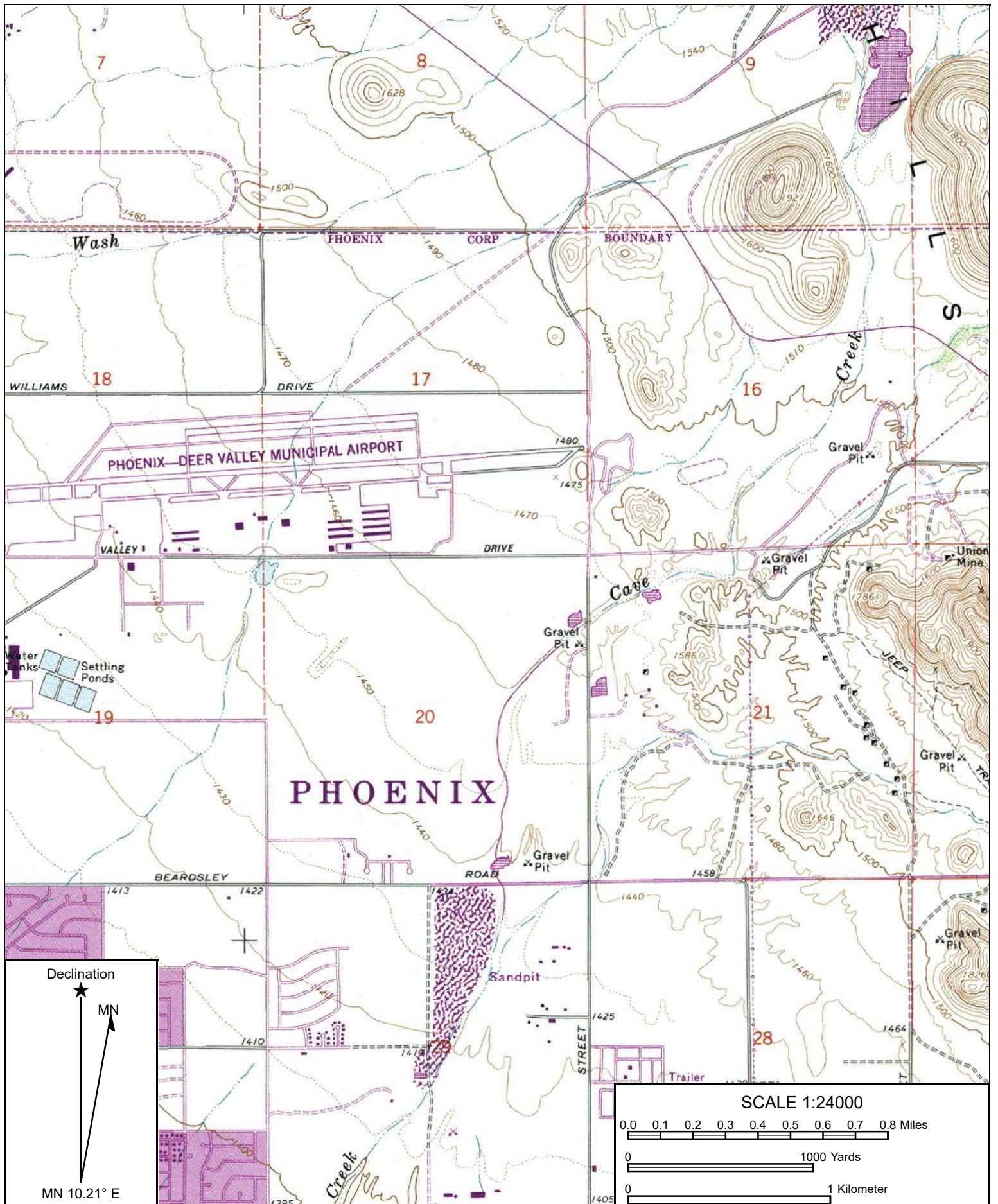
■ RCRA

2021-07-004

▼ LUSTs

● LANDFILLS

▲ RCRA COMPLIANCE



Name: UNION HILLS
 Date: 07/05/21
 Scale: 1 inch = 2,000 ft.

Location: 033° 40' 53.4438" N, 112° 04' 11.1627" W
 2021-07-004



14947 W. Piccadilly Road, Goodyear, AZ 85395 • Phone: 623-535-7800 • Fax: 623-535-7900
www.allands.com • e-mail: sharon@allands.com

Historical Title and Environmental Research

**TITLE AND JUDICIAL RECORDS FOR ENVIRONMENTAL LIENS AND
ACTIVITY AND USE LIMITATIONS; VOLUNTARY ENVIRONMENTAL
MITIGATION USE RESTRICTIONS BY OWNERS (VEMUR) AND
DECLARATION OF ENVIRONMENTAL USE RESTRICTIONS (DEUR)**

YOUR FILE NO: 211709EA

ALLANDS FILE NO: 2021-07-004E

Date of Report: July 13, 2021

Title Plant Date***: July 8, 2021

***The Title Plant Date reflects the most current data made available by the information sources used at the time the research was performed.

ALLANDS hereby presents an Environmental Search Report to the land described below. Allands is not responsible for errors in the available records. The total liability is limited to the fee paid for this report. This is a confidential, privileged and protected document for the use of Speedie & Associates.

1. The land referred to in this report is located in Maricopa County, Arizona.
2. Property located at the Southwest corner of 7th Street and Deer Valley Drive, Phoenix, Arizona, being in the Northeast quarter of Section 20, Township 4 North, Range 3 East, Gila and Salt River Base and Meridian
3. No VEMUR'S, DEUR'S; Environmental Liens, Brownfields, institutional controls, engineering controls, or activity and use limitations, if any, were found currently recorded against the property as searched at the subject county recorder's office.



Property Boundary



**APPENDIX C:
PROJECT PERSONNEL CREDENTIALS**

APPENDIX C: Project Personnel Credentials

DANIEL JONES – *Environmental Specialist*

Mr. Jones has four (4) years of experience in the environmental consulting and compliance industry. He is responsible for assisting the Project Manager and other Environmental Professionals with the historical research and field activities for Phase I and II ESAs. For this project, he performed the site visit under the supervision of an Environmental Professional, completed the photograph logs, and gathered historical photographs, city directories, permits, and other data for the Property. Mr. Jones received his bachelor's degree in Environmental Science from Arizona State University.

CONNIE F. JIRON – *Project Manager*

Ms. Jiron has more than 28 years of experience as an environmental professional in environmental engineering and consulting. Her areas of expertise include management, interpretation, and presentation of data generated by small and large multi-task projects. Ms. Jiron has performed and managed several thousand commercial, industrial, and single- and multi-family environmental site assessments. She is responsible for performing all components of Environmental Due Diligence (Phase I and II ESAs), including the site reconnaissance, regulatory review, historical research, interviews, records review, and technical report preparation. She also has experience performing soil and groundwater sampling, soil vapor investigations, supervision of subcontractors, interpretation of laboratory analytical results, oil-water separator profiling and management, asbestos and lead inspections, and oversight of abatement of remediation projects.

TIMOTHY J. RHEINSCHMIDT, R.G./C.R.S. – *Project Geologist*

Mr. Rheinschmidt is a registered geologist and certified remediation specialist in the state of Arizona with more than 32 years of experience performing hazardous and non-hazardous waste investigations, vadose zone characterization, regulatory compliance and permitting, and groundwater investigations. Mr. Rheinschmidt received his Bachelor degree in geology from San Jose State University, a Hazardous Waste Management Certificate from the University of California at Santa Barbara and has performed numerous Phase I, II and III investigations in both Arizona and California.

CHRISTINA T. VICKERS – *Environmental Division Manager*

Ms. Vickers has over 10 years of experience performing environmental due diligence assessments while following the needs and requirements of a varied number of reporting standards, including ASTM standards, EPA's All Appropriate Inquiry, and customized client formats for law offices, lending institutions, real estate developers, property owners and government agencies. She has managed and performed hundreds of environmental site assessments for a variety of agricultural, commercial, multi-family residential, and industrial/manufacturing properties throughout the Midwest and Southwest geographical regions. Ms. Vickers also has hands-on experience completing subsurface investigations including soil, soil vapor and groundwater sampling, indoor air sampling, and asbestos and lead-based paint surveys. Ms. Vickers received her Bachelor degree in Earth Sciences and Master's degree in Environmental Sciences from the University of Michigan-Dearborn.