



PHASE I ENVIRONMENTAL SITE ASSESSMENT

Vistancia West (280-Acre Portion)
Southwest of the Intersection of
Vistancia Boulevard & West Lone Mountain Road
Peoria, Maricopa County, Arizona

PREPARED FOR
Shea Homes Limited Partnership
8800 North Gainey Center Drive, Suite 350
Scottsdale, Arizona 85258
&
Arizona State Land Department
1616 West Adams Street
Phoenix, Arizona 85007

PREPARED BY
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AAI DATE: OCTOBER 26, 2021
REPORT DATE: NOVEMBER 29, 2021

Valid for a period of 180 days from the A.A.I. date of October 26, 2021



November 29, 2021

Shea Homes Limited Partnership
8800 North Gainey Center Drive, Suite 350 &
Scottsdale, Arizona 85258

Arizona State Land Department
1616 West Adams Street
Phoenix, Arizona 85007

ProTeX Project No.: 12356

Attention: Mr. Matt Telban

Subject: **PHASE I ENVIRONMENTAL SITE ASSESSMENT**
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Southwest of the Intersection of
Vistancia Boulevard & West Lone Mountain Road
Peoria, Maricopa County, Arizona

In accordance with your request, ProTeX, The PT Xperts, LLC (ProTeX) has completed a Phase I Environmental Site Assessment (ESA) of the proposed development identified as Vistancia West (280-Acre Portion), located southwest of the intersection of Vistancia Boulevard & West Lone Mountain Road in Peoria, Maricopa County, Arizona (the Site/Subject Property). Services were conducted in general conformance with the scope and limitations of the American Society of Testing and Materials E 1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", which is approved to meet the requirements of the federal All Appropriate Inquiry (A.A.I.) standards as set forth in the Code of Federal Regulations, Title 40, Section 312 (40 CFR 312).

This Environmental Site Assessment (ESA) has revealed no Recognized Environmental Conditions (RECs), no historical RECs, no controlled RECs, or potential for vapor intrusion on the Subject Property. No incident reports were found during environmental record reviews that would indicate historic or current releases of hazardous substances or petroleum products on nearby property with the potential to migrate to the Subject Property.

This assessment has been prepared for the exclusive use of, and may be relied upon by Shea Homes Limited Partnership, their successors, and assignees. It is valid for a period of 180 days from the A.A.I date of October 26, 2021.

We appreciate this opportunity to be of service. If you have any questions concerning our report, or if we can be of further service, please contact us at (602) 272-7891.

Sincerely,
ProTeX, the PT Xperts, LLC

A blue ink signature of Ritchie Bump.

Ritchie Bump
Environmental Professional
Director of Env. Services
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1.0 EXECUTIVE SUMMARY

ProTeX, the PT Xperts, LLC (ProTeX) has conducted a Phase I Environmental Site Assessment (ESA) of the proposed development identified as Vistancia West (280-Acre Portion), located southwest of the intersection of Vistancia Boulevard & West Lone Mountain Road in Peoria, Maricopa County, Arizona (the Site/Subject Property). Our services were conducted in general conformance with the scope and limitations of the American Society of Testing and Materials (ASTM) E 1527-13, “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process”, which is approved to meet the requirements of the federal All Appropriate Inquiry (AAI) standards as set forth in the Code of Federal Regulations, Title 40, Section 312 (40 CFR 312). Any additions or deletions from our scope of services are discussed in the appropriate sections of this assessment.

Vistancia West, the Site/Subject Property, is comprised of approximately 280-acres of undeveloped and native desert land, located southwest of the intersection of Vistancia Boulevard & West Lone Mountain Road, in Peoria, Maricopa County, Arizona; more specifically Section 22, Township 5 North, and Range 1 West of the Gila and Salt River Baseline and Meridian. The entirety of the Subject Property is considered Arizona State Trust Land, which are lands with no parcel designation and are managed by the Arizona State Land Department (ASLD). The ASLD is listed as the owner of this part of the Site, with a posted mailing address of 1616 West Adams Street in Phoenix, Arizona.

Reconnaissance of the Site was conducted on foot by Mr. Ryan Shell of ProTeX on November 10, 2021. The perimeter and the interior of the Subject Property was examined entirely on foot. Selected photographs of the Site and surrounding areas are presented in *Appendix C*. ProTeX has made observations concerning all items specified in Sections 9.4.2 through 9.4.4 of the ASTM E1527-13 Standard. The presence, brief description, or absence of each environmental concern is noted in the Table below for your convenience.

Summary of Subject Property Reconnaissance		
Issue(s)	ASTM Section	Observation(s)
Interior and Exterior Observations		
Current Use of Property	9.4.2.1	See Sections 3.1, 3.2, & 3.3
Past Use of the Property	9.4.2.2	See Section 4.1 & 7.1
Hazardous substances and petroleum products used, treated, stored, disposed of, or generated on the Subject Property in connection with identified present or past uses.	9.4.2.3	None Observed
Storage Tanks: Underground Storage Tanks (fill ports, vent pipes, manholes) & Aboveground Storage Tanks	9.4.2.4	None Observed
Odor (Strong, Pungent or noxious)	9.4.2.4	None Observed
Pools of Liquid, standing surface water or sumps	9.4.2.6	None Observed
Drums of hazardous substances or petroleum products (five-gallon, 55 gallon or totes)	9.4.2.7	None Observed
Hazardous substances and petroleum product containers (not necessarily in connection with identified uses)	9.4.2.8	None Observed
Unidentified substance containers suspected of containing hazardous substances or petroleum products	9.4.2.9	None Observed
Polychlorinated biphenyls (PCBs) Electrical equipment on-site (e.g., transformers, capacitors), Electrical equipment known or likely to contain PCBs, Hydraulic equipment on-site (e.g., elevators, truck door lifts), Hydraulic equipment known or likely to contain PCBs	9.4.2.10	None Observed
Interior Issues		
Heating/ cooling systems	9.4.3.1	N/A
Stains or corrosion on interior floors, walls or ceilings	9.4.3.2	N/A
Floor drains and interior sumps	9.4.3.3	N/A



Summary of Subject Property Reconnaissance		
Issue(s)	ASTM Section	Observation(s)
Exterior Issues		
Pits, ponds or lagoons on Subject Property or adjacent sites	9.4.4.1	See Section 3.3
Stained Soil or pavement	9.4.4.2	None Observed
Stressed vegetation (from other than insufficient water)	9.4.4.3	None Observed
On-site solid waste disposal; areas apparently filled or graded by non-natural causes; mounds or depressions suggesting solid waste disposal	9.4.4.4	See Section 3.3
Wastewater or other liquid (including storm water) or any discharge into a drain, ditch, underground injection system or steam on or adjacent to the property	9.4.4.5	See Section 5.3
Wells (including dry wells, irrigation wells, injection wells, abandoned wells, or other wells)	9.4.4.6	None Observed
Septic systems or cesspools	9.4.4.7	None Observed
N/A- Not Applicable		
Observations noted in this table are discussed further within Section 3 of the report, and are based on information obtained during reconnaissance and from review of reasonably ascertainable historical records as defined in ASTM E1527-13.		

Historical aerial photography, topographic maps, and other historical sources were reviewed to summarize the past usage of the Subject Property and the surrounding properties. The earliest available historical resource was a aerial photograph dated 1949, which shows the Site and surrounding properties as undeveloped, native desert land with multiple ephemeral washes and/or arroyos meandering throughout around exposed rock outcrops. Several of the rural access trails, can be observed in the 1949 aerial. Aside from the addition of multiple trails, there appears to be no significant changes in the span between 1949 and 1977. In the 1977 aerial, the construction of the Central Arizona Project (CAP) canal can be observed to the north of the Subject Property. No significant changes were noted for the second period of inactivity between 1977 and 2003, then until just prior to the 2004, when the first of the many residential developments can be observed to the east. No adverse changes were noted for the Subject Property in the span from the 1949 aerial and then just prior to the 2004 aerials. In a periodic manner between the 2004 and the 2008 aerials, the initial development of the master planned Vistancia residential subdivision occurred, which had encroached the north boundary of the Subject Property for the installation of multiple culverts, the construction of West Lone Mountain Road, and the installation of multiple retention basins. Following an approximate five-year break, the residential development had once again expanded westward in 2013. Sometime between 2017 and 2018, the mass-grading event for the master planned Trilogy West residential subdivision had occurred, resulting in the encroachment of the south-central boundary of the Site where an overburden of excess fill dirt and imported soils was developed. The development of newer residential communities and the vertical construction of new homes are still continuing to the date of the Site reconnaissance, November 10, 2021. The Subject Property remained largely undeveloped, native desert land throughout the entirety of its observable history. In general, the activities within the immediate and broad vicinities of the Subject Property and the Site itself do not appear to present any conditions of concern for the Subject Property at this time.

It should be noted that, during the preparation of this Phase One ESA, the property’s historical use could only be identified back to the year 1949. However, review of all reasonably ascertainable historical sources, have determined that the Subject Property and immediately surroundings appear to have been undeveloped and native desert lands from likely well before the 1949 aerial, and likely for the history of the Site. This would be considered a data failure, and not a significant data gap, as defined by the ASTM Standard 1527-13, that which required historical review dating back to 1940, or first usage.



Recognized Environmental Conditions are the presence or likely presence of any hazardous substance or petroleum products on, in or at a property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

- ***No recognized environmental conditions were identified during this Phase I ESA.***

Controlled Recognized Environmental Conditions are recognized environmental conditions resulting from a past release of hazardous substances or petroleum products that have been addressed to the satisfaction of the applicable regulatory authority, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk based criteria established by regulatory authority, allowing hazardous substances or petroleum products to remain in place subject to implementation of required controls.

- ***No controlled recognized environmental conditions were identified during this Phase I ESA.***

Historical Recognized Environmental Conditions refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the Subject Property and has been addressed to the satisfaction of the applicable regulatory authority without subjecting the Subject Property to any required controls.

- ***No historical recognized environmental conditions were identified during this Phase I ESA.***

De Minimis Conditions are those conditions which generally do not present a material risk of harm to public 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.

- ***The following De Minimis conditions were identified during this Phase I ESA.***

Small amounts of trash and debris were observed to be scattered throughout the interior of the Subject Property. These materials appeared to have originated from the development of the adjoining residential communities and the residences that make up the communities. At this time, the materials appear to be non-hazardous in nature, and therefore, are considered a De Minimis condition at this time.

NO FURTHER ACTION IS RECOMMENDED FOR THE SITE AT THIS TIME.

This executive summary does not contain all the information that is found in the full report. It is recommended to read the entire report to aid in any decisions made or actions taken based on this information.

This assessment has been prepared for the exclusive use of, and may be relied upon by Shea Homes Limited Partnership, their successors, and assignees. It is valid for a period of 180 days from the A.A.I. date of October 26, 2021.



2.0 INTRODUCTION

2.1 PURPOSE

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify and evaluate actual and potential environmental conditions involving the Subject Property. Phase I Environmental Site Assessments (ESA s) are not intended to determine the degree or extent of contamination, if any.

2.2 SCOPE OF WORK

ProTeX conducted the Phase I ESA in general accordance with ASTM E1527-13, based upon reasonably ascertainable information and observations. The following services were provided;

- The Subject Property and surrounding properties were walked where accessible (gated backyards of adjacent residential properties were not observed) to visually assess current utilization and indications of potential surface contamination. The Subject Property was traversed until the entire property had been surveyed. Adjacent homes were not entered as part of this assessment.
- A reconnaissance of the surrounding area for approximately one-half mile was conducted, without entering the properties, making observations concerning property uses, conditions, and housekeeping.
- A review of the geologic and hydro-geologic settings was conducted using reasonably ascertainable public records and documents.
- An environmental database report was obtained from a data service provider. This database report compiles and locates all known “hazardous waste” facilities within specific minimum search distances as defined by ASTM E1527-13. If necessary, additional information on identified facilities will be gathered by a file review at the appropriate federal, state, local, and/or tribal regulatory agency.
- A review of reasonably ascertainable historical records (including aerial photographs, topographic maps, building records, chain-of-title documents, and city directories) was conducted to assess the historical land utilization and indications of potential contamination or sources of contamination for the site.
- This report was prepared, which relates the findings of this study and presents our conclusions and recommendations.

Specific items not included in this Scope of Services are; water analysis, asbestos containing materials analysis, radon analysis, lead-based paint analysis, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, high voltage power lines, and other items not within the scope of ASTM E1527-13.

2.3 SIGNIFICANT ASSUMPTIONS

ProTeX specifically assumes that Shea Homes Limited Partnership, has provided ProTeX with available environmental reports and known current or historic uses of hazardous materials or other specialized knowledge of the Subject Property and surrounding areas.



2.4 LIMITATIONS AND EXCEPTIONS

ProTeX conducted a Phase I ESA in general accordance with ASTM E1527-13 and as authorized by Shea Homes Limited Partnership. Sampling of soil or groundwater for environmental testing is not included in these services. The report and its contents should not be relied upon by any party other than Shea Homes Limited Partnership, and their immediate assignees without the express written consent of ProTeX.

The findings, conclusions, and recommendations made in this report are based in most instances on public records, and information provided to ProTeX by Shea Homes Limited Partnership. The information is relevant to the date of our site work and should not be relied upon to represent conditions at any later date. The opinions and conclusions expressed herein are based on information obtained during our assessment and on our experience and current standards of technical practice. ProTeX makes no other warranties, either express or implied, concerning the completeness of the data furnished to us. ProTeX cannot be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time our assessment was undertaken. ProTeX is not responsible, nor liable for work, testing or recommendations performed or provided by others. This Phase I ESA is not and should not be construed as a warranty or guarantee about the presence or absence of environmental hazards or contaminants, which may affect the Subject Property. Facts, conditions, and acceptable risk factors change with time; accordingly, this report should be viewed within this context.

Specific limitations to the scope of ASTM E1527-13 due to contract limitations, availability of resources, and/or encountered site conditions are discussed in the appropriate section(s) of this report.

2.5 RELIANCE

This assessment has been prepared for the exclusive use of, and may be relied upon by Shea Homes Limited Partnership, their successors, and assignees. It is valid for a period of 180 days from the A.A.I. date of October 26, 2021. Third party reliance letters may be issued upon request for a fee. All third parties relying on this report, by such reliance, agree to be bound by the General Conditions and Limitations agreed to by Shea Homes Limited Partnership. No reliance by any party is permitted without such agreement, regardless of the content of the reliance letter itself.



3.0 DESCRIPTION OF SUBJECT PROPERTY AND SURROUNDING AREA

The objective of describing the Subject Property and surrounding area is to document current conditions as observed and to obtain information which would indicate the likelihood of a Recognized Environmental Condition (REC) in connection with the Subject Property.

3.1 SUBJECT PROPERTY LOCATION AND LEGAL DESCRIPTION

Vistancia West, the Site/Subject Property, is comprised of approximately 280-acres of undeveloped and native desert land, located southwest of the intersection of Vistancia Boulevard & West Lone Mountain Road, in Peoria, Maricopa County, Arizona; more specifically Section 22, Township 5 North, and Range 1 West of the Gila and Salt River Baseline and Meridian. The entirety of the Subject Property is considered Arizona State Trust Land, which are lands with no parcel designation and are managed by the Arizona State Land Department (ASLD). The ASLD is listed as the owner of this part of the Site, with a posted mailing address of 1616 West Adams Street in Phoenix, Arizona.

3.2 SUBJECT PROPERTY AND VICINITY GENERAL CHARACTERISTICS

The Subject Property is currently undeveloped and native land bounded by single-family residential communities and undeveloped, native desert land. The area is characterized by sprawling residential communities which are gradually transforming into the suburban area of North Peoria, near the Hieroglyphic Mountains. Historically, the Hieroglyphic Mountains were host of multiple mining claims and much of the lowland were range lands for cattle and burros. Currently, much of aforementioned region is owned by the Arizona State Land Department. The Subject Property is centered between three major roadways, US Highway 60, Arizona Highway 74, and Arizona Highway 303.

3.3 PROPERTY DESCRIPTION AND CURRENT USE

Reconnaissance of the Site was conducted on foot by Mr. Ryan Shell of ProTeX on November 10, 2021. The perimeter and the interior of the Subject Property was examined entirely on foot. The Subject Property is currently undeveloped and native land bounded by multiple residential subdivisions and undeveloped, native desert land. The terrain of the Subject Property is generally of shallow sloping alluvium and rock outcrops with steep arroyos. Indications of the recreational usage of the Subject Property was evident by hiking trails and motorized vehicle trails. ***No Recognized Environmental Conditions (RECs) were found within the boundaries of the Subject Property.*** Representative photographs of the Subject Property are presented in **Appendix C.**

HAZARDOUS SUBSTANCES

Hazardous substances are any biological agent and other disease-causing agent which after release into the environment and upon exposure, ingestion, inhalation, or assimilation into any person will or may reasonably be anticipated to cause death, disease, behavioral abnormalities, cancer, genetic mutation, physiological malfunctions, or physiological deformations in such persons or their offspring. This standardized interpretation was established by the Environmental Protection Agency (EPA) and the Department of Transportation (DOT).

No hazardous substances or potentially-hazardous substances were identified during the Site reconnaissance.

STORAGE TANKS

No evidence of underground or aboveground storage tanks for hazardous substances and/or petroleum products (vent pipes, fill pipes, regular-shaped depressions, etc.) was observed on the Site during the Site reconnaissance.



ODOR (STRONG, PUNGENT, OR NOXIOUS)

At the time of the Site reconnaissance, ProTeX representatives did not detect any odor other than ambient dust, and native vegetations.

STORAGE OF HAZARDOUS SUBSTANCES AND/OR PETROLEUM PRODUCTS

No evidence of storage containers (five-gallon buckets, 55-gallon barrels, or 275-gallon totes) containing hazardous substances and/or petroleum products were observed within the boundaries of the Subject Property during the Site reconnaissance.

POLY-CHLORINATED BIPHENYLS (PCBS)

The usage of PCBs as dielectric fluid in electrical equipment were banned in 1979. However, the ban did not enforce the removal of PCBs electrical infrastructures installed in or before 1979. All pre-1979 electrical transformers are suspected to be PCB-containing unless if it has been serviced recently and/or replaced by the local electrical providers.

No transformers or other potentially PCB-containing features were observed within the boundaries of the Subject Property.

CONTROLLED SUBSTANCES

Environmental Risk Information Services, Inc. (ERIS) was contacted to provide a review of the Drug Enforcement Administration (DEA), National Clandestine Laboratory Register records of illegal or controlled substances.

No record of historical clandestine lab use was found within the Site and there was no indication of clandestine drug activity on the Subject Property during the Site reconnaissance.

INDICATIONS OF SOLID WASTE DISPOSAL

According to the Resource Conservation and Recovery Act (RCRA), Solid Waste are any garbage or refuse, sludge from a wastewater treatment plant, water supply treatment plant, or air pollution control facility and other discarded material, resulting from industrial, commercial, mining, and agricultural operations, and from community activities. The disposal of solid waste is made evident by apparent filled or graded surface, mounds, and/or depressions.

Along and within the south-central boundary of the Subject Property, there is large overburden of fill dirt and imported material from the mass-grading events that had occurred when Trilogy West was first developed. It appears that this overburden was intended for the planned earthwork activities within the boundaries of the Subject Property. The mentioned earthwork activities, doesn't appear to constitute a REC in relation to the Subject Property at this time.

It should be noted that small amount of trash and debris were observed along the Site boundaries adjacent to the residential communities. The observed materials are primarily discarded building materials, excess concrete pour, and transplanting materials. In addition to these, a small amount of debris from the adjoining households are present as well. At this time, these materials are considered non-hazardous in nature, and therefore, are considered a De Minimis condition at this time.

UTILITY SUPPLY

At the time of the Site reconnaissance, it appears that there is no direct utility connection to the Site. Within the immediate vicinity of the Subject Property, electricity is supplied by Arizona Public



Service (APS), water and waste water services are provided by the City of Peoria, and natural gas is supplied by Southwest Gas.

GROUNDWATER WELLS

The ERIS Database Report, Physical Setting Report and Wells 55 Registry were reviewed for wells on Site and within 0.25-mile search radius. Following the Site reconnaissance, it appears that no well was observed and then identified within the boundaries of the Subject Property and there appears to be one (1) well identified within a ¼-mile radius from the boundaries of the Site. Based on the limited information available, groundwater is anticipated to be encountered at an approximate depth ranging from 300 to 700 feet below ground surface (bgs), depending on the time of year, the amount of precipitation received during any recent measurable rain events, and the depths of the aqueous layers within the subsurface.

If any well(s), improperly registered or unregistered, are to be discovered within the boundaries of the Site following this assessment and prior to any earthwork activities within the Site, it is recommended that the USER of this Phase One ESA initiate the formal abandonment procedure for the existing well(s), if any, in accordance with the regulatory guidelines established by the Arizona Department of Water Resources (ADWR).

SEPTIC SYSTEMS

At the time of the Site reconnaissance, no septic systems were evident. Databases reviews of the septic systems in the area based on the Maricopa County's Township & Range maps, street addresses, and the parcel numbers of the Subject Property yielded no records for the Site (<http://envonbase.maricopa.gov/Septic.aspx>).

DRAINAGE

The terrain of the Subject Property is generally of shallow sloping alluvium and rock outcrops with steep arroyos. The drainages within the boundaries of the Subject Property appears to migrate in a general trend toward the southeast. The property, once further developed, is anticipated to retain the majority of precipitation on site in strategically placed retention basins for eventual percolation into the local aquifers and/or redirected offsite via surficial conveyance to nearby natural drainages. The Site drainage does not appear to represent concerns for the Site or the adjoining properties.

PITS, PONDS, OR LAGOONS

No pits, ponds, or lagoons with the potential to store wastewater, contaminated effluents, hazardous substances, and petroleum products were identified during the Site reconnaissance.

It should be noted that there are several shallow basins along West lone Mountain Road, within the boundaries of the Site, that appear to function as temporary retention basins for the planned continuity of the natural drainages and interconnecting retention basins from the north adjoining residential subdivision to the southeast adjoining residential subdivision. Due to the nature of these existing basins, this is not considered an REC in relation to the Site at this time.

GROUND STAINING

No ground staining of the soils, asphalt, and/or concrete were evident during the Site reconnaissance.



STRESSED VEGETATIONS

The Subject Property is currently undeveloped desert land with a small variety of native flora. Aside from the stress of extensive drought conditions and discoloration from extreme ultraviolet exposure, there appears to be no signs of stressed vegetation throughout the interior of the Site from external stimuli.

OTHER CONDITIONS OF CONCERN

No indications of leach fields, cesspools, or other conditions of concern were observed during the site reconnaissance that would indicate a REC for the Subject Property at this time.

3.4 CURRENT ADJOINING PROPERTY USE

The current adjoining property use is discussed in the table below.

CURRENT ADJOINING PROPERTY USE	
North	West Lone Mountain Road and Vistancia Village Residential Subdivision.
West	Vistancia Village Residential Subdivision and State Trust Land (Undeveloped, Native Desert Land).
South	Trilogy West Residential Subdivision and Builders' Owned Land (Undeveloped, Native Desert).
East	Trilogy West Residential Subdivision and Vistancia Village Residential Subdivision.

4.0 CLIENT PROVIDED INFORMATION

4.1 INTERVIEWS

As required by ASTM E1527-13, ProTeX attempted to interview, a representative for the property owner and the prospective buyer, by way of Property Questionnaires. Questionnaires are provided to assist the user and the environmental professional in gathering information that may be material in identifying Recognized Environmental Condition (RECs) on the Subject Property. An affirmative or unknown answer to a question may be an indication of a Recognized Environmental Condition (REC) in connection with the Subject Property.

Mr. Jon O. Fisher, representative of Shea Homes Limited Partnership, and the USER of this report, filled out the A.A.I. User questionnaire on November 11, 2021 and returned it to ProTeX. Mr. Fisher indicated that he is not aware of any environmental use restrictions nor any condition of concerns in relation to the Subject Property. Furthermore, Mr. Fisher stated that the acquisition currently reflects fair market value, despite the ongoing appraisal by the State of Arizona. The remaining responses to the questions by Mr. Fisher were reviewed, and do not appear to represent a REC for the Subject Property at this time.

Mr. Joe Charles, representative of the Arizona State Land Department, filled out the owner questionnaire on October 26, 2021 and returned it to ProTeX. Mr. Charles indicated that the Subject Property is currently owned by the State of Arizona and there is no usage for the Site at this time. After reviewing the responses to the questionnaires, it appears that the Arizona State Land Department has limited knowledge of the Site itself and any developmental activities within the general vicinity of the Subject Property. The remaining responses to the questions by Mr. Charles were reviewed, and do not appear to represent a REC for the Subject Property at this time.

The completed questionnaires are presented in **Appendix B** in this report.



4.2 TITLE RECORDS

Chain-of-Title documents for the Subject Property were not provided to ProTeX. The Environmental Risk Information Services (ERIS) report records did not find any Activity and Use limitations for the Subject Property.

4.3 REASON FOR PERFORMING PHASE I ESA

This Phase I ESA was conducted at the request of Shea Homes Limited Partnership, to qualify the prospective buyer as an Innocent Landowner in the event it should become necessary and to fulfill requirements of their lender.

4.4 OTHER USER PROVIDED INFORMATION

No other information was provided to ProTeX by the USER for the preparation of this Environmental Site Assessment (ESA).

5.0 PROPERTY PHYSICAL SETTING

Surface and subsurface environments are of interest because they control the movement of water-borne contaminants, which could be transported to and from the Subject Property. ProTeX reviewed information regarding the physical setting of the Subject Property and immediate surrounding area.

5.1 GEOLOGY AND SOILS

The Subject Property is located within the Aqua Fria River Watershed of the West Salt River Valley Sub-basin within the Phoenix Active Management Area (AMA). The Phoenix AMA is underlain by thick sequence of Cenozoic valley fill deposits, consisting of unconsolidated to semi-consolidated clays, silts, sands, and gravels. Sediments beneath the Site are basin fill deposits and characteristically range from course-grained soils, sands, sands with fines, and silty sand. Fine-grained sediments are readily transported to the basin center, but coarser constituents typically accumulate around the apron of the mountain range and in the center of prominent river channels. In many areas, deposits of heavily cemented sandy clay to clayey sand (caliche) are encountered having characteristics of soft rock. Part of the Basin and Range physiographic province, the Phoenix AMA consists of gently-sloping alluvial plains separated by predominantly north to northwest trending mountain ranges (ADWR, 2010). Land-surface elevations range from less than 800 feet above mean sea level (MSL) at Gillespie Dam to over 6,000 feet above MSL in the Superstition Mountains. Elevations on the basin floors typically range from 1,000 to 2,500 feet above MSL.

Much of the Subject Property is generally encompassed by Middle Miocene to Oligocene Volcanic Rocks (11-38 Ma) and the remainder of the Site is generally Late & Middle Pleistocene Surficial Deposits (10-750ka). Middle Miocene to Oligocene Volcanic Rocks are Lava, tuff, fine-grained intrusive rock, and diverse pyroclastic rocks. These compositionally variable volcanic rocks include basalt, andesite, dacite, and rhyolite. The Late & Middle Pleistocene Surficial Deposits are unconsolidated to weakly consolidated alluvial fan, terrace, and basin-flood deposits with moderate to strong soil development. Fan and terrace deposits are primarily poorly sorted, moderately bedded gravel and sand, and basin floor deposits are primarily sand, silt, and clay (<http://data.azgs.gov/geologic-map-of-arizona/#>).

Multiple soils and parent materials were identified within the boundary of the Subject Property. The following are brief descriptions of each of the identified material and its classification in the hydric criteria. These records were obtained from the Soil Survey Geographic Database (SSURGO) and are presented in the ERIS Physical Setting Report attached in **Appendix D**.



- *The Brios-Carrizo Complex are dominantly soils derived from mixed alluvium, which are classified as A in the hydrological grouping for excessively drained soils with low runoff potential when thoroughly wet and with very high infiltration rate; and*
- *The Cherioni-Rock Outcrop Complex are dominantly parent materials that consist of slope alluvium or colluvium from igneous rock. These rock outcrops are classified as D in the hydrological grouping for excessively-drained soils with high runoff potential when thoroughly wet and with very low infiltration rate; and*
- *The Ebon-Gunsight-Cipriano Association are dominantly soils derived from mixed alluvium, which are classified as C in the hydrological grouping for well drained soils with moderately high runoff potential and with moderately low infiltration rate; and*
- *The Gunsight-Cipriano Complex are dominantly soils derived from mixed alluvium, which are classified as B in the hydrological grouping for excessively drained soils with moderately low runoff potential when thoroughly wet and with moderately high infiltration rate; and*
- *The Pinamt-Tremant Complex are dominantly soils derived from mixed alluvium, which are classified as C in the hydrological grouping for well drained soils with moderately high runoff potential and with moderately low infiltration rate; and*
- *The Quilotose-Vaiva-Rock Outcrop Complex are dominantly parent materials that consist of slope alluvium or colluvium from igneous and metamorphic rock. These rock outcrops are classified as D in the hydrological grouping for excessively-drained soils with high runoff potential when thoroughly wet and with very low infiltration rate; and*
- *The Sun City-Cipriano Complex are dominantly soils derived mixed alluvium, which are classified as D in the hydrological grouping for well drained soils with high runoff potential when thoroughly wet and with very low infiltration rate.*

5.2 TOPOGRAPHY

According to the USGS 7.5' Digital Elevation Model, the area within a one-mile radius of the Subject Property follows the regional slopes downward southeast and east-southeast. Elevation of the Subject Property ranges from approximately 1,435-1,505 feet above sea level (asl). A shallow ridge runs through the easternmost portion of the Subject Property with its crest being the highest at the elevation of 1,505 feet (asl). Multiple washes run through the Site in a general trend toward the southeast, with its lowest at the elevation of 1,435 feet (as) near the south-corner of the Subject Property.

5.3 VICINITY SURFACE DRAINAGE

Storm water runoff in the general vicinity of the Subject Property follows the regional slope downward to the southeast. It appears that the runoff from the adjoining residential subdivision is mitigated by a series of interconnecting retention basins and waterway. There is a series of culvert beneath West Lone Mountain Road, that which conveys stormwater from the north adjoining residential subdivision toward those natural drainages within the boundaries of the Subject Property. The runoff from the adjoining native desert land do not appears to be mitigated by any land features and are flowing, unhindered, into the Site. The drainages of the region, from the adjoining residential subdivision and undeveloped land, do not appear to present any concerns for the Site at this time, especially in the extreme precipitation events.

5.4 GROUNDWATER

According to the published maps, the Phoenix AMA includes approximately 5,646 square miles of mostly Sonoran Desert. The major urban area, consisting of several incorporated cities, is largely surrounded by land devoted to agriculture, sparse development, and open desert. Broad alluvial valleys and low rugged



mountains that generally rise abruptly from pediments sloping toward valley floors characterize the natural landscape. The valleys are structural basins filled with thick sedimentary deposits that range from unconsolidated to highly consolidated, and which tend to be good natural storage places for groundwater (ADWR, 2010).

The actual gradient flow direction in the vicinity of the Subject Property is generally complex but is anticipated to be in a generally southern gradient toward the nether region of the West Salt River Valley. Based on the information available through the ADWR Wells 55 Database, groundwater is anticipated to be encountered at an approximate depth range of 300 to 700 feet below ground surface (bgs), depending on the time of year, the amount of precipitation received during any recent measurable rain events, and the depths of the aqueous layers within the subsurface.

5.5 FLOOD ZONE

According to the Flood Control District of Maricopa County (MCFCD) and FEMA's Flood Insurance Rate Maps, the majority of the Subject Property is within Flood Zone X-01 and the two primary wash/arroyos within the Site are within Flood Zone A-01. The Flood Zone X-01 is an area of minimal flood hazard with 0.2% Annual Chance of Flood Risk or 500-year Flood Event. The Flood Zone A-01 is an area of moderate flood hazard with 1% Annual Chance Flood Risk or 100-year Flood Event [FIRM Panel #04013C0795L, #04013C0815L, #04013C1210L, & #04013C1230L (effective as October 16, 2013)].

5.6 WETLANDS

No evidence of the presence or potential presence of wetland areas on or immediately adjacent to the Subject Property was identified during the Site reconnaissance. The United States Fish and Wildlife maintains a database of wetlands and aquatic habitats including their approximate location and type of habitats. According to the database, there are two freshwaters riverine with the boundaries of the Subject Property. However, appears that these two riverine are in fact intermittent streams susceptible to the 100-year flood event. This is not considered an REC in relation to the Subject Property.

5.6 OIL AND GAS WELLS

No oil/gas wells (OGW) were identified on the Subject Property during the Site visit. Additionally, ProTeX contracted with ERIS to provide information on oil or gas wells located on the Subject Property or in the project area. No oil or gas wells were mapped within a 1-mile radius of the Subject Property. The ERIS database report is provided in **Appendix D**.

6.0 ENVIRONMENTAL REGULATORY RECORDS REVIEW

The records review of the Vistancia West (the Site/Subject Property), is conducted to help identify known Recognized Environmental Conditions (RECs) at the Subject Property and/or on adjacent or nearby properties which may have impacted the Site.

6.1 ENVIRONMENTAL DATABASE RECORDS SEARCH

Environmental Risk Information Services (ERIS) was contracted to provide a review of the standard Federal and State environmental record sources of known and suspected environmental contamination. The following table is a summary of the number of sites identified within the minimum search distance,



specified in ASTM Standard 1527-13, for the environmental databases searched (see **Appendix D** for the complete ERIS Database Report). Duplicate records are indicated in **(bold)**.

Additionally, orphan or un-mapped sites provided by ERIS were reviewed for the approximate minimum search distance noted and included in our discussion, if applicable. *No orphaned site/unplottable summary was identified in the ERIS Radius Report.*

ENVIRONMENTAL DATABASE	SEARCH DISTANCE	SITE	VICINITY (WITHIN SEARCH DISTANCE)	TOTAL LISTED
United States - Environmental Protection Agency (USEPA) and Miscellaneous Federal Databases				
USEPA - National Priorities List (NPL), including delisted NPL	1.0 Mile	0	0	0
Superfund Record of Decision (SUPERFUND ROD)	1.0 Mile	0	0	0
Superfund Enterprise Management System (SEMS)	0.5 Mile	0	0	0
USEPA - Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), including NFRAP* sites	0.5 Mile	0	0	0
USEPA – Resource Conservation and Recovery Act (RCRA), Corrective Action Facilities (CORRACTS)	1.0 Mile	0	0	0
USEPA – RCRA, Transportation, Storage, and Disposal facilities (TSD)	0.5 Mile	0	0	0
USEPA - RCRA Generators (RCRA)	0.25 Mile	0	0	0
USEPA - RCRA None Generators (RCRS NON-GEN)	0.25 Mile	0	0	0
Formerly Used Defense Site (FUDS)	1.0 Mile	0	1	1
USEPA – Emergency Response Notification System (ERNS)	Site	0	N/A	0
Federal institutional control/engineering control registries	0.5 Mile	0	0	0
Federal Registry Service/Facility Index (FINDS/FRS)	Site	0	0	0
USGS - Mineral Resources Data System (MRDS)	1.0 Mile	0	2	2
Alternative Fueling Stations (ALTS FUELS)	0.25 Mile	0	0	0
State of Arizona - Arizona Department of Environmental Quality and Miscellaneous State Databases				
Arizona Water Quality Assurance Revolving Fund (AZ-WQARF)	1.0 Mile	0	0	0
ADEQ - Arizona CERCLIS Data System (SHWS-ACIDS)	1.0 Mile	0	0	0
ADEQ - Arizona Superfund Program List (ASPL)	0.5 Mile	0	0	0
ADEQ - Solid Waste Landfills (SWF/LF)	0.5 Mile	0	0	0
ADEQ – Leaking Underground Storage Tanks (LUST)	0.5 Mile	0	0	0
ADEQ – Underground Storage Tanks (UST)	0.25 Mile	0	0	0
ADEQ – Aboveground Storage Tanks (AST, AST2, & Delisted Tanks)	0.25 Mile	0	0	0
State Hazardous Waste Sites (SHWS)	1.0 Mile	0	0	0
ADEQ – Arizona Unified Repository Informational Tracking of the Environment (AZURITE)	0.5 Mile	0	0	0



ENVIRONMENTAL DATABASE	SEARCH DISTANCE	SITE	VICINITY (WITHIN SEARCH DISTANCE)	TOTAL LISTED
Arizona Use Restrictions (AUL)	0.5 Mile	0	0	0
ADEQ - SPILLS	0.125 Mile	0	0	0
ADEQ - Voluntary Cleanup Sites (VCP)	0.5 Mile	0	0	0
Waste Water Treatment Facilities	1.0 Mile	0	0	0
Drycleaners	0.25 Mile	0	0	0
Drywells & Historical Drywells	0.125 Mile	0	5	5

6.2 DISCUSSION OF REGULATORY RECORDS

UNITED STATES & FEDERAL REGULATORY DATABASES

NATIONAL PRIORITY LIST

The National Priority List (NPL) is the EPA's list of confirmed or proposed Superfund sites. The NPL is searched for a distance of 1.0 mile around the Subject Property. The Site does not appear on the National Priority List (NPL) and there is no Superfund site on the National Priority List (NPL) within the search radius.

SUPERFUND RECORD OF DECISION

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency). The Site does not appear on the ROD list and there is no Superfund listed in the ROD list within the search radius of the Subject Property.

SUPERFUND ENTERPRISE MANAGEMENT SYSTEM

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. The Site is not registered in the SEMS. There is no SEMS facility on the within the search radius of the Site.

CERCLIS LIST

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) is a database of sites the EPA has investigated or is currently investigating for release or threatened release of hazardous substances. The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is searched for a 0.5-mile distance around the Subject Property. The Subject Property does not appear on the list and there is no CERCLIS facility within the search radius.



RESOURCE CONSERVATION AND RECOVERY ACT

The Resource Conservation and Recovery Act (RCRA) compiles selective information on facilities that generate, transport, store, treat and or dispose of hazardous waste. RCRA facilities can be listed on one of three databases:

- *Corrective Action Facilities (CORRACTS)* are facilities undergoing corrective action. A corrective action order is issued pursuant to Resource Conservation and Recovery Act (RCRA) Section 3008(h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. The CORRACTS list is searched for a distance of 1.0 mile around the Subject Property. The Subject Property does not appear on the CORRACTS list and there is no facility on the CORRACTS list within the search radius of the Subject Property.
- *Transportation, Storage, and Disposal Facilities (TSD)* includes facilities that transport, store or dispose of hazardous waste and are not listed on the Resource Conservation and Recovery Act (RCRA) Generator's list. The TSD list is searched for a distance of 0.5 mile around the Subject Property. The Subject Property does not appear on the RCRA TSD list and there are no facilities on the TSD list within the search radius.
- *Generators List* identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Generators database is a compilation by the EPA of reporting facilities that generate hazardous waste. The RCRA generators list is searched for the Subject Property and adjacent properties for a distance of 0.25-mile around the Site. The Subject Property does not appear on the Resource Conservation and Recovery Act (RCRA) Generator's list. There is no generator facility within the search radius.
- *Non-Generators List* identifies and tracks former RCRA Generator are that conditionally exempted and/or verified to be non-generator. Non-Generators do not presently generate hazardous waste and therefore do not present any concerns toward the Subject Property. The NON-GEN RCRA generators list is searched for the Subject Property and adjacent properties for a distance of 0.25-mile around the Site. The Subject Property does not appear on the NON-GEN RCRA list. There is no non-generator facility within the search radius.

FORMERLY USED DEFENSE SITE

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers. The Subject Property does not appear on the Formerly Used Defense Site (FUDS). There is one FUDS listing within the 1.0-mile search radius from the boundaries of the Subject Property.

Luke Auxiliary Air Field – a former surplus property previously owned by the United States Air Force, located approximately 0.87-mile east-southeast of the Subject Property. According to the United States Army Corps of Engineers, there was no historic military activity associated with this facility. As a result of their finding, this location was not a subject of the Installation Restoration Program (IRP) nor the Military Munitions Response Program (MMRP). This is considered extraneous in terms of environmental reporting; however, it did indicate that the Luke Air Force Base had invested in the region for military use, including the air space where they currently operate for their advanced fighter



jet training. This database listing and former facility does not appear to represent a REC in relation to the Subject Property at this time.

EMERGENCY RESPONSE NOTIFICATION SYSTEM

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil or hazardous substances. The Emergency Response Notification System (ERNS) list is searched for the Subject Property. The Subject Property does not appear on the Emergency Response Notification System (ERNS).

FEDERAL INSTITUTIONAL CONTROL/ENGINEERING CONTROL REGISTRIES

The USEPA maintains two databases that list sites that have institutional and/or engineering controls in place as part of their operations. These databases are searched for the Subject Property. The Subject Property does not appear on either of these databases.

FEDERAL REGISTRY SERVICE/FACILITY INDEX

The Facility Registry Service (FINDS/FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. These databases are searched for the Subject Property and adjoining properties. The Subject Property does not appear on either of these databases. There is no listing nearby.

MINERAL RESOURCE DATA SYSTEM

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps. These databases are searched for the Subject Property. The Subject Property is not listed in these databases. There are two (2) mining localities within the 1.0-mile search radius from the Subject Property.

Stone Quarry (Generic Identifier) – a former stone quarry located 0.39-mile north of the Subject Property. This quarry was reported in 1993-1995 and then registered in the MAS by the US Geological Survey (USGS) based on findings from the USGS Topographic Maps and Aerial photographs. According to the MRDS, the primary commodity is/was non-metallic stones from aphanitic volcanic rock. Due to the nature of the stone quarry and its non-detrimental impact toward the area(s) downgradient from the quarry, this facility is not considered an REC in relation to the Subject Property at this time.

White Peak Quarry – a former stone quarry located 0.62-mile north of the Subject Property. This quarry was reported and then registered in the MAS in 1983 by the US Bureau of Mines. Currently, the former quarry ground is being redeveloped into the northernmost phases of the master planned



Vistancia Village residential subdivision. According to the MRDS, the primary commodity is non-metallic stones from unidentified rock. Due to the nature of the stone quarry and its non-detrimental impact toward the area downgradient from the quarry, this former facility is not considered an REC in relation to the Subject Property at this time.

ALTERNATIVE FUELING STATION

The United States Department of Energy's Office of Energy Efficiency & Renewable Energy maintains a list of alternatives fueling stations that includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The list is provided by National Renewable Energy Laboratory (NREL), who obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups. There is no alternative fueling station within the 0.25-mile vicinity of the Subject Property.

STATE OF ARIZONA & LOCAL REGULATORY DATABASES

ARIZONA WATER QUALITY ASSURANCE REVOLVING FUND

The Arizona Water Quality Assurance Revolving Fund lists sites which may have an actual or potential impact upon the waters of the State of Arizona. The WQARF program provides matching funds to political subdivisions and other State agencies for clean-up activities. The Arizona Water Quality Assurance Revolving Fund (WQARF) is searched for a distance of 1.0 mile around the Subject Property. The Subject Property does not appear on the Arizona Water Quality Assurance Revolving Fund (WQARF). There is no plume region listed on the Arizona Water Quality Assurance Revolving Fund (WQARF) list within the search radius.

ARIZONA CERCLIS INFORMATION DATA SYSTEM (ACIDS)

The Arizona CERCLIS Information Data System (ACIDS) list was used by the Arizona Department of Environmental Quality Superfund Programs Section (SPS) prior to July 2000. The ACIDS list consists of locations subject to investigations concerning possible contamination of soil, surface water, or groundwater under the State Water Quality Assurance Revolving Fund (WQARF) and Federal CERCLA programs. The ACIDS list has been archived and is no longer being distributed or updated. The ACIDS list has been replaced by the Arizona Superfund Program List (ASPL). The Subject Property does not appear on the ACIDS List and there are no facilities in the ACIDS List within the 1.0-mile search radius of the Site.

ARIZONA SUPERFUND PROGRAM LIST (ASPL)

The Arizona Superfund Program List (ASPL) is a list of sites, which may have an actual or potential impact upon the waters of the State. The ASPL consists of the following three elements: Water Quality Assurance Revolving Fund (WQARF) Registry sites, National Priorities List (NPL) sites, and Department of Defense (DOD) sites. The Subject Property does not appear on the ASPL and there are no facilities on the ASPL within 1.0-mile of the Site.



SOLID WASTE FACILITIES LIST

The ADEQ Waste Programs Division Recycling and Data Management Unit maintain a list of solid waste facilities identified as active or closed. The Subject Property does not appear on the Solid Waste Facilities (SWL) list and there are no facilities on the Solid Waste Facilities (SWL) list within 0.5 miles of the Site.

LEAKING UNDERGROUND STORAGE TANKS LIST

The Arizona Leaking Underground Storage Tanks (LUST) list is a compilation of petroleum storage tank sites that have reported a release. The Leaking Underground Storage Tanks list is searched for the Site and a search distance of 0.5-mile around the Subject Property. The Subject Property does not appear on the Leaking Underground Storage Tank (LUST) list. There is no Leaking Underground Storage Tank (LUST) facility within the 0.5-mile search radius of the Subject Property.

UNDERGROUND STORAGE TANKS LIST

The Arizona Underground Storage Tank (UST) list is a compilation of petroleum storage tank sites that are registered with the state of Arizona. The Underground Storage Tank list is searched for the Site and a search distance of 0.25-mile around the Subject Property. The Subject Property does not appear on the Underground Storage Tanks (UST) list. There are no listed Underground Storage Tanks (USTs) within the 0.25-mile search radius.

ABOVEGROUND STORAGE TANKS LIST

Aboveground Storage Tank (AST) data is listed in the Department of Environmental Quality's UST-DMS Facility and Tank Data Listing by City. In addition, the ADEQ provides a listing of exempted aboveground storage tank (AST2), which are not subjected to regulatory oversight and taxation. Furthermore, the ADEQ also provides a listing of removed tank, which are delisted from the AST program for historical references on the prior usage to maintain transparency and accountability. The AST, AST2, and Delisted Tank registries are searched for the Subject Property and a search distance of 0.25-mile around the Site. The Subject Property does not appear on any of the lists. There is no AST, AST2, nor any Delisted Tank within the 0.25-mile search radius of the Subject Property.

ARIZONA WASTE PROGRAM REMEDIAL PROJECTS – SUPERFUNDS & DOD

The Arizona Department of Environmental Quality (ADEQ) Waste Programs Division (SHWS) investigates, manages, and oversees remediation of soil and groundwater contaminated with hazardous substances. List of sites overseen by the Remedial Projects Section and/or Federal programs, including Federal DOD and Superfund sites. The Subject Property does not appear on the SHWS list and there is no SHWS within 1.0-mile radius of the Site.

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY - AZURITE

ADEQ maintains a list of sites from the Arizona Department of Environmental Quality (ADEQ) Remediation and DEUR Tracking System where the owner has elected to remediate the property without the use of an institutional or engineering control. The target search radius was established at 0.5-mile radius from the Subject Property. There is no listing for the Subject Property. There is no listing within the search radius.



ARIZONA USE RESTRICTION

ADEQ maintains a registry of Arizona Use Restriction (AUL), which compiled lists of deed/land use restrictions for Remediation and DEUR Tracking System (RDT) with either a Declaration of Environmental Use Restriction (DEUR) or a Voluntary Environmental Mitigation Use Restriction (VEMUR). A DEUR is a restrictive land use covenant that is required when a property owner elects to use an institutional (i.e., administrative) control or engineering (i.e., physical) control as a means to meet remediation goals. The DEUR runs with and burdens the land, and requires maintenance of any institutional or engineering controls. A VEMUR is a restrictive land use covenant that, prior to July 18, 2000, was required when a property owner elected to remediate the property to non-residential uses. The registry is searched for the Subject Property and adjacent properties. The Subject Property does not appear in the registry as subject to AUL. There is no facility that appeared in this registry within the search radius of 0.5-mile from the boundary of the Subject Property.

ARIZONA HAZARDOUS MATERIAL LOGBOOK/SPILLS

ADEQ maintained a Hazardous Material Incident Logbook database. This database was updated through November 15, 2001; after that date, reports were registered with the National Response Center. The target search radius is confined to the Subject Property. There is no listing within the interior of the Subject Property. There is no listing identified in the SPILLS database that is located within the search radius outside the Subject Property.

STATE AND TRIBAL VOLUNTARY CLEANUP SITES

The Arizona voluntary cleanup site (AZ VCP) is a list of sites involved in the Voluntary Remediation Program. This list is searched a distance of 0.5-mile around the Subject Property. The Subject Property does not appear on the AZ VCP list and there are no sites on the list within the ASTM search radius.

WASTE WATER TREATMENT FACILITIES

Statewide list of waste water treatment facilities (WWFAC) is searched for a radius of 0.5 miles of the Subject Property. The Subject Property contains no waste water treatment facilities (WWFAC). There are no waste water treatment facilities (WWFACs) within the 0.5 miles search radius.

DRYCLEANERS

The ADEQ maintained a list of drycleaner facilities in Arizona with reported uses of regulated substances and hazardous materials. ADEQ last updated the data in 2006 and no further updates are planned. This list is searched a distance of 0.25-mile around the Subject Property. The Subject Property does not appear on the Drycleaners list and there is no facility on the list within the ASTM search radius.

DRYWELLS & HISTORICAL DRYWELLS

The ADEQ maintains a database of Drywells and Historical Drywells that were registered to the ADEQ in compliance with the aquifer protection programs, which placed an emphasis on stormwater and reclaimed/waste water injection into the groundwater. This database is searched a distance of 0.125-mile around the Subject Property. The Subject Property does not appear on the database, and there are five (5) drywell places in the database within the ASTM search radius.



Trilogy West Parcel C48 & C49 (5) – the residential communities located within the southeast adjoining subdivision, approximately 0.02 to 0.09-mile southeast of the Subject Property. This place is the location of five (5) individual drywell registrations. Due to the nature of the drywell, used solely for drainage of a residential community, this listing does not appear to represent an REC for the Subject Property at this time.

6.3 LOCAL REGULATORY AGENCY RECORDS

Several local agencies were contacted in regards to additional records beyond those included in the search radii of the attached ERIS Database Report (Appendix D, The ERIS Database Report).

- **Arizona Department of Environmental Quality's GIS & EMAPs portal**
 - *No additional record was found outside ERIS Database Report.*
- **Arizona Department of Environmental Quality's MegaSearch Records Database**
 - *No additional record was found outside ERIS Database Report.*
- ◆ **Maricopa County Department of Environmental Services' Septic System Databases**
 - *The regional and municipal septic maps and associated database were reviewed and yielded no records of an existing of septic system located within the boundaries of the Subject Property. The Subject Property remained largely undeveloped and native desert land throughout the entirety of its observable history among alternative reasonably ascertainable sources.*

6.4 VAPOR MIGRATION

Revisions to the ASTM Standard E 1527-13 include the requirement to identify the likelihood for vapor migration from subsurface soil or groundwater contamination at or near the Subject Property. The requirements are outlined in ASTM Standard E2600-10. The objective of the revised standard is simply to identify Vapor Encroachment Conditions (VECs) at the Subject Property. ProTeX did not identify any facilities within the maximum search radius that warrants VECs screening:

7.0 SITE AND SURROUNDING AREA HISTORY

In order to construct the history of the Subject Property and the surrounding area, ProTeX reviewed reasonably ascertainable public documents, including aerial photographs, topographic maps, building records, city directories, fire insurance maps, and county assessor historical records.

It should be noted that, during the preparation of this Phase One ESA, the property's historical use could only be identified back to the year 1949. However, review of all reasonably ascertainable historical sources, have determined that the Subject Property and immediately surroundings appear to have been undeveloped and native desert lands from likely well before the 1949 aerial, and likely for the history of the Site. This would be considered a data failure, and not a significant data gap, as defined by the ASTM Standard 1527-13, that which required historical review dating back to 1940, or first usage.



7.1 HISTORICAL SITE USAGE

AERIAL PHOTOGRAPH REVIEW

Aerial photographs, dated 1949 – 2019 provided in the ERIS Historical Aerials, 1985 - 2021 on Google Earth, 1949 – 2019 on the Maricopa County Historical Aerial website, and 2013 – 2021 on the Maricopa County Assessor Website were reviewed. The earliest available historical aerial photograph, dated 1949, shows the Site as undeveloped, native desert land with multiple ephemeral washes and arroyos. Multiple rural access trails can be observed in this earliest aerial. No significant changes were noted for the Subject Property in the span from the 1949 aerial until just prior to the 2004 aerial. In a periodic manner between the 2004 and the 2008 aerials, the initial development of the master planned Vistancia residential subdivision occurred, that which had encroached the north boundary of the Subject Property for the installation of multiple culverts, construction of West Lone Mountain Road, and the installation of multiple retention basins. Sometime between 2017 and 2018, the mass-grading event for the master planned Trilogy West residential subdivision had occurred, resulting in the encroachment of the south-central boundary of the Site where an overburden of excess fill dirt and imported soils was developed. The Subject Property remained largely undeveloped, native desert land throughout the entirety of its observable history. In general, the activities within the boundaries of the Subject Property does not appear to represent RECs for the Subject Property at this time.

TOPOGRAPHIC MAP REVIEW

The U.S. Geological Survey (USGS) Baldy Mountains, Arizona 7.5-minute Series Topographic Maps, dated 1964, 1981, and 2014 were reviewed. The Subject Property appears to be largely vacant land throughout the entirety of the topographic map series. Multiple rural access trails can be observed running through the Site and along the boundaries of the Subject Property in the maps. Furthermore, the topographic maps do not appear to indicate any potential liability that directly impact Subject Property, resulting from past activities from within the boundaries of the Subject Property.

CITY DIRECTORY REVIEW

ERIS researched city directories to assist in evaluation of potential liability on the Subject Property from past activities. The ERIS report includes a search of available directories from 1966 to 2020. The Site's address and nearest intersection were reviewed for any listing(s) in the city directory. No findings were discovered for the Site itself. The absence of the Subject Property in the city directory doesn't necessarily constitute a REC in relation to the Subject Property. The full report is presented in **Appendix B**.

FIRE INSURANCE MAP REVIEW

ERIS searched the Sanborn Library for maps covering the Subject Property. Fire insurance maps covering the Site were not found according to the ERIS Fire Insurance Map report dated November 6, 2021. The report is presented in **Appendix B**.

BUILDING DEPARTMENT RECORDS

ProTeX did not identify any structures within the boundaries of the Subject Property after an extensive review of the historical aerials and topographic maps. It is extremely unlikely for the City of Peoria and Maricopa County to have recorded and archived all land usages within the



boundaries of the Subject Property. At this time, the absence of building records does not appear to represent a REC in relation to the Site.

7.2 HISTORICAL IMMEDIATELY SURROUNDING PROPERTY USAGE

PHOTOGRAPH REVIEW

Aerial photographs, dated 1949 – 2019 provided in the ERIS Historical Aerials, 1985 - 2021 on Google Earth, 1949 – 2019 on the Maricopa County Historical Aerial website, and 2013 – 2021 on the Maricopa County Assessor Website were reviewed. The earliest available historical aerial photograph dated 1949, shows the surrounding properties as largely undeveloped, native desert with multiple rock outcrops and a large number of washes and/or arroyos. Several rural access trails can be observed in the 1949 aerial as well. Aside from the addition of multiple trails, there appears to be no significant changes in the span between 1949 and 1977. In the 1977 aerial, the construction of the Central Arizona Project (CAP) canal can be observed to the north of the Subject Property. No significant changes were noted for the second period of inactivity between 1977 and until just prior to 2004, when the first of the many residential developments can be observed to the east. In in seemingly staggered manner, the development of the residential communities had rapidly expanded westward toward the Subject Property in the first period between 2004 and 2008. Following an approximate five-year break in construction, the residential development had once again expanded westward in 2013. The development of newer residential communities and the vertical construction of new homes are still continuing to the date of the Site reconnaissance, November 10, 2021. In general, the activities within the immediate and broad vicinities of the Subject Property do not appear to present any conditions of concern for the Subject Property at this time.

TOPOGRAPHIC MAP REVIEW

The U.S. Geological Survey (USGS) Baldy Mountains, Arizona 7.5-minute Series Topographic Maps, dated 1964, 1981, and 2014 were reviewed. In both the 1964 and 1981 topographic maps, a moderate number of mining shafts, quarry areas, and various mining claims can be observed within the general vicinity of the Subject Property, including one mining shaft located just outside the southwest corner of the Subject Property. There is no indication of significant mining activities made evident by large tailings, ponds, pits, etc., none of which encroach the boundaries of the Subject Property. In the 2014 topographic map, it appears that all mining activity had ceased and much of the land to the east of the Subject Property had been redeveloped into residential subdivision. At this time, the topographic maps do not appear to indicate any RECs related to the Site, resulting from past activities from the surrounding properties.

CITY DIRECTORY REVIEW

ERIS researched city directories to assist in evaluation of potential liability on the Subject Property from past activities. The ERIS report includes a search of available directories from 1966 to 2020. It appears that no adverse findings were discovered, which do not indicate any potential liability, to the Subject Property, resulting from past activities on the surrounding properties. The full report is presented in **Appendix B**.



FIRE INSURANCE MAP REVIEW

ERIS searched the Sanborn Library for maps covering the immediate surrounding properties. Fire insurance maps covering the surrounding area were not found as indicated in the ERIS Fire Insurance Map report dated November 6, 2021. The report is presented in **Appendix B**.

BUILDING DEPARTMENT RECORDS

ProTeX did not identify any structures within the immediate vicinity of the Subject Property that warrants further investigation. However, there is sufficient information concerning the adjoining properties from reasonably ascertainable sources (i.e., ERIS Database Report & Topographic Maps). At this time, building records do not appear to represent a REC in relation to the Site.

7.3 HISTORICAL USE SUMMARY

Historical aerial photography, topographic maps, and other historical sources were reviewed to summarize the past usage of the Subject Property and the surrounding properties. The earliest available historical resource was a aerial photograph dated 1949, which shows the Site and surrounding properties as undeveloped, native desert land with multiple ephemeral washes and/or arroyos meandering throughout around exposed rock outcrops. Several of the rural access trails, can be observed in the 1949 aerial. Aside from the addition of multiple trails, there appears to be no significant changes in the span between 1949 and 1977. In the 1977 aerial, the construction of the Central Arizona Project (CAP) canal can be observed to the north of the Subject Property. No significant changes were noted for the second period of inactivity between 1977 and 2003, then until just prior to the 2004, when the first of the many residential developments can be observed to the east. No adverse changes were noted for the Subject Property in the span from the 1949 aerial and then just prior to the 2004 aerials. In a periodic manner between the 2004 and the 2008 aerials, the initial development of the master planned Vistancia residential subdivision occurred, which had encroached the north boundary of the Subject Property for the installation of multiple culverts, the construction of West Lone Mountain Road, and the installation of multiple retention basins. Following an approximate five-year break, the residential development had once again expanded westward in 2013. Sometime between 2017 and 2018, the mass-grading event for the master planned Trilogy West residential subdivision had occurred, resulting in the encroachment of the south-central boundary of the Site where an overburden of excess fill dirt and imported soils was developed. The development of newer residential communities and the vertical construction of new homes are still continuing to the date of the Site reconnaissance, November 10, 2021. The Subject Property remained largely undeveloped, native desert land throughout the entirety of its observable history. In general, the activities within the immediate and broad vicinities of the Subject Property and the Site itself do not appear to present any conditions of concern for the Subject Property at this time.

8.0 SIGNIFICANT DATA GAPS

No Significant Data Gaps were encountered during the preparation of this Phase I Environmental Site Assessment.



9.0 CONCLUSIONS AND RECOMMENDATIONS

A Phase I Environmental Site Assessment (ESA) of the proposed development site identified as the Stone Butte II & Arizona State Land, located southwest of the intersection of North Cave Creek Road & East Jomax Road, in Phoenix, Maricopa County, Arizona (the Site/Subject Property), was conducted in general conformance with the scope and limitations of the American Society of Testing and Materials E 1527-13, “*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*”, which is approved to meet the requirements of the federal All Appropriate Inquiry (A.A.I) standards as set forth in the Code of Federal Regulations, Title 40, Section 312 (40 CFR 312).

It should be noted that, during the preparation of this Phase One ESA, the property’s historical use could only be identified back to the year 1949. However, review of all reasonably ascertainable historical sources, have determined that the Subject Property and immediately surroundings appear to have been undeveloped and native desert lands from likely well before the 1949 aerial, and likely for the history of the Site. This would be considered a data failure, and not a significant data gap, as defined by the ASTM Standard 1527-13, that which required historical review dating back to 1940, or first usage.

Recognized Environmental Conditions are the presence or likely presence of any hazardous substance or petroleum products on, in or at a property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

- ***No recognized environmental conditions were identified during this Phase I ESA.***

Controlled Recognized Environmental Conditions are recognized environmental conditions resulting from a past release of hazardous substances or petroleum products that have been addressed to the satisfaction of the applicable regulatory authority, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk based criteria established by regulatory authority, allowing hazardous substances or petroleum products to remain in place subject to implementation of required controls.

- ***No controlled recognized environmental conditions were identified during this Phase I ESA.***

Historical Recognized Environmental Conditions refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the Subject Property and has been addressed to the satisfaction of the applicable regulatory authority without subjecting the Subject Property to any required controls.

- ***No historical recognized environmental conditions were identified during this Phase I ESA.***

De Minimis Conditions are those conditions which generally do not present a material risk of harm to public 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.

- ***The following De Minimis conditions were identified during this Phase I ESA.***

Small amounts of trash and debris were observed to be scattered throughout the interior of the Subject Property. These materials appeared to have originated from the development of the adjoining residential communities and the residences that make up the communities. At this time, the materials appear to be non-hazardous in nature, and therefore, are considered a De Minimis condition at this time.

NO FURTHER ACTION IS RECOMMENDED FOR THE SITE AT THIS TIME.

Phase I ESA
Vistancia West (280-Acre Portion)
Phoenix, Maricopa County, Arizona
ProTeX Project No: **12356**



This assessment has been prepared for the exclusive use of, and may be relied upon Shea Homes Limited Partnership, their successors, and assignees. It is valid for a period of 180 days from the A.A.I. date of October 26, 2021.



10.0 CERTIFICATIONS

I, Mr. Ritchie A. Bump, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of §40 CFR 312 and, I, Mr. Ritchie A. Bump have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the Subject Property. I, Mr. Bump, have developed and performed the all-appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312. The qualifications of the Environmental Professional are included in **Appendix E**.

If you have any questions, or if we can be of further service, please contact us at 602-272-7891.

Respectfully submitted,
ProTeX the PT Xperts, LLC

A blue ink signature of Ritchie Bump, consisting of stylized, overlapping loops.

Ritchie Bump
Director of Env. Services
B.S. Chemical Engineering

A blue ink signature of Ryan Shell, written in a cursive style.

Ryan Shell
Environmental Scientist
B.S. Geology



11.0 REFERENCES

STATE OF ARIZONA

- ◆ Arizona Department of Water Resources, Arizona Water Atlas Volume 8, April 2010.
- ◆ Arizona Geological Survey, Geologic Map of Arizona
<http://data.azgs.gov/geologic-map-of-arizona/#>
- ◆ Arizona Department of Environmental Quality's GIS & EMAPs portal
<http://gisweb.azdeq.gov/arcgis/emaps/?topic=places>
- ◆ Arizona Department of Environmental Quality's MegaSearch Records Database
<https://megasearch.azdeq.gov/megasearch/>
- ◆ Arizona Department of Water Resources' Imaged Records Database
<https://infoshare.azwater.gov/docushare/dsweb/HomePage>
- ◆ Arizona Department of Environmental Quality's LUST Database.
https://legacy.azdeq.gov/databases/lustsearch_drupal.html
- ◆ Arizona Department of Environmental Quality's UST Database.
https://legacy.azdeq.gov/databases/ustsearch_drupal.html

MARICOPA COUNTY

- ◆ Maricopa County Assessor's Office
<https://maps.mccassessor.maricopa.gov/>
- ◆ Maricopa County Historical Aerials
<https://gis.maricopa.gov/GIO/HistoricalAerial/index.html>
- ◆ Maricopa County Flood Control District
<https://maricopa.maps.arcgis.com/apps/webappviewer/index.html?id=f1fd72bdc75f4b3982e0058f1beba159>
- ◆ Maricopa County Environmental Databases: Septic Record
<http://envonbase.maricopa.gov/Septic.aspx>

ENVIRONMENTAL RISK INFORMATION SERVICES REPORTS

- ◆ Environmental Risk Information Services, Database Radius Report, Inquiry Number: 21110500146, November 2021.
- ◆ Environmental Risk Information Services, Physical Setting Report, Inquiry Number: 21110500146, November 2021.
- ◆ Environmental Risk Information Services, Fire Insurance Map Report, Inquiry Number: 21110500146, November 2021.
- ◆ Environmental Risk Information Services, Historical Topographic Map Report, Inquiry Number: 21110500146, November 2021.
- ◆ Environmental Risk Information Services, Aerial Photography Package, Inquiry Number: 21110500146, November 2021.
- ◆ Environmental Risk Information Services, City Directory, Inquiry Number: 21110500146, November 2021.

GOOGLE EARTH

- ◆ Google Earth Historical Imagery, <http://earth.google.com>

Phase I ESA
Vistancia West (280-Acre Portion)
Phoenix, Maricopa County, Arizona
ProTeX Project No: **12356**



APPENDIX A:

FIGURES

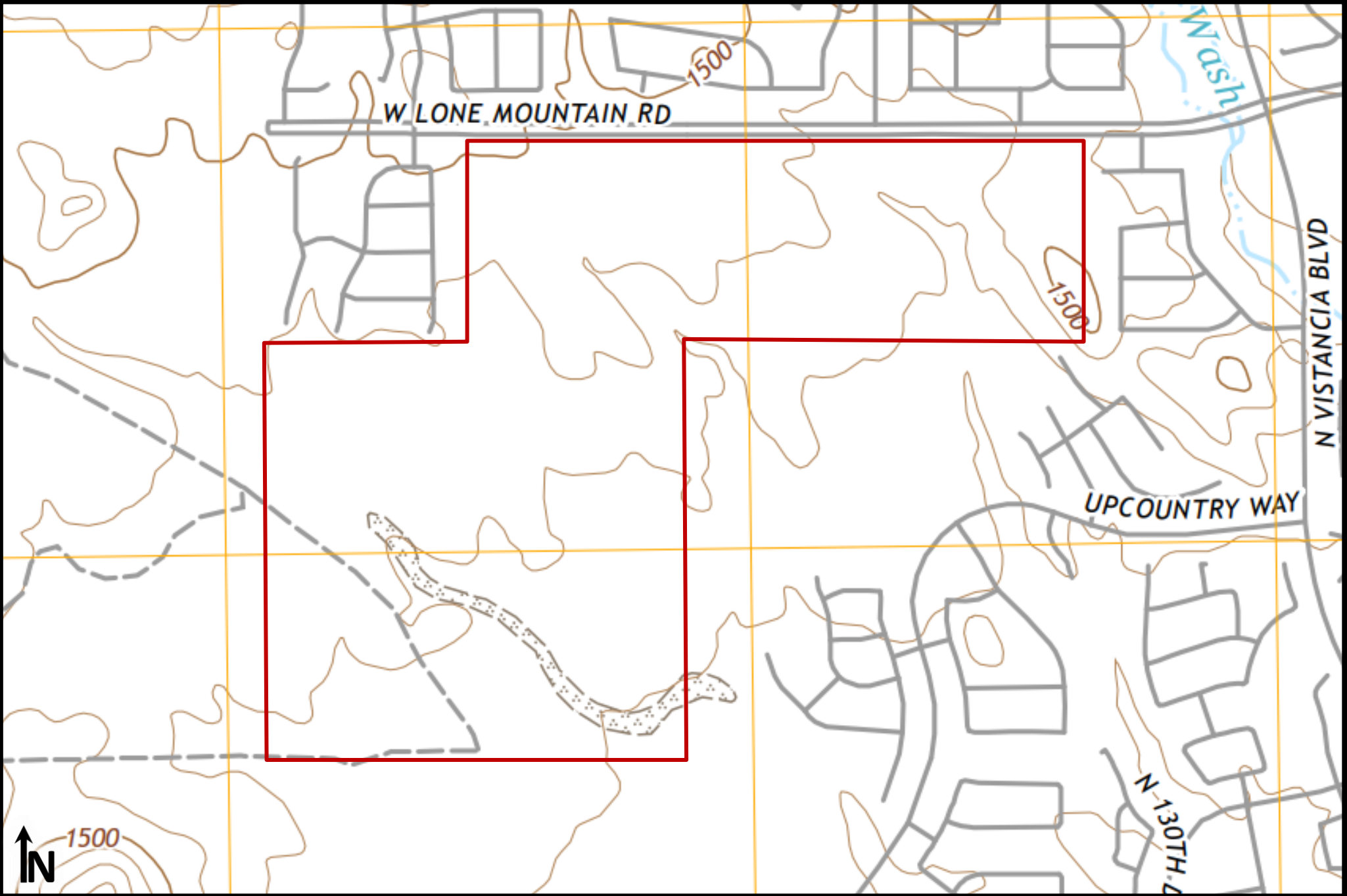


Fig. 1 (Site Topo, 2018)

Scale: NTS

Phase One Environmental Site Assessment

Drawn By: RDS

Date: 11-8-2021

ProTeX Job No.: 12356

Vistancia West (280-Acres)
SW of Vistancia Boulevard & West Lone Mountain Road
Peoria, Maricopa County, Arizona



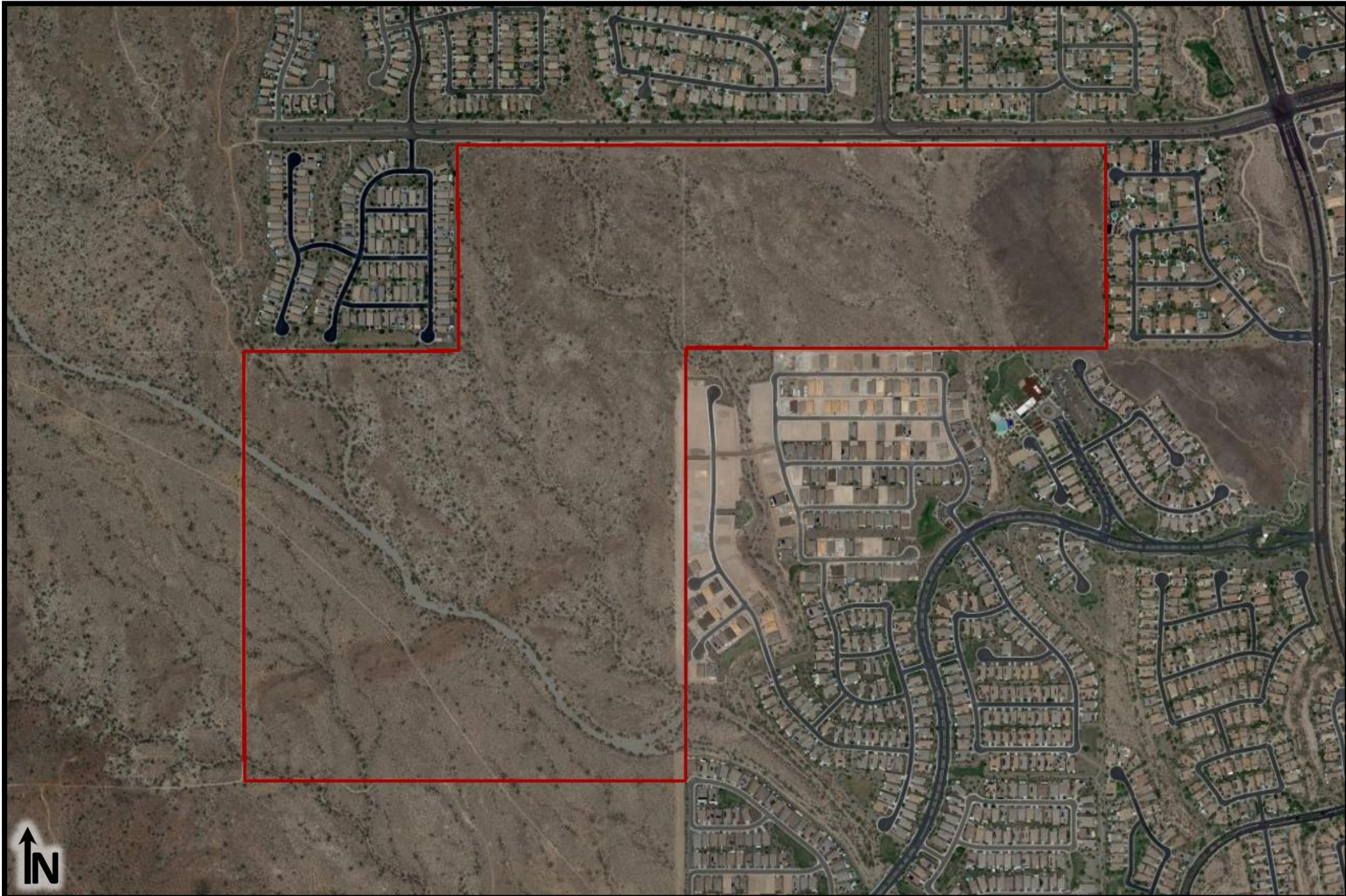


Fig. 2 (Site Aerial, 2021)

Scale: NTS

Phase One Environmental Site Assessment

Drawn By: RDS

Date: 11-8-2021

ProTeX Job No.: 12356

Vistancia West (280-Acres)
SW of Vistancia Boulevard & West Lone Mountain Road
Peoria, Maricopa County, Arizona





HISTORICAL AERIALS

Project Property: Vistancia - 280
Vistancia 280
Peoria AZ

Project No:

Requested By: ProTeX

Order No: 21110500146

Date Completed: November 05,2021

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

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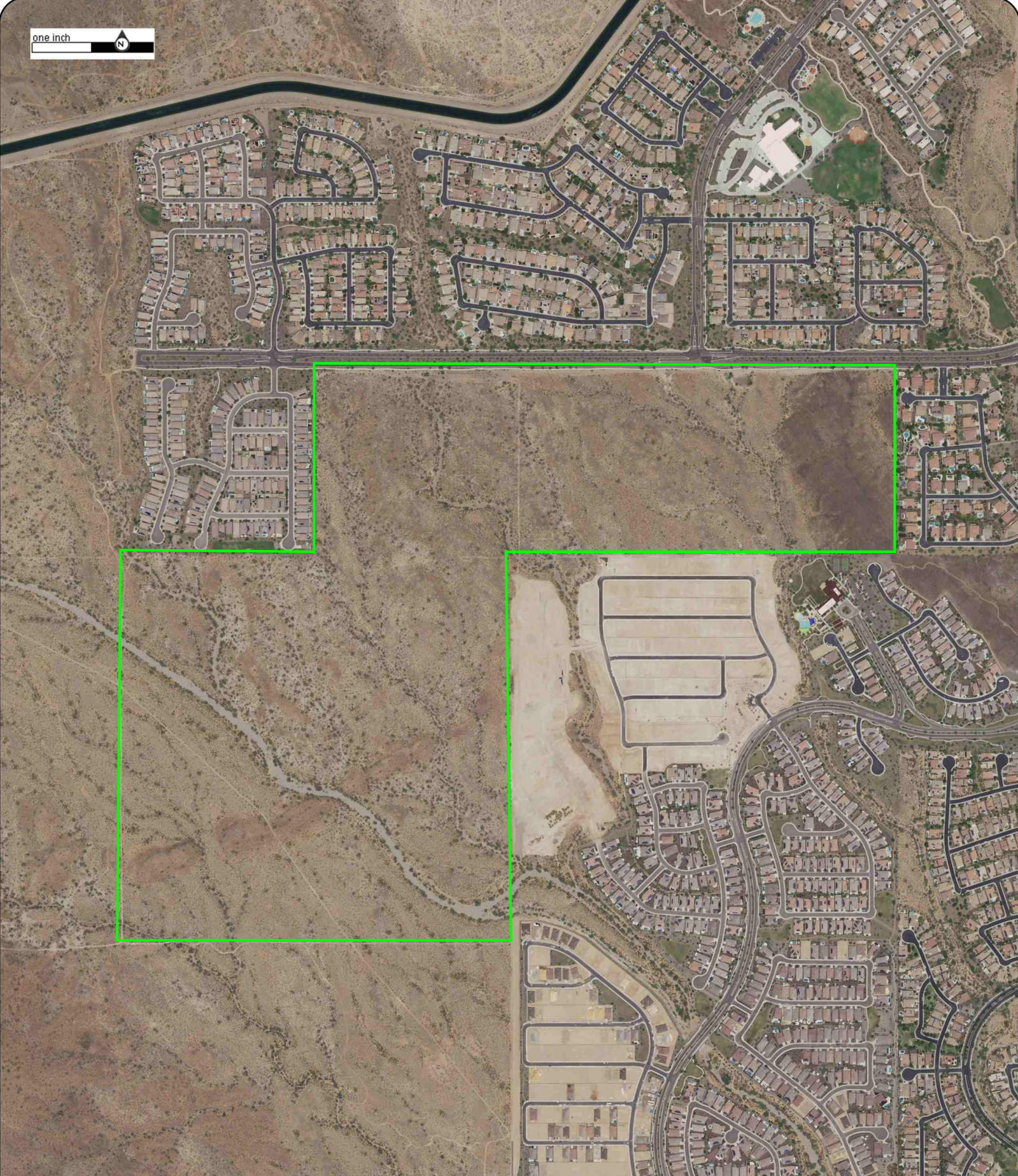
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2017	United States Departments of Agriculture	1" = 800'	
2015	United States Departments of Agriculture	1" = 800'	
2013	United States Departments of Agriculture	1" = 800'	
2010	United States Departments of Agriculture	1" = 800'	
2007	United States Departments of Agriculture	1" = 800'	
1997	United States Geological Survey	1" = 800'	
1995	United States Geological Survey	1" = 800'	
1982	United States Geological Survey	1" = 800'	
1981	United States Geological Survey	1" = 800'	
1977	Bureau of Land Management	1" = 800'	Adjacent Frame Unavailable
1970	National Aeronautics And Space Admin	1" = 800'	
1968	United States Air Force	1" = 800'	Best Copy Available
1962	United States Geological Survey	1" = 800'	
1953	Army Mapping Service	1" = 800'	
1949	Agricultural Stabilization & Conserv. Service	1" = 800'	

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one inch



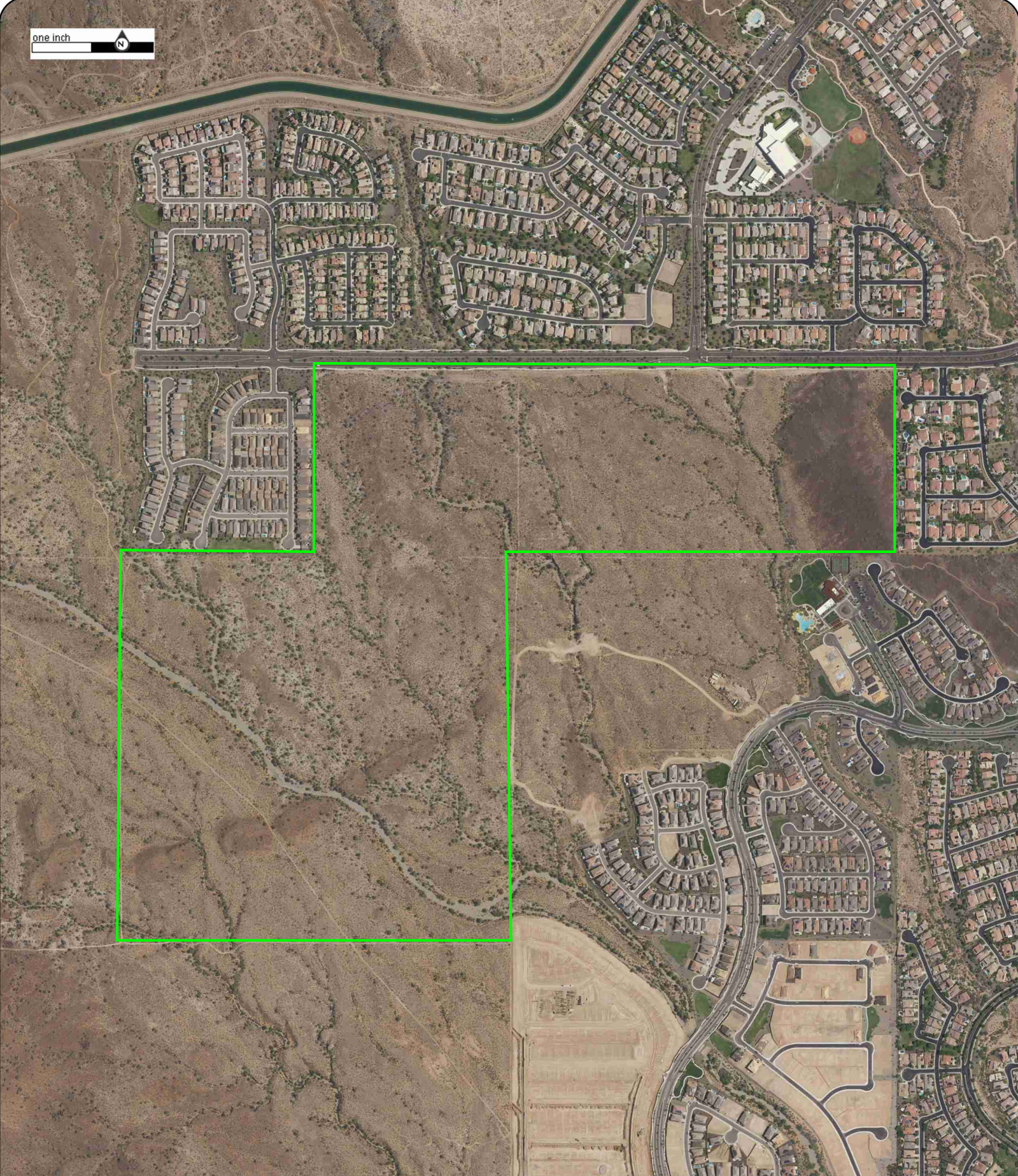
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Address: Vistancia 280, Peoria, AZ
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Order No: 21110500146



one inch



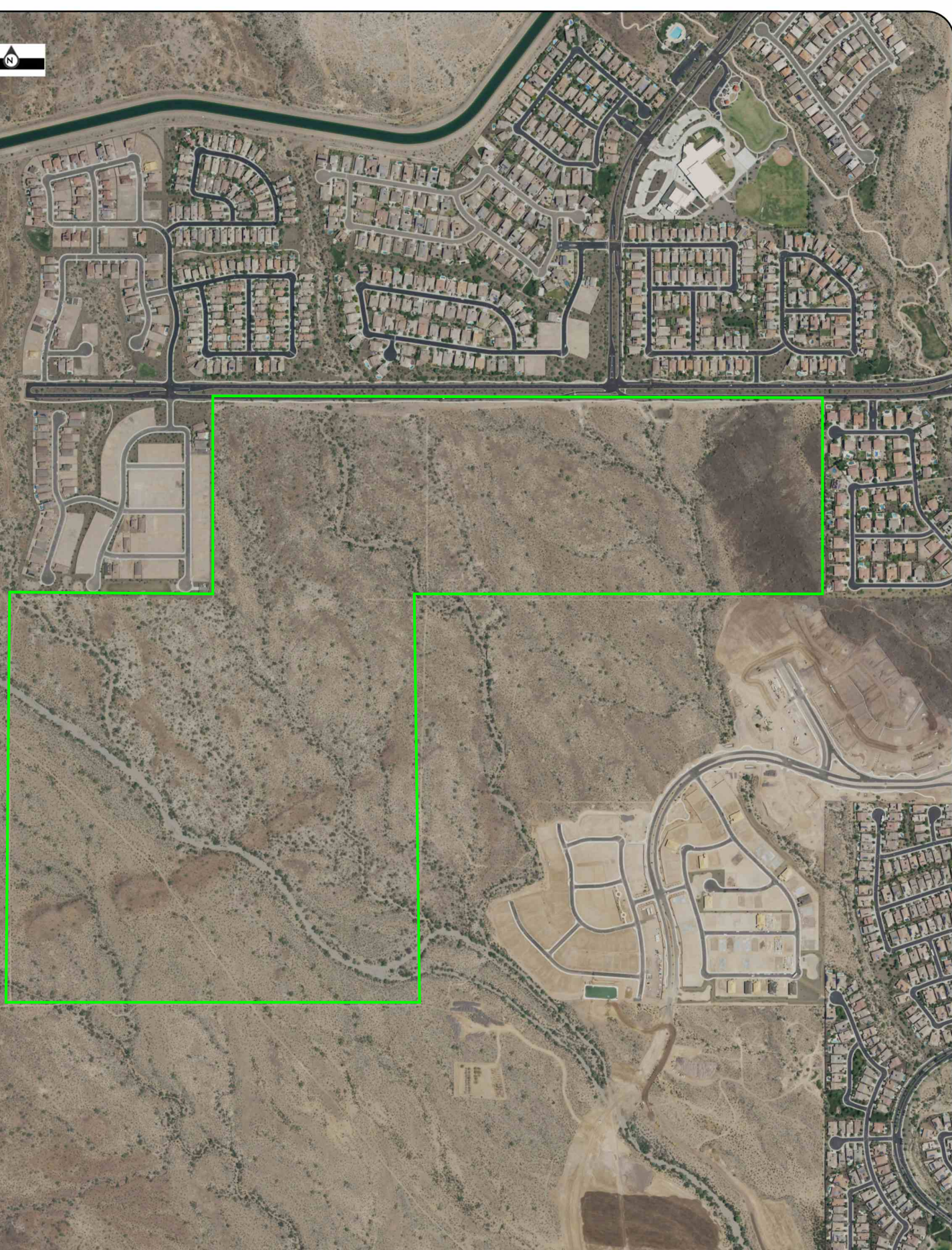
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Order No: 21110500146



one inch



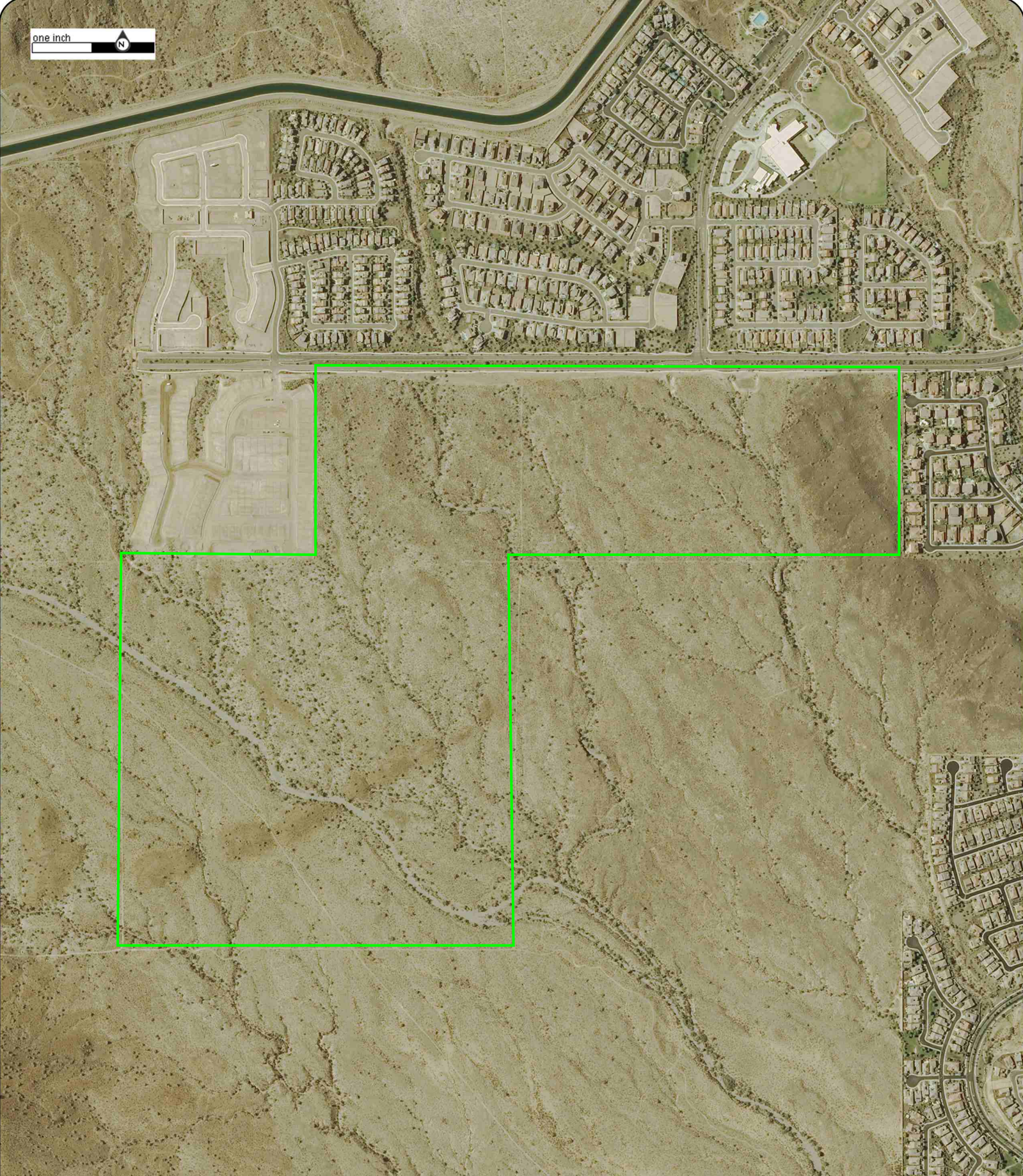
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Order No: 21110500146



one inch



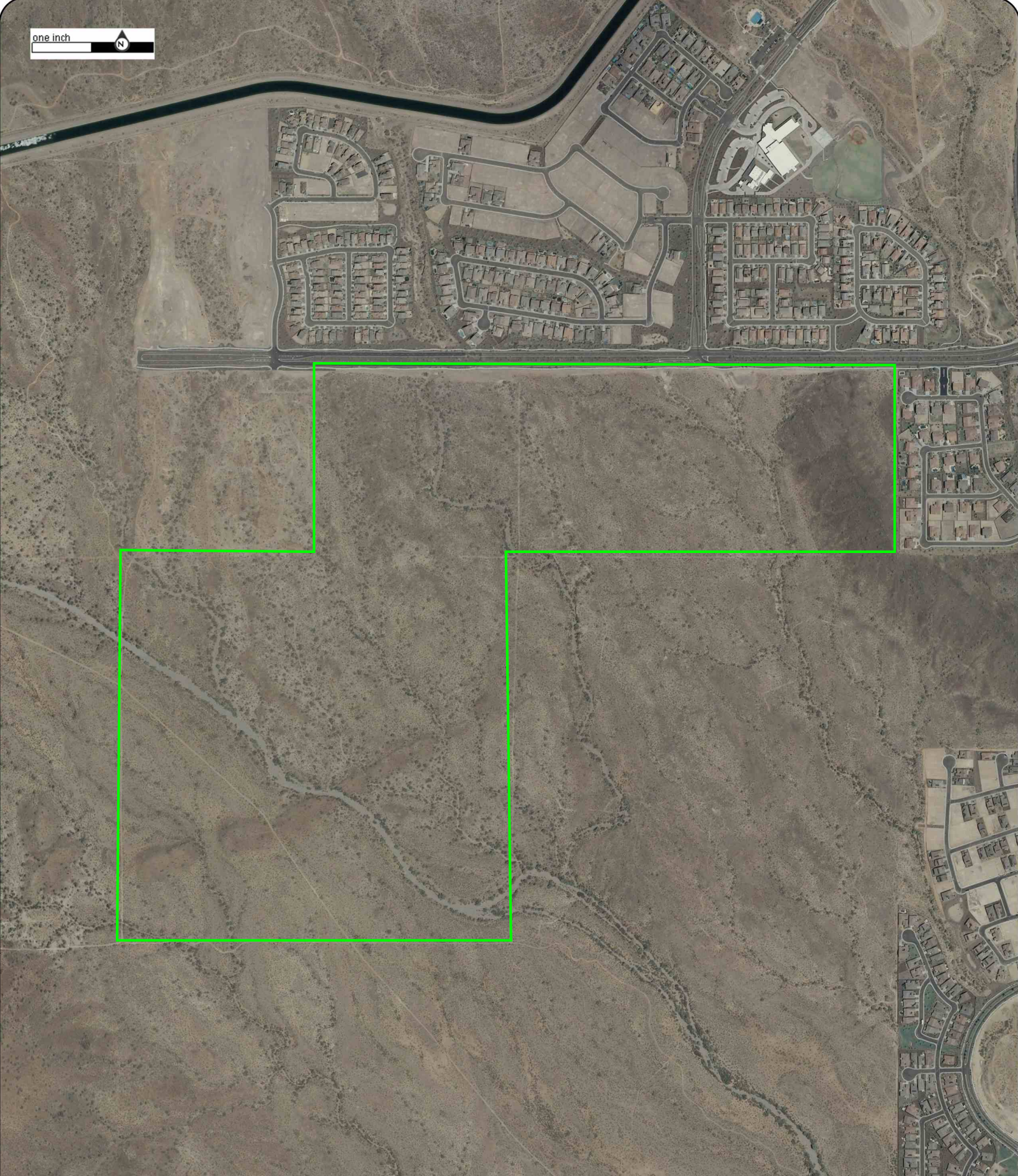
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Order No: 21110500146



one inch



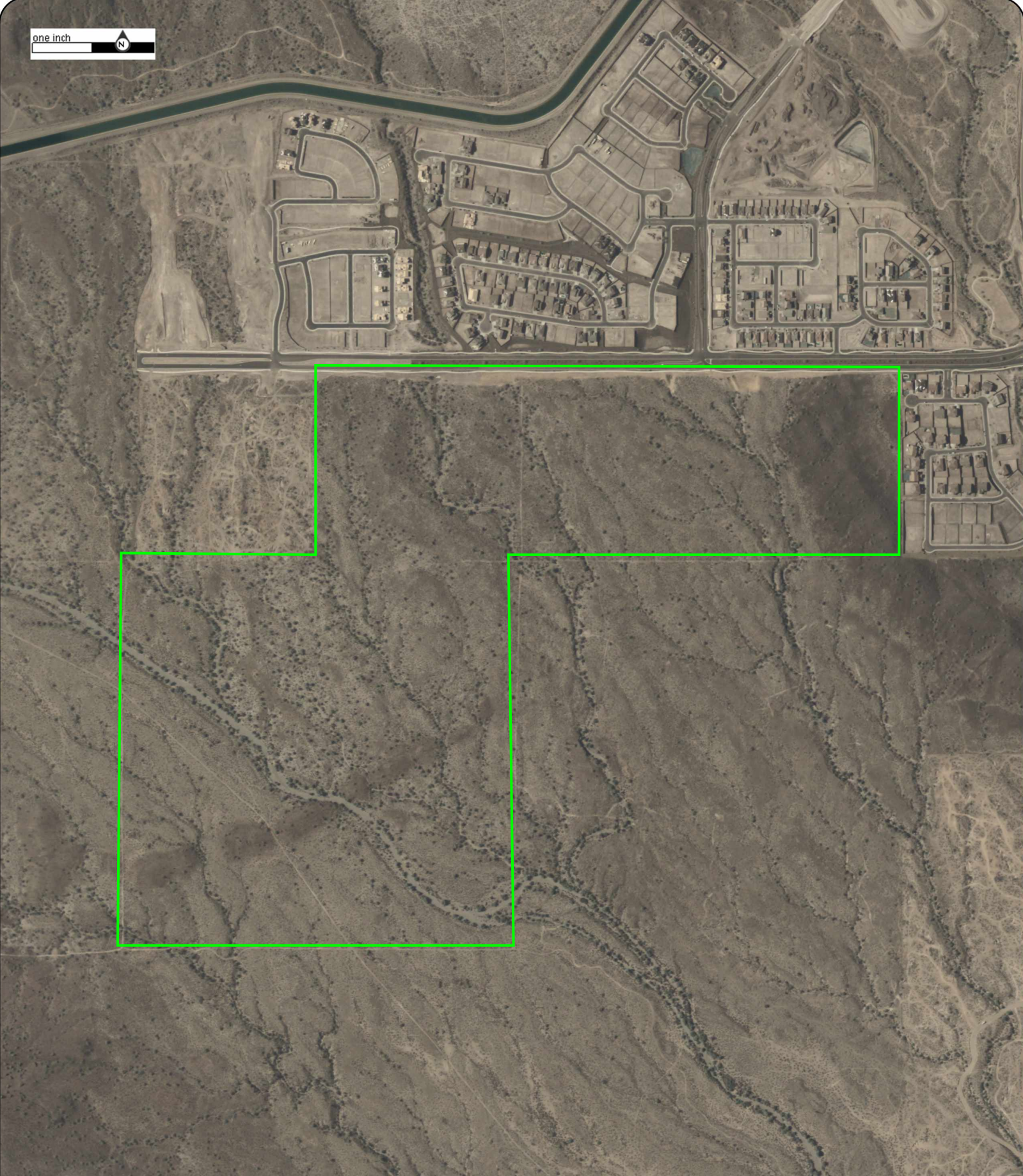
Year: 2010
Source: USDA
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Order No: 21110500146



one inch



Year: 2007
Source: USDA
Scale: 1" = 800'
Comment:

Address: Vistancia 280, Peoria, AZ
Approx Center: -112.35298041,33.75890833

Order No: 21110500146



one inch



Year: 1997
Source: USGS
Scale: 1" = 800'
Comment:

Address: Vistancia 280, Peoria, AZ
Approx Center: -112.35298041,33.75890833

Order No: 21110500146



one inch



Year: 1995
Source: USGS
Scale: 1" = 800'
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Address: Vistancia 280, Peoria, AZ
Approx Center: -112.35298041,33.75890833

Order No: 21110500146



one inch



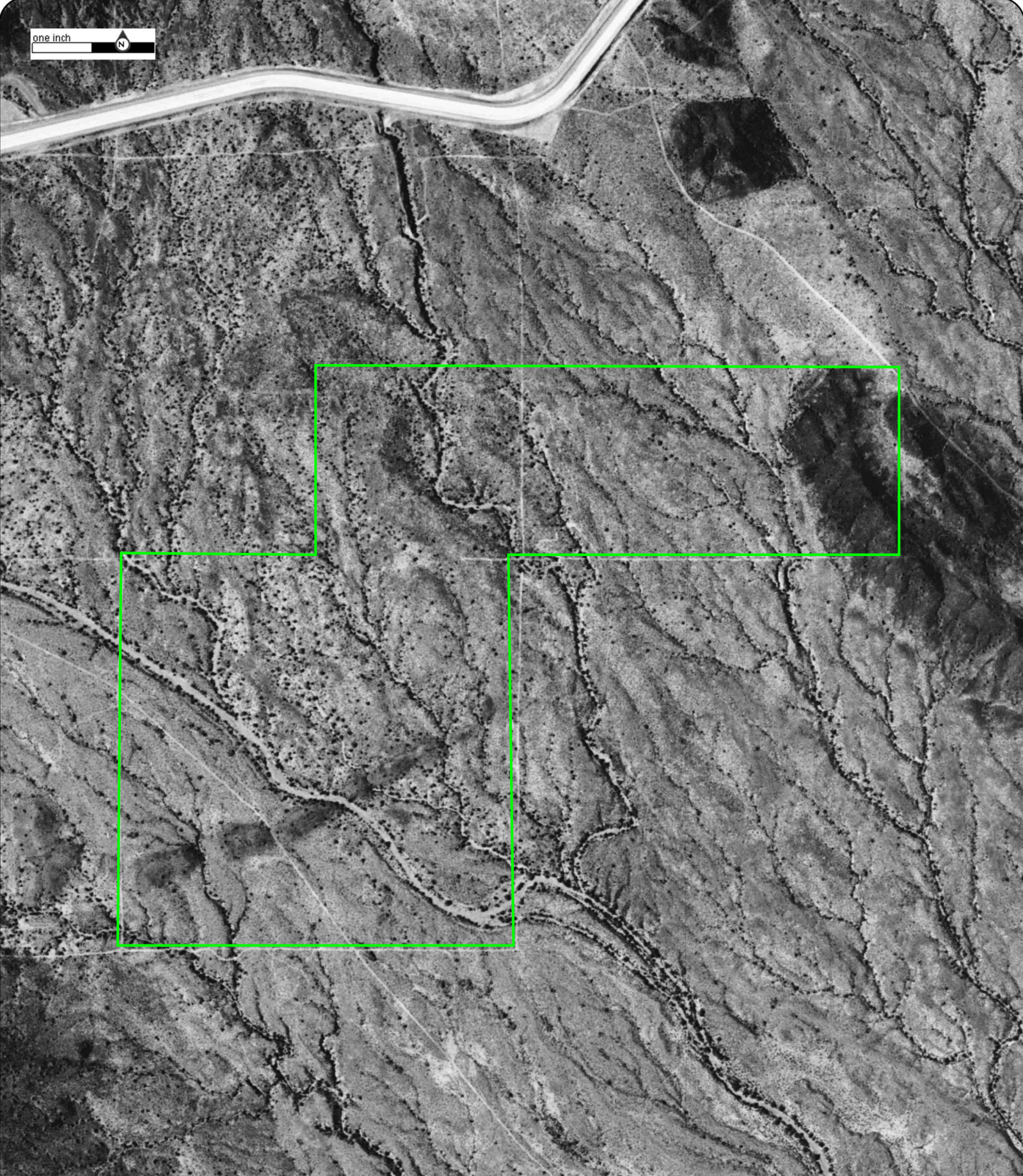
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Address: Vistancia 280, Peoria, AZ
Approx Center: -112.35298041,33.75890833

Order No: 21110500146



one inch



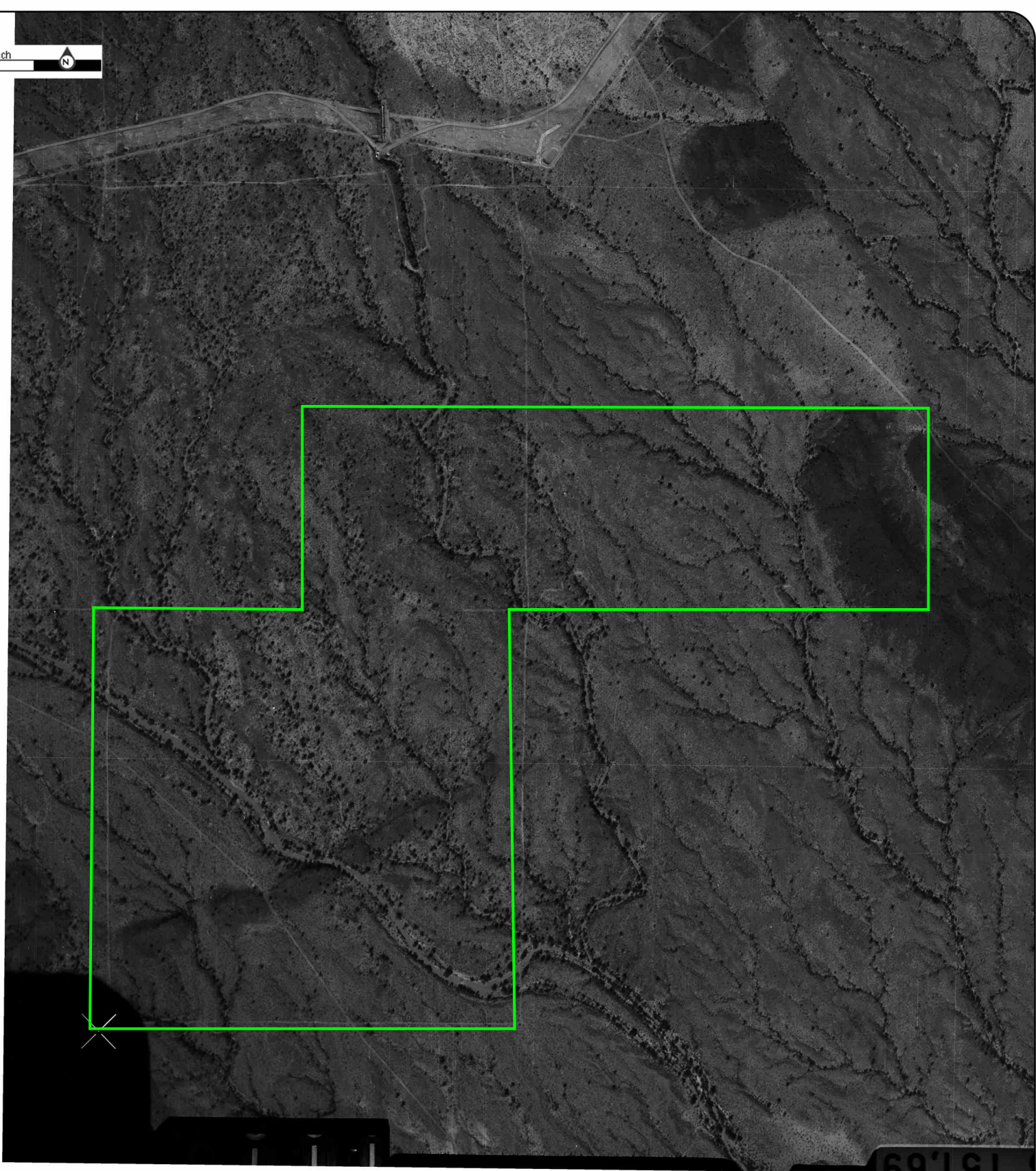
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Address: Vistancia 280, Peoria, AZ
Approx Center: -112.35298041,33.75890833

Order No: 21110500146



one inch



Year: 1977
Source: BLM
Scale: 1" = 800'

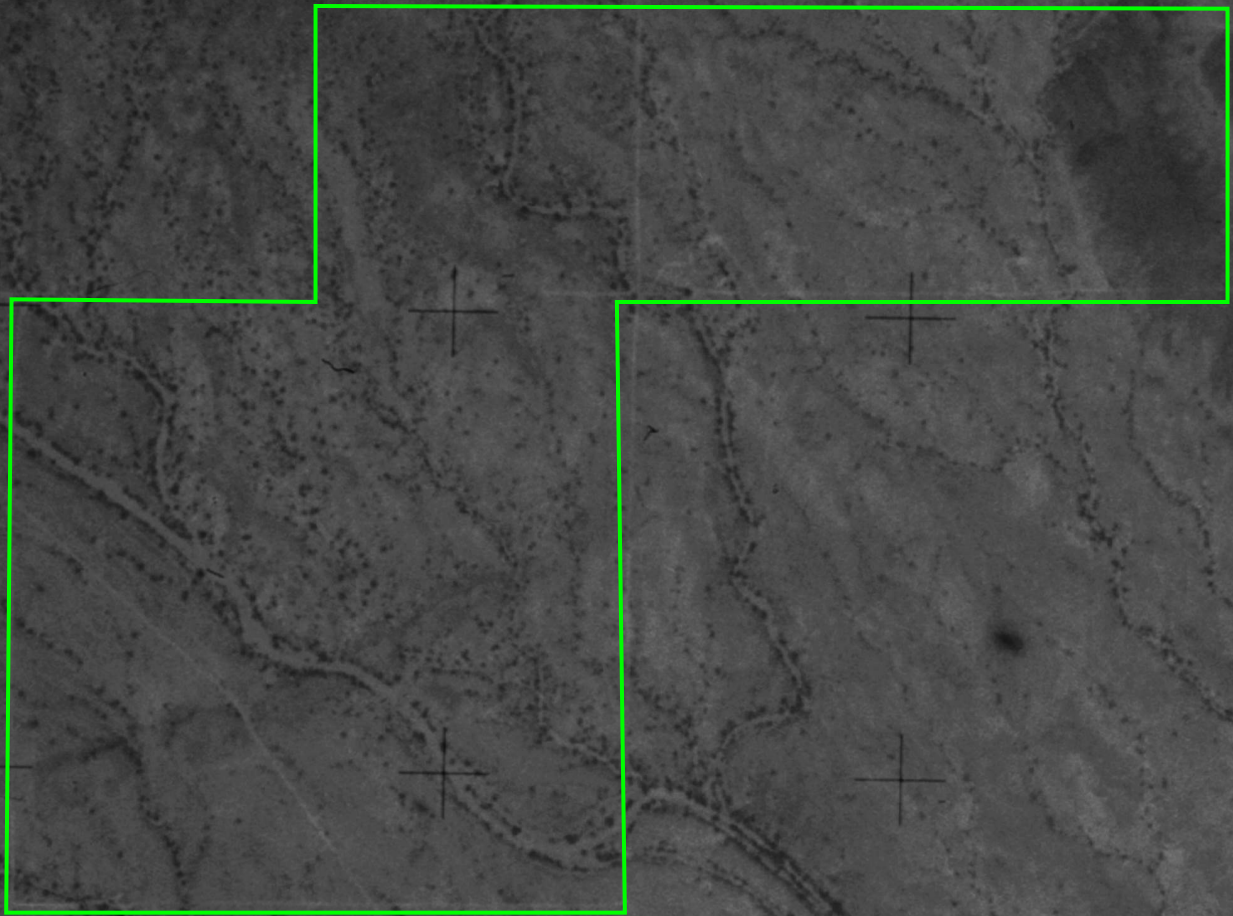
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Order No: 21110500146

Comment: Adjacent Frame Unavailable



one inch



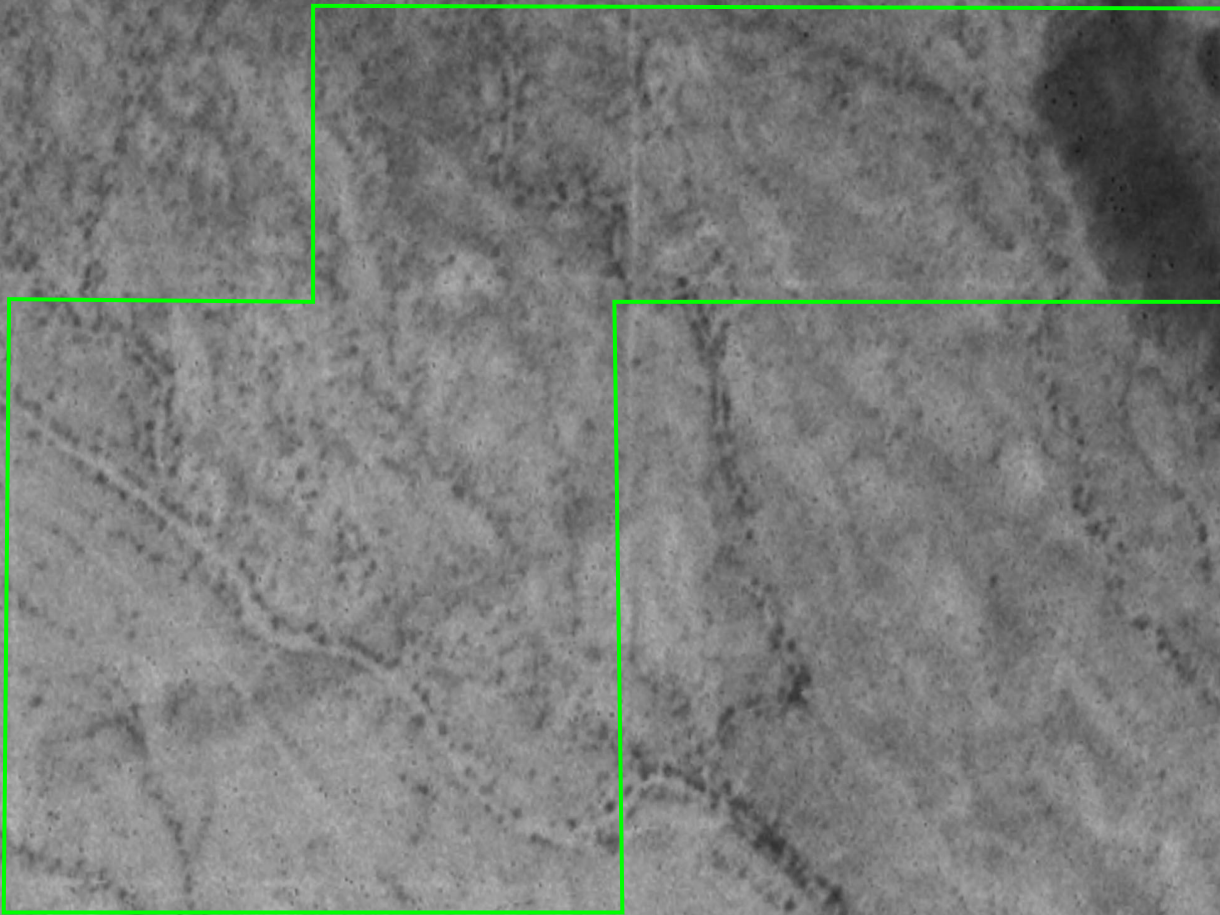
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Address: Vistancia 280, Peoria, AZ
Approx Center: -112.35298041,33.75890833

Order No: 21110500146



one inch 



Year: 1968
Source: USAF
Scale: 1" = 800'
Comment: Best Copy Available

Address: Vistancia 280, Peoria, AZ
Approx Center: -112.35298041,33.75890833

Order No: 21110500146



one inch



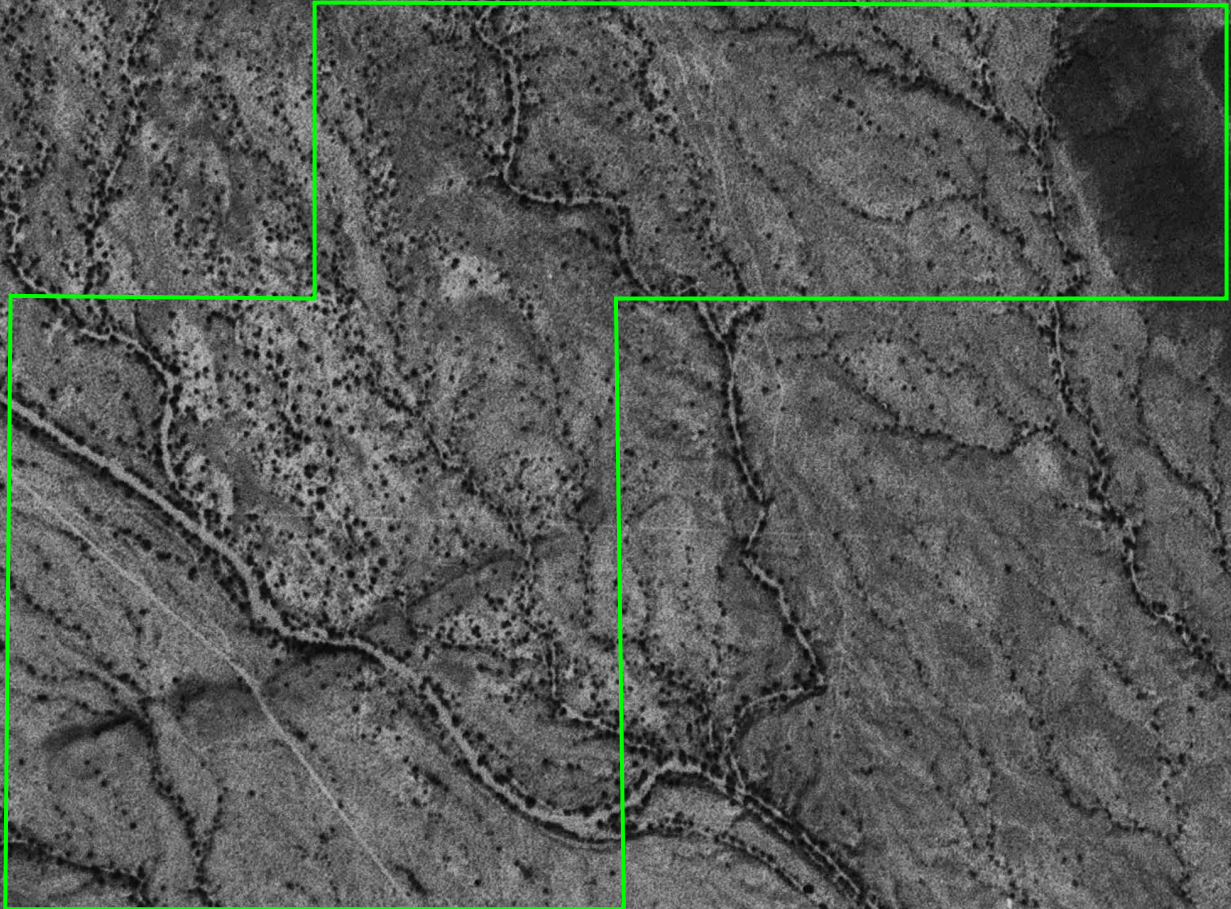
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Source: USGS
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Order No: 21110500146



one inch



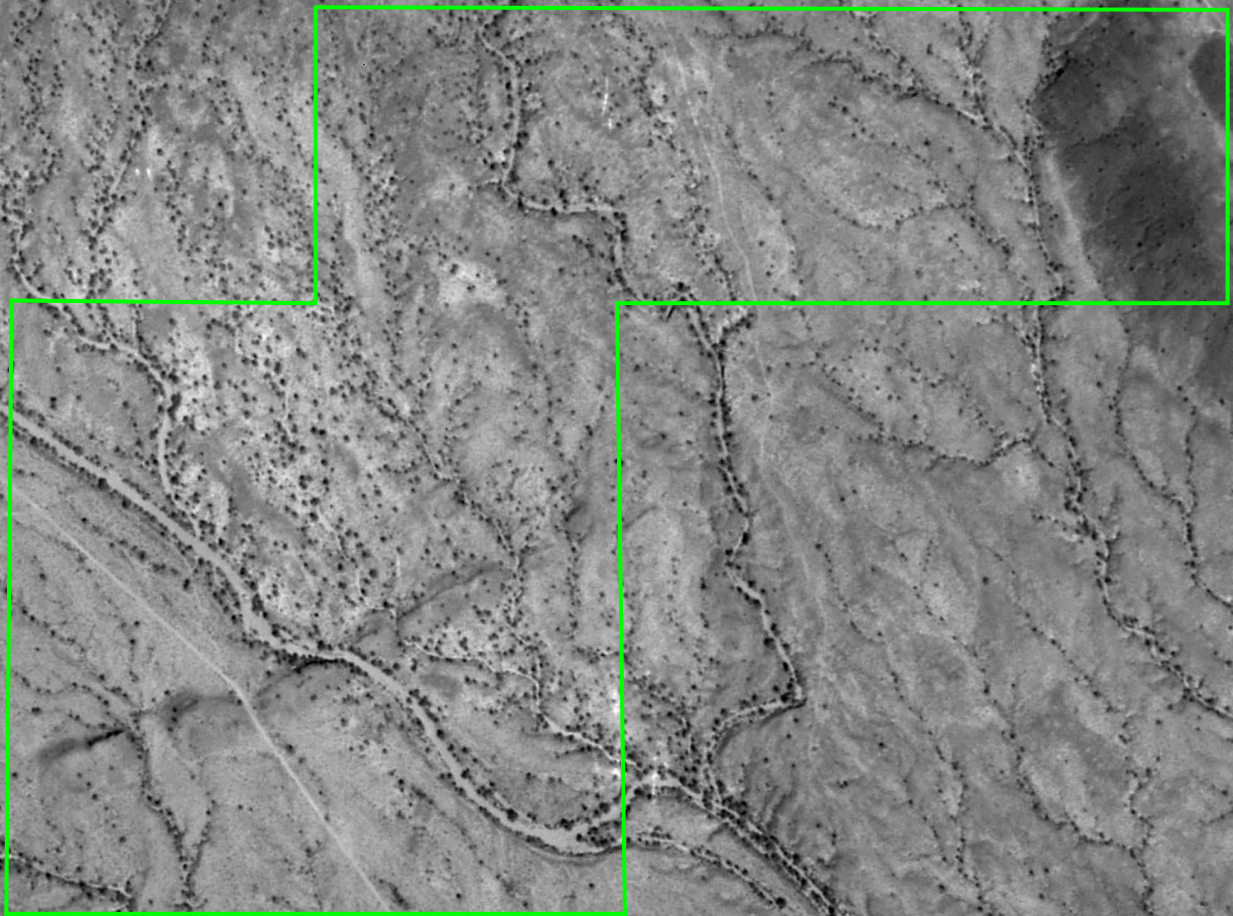
Year: 1953
Source: AMS
Scale: 1" = 800'
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Order No: 21110500146



one inch



Year: 1949
Source: ASCS
Scale: 1" = 800'
Comment:

Address: Vistancia 280, Peoria, AZ
Approx Center: -112.35298041,33.75890833

Order No: 21110500146





TOPOGRAPHIC MAPS

Project Property: Vistancia - 280
Vistancia 280
Peoria AZ

Project No:

Requested By: ProTeX

Order No: 21110500146

Date Completed: November 07, 2021

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

Year	Map Series
2014	7.5
1981	7.5
1974	7.5
1971	7.5
1965	7.5
1964	7.5
1957	7.5

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

Pre-1947

[Page 223 of 1918 Topographic Instructions](#)

[Page 130 of 1928 Topographic Instructions](#)

1947-2009

[Topographic Map Symbols](#)

2009-present

[US Topo Map Symbols](#)

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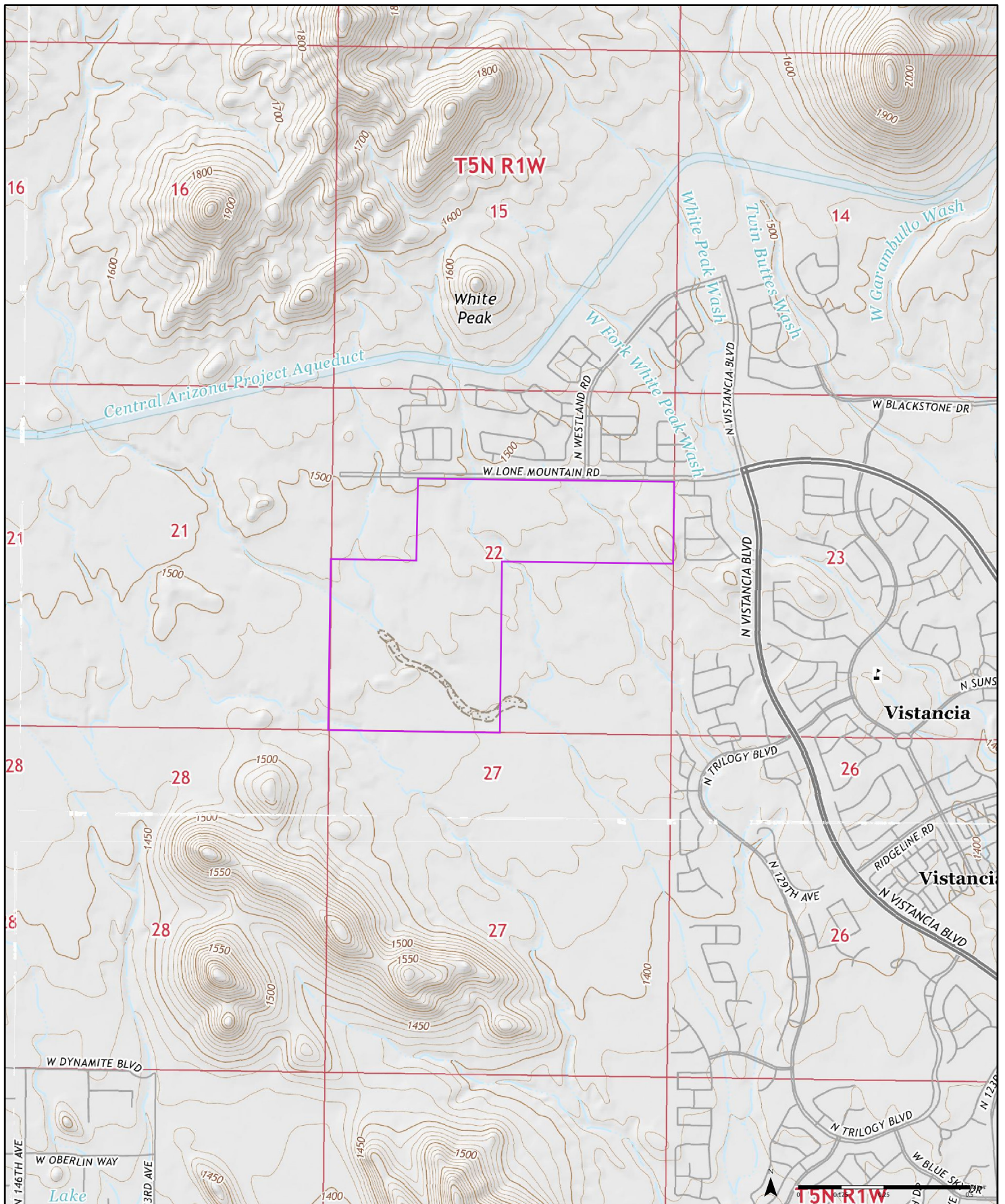
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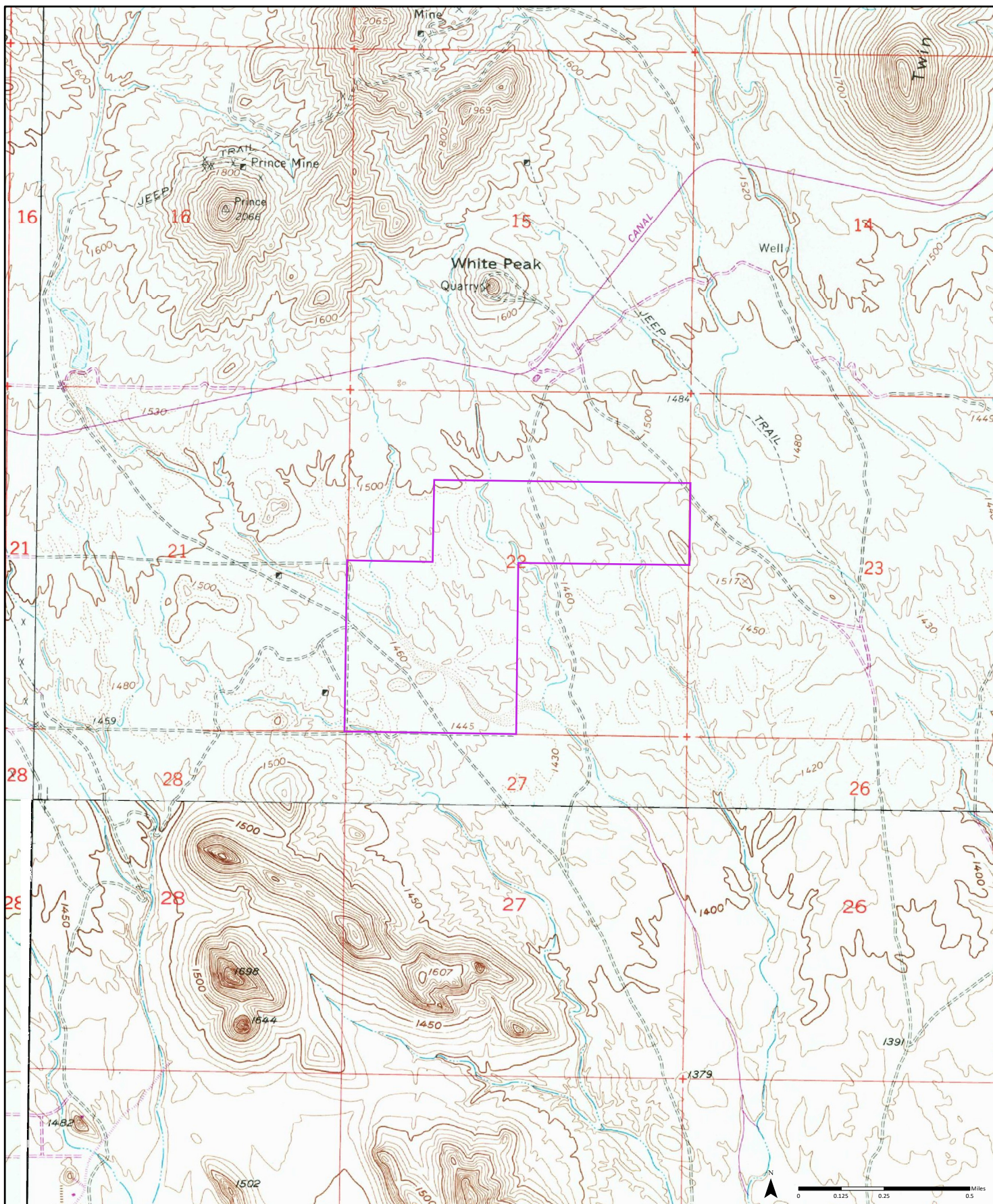
2014

Quadrangle(s): Baldy Mountain, AZ; Calderwood Butte, AZ; McMicken Dam, AZ; Hieroglyphic Mountains SW, AZ

Order No. 21110500146

Source: USGS 7.5 Minute Topographic Map





1981

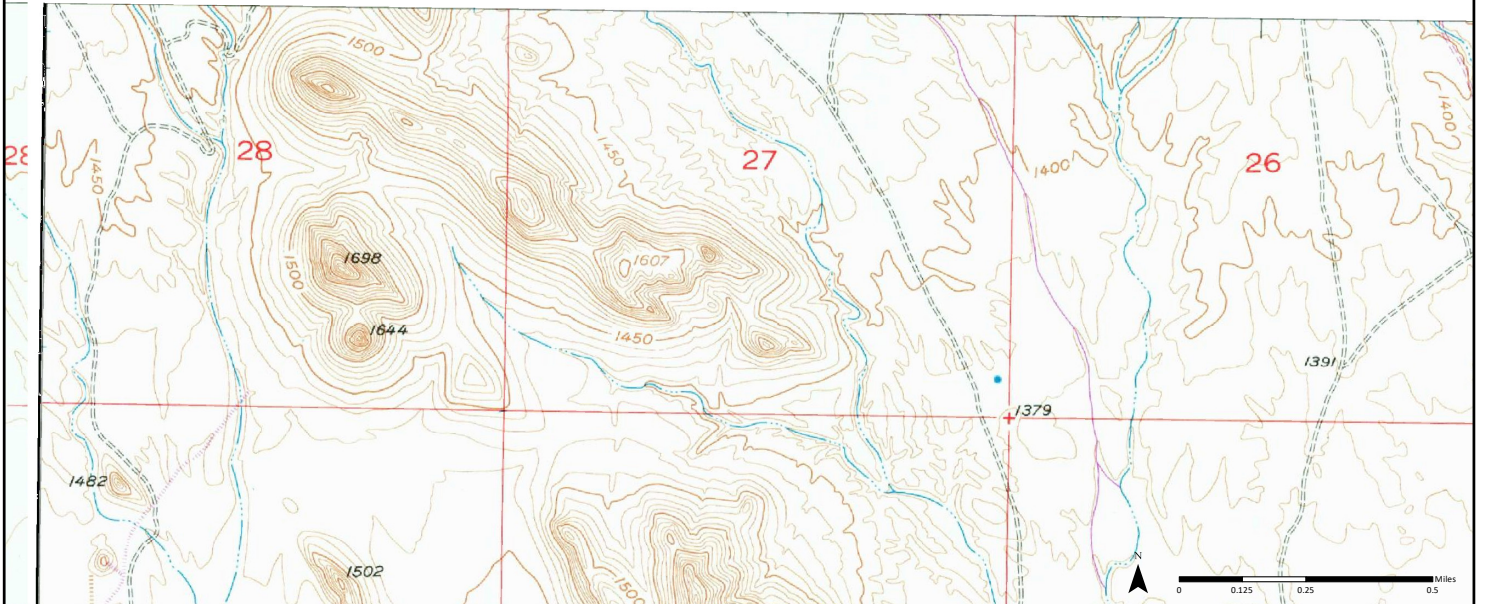
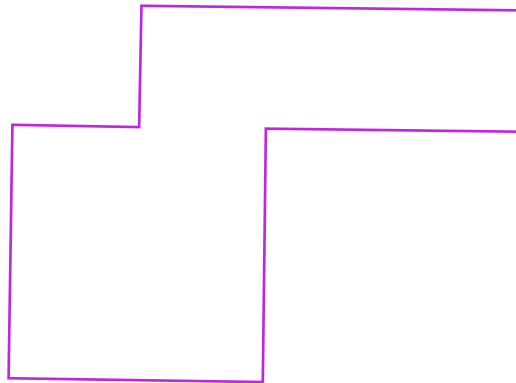
(1) Aerial Photo Year: 1978 Photo Revision Year: 1981
 (2) Aerial Photo Year: 1978 Photo Revision Year: 1981
 (3) Aerial Photo Year: 1978 Photo Revision Year: 1981
 (4) Aerial Photo Year: 1978 Photo Revision Year: 1981

Quadrangle(s): Calderwood Butte, AZ₍₁₎; McMicken Dam, AZ₍₂₎; Hieroglyphic Mts SW, AZ₍₃₎; Baldy Mtn, AZ₍₄₎

Order No. 21110500146

Source: USGS 7.5 Minute Topographic Map





1974

⁽¹⁾ Aerial Photo Year: 1974
Photo Revision Year: 1974

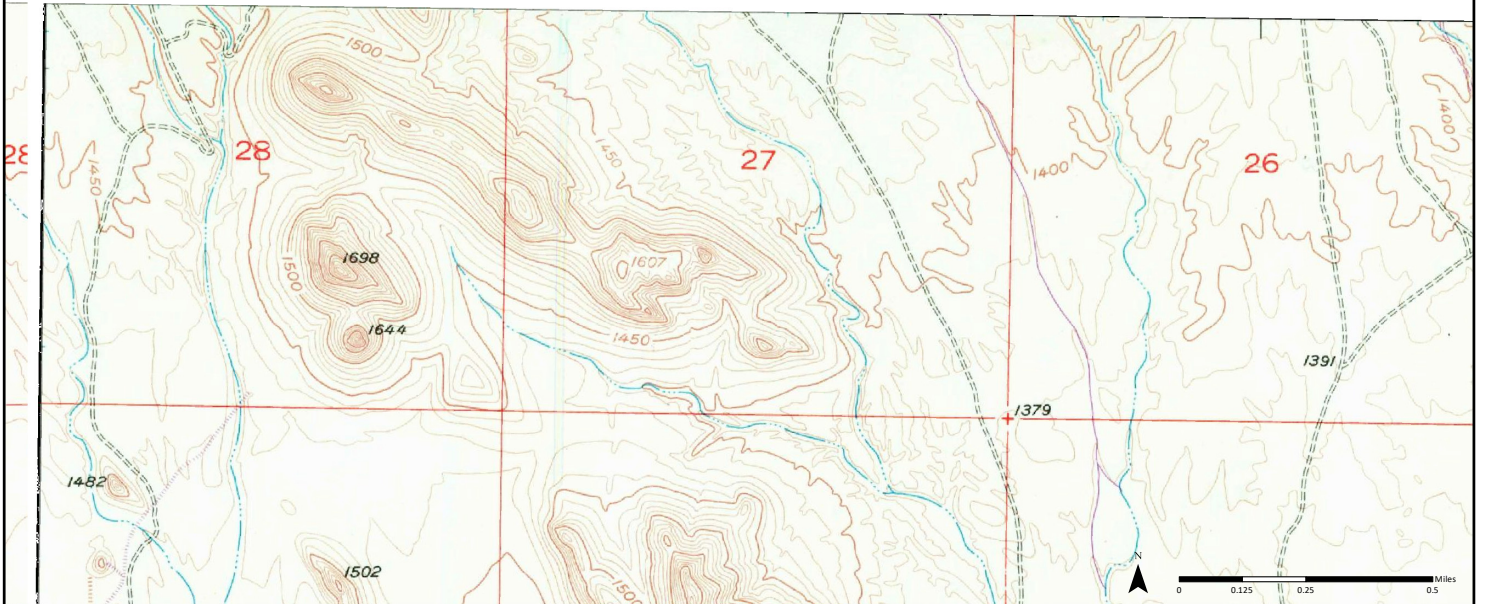
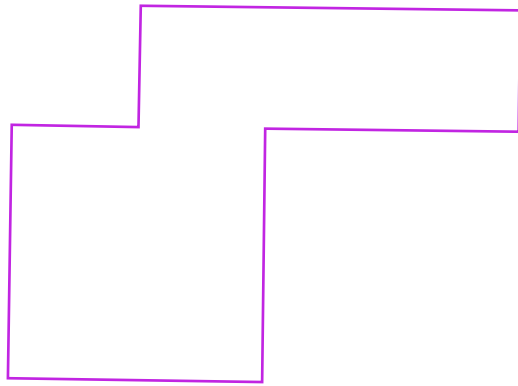
⁽²⁾ Aerial Photo Year: 1974
Photo Revision Year: 1974

Quadrangle(s): McMicken Dam, AZ₍₁₎; Calderwood Butte, AZ₍₂₎

Order No. 21110500146

Source: USGS 7.5 Minute Topographic Map





1971

⁽¹⁾ Aerial Photo Year: 1971
Photo Revision Year: 1971

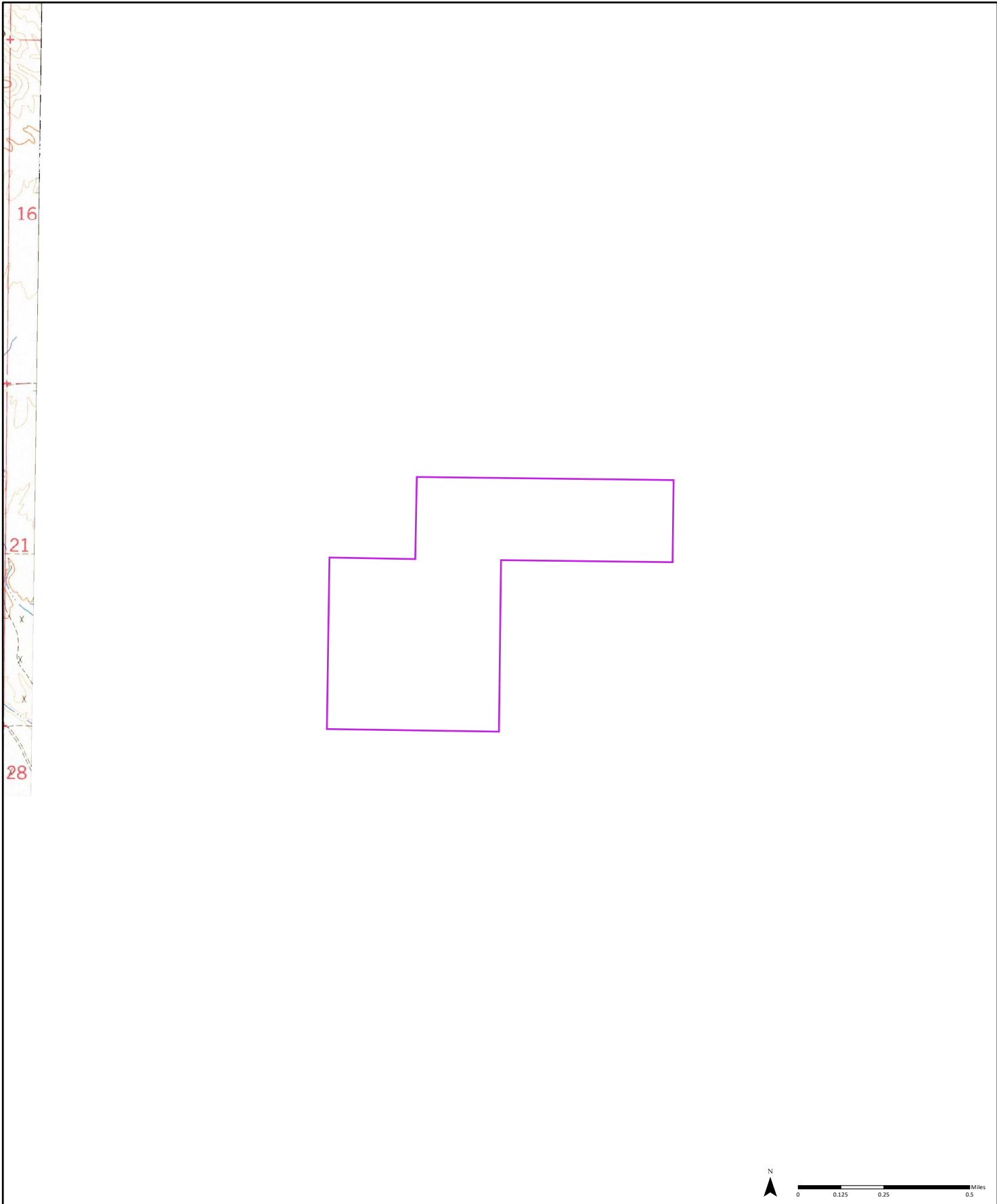
⁽²⁾ Aerial Photo Year: 1971
Photo Revision Year: 1971

Quadrangle(s): Calderwood Butte, AZ₍₁₎; McMicken Dam, AZ₍₂₎

Order No. 21110500146

Source: USGS 7.5 Minute Topographic Map





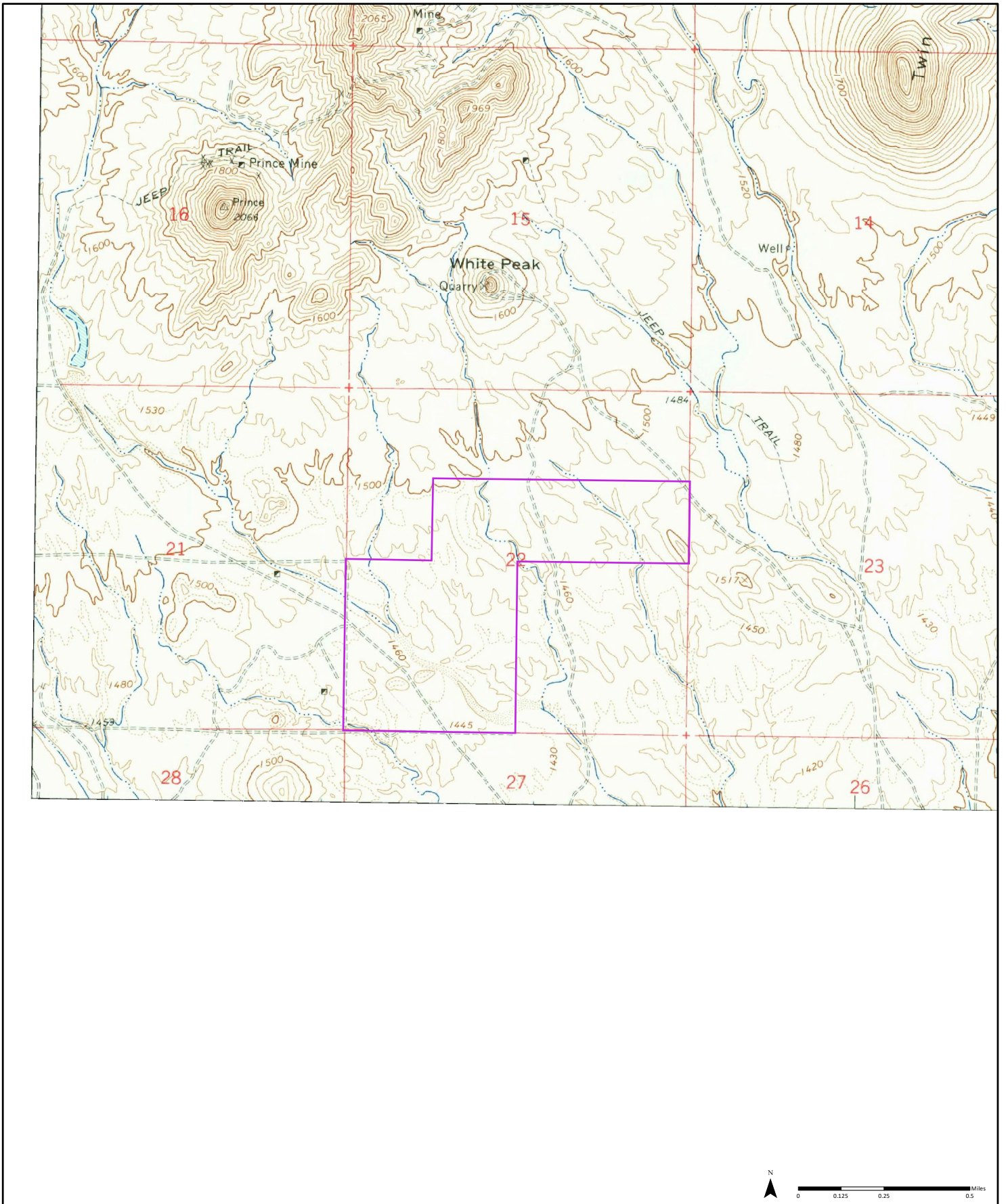
1965 ⁽¹⁾
Aerial Photo Year: 1962

Quadrangle(s): Hieroglyphic Mts SW, AZ₍₁₎

Order No. 21110500146

Source: USGS 7.5 Minute Topographic Map





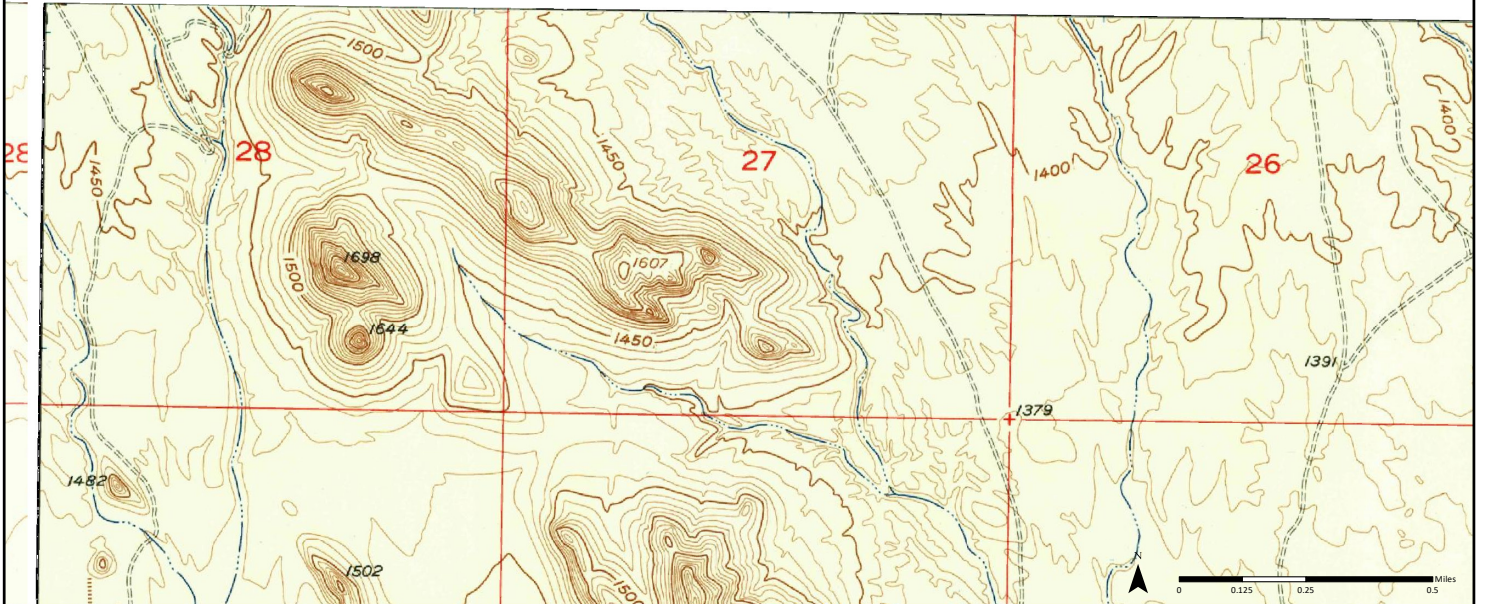
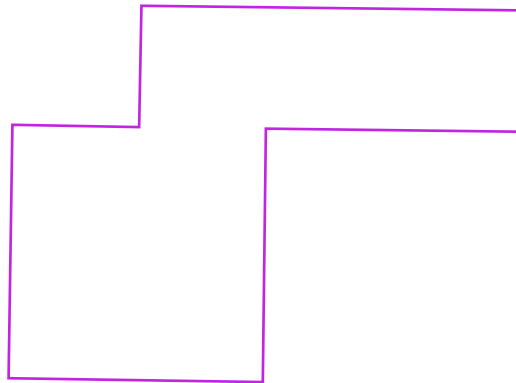
1964 ⁽¹⁾ Aerial Photo Year: 1962

Quadrangle(s): Baldy Mtn, AZ⁽¹⁾

Order No. 21110500146

Source: USGS 7.5 Minute Topographic Map





1957

⁽¹⁾ Aerial Photo Year: 1954

⁽²⁾ Aerial Photo Year: 1954

Quadrangle(s): Calderwood Butte, AZ₍₁₎; McMicken Dam, AZ₍₂₎

Order No. 21110500146

Source: USGS 7.5 Minute Topographic Map



Phase I ESA
Vistancia West (280-Acre Portion)
Phoenix, Maricopa County, Arizona
ProTeX Project No: **12356**



APPENDIX B:

DOCUMENTS

PHOENIX
1102 W SOUTHERN AVENUE, SUITE 4
TEMPE, ARIZONA 85282
(O) 602-272-PTX1 (7891)
DISPATCH 602-272-7890
(F) 602-272-7892
WWW.PROTEX-AZ.COM



TUCSON
916 W GRANT ROAD
TUCSON, ARIZONA 85705
(O) 520-352-1050 (EXT 157)
DISPATCH 520-352-0150
(F) 520-352-0150
WWW.PROTEX-AZ.COM

**OWNER
PROPERTY QUESTIONNAIRE**

To the best of your actual knowledge and in good faith, please complete the following property questionnaire and return to ProTeX The PT Xperts, LLC (ProTeX).

This Questionnaire must be completed in its entirety. Incomplete questionnaires may require further inquiry and could delay the publication of the report.

PROPERTY INFORMATION

Site Name: Shea Mystic
Street Address: Zone Mountain Rd & N. Westland Rd
City, State, Zip: _____

PROPERTY LAND USE DESCRIPTION

Subject Property General Land Use/Zoning: _____
Date of Construction (if applicable): _____
Area of Property: 280 acres
Description of Property and Improvements: _____

ADJOINING PROPERTY LAND USE DESCRIPTION

North Land Use: _____ West Land Use: _____
East Land Use: _____ South Land Use: _____

CURRENT/PRIOR PROPERTY OWNERSHIP AND USE

How long have you owned the property? Statehood
Property Street Address: _____

Property City, State, Zip: _____

Describe the property usage during your ownership: _____

ASTM 1527-13 stipulates the Prior Property Owner be identified. Please provide the name, contact information, and length of ownership. Please explain an affirmative answer.

Arizona State Land Dept.

Describe the property usage prior to your ownership: _____

YOUR NAME: De Charles FIRM: ASLD
SIGNATURE: [Signature] DATE: 02/26/21

No.	Question	Please indicate the response to each question ("Unk " indicates a response of Unknown)			Please explain each affirmative answer in the space provided.
		Yes	No	Unk	
A	Do you have knowledge of any prior environmental reports for the site? If so, please forward to ProTeX.		X		
B	Do you have knowledge of known current or historic uses of hazardous materials or other specialized knowledge of the site and surrounding area? If so, please forward the information to ProTeX.		X		
C	Do you have the Past Owner's Contact information?		X		
1a	Is the <i>property</i> used for an industrial use?		X		
1b	Is any <i>adjoining property</i> used for an industrial use?			X	
2a	Do you observe evidence or do you have any prior knowledge that the <i>property</i> has been used for an industrial use in the past.			X	
2b	Did you observe evidence or do you have any prior knowledge that any <i>adjoining property</i> has been used for an industrial use in the past.			X	
3a	Is the <i>property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage disposal, processing, or recycling facility (if applicable, identify which one)?			X	
3b	Is the <i>adjoining property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage disposal, processing, or recycling facility (if applicable, identify which one)?			X	
4a	Did you observe evidence or do you have any knowledge that the <i>property</i> has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage disposal, processing, or			X	

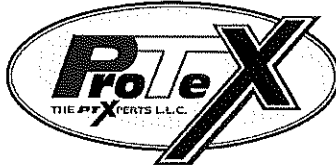
	recycling facility (if applicable, identify which one)?			X	
4b	Did you observe evidence or do you have any knowledge that the <i>adjoining property</i> has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage disposal, processing, or recycling facility (if applicable, identify which one)?			X	
5a	Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than 5 gallon (19 liter) in volume, or 50 gal (190 liter) in total, stored on or used at the facility?			X	
5b	Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 liter) in volume, or 50 gal (190 liter) in total, stored on or used at the <i>property</i> or at the facility?			X	
6a	Are there currently any industrial drums, typically 55 gallon (208 liter) or sacks of chemicals located on the <i>property</i> or at the facility?			X	
6b	Did you observe evidence of or do you have prior knowledge that there have been previously any industrial drums (typically 55-gal (208L.) or sacks of chemicals located on the <i>property</i> or at the facility?			X	
7a	Did you observe evidence of do you have prior knowledge that <i>fill dirt</i> has been brought onto the property that originated from a contaminated site?			X	
7b	Did you observe evidence or do you have prior knowledge that <i>fill dirt</i> has been brought onto the property that is of an unknown origin?			X	
8a	Are there <i>currently pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?			X	

8b	Did you observe evidence or do you have prior knowledge that there have been previously, any <i>pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?			X	
9a	Is there currently any stained soil on the <i>property</i> ?			X	
9b	Did you observe evidence or do you have prior knowledge that there has been previously, any stained soil on the <i>property</i> ?			X	
10a	Are there currently any registered or unregistered storage tanks (above or underground) located on the <i>property</i> ?			X	
10b	Have you observed evidence or do you have prior knowledge that there have previously been any registered or unregistered storage tanks (above or underground) located on the <i>property</i> ?			X	
11a	Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?			X	
11b	Have you observed evidence or do you have prior knowledge that there have previously been any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?			X	
12a	Is there currently evidence of leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the <i>property</i> ?			X	
12b	Have you observed evidence or do you have prior knowledge that there have previously been any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the <i>property</i> ?			X	
13a	If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system			X	

	that exceed guidelines applicable to the water system?			X	
13b	If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?			X	
14	Does the owner or occupants of the <i>property</i> have any knowledge of <i>environmental liens</i> or governmental notification relating to past or recurrent violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?			X	
15a	Has the owner or occupant of the <i>property</i> been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?			X	
15b	Has the owner or occupant of the <i>property</i> been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?			X	
15c	Has the owner or occupant of the <i>property</i> been informed of the past existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?			X	
15d	Has the owner or occupant of the <i>property</i> been informed of the current existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?			X	
16	Does the owner or occupant of the <i>property</i> have any knowledge of any environmental site assessments of the <i>property</i> or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the <i>property</i> or recommended further assessment of the property?			X	
17	Does the owner or occupant of the <i>property</i> know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or			X	

	threatened release of any hazardous substances or petroleum products involving the <i>property</i> by any owner or occupant of the <i>property</i> ?			X	
18a	Does the <i>property</i> discharge waste water (not including sanitary waste or storm water) onto or adjacent to the <i>property</i> and/or into a storm water system?			X	
18b	Does the <i>property</i> discharge waste water (not including sanitary waste or storm water) onto or adjacent to the <i>property</i> and/or into a sanitary sewer system?			X	
19	Did you observe or do you have any knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried, and/or burned on the <i>property</i> ?			X	
20	Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?			X	

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1102 W SOUTHERN AVE., STE 4
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DISPATCH 602-272-7890
(F) 602-272-7892
WWW.PROTEX-AZ.COM



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TUCSON, ARIZONA 85705
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DISPATCH 520-352-0150
(F) 520-352-0150
WWW.PROTEX-AZ.COM

PHASE I ENVIRONMENTAL SITE ASSESSMENT (USER QUESTIONNAIRE)

Site Location/Description: Vistancia West / Sugar Mystic (ASLD)

PHASE 1 ESA/AAI REQUIREMENTS

According to the All-Appropriate Inquiry (AAI, CFR 312) requirements and ASTM (E-1527-13) guidance on conducting Phase I Environmental Site Assessments, the "user" of the assessment must provide the following information, if available, to the environmental professional in order to qualify for Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001. Please check yes or no and provide any additional information you may have regarding the site. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

(1) Environmental cleanup liens that are filed or recorded against the site (40 CFR 132.25).

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

Yes

No

If yes, please explain:

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

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

Yes

No

If yes, please explain:

Site Location/Description: Visteria West / Sugar Music (ASCO)

(3) Specialized knowledge or experience of the person/department requesting the Phase I ESA and seeking to qualify for the landowner liability protections (40 CFR 312.28).

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

Yes

No

If yes, please explain:

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

Does the purchase price offered for this property reasonably reflect the fair market value of the property? If there is a difference between the purchase price and fair market value, have you considered whether the lower purchase price is because contamination is known or believed to be at the property?

Yes

No

If no, please explain:

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

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

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

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

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

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

Yes

No

If yes, please explain:

Site Location/Description: Vistancia West / Shea Mystic (AS&ID)

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

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

Yes

No

If yes, please explain:

Jon O. Fisher

Print Name

[Signature]

Signature

11/11/2021

Date



CITY
DIRECTORY

Project Property: *Vistancia - 280*
Vistancia 280
Peoria, AZ

Project No:
Requested By: *ProTeX*
Order No: *21110500146*
Date Completed: *November 10, 2021*

November 10, 2021
RE: CITY DIRECTORY RESEARCH
Vistancia - 280
Vistancia 280 Peoria, AZ

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

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

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

Search Criteria:

All of West Lone Mountain Road
All of North Vistancia Boulevard

Search Results Summary

Date	Source	Comment
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2006	COLE	
2002	COLE	
1997	COLE	
1994	COLE	
1990	COLE	
1986	COLE	
1981	COLE	
1975	COLE	
1970	COLE	
1966	COLE	

28421 **CONCILITEC LLC**...Business Management Consultants
 28421 **GREAT CLIPS**...Beauty Salons
 28421 **MASTERLINK LLC**...Computer & Equipment Dealers
 28421 **MORRISON, JESSICA AGT**...Insurance
 28421 **POSTNET**...Mailing & Shipping Services
 28421 **POSTNET**...Business Service Centers
 28421 **ROAD RUNNER BIKE CTR**...Bicycles-dealers
 28421 **VISTA CLEANERS**...Cleaners
 28451 **LAM, KENNY D DDS**...Dentists
 28451 **MATHEWS, JACQUELYN P DMD**...Dentists
 28451 **MTEAM AZ GROUP LAKE PLEASANT**...Nonclassified Establishments
 28451 **SALON ENTERPRISES**...Manicuring
 28451 **SALON ENTERPRISES**...Beauty Salons
 28455 **SAFEWAY**...Grocers-retail
 28455 **SAFEWAY PHARMACY**...Pharmacies
 28455 **SAFEWAY PHARMACY**...Grocerswholesale
 28455 **SONORA QUEST-PEORIA**...Nonclassified Establishments
 28455 **STARBUCKS**...Coffee Shops
 28455 **US BANK**...Banks
 28460 **CIRCLE K**...Convenience Stores
 28465 **COATS TAILS**...Pet Washing & Grooming
 28465 **DELI ON THE BLVD**...Delicatessens
 28465 **HESSLER, THOMAS**...Insurance
 28465 **LESLIE'S SWIMMING POOL SUPLS**...Swimming Pool Equipment & Supls-retail
 28465 **STEVIE'S PIZZA**...Restaurants
 28465 **TOM HESSLER-ALLSTATE AGENT**...Real Estate Buyers & Brokers
 28471 **EDWARD JONES**...Financial Advisory Services
 28471 **SUBWAY**...Restaurants
 28472 **CORNER STORE**...Convenience Stores
 30719 **CARETAKER INC**...Lawn & Grounds Maintenance

NO LISTING FOUND FOR THIS YEAR...

28421 **CONCILITEC LLC**...Business Management Consultants
 28421 **GREAT CLIPS**...Beauty Salons
 28421 **MASTERLINK LLC**...Computer & Equipment Dealers
 28421 **POSTNET**...Business Service Centers
 28421 **POSTNET**...Mailing & Shipping Services
 28421 **VISTA CLEANERS**...Cleaners
 28451 **LAM, KENNY D DDS**...Dentists
 28451 **MATHEWS, JACQUELYN P DMD**...Dentists
 28451 **SALON ENTERPRISES**...Beauty Salons
 28455 **H&R BLOCK**...Tax Return Preparation & Filing
 28455 **HR BLOCK**...Tax Return Preparation & Filing
 28455 **SAFEWAY**...Grocers-retail
 28455 **SAFEWAY PHARMACY**...Pharmacies
 28455 **STARBUCKS**...Coffee Shops
 28455 **US BANK**...Automated Teller Machines
 28455 **US BANK**...Banks
 28465 **GRANDE PIZZA**...Restaurants
 28465 **HESSLER, THOMAS**...Insurance
 28465 **SHEA PROPERTIES**...Real Estate
 28465 **STEVIE'S PIZZA**...Restaurants
 28465 **TASTING ROOM**...Wines-retail
 28465 **TOM HESSLER-ALLSTATE AGENT**...Real Estate Buyers & Brokers
 28471 **EDWARD JONES**...Investment Advice
 28471 **EDWARD JONES**...Financial Advisory Services
 28471 **SUBWAY**...Foods-carry Out
 28471 **SUBWAY**...Restaurants

12340 **BLACKSTONE MAINTENANCE FCLTY**...Maintenance Contractors

28421 **CONCILITEC LLC**...Business Management Consultants
28421 **GREAT CLIPS**...Beauty Salons
28421 **POSTNET**...Business Service Centers
28421 **VISTA CLEANERS**...Janitor Service
28451 **COCKRELL, TODD R DDS**...Dentists
28451 **LAM, KENNY D DDS**...Dentists
28451 **LEGACY SMILES**...Dentists
28455 **BLOCKBUSTER EXPRESS**...Video Rental Kiosks
28455 **H&R BLOCK**...Tax Return Preparation & Filing
28455 **SAFEWAY**...Grocers-retail
28455 **SAFEWAY PHARMACY**...Pharmacies
28455 **STARBUCKS**...Coffee Shops
28455 **US BANK**...Banks
28465 **GRANDE PIZZA**...Restaurants
28465 **TASTING ROOM**...Restaurants
28465 **TOM HESSLER-ALLSTATE AGENT**...Insurance

12340 **BLACKSTONE MAINTENANCE FCLTY**...Maintenance Contractors

NO LISTING FOUND FOR THIS YEAR...

NO LISTING FOUND FOR THIS YEAR...

2006

SOURCE: COLE

NORTH VISTANCIA BOULEVARD

STREET NOT LISTED

2006

SOURCE: COLE

WEST LONE MOUNTAIN ROAD

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

1986

SOURCE: COLE

NORTH VISTANCIA BOULEVARD

STREET NOT LISTED

1986

SOURCE: COLE

WEST LONE MOUNTAIN ROAD

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

1975

SOURCE: COLE

NORTH VISTANCIA BOULEVARD

STREET NOT LISTED

1975

SOURCE: COLE

WEST LONE MOUNTAIN ROAD

STREET NOT LISTED

1970

SOURCE: COLE

NORTH VISTANCIA BOULEVARD

STREET NOT LISTED

1970

SOURCE: COLE

WEST LONE MOUNTAIN ROAD

STREET NOT LISTED

1966

SOURCE: COLE

NORTH VISTANCIA BOULEVARD

STREET NOT LISTED

1966

SOURCE: COLE

WEST LONE MOUNTAIN ROAD

STREET NOT LISTED



—
FIRE
INSURANCE
MAPS

Project Property: Vistancia - 280
Vistancia 280
Peoria AZ

Project No:

Requested By: ProTeX

Order No: 21110500146

Date Completed: November 06, 2021

Please note that no information was found for your site or adjacent properties.

Phase I ESA
Vistancia West (280-Acre Portion)
Phoenix, Maricopa County, Arizona
ProTeX Project No: **12356**



APPENDIX C:
PHOTOGRAPHS



Photo #1: Looking southwest across the Site from near the northeast corner of the Subject Property.



Photo #2: Looking northeast across the Site from near the southwest corner of the Subject Property.



Photo #3: Looking west across the Site from near the east-central corner of the Subject Property.



Photo #4: Looking east across the Site from near the west-central corner of the Subject Property.



Photo #5: Looking north across the Site from near the south-central corner of the Subject Property.



Photo #6: Looking south across the Site from near the north-central corner of the Subject Property.



Photo #7: Vantage view of the Subject Property, as seen from the crest of the ridge within the easternmost portion of the Subject Property.



Photo #8: Representative view of the washes/arroyos within the boundaries of the Subject Property.



Photo #9: Representative view of the overburden consisting of fill dirt and imported soils from the adjoining development, located along the south-central boundary of the Subject Property.



Photo #10: Representative view of the *De minimis* debris observed within the boundaries of the Subject Property.



Photo #11: Representative view of the adjoining residential subdivisions.



Photo #12: Representative view of the adjoining undeveloped, native desert land.

Phase I ESA
Vistancia West (280-Acre Portion)
Phoenix, Maricopa County, Arizona
ProTeX Project No: **12356**



APPENDIX D:
ENVIRONMENTAL DATA BASE



DATABASE REPORT

Project Property: *Vistancia - 280
Vistancia 280
Peoria AZ*

Project No:

Report Type: *Database Report*

Order No: *21110500146*

Requested by: *ProTeX*

Date Completed: *November 9, 2021*

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Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as database review of environmental records.

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Executive Summary

Property Information:

Project Property: *Vistancia - 280
Vistancia 280 Peoria AZ*

Project No:

Coordinates:

Latitude: *33.75890833*
Longitude: *-112.35298041*
UTM Northing: *3,736,246.94*
UTM Easting: *374,698.82*
UTM Zone: *UTM Zone 12S*

Elevation: *1,467 FT*

Order Information:

Order No: *21110500146*
Date Requested: *November 5, 2021*
Requested by: *ProTeX*
Report Type: *Database Report*

Historicals/Products:

Aerial Photographs *Historical Aerials (with Project Boundaries)*
City Directory Search *CD - 2 Street Search*
ERIS Xplorer [*ERIS Xplorer*](#)
Excel Add-On *Excel Add-On*
Fire Insurance Maps *US Fire Insurance Maps*
Physical Setting Report (PSR) *Physical Setting Report (PSR)*
Topographic Map *Topographic Maps*

Executive Summary: Report Summary

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

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
State								
SHWS	Y	1	0	0	0	0	0	0
SHWS ACIDS	Y	1	0	0	0	0	0	0
WQARF	Y	1	0	0	0	0	0	0
DELISTED SUPERFUND	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	0	0	0	0	-	0
DELISTED LUST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
AST	Y	0.25	0	0	0	-	-	0
AST2	Y	0.25	0	0	0	-	-	0
DELISTED TANKS	Y	0.25	0	0	0	-	-	0
AUL	Y	0.5	0	0	0	0	-	0
AZURITE	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
BROWNFIELDS	Y	0.5	0	0	0	0	-	0
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED ILST	Y	0.5	0	0	0	0	-	0
DELISTED IUST	Y	0.25	0	0	0	-	-	0
County	No County databases were selected to be included in the search.							
<u>Additional Environmental Records</u>								
Federal								
PFAS NPL	Y	0.5	0	0	0	0	-	0
FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	1	1
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	1	1	2
URANIUM	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCB	Y	0.5	0	0	0	0	-	0

State

SPILLS	Y	0.125	0	0	-	-	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
PFAS	Y	0.5	0	0	0	0	-	0
AIR PERMITS	Y	0.25	0	0	0	-	-	0
DRYWELLS	Y	0.125	0	5	-	-	-	5
DRYWELLS HIST	Y	0.125	0	0	-	-	-	0
DRUG LAB REMEDIATION	Y	0.125	0	0	-	-	-	0
CDL	Y	0.125	0	0	-	-	-	0
TIER 2	Y	0.125	0	0	-	-	-	0
BIO HAZ WASTE	Y	0.25	0	0	0	-	-	0

Tribal

No Tribal additional environmental record sources available for this State.

<i>Database</i>	<i>Searched</i>	<i>Search Radius</i>	<i>Project Property</i>	<i>Within 0.12mi</i>	<i>0.125mi to 0.25mi</i>	<i>0.25mi to 0.50mi</i>	<i>0.50mi to 1.00mi</i>	<i>Total</i>
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County

No County additional environmental record sources available for this State.

<i>Total:</i>	<i>0</i>	<i>5</i>	<i>0</i>	<i>1</i>	<i>2</i>	<i>8</i>
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** PO – Property Only*

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

Executive Summary: Site Report Summary - Project Property

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

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	DRYWELLS	TRILOGY WEST PARCEL C48	AZ 0 <i>Drywell Place ID: 187532</i>	E	0.02 / 125.84	-25	17
2	DRYWELLS	PARCEL C49 DRYWELLS	AZ 0 <i>Drywell Place ID: 202190</i>	SE	0.06 / 342.42	-29	17
3	DRYWELLS	TRILOGY WEST PHASE 3 PARCEL C47	AZ 0 <i>Drywell Place ID: 171418</i>	SSE	0.07 / 384.13	-32	18
4	DRYWELLS	PARCEL C49 DRYWELLS	AZ 0 <i>Drywell Place ID: 202191</i>	ESE	0.08 / 441.77	-18	18
5	DRYWELLS	PARCEL C49 DRYWELLS	AZ 0 <i>Drywell Place ID: 202189</i>	SE	0.09 / 471.21	-27	19
6	MRDS	STONE QUARRY	MARICOPA COUNTY PEORIA AZ 85383 <i>Dep ID: 10024001</i>	N	0.39 / 2,073.17	78	19
7	MRDS	WHITE PEAK QUARRY	MARICOPA COUNTY PEORIA AZ 85383 <i>Dep ID: 10162040</i>	N	0.62 / 3,250.70	180	20
8	FUDS	LUKE AAF	20 MILES NW OF PHOENIX AZ <i>FUDS Property No: J09AZ0203</i>	ESE	0.87 / 4,567.99	-42	20

Executive Summary: Summary by Data Source

Non Standard

Federal

FUDS - Formerly Used Defense Sites

A search of the FUDS database, dated May 26, 2021 has found that there are 1 FUDS site(s) within approximately 1.00 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
LUKE AAF	20 MILES NW OF PHOENIX AZ <i>FUDS Property No: J09AZ0203</i>	ESE	0.87 / 4,567.99	<u>8</u>

MRDS - Mineral Resource Data System

A search of the MRDS database, dated Mar 15, 2006 has found that there are 2 MRDS site(s) within approximately 1.00 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
STONE QUARRY	MARICOPA COUNTY PEORIA AZ 85383 <i>Dep ID: 10024001</i>	N	0.39 / 2,073.17	<u>6</u>
WHITE PEAK QUARRY	MARICOPA COUNTY PEORIA AZ 85383 <i>Dep ID: 10162040</i>	N	0.62 / 3,250.70	<u>7</u>

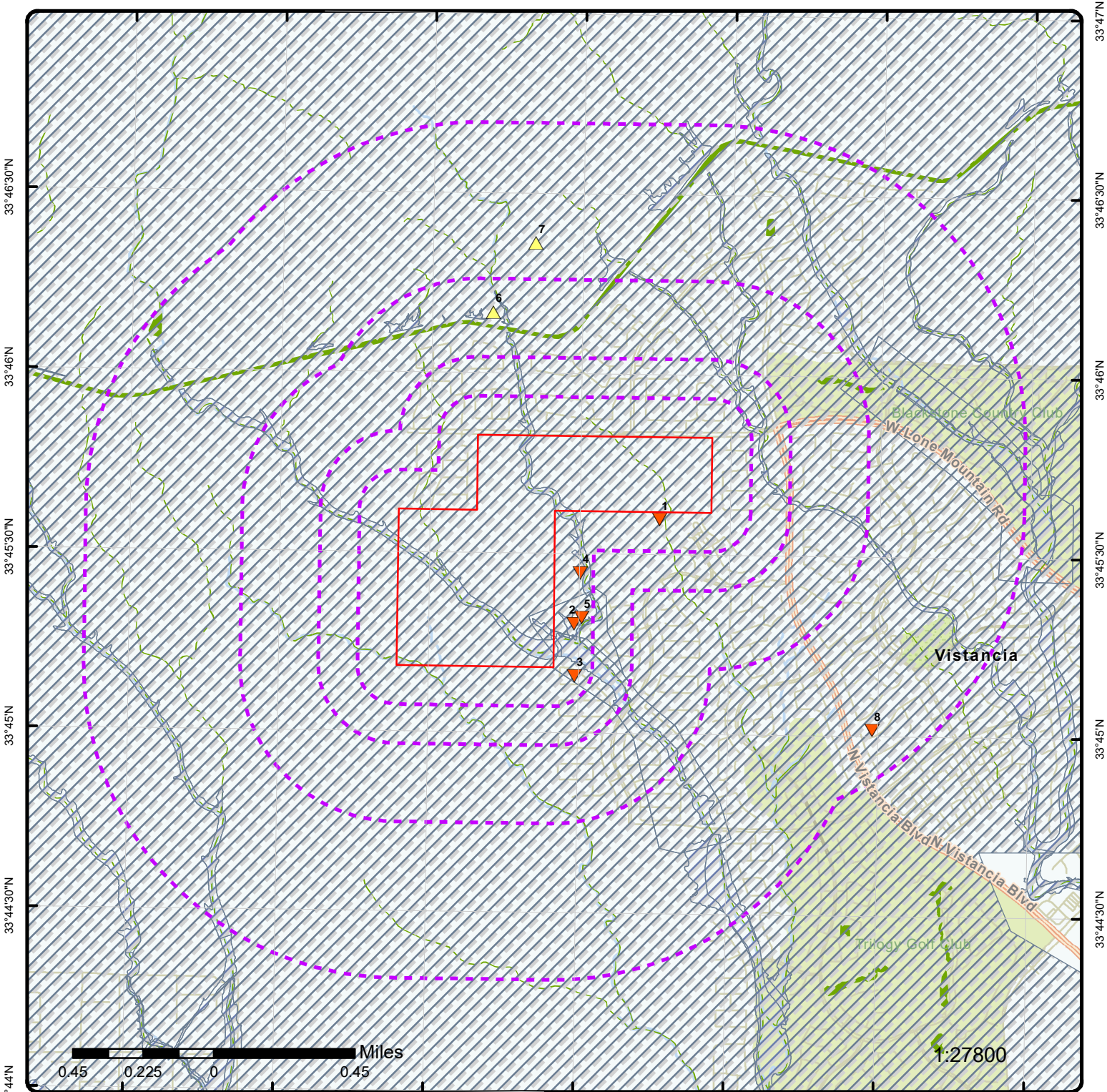
State

DRYWELLS - Drywell Database

A search of the DRYWELLS database, dated Oct 20, 2021 has found that there are 5 DRYWELLS site(s) within approximately 0.12 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
TRILOGY WEST PARCEL C48	AZ 0 <i>Drywell Place ID: 187532</i>	E	0.02 / 125.84	<u>1</u>
PARCEL C49 DRYWELLS	AZ 0 <i>Drywell Place ID: 202190</i>	SE	0.06 / 342.42	<u>2</u>
TRILOGY WEST PHASE 3 PARCEL C47	AZ 0 <i>Drywell Place ID: 171418</i>	SSE	0.07 / 384.13	<u>3</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
PARCEL C49 DRYWELLS	AZ 0 <i>Drywell Place ID: 202191</i>	ESE	0.08 / 441.77	4
PARCEL C49 DRYWELLS	AZ 0 <i>Drywell Place ID: 202189</i>	SE	0.09 / 471.21	5



Map: 1.0 Mile Radius
 Order Number: 21110500146
 Address: Vistancia 280, Peoria, AZ



- | | | | |
|-----------------------------------|------------------------|---------------------|-------------------------------|
| Project Property | Buffer Outline | Freeways; Highways | FWS Special Designation Areas |
| Eris Sites with Higher Elevation | Traffic Circle; Ramp | State | Plume |
| Eris Sites with Same Elevation | Major & Minor Arterial | Country | National Priority List Sites |
| Eris Sites with Lower Elevation | Traffic Circle; Ramp | National Wetland | Indian Reserve Land |
| Eris Sites with Unknown Elevation | Traffic Circle; Ramp | Historic Fill | 100 Year Flood Zone |
| Eris Areas with Higher Elevation | Local Road | 500 Year Flood Zone | |
| Eris Areas with Same Elevation | Rail | | |
| Eris Areas with Lower Elevation | | | |
| Eris Areas with Unknown Elevation | | | |

112°22'W

112°21'30"W

112°21'W

112°20'30"W

112°20'W

33°46'N

33°45'30"N

33°45'N

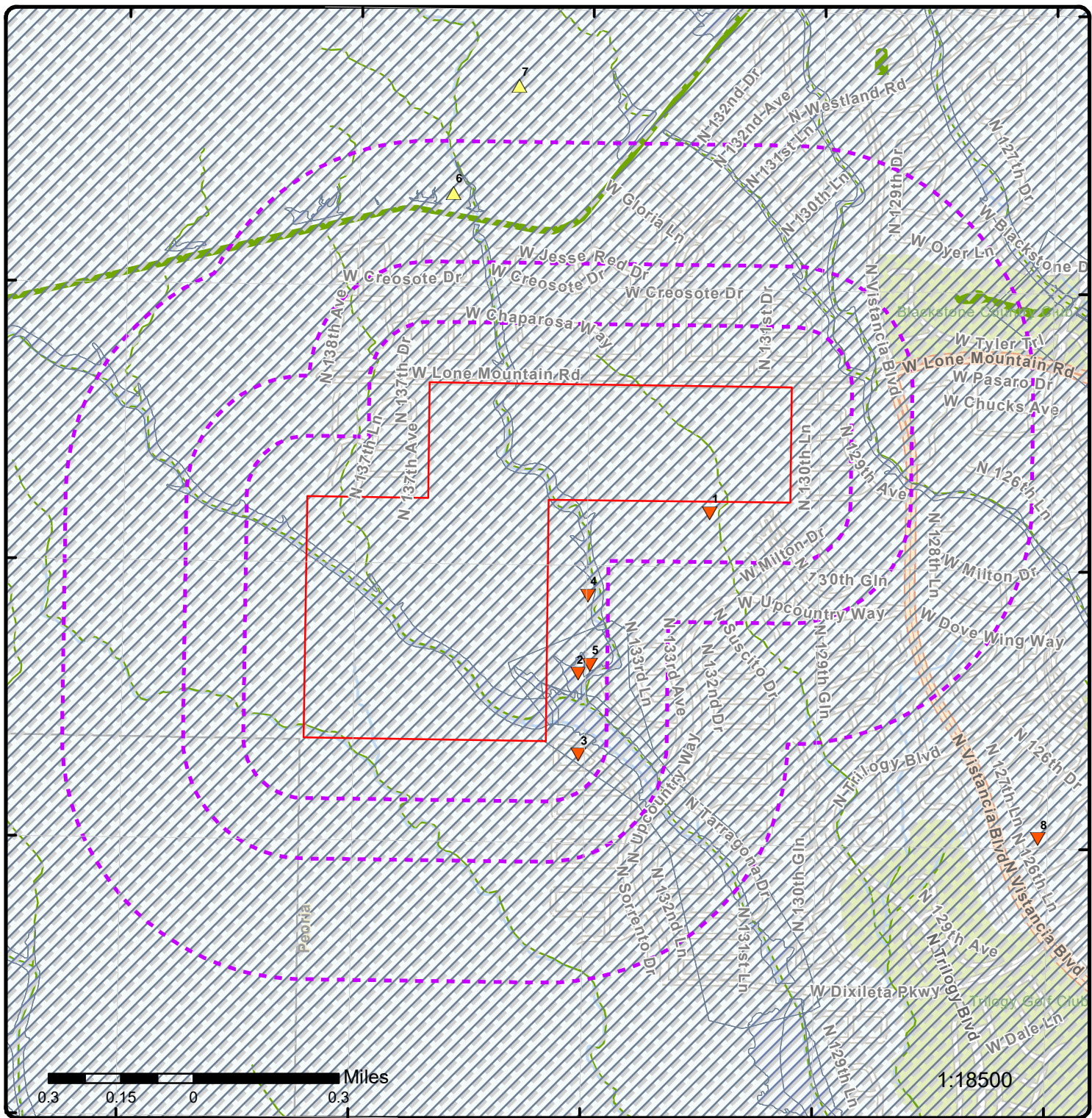
33°44'30"N

33°46'N

33°45'30"N

33°45'N

33°44'30"N

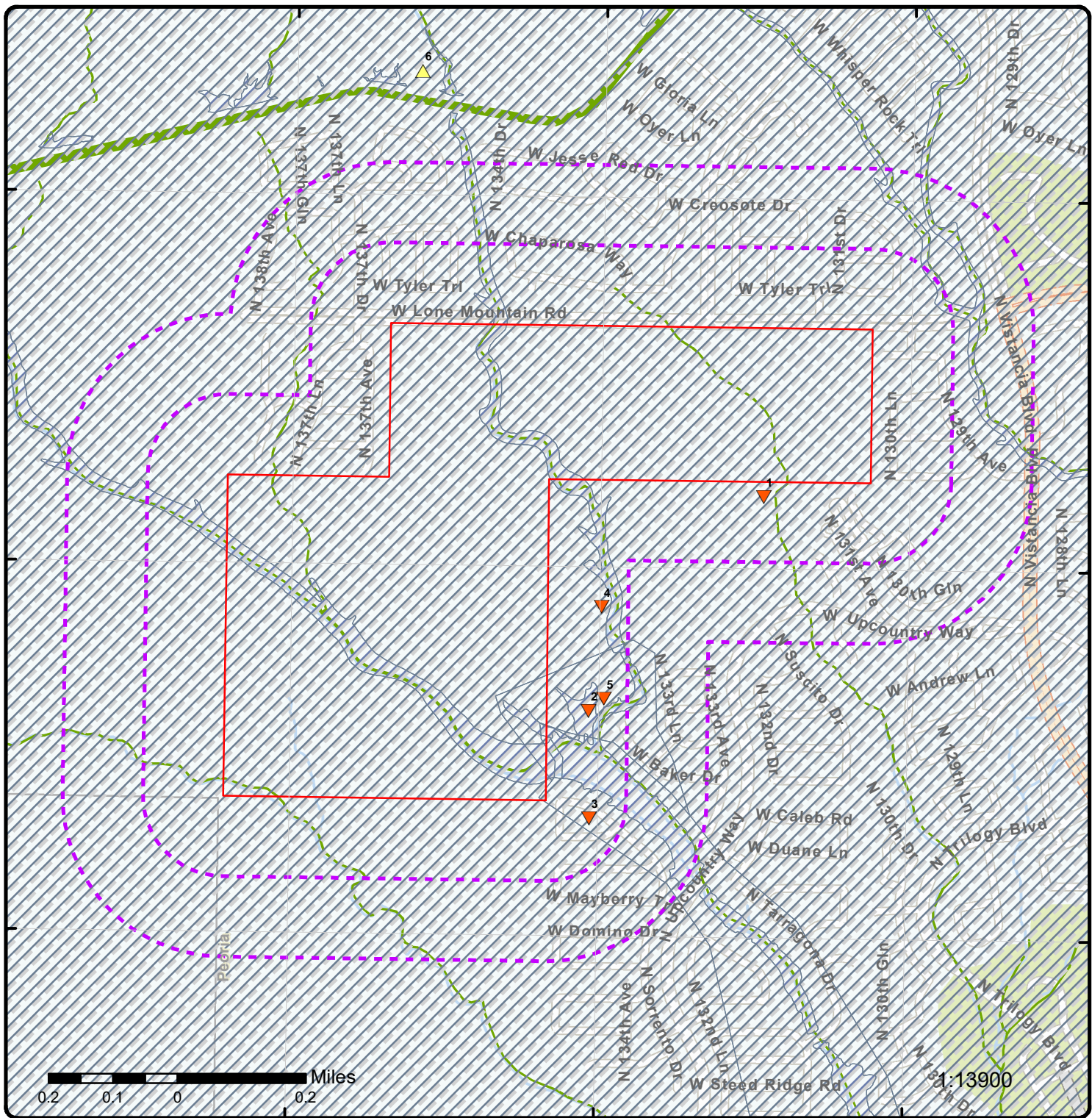


Map: 0.5 Mile Radius

Order Number: 21110500146
 Address: Vistancia 280, Peoria, AZ



- | | | | |
|-----------------------------------|------------------------|------------------------------|-------------------------------|
| Project Property | Buffer Outline | State | FWS Special Designation Areas |
| Eris Sites with Higher Elevation | Freeways; Highways | Country | Plume |
| Eris Sites with Same Elevation | Traffic Circle; Ramp | National Priority List Sites | National Wetland |
| Eris Sites with Lower Elevation | Major & Minor Arterial | Indian Reserve Land | 100 Year Flood Zone |
| Eris Sites with Unknown Elevation | Traffic Circle; Ramp | Historic Fill | 500 Year Flood Zone |
| Eris Areas with Higher Elevation | Local Road | Rail | |
| Eris Areas with Same Elevation | | | |
| Eris Areas with Lower Elevation | | | |
| Eris Areas with Unknown Elevation | | | |

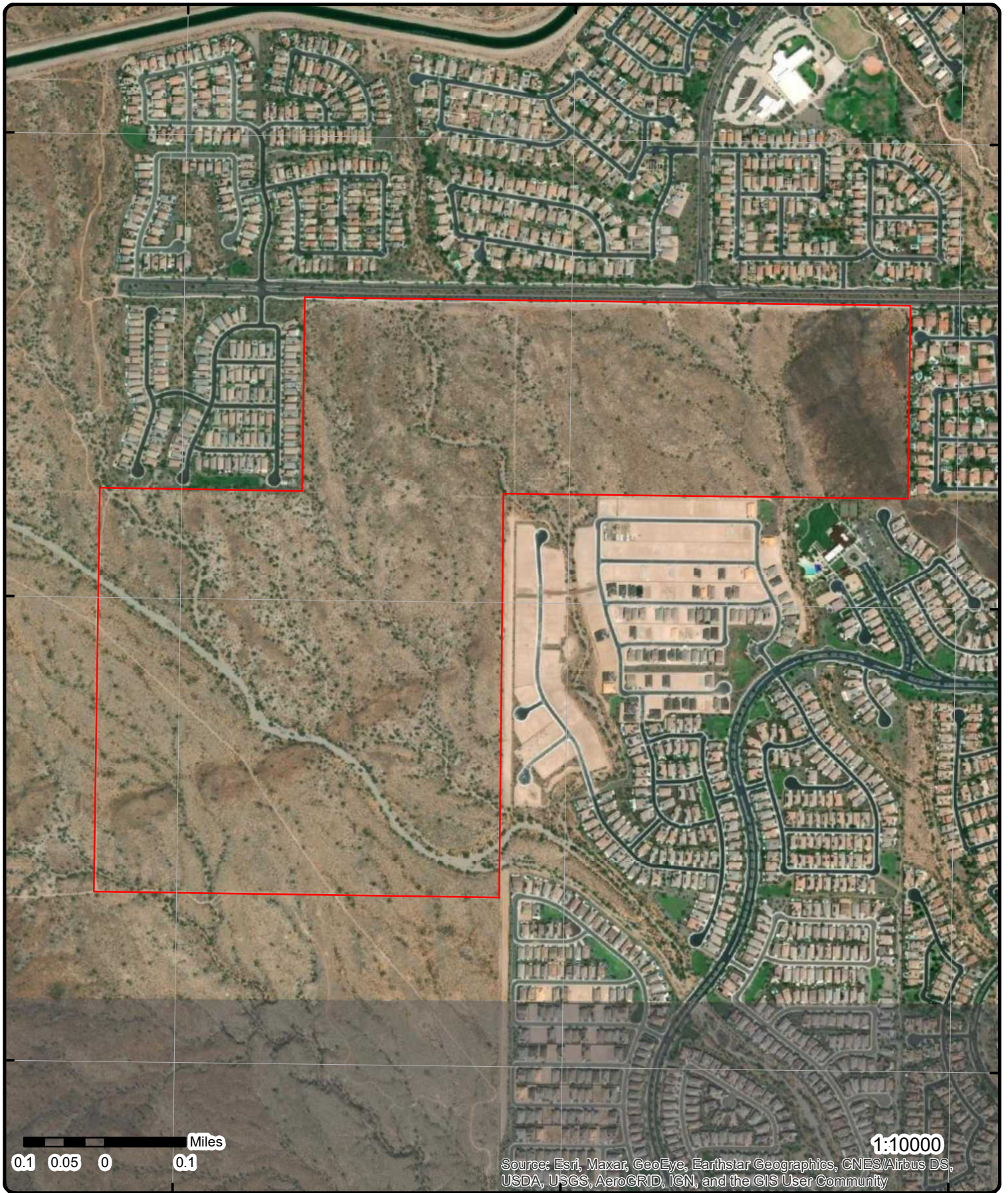


Map: 0.25 Mile Radius

Order Number: 21110500146
Address: Vistancia 280, Peoria, AZ



- Project Property
- Buffer Outline
- ▲ Eris Sites with Higher Elevation
- ▲ Eris Sites with Same Elevation
- ▼ Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- Eris Areas with Higher Elevation
- Eris Areas with Same Elevation
- Eris Areas with Lower Elevation
- Eris Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- + Rail
- State
- Country
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- Plume



0.1 0.05 0 0.1 Miles

1:10000

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Aerial Year: 2020

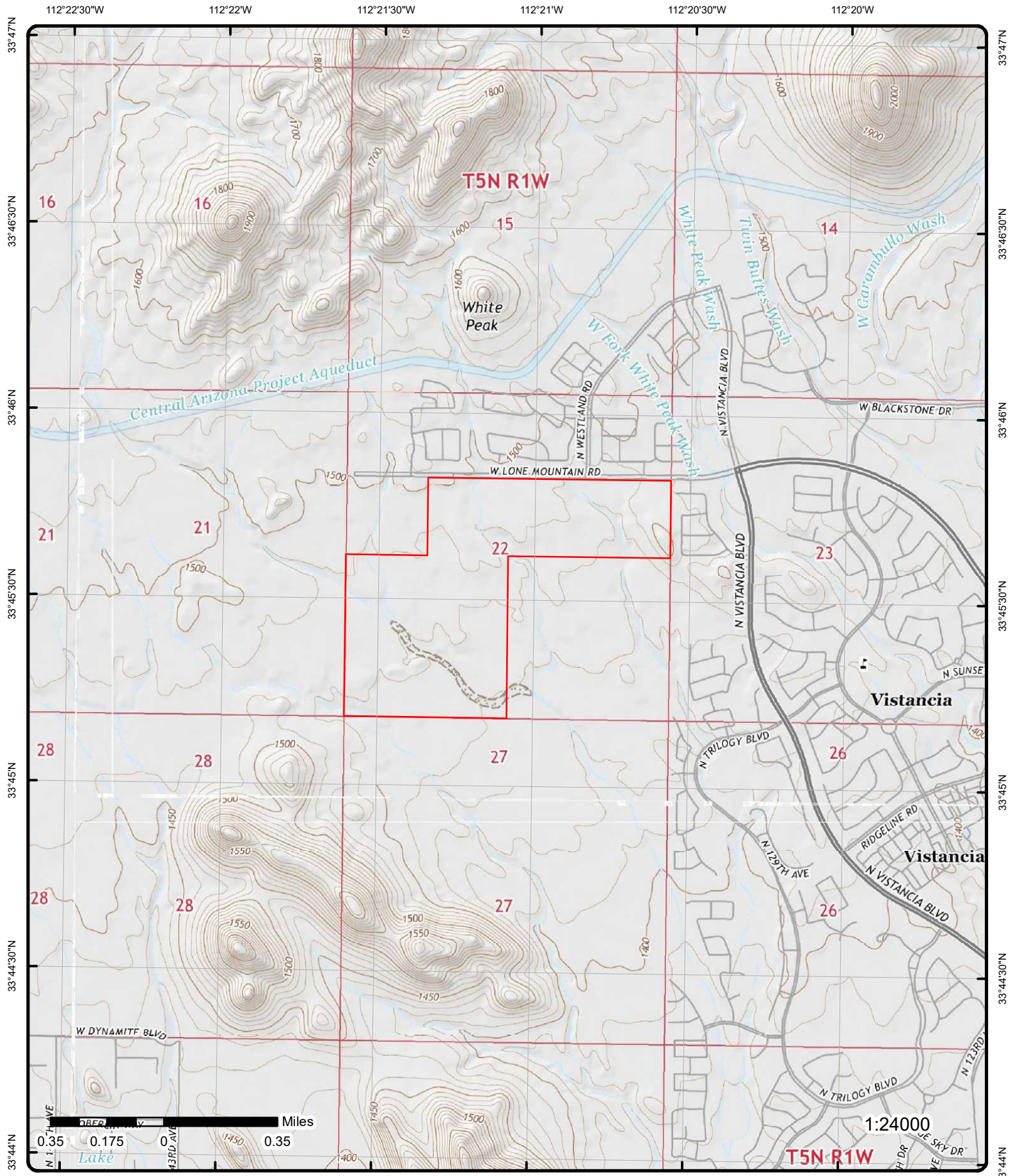
Address: Vistancia 280, Peoria, AZ

Source: ESRI World Imagery

Order Number: 21110500146



© ERIS Information Inc.



Topographic Map

Year: 2014

Order Number: 21110500146

Address: Vistancia 280, AZ



Quadrangle(s): Calderwood Butte, AZ; Baldy Mountain, AZ; McMicken Dam, AZ; Hieroglyphic Mountain, AZ

Source: USGS Topographic Map

© ERIS Information Inc.

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>1</u>	1 of 1	E	0.02 / 125.84	1,441.99 / -25	TRILOGY WEST PARCEL C48 AZ 0	DRYWELLS

<p>Drywell Nob ID: 76780-NOB1 Drywell Nob Place ID: 187528 Drywell Place ID: 187532 Drywell City: Drywell County: Drywell Zip Code: 0 Drywell Latitude: 33.759948 Drywell Longitude: -112.345558 Data Source: MyDEQ Drywells (ADEQ)</p>	<p>Drywell Verifd Flag: Y Drywell Verified: Yes Drywell Address: Drywell Name: DW 4 Drywell Status: ACTIVE Drywell End Date: Drywell Collection: PROVIDED BY OWNER/OPERATOR</p>
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Additional Drywell Data

Cadastral: **Generated:** 10/20/2021 3:00 AM

MyDEQ Facility Information

<p>FID: 391 Facility Place ID: 187528 Facility Status: ACTIVE Fac Place Type: UNDEFINED PLACE TYPE Facility Code: UND Fac Placc Code: PP Facility End Date: Fac Verified Flag: N Facility Verified: No Fac Collection: PROVIDED BY OWNER/OPERATOR</p>	<p>Facility Generated: 10/20/2021 3:00 AM Facility Cadastral: B 5 1 22 dac Facility Name: TRILOGY WEST PARCEL C48 Facility Address: Facility City: Facility County: MARICOPA Facility Zip Code: 0 Facility Latitude: 33.757887 Facility Longitude: -112.346477</p>
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<u>2</u>	1 of 1	SE	0.06 / 342.42	1,437.16 / -29	PARCEL C49 DRYWELLS AZ 0	DRYWELLS
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<p>Drywell Nob ID: 83085-NOB1 Drywell Nob Place ID: 202188 Drywell Place ID: 202190 Drywell City: Drywell County: Drywell Zip Code: 0 Drywell Latitude: 33.755076 Drywell Longitude: -112.350223 Data Source: MyDEQ Drywells (ADEQ)</p>	<p>Drywell Verifd Flag: Y Drywell Verified: Yes Drywell Address: Drywell Name: C49 DW#2 Drywell Status: ACTIVE Drywell End Date: Drywell Collection: PROVIDED BY OWNER/OPERATOR</p>
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Additional Drywell Data

Cadastral: **Generated:** 10/20/2021 3:00 AM

MyDEQ Facility Information

<p>FID: 911 Facility Place ID: 202188 Facility Status: ACTIVE</p>	<p>Facility Generated: 10/20/2021 3:00 AM Facility Cadastral: B 5 1 22 dcb Facility Name: PARCEL C49 DRYWELLS</p>
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Fac Place Type:	UNDEFINED PLACE TYPE				Facility Address:	
Facility Code:	UND				Facility City:	
Fac Placc Code:	PP				Facility County:	MARICOPA
Facility End Date:					Facility Zip Code:	0
Fac Verified Flag:	N				Facility Latitude:	33.755582
Facility Verified:	No				Facility Longitude:	-112.349996
Fac Collection:	PROVIDED BY OWNER/OPERATOR					

<u>3</u>	1 of 1	SSE	0.07 / 384.13	1,434.80 / -32	TRILOGY WEST PHASE 3 PARCEL C47	DRYWELLS
					AZ 0	

Drywell Nob ID:	71728-NOB1	Drywell Verifd Flag:	Y
Drywell Nob Place ID:	167586	Drywell Verified:	Yes
Drywell Place ID:	171418	Drywell Address:	
Drywell City:		Drywell Name:	DW1
Drywell County:		Drywell Status:	ACTIVE
Drywell Zip Code:	0	Drywell End Date:	
Drywell Latitude:	33.75265	Drywell Collection:	PROVIDED BY OWNER/OPERATOR
Drywell Longitude:	-112.35017		
Data Source:	MyDEQ Drywells (ADEQ)		

Additional Drywell Data

Cadastral:	Generated:	10/20/2021 3:00 AM
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MyDEQ Facility Information

FID:	38	Facility Generated:	10/20/2021 3:00 AM
Facility Place ID:	167586	Facility Cadastral:	
Facility Status:	ACTIVE	Facility Name:	TRILOGY WEST PHASE 3 PARCEL C47
Fac Place Type:	SUBDIVISION	Facility Address:	
Facility Code:	SUB	Facility City:	PEORIA
Fac Placc Code:	PP	Facility County:	MARICOPA
Facility End Date:		Facility Zip Code:	85383
Fac Verified Flag:	Y	Facility Latitude:	33.75055556
Facility Verified:	Yes	Facility Longitude:	-112.34833333
Fac Collection:	PROVIDED BY OWNER/OPERATOR		

<u>4</u>	1 of 1	ESE	0.08 / 441.77	1,448.72 / -18	PARCEL C49 DRYWELLS	DRYWELLS
					AZ 0	

Drywell Nob ID:	83085-NOB1	Drywell Verifd Flag:	Y
Drywell Nob Place ID:	202188	Drywell Verified:	Yes
Drywell Place ID:	202191	Drywell Address:	
Drywell City:		Drywell Name:	C49 DW#3
Drywell County:		Drywell Status:	ACTIVE
Drywell Zip Code:	0	Drywell End Date:	
Drywell Latitude:	33.757423	Drywell Collection:	PROVIDED BY OWNER/OPERATOR
Drywell Longitude:	-112.349903		
Data Source:	MyDEQ Drywells (ADEQ)		

Additional Drywell Data

Cadastral:	Generated:	10/20/2021 3:00 AM
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MyDEQ Facility Information

FID:	911	Facility Generated:	10/20/2021 3:00 AM
Facility Place ID:	202188	Facility Cadastral:	B 5 1 22 dcb
Facility Status:	ACTIVE	Facility Name:	PARCEL C49 DRYWELLS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Fac Place Type:	UNDEFINED PLACE TYPE				Facility Address:	
Facility Code:	UND				Facility City:	
Fac Placc Code:	PP				Facility County:	MARICOPA
Facility End Date:					Facility Zip Code:	0
Fac Verified Flag:	N				Facility Latitude:	33.755582
Facility Verified:	No				Facility Longitude:	-112.349996
Fac Collection:	PROVIDED BY OWNER/OPERATOR					

<u>5</u>	1 of 1	SE	0.09 / 471.21	1,439.89 / -27	PARCEL C49 DRYWELLS AZ 0	DRYWELLS
Drywell Nob ID:	83085-NOB1				Drywell Verifd Flag:	Y
Drywell Nob Place ID:	202188				Drywell Verified:	Yes
Drywell Place ID:	202189				Drywell Address:	
Drywell City:					Drywell Name:	C49 DW#1
Drywell County:					Drywell Status:	ACTIVE
Drywell Zip Code:	0				Drywell End Date:	
Drywell Latitude:	33.755352				Drywell Collection:	PROVIDED BY OWNER/OPERATOR
Drywell Longitude:	-112.3498					
Data Source:	MyDEQ Drywells (ADEQ)					

Additional Drywell Data

Cadastral: **Generated:** 10/20/2021 3:00 AM

MyDEQ Facility Information

FID:	911	Facility Generated:	10/20/2021 3:00 AM
Facility Place ID:	202188	Facility Cadastral:	B 5 1 22 dcb
Facility Status:	ACTIVE	Facility Name:	PARCEL C49 DRYWELLS
Fac Place Type:	UNDEFINED PLACE TYPE	Facility Address:	
Facility Code:	UND	Facility City:	
Fac Placc Code:	PP	Facility County:	MARICOPA
Facility End Date:		Facility Zip Code:	0
Fac Verified Flag:	N	Facility Latitude:	33.755582
Facility Verified:	No	Facility Longitude:	-112.349996
Fac Collection:	PROVIDED BY OWNER/OPERATOR		

<u>6</u>	1 of 1	N	0.39 / 2,073.17	1,544.24 / 78	STONE QUARRY MARICOPA COUNTY PEORIA AZ 85383	MRDS
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Dep ID: 10024001 **I1:** 58
Dev Status: PAST PRODUCER **Latitude:** 33.76947
Code List: STN **Longitude:** -112.354919
Url: http://mrddata.usgs.gov/mrds/show-mrds.php?dep_id=10024001

Commodity

I1:	27	Line:	1
Code:	STN	Inserted By:	MRDS migration
Commodity:	Stone	Insert Date:	29-OCT-2002 09:00:24
Commodity Type:	Non-metallic	Updated By:	USGS
Commodity Group:	Stone	Update Date:	29-OCT-2002 09:00:37
Importance:	Primary		

Names

I1:	18	Inserted By:	MRDS migration
Status:	Current	Insert Date:	29-OCT-02
Site Name:	Stone Quarry	Updated By:	USGS
Line:	1	Update Date:	29-OCT-02

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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7	1 of 1	N	0.62 / 3,250.70	1,646.89 / 180	WHITE PEAK QUARRY MARICOPA COUNTY PEORIA AZ 85383	MRDS
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Dep ID: 10162040 **I1:** 16
Dev Status: UNKNOWN **Latitude:** 33.772705
Code List: STN **Longitude:** -112.3526
Url: http://mrddata.usgs.gov/mrds/show-mrds.php?dep_id=10162040

Commodity

I1: 24	Line: 1
Code: STN	Inserted By: MAS migration
Commodity: Stone	Insert Date: 29-OCT-2002 09:00:24
Commodity Type: Non-metallic	Updated By: USGS
Commodity Group: Stone	Update Date: 29-OCT-2002 09:01:37
Importance: Primary	

Names

I1: 32	Inserted By: MAS migration
Status: Current	Insert Date: 29-OCT-02
Site Name: White Peak Quarry	Updated By: USGS
Line: 1	Update Date: 29-OCT-02

8	1 of 1	ESE	0.87 / 4,567.99	1,424.24 / -42	LUKE AAF 20 MILES NW OF PHOENIX AZ	FUDS
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FUDS Property No: J09AZ0203
EMS Map Link: <https://fudsportal.usace.army.mil/ems/ems/inventory/map/map?id=60819>
FUDS INST ID: AZ99799F506200
Status: Properties without projects
SDS ID:
NPL Status Code: Not on the NPL
Eligibility: Ineligible
Site Eligib:
Current Owner:
Has Project: No
DOD FUDS Pro:
Project Required: No
No Further Action:
Congressional District: 08
EPA Region: 09
County: MARICOPA
Latitude: 33.75027778
Longitude: -112.33361111
Fiscal year: 2019
USACE Division: SPD
USACE District: Los Angeles District (SPL)
Shape Area:
Shape Len:
Centroid Latitude:
Centroid Longitude:
Media ID:
Metadata ID:
Feature Desc:
Property History:

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
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No unplottable records were found that may be relevant for the search criteria.

Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

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

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

Standard Environmental Record Sources

Federal

Formerly Utilized Sites Remedial Action Program:

[DOE FUSRAP](#)

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Government Publication Date: Mar 4, 2017

National Priority List:

[NPL](#)

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Aug 25, 2021

National Priority List - Proposed:

[PROPOSED NPL](#)

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Aug 25, 2021

Deleted NPL:

[DELETED NPL](#)

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Government Publication Date: Aug 25, 2021

SEMS List 8R Active Site Inventory:

[SEMS](#)

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Oct 20, 2021

Inventory of Open Dumps, June 1985:

[ODI](#)

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

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites:

[SEMS ARCHIVE](#)

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: Oct 20, 2021

Comprehensive Environmental Response, Compensation and Liability Information System -

[CERCLIS](#)

CERCLIS:

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

Government Publication Date: Oct 25, 2013

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

[IODI](#)

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

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned:

[CERCLIS NFRAP](#)

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

Government Publication Date: Oct 25, 2013

CERCLIS Liens:

[CERCLIS LIENS](#)

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

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action:

[RCRA CORRACTS](#)

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

Government Publication Date: Aug 30, 2021

RCRA non-CORRACTS TSD Facilities:

[RCRA TSD](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Aug 30, 2021

RCRA Generator List:

[RCRA LQG](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Aug 30, 2021

RCRA Small Quantity Generators List:

[RCRA SQG](#)

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Aug 30, 2021

RCRA Very Small Quantity Generators List:

[RCRA VSQG](#)

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Aug 30, 2021

RCRA Non-Generators:

[RCRA NON GEN](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Aug 30, 2021

Federal Engineering Controls-ECs:

[FED ENG](#)

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Feb 23, 2021

Federal Institutional Controls- ICs:

[FED INST](#)

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Feb 23, 2021

Land Use Control Information System:

[LUCIS](#)

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

Government Publication Date: Sep 1, 2006

Emergency Response Notification System:

[ERNS 1982 TO 1986](#)

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System:

[ERNS 1987 TO 1989](#)

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System:

[ERNS](#)

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Jul 26, 2021

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:

[FED BROWNFIELDS](#)

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Aug 20, 2021

FEMA Underground Storage Tank Listing:

[FEMA UST](#)

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan:

[FRP](#)

List of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Dec 2, 2020

Historical Gas Stations:

[HIST GAS STATIONS](#)

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries:

[REFN](#)

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Jul 10, 2020

Petroleum Product and Crude Oil Rail Terminals:

[BULK TERMINAL](#)

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

Government Publication Date: Apr 28, 2020

LIEN on Property:

[SEMS LIEN](#)

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

Government Publication Date: Oct 20, 2021

Superfund Decision Documents:

[SUPERFUND ROD](#)

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

Government Publication Date: Jun 28, 2021

State

Waste Program Remedial Projects - Superfund & DOD:

[SHWS](#)

The Arizona Department of Environmental Quality (ADEQ) Waste Programs Division investigates, manages, and oversees remediation of soil and groundwater contaminated with hazardous substances. List of sites overseen by the Remedial Projects Section and/or Federal programs, including Federal DOD and Superfund sites.

Government Publication Date: Aug 18, 2021

CERCLIS Information Data System (ACIDS):

SHWS ACIDS

The Arizona CERCLIS Information Data System (ACIDS) list was used by the Arizona Department of Environmental Quality Superfund Programs Section (SPS) prior to July 2000. The ACIDS list consists of locations subject to investigations concerning possible contamination of soil, surface water, or groundwater under the State Water Quality Assurance Revolving Fund (WQARF) and Federal CERCLA programs. The ACIDS list has been archived and is no longer being distributed or updated. The ACIDS list has been replaced by the Arizona Superfund Program List (ASPL).

Government Publication Date: Aug 3, 1995

Water Quality Assurance Revolving Fund Sites (WQARF):

WQARF

The Arizona Department of Environmental Quality (ADEQ) Water Quality Assurance Revolving Fund (WQARF) program supports the ADEQ in identifying, prioritizing, assessing, and resolving the threat of contaminated soil and groundwater sites in the state. This list of sites includes those on the WQARF Registry, sites removed from the WQARF Registry, and sites requiring remediation under the WQARF Emergency Response.

Government Publication Date: Jul 8, 2021

Delisted WQARF, Superfund, DOD:

DELISTED SUPERFUND

List of sites which once appeared, but have since been removed from either the WQARF Registry, Superfund Sites, Department of Defense Sites, or Superfund Alternative Sites.

Government Publication Date: Jul 7, 2021

Directory of Solid Waste Facilities:

SWF/LF

A list of Solid Waste Facilities and Landfill sites in the State of Arizona. This list is made available by Arizona Department of Environmental Quality, Waste Programs Division, Solid Waste Management.

Government Publication Date: Jan 14, 2020

Leaking Underground Storage Tanks:

LUST

A list of Leaking Underground Storage Tanks (LUST) sites in the state of Arizona. This list is made available by Arizona Department of Environment Quality.

Government Publication Date: Jun 28, 2021

Delisted Leaking Underground Storage Tanks:

DELISTED LUST

A list of sites that once appeared on - and have since been removed from - the list of Leaking Underground Storage tanks made available by the Arizona Department of Environmental Quality.

Government Publication Date: Jun 28, 2021

Underground Storage Tanks List:

UST

A list of Underground Storage Tank sites registered with the Arizona Department of Environmental Quality (ADEQ) Waste Program Division. This list is made available by ADEQ.

Government Publication Date: Aug 4, 2021

Aboveground Storage Tanks:

AST

List of aboveground fuel storage tanks (ASTs) made available by the State Fire Marshal's Office. This list is of installed ASTs and does not include any AST permitted and inspected by any City, Town, County, or Fire District. This is not a complete list of storage systems in use in the State of Arizona; ASTs may have been installed and used without adequate permission from the State Fire Marshal's Office. The absence of a property from the State Fire Marshal records as a permitted tank is not proof that an AST for hazardous materials was never installed or used at a given address.

Government Publication Date: Sep 29, 2015

Exemption Certificate Renewals:

AST2

The Exemption Certificate Renewals data lists applicants that have renewed their tank certificates that will never expire from the penny underground storage tank tax. This is provided by Arizona Department of Environmental Quality.

Government Publication Date: Sep 2, 2021

Delisted Storage Tanks List:

DELISTED TANKS

This database contains a list of storage tank sites that were removed from the Arizona Department of Environmental Quality (ADEQ) Waste Program Division.

Government Publication Date: Sep 2, 2021

Environmental Use Restriction Sites List:

AUL

List of sites in the Arizona Department of Environmental Quality (ADEQ)'s Remediation and DEUR Tracking System (RDT) with either a Declaration of Environmental Use Restriction (DEUR) or a Voluntary Environmental Mitigation Use Restriction (VEMUR). A DEUR is a restrictive land use covenant that is required when a property owner elects to use an institutional (i.e., administrative) control or engineering (i.e., physical) control as a means to meet remediation goals. The DEUR runs with and burdens the land, and requires maintenance of any institutional or engineering controls. A VEMUR is a restrictive land use covenant that, prior to July 18, 2000, was required when a property owner elected to remediate the property to non-residential uses. Effective July 18, 2000, the DEUR replaced the VEMUR as a restrictive use covenant.

Government Publication Date: May 12, 2021

Azurite Database:

AZURITE

List of sites from the Arizona Department of Environmental Quality (ADEQ) Remediation and DEUR Tracking System where the owner has elected to remediate the property without the use of an institutional or engineering control.

Government Publication Date: May 12, 2021

Voluntary Remediation Program:

VCP

A list of sites registered in Voluntary Remediation Program (VRP). This list is made available by Arizona Department of Environment Quality (ADEQ). Through ADEQ's VRP, property owners, prospective purchasers and other interested parties investigate or clean up a contaminated site in cooperation with ADEQ.

Government Publication Date: Oct 21, 2020

Brownfields Tracking System:

BROWNFIELDS

A list of brownfield sites in the State of Arizona, made available by Arizona Department of Environmental Quality. Brownfields are abandoned or underutilized properties where the reuse is complicated by actual or perceived environmental contamination.

Government Publication Date: Oct 21, 2020

Tribal

Leaking Underground Storage Tanks (LUSTs) on Indian Lands:

INDIAN LUST

LUSTs on Tribal/Indian Lands in Region 9, which includes Arizona.

Government Publication Date: Apr 8, 2020

Underground Storage Tanks (USTs) on Indian Lands:

INDIAN UST

USTs on Tribal/Indian Lands in Region 9, which includes Arizona.

Government Publication Date: Apr 8, 2020

Delisted Tribal Leaking Storage Tanks:

DELISTED ILST

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

Government Publication Date: Apr 14, 2020

Delisted Tribal Underground Storage Tanks:

DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Apr 14, 2020

County

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

Additional Environmental Record Sources

Federal

PFOA/PFOS Contaminated Sites:

PFAS NPL

List of sites where PFOA or PFOS contaminants have been found in drinking water or soil. Made available by the Federal Environmental Protection Agency (EPA).

Government Publication Date: Sep 17, 2021

Facility Registry Service/Facility Index:

[FINDS/FRS](#)

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Nov 2, 2020

Toxics Release Inventory (TRI) Program:

[TRIS](#)

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Aug 24, 2021

Perfluorinated Alkyl Substances (PFAS) Releases:

[PFAS TRI](#)

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.

Government Publication Date: Aug 24, 2021

Perfluorinated Alkyl Substances (PFAS) Water Quality:

[PFAS WATER](#)

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances.

Government Publication Date: Jul 20, 2020

Hazardous Materials Information Reporting System:

[HMIRS](#)

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Sep 1, 2020

National Clandestine Drug Labs:

[NCDL](#)

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Oct 5, 2020

Toxic Substances Control Act:

[TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Apr 11, 2019

Hist TSCA:

[HIST TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:

[FTTS ADMIN](#)

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

Government Publication Date: Oct 20, 2021

State Coalition for Remediation of Drycleaners Listing:

SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS):

ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

Government Publication Date: Jun 14, 2021

Drycleaner Facilities:

FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) online search. The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: May 5, 2021

Delisted Drycleaner Facilities:

DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: May 5, 2021

Formerly Used Defense Sites:

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

Government Publication Date: May 26, 2021

Former Military Nike Missile Sites:

FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents:

PIPELINE INCIDENT

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

Government Publication Date: Jul 7, 2020

Material Licensing Tracking System (MLTS):

[MLTS](#)

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites:

[HIST MLTS](#)

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File:

[MINES](#)

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

Government Publication Date: Nov 3, 2020

Surface Mining Control and Reclamation Act Sites:

[SMCRA](#)

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Government Publication Date: Dec 18, 2020

Mineral Resource Data System:

[MRDS](#)

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2006

Uranium Mill Tailings Radiation Control Act Sites:

[URANIUM](#)

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

Government Publication Date: Mar 4, 2017

Alternative Fueling Stations:

[ALT FUELS](#)

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

Government Publication Date: Oct 25, 2021

Registered Pesticide Establishments:

[SSTS](#)

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: Apr 13, 2021

Polychlorinated Biphenyl (PCB) Notifiers:

[PCB](#)

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Nov 19, 2020

State

Hazardous Material Logbook/Spills:

SPILLS

Hazardous Material Incident Logbook database made available by Arizona Department of Environmental Quality (ADEQ). This database is updated through November 15, 2001; after that date, reports were registered with the National Response Center.

Government Publication Date: Nov 15, 2001

Dry Cleaning Facilities:

DRYCLEANERS

A list of drycleaner facilities in Arizona made available by the Department of Environmental Quality (ADEQ). ADEQ last updated the data in 2006 and no further updates are planned.

Government Publication Date: Dec 31, 2006

Per- and Polyfluoroalkyl Substances (PFAS):

PFAS

The Arizona Department of Environmental Quality (ADEQ) Waste Programs Division investigates, manages, and oversees remediation of soil and groundwater contaminated with hazardous substances. List of sites overseen by the Remedial Projects Section and/or Federal programs, including Federal DOD and Superfund sites, where the contaminant or potential contaminant of concern is a Per- or polyfluorinated alkyl substances (PFAS).

Government Publication Date: Jul 7, 2021

Air Permits Major/Minor Sources:

AIR PERMITS

A list of Arizona operating air permits major and minor sources. A "major" source is any source that has the potential to emit 100 tons per year of any criteria air pollutant and if it has the potential to emit 10 tons per year of any single Hazardous Air Pollutant or 25 tons per year of any combination of Hazardous Air Pollutants. This list is provided by the Department of Environmental Quality.

Government Publication Date: Nov 4, 2020

Drywell Database:

DRYWELLS

The Drywell database contains information regarding drywells in Arizona. This database is maintained by the Arizona Department of Environmental Quality (ADEQ).

Government Publication Date: Oct 20, 2021

Historical Drywells:

DRYWELLS HIST

Historical listing of registered drywells once maintained and made available by the Arizona Department of Environmental Quality (ADEQ) Water Quality Division. As of May 2018, ADEQ stopped accepting paper forms and will no longer be updating this list.

Government Publication Date: Aug 6, 2018

Drug Labs Remediation:

DRUG LAB REMEDIATION

Arizona State Board of Technical Registration maintains a list of drug lab remediation. This is a list of seized drug laboratory sites or sites where drug manufacturing chemicals were seized. Remediated sites are removed from this list when the Board receives clean up notification from a certified clean up firm.

Government Publication Date: Sep 03, 2013

Clandestine Drug Labs:

CDL

A list of unremediated seized clandestine drug laboratory sites or sites where drug manufacturing chemicals were seized. This list is made available by Arizona State Board of Technical Registration.

Government Publication Date: Jan 22, 2019

Tier 2 Chemical Inventory Reporting:

TIER 2

List of facilities that report to the Arizona Emergency Response Commission (AZSERC) for Tier II Chemical Inventory Reporting. AZSERC is tasked with the implementation of the Emergency Planning and Community Right to Know Act (EPCRA) in Arizona. As of 2016, the Arizona Emergency Response Commission (AZSERC) is overseen by Arizona Department of Environmental Quality (ADEQ).

Government Publication Date: Dec 31, 2018

Biohazardous Medical Waste Facilities:

BIO HAZ WASTE

This list of biohazardous medical waste facilities is maintained by the Arizona Department of Environmental Quality (ADEQ) Waste Programs Division. This list includes: Biohazardous Medical Waste Disposal Facilities, Biohazardous Medical Waste Treatment Facilities, Biohazardous Medical Waste Storage & Transfer Facilities, Registered Biohazardous Medical Waste Transporters, and Registered Alternative Biohazardous Medical Waste Treatment Technologies. Biohazardous medical waste is medical waste that is composed of one or more of the following: cultures and stocks; human blood and blood products; human pathologic wastes; medical sharps; and research animal wastes. The Arizona Department of Environmental Quality adopted specific rules for handling biohazardous medical waste and discarded drugs. Non-biohazardous medical waste is handled as solid waste.

Government Publication Date: Jul 7, 2020

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental record sources available for this State.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.



Property Information

Order Number:	21110500146p
Date Completed:	November 7, 2021
Project Number:	
Project Property:	Vistancia - 280 Vistancia 280 Peoria AZ
Coordinates:	
Latitude:	33.75890833
Longitude:	-112.35298041
UTM Northing:	3736246.94418 Meters
UTM Easting:	374698.823868 Meters
UTM Zone:	UTM Zone 12S
Elevation:	1,466.56 ft
Slope Direction:	ESE

Topographic Information.....	2
Hydrologic Information.....	12
Geologic Information.....	21
Soil Information.....	25
Wells and Additional Sources.....	38
Summary.....	43
Detail Report.....	44
Radon Information.....	50
Appendix.....	51
Liability Notice.....	53

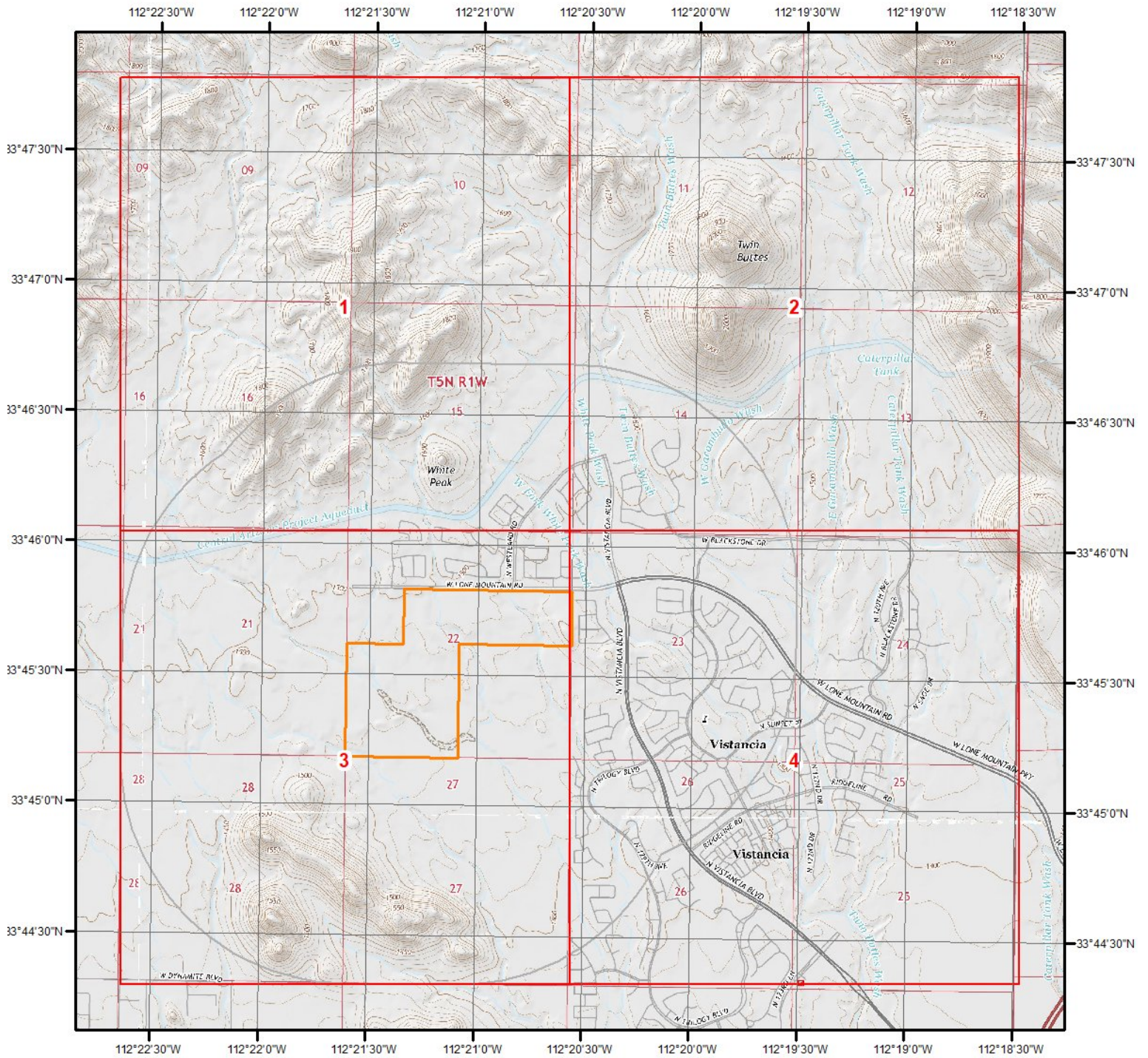
The ERIS **Physical Setting Report - PSR** provides comprehensive information about the physical setting around a site and includes a complete overview of topography and surface topology, in addition to hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, public water systems and radon are also included for review.

The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

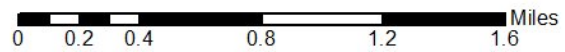
Disclaimer

This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.

Topographic Information



Current USGS Topo (2014)

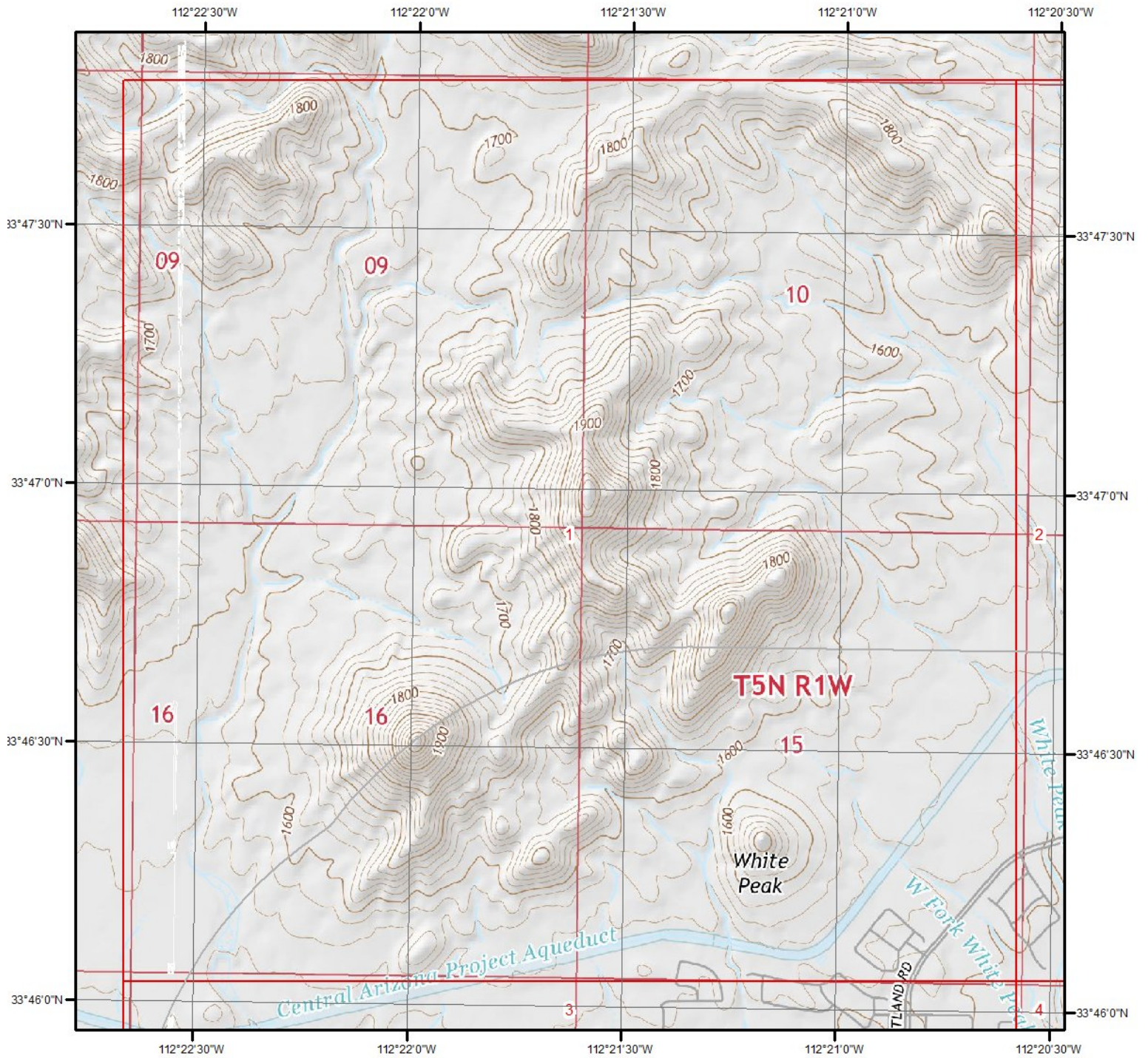


Quadrangle(s): Baldy Mountain, AZ; Calderwood Butte, AZ; Hieroglyphic Mountains SW, AZ; McMicken Dam, AZ



Source: USGS 7.5 Minute Topographic Map

Topographic Information



Current USGS Topo - Page 1

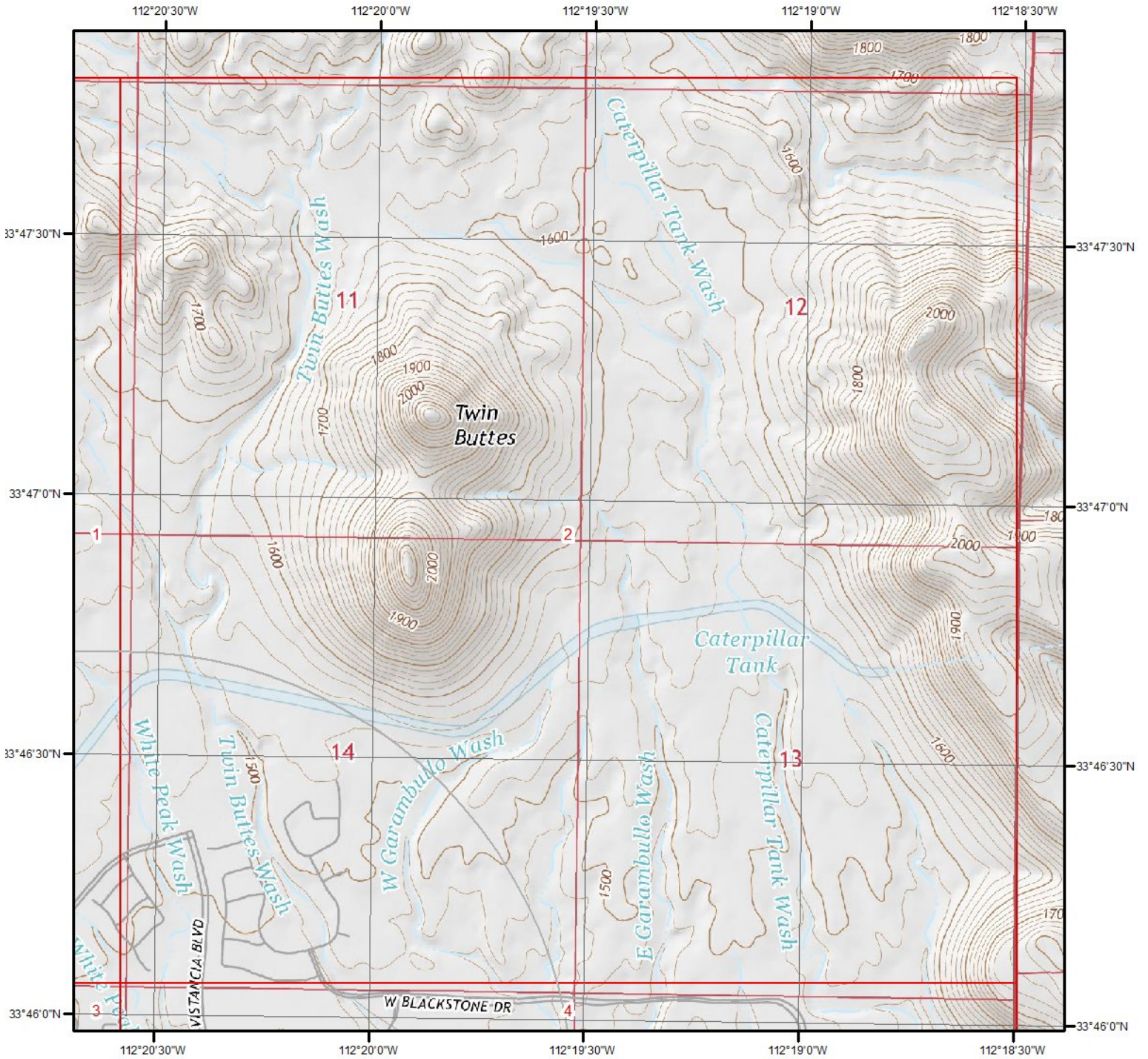


Quadrangle(s): Baldy Mountain, AZ; Hieroglyphic Mountains SW, AZ

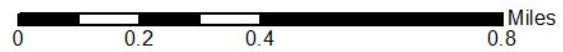
Source: USGS 7.5 Minute Topographic Map



Topographic Information



Current USGS Topo - Page 2

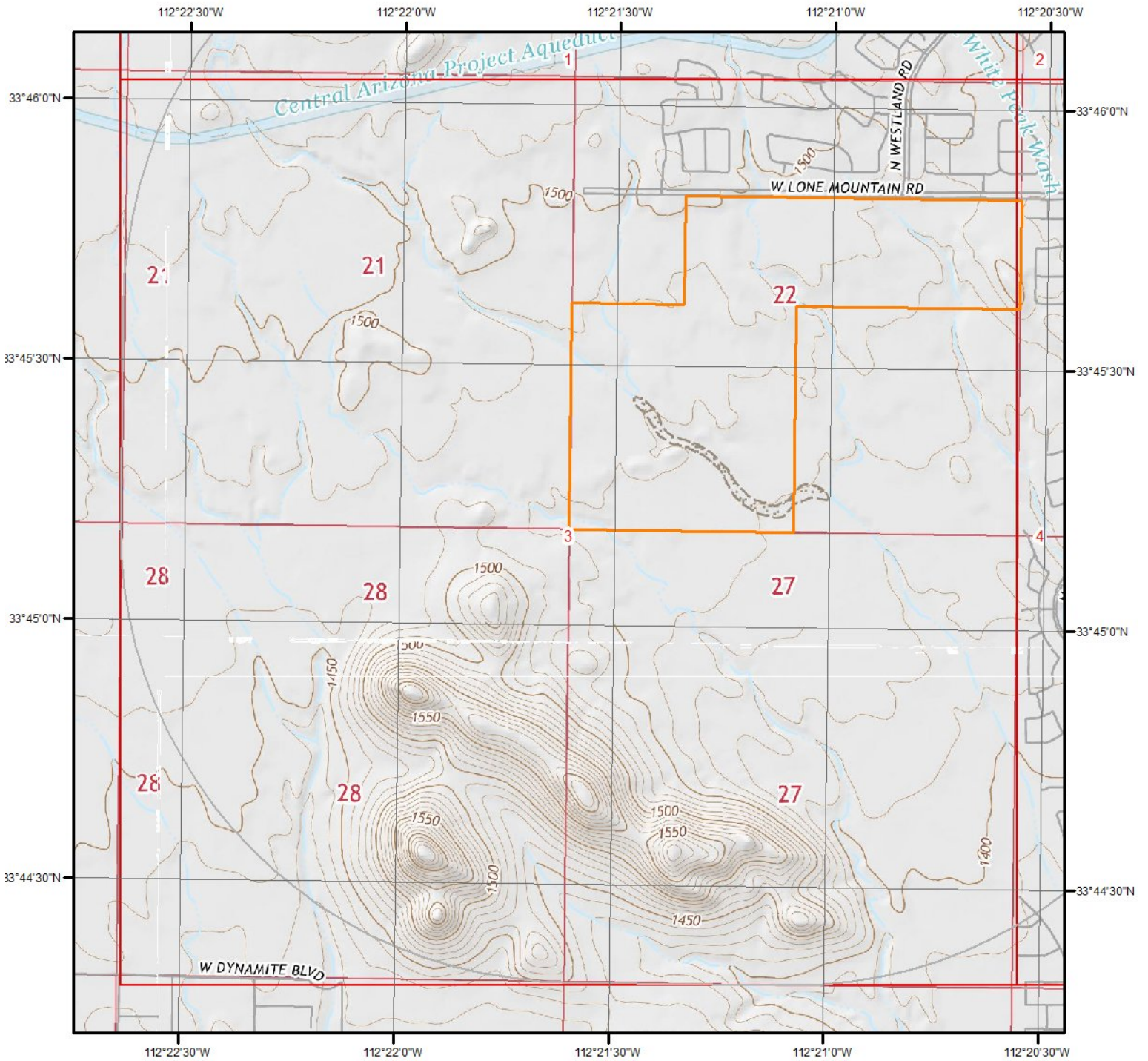


Quadrangle(s): Baldy Mountain, AZ

Source: USGS 7.5 Minute Topographic Map



Topographic Information



Current USGS Topo - Page 3

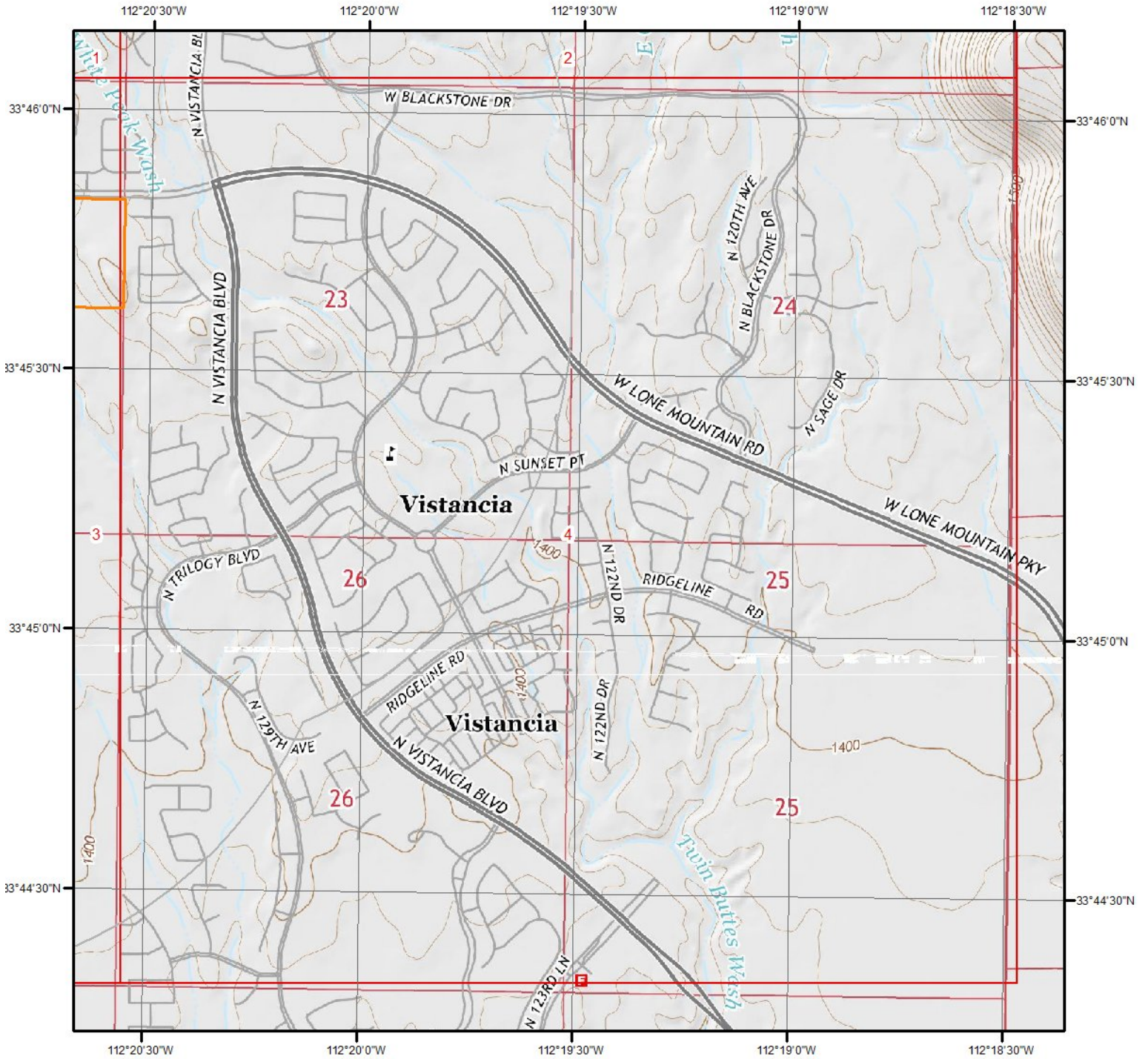


Quadrangle(s): Baldy Mountain,AZ; Calderwood Butte,AZ; Hieroglyphic Mountains SW,AZ; McMicken Dam,AZ

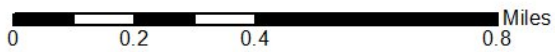
Source: USGS 7.5 Minute Topographic Map



Topographic Information



Current USGS Topo - Page 4



Quadrangle(s): Baldy Mountain,AZ; Calderwood Butte,AZ



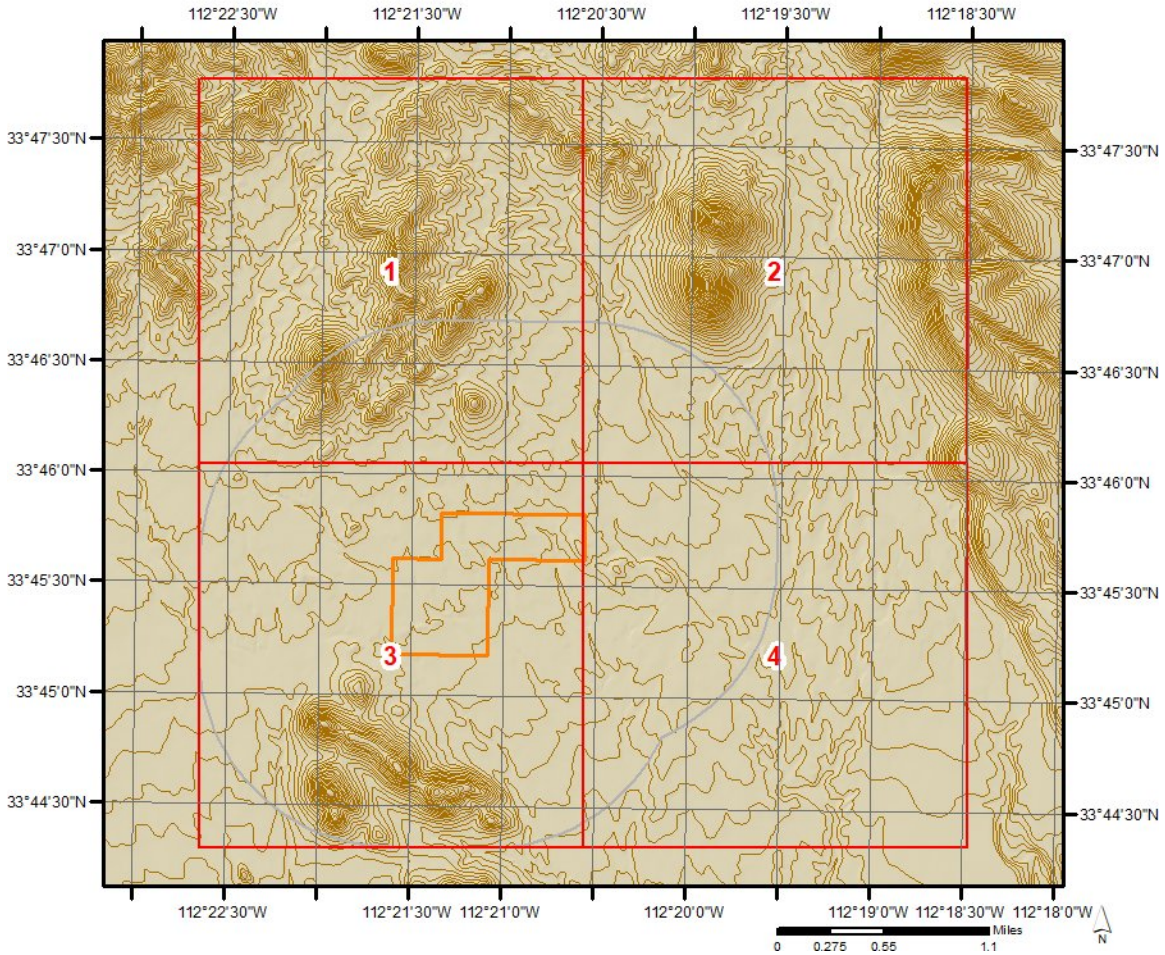
Source: USGS 7.5 Minute Topographic Map

Topographic Information

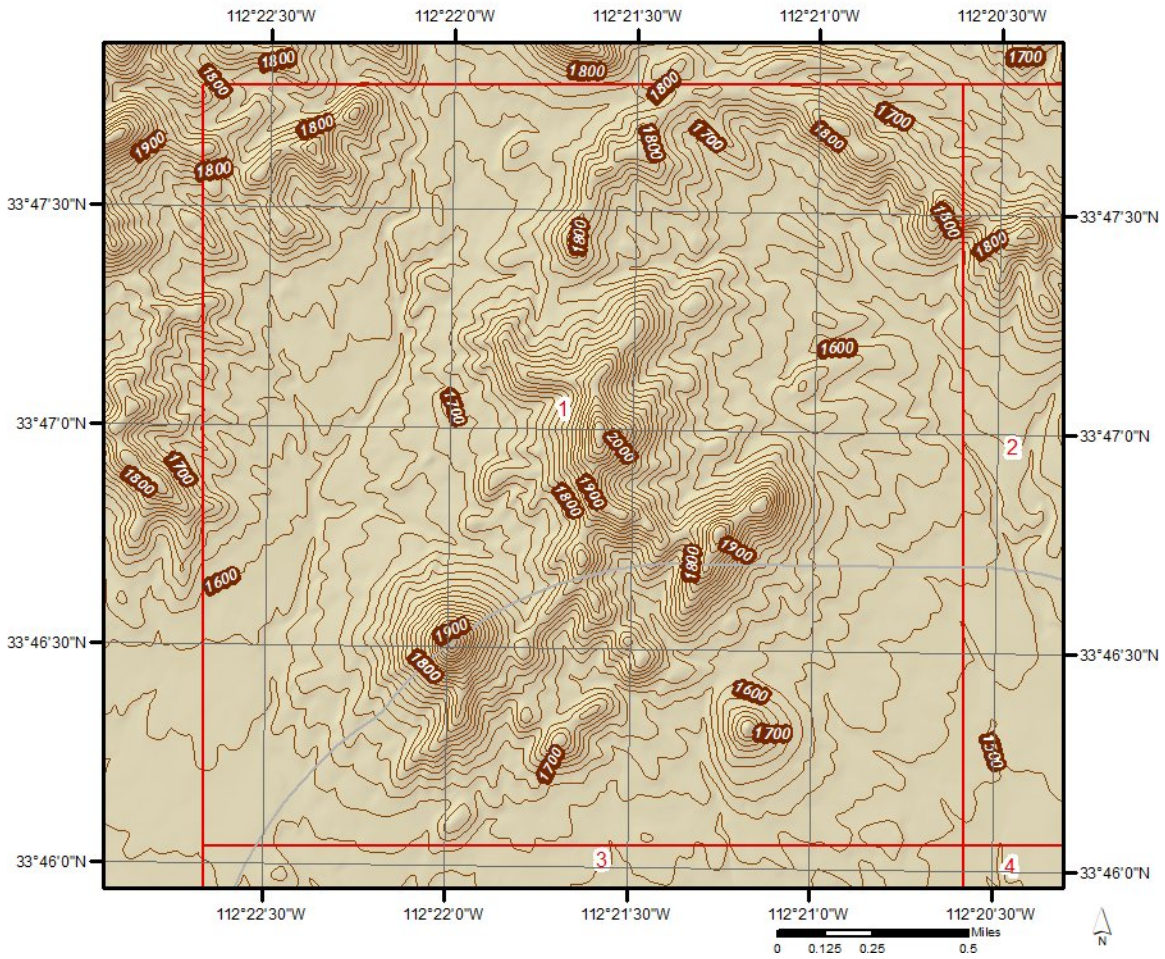
The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

Topographic information at project property:

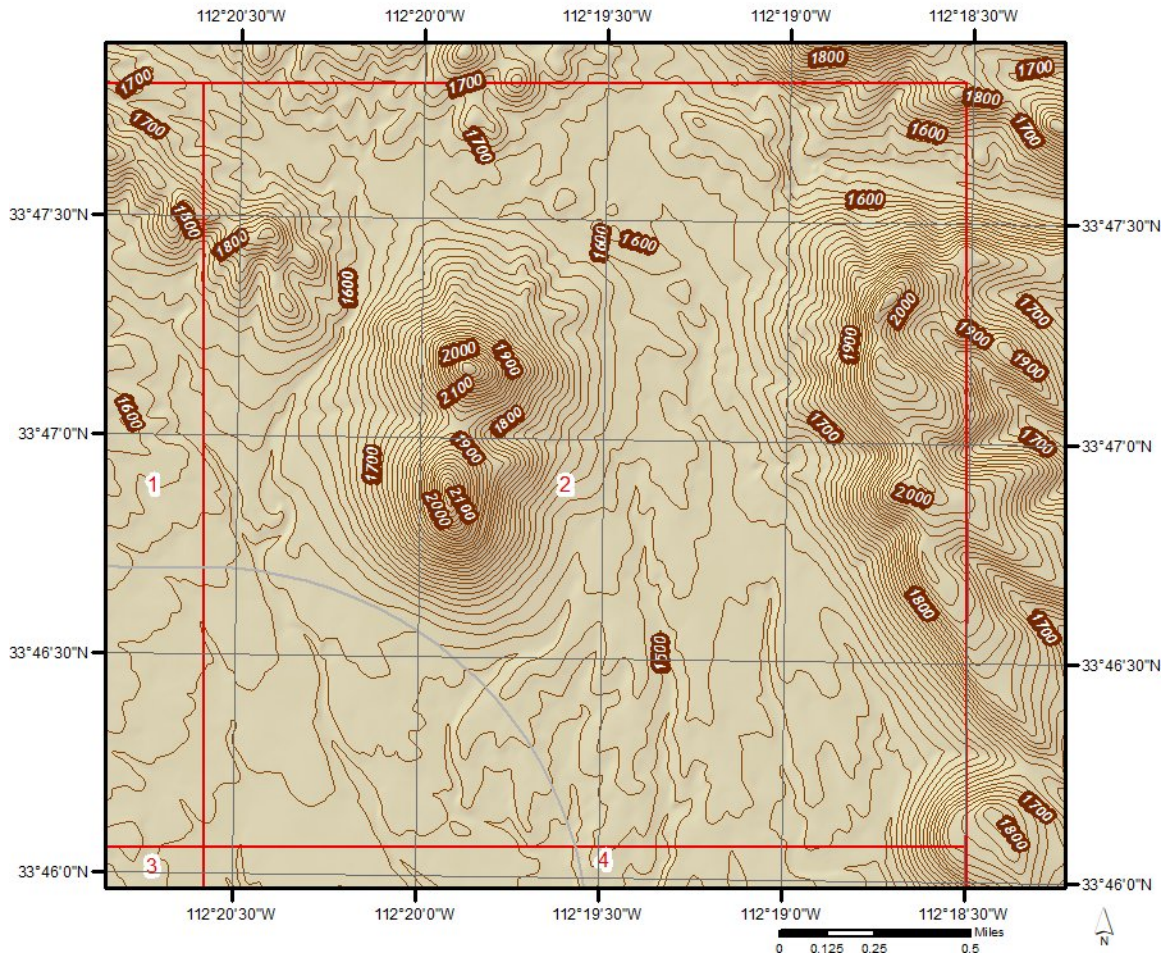
Elevation: 1,466.56 ft
Slope Direction: ESE



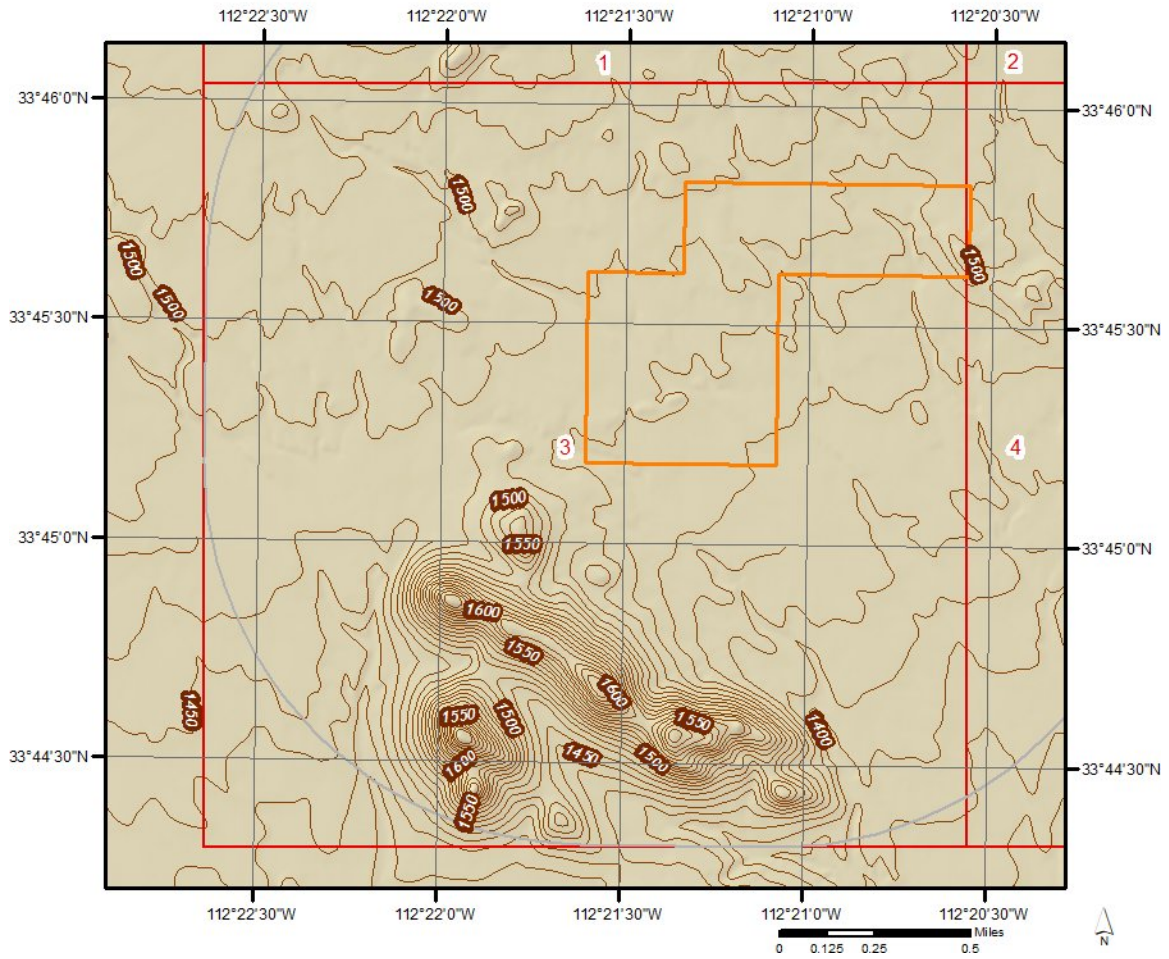
Topographic Information



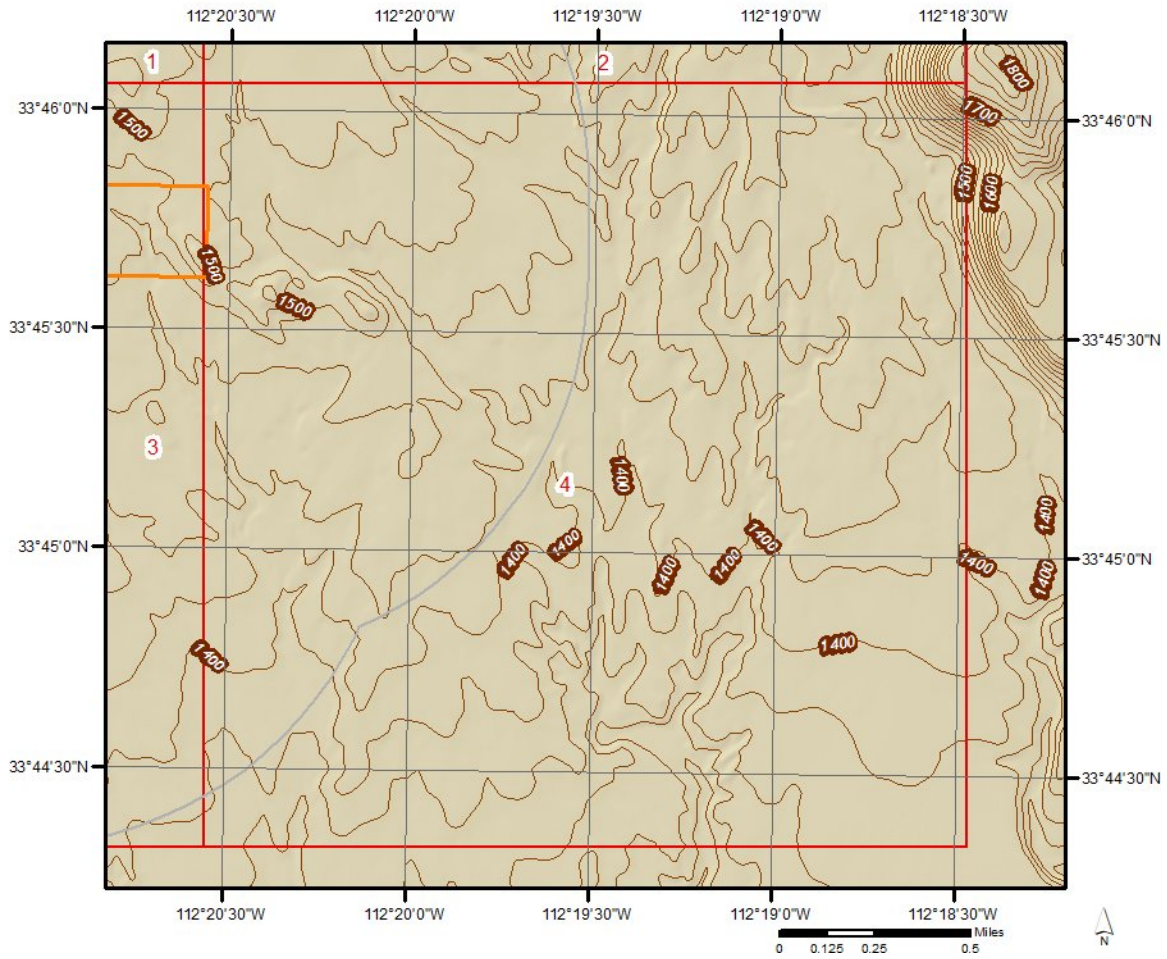
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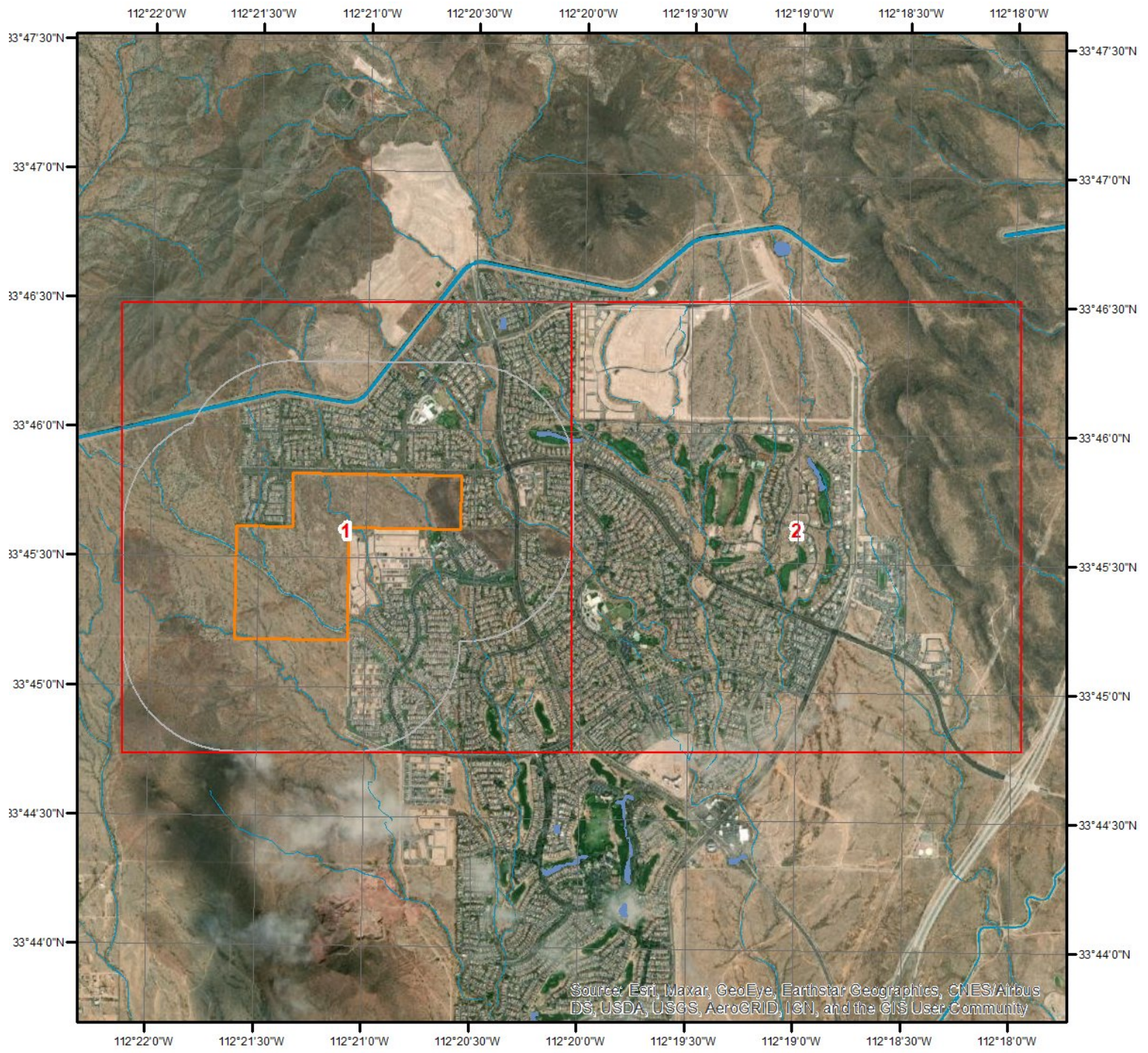
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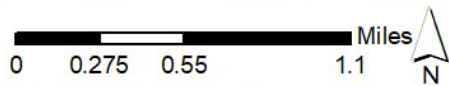
Topographic Information










Hydrologic Information

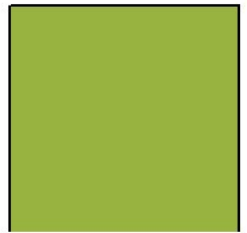


Wetland

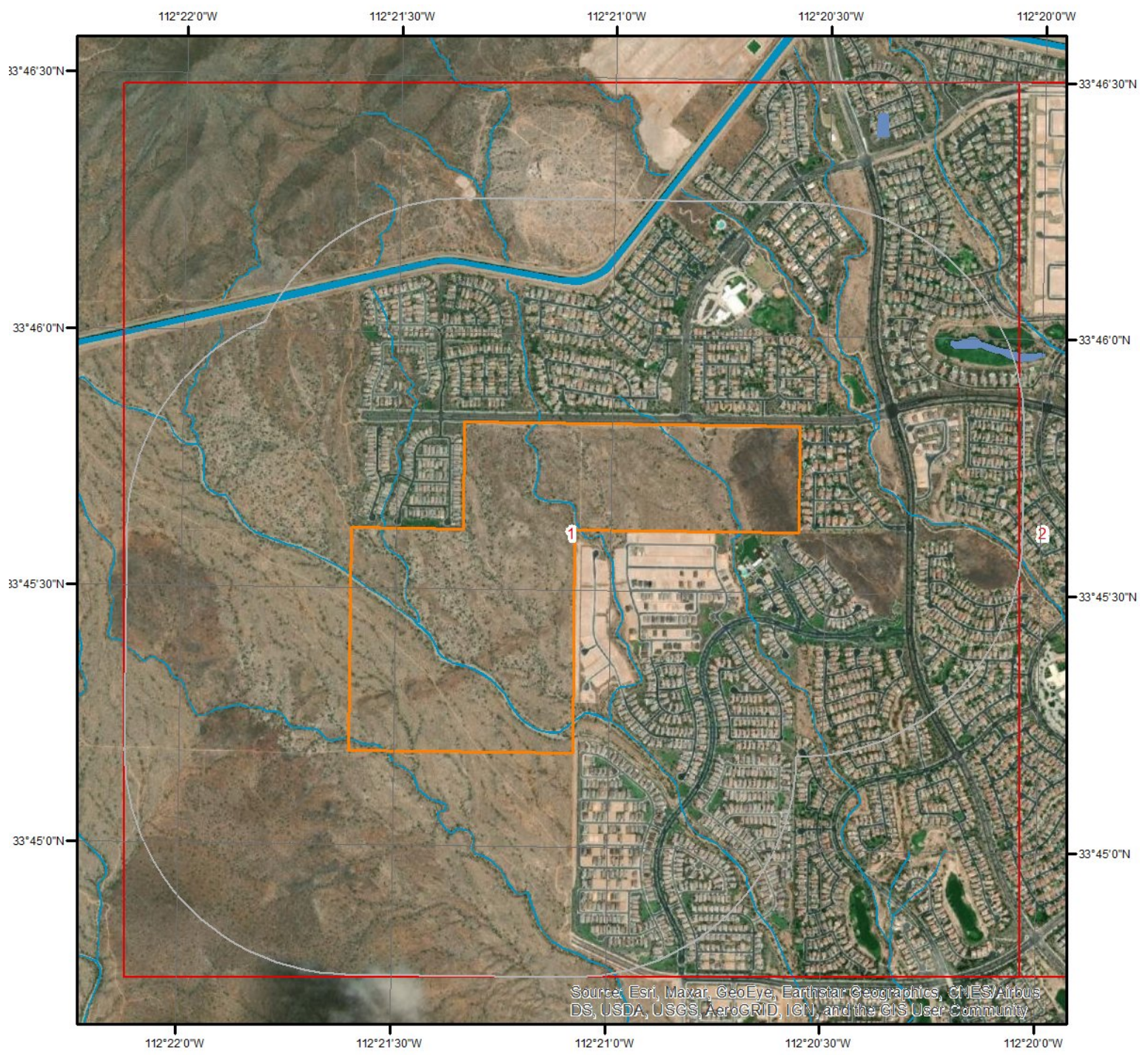


This map shows wetland existence using data from US Fish & Wildlife. Data coverage is shown to the right. Gray indicates no data available in the area.

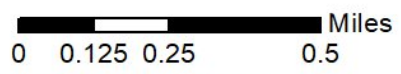
- | | |
|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
|  Estuarine and Marine Deepwater |  Freshwater Pond |
|  Estuarine and Marine Wetland |  Lake |
|  Freshwater Emergent Wetland |  Other |
|  Freshwater Forested/Shrub Wetland |  Riverine |










Hydrologic Information

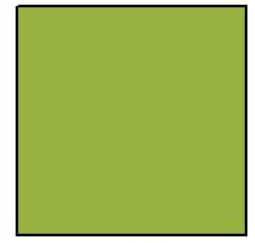


Wetland Type - Page 1



This map shows wetland existence using data from US Fish & Wildlife. Data coverage is shown to the right. Gray indicates no data available in the area.

- | | |
|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
|  Estuarine and Marine Deepwater |  Freshwater Pond |
|  Estuarine and Marine Wetland |  Lake |
|  Freshwater Emergent Wetland |  Other |
|  Freshwater Forested/Shrub Wetland |  Riverine |

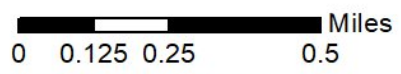


Hydrologic Information










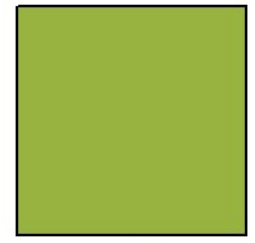
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Wetland Type - Page 2

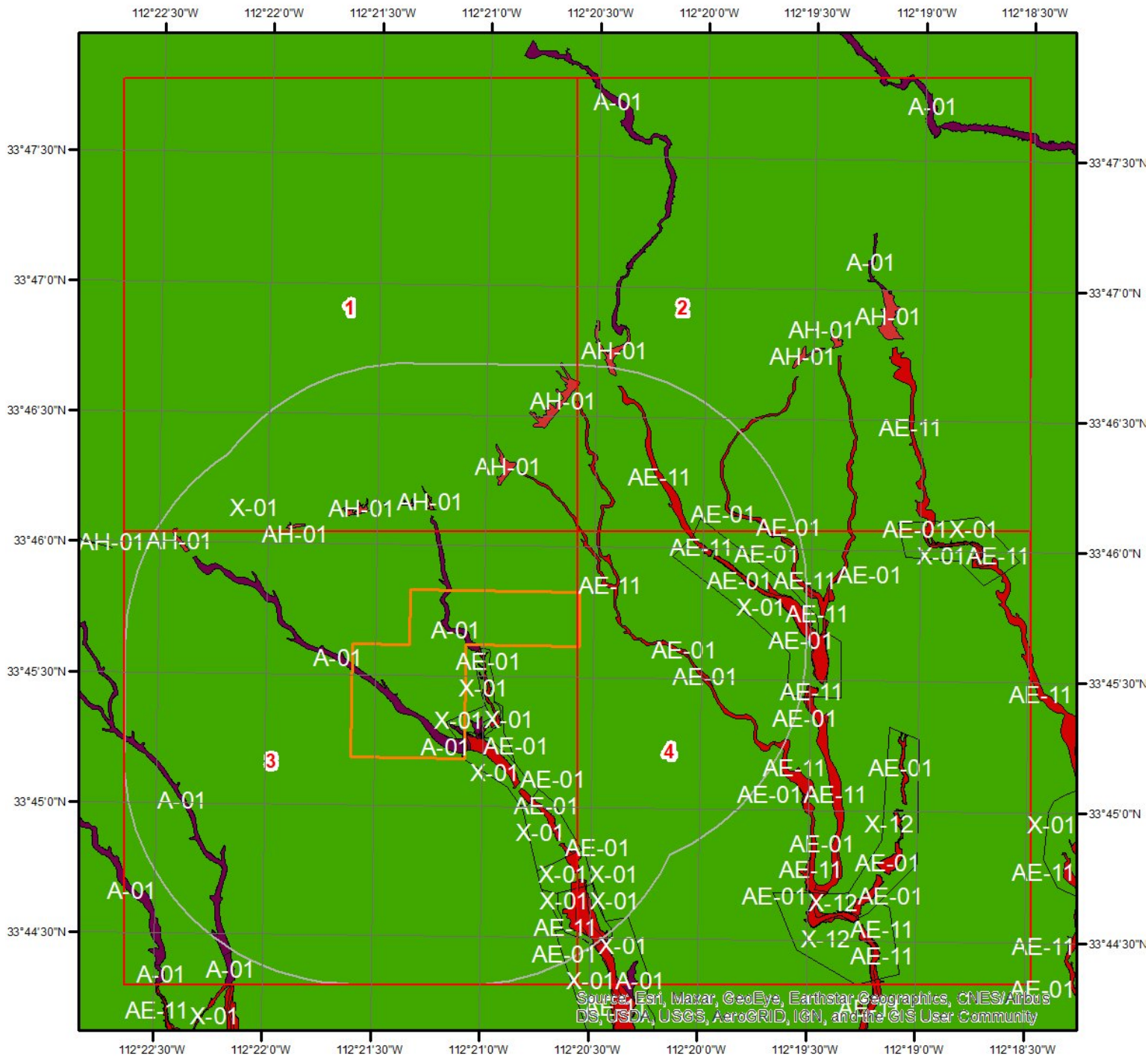


This map shows wetland existence using data from US Fish & Wildlife. Data coverage is shown to the right. Gray indicates no data available in the area.

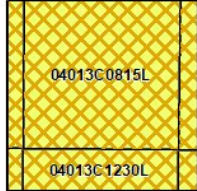
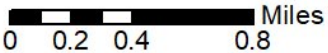
- | | |
|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
|  Estuarine and Marine Deepwater |  Freshwater Pond |
|  Estuarine and Marine Wetland |  Lake |
|  Freshwater Emergent Wetland |  Other |
|  Freshwater Forested/Shrub Wetland |  Riverine |















Hydrologic Information



Flood Hazard Zones

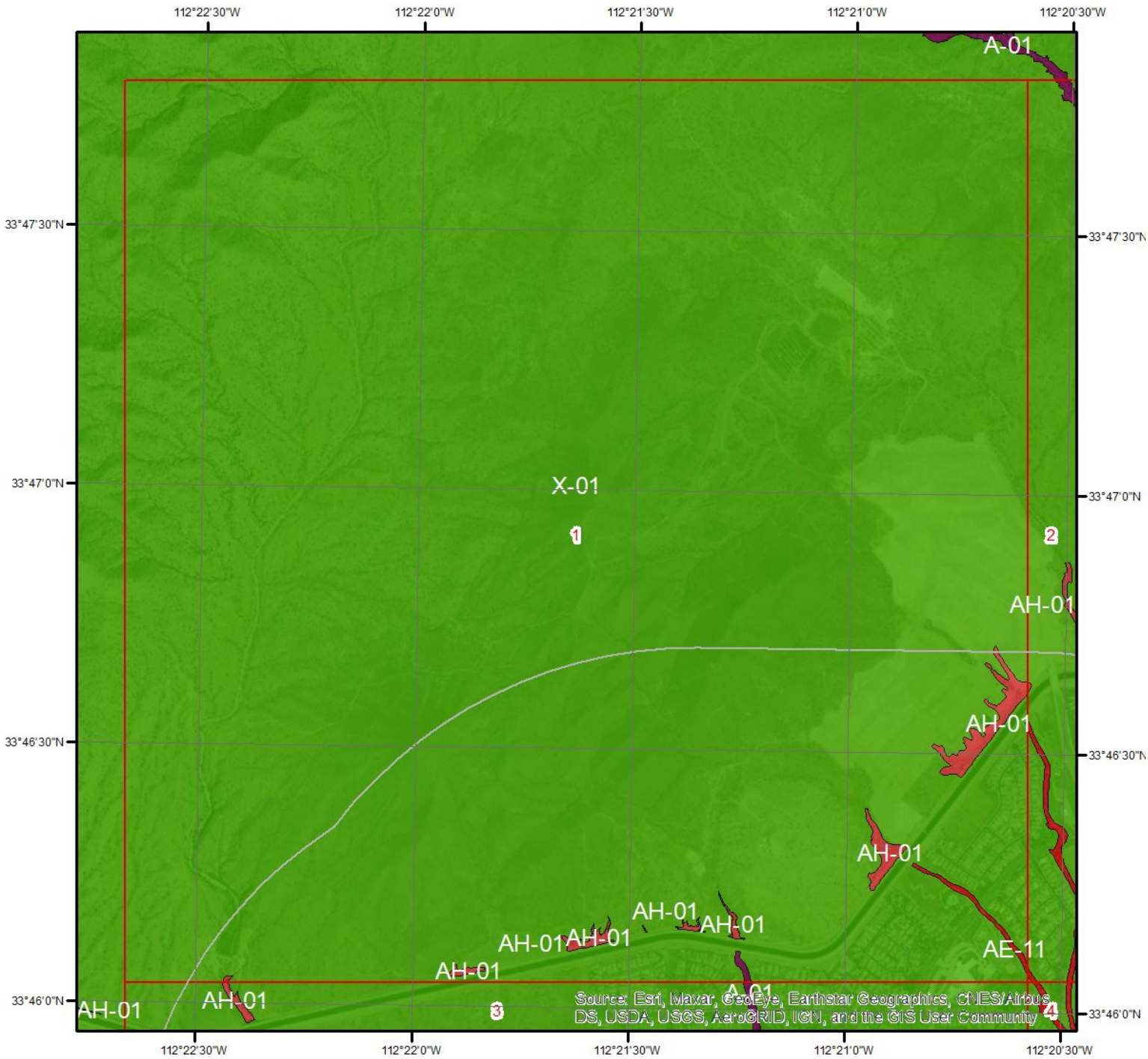


This map shows FEMA flood hazard zones. FIRM panels are shown to the right, and blank indicates no data is available.

- | | | |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |
| A | AO | X |
|  |  |  |
| A99 | V | OPEN WATER |
|  |  |  |
| AE | VE | NOT POPULATED |
|  |  |  |
| AH | D | AREA NOT INCLUDED |



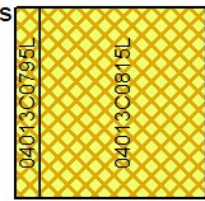
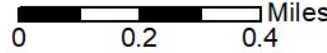
Hydrologic Information



Flood Hazard Zones - Page 1

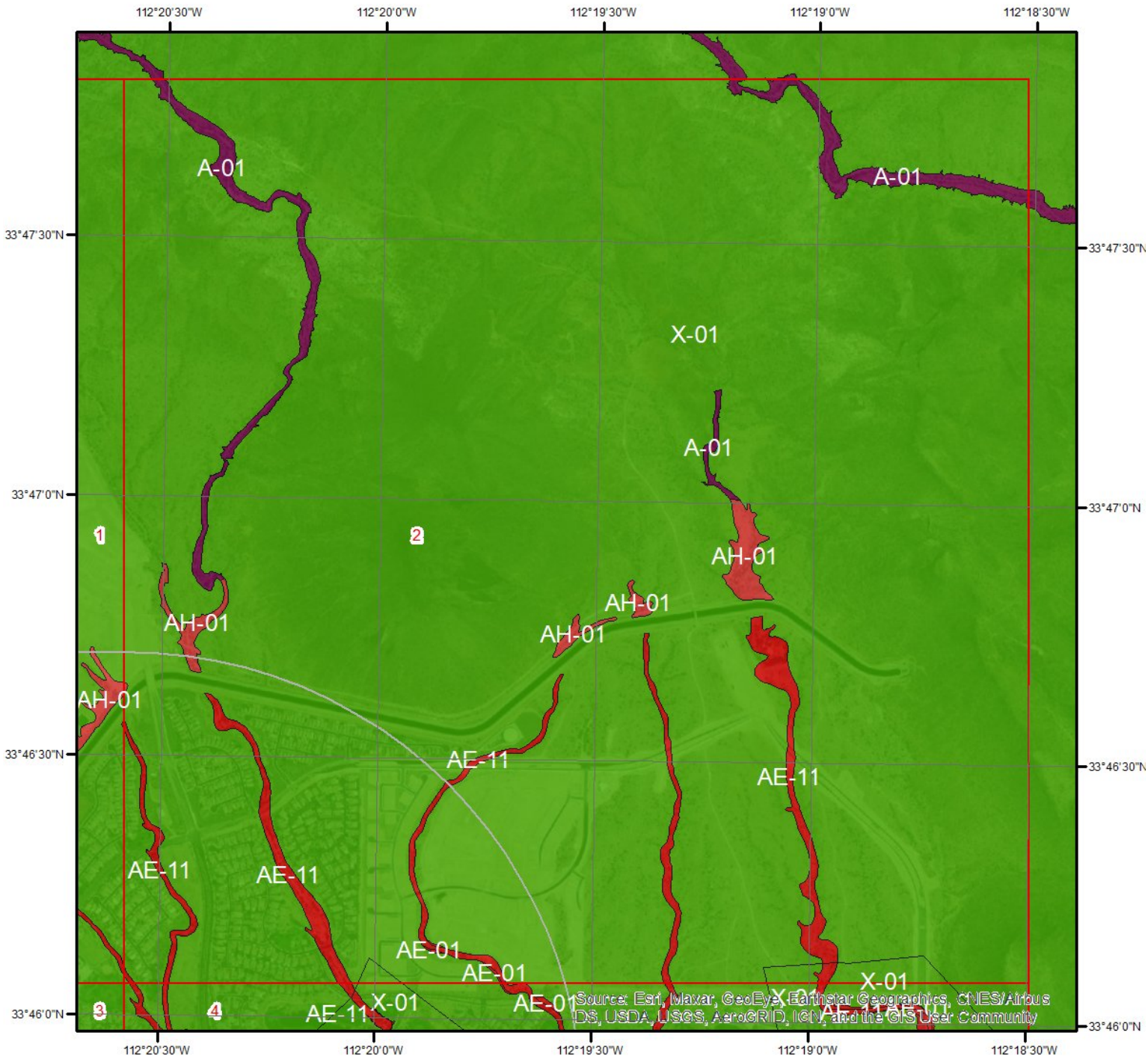
This map shows FEMA flood hazard zones. FIRM panels are shown to the right, and blank indicates no data is available.

- | | | |
|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
|  A |  AO |  X |
|  A99 |  V |  OPEN WATER |
|  AE |  VE |  NOT POPULATED |
|  AH |  D |  AREA NOT INCLUDED |



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

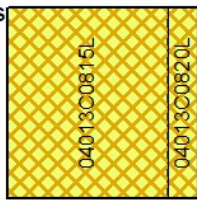
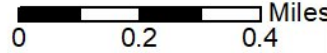
Hydrologic Information



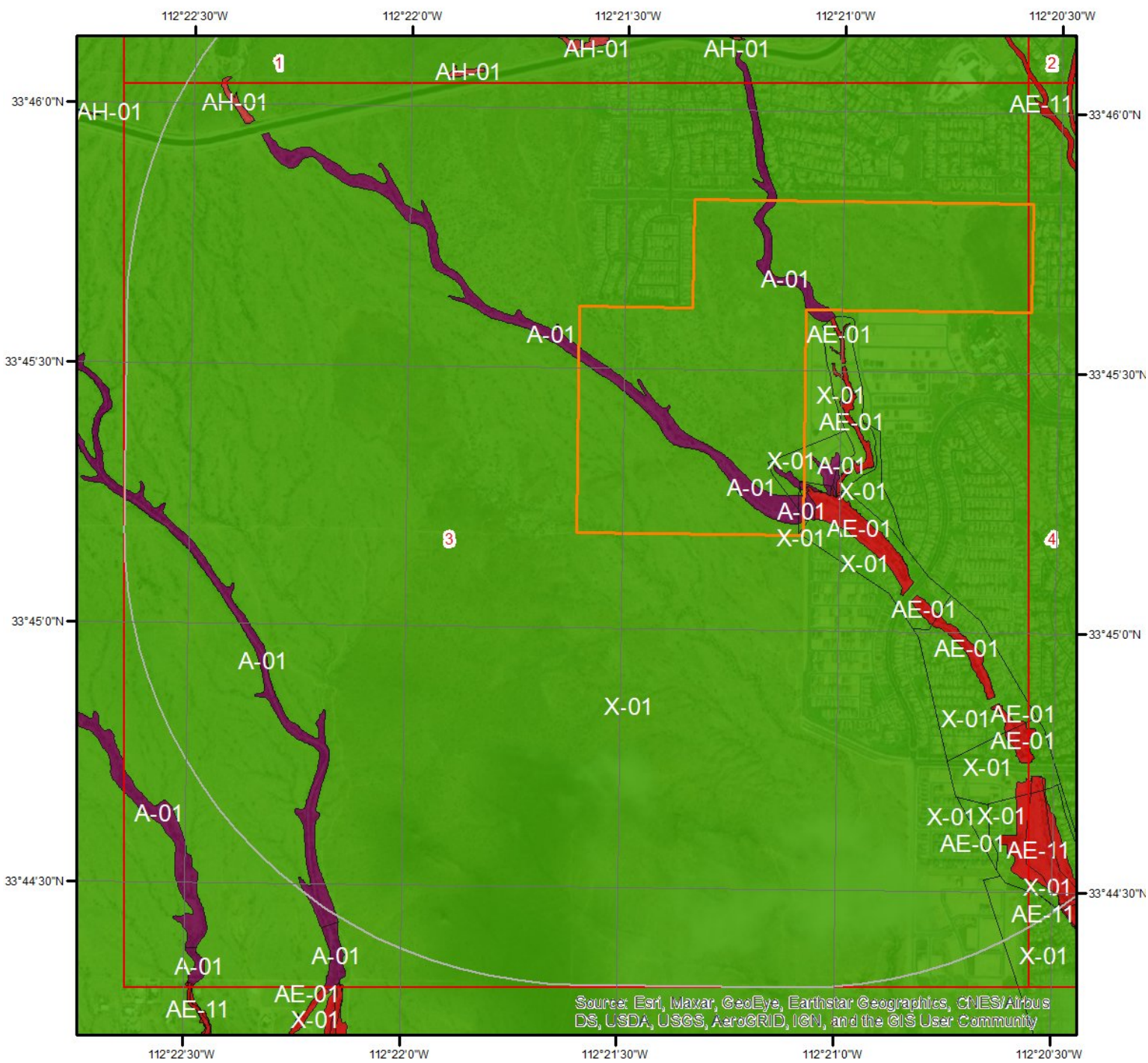
Flood Hazard Zones - Page 2

This map shows FEMA flood hazard zones. FIRM panels are shown to the right, and blank indicates no data is available.

- | | | |
|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
|  A |  AO |  X |
|  A99 |  V |  OPEN WATER |
|  AE |  VE |  NOT POPULATED |
|  AH |  D |  AREA NOT INCLUDED |








Hydrologic Information

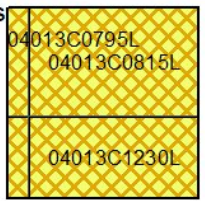
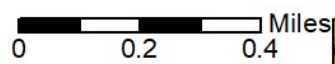


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

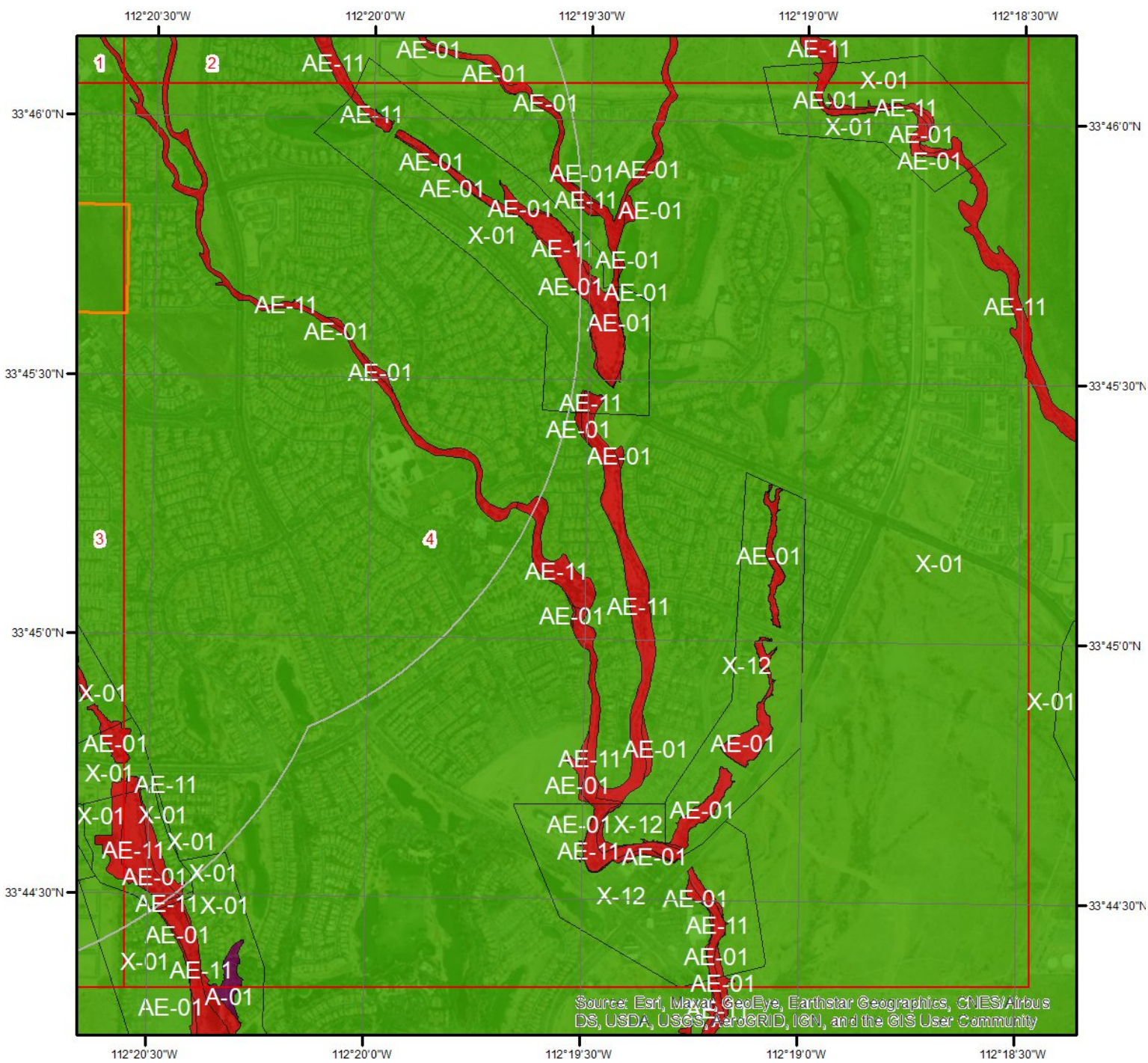
Flood Hazard Zones - Page 3

This map shows FEMA flood hazard zones. FIRM panels are shown to the right, and blank indicates no data is available.

- | | | |
|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
|  A |  AO |  X |
|  A99 |  V |  OPEN WATER |
|  AE |  VE |  NOT POPULATED |
|  AH |  D |  AREA NOT INCLUDED |















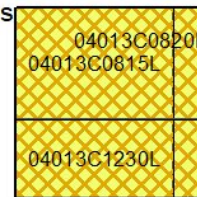
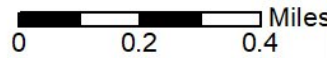
Hydrologic Information



Flood Hazard Zones - Page 4

This map shows FEMA flood hazard zones. FIRM panels are shown to the right, and blank indicates no data is available.

- | | | |
|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
|  A |  AO |  X |
|  A99 |  V |  OPEN WATER |
|  AE |  VE |  NOT POPULATED |
|  AH |  D |  AREA NOT INCLUDED |



Hydrologic Information

The Wetland Type map shows wetland existence overlaid on an aerial imagery. The Flood Hazard Zones map shows FEMA flood hazard zones overlaid on an aerial imagery. Relevant FIRM panels and detailed zone information is provided below. For detailed Zone descriptions please click the link: <https://floodadvocate.com/fema-zone-definitions>

Available FIRM Panels in area: 04013C0795L(effective:2013-10-16) 04013C0815L(effective:2013-10-16)
04013C1210L(effective:2013-10-16) 04013C1230L(effective:2013-10-16)

Flood Zone A-01

Zone: A
Zone subtype:

Flood Zone AE-01

Zone: AE
Zone subtype:

Flood Zone AE-11

Zone: AE
Zone subtype: FLOODWAY

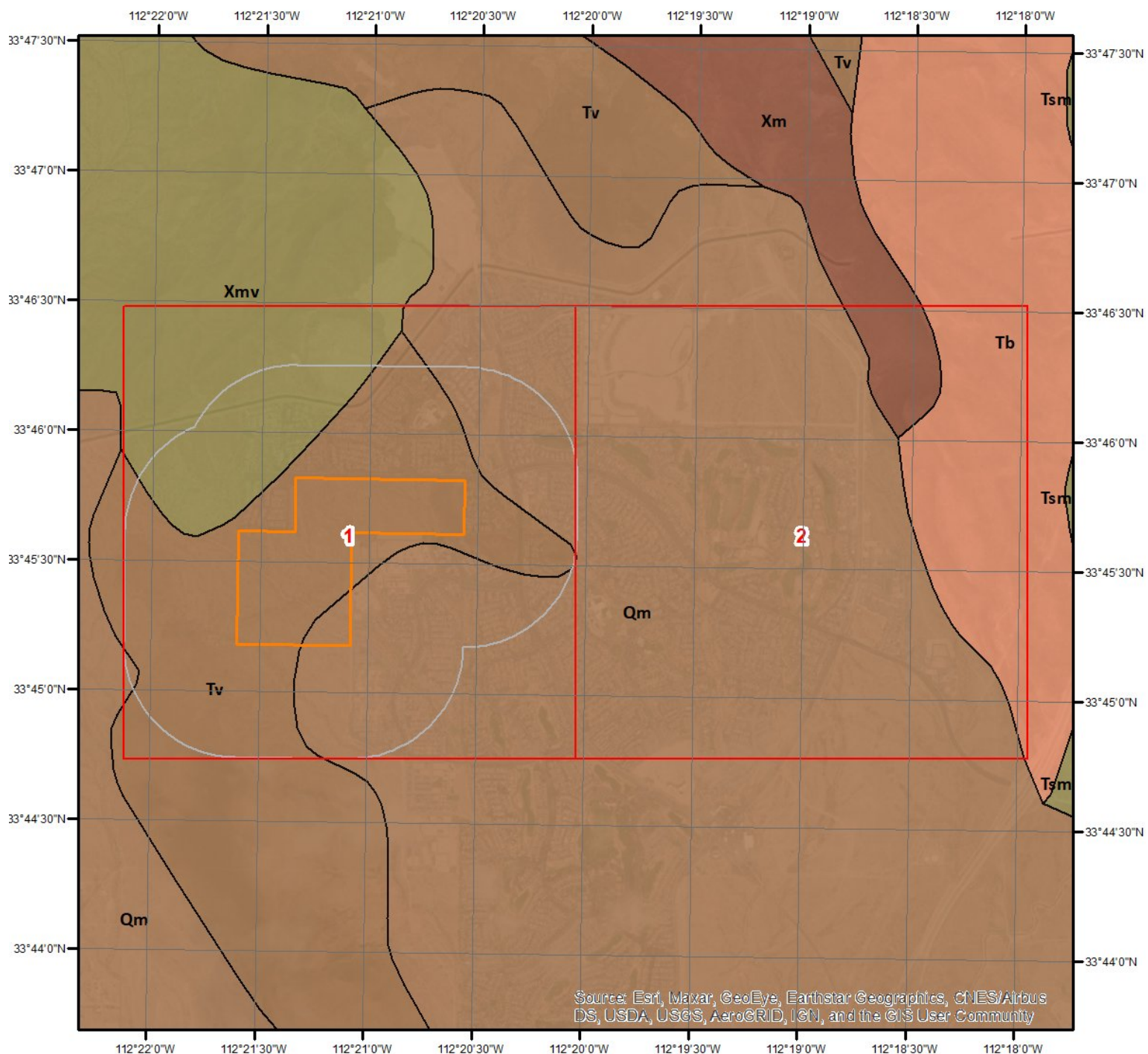
Flood Zone AH-01

Zone: AH
Zone subtype:

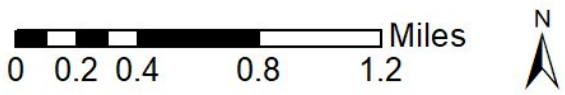
Flood Zone X-01

Zone: X
Zone subtype: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

Geologic Information



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

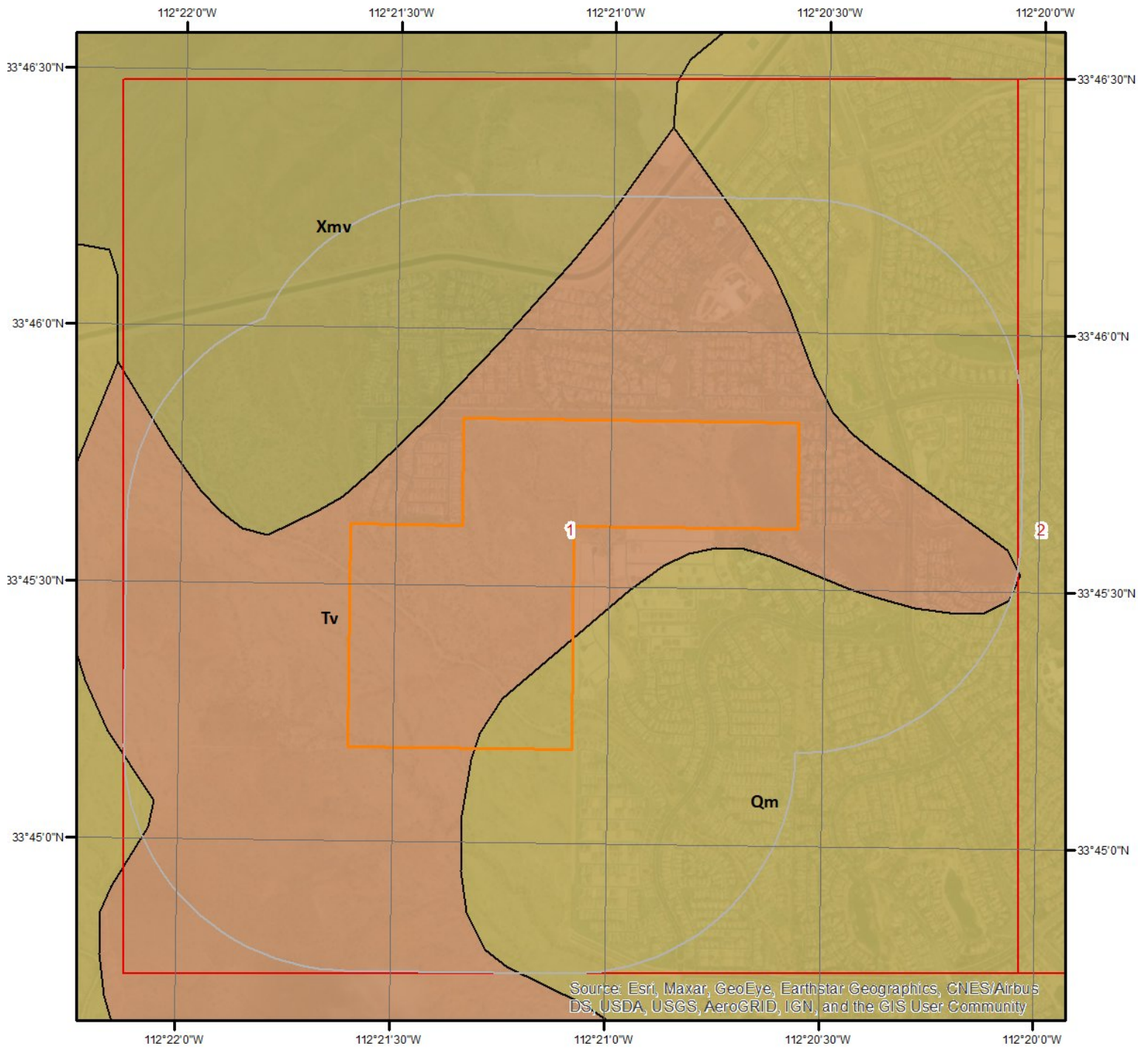


Geologic Units

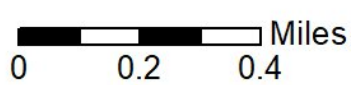
This maps shows geologic units in the area. Please refer to the report for detailed descriptions.



Geologic Information



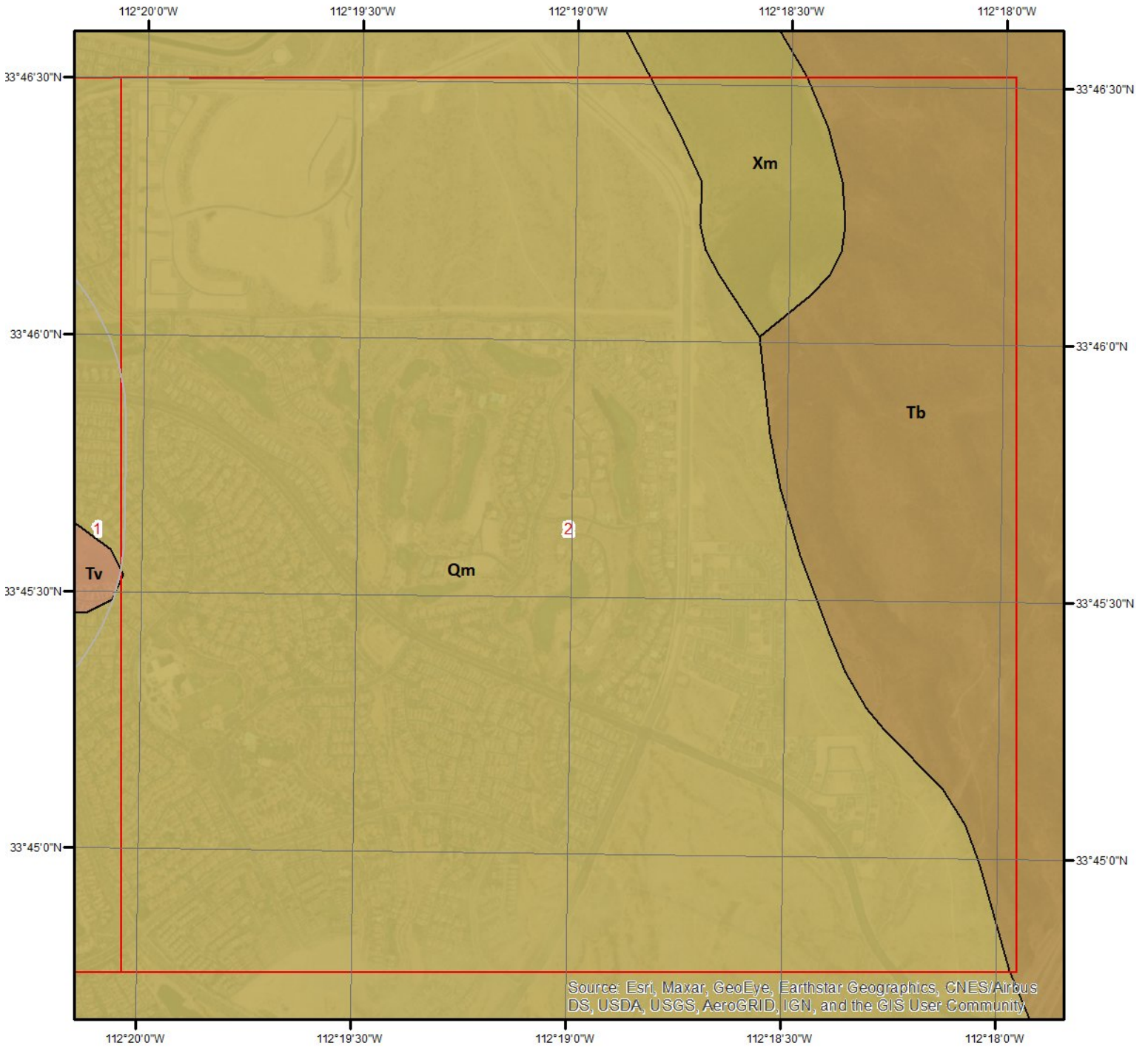
Geologic Units - Page 1



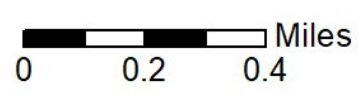
This maps shows geologic units in the area. Please refer to the report for detailed descriptions.



Geologic Information



Geologic Units - Page 2



This maps shows geologic units in the area. Please refer to the report for detailed descriptions.



Geologic Information

The previous page shows USGS geology information. Detailed information about each unit is provided below.

Geologic Unit Qm

Unit Name:	Late and middle Pleistocene surficial deposits
Unit Age:	Middle to Late Pleistocene
Primary Rock Type:	gravel
Secondary Rock Type:	sand
Unit Description:	Unconsolidated to weakly consolidated alluvial fan, terrace, and basin-floor deposits with moderate to strong soil development. Fan and terrace deposits are primarily poorly sorted, moderately bedded gravel and sand, and basin-floor deposits are primarily sand, silt, and clay. (10-750 ka)

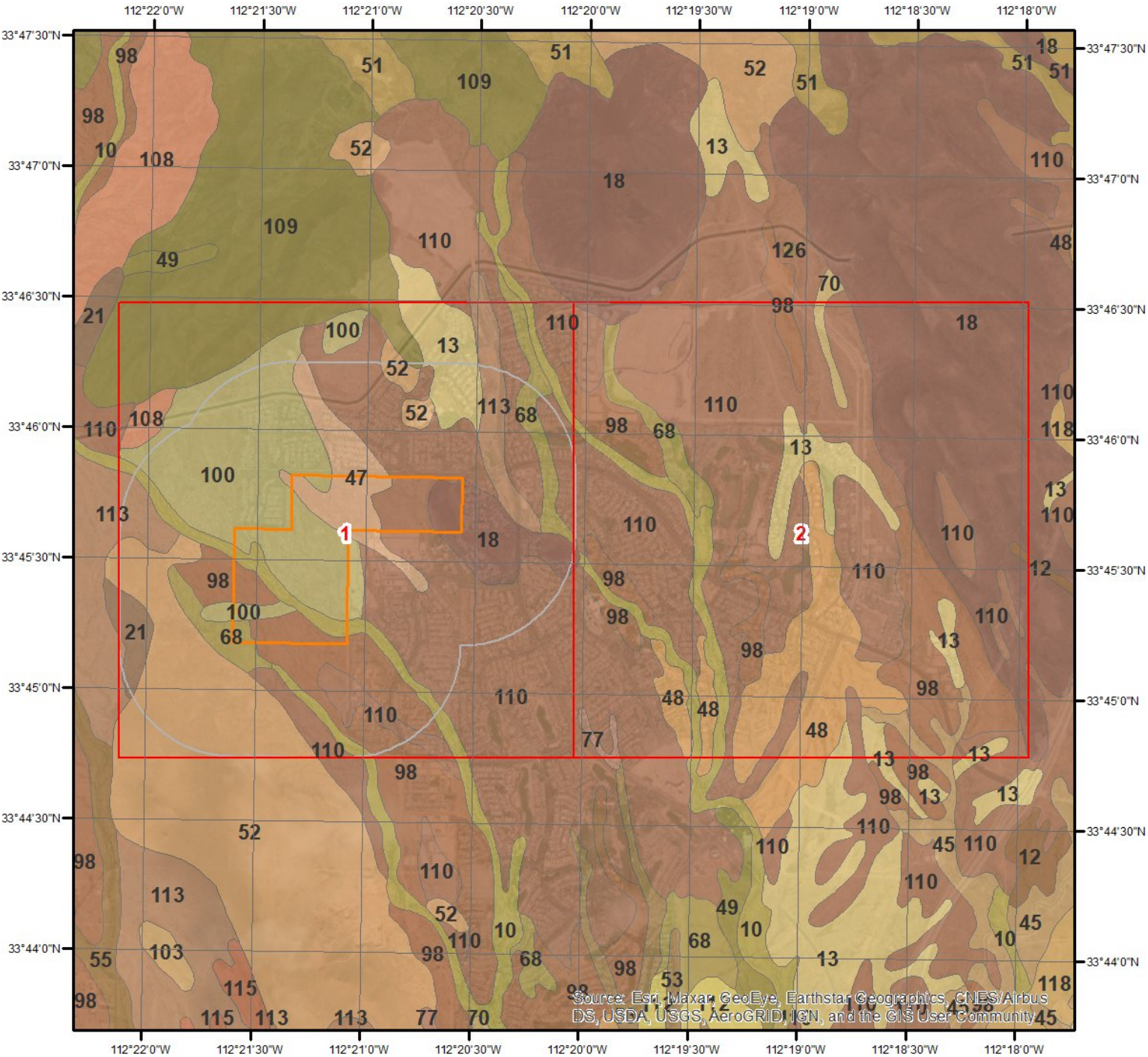
Geologic Unit Xmv

Unit Name:	Early Proterozoic metavolcanic rocks
Unit Age:	Early Proterozoic
Primary Rock Type:	greenstone
Secondary Rock Type:	intermediate metavolcanic rock
Unit Description:	Weakly to strongly metamorphosed volcanic rocks. Protoliths include basalt, andesite, dacite, and rhyolite deposited as lava or tuff, related sedimentary rock, and shallow intrusive rock. These rocks, widely exposed in several belts in central Arizona, include metavolcanic rocks in the Yavapai and Tonto Basin supergroups. (1650 to 1800 Ma)

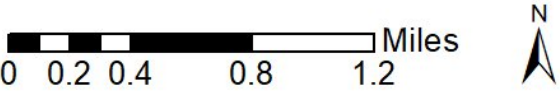
Geologic Unit Tv

Unit Name:	Middle Miocene to Oligocene volcanic rocks
Unit Age:	Oligocene to Middle Miocene
Primary Rock Type:	dacite
Secondary Rock Type:	rhyolite
Unit Description:	Lava, tuff, fine-grained intrusive rock, and diverse pyroclastic rocks. These compositionally variable volcanic rocks include basalt, andesite, dacite, and rhyolite. Thick felsic volcanic sequences form prominent cliffs and range fronts in the Black (Mohave County), Superstition, Kofa, Eagletail, Galiuro, and Chiricahua Mountains. This unit includes regionally extensive ash-flow tuffs, such as the Peach Springs tuff of northwestern Arizona and the Apache Leap tuff east of Phoenix. Most volcanic rocks are 20-30 Ma in southeastern Arizona and 15 to 25 Ma in central and western Arizona, but this unit includes some late Eocene rocks near the New Mexico border in east-central Arizona. (11-38 Ma)

Soil Information



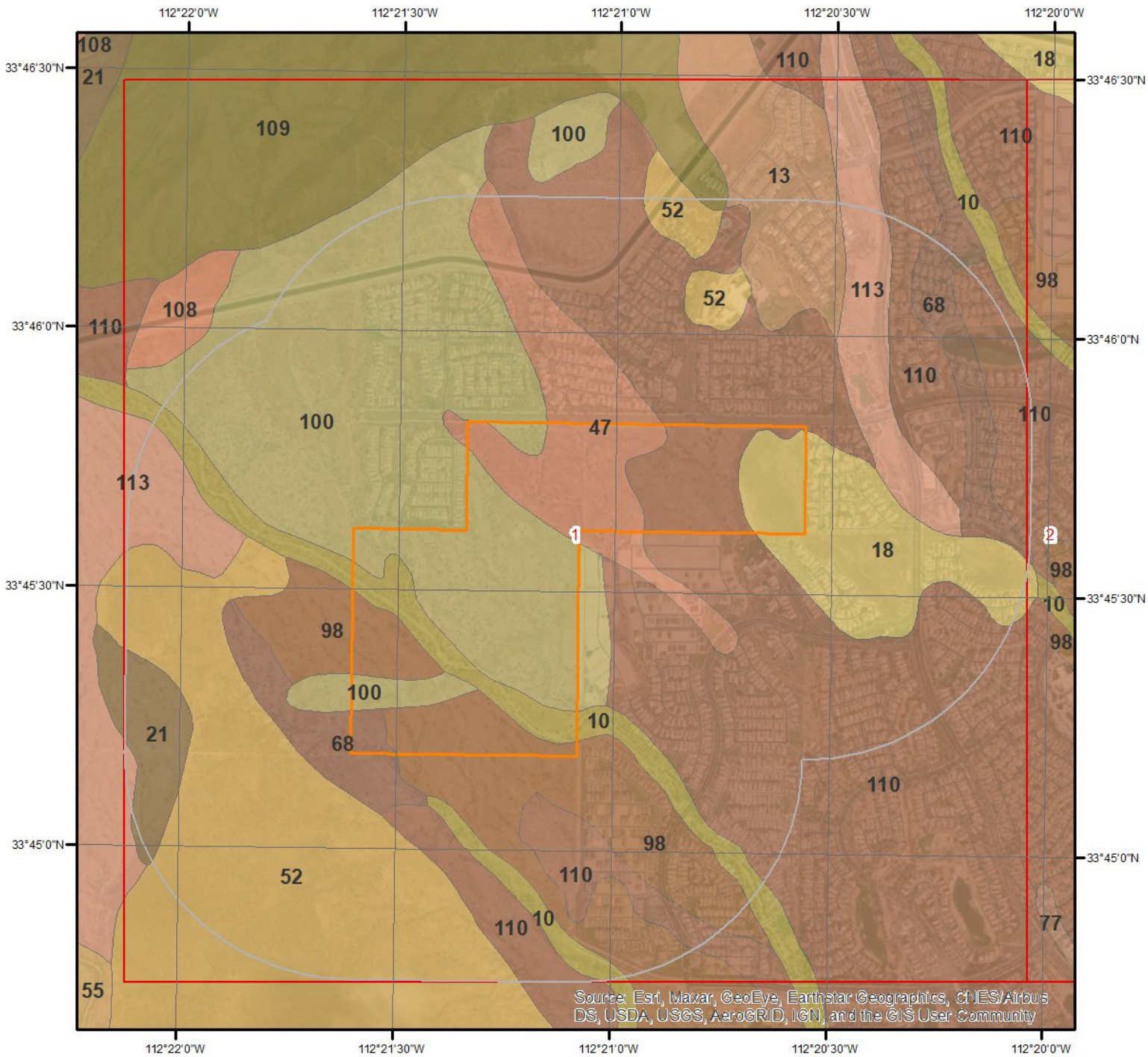
SSURGO Soils



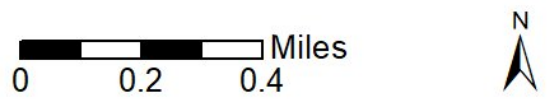
This map shows SSURGO soil units around the target property. Please refer to the report for detailed soil descriptions.



Soil Information



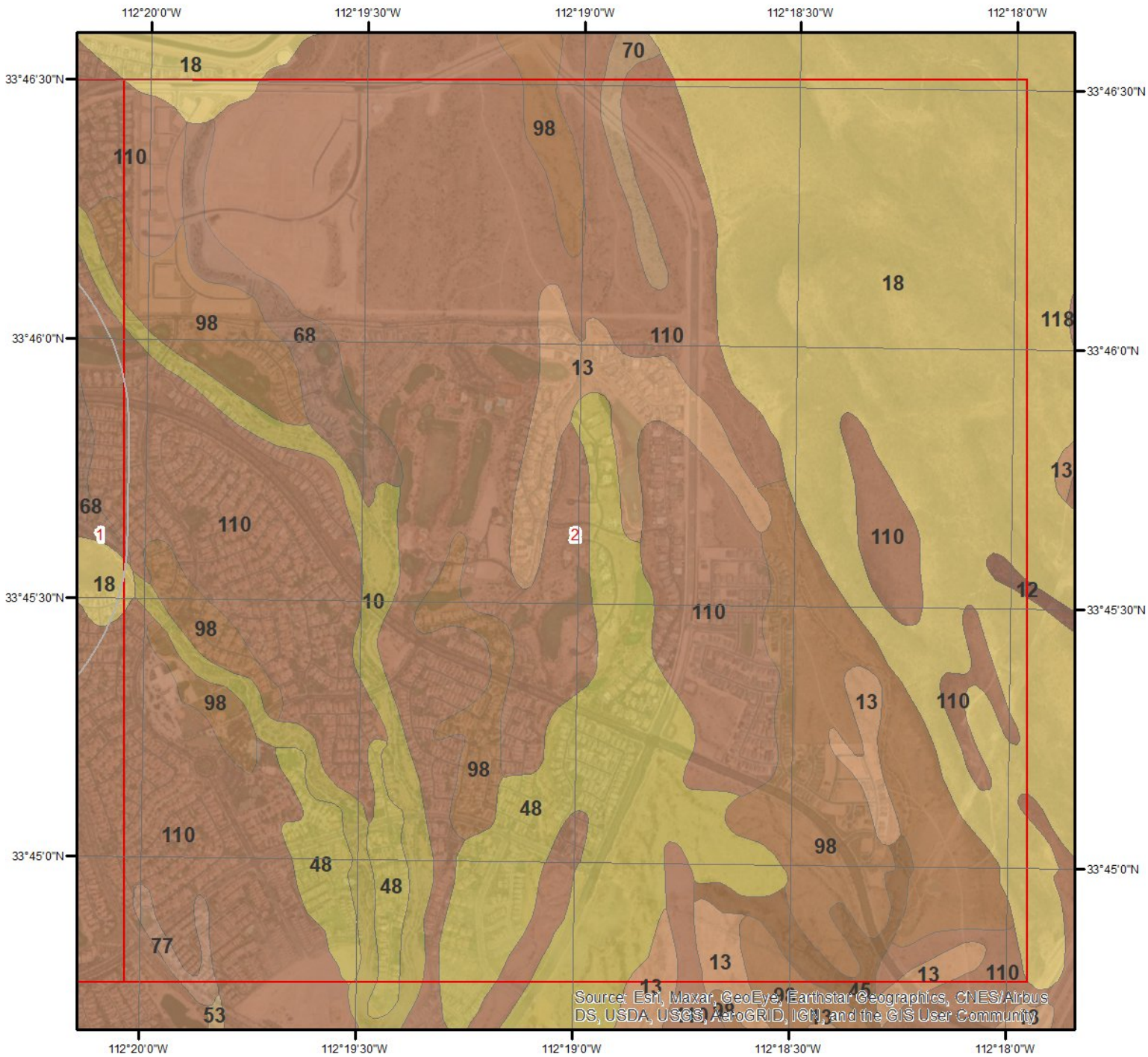
SSURGO Soils - Page 1



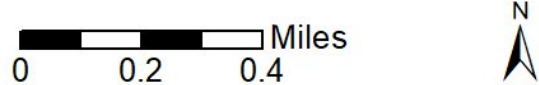
This maps shows SSURGO soil units around the target property. Please refer to the report for detailed soil descriptions.



Soil Information



SSURGO Soils - Page 2



This maps shows SSURGO soil units around the target property. Please refer to the report for detailed soil descriptions.



Soil Information

The previous page shows a soil map using SSURGO data from USDA Natural Resources Conservation Service. Detailed information about each unit is provided below.

Map Unit 10 (1.59%)

Map Unit Name:	Brios-Carrizo complex, 1 to 5 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Somewhat excessively drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Carrizo(40%)	
horizon A/C1(0cm to 5cm)	Very gravelly sand
horizon C2(5cm to 152cm)	Very gravelly sand
Brios(40%)	
horizon A(0cm to 5cm)	Loamy sand
horizon C(5cm to 152cm)	Stratified coarse sand to fine sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 10 - Brios-Carrizo complex, 1 to 5 percent slopes

Component: Brios (41%)

The Brios component makes up 40 percent of the map unit. Slopes are 1 to 5 percent. This component is on flood plains. The parent material consists of mixed alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 0 percent. This component is in the R040XB216AZ Sandy Wash 7-10" P.z. ecological site. Nonirrigated land capability classification is 7w. Irrigated land capability classification is 4w. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 1 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Carrizo (40%)

The Carrizo component makes up 40 percent of the map unit. Slopes are 1 to 5 percent. This component is on flood plains. The parent material consists of mixed alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 0 percent. This component is in the R040XB216AZ Sandy Wash 7-10" P.z. ecological site. Nonirrigated land capability classification is 7w. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Unnamed soils (19%)

Generated brief soil descriptions are created for major soil components. The Unnamed soils soil is a minor component.

Map Unit 100 (2.6%)

Map Unit Name:	Quilotosa-Vaiva-Rock outcrop complex, 20 to 65 percent slopes
Bedrock Depth - Min:	28cm
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Somewhat excessively drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Soil Information

Major components are printed below

Quilotosa(50%)

horizon A(0cm to 5cm)	Extremely gravelly sandy loam
horizon Ck(5cm to 36cm)	Extremely gravelly loam
horizon 2Cr(36cm to 46cm)	Bedrock
horizon 2R(46cm to 152cm)	Bedrock

Vaiva(20%)

horizon A(0cm to 8cm)	Very gravelly loam
horizon Bt(8cm to 28cm)	Very gravelly sandy clay loam
horizon 2Crk(28cm to 43cm)	Bedrock
horizon 2R(43cm to 152cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 100 - Quilotosa-Vaiva-Rock outcrop complex, 20 to 65 percent slopes

Component: Quilotosa (50%)

The Quilotosa component makes up 50 percent of the map unit. Slopes are 20 to 65 percent. This component is on hillslopes, mountain slopes. The parent material consists of alluvium derived from granite and gneiss and/or colluvium derived from granite and gneiss. Depth to a root restrictive layer, bedrock, paralithic, is 2 to 14 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R040XB206AZ Granitic Hills 7-10" P.z. ecological site. Nonirrigated land capability classification is 7e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 6 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Vaiva (20%)

The Vaiva component makes up 20 percent of the map unit. Slopes are 20 to 65 percent. This component is on hillslopes, mountain slopes. The parent material consists of alluvium derived from granite and gneiss and/or colluvium derived from granite and gneiss. Depth to a root restrictive layer, bedrock, paralithic, is 7 to 19 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R040XB206AZ Granitic Hills 7-10" P.z. ecological site. Nonirrigated land capability classification is 7e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 6 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Rock outcrop (20%)

Generated brief soil descriptions are created for major soil components. The Rock outcrop is a miscellaneous area.

Component: Unnamed soils (10%)

Generated brief soil descriptions are created for major soil components. The Unnamed soils soil is a minor component.

Map Unit 109 (70.55%)

Map Unit Name:	Schenco-Rock outcrop complex, 25 to 60 percent slopes
Bedrock Depth - Min:	28cm
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Schenco(55%)

horizon A(0cm to 5cm)	Extremely channery loam
horizon B(5cm to 28cm)	Very channery loam
horizon 2Cr(28cm to 152cm)	Bedrock

Component Description:

Soil Information

Minor map unit components are excluded from this report.

Map Unit: 109 - Schenco-Rock outcrop complex, 25 to 60 percent slopes

Component: Schenco (55%)

The Schenco component makes up 55 percent of the map unit. Slopes are 25 to 60 percent. This component is on hillslopes, mountain slopes. The parent material consists of alluvium derived from schist and/or colluvium derived from schist. Depth to a root restrictive layer, bedrock, paralithic, is 10 to 20 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 0 percent. This component is in the R040XB219AZ Schist Hills 7-10" P.z. ecological site. Nonirrigated land capability classification is 7e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 8 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Rock outcrop (35%)

Generated brief soil descriptions are created for major soil components. The Rock outcrop is a miscellaneous area.

Component: Unnamed soils (10%)

Generated brief soil descriptions are created for major soil components. The Unnamed soils soil is a minor component.

Map Unit 110 (10.66%)

Map Unit Name:	Suncity-Cipriano complex, 1 to 7 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Suncity(55%)	
horizon A(0cm to 3cm)	Gravelly loam
horizon Btk(3cm to 23cm)	Gravelly clay loam
horizon Bkqm(23cm to 152cm)	Cemented material
Cipriano(30%)	
horizon A/Bk(0cm to 15cm)	Very gravelly loam
horizon Bkqm(15cm to 152cm)	Cemented material

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 110 - Suncity-Cipriano complex, 1 to 7 percent slopes

Component: Suncity (55%)

The Suncity component makes up 55 percent of the map unit. Slopes are 1 to 7 percent. This component is on fan terraces. The parent material consists of mixed alluvium. Depth to a root restrictive layer, duripan, is 5 to 20 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R040XB210AZ Limy Upland 7-10" P.z. ecological site. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 20 percent. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 7 within 30 inches of the soil surface.

Component: Cipriano (30%)

The Cipriano component makes up 30 percent of the map unit. Slopes are 1 to 7 percent. This component is on fan terraces. The parent material consists of mixed alluvium. Depth to a root restrictive layer, duripan, is 4 to 20 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 0 percent. This component is in the R040XB210AZ Limy Upland 7-10" P.z. ecological site. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria. The calcium carbonate

Soil Information

equivalent within 40 inches, typically, does not exceed 13 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Unnamed soils (15%)

Generated brief soil descriptions are created for major soil components. The Unnamed soils soil is a minor component.

Map Unit 113 (3.95%)

Map Unit Name:	Tremant gravelly loams
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Tremant(45%)	
horizon A(0cm to 23cm)	Gravelly loam
horizon Btk(23cm to 104cm)	Gravelly clay loam
horizon 2Bk(104cm to 152cm)	Gravelly sand
Tremant(35%)	
horizon A(0cm to 23cm)	Gravelly loam
horizon Btk(23cm to 104cm)	Gravelly clay loam
horizon 2Bk(104cm to 152cm)	Gravelly sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 113 - Tremant gravelly loams

Component: Tremant (45%)

The Tremant component makes up 45 percent of the map unit. Slopes are 0 to 3 percent. This component is on fan terraces. The parent material consists of mixed alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 0 percent. This component is in the R040XB207AZ Limy Fan 7-10" P.z. ecological site. Nonirrigated land capability classification is 7s. Irrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 30 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Tremant (35%)

The Tremant component makes up 35 percent of the map unit. Slopes are 0 to 3 percent. This component is on fan terraces. The parent material consists of mixed alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 0 percent. This component is in the R040XB213AZ Loamy Upland 7-10" P.z. ecological site. Nonirrigated land capability classification is 7s. Irrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 30 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Unnamed soils (20%)

Generated brief soil descriptions are created for major soil components. The Unnamed soils soil is a minor component.

Map Unit 13 (0.61%)

Map Unit Name:	Carefree-Beardsley complex
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained

Soil Information

Hydrologic Group - Dominant: C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Carefree(50%)	
horizon A(0cm to 3cm)	Cobbly clay
horizon Bt(3cm to 127cm)	Clay
horizon 2Btk(127cm to 152cm)	Very cobbly clay
Beardsley(40%)	
horizon A(0cm to 5cm)	Cobbly clay loam
horizon Bt(5cm to 91cm)	Clay
horizon Bkqm(91cm to 152cm)	Cemented material

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 13 - Carefree-Beardsley complex

Component: Carefree (50%)

The Carefree component makes up 50 percent of the map unit. Slopes are 0 to 3 percent. This component is on fan terraces. The parent material consists of mixed alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R040XB204AZ Clayey Upland 7-10" P.z. ecological site. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 13 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Beardsley (40%)

The Beardsley component makes up 40 percent of the map unit. Slopes are 0 to 3 percent. This component is on fan terraces. The parent material consists of mixed alluvium. Depth to a root restrictive layer, duripan, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R040XB204AZ Clayey Upland 7-10" P.z. ecological site. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 13 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Unnamed soils (10%)

Generated brief soil descriptions are created for major soil components. The Unnamed soils soil is a minor component.

Map Unit 18 (0.63%)

Map Unit Name:	Cherioni-Rock outcrop complex, 5 to 60 percent slopes
Bedrock Depth - Min:	33cm
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Cherioni(60%)	
horizon A(0cm to 3cm)	Extremely stony loam
horizon Bk(3cm to 25cm)	Extremely gravelly loam
horizon Bkqm(25cm to 33cm)	Cemented material
horizon R(33cm to 152cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Soil Information

Map Unit: 18 - Cherioni-Rock outcrop complex, 5 to 60 percent slopes

Component: Cherioni (60%)

The Cherioni component makes up 60 percent of the map unit. Slopes are 5 to 60 percent. This component is on hills, mountains. The parent material consists of alluvium derived from basalt and/or colluvium derived from basalt. Depth to a root restrictive layer, duripan, is 2 to 20 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R040XB201AZ Basalt Hills 7-10" P.z. ecological site. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 28 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Unnamed soils (25%)

Generated brief soil descriptions are created for major soil components. The Unnamed soils soil is a minor component.

Component: Rock outcrop (15%)

Generated brief soil descriptions are created for major soil components. The Rock outcrop is a miscellaneous area.

Map Unit 21 (0.22%)

Map Unit Name:	Cipriano very gravelly loam
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Cipriano(100%)	
horizon A/Bk(0cm to 15cm)	Very gravelly loam
horizon Bkqm(15cm to 152cm)	Cemented material

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 21 - Cipriano very gravelly loam

Component: Cipriano (100%)

The Cipriano component makes up 100 percent of the map unit. Slopes are 0 to 3 percent. This component is on fan terraces. The parent material consists of mixed alluvium. Depth to a root restrictive layer, duripan, is 4 to 20 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 0 percent. This component is in the R040XB210AZ Limy Upland 7-10" P.z. ecological site. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 13 percent. There are no saline horizons within 30 inches of the soil surface.

Map Unit 47 (0.66%)

Map Unit Name:	Ebon-Gunsight-Cipriano association, 3 to 25 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Ebon(35%)	
horizon A(0cm to 3cm)	Very gravelly clay loam
horizon Btk(3cm to 109cm)	Very gravelly clay

Soil Information

horizon 2Bk(109cm to 152cm) Cipriano(20%)	Very gravelly loamy sand
horizon A/Bk(0cm to 20cm) horizon Bkqm(20cm to 152cm) Gunsight(20%)	Very gravelly loam Cemented material
horizon A(0cm to 8cm) horizon Bk(8cm to 152cm)	Very gravelly sandy loam Very gravelly loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 47 - Ebon-Gunsight-Cipriano association, 3 to 25 percent slopes

Component: Ebon (35%)

The Ebon component makes up 35 percent of the map unit. Slopes are 3 to 8 percent. This component is on fan terraces. The parent material consists of mixed alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R040XB205AZ Clay Loam Upland 7-10" P.z. ecological site. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 8 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Unnamed soils (25%)

Generated brief soil descriptions are created for major soil components. The Unnamed soils soil is a minor component.

Component: Cipriano (20%)

The Cipriano component makes up 20 percent of the map unit. Slopes are 3 to 25 percent. This component is on fan terraces. The parent material consists of mixed alluvium. Depth to a root restrictive layer, duripan, is 4 to 20 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 0 percent. This component is in the R040XB210AZ Limy Upland 7-10" P.z. ecological site. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 3 within 30 inches of the soil surface.

Component: Gunsight (20%)

The Gunsight component makes up 20 percent of the map unit. Slopes are 3 to 25 percent. This component is on fan terraces. The parent material consists of mixed alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 0 percent. This component is in the R040XB208AZ Limy Upland, Deep 7-10" P.z. ecological site. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 27 percent. The soil has a moderately saline horizon within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 13 within 30 inches of the soil surface.

Map Unit 52 (5.9%)

Map Unit Name:	Gachado-Lomitas-Rock outcrop complex, 7 to 55 percent slopes
Bedrock Depth - Min:	18cm
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Gachado(45%)	
horizon A(0cm to 3cm)	Very gravelly loam
horizon Bt(3cm to 18cm)	Very gravelly clay loam

Soil Information

horizon R(18cm to 152cm) Lomitas(20%)	Bedrock
horizon A(0cm to 3cm)	Very gravelly sandy loam
horizon Bw(3cm to 25cm)	Very gravelly sandy loam
horizon 2R(25cm to 152cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 52 - Gachado-Lomitas-Rock outcrop complex, 7 to 55 percent slopes

Component: Gachado (45%)

The Gachado component makes up 45 percent of the map unit. Slopes are 7 to 55 percent. This component is on mountains, mountains. The parent material consists of slope alluvium over residuum weathered from igneous and metamorphic rock. Depth to a root restrictive layer, bedrock, lithic, is 7 to 18 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 0 percent. This component is in the R040XB222AZ Volcanic Hills 7-10" P.z. ecological site. Nonirrigated land capability classification is 7c. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Lomitas (30%)

The Lomitas component makes up 30 percent of the map unit. Slopes are 7 to 55 percent. This component is on mountains, mountains. The parent material consists of slope alluvium over residuum weathered from igneous and metamorphic rock. Depth to a root restrictive layer, bedrock, lithic, is 5 to 20 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 0 percent. This component is in the R040XB222AZ Volcanic Hills 7-10" P.z. ecological site. Nonirrigated land capability classification is 7c. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 8 percent.

Component: Rock outcrop (15%)

Generated brief soil descriptions are created for major soil components. The Rock outcrop is a miscellaneous area.

Component: Unnamed soils (10%)

Generated brief soil descriptions are created for major soil components. The Unnamed soils soil is a minor component.

Map Unit 68 (0.56%)

Map Unit Name:	Gunsight-Cipriano complex, 1 to 7 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Somewhat excessively drained
Hydrologic Group - Dominant:	B - Soils in this group have moderately low runoff potential when thoroughly wet. Water transmission through the soil is unimpeded.

Major components are printed below

Gunsight(45%)	
horizon A(0cm to 3cm)	Very gravelly sandy loam
horizon Bk(3cm to 152cm)	Very gravelly sandy loam
Cipriano(40%)	
horizon A/Bk(0cm to 15cm)	Very gravelly loam
horizon Bkqm(15cm to 152cm)	Cemented material

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 68 - Gunsight-Cipriano complex, 1 to 7 percent slopes

Soil Information

Component: Gunsight (45%)

The Gunsight component makes up 45 percent of the map unit. Slopes are 1 to 7 percent. This component is on fan terraces. The parent material consists of mixed alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 0 percent. This component is in the R040XB208AZ Limy Upland, Deep 7-10" P.z. ecological site. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 9 percent. The soil has a slightly saline horizon within 30 inches of the soil surface.

Component: Cipriano (40%)

The Cipriano component makes up 40 percent of the map unit. Slopes are 1 to 7 percent. This component is on fan terraces. The parent material consists of mixed alluvium. Depth to a root restrictive layer, duripan, is 4 to 20 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 0 percent. This component is in the R040XB210AZ Limy Upland 7-10" P.z. ecological site. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 13 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Unnamed soils (15%)

Generated brief soil descriptions are created for major soil components. The Unnamed soils soil is a minor component.

Map Unit 98 (2.08%)

Map Unit Name:	Pinamt-Tremant complex, 1 to 10 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Pinamt(45%)

horizon A(0cm to 3cm)	Extremely gravelly sandy loam
horizon Btk(3cm to 71cm)	Very gravelly sandy clay loam
horizon Bk(71cm to 152cm)	Extremely gravelly sandy loam

Tremant(35%)

horizon A(0cm to 13cm)	Gravelly loam
horizon Btk(13cm to 74cm)	Sandy clay loam
horizon 2Bk(74cm to 152cm)	Gravelly sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 98 - Pinamt-Tremant complex, 1 to 10 percent slopes

Component: Pinamt (45%)

The Pinamt component makes up 45 percent of the map unit. Slopes are 1 to 10 percent. This component is on fan terraces. The parent material consists of mixed alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 0 percent. This component is in the R040XB208AZ Limy Upland, Deep 7-10" P.z. ecological site. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 18 percent. The soil has a moderately saline horizon within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 22 within 30 inches of the soil surface.

Component: Tremant (35%)

The Tremant component makes up 35 percent of the map unit. Slopes are 1 to 10 percent. This component is on fan terraces. The parent material consists of mixed alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth

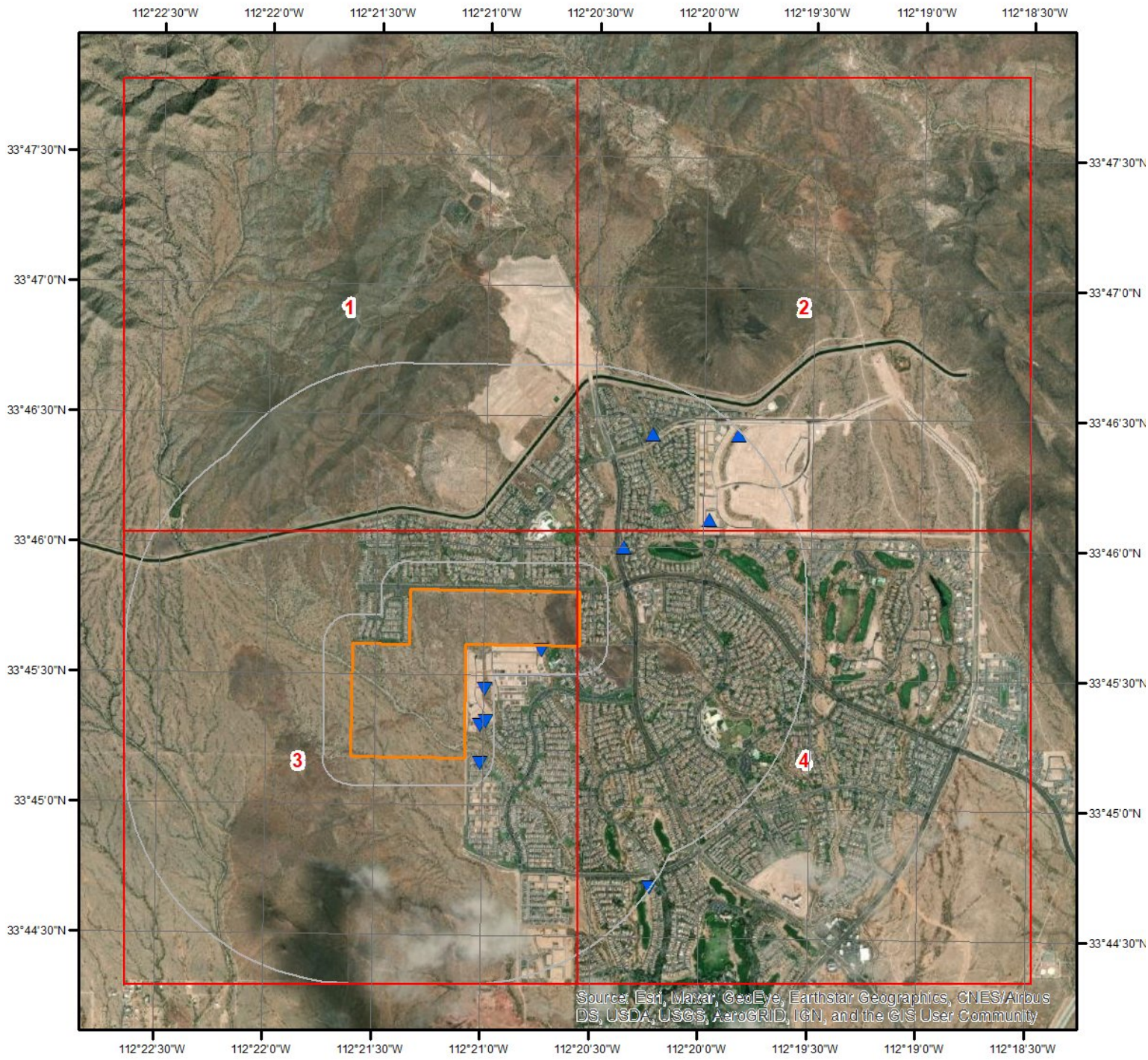
Soil Information

of 72 inches. Organic matter content in the surface horizon is about 0 percent. This component is in the R040XB213AZ Loamy Upland 7-10" P.z. ecological site. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 30 percent. There are no saline horizons within 30 inches of the soil surface.

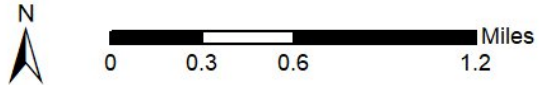
Component: Unnamed soils (20%)

Generated brief soil descriptions are created for major soil components. The Unnamed soils soil is a minor component.

Wells and Additional Sources



Wells & Additional Sources



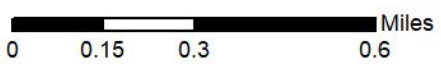
- | | |
|--------------------------------|------------------------------------|
| ▲ Sites with Higher Elevation | ▲ OGW Sites with Higher Elevation |
| ■ Sites with Same Elevation | ■ OGW Sites with Same Elevation |
| ▼ Sites with Lower Elevation | ▼ OGW Sites with Lower Elevation |
| ○ Sites with Unknown Elevation | ● OGW Sites with Unknown Elevation |



Wells and Additional Sources



Wells & Additional Sources - Page 1



- | | |
|--------------------------------|------------------------------------|
| ▲ Sites with Higher Elevation | ▲ OGW Sites with Higher Elevation |
| ■ Sites with Same Elevation | ■ OGW Sites with Same Elevation |
| ▼ Sites with Lower Elevation | ▼ OGW Sites with Lower Elevation |
| ○ Sites with Unknown Elevation | ● OGW Sites with Unknown Elevation |

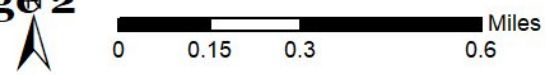


Wells and Additional Sources



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

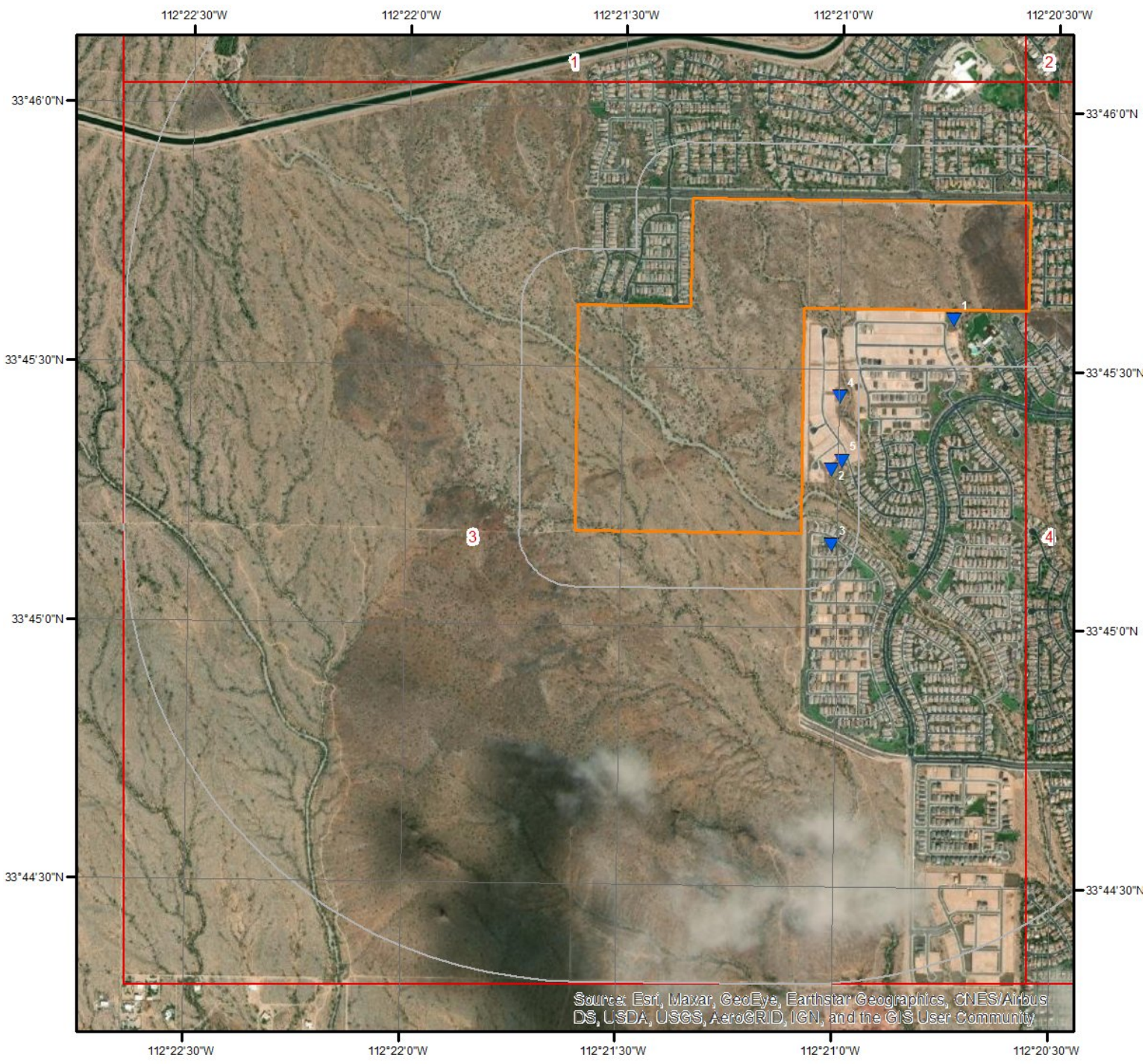
Wells & Additional Sources - Page 2



- | | |
|--------------------------------|------------------------------------|
| ▲ Sites with Higher Elevation | ▲ OGW Sites with Higher Elevation |
| ■ Sites with Same Elevation | ■ OGW Sites with Same Elevation |
| ▼ Sites with Lower Elevation | ▼ OGW Sites with Lower Elevation |
| ○ Sites with Unknown Elevation | ● OGW Sites with Unknown Elevation |

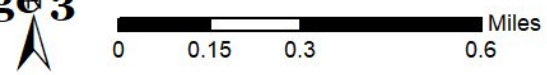


Wells and Additional Sources



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Wells & Additional Sources - Page 3



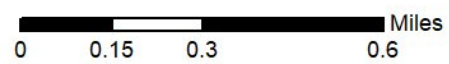
- | | |
|--------------------------------|------------------------------------|
| ▲ Sites with Higher Elevation | ▲ OGW Sites with Higher Elevation |
| ■ Sites with Same Elevation | ■ OGW Sites with Same Elevation |
| ▼ Sites with Lower Elevation | ▼ OGW Sites with Lower Elevation |
| ○ Sites with Unknown Elevation | ● OGW Sites with Unknown Elevation |



Wells and Additional Sources



Wells & Additional Sources - Page 4



- | | |
|--------------------------------|------------------------------------|
| ▲ Sites with Higher Elevation | ▲ OGW Sites with Higher Elevation |
| ■ Sites with Same Elevation | ■ OGW Sites with Same Elevation |
| ▼ Sites with Lower Elevation | ▼ OGW Sites with Lower Elevation |
| ○ Sites with Unknown Elevation | ● OGW Sites with Unknown Elevation |



Wells and Additional Sources Summary

Federal Sources

Public Water Systems Violations and Enforcement Data

Map Key	ID	Distance (ft)	Direction
No records found			

Safe Drinking Water Information System (SDWIS)

Map Key	ID	Distance (ft)	Direction
No records found			

USGS National Water Information System

Map Key	ID	Distance (ft)	Direction
No records found			

State Sources

Drywell Database

Map Key	Drywell Place ID	Distance (ft)	Direction
1	187532	125.84	E
2	202190	342.42	SSE
3	171418	384.13	SSE
4	202191	441.77	ESE
5	202189	471.21	SE

Historical Drywells

Map Key	ID	Distance (ft)	Direction
No records found			

Oil and Gas Wells

Map Key	ID	Distance (ft)	Direction
No records found			

Wells 55 Registry

Map Key	Registry ID	Distance (ft)	Direction
6	482025	1462.63	ENE
7	597839	3450.91	ENE
7	545148	3450.91	ENE
8	085598	4058.57	NE
9	086220	5194.08	NE
10	577440	5256.58	SE

Wells and Additional Sources Detail Report

Drywell Database

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	E	0.02	125.84	1,441.99	DRYWELLS

Drywell Nob ID:	76780-NOB1	Drywell Verifd Flag:	Y
Drywell Nob Place ID:	187528	Drywell Verified:	Yes
Drywell Place ID:	187532	Drywell Address:	
Drywell City:		Drywell Name:	DW 4
Drywell County:		Drywell Status:	ACTIVE
Drywell Zip Code:	0	Drywell End Date:	
Drywell Latitude:	33.759948	Drywell Collection:	PROVIDED BY OWNER/OPERATOR
Drywell Longitude:	-112.345558		
Data Source:	MyDEQ Drywells (ADEQ)		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
2	SSE	0.06	342.42	1,437.16	DRYWELLS

Drywell Nob ID:	83085-NOB1	Drywell Verifd Flag:	Y
Drywell Nob Place ID:	202188	Drywell Verified:	Yes
Drywell Place ID:	202190	Drywell Address:	
Drywell City:		Drywell Name:	C49 DW#2
Drywell County:		Drywell Status:	ACTIVE
Drywell Zip Code:	0	Drywell End Date:	
Drywell Latitude:	33.755076	Drywell Collection:	PROVIDED BY OWNER/OPERATOR
Drywell Longitude:	-112.350223		
Data Source:	MyDEQ Drywells (ADEQ)		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	SSE	0.07	384.13	1,434.80	DRYWELLS

Drywell Nob ID:	71728-NOB1	Drywell Verifd Flag:	Y
Drywell Nob Place ID:	167586	Drywell Verified:	Yes
Drywell Place ID:	171418	Drywell Address:	
Drywell City:		Drywell Name:	DW1
Drywell County:		Drywell Status:	ACTIVE
Drywell Zip Code:	0	Drywell End Date:	
Drywell Latitude:	33.75265	Drywell Collection:	PROVIDED BY OWNER/OPERATOR
Drywell Longitude:	-112.35017		
Data Source:	MyDEQ Drywells (ADEQ)		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

4 ESE 0.08 441.77 1,448.72 DRYWELLS

Drywell Nob ID: 83085-NOB1	Drywell Verifd Flag: Y
Drywell Nob Place ID: 202188	Drywell Verified: Yes
Drywell Place ID: 202191	Drywell Address:
Drywell City:	Drywell Name: C49 DW#3
Drywell County:	Drywell Status: ACTIVE
Drywell Zip Code: 0	Drywell End Date:
Drywell Latitude: 33.757423	Drywell Collection: PROVIDED BY OWNER/OPERATOR
Drywell Longitude: -112.349903	
Data Source: MyDEQ Drywells (ADEQ)	

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	SE	0.09	471.21	1,439.89	DRYWELLS

Drywell Nob ID: 83085-NOB1	Drywell Verifd Flag: Y
Drywell Nob Place ID: 202188	Drywell Verified: Yes
Drywell Place ID: 202189	Drywell Address:
Drywell City:	Drywell Name: C49 DW#1
Drywell County:	Drywell Status: ACTIVE
Drywell Zip Code: 0	Drywell End Date:
Drywell Latitude: 33.755352	Drywell Collection: PROVIDED BY OWNER/OPERATOR
Drywell Longitude: -112.3498	
Data Source: MyDEQ Drywells (ADEQ)	

Wells 55 Registry

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	ENE	0.28	1,462.63	1,485.88	WELLS

Registry ID: 482025	Whole Town:
Rgr Pump D: NO	Half Towns:
Well Type: ENV - MONITOR	North South:
Well Type 2: MONITOR	Whole Range:
DLIC No:	Half Range:
Approved:	East West:
Installed:	Section:
Well Depth: 487	Quarter 16:
Water Level: 0.0	Q Acre 160 Dir:
Casing Depth: 487	Quarter 40:
Casing Diameter: 3.0	Q Acre 40 Dir:
Casing Type: PLASTIC OR PVC	Quarter 10:
Pump Type:	Q Acre 10 Dir:
Pump Power:	UTM X Meter: 375973.6
Pump Rate: 0	UTM Y Meter: 3737090.0

Wells and Additional Sources Detail Report

Tested Rate:	0	Application:	02-Feb-2006
Draw Down:	0	Address 1:	8631 W. UNION HILLS DRIVE SUITE 203
Completion:	A	Address 2:	
Drill Log:		City:	PEORIA
Well Cance:	Yes	State:	AZ
Cadastral:	B05001023BBA	ZIP:	85382
County:		ZIP 4:	3575
Watershed:		Latitude:	33.7666600785948
Basin Name:		Longitude:	-112.339337167411
Sub Basin Name:		Program:	
AMA Description:		Owner Name:	VISTANCIA LLC
Quad Code:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	ENE	0.65	3,450.91	1,481.97	WELLS

Registry ID:	597839	Whole Town:	
Rgr Pump D:	NO	Half Towns:	
Well Type:	SPCL - GEOTECHNICAL	North South:	
Well Type 2:	OTHER	Whole Range:	
DLIC No:		Half Range:	
Approved:	03-Apr-2003	East West:	
Installed:		Section:	
Well Depth:	849	Quarter 16:	
Water Level:	312.0	Q Acre 160 Dir:	
Casing Depth:	849	Quarter 40:	
Casing Diameter:	5.0	Q Acre 40 Dir:	
Casing Type:	PLASTIC OR PVC	Quarter 10:	
Pump Type:		Q Acre 10 Dir:	
Pump Power:		UTM X Meter:	376580.7
Pump Rate:	0	UTM Y Meter:	3737282.0
Tested Rate:	0	Application:	03-Apr-2003
Draw Down:	0	Address 1:	7201 E CAMELBACK ROAD #305
Completion:		Address 2:	
Drill Log:	X	City:	SCOTTSDALE
Well Cance:		State:	AZ
Cadastral:	B05001014DCC	ZIP:	85251
County:		ZIP 4:	
Watershed:		Latitude:	33.7684622683984
Basin Name:		Longitude:	-112.332809573371
Sub Basin Name:		Program:	
AMA Description:		Owner Name:	GROUP THREE PROPERTIES
Quad Code:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	ENE	0.65	3,450.91	1,481.97	WELLS

Wells and Additional Sources Detail Report

Registry ID:	545148	Whole Town:	
Rgr Pump D:	NO	Half Towns:	
Well Type:	SPCL - EXPLORATION	North South:	
Well Type 2:	OTHER	Whole Range:	
DLIC No:		Half Range:	
Approved:		East West:	
Installed:	08-Oct-1994	Section:	
Well Depth:	1250	Quarter 16:	
Water Level:	530.0	Q Acre 160 Dir:	
Casing Depth:	0	Quarter 40:	
Casing Diameter:	0.0	Q Acre 40 Dir:	
Casing Type:	NO CASING CODE LISTED	Quarter 10:	
Pump Type:	NO PUMP CODE LISTED	Q Acre 10 Dir:	
Pump Power:	NO POWER CODE LISTED	UTM X Meter:	376580.7
Pump Rate:	0	UTM Y Meter:	3737282.0
Tested Rate:	0	Application:	12-Aug-1994
Draw Down:	0	Address 1:	7332 E BUTHERUS DR
Completion:	N	Address 2:	
Drill Log:	X	City:	SCOTTSDALE
Well Cance:	Yes	State:	AZ
Cadastral:	B05001014DCC	ZIP:	85260
County:		ZIP 4:	
Watershed:		Latitude:	33.7684622683984
Basin Name:		Longitude:	-112.332809573371
Sub Basin Name:		Program:	
AMA Description:		Owner Name:	GROUP THREE PROP,
Quad Code:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	NE	0.77	4,058.57	1,507.09	WELLS

Registry ID:	085598	Whole Town:	
Rgr Pump D:	NO	Half Towns:	
Well Type:	NON-EXEMPT	North South:	
Well Type 2:	NON-EXEMPT	Whole Range:	
DLIC No:		Half Range:	
Approved:		East West:	
Installed:	28-Sep-1980	Section:	
Well Depth:	1222	Quarter 16:	
Water Level:	700.0	Q Acre 160 Dir:	
Casing Depth:	40	Quarter 40:	
Casing Diameter:	1.0	Q Acre 40 Dir:	
Casing Type:	STEEL - PERFORATED OR SLOTTED CASING	Quarter 10:	
Pump Type:	CENTRIFUGAL	Q Acre 10 Dir:	

Wells and Additional Sources Detail Report

Pump Power:	ELECTRIC MOTOR 16 - 100 HP	UTM X Meter:	376185.2
Pump Rate:	200	UTM Y Meter:	3737893.0
Tested Rate:	200	Application:	22-Aug-1980
Draw Down:	0	Address 1:	8631 W. UNION HILLS DRIVE SUITE 203
Completion:	A	Address 2:	
Drill Log:	X	City:	PEORIA
Well Cance:	Yes	State:	AZ
Cadastral:	B05001014CAB	ZIP:	85382
County:		ZIP 4:	3575
Watershed:		Latitude:	33.773925336262
Basin Name:		Longitude:	-112.337165170768
Sub Basin Name:		Program:	
AMA Description:		Owner Name:	VISTANCIA LLC
Quad Code:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	NE	0.98	5,194.08	1,489.57	WELLS

Registry ID:	086220	Whole Town:	
Rgr Pump D:	NO	Half Towns:	
Well Type:	EXEMPT	North South:	
Well Type 2:	EXEMPT	Whole Range:	
DLIC No:		Half Range:	
Approved:		East West:	
Installed:		Section:	
Well Depth:	0	Quarter 16:	
Water Level:	0.0	Q Acre 160 Dir:	
Casing Depth:	0	Quarter 40:	
Casing Diameter:	0.0	Q Acre 40 Dir:	
Casing Type:	NO CASING CODE LISTED	Quarter 10:	
Pump Type:	NO PUMP CODE LISTED	Q Acre 10 Dir:	
Pump Power:	NO POWER CODE LISTED	UTM X Meter:	376788.0
Pump Rate:	0	UTM Y Meter:	3737884.0
Tested Rate:	0	Application:	12-Nov-1980
Draw Down:	0	Address 1:	101 N 1ST AVE #2080
Completion:		Address 2:	
Drill Log:		City:	PHOENIX
Well Cance:	Yes	State:	AZ
Cadastral:	B05001014DBA	ZIP:	85003
County:		ZIP 4:	
Watershed:		Latitude:	33.7739145439713
Basin Name:		Longitude:	-112.330655384417
Sub Basin Name:		Program:	
AMA Description:		Owner Name:	COPPER LAKES EXPL,
Quad Code:			

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	SE	1.00	5,256.58	1,393.43	WELLS

Registry ID:	577440	Whole Town:	
Rgr Pump D:	NO	Half Towns:	
Well Type:	ENV - PIEZOMETER	North South:	
Well Type 2:	MONITOR	Whole Range:	
DLIC No:		Half Range:	
Approved:	30-Sep-1999	East West:	
Installed:		Section:	
Well Depth:	0	Quarter 16:	
Water Level:	0.0	Q Acre 160 Dir:	
Casing Depth:	0	Quarter 40:	
Casing Diameter:	0.0	Q Acre 40 Dir:	
Casing Type:		Quarter 10:	
Pump Type:		Q Acre 10 Dir:	
Pump Power:		UTM X Meter:	376150.5
Pump Rate:	0	UTM Y Meter:	3734670.0
Tested Rate:	0	Application:	23-Sep-1999
Draw Down:	0	Address 1:	1313 E OSBORN RD
Completion:	A	Address 2:	
Drill Log:		City:	PHOENIX
Well Cance:	Yes	State:	AZ
Cadastral:	B05001026CAB	ZIP:	85014
County:		ZIP 4:	
Watershed:		Latitude:	33.7448601017832
Basin Name:		Longitude:	-112.337088462544
Sub Basin Name:		Program:	
AMA Description:		Owner Name:	PLEASANT POINT LLC
Quad Code:			

Radon Information

This section lists any relevant radon information found for the target property.

Federal EPA Radon Zone for *MARICOPA* County: **2**

Zone 1: Counties with predicted average indoor radon screening levels greater than 4 pCi/L

Zone 2: Counties with predicted average indoor radon screening levels from 2 to 4 pCi/L

Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L

Federal Area Radon Information for *MARICOPA* County

No Measures/Homes:	765
Geometric Mean:	1.1
Arithmetic Mean:	1.7
Median:	1.2
Standard Deviation:	2.4
Maximum:	50.8
% >4 pCi/L:	8
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data from the EPA/State Residential Radon Survey of Arizona conducted during 1987-88. Data represent 2-7 day charcoal canister measurements from the lowest level of each home tested.

Federal Sources

FEMA National Flood Hazard Layer

FEMA FLOOD

The National Flood Hazard Layer (NFHL) data incorporates Flood Insurance Rate Map (FIRM) databases published by the Federal Emergency Management Agency (FEMA), and any Letters Of Map Revision (LOMRs) that have been issued against those databases since their publication date. The FIRM Database is the digital, geospatial version of the flood hazard information shown on the published paper FIRMs. The FIRM Database depicts flood risk information and supporting data used to develop the risk data. The FIRM Database is derived from Flood Insurance Studies (FISs), previously published FIRMs, flood hazard analyses performed in support of the FISs and FIRMs, and new mapping data, where available.

Indoor Radon Data

INDOOR RADON

Indoor radon measurements tracked by the Environmental Protection Agency(EPA) and the State Residential Radon Survey.

Public Water Systems Violations and Enforcement Data

PWSV

List of drinking water violations and enforcement actions from the Safe Drinking Water Information System (SDWIS) made available by the Drinking Water Protection Division of the US EPA's Office of Groundwater and Drinking Water. Enforcement sensitive actions are not included in the data released by the EPA. Address information provided in SWDIS may correspond either with the physical location of the water system, or with a contact address.

Radon Zone Level

RADON ZONE

Areas showing the level of Radon Zones (level 1, 2 or 3) by county. This data is maintained by the Environmental Protection Agency (EPA).

Safe Drinking Water Information System (SDWIS)

SDWIS

The Safe Drinking Water Information System (SDWIS) contains information about public water systems as reported to US Environmental Protection Agency (EPA) by the states. Addresses may correspond with the location of the water system, or with a contact address.

Soil Survey Geographic database

SSURGO

The Soil Survey Geographic database (SSURGO) contains information about soil as collected by the National Cooperative Soil Survey at the Natural Resources Conservation Service (NRCS). Soil maps outline areas called map units. The map units are linked to soil properties in a database. Each map unit may contain one to three major components and some minor components.

U.S. Fish & Wildlife Service Wetland Data

US WETLAND

The U.S. Fish & Wildlife Service Wetland layer represents the approximate location and type of wetlands and deepwater habitats in the United States.

USGS Current Topo

US TOPO

US Topo topographic maps are produced by the National Geospatial Program of the U.S. Geological Survey (USGS). The project was launched in late 2009, and the term "US Topo" refers specifically to quadrangle topographic maps published in 2009 and later.

USGS Geology

US GEOLOGY

Seamless maps depicting geological information provided by the United States Geological Survey (USGS).

USGS National Water Information System

FED USGS

The U.S. Geological Survey (USGS)'s National Water Information System (NWIS) is the nation's principal repository of water resources data. This database includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data.

State Sources

Drywell Database

DRYWELLS

The Drywell database contains information regarding drywells in Arizona. This database is maintained by

Appendix

the Arizona Department of Environmental Quality (ADEQ).

Historical Drywells

Historical listing of registered drywells once maintained and made available by the Arizona Department of Environmental Quality (ADEQ) Water Quality Division. As of May 2018, ADEQ stopped accepting paper forms and will no longer be updating this list.

DRYWELLS HIST

Oil and Gas Wells

List of Oil and Gas wells in the State of Arizona that have been permitted by the State Oil and Gas Conservation Commission (OGCC). Gas wells include natural gas, helium, and carbon dioxide wells. This data was provided by Arizona Geological Survey.

OGW

Wells 55 Registry

The Wells 55 Registry lists wells registered in the state, including NOIs to drill, modify, abandon, or deepen, registrations, driller reports, completion reports, change of well information, change of ownership, notice of well capping, and abandonment completion reports. The database was created in 1980 to store registration information submitted by well owners and drillers. Data made available by the Arizona Department of Water Resources.

WELLS

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Phase I ESA
Vistancia West (280-Acre Portion)
Phoenix, Maricopa County, Arizona
ProTeX Project No: **12356**



APPENDIX E:
ENVIRONMENTAL PROFESSIONAL QUALIFICATIONS

Phase I ESA
Vistancia West (280-Acre Portion)
Phoenix, Maricopa County, Arizona
ProTeX Project No: **12356**



Ryan D. Shell,
Geologist & Environmental Consultant

EXPERIENCE

Mr. Shell has spent time volunteering for USFS, participating in paleontological/archeological excavations. Ryan has been with ProTeX for two years working as a consultant in Environmental Services conducting environmental assessments, materials sampling, and soils testing.

EDUCATION

Bachelor of Science, Geology
Northern Arizona University, Flagstaff Arizona, 2016

AHERA Building Inspector, February 2020 (Updated 2021)
AHERA Contractor/Supervisor, April 2021

Ritchie A. Bump,
Director of Environmental Services
Environmental Professional

EXPERIENCE

Mr. Bump has been in the environmental consulting and contracting industry for more than 21 years. He has conducted hundreds of Phase I ESAs, Phase II ESAs, and other types of environmental sampling, including soil, soil vapor, and groundwater.

EDUCATION

Bachelor of Science, Chemical Engineering
Kansas State University, Manhattan, Kansas, 1999