

**PHASE I ENVIRONMENTAL  
SITE ASSESSMENT**

**10-ACRE VACANT LAND PARCEL  
SWC DEER VALLEY ROAD AND 27<sup>TH</sup> AVENUE  
PHOENIX, ARIZONA**

**JOB NO. 2189XK111**



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Since 1955

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## EXECUTIVE SUMMARY

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Western Technologies Inc. (WT) completed a Phase I Environmental Site Assessment (ESA) of the 10-Acre Vacant Land Parcel located at the southwest corner of Deer Valley Road and 27th Avenue in Phoenix, Arizona. The purpose of this ESA was to identify to the extent feasible, pursuant to the processes described herein, recognized environmental conditions, in connection with the Property.

The Property contains 10 acres of undeveloped vacant land that includes strip landscaping along Deer Valley Road and 27th Avenue, north and east of the Property. The site surface is relatively level and roughly graded flat with a covering of gravel spread fill, and sparse vegetation consisting of grass, brush and a few isolated trees. The gravel spread fill contained minor amounts of concrete, asphalt concrete, steel and other debris. Property drainage appeared to be by sheet surface flow that collects along the masonry wall for the adjoining site to the west. An opening through the bottom of the masonry wall near the southwest corner of the Property appeared to allow runoff from the adjoining site landscaping to drain to the Property.

The area of the Property is located within a commercial area of northern Phoenix. The primary roads within the study area include Deer Valley Road and 27th Avenue at the north and east Property boundaries, respectively. The sites adjoining the Property consist of the following: north is commercial development consisting of a Circle K, a car wash, Sundrella Casual Furniture and Adobe Storage; south is a Deer Valley Middle School; east across 27th Avenue is an Arco AM/PM gas station, White Sands Engineering and RSC Rental Equipment; northeast of Deer Valley Road and 27th Avenue is Stone Crafters of Arizona and Napa Auto Parts; and west is Ridgegate Apartments.

The Property has been owned by Arizona State Land Department (ASLD) since 1923. ASLD indicated that there was no lease record for the Property but there was a trespass incident where a contractor had used the Property as a construction staging area in 2004 for roadway construction projects. Staging activities included stockpiling of roadway materials and a batch plant.

A search of Federal records maintained by the USEPA resulted in four sites within the designated ASTM minimum search distances as RCRA Generators, RCRA Information System Sites, or both. The database findings do not list the Property in the searched Federal USEPA databases.

The database findings of Arizona records maintained by the ADEQ identified seven Leaking UST sites, three UST sites and one spill site within the designated ASTM minimum search distances in the searched ADEQ databases. The database findings did not list the Property in the searched ADEQ databases. All Leaking UST sites were listed as being closed by ADEQ.



## EXECUTIVE SUMMARY

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The only information available on the spill at the US West site is there was a UST release of 2 to 3 gallons in June of 1994.

The results of the site reconnaissance, records reviews, and interviews did not identify the presence or likely presence of known or suspect environmental conditions in connection with the Property.

Therefore, this assessment has revealed no evidence of recognized environmental conditions currently in connection with the Property, and WT makes no recommendations for further assessment at this time.



# PHASE I ENVIRONMENTAL SITE ASSESSMENT

## 10-ACRE VACANT LAND PARCEL SWC DEER VALLEY ROAD AND 27<sup>TH</sup> AVENUE PHOENIX, ARIZONA

JOB NO. 2189XK111

### 1.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) of the 10-Acre Vacant Land Parcel located at the southwest corner of Deer Valley Road and 27th Avenue in Phoenix, Arizona ("the Property").

#### 1.1 Project Authorization

Western Technologies Inc. (WT) was authorized by Stephen "Randy" Todd with Divot Time, LLC to perform this ESA according to the scope of work, and terms and conditions of WT Proposal/Agreement No. 2189PK119, dated April 29, 2009.

#### 1.2 Purpose

The purpose of this ESA is to identify, to the extent feasible pursuant to the processes described herein, Recognized Environmental Conditions in connection with the Property. According to the ASTM E1527-2005 Standard Practice, Recognized Environmental Conditions are: the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances and petroleum products under circumstances in compliance with applicable law. The term is not intended to include de minimis conditions that 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.

#### 1.3 Scope of Services

The scope of work implemented for this assessment meets the guidelines established by ASTM Standard Practice E 1527-2005, and included the following tasks:

- Standard Records Sources – WT obtained a commercial database report listing results for the Property and surrounding area for the standard records sources and minimum search distances described by ASTM E1527. The standard Federal records sources included the National Priorities List (NPL), the Comprehensive Environmental



Response, Compensation, Liability Information System (CERCLIS), including sites scored as No Further Remedial Action Planned (NFRAP), the Resource Conservation Recovery Act (RCRA) databases of generators, transporters, and treatment, storage, and disposal facilities (TSDs), including Corrective Action sites (CORRACTS), and the Emergency Response Notification System (ERNS). The standard Arizona State records sources included the Water Quality Assurance Revolving Fund (WQARF) priority list, The Arizona Superfund Programs List, Voluntary Remediation Sites, Institutional Control Sites (VEMURs/DUERS), Registered Underground Storage Tanks (USTs), Leaking USTs, Solid Waste Facilities, and Hazardous Materials Incident Responses (HAZMAT).

- **Additional Records Sources** - WT inquired about additional environmental records available from local sources that included: electrical utility company records of polychlorinated biphenyls in transformers and Arizona State Land Department (ASLD) Property files.
- **Physical Setting Sources** - The physical setting of the Property and surrounding area was evaluated through the review of topographic maps from the United States Geological Survey and hydrological data provided by the Arizona Department of Water Resources.
- **Historical Use Information** - WT developed a summary of obvious uses of the Property by reviewing the following standard historical sources: interviews; local street directories; topographic maps; aerial photography; and interviews with ASLD personnel.
- **Property Reconnaissance** - WT performed a reconnaissance of current Property condition to assess identifiable areas where hazardous substances or petroleum products are used, stored, handled, or disposed. WT evaluated observable ground surfaces for known or suspect environmental conditions.
- **Adjoining Land Use and Surrounding Area** - WT evaluated the adjoining land uses in the surrounding area by observing uses and characteristics from the Property's perimeter or from public thoroughfares.
- **Interviews** - WT interviewed representatives of the current owner, occupants, or operators of the Property about observed site conditions and uses, general knowledge about the Property's environmental condition, including the availability of prior reports or records, historical land uses, and information relating to potential regulatory actions at the Property. WT also interviewed the *User(s)* of the report about the *User's Responsibilities* in the ASTM standard.
- **Reporting** - WT has developed this summary report describing the results of the ESA Process.



#### 1.4 Significant Assumptions

WT was provided with narrative or diagrammatic descriptions of the Property's boundaries, and interpreted those boundaries in the field using easily identifiable landmarks. WT did not independently survey or verify boundaries based on legal descriptions, title information, or plat maps. WT assumes that the Property's boundaries were adequately disclosed to us by others.

The client has disclosed his actual knowledge of the existence of environmental conditions or prior environmental studies performed at the Property.

WT obtained data and information from other sources including public records, commercial sources, and Federal/State/Local Government Officials. Therefore, the opinions expressed in this report are based on information developed by others. It is assumed that all data supplied to us is current, correct, and valid. The use of data in this report beyond identifying recognized environmental conditions is not authorized.

#### 1.5 Limiting Conditions

WT encountered no limiting conditions during the site visit.

#### 1.6 User Reliance

WT prepared this ESA for Divot Time, LLC and Arizona State Land Department and it is valid for a period of 180 days from the date of issuance. This ESA may not be utilized or relied upon by any other person or entity without the express written consent of WT.

### 2.0 PROPERTY AND AREA INFORMATION

This section describes the general characteristics, uses and development of the Property and the surrounding area.

#### 2.1 Location

The Property is located at the southwest corner of Deer Valley Road and 27<sup>th</sup> Avenue (Appendix A, Figure 1). The Property is owned by the ASLD. According to records from the Maricopa County Assessor's Office, the parcel is unassessed, and has no parcel number. The cadastral description of the Property relative to the U.S. Public Land Survey System is generally within a portion of the northeast ¼ of the northeast ¼ of the northeast ¼ of Section 23, Township 4 North, Range 2 East, Gila and Salt River Baseline and Meridian, Pima County, Arizona.



## **2.2 Current Property Use and Occupancy**

The Property contains 10 acres of undeveloped vacant land with no occupants or structures.

## **2.3 Property Improvements and Features**

The Property contains 10 acres of undeveloped vacant land that includes strip landscaping along Deer Valley Road and 27<sup>th</sup> Avenue, north and east of the Property (Appendix B, Pictures 1-5). The site surface is relatively level and roughly graded flat with a covering of gravel spread fill, and sparse vegetation consisting of grass, brush and a few isolated trees. We understand at one time the Property was used as a construction staging area for work on the adjacent roadways. The gravel spread fill contained minor amounts of concrete, asphalt concrete, steel and other debris (Appendix B, Pictures 6-8). The strip landscape areas along the adjacent roadways consist of granitic gravel with bushes and trees (Appendix B, Pictures 9-10).

There is no potable water supplied to the Property. Irrigation to the landscape areas is supplied from the water main on 27<sup>th</sup> Avenue.

Although there are no drives entering the Property and curbing and sidewalk are located along Deer Valley Road and 27<sup>th</sup> Avenue, the Property is accessible from the adjacent roadways.

WT did not see natural or engineered storm water or drainage control features on the Property. Property drainage appeared to be by sheet surface flow that collects along the masonry wall for the adjoining site to the west. An opening through the bottom of the masonry wall near the southwest corner of the Property appeared to allow runoff from the adjoining site landscaping to drain to the Property (Appendix B, Pictures 11-12).

## **2.4 Current Adjoining Property Use and Description**

The area of the Property is located within a commercial area of northern Phoenix. The primary roads within the study area include Deer Valley Road and 27<sup>th</sup> Avenue at the north and east Property boundaries, respectively. Interstate 17 is located about ¼-mile east of the Property.

The sites adjoining the Property consist of the following:

- North is commercial development consisting of a Circle K at 2702 West Deer Valley Road (at the northwest corner of Deer Valley Road and 27<sup>th</sup> Avenue), a car wash just west of the Circle K, Sundrella Casual Furniture at 2740 West Deer Valley Road, and Adobe Storage at 2818 West Deer Valley Road (Appendix B, Pictures 13-14).



- South is a Deer Valley Middle School at 2820 West Rose Garden Lane consisting of a number of single-story buildings and associated parking areas, with courts and ball fields located west of the buildings (Appendix B, Pictures 15-17).
- East across 27<sup>th</sup> Avenue is an Arco AM/PM gas station at 2635 West Deer Valley Road, White Sands Engineering at 21615 North 27<sup>th</sup> Avenue, and RSC Rental Equipment at 21445 North 27<sup>th</sup> Avenue. A number of fuel islands, associated underground fuel tanks and an above ground propane tank were associated with the AM/PM. Servicing of rental equipment and fueling takes place at the RSC facility. We understand from Mike Deane, the site manager, that all tanks are aboveground and they have no underground tanks (Appendix B, Pictures 18-19).
- Northeast of Deer Valley Road and 27<sup>th</sup> Avenue is Stone Crafters of Arizona and Napa Auto Parts, at 2630 and 2618 West Deer Valley Road, respectively.
- West is Ridgeway Apartments at 2811 West Deer Valley Road, consisting of two-story apartment buildings with associated parking and landscape areas (Appendix B, Pictures 20-21).

Based on our observation of these adjoining sites during the reconnaissance of the Property, WT did not find evidence of potential impacts to the Property from these adjoining sites.

## **2.5 Physical Setting Sources**

Topographic maps from the USGS and hydrogeologic reports from the ADWR were reviewed as standard physical setting sources of information about Property and surrounding area. The physical setting information represents a general indication of topographic and hydrogeologic conditions that may reflect pathways for the migration of hazardous substances and petroleum products onto or away from the Property. However, this regionally-based information may not accurately describe current site-specific physical setting conditions.

The Property has an approximate elevation of 1,390 feet above Mean Sea Level (MSL) and the terrain slopes southwest (USGS Union Hills Quadrangle, 1964, Photorevised 1981). Adobe Mountain is located about ½-mile north of the Property with a maximum elevation of about 1,700 feet above MSL (USGS Union Hills Quadrangle, 1964, Photorevised 1981).

The Property is located within the Phoenix Active Management Area, which is divided into several sub-basins consisting of broad alluvial basins filled with over a thousand feet of sedimentary deposits consisting primarily of silt, sand, clay, gravel, and cobbles. The Property is located in the West Salt River Valley Sub-basin.



Three main water-bearing units comprise the basin-fill deposits. The units, in ascending order, are the Tertiary Lower Conglomerate Unit (LCU), the Quaternary and Tertiary Middle Fine-grained Unit (MFU), and the Quaternary Upper Alluvial Unit (UAU), (U.S. Bureau of Reclamation, 1976). The upper alluvial unit is the primary source of groundwater in the Phoenix Active Management Area. Groundwater is usually unconfined, but semi-confined conditions exist in areas where there is an increase of fine-grained materials.

Groundwater in the vicinity of the Property has been mapped by the Arizona Department of Water Resources as occurring at 462 feet below the ground surface (ADWR, 2005). The regional groundwater flow, based on a 50-foot contour interval, is to the southwest.

### **3.0 USER PROVIDED INFORMATION**

Divot Time, LLC has been identified as the User of this ESA and they have provided information consistent with the User Responsibilities of the ASTM standard by completing and returning WT's User Questionnaire on June 25, 2009 (Appendix C).

#### **3.1 Reason for Performing this ESA**

Divot Time, LLC did not identify the reason for performing this ESA and WT assumed that it was prepared to satisfy one of the requirements for the Landowner Liability Protections under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA).

#### **3.2 Property-Related Documents**

Divot Time, LLC did not know of any helpful documents, including environmental site assessment reports, environmental compliance audits, environmental permits, tank registrations, underground injection system registrations, material safety data sheets, community right-to-know plans, safety plans, preparedness and prevention plans, spill prevention control countermeasures plans, hydrogeologic reports, hazardous waste generator notices or reports, geotechnical studies, and risk assessments.

#### **3.3 Environmental Liens and Activity and Use Restrictions**

Divot Time, LLC was not aware of any environmental clean-up liens filed or recorded against the Property, or of Activity and Use Restrictions, including engineering controls, institutional controls, or land use restrictions that are applicable to the Property.

#### **3.4 Proceedings Involving the Property**

Divot Time, LLC did not know of any pending, threatened or past litigation or administrative action, or of any notices or other correspondence from any governmental



entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products in connection with the Property.

### **3.5 Commonly Known or Reasonably Ascertainable Information**

Commonly known or reasonably ascertainable information about the Property refers to information that is generally known to the public and can easily be sought and found from individuals familiar with the Property or from easily accessible public sources. User was not familiar with commonly known or reasonably ascertainable information about the Property.

### **3.6 Specialized Knowledge or Experience**

Divot Time, LLC did not express any professional or personal experience with the type of property, or with the type of use occurring on the Property, or with the general conditions in the surrounding area, that would raise suspicion about the potential for environmental contamination on the Property.

### **3.7 Purchase Price to Fair Market Value**

According to Divot Time, LLC, there is no purchase price established for the Property and it is going to be auctioned.

## **4.0 POTENTIAL SOURCES OF ENVIRONMENTAL CONDITIONS**

The reconnaissance of the Property and adjoining area were conducted by Max Kemnitz on June 23, 2009. Photographs taken of the Property at the time of the on-site reconnaissance are included in Appendix B. WT reconned the Property by walking the perimeter and interior area of the Property and making observations about its condition.

### **4.1 Potential PCB Sources**

Electrical equipment, primarily electrical transformers, and possibly hydraulic equipment including elevators, are potential sources of PCBs.

One pole-mounted transformer apparently belonging to Arizona Public Service (APS) was in good condition with no indications of leakage (Appendix B, Picture 22). A capacitor bank also appeared to be associated with the pole and transformer. According to APS the PCB-content of the transformer and capacitor bank are unknown.



#### **4.2 Above Ground Storage Tanks (ASTs)**

No ASTs or surface indications of former ASTs were noted during the site visit. Mr. Bruce Campbell with ASLD has no actual knowledge of past ASTs on the Property.

#### **4.3 Underground Storage Tanks (USTs)**

Surface evidence of existing or former USTs includes pump islands, cut-off pipes, fill ports, vent pipes, asphalt patches, vapor extraction wells, groundwater monitoring wells, and remedial systems.

No surface evidence of existing or former USTs was noted during the site visit. According to Mr. Bruce Campbell, USTs are currently not installed on the Property, and he has no actual knowledge of past USTs on the Property.

#### **4.4 Hazardous Substances, Petroleum Products, and Unidentified Substance Containers**

At the time of the site reconnaissance, WT did not observe the usage, treatment, storage, disposal or generation of hazardous substances or petroleum products in connection with the Property. WT did not observe the presence of containers, including drums, pails, bags, bins, silos, or pressurized cylinders, holding hazardous or unknown substances or petroleum products.

According to Mr. Bruce Campbell with ASLD, hazardous substances and petroleum products are not used on the Property, and he had no actual knowledge of the prior usage of these materials. Mr. Campbell indicated that he had not been informed of the prior existence of hazardous substances or petroleum products on the Property.

#### **4.5 Liquid Waste Indicators**

Liquid waste indicators include: stressed vegetation; odors; pools of liquid; stains or corrosion on soil, pavement or other surfaces; water discoloration; sheens; or free floating product.

No surface evidence of the listed liquid waste indicators was noted on the Property during the site visit.

#### **4.6 Solid Waste Indicators**

Indications of solid waste disposal include: solid waste collection containers; the presence of debris on the surface; mounding, depressions, or grading caused by non-natural sources; or fill or suspected fill from an unknown source.



Indications of solid waste were observed on the Property during the site visit and consisted of gravel spread fill with small amounts of debris consisting of Portland cement concrete, asphalt concrete, rebar and steel. These materials are likely the result of a construction staging operation on the Property in 2004.

#### **4.7 Wastewater and Other Liquid Discharges**

Wastewater and other liquid discharges include: existing or former surface impoundments; oil/water separators; sumps; catch basins; injection wells; groundwater or wastewater treatment systems; septic systems including tanks, leach fields, and seepage pits; exterior pipe discharges; pits; ponds; and lagoons.

No evidence of the listed wastewater or other liquid discharges was noted on the Property during the site visit.

#### **4.8 Air Emissions**

No air emissions were noted emanating from the Property during the site visit. According to Mr. Campbell, there are no regulated air emissions emanating from the Property and no current air permit requirements.

#### **4.9 Existing or Former Wells**

There is no record of existing or former wells on the Property, and to Mr. Campbell's knowledge, there have not been wells associated with the Property.

### **5.0 HISTORIC SITE INFORMATION**

The objective of consulting historical sources is to develop a history of obvious uses of the Property back to 1940 or to the first developed use of the Property, whichever is earlier. The available data were reviewed in 5-year intervals when no significant changes in use were identified on the Property. No span of greater than 5 years was identified without historical data coverage except from 1940 to 1949, 1949 to 1958 and 1958 to 1964. These gaps represent periods between available aerial photographs where local listings were not available.

#### **5.1 Interviews**

Mr. Bruce Campbell representing the Property owner, Arizona State Land Department (ASLD), indicated that the Property had been owned by ASLD since 1923. Mr. Campbell has been familiar with the Property for 8 years and indicated that there was no lease record for the Property. Mr. Campbell was aware of a trespass incident where a contractor had used the Property as a construction staging area in 2004, for roadway construction projects. Staging activities included stockpiling of roadway materials and a batch plant.



## **5.2 Tax Records**

The Property is owned by ASLD and is unassessed; the Property does not have an Assessor's Parcel Number (APN).

## **5.3 Land Title Records**

A chain-of-title report was not commissioned as part of this ESA.

## **5.4 Local Street Directories**

Local Street Directories are annual publications that list the names of telephone service recipients by address. The Information contained in Local Street Directories may be useful in determining the type of facility or business that operated at a particular address in a given year. The earliest available Local Street Directory with information on adjoining properties was dated 1970. The 1965 and earlier directories did not contain listings for the address ranges of interest.

A total of 11 selected annual volumes with publication dates ranging from 1965 through 2005 were reviewed for adjoining property listings primarily between 2618 and 2818 West Deer Valley Road, and 21445 to 21615 North 27<sup>th</sup> Avenue.

**Targeting addresses between 2618 and 2818 West Deer Valley Road the following listings were identified:**

Prior to 1970, there were no listings within the desired range. A 1970 listing showed J&C Painting Contractor at 2740 West Deer Valley Road immediately north of the Property, but this listing was not present in 1975. By 1975, a Texaco gas station and a Utotem Market at 2550 and 2602 West Deer Valley Road, respectively, were noted for sites about 500 to 600 feet east of the Property on the north side of Deer Valley Road. By 1979, additional listings consisted of a number of residences north and northwest of the Property within the range of 2740 and 2932 West Deer Valley Road; J&C Painting was no longer listed.

In 1984 listings, Roberts Auto Supply is listed since 1983 at 2618 West Deer Valley Road, near the northeast corner of Deer Valley Road and 27<sup>th</sup> Avenue. In 1989 listings, Napa Auto Parts is shown as being in business since 1984 at the same address as Roberts Auto Supply and was remaining at the time of our Property reconnaissance. Also near the northeast corner of Deer Valley Road and 27<sup>th</sup> Avenue, Medical Imaging is listed at 2630 West Deer Valley Road since 1985.

A Circle K Store is listed at 2702 West Deer Valley Road, at the northwest corner of Deer Valley Road and 27<sup>th</sup> Avenue and was remaining at the time of our Property



reconnaissance. The store includes fueling islands and Underground Storage Tanks (USTs). Chris Custom Cabinets is listed as being in business since 1986 at 2836 West Deer Valley Road, just west of the range of interest.

In 1994 and 1995 there were no listings for Deer Valley Road within the range of interest. By 1996, Alan Wilson, CPA, shows up at the same address with Medical Imaging, and five businesses are listed for 2836 West Deer Valley Road. In addition to Chris Custom Cabinets, listed at this address since 1986, additional businesses from 1991 to 1994 include Chemical Technologies, Cherokee Extermination, Deer Valley Cycle Works and Loftco. By 2002, only Chris Custom Cabinets and Deer Valley Cycle Works remained along with a new listing, Chem-Aqua Inc.

By 2002, Precision Comfort Inc. and Sundrella Custom Furniture are listed at 2740 West Deer Valley Road, and Adobe Storage is listed at 2818 West Deer Valley Road. These sites are directly north and northwest of the Property. Stone Crafters shows up in 2002 at 2630 West Deer Valley Road; Medical Imaging and Alan Wilson, CPA were no longer listed. Sundrella Custom Furniture, Adobe Storage and Stone Crafters were observed at the time of our site reconnaissance.

In 2005, Arco AM/PM is listed at 2635 West Deer Valley Road, at the southeast corner of Deer Valley Road and 27<sup>th</sup> Avenue. The service station remains to this date and includes fuel islands, USTs and an aboveground storage tank (AST) for propane. In the 2005 listings, Sundrella was listed as Suncast Foundry Inc.

The listings remain consistent until the 2008 directory, and an additional listing for the Ridgeway Apartment complex adjoining the Property to the west, at 2811 West Deer Valley Road is evident. The complex was present at the time of our site reconnaissance.

**Targeting addresses between 21445 and 21615 North 27<sup>th</sup> Avenue, directly east and southeast of the Property, the following listings were identified:**

Between 1975 and 1996, there were no listings in the range of interest on 27<sup>th</sup> Avenue. In 2002, listings for Rental Service Corporation and White Sands Engineering are shown at 21445 and 21615 North 27<sup>th</sup> Avenue. White Sands Engineering is listed since 1998 and RSC is listed since 2001. Both businesses are listed in the most recent directories reviewed, and were remaining at the time of our Property reconnaissance.

## **5.5 Building Inspection Records**

The City of Phoenix Building Inspection Department was not contacted since no structures were identified on the Property.



### **5.6 Sanborn Fire Insurance Maps**

Sanborn Fire Insurance maps were not reviewed since no development was identified on the Property.

### **5.7 Topographic Maps and Atlases**

Topographic maps were reviewed for evidence of prior land uses or structures on or adjacent to the Property. The United States Geological Survey, Union Hills Quadrangle 7.5-Minute Series Topographic Map, 1964, Photorevised 1973 and 1981, was reviewed, but provided no site-specific information to suggest prior structures or Property uses.

### **5.8 Aerial Photography**

Aerial photographs from Landis Aerial Surveys, LandisCor Aerial Surveys, Airo Graphics Inc., the Maricopa County Assessor's Office, Maricopa County Flood Control District, and *HistoricAerials.com* were used evaluate past uses and relevant characteristics of the Property and adjoining sites. A copy of a recent aerial photograph is presented in Appendix A. A total of 25 aerial photographs ranging in date from 1949 to 2009 were reviewed.

#### ***Review of On Site Conditions***

The Property has never been developed and ASLD has owned the Property since 1923. A 1949 photograph shows the site and surrounding area entirely as undeveloped, native desert, with the exception of Interstate 17. The Property appears predominantly native until about 1993, with evidence of only minor grading or disturbance along Deer Valley Road and 27<sup>th</sup> Avenue. A 1979 photograph shows some evidence of rough grading in the northeast quarter of the Property, and a vehicle or pedestrian path from the northeast to the southwest corners of the Property. The path may be related to access of the school site south of the Property.

The site conditions appeared to not change significantly until about 1998, where increased traffic on the Property is apparent due to bare soil and less native vegetation.

In 2004, the Property was being used as a construction staging area. Trailers and vehicles are present in the northeast corner of the Property and a batch plant is located in the southwest corner of the Property. A possible water tank is located in the southwest corner of the Property and soil is stockpiled in the south-central portion of the Property, in the vicinity of the batch plant, and throughout the west-central portion of the Property. An aerial photograph showing these features is presented in Appendix A.

The stockpiles and equipment have been removed by 2005 and the site remains vacant and rough graded with a thin covering of spread gravel fill until present.



### ***Review of Off-Site Conditions***

In 1958, the site and surrounding areas were predominantly native, with the exception of two residences north of the site across Deer Valley Road.

By 1970, about three additional residences are present north of the Property and a residence is present at the northeast corner of Deer Valley Road and 27<sup>th</sup> Avenue. Areas east and west of the Property remain predominantly native desert. In this same photograph, the adjoining site west of the Property appears to contain a running track associated with the school. The school remained to the date of our site reconnaissance and currently is a Deer Valley Middle School.

In a 1979 photograph, two businesses are evident on West Deer Valley Road, consistent with the address locations of the Texaco station and Utotem Market.

Adjoining sites south, east and west were unchanged from 1979 to 1992/93. The northeast corner of Deer Valley Road and 27<sup>th</sup> Avenue was developed with two structures. The area northwest of the Property was developed with a number of structures that appeared to be residences and mobile homes.

By 1992/93, previous residences north of the Property and at the northwest corner of Deer Valley and 27<sup>th</sup> Avenue were removed and the corner was developed with a Circle K and carwash, both existing at the time of our reconnaissance.

Between 1996 and 1998, a number of developments were constructed adjoining the Property, including a building for Sundrella Casual Furniture to the north, six buildings for Adobe Storage to the northwest, and a building for White Sands Engineering to the east, RSC Rental Equipment to the southeast, and Ridgeway Apartments to the west.

The last adjoining site developed between 2000 and 2001 was the Arco AM/PM station at the southeast corner of Deer Valley Road and 27<sup>th</sup> Avenue. Adjoining developments appeared to remain unchanged until our site reconnaissance.

## **6.0 ENVIRONMENTAL RECORDS REVIEW**

WT obtained an *Environmental FirstSearch™* Site Assessment Report from TRACK Info Services, LLC (TRACK) that included Federal and State regulatory database information from the United States Environmental Protection Agency (USEPA) and the Arizona Department of Environmental Quality (ADEQ). A copy of the TRACK report, which contains descriptions of the databases searched and their release dates, is included in Appendix D. WT also contacted local agency representatives concerning additional records information pertaining to the Property.



- Circle K Store at 2311 West Deer Valley Road

The UST sites are as follows:

- Circle K at 2702 West Deer Valley Road
- Express Stop at 2635 West Deer Valley Road
- Circle K Store at 2602 West Deer Valley Road

The spill site is as follows:

- US West at 21011 North 27<sup>th</sup> Avenue

The database findings do not list the Property in the searched ADEQ databases. All Leaking UST sites were listed as being closed by ADEQ. The only information available on the spill at the US West site is there was a UST release of 2 to 3 gallons in June of 1994.

### **6.3 Additional Records Reviews**

The ASDL was contacted for any historical lease information. Mr. Campbell with ASDL indicated there was no lease file for the Property and the only record he was aware of was a trespass incident in 2004, previously discussed herein.

Since the Property is unassessed and having no address, Maricopa County Environmental Services Department (MCESD), Phoenix Fire Department and local building departments were not contacted.

Since the Property is unassessed and having no address WT did not searched the ADEQ drywell registrations records. No wells were observed on the Property.

## **7.0 SUMMARY OF ASSESSMENT**

### **7.1 Findings**

This section identifies known or suspect environmental conditions which may include Recognized Environmental Conditions, historical recognized environmental conditions, and de minimis conditions, or other environmental conditions. WT states the following opinions regarding the probable impact of the identified known or suspect environmental conditions to the Property.

The results of the site reconnaissance, records reviews, and interviews did not identify the presence or likely presence of known or suspect environmental conditions in connection with the Property.



## **7.2 Conclusions**

WT has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527 of the 10-acre vacant land parcel at the southwest corner of Deer Valley Road and 27<sup>th</sup> Avenue in Phoenix, Arizona. Any exceptions to or deletions from this practice are described in Section 7.3 of this report.

This assessment has revealed no evidence of recognized environmental conditions currently in connection with the Property, and WT makes no recommendations for further assessment at this time. If additional information becomes available or known that may suggest the presence of recognized environmental conditions currently in connection with the Property, contact this firm for potential recommendations.

## **7.3 Deviations From ASTM E 1527**

The following additions, deletions, and deviations from the ASTM E1527 Standard Practice are incorporated into this project:

- The format of this report has been modified from the suggested report outline contained in ASTM E1527 to conform to company practices and procedures.
- No span of greater than 5 years was identified without historical data coverage except from 1940 to 1949, 1949 to 1958 and 1958 to 1964. These gaps represent periods between available aerial photographs where local listings were not available. These gaps are not significant in regard to our ability to follow the history of the Property and adjoining sites.

## **8.0 ENVIRONMENTAL PROFESSIONAL'S STATEMENT**

By my signature on this report, I, David Regonini, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR § 312.10. I have the specific qualifications, based on education, training, and experience, to assess a property of the nature, history, and setting of the Property. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Mr. Kemnitz, also with WT, participated in the preparation of this ESA under the direction of Mr. Regonini. Mr. Kemnitz conducted the site reconnaissance, interviews, and records reviews under the supervision and responsible charge of Mr. Regonini. The final review of the written report and the formulation of opinions regarding *Recognized Environmental Conditions* were performed by Mr. Regonini. Resumes for these individuals are available from this office upon request.



## 9.0 LIMITATIONS

**Scope and Objective** - This assessment is limited to the identification of Recognized Environmental Conditions in connection with the Property, according to the definitions, scope and limitations contained in the ASTM E1527-2005 standard practice. The focus of this ESA is limited to the identification of Recognized Environmental Conditions that have caused or would cause the incurrence of response costs.

**Uncertainty** - No environmental site assessment can wholly eliminate uncertainty regarding the potential for Recognized Environmental Conditions in connection with a property. The performance of an assessment according to ASTM Practice E1527-2005 is intended to reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions in connection with a property, recognizing reasonable limits of time and cost. Therefore, if none are identified as a result of this assessment, such a conclusion should not be construed as a guaranteed absence of Recognized Environmental Conditions.

**Additional Inquiries** - "User" or "Users" identified by ASTM E1527-2005, including the addressee, any third parties known and permitted by WT, and recipients of reliance letters, are obligated to conduct the "Additional Inquiries" identified in 40 CFR §312.22 and the ASTM E1527-2005 standard, independently of the Environmental Professional. These Additional Inquiries include searches for environmental clean-up liens, an assessment of the User's specialized knowledge or experience, an assessment of the relationship of the purchase price to fair market value, and an assessment of commonly known or reasonably ascertainable information about the property. The performance of "Additional Inquiries" is unique to the Users and WT is not obligated to perform "Additional Inquiries" for Users. WT may discuss the User's "Additional Inquiries" information if disclosed to us, but WT is not responsible for such conditions that are not disclosed to WT.

**Third Party Reliance** - ESA reports are time sensitive and it is not appropriate to wholly adopt previously prepared ESA reports without any further review. Any use of this report beyond 180 days of the date of its issuance, and any use of this report from the issuance of a reliance letter, is only valid to the extent that the persons or entities seeking to use the report have undertaken the "Additional Inquiries" and have reliably and sufficiently documented those inquiries. Where Users, including recipients of reliance letters claiming third party reliance, have knowledge of releases or threatened releases, or have suspicions of releases or threatened releases, on in at or to the Property, those persons shall disclose the information to WT before its issuance of any reliance letter or report.

**Continuing Obligations** - Nothing in this ESA, nor in the agreement for services, subsequent correspondence, or reliance letters, shall relieve a User of this report from post-acquisition "Continuing Obligations" as required by CERCLA statutes, including the requirement to take reasonable steps to stop the release, prevent a threatened release, prevent exposure to the release or threatened release once the Property has been acquired, and complying with any and all institutional controls and land use restrictions.



**Not Exhaustive – “All appropriate inquiry” does not mean exhaustive assessment. There is a point at which the cost of information obtained or the time required to gather it outweighs the likely usefulness of the information and such cost and delay may, in fact, may be a material detriment to the orderly completion of transactions.**

**Level of Inquiry Variable – Not every property will warrant the same level of assessment. Consistent with applicable commercial and customary practice, the level of assessment will be guided by factors including the type of property subject to assessment, the expertise and risk tolerance of the user, and the information obtained.**

**Comparison with Subsequent Inquiry – It should not be concluded or assumed that a previous inquiry was not “all appropriate inquiry” because the inquiry did not identify one or more subsequently discovered Recognized Environmental Condition. Subsequent environmental site assessments are not valid standards to judge prior assessments since they have the benefit of hindsight, new information, the use of developing technology and analytical techniques, and other factors.**

## **10.0 REFERENCES**

### **10.1 Contacts**

**Divot Time, LLC, Stephen R. Todd, 8165 East Indian Bend Road, Suite 103, Scottsdale, Arizona, 480-212-0750, June 25, 2009.**

**Arizona State Land Department, Bruce Campbell, 1616 West Adams, Phoenix, Arizona, 602-542-2119, June 24, 2009.**

### **10.2 Reports and Publications**

**Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E 1527 - 05. American Society for Testing and Materials (ASTM); West Conshohocken, Pennsylvania; November 2005.**

**Environmental FirstSearch™. TRACK Info Services, LLC (TRACK); San Diego, California.**

**Arizona Department of Water Resources, Map Showing Hydrogeologic Conditions in the Phoenix Active Management Area, Maricopa, Yavapai and Pinal Counties, Arizona, 2005.**

**Cole’s Directory, 1965, 1970, 1975, 1979, 1984, 1989, 1994, 1995, 1996, 2002, 2005 and 2008.**

**United States Geological Survey, Union Hills Quadrangle 7.5-Minute Series Topographic Map, 1964, Photorevised 1973 and 1981.**



*Divot Time, LLC*  
*WT Job No. 2189XK111*

Landiscor Aerial Surveys, Aerial Photographic Print No. J-15, 11/29/89.

Airo Graphics Inc., Aerial Photographic Print No. G-24, 1/4/84.

Flood Control District of Maricopa County, Aerial Photography, 1949, 1969, 1979, 1992/93, 1996 and 1998.

Landis Aerial Surveys, Aerial Photographic Print No. J-15, 1/2/76, 1/5/78 and 11/29/88.

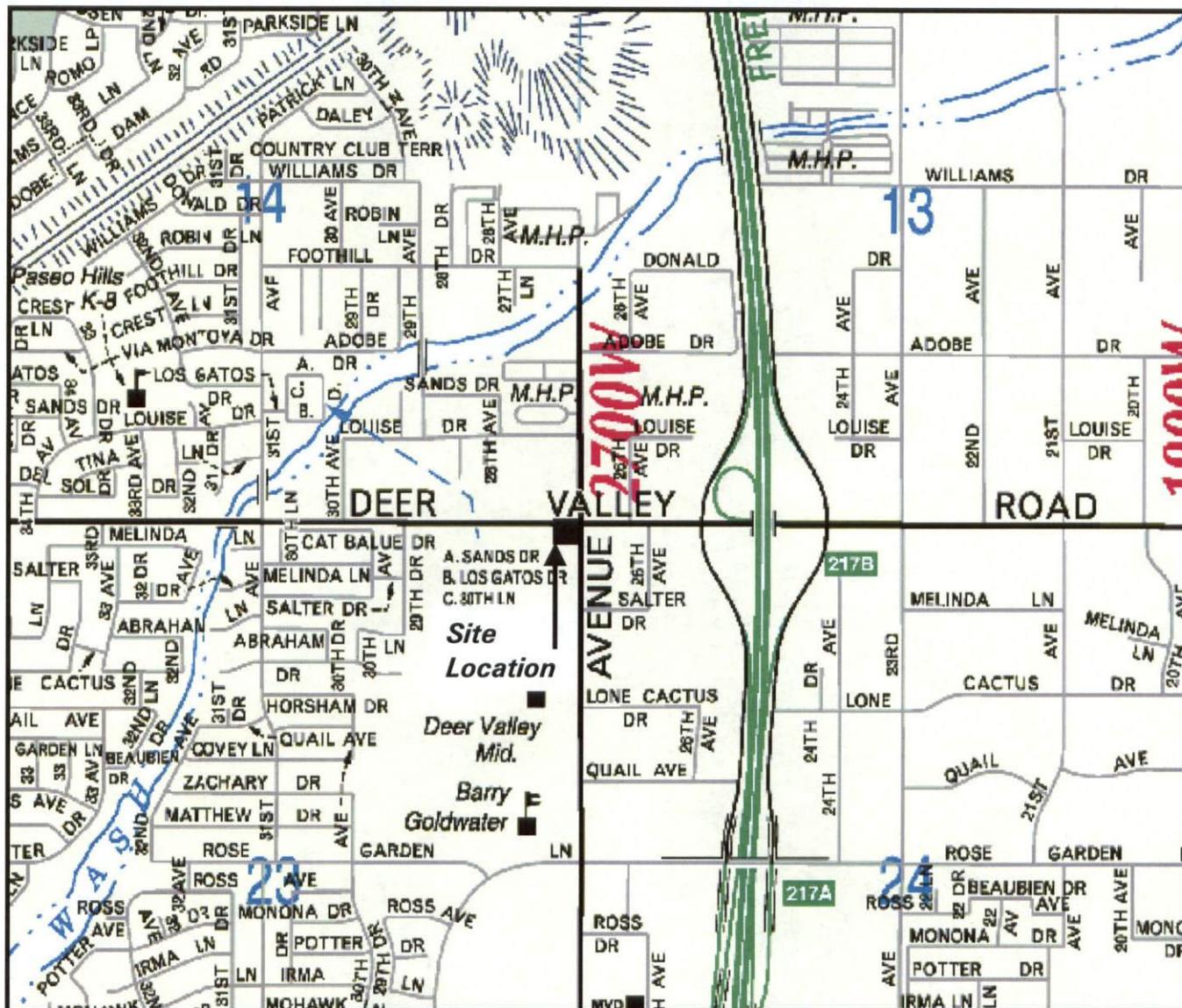
*HistoricAerials.com*, Aerial Photographs 1958, 1970, 1986 and 1993.

Maricopa County Assessor's Office, GIS Interactive Maps, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008 and 2009.



**APPENDIX A  
FIGURES**

Figure 1 – Vicinity Map  
 10-Acre Vacant Land Parcel  
 SWC Deer Valley Road & 27<sup>th</sup> Avenue  
 Phoenix, Arizona



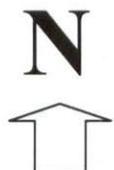
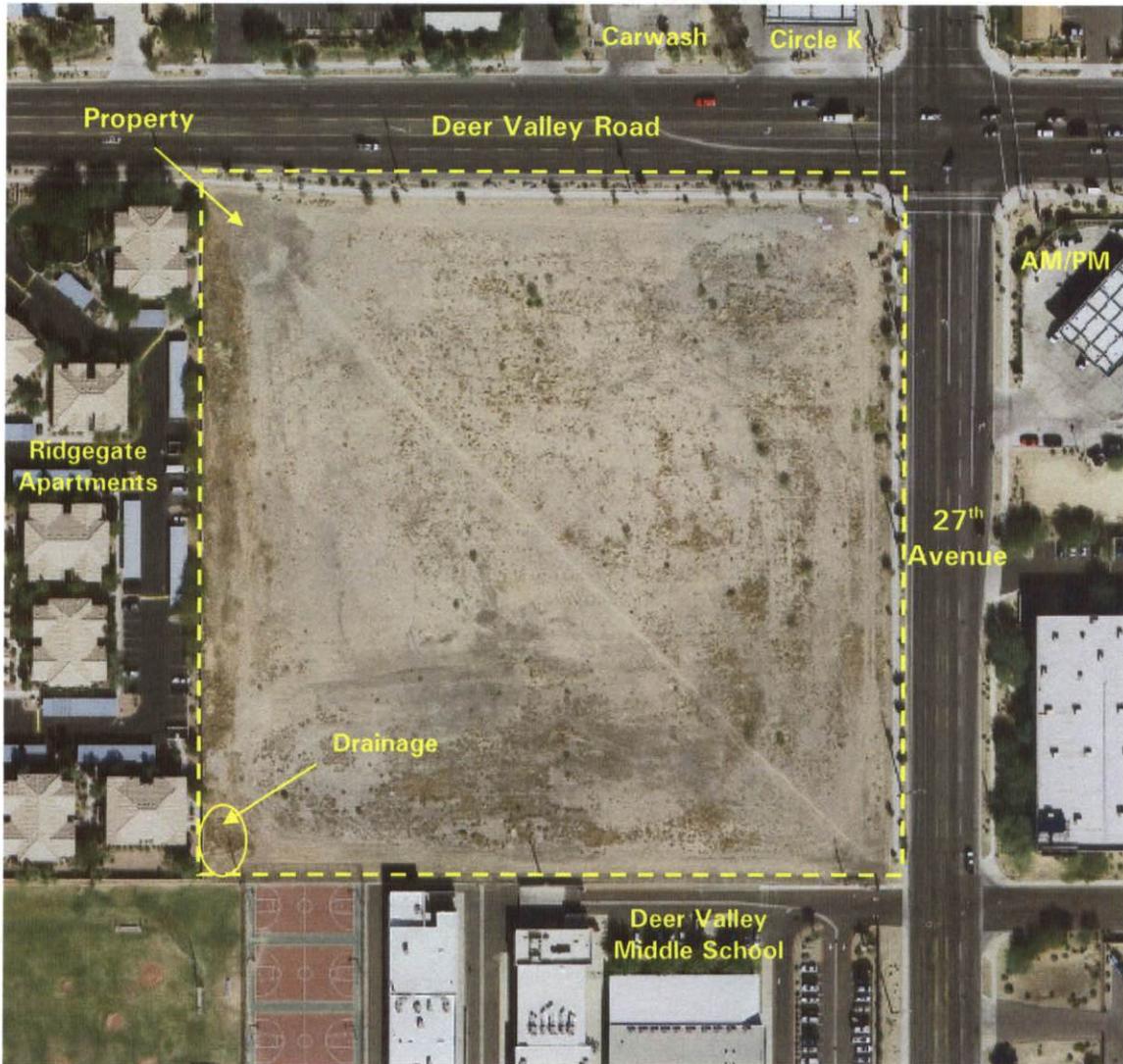
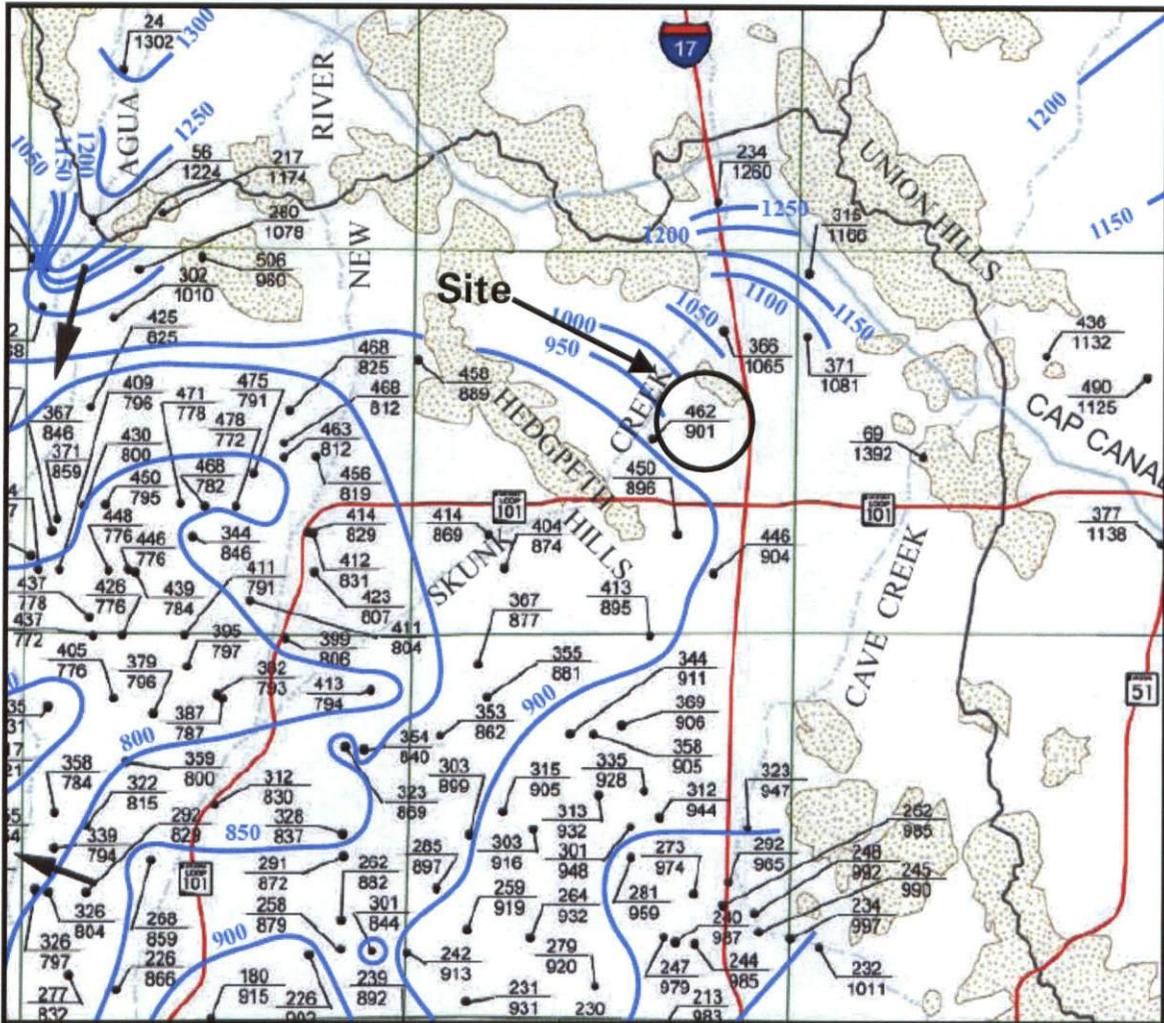
 Not to Scale	Divot Time, LLC	
	Phase I Environmental Site Assessment	
	<b>Western Technologies Inc.</b>	
	Job No. 2189XK111	Date: July 7, 2009

Figure 2 – Site Plan  
10-Acre Vacant Land Parcel  
SWC Deer Valley Road and 27<sup>th</sup> Avenue  
Phoenix, Arizona



 Not to Scale	Divot Time, LLC	
	Phase I Environmental Site Assessment	
	<b>Western Technologies Inc.</b>	
	Job No. 2189XK111	Date: July 7, 2009

Figure 3 – Groundwater Map  
 10-Acre Vacant Land Parcel  
 SWC Deer Valley Road and 27<sup>th</sup> Avenue  
 Phoenix, Arizona



 Not to Scale	Divot Time, LLC	
	Phase I Environmental Site Assessment	
	<b>Western Technologies Inc.</b>	
	Job No. 2189XK111	Date: July 7, 2009

Figure 4 – 2004 Activity  
10-Acre Vacant Land Parcel  
SWC Deer Valley Road and 27<sup>th</sup> Avenue  
Phoenix, Arizona



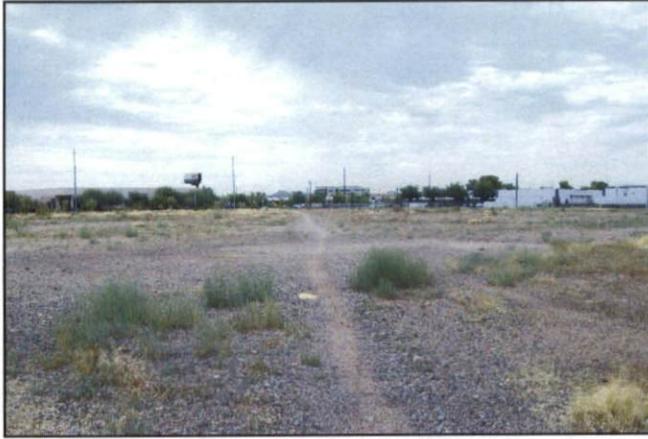
 Not to Scale	Divot Time, LLC	
	Phase I Environmental Site Assessment	
	<b>Western Technologies Inc.</b>	
	Job No. 2189XK111	Date: July 7, 2009

**APPENDIX B  
SITE PHOTOGRAPHIC LOG**

Divot Time, LLC  
10-Acre Vacant Land Parcel  
SWC Deer Valley Road and 27<sup>th</sup> Avenue  
Phoenix, Arizona  
Photographic Log  
**WESTERN TECHNOLOGIES INC.**

WT Job No.: 2189XK111

Date: July 7, 2009



Picture 1 – View northwest from southeast Property corner.



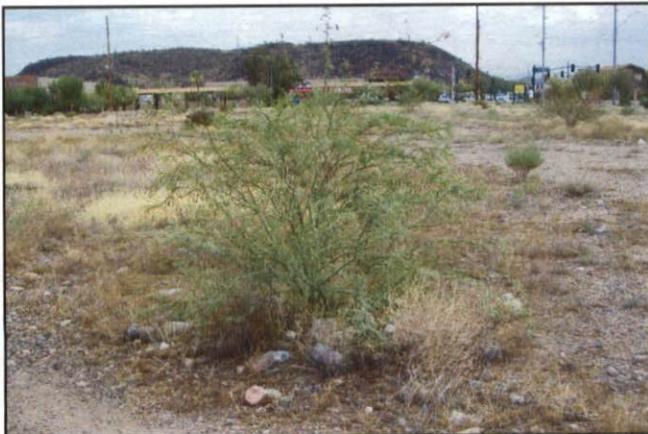
Picture 2 – View northeast from southwest Property corner.



Picture 3 – View southwest from northeast portion of Property.



Picture 4 – View west from center of Property.



Picture 5 – Typical site vegetation.



Picture 6 – Piece of rubber tube in west-center of Property. 1

Divot Time, LLC  
10-Acre Vacant Land Parcel  
SWC Deer Valley Road and 27<sup>th</sup> Avenue  
Phoenix, Arizona  
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WT Job No.: 2189XK111

Date: July 7, 2009



Picture 7 – Concrete debris near north-center of Property.



Picture 8 – Rebar in central portion of Property.



Picture 9 – Landscaping along 27<sup>th</sup> Avenue, looking north.



Picture 10 – Landscaping along Deer Valley Road, looking west.



Picture 11 – Drainage feature beneath wall at southwest corner of Property.



Picture 12 – View of landscape area draining beneath wall.

Divot Time, LLC  
10-Acre Vacant Land Parcel  
SWC Deer Valley Road and 27<sup>th</sup> Avenue  
Phoenix, Arizona  
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**WESTERN TECHNOLOGIES INC.**

WT Job No.: 2189XK111

Date: July 7, 2009



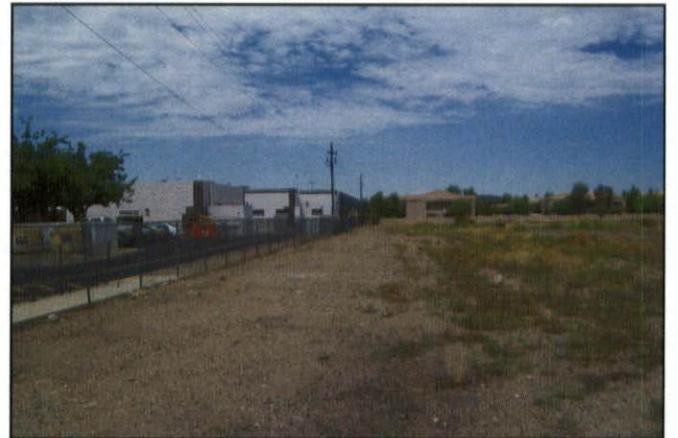
Picture 13 – View of Circle K site north of Property.



Picture 14 – View of Sundrella site and Deer Valley Road north of Property.



Picture 15 – View of Deer Valley Middle School south of Property.



Picture 16 – View west along Property boundary at Deer Valley Middle School.



Picture 17 - View east along Property boundary at Deer Valley Middle School.



Picture 18 – View of AM/PM east of Property.

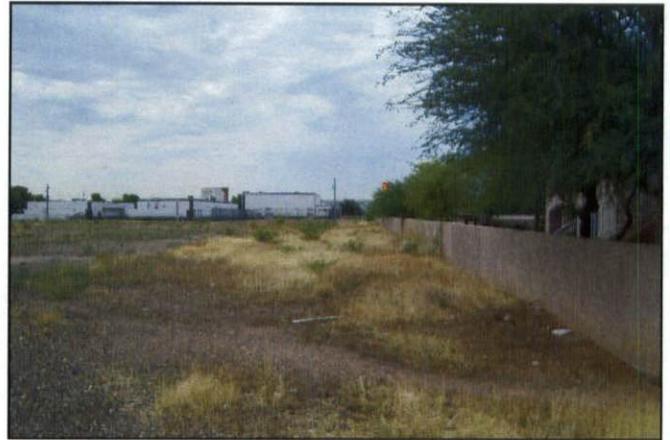
Divot Time, LLC  
10-Acre Vacant Land Parcel  
SWC Deer Valley Road and 27<sup>th</sup> Avenue  
Phoenix, Arizona  
Photographic Log  
**WESTERN TECHNOLOGIES INC.**

WT Job No.: 2189XK111

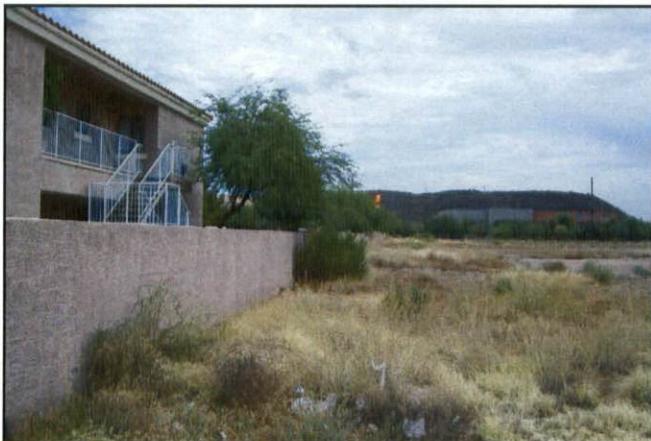
Date: July 7, 2009



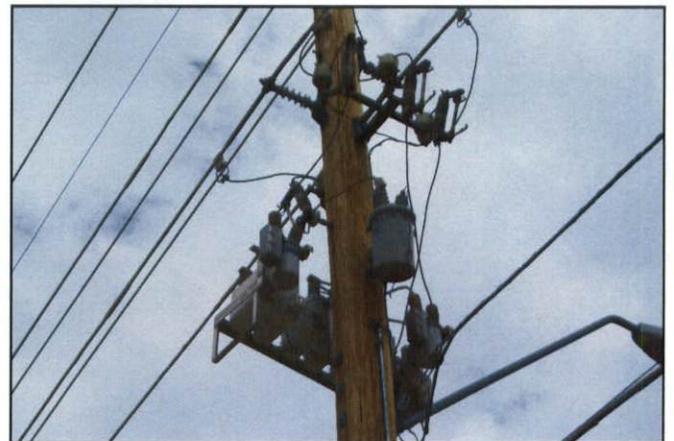
Picture 19 – View of AM/PM and White Sands building east of Property.



Picture 20 – View south along west Property boundary.



Picture 21 – View north along west boundary at Ridgeway Apartments.



Picture 22 – View of transformer at power pole along Deer Valley Road.

**APPENDIX C  
PROJECT CORRESPONDENCE**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
USER QUESTIONNAIRE PER ASTM E1527-05  
WT Job No. \_\_\_\_\_**

Western Technologies Inc. requests your assistance to identify and assemble information described by the *User Responsibilities* criteria of the ASTM standard. The *User* is defined as a purchaser, potential tenant, owner, lender or property manager, or other party seeking to use the assessment report. For all "Yes" answers, please provide copies, references, or additional information on an attached sheet.

Your Name: Stephen F. Todd Tel: (480) 212-0750  
 User's Name: Pivot Time, L.L.C.  
 Property Name: 27th Avenue and Deer Valley Ranch  
 Property Address: 4100 27th Ave / Over City: Avondale State: AZ

Has a search made you aware of any environmental clean-up liens against the Property that are filed or recorded under federal, tribal, state, or local law? (40 CFR 312.26) Circle  
Yes  No

Are you aware of any Activity and Use Restrictions, recorded in land title records or in registries or publicly available lists, applicable to the Property, including Engineering Controls, Institutional Controls or Land Use Restrictions, that are applicable to or run with the Property? (40 CFR 312.26(b)(6,7)). Circle  
Yes  No

Do you have any specialized knowledge or experience relating to the Property, surrounding areas, or adjoining properties, or with the types of activities and processes conducted at the Property, surrounding areas, or adjoining properties? (40 CFR 312.28)? Circle  
Yes  No

Does the purchase price being paid for the Property reasonably reflect the fair market value of the Property? (40 CFR 312.29(a)) Circle  
Yes  No

If not, have you considered whether the differential in price could be attributed to the presence or possible presence of contamination from hazardous substances or petroleum products? (40 CFR 312.29(b)) Circle  
Yes  No

Are you aware of commonly known or reasonably ascertainable information about the Property or surrounding area (e.g. past uses, water quality problems, environmental compliance issues, or permit violations), that might be obtained from current or former owners or operators, local officials, or local members of the public, that might suggest a release or threatened release of hazardous substances or petroleum products on, at, or in the Property? (40 CFR 312.30) Circle  
Yes  No

Do you know of any pending, threatened, or past litigation or administrative action relevant to hazardous substances or petroleum products on, in, or from the Property? (ASTM E1527-05, Sec. 10.9) Circle  
Yes  No

Do you know of any notices or other correspondence from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? (ASTM E1527-05, Sec. 10.9) Circle  
Yes  No

In addition to one of the requirements to satisfy a potential Landowner Liability Protection claim under the Comprehensive Environmental Response, Compensation, and Liability Act, what is your reason for performing this study? (ASTM E1527-05, Sec. 6.7)

Lender's Requirements	Circle Yes <input type="radio"/> No <input checked="" type="radio"/>	Insurance Requirements	Circle Yes <input type="radio"/> No <input checked="" type="radio"/>
Planning/Zoning Requirements	Yes <input type="radio"/> No <input checked="" type="radio"/>	Baseline Review	Yes <input type="radio"/> No <input checked="" type="radio"/>
Other: _____	Yes <input type="radio"/> No <input checked="" type="radio"/>	Business Operations Planning	Yes <input type="radio"/> No <input checked="" type="radio"/>

Do you know of any of the following types of helpful documents about the Property and can you provide copies to WT before the site inspection? (ASTM E1527-05, Sec. 10.8)

Environmental site assessment reports	Circle Yes <input type="radio"/> No <input checked="" type="radio"/>	NPDES Permits	Circle Yes <input type="radio"/> No <input checked="" type="radio"/>
Environmental compliance audit reports	Yes <input type="radio"/> No <input checked="" type="radio"/>	Wastewater Permits	Yes <input type="radio"/> No <input checked="" type="radio"/>
Underground Injection Permits	Yes <input type="radio"/> No <input checked="" type="radio"/>	Solid Waste Permits	Yes <input type="radio"/> No <input checked="" type="radio"/>
Hazardous Waste Generator Notices	Yes <input type="radio"/> No <input checked="" type="radio"/>	Air Emissions Permits	Yes <input type="radio"/> No <input checked="" type="radio"/>
Community Right-To-Know Plan	Yes <input type="radio"/> No <input checked="" type="radio"/>	UST Registrations	Yes <input type="radio"/> No <input checked="" type="radio"/>
Environmental Management Plan	Yes <input type="radio"/> No <input checked="" type="radio"/>	AST Registrations	Yes <input type="radio"/> No <input checked="" type="radio"/>
Hydrogeologic Reports	Yes <input type="radio"/> No <input checked="" type="radio"/>	Material Safety Data Sheets	Yes <input type="radio"/> No <input checked="" type="radio"/>
Geotechnical Reports	Yes <input type="radio"/> No <input checked="" type="radio"/>	Safety Plans	Yes <input type="radio"/> No <input checked="" type="radio"/>
SARA Title III/Form R Reports	Yes <input type="radio"/> No <input checked="" type="radio"/>	Spill Control Countermeasures Plan	Yes <input type="radio"/> No <input checked="" type="radio"/>
Risk Assessments	Yes <input type="radio"/> No <input checked="" type="radio"/>	Notices of Violations	Yes <input type="radio"/> No <input checked="" type="radio"/>
Chain-of-Title Records	Yes <input type="radio"/> No <input checked="" type="radio"/>	Institutional/Engineering Controls	Yes <input type="radio"/> No <input checked="" type="radio"/>

Signature: [Signature] Date: 9/25/09

Janice K. Brewer  
Governor

ARIZONA STATE  LAND DEPARTMENT

**ENVIRONMENTAL RESOURCES & Trespass Section**

Phone: (602) 542-2119

Fax: (602) 542-3705

-via facsimile-

TO:

Max kemnitz

FAX #:

602 - 470 - 1341

FROM:

Bruce Campbell, Environmental Program Specialist  
Environmental Resources & Trespass Section

SUBJECT:

Questionnaire

DATE:

6/24/09

COMMENTS:

There are 6 pages including this cover sheet. If you have any questions, please contact me at (602) 542-2578 or FAX (602) 542-3705.

Thank you.

BC/ki

g:\forms\faxcover.bch

WESTERN TECHNOLOGIES INC.  
PHASE I ENVIRONMENTAL SITE ASSESSMENT  
PROPERTY OWNER KEY SITE MANAGER QUESTIONNAIRE  
WT Job No. 2189XK111

**PROPERTY INFORMATION**

Address: SWC 27th Ave & Deer Valley Rd City: Phoenix State: AZ  
Parcel Nos: <sup>10 Acres</sup> State Trust Land (site has no assessors parcel No.)  
Major Cross Streets: 27th Ave (East boundary) Deer Valley Road (North boundary)  
Current Occupants: None  
Current Activities: None

**OWNER / OCCUPANT / KEY SITE MANAGER INFORMATION**

Name: Bruce Campbell / Environmental Spec. Years Familiar w/Property: 8  
Business Affiliation: Arizona State Land Dept.  
Address: 1616 W. Adams St. City: Phoenix State: AZ  
Tel: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Relationship to the Property (please check all that apply):

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> <u>Owner</u> → State Government | <input type="checkbox"/> Occupant → NONE | <u>Key Site Manager</u>                              |
| <input type="checkbox"/> Individual Owner                           | <input type="checkbox"/> Owner Occupant  | <input checked="" type="checkbox"/> Property Manager |
| <input type="checkbox"/> Corporation                                | <input type="checkbox"/> Sole Occupant   | <input type="checkbox"/> Facilities Manager          |
| <input type="checkbox"/> Partnership                                | <input type="checkbox"/> Major Occupant  | <input type="checkbox"/> Maintenance Director        |
| <input type="checkbox"/> Trust/Trustee                              |  | <input type="checkbox"/> Plant Supervisor            |
| <input type="checkbox"/> Owner's Broker                             |  | <input type="checkbox"/> Leasing Agent               |

**UTILITY INFORMATION**

- Please list the service providers for the following utilities:  
Electric: None Gas: None  
Water: None Sewer: None  
Solid Waste: None
- What is the method of heating for buildings on the Property? N/A
- What is the method of cooling for buildings on the Property? N/A

WESTERN TECHNOLOGIES INC.  
PHASE I ENVIRONMENTAL SITE ASSESSMENT  
PROPERTY OWNER KEY SITE MANAGER QUESTIONNAIRE  
WT Job No. 2189XK111

**STORAGE TANKS**

- 4. Y  N Unk Are there any aboveground storage tanks (ASTs) currently located on the Property? If yes explain. \_\_\_\_\_
- 5. Y  N Unk Are you aware of any past ASTs located on the Property? If yes explain. \_\_\_\_\_
- 6. Y  N Unk Are there any underground storage tanks (USTs) currently located on the Property? If yes explain. \_\_\_\_\_
- 7. Y  N Unk Are you aware of any past USTs located on the Property? If yes explain. \_\_\_\_\_

**HAZARDOUS SUBSTANCES, PETROLEUM PRODUCTS, AND CONTAINERS**

- 8. Y  N Unk Are there any containers of hazardous chemicals currently stored or used on the Property? If yes explain. \_\_\_\_\_
- 9. Y  N Unk Are you aware of past uses of hazardous chemicals on the Property? If yes explain. \_\_\_\_\_
- 9. Y  N Unk Have you observed or are you aware of stained soils on the Property? If yes explain. \_\_\_\_\_
- 10. Y  N Unk Do you know of any current or previous in-ground hydraulic lifts on the Property? If yes, has hydraulic oil ever been added to the lifts? Are service records available for the lifts? \_\_\_\_\_
- 11. Y  N Unk Have pesticides ever been mixed, stored, or applied on the Property? If yes, were applications made by hand, by truck, or by aerial spraying? If yes explain. \_\_\_\_\_

**WESTERN TECHNOLOGIES INC.  
 PHASE I ENVIRONMENTAL SITE ASSESSMENT  
 PROPERTY OWNER KEY SITE MANAGER QUESTIONNAIRE  
 WT Job No. 2189XK111**

**SOLID WASTE**

- 12. Y  N Unk Are you aware of or do you have any prior knowledge of buried debris on the Property or that the Property has been used as a landfill or for other waste handling activities?  
 If yes explain. \_\_\_\_\_
  
- 13. Y  N Unk Do you know if soil from an unknown source, construction debris, demolition debris, or landscaping debris was placed on the Property?  
 If yes explain. \_\_\_\_\_
  
- 14. Y  N Unk Do you know if used tires were ever discarded on the Property?  
 If yes explain. \_\_\_\_\_
  
- 15. Y  N Unk Are you aware of any former stock ponds, wastewater ponds, silage pits, or other excavations that have been filled on the Property?  
 If yes explain. \_\_\_\_\_

**WASTEWATER AND LIQUID DISCHARGES**

- 16. Y  N Unk Are you aware of or do you have any prior knowledge of pits, ponds or lagoons for waste treatment or disposal on the Property?  
 If yes explain. \_\_\_\_\_
  
- 17. Y  N Unk Are you aware of any current or past wastewater interceptors, sand filters, sumps, or clarifiers on the Property?  
 If yes explain. \_\_\_\_\_
  
- 18. Y  N Unk Are there any current or past septic systems located on the Property?  
 If yes explain. \_\_\_\_\_

**STORMWATER AND DRAINAGE PROVISIONS**

- 19. Y  N Unk Are there any dry wells located on the Property? Do you know if they are registered with the state agency? If so, can you provide copies of the registration records? \_\_\_\_\_  
 \_\_\_\_\_
  
- 20. Y  N Unk Are there any existing or former water wells located on the Property? Were the wells used for irrigation, domestic supply, or monitoring? Are the wells registered with the appropriate water resources agency?  
 If yes, explain. \_\_\_\_\_

WESTERN TECHNOLOGIES INC.  
PHASE I ENVIRONMENTAL SITE ASSESSMENT  
PROPERTY OWNER KEY SITE MANAGER QUESTIONNAIRE  
WT Job No. 2189XK111

**CURRENT/PREVIOUS ENVIRONMENTAL INVESTIGATION OR REGULATORY ACTION**

21. Y **(N)** Unk Are you aware of any previous environmental inspections, environmental investigations, environmental site assessments, environmental violations, pending law suits or administrative actions, or environmental liens relating to the Property, or to current or past owners, occupants, or facilities which were on the Property?  
If yes, explain. \_\_\_\_\_

**AVAILABILITY OF HELPFUL ENVIRONMENTAL DOCUMENTS**

22. Do you know of any of the following types of helpful documents about the Property and can you provide copies to WT before the site inspection?

	Yes	No		Yes	No
Prior environmental assessment reports	<input type="checkbox"/>	<input type="checkbox"/>	NPDES Permits	<input type="checkbox"/>	<input type="checkbox"/>
Environmental audit reports	<input type="checkbox"/>	<input type="checkbox"/>	Wastewater Permits	<input type="checkbox"/>	<input type="checkbox"/>
Hazardous Waste Generator Notices	<input type="checkbox"/>	<input type="checkbox"/>	Air Emissions Permits	<input type="checkbox"/>	<input type="checkbox"/>
Community Right-To-Know Plan	<input type="checkbox"/>	<input type="checkbox"/>	UST Registrations	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	AST Registrations	<input type="checkbox"/>	<input type="checkbox"/>
Hydrogeologic Reports	<input type="checkbox"/>	<input type="checkbox"/>	Material Safety Data Sheets	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical Reports	<input type="checkbox"/>	<input type="checkbox"/>	Safety Plans	<input type="checkbox"/>	<input type="checkbox"/>
SARA Title III/Form R Reports	<input type="checkbox"/>	<input type="checkbox"/>	Spill Prevention Control/		
Title Records	<input type="checkbox"/>	<input type="checkbox"/>	Countermeasures Plan	<input type="checkbox"/>	<input type="checkbox"/>
Hazardous Waste Manifests	<input type="checkbox"/>	<input type="checkbox"/>	Waste Oil Disposal Records	<input type="checkbox"/>	<input type="checkbox"/>
Water Well Records	<input type="checkbox"/>	<input type="checkbox"/>	Drywell Registration Records	<input type="checkbox"/>	<input type="checkbox"/>

**PRIOR SITE USES AND OCCUPANTS**

23. Y **(N)** Unk Can you identify any prior occupants on the Property? If yes, please list their business names, dates of occupancy, contact person, and contact information, if available: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

24. Y **(N)** Unk If you own the Property, can you identify the immediate prior owner or other prior owners? If yes, please list names and contact information, if available:  
200 Acres in section 23 (including subject site)  
acquired by state of AZ. in 1923.

WESTERN TECHNOLOGIES INC.  
PHASE I ENVIRONMENTAL SITE ASSESSMENT  
PROPERTY OWNER KEY SITE MANAGER QUESTIONNAIRE  
WT Job No. 2189XK111

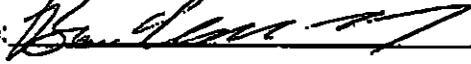
**ADDITIONAL COMMENTS**

25. Please feel free to make any additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SIGNATURE**

Printed Name: Bruce Campbell

Company/Title: Arizona State Land Department

Signature: 

Date Completed: 6/24/09

**APPENDIX D  
ENVIRONMENTAL FIRSTSEARCH REPORT**

**TRACK ► INFO SERVICES, LLC**

# **Environmental FirstSearch™ Report**

Target Property:

**2700 WEST DEER VALLEY ROAD**

**PHOENIX AZ 85027**

Job Number: 2189XK111

**PREPARED FOR:**

Western Technologies Inc.

3737 East Broadway Road

Phoenix, Arizona 85040

06-23-09



*Tel: (866) 664-9981*

*Fax: (818) 249-4227*

**Environmental FirstSearch  
Search Summary Report**

**Target Site: 2700 WEST DEER VALLEY ROAD  
PHOENIX AZ 85027**

**FirstSearch Summary**

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	04-07-09	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	04-07-09	0.50	0	0	0	0	-	0	0
CERCLIS	Y	05-27-09	0.50	0	0	0	0	-	0	0
NFRAP	Y	05-27-09	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	05-13-09	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	05-13-09	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	05-13-09	0.25	0	2	1	-	-	0	3
RCRA NLR	Y	05-13-09	0.25	0	3	0	-	-	0	3
Federal IC / EC	Y	05-05-09	0.50	0	0	0	0	-	0	0
ERNS	Y	06-16-09	0.05	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	06-01-08	1.00	0	0	0	0	0	0	0
State Spills 90	Y	12-11-01	0.05	0	1	-	-	-	0	1
State/Tribal SWL	Y	04-30-05	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	03-18-09	0.50	0	1	0	6	-	0	7
State/Tribal UST/AST	Y	03-18-09	0.25	0	2	1	-	-	0	3
State/Tribal EC	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal IC	Y	06-02-08	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	06-07-06	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	07-18-07	0.50	0	0	0	0	-	0	0
State Permits	Y	07-24-08	0.05	0	0	-	-	-	0	0
State Other	Y	08-01-08	0.50	0	0	0	0	-	0	0
FI Map Coverage	Y	02-11-09	0.12	0	0	-	-	-	0	0
- TOTALS -				0	9	2	6	0	0	17

**Notice of Disclaimer**

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

**Waiver of Liability**

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

**Environmental FirstSearch  
Site Information Report**

**Request Date:** 06-23-09  
**Requestor Name:** Max Kemnitz  
**Standard:** AAI

**Search Type:** COORD  
**Job Number:** 2189XK111  
**Filtered Report**

**Target Site: 2700 WEST DEER VALLEY ROAD  
 PHOENIX AZ 85027**

*Demographics*

<b>Sites:</b> 17	<b>Non-Geocoded:</b> 0	<b>Population:</b> NA
<b>Radon:</b> 0.3 - 7.6 PCIL		

*Site Location*

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
<b>Longitude:</b>	-112.117814	-112:7:4	<b>Easting:</b> 396386.201
<b>Latitude:</b>	33.683529	33:41:1	<b>Northing:</b> 3727434.378
			<b>Zone:</b> 12

*Comment*

<b>Comment:</b>
-----------------

*Additional Requests/Services*

<b>Adjacent ZIP Codes:</b> 0 Mile(s)	<b>Services:</b>																																		
<table border="1"> <thead> <tr> <th>ZIP Code</th> <th>City Name</th> <th>ST</th> <th>Dist/Dir</th> <th>Sel</th> </tr> </thead> <tbody> <tr> <td>85083</td> <td>Phoenix</td> <td>AZ</td> <td>0</td> <td>Y</td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel	85083	Phoenix	AZ	0	Y	<table border="1"> <thead> <tr> <th></th> <th>Requested?</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>Sanborns</td><td>No</td><td></td></tr> <tr><td>Aerial Photographs</td><td>No</td><td></td></tr> <tr><td>Historical Topos</td><td>No</td><td></td></tr> <tr><td>City Directories</td><td>No</td><td></td></tr> <tr><td>Title Search/Env Liens</td><td>No</td><td></td></tr> <tr><td>Municipal Reports</td><td>No</td><td></td></tr> <tr><td>Online Topos</td><td>No</td><td></td></tr> </tbody> </table>		Requested?	Date	Sanborns	No		Aerial Photographs	No		Historical Topos	No		City Directories	No		Title Search/Env Liens	No		Municipal Reports	No		Online Topos	No	
ZIP Code	City Name	ST	Dist/Dir	Sel																															
85083	Phoenix	AZ	0	Y																															
	Requested?	Date																																	
Sanborns	No																																		
Aerial Photographs	No																																		
Historical Topos	No																																		
City Directories	No																																		
Title Search/Env Liens	No																																		
Municipal Reports	No																																		
Online Topos	No																																		

## Environmental FirstSearch Sites Summary Report

**Target Property:** 2700 WEST DEER VALLEY ROAD  
PHOENIX AZ 85027

**JOB:** 2189XK111

**TOTAL:** 17      **GEOCODED:** 17      **NON GEOCODED:** 0      **SELECTED:** 0

Page No.	ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	12	LUST	CIRCLE K 2708556 0-005966/CLOSED	2702 W DEER VALLEY RD PHOENIX AZ 85027	0.02 NE	8
1	8	UST	CIRCLE K 2708556 0-005966/NOT REPORTED	2702 W DEER VALLEY RD PHOENIX AZ 85027	0.02 NE	8
2	7	SPILLS	US WEST 94-029-C	21011 NO. 27TH AVE. PHOENIX AZ 85027	0.03 SE	6
2	1	RCRAGN	MEDICAL IMAGING INC AZD983483827/TR	21831 N 27TH AVE PHOENIX AZ 85027	0.06 NE	1
3	5	RCRANLR	MEDICAL IMAGING INC AZD983483827/NLR	21831 N 27TH AVE PHOENIX AZ 85027	0.06 NE	1
4	10	UST	EXPRESS STOP 0-009885/NOT REPORTED	2635 W DEER VALLEY RD PHOENIX AZ 85027	0.07 NE	10
4	3	RCRAGN	ROBERTS AUTO SUPPLY AZD983476599/VGN	2618 W DEER VALLEY RD PHOENIX AZ 85027	0.09 NE	3
5	6	RCRANLR	ROBERTS AUTO SUPPLY AZD983476599/NLR	2618 W DEER VALLEY RD PHOENIX AZ 85027	0.09 NE	3
6	4	RCRANLR	GENERAL BINDING CORP AZD020144051/NLR	21039 N 27TH AVE PHOENIX AZ 85027	0.11 SE	4
7	2	RCRAGN	MOTORCYCLE MECHANICS INSTITUTE AZD982527798/SGN	2844 W DEER VALLEY RD PHOENIX AZ 85027	0.16 NW	2
8	9	UST	CIRCLE K 2855 0-005421/PERM REMOVAL	2602 W DEER VALLEY RD PHOENIX AZ 85027	0.21 NE	9
9	17	LUST	TEXACO 60-349-0010 0-004930/CLOSED	2550 W DEER VALLEY RD PHOENIX AZ 85027	0.29 NE	5
10	14	LUST	FRITO-LAY - PHOENIX PLANT 0-002186/CLOSED	2639 W LONE CACTUS DR PHOENIX AZ 85027	0.32 SE	11
11	11	LUST	BROWN EVANS - ODESSA 0-001962/CLOSED	22047 N BLACK CANYON HWY PHOENIX AZ 85027	0.42 NE	7
12	15	LUST	MET LEASE 0-007936/CLOSED	21255 N BLACK CANYON HWY PHOENIX AZ 85027	0.46 SE	12
13	16	LUST	QWEST CORPORATION 0-003408/CLOSED	21011 N 27TH AVE PHOENIX AZ 85027	0.47 SE	13
14	13	LUST	CIRCLE K STORE 2706648 0-000916/CLOSED	2311 W DEER VALLEY RD PHOENIX AZ 85027	0.50 NE	14



**Environmental FirstSearch  
Site Detail Report**

**Target Property:** 2700 WEST DEER VALLEY ROAD  
PHOENIX AZ 85027

**JOB:** 2189XK111

STATE SPILLS SITE		
<b>SEARCH ID:</b> 7	<b>DIST/DIR:</b> 0.03 SE	<b>MAP ID:</b> 6
<b>NAME:</b> US WEST <b>ADDRESS:</b> 21011 NO. 27TH AVE. PHOENIX AZ MARICOPA <b>CONTACT:</b>		<b>REV:</b> 05/13/98 <b>ID1:</b> 94-029-C <b>ID2:</b> <b>STATUS:</b> <b>PHONE:</b>
<b>SPILL INCIDENT DATE:</b>	06/07/94	
<b>DATE SPILL REPORTED:</b>	06/07/94	
<b>SPILL RESPONSE DATE:</b>	N/A	
<b>PROPERTY MANAGEMENT TYPE:</b>	Private	
<b>REFERRED TO:</b>	UST	
<b>REFERRAL DATE:</b>	6/13/1994	
<b>SPILL TYPE:</b>	Release	
<b>CHEMICAL MATERIAL OF SPILL:</b>	UST	
<b>SPILL QUANTITY:</b>	2-3 gals., etc.	

RCRA GENERATOR SITE		
<b>SEARCH ID:</b> 1	<b>DIST/DIR:</b> 0.06 NE	<b>MAP ID:</b> 1
<b>NAME:</b> MEDICAL IMAGING INC <b>ADDRESS:</b> 21831 N 27TH AVE PHOENIX AZ 85027 MARICOPA <b>CONTACT:</b> ROBERT MITCHELL		<b>REV:</b> 7/8/03 <b>ID1:</b> AZD983483827 <b>ID2:</b> <b>STATUS:</b> TR <b>PHONE:</b> 6025310223
<b>DETAILS NOT AVAILABLE</b>		

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** 2700 WEST DEER VALLEY ROAD  
PHOENIX AZ 85027

**JOB:** 2189XK111

**RCRA NLR SITE**

**SEARCH ID:** 5

**DIST/DIR:** 0.06 NE

**MAP ID:** 1

**NAME:** MEDICAL IMAGING INC  
**ADDRESS:** 21831 N 27TH AVE  
PHOENIX AZ 85027  
MARICOPA  
**CONTACT:**

**REV:** 5/13/09  
**ID1:** AZD983483827  
**ID2:**  
**STATUS:** NLR  
**PHONE:**

**SITE INFORMATION**

**CONTACT INFORMATION:** ROBERT MITCHELL  
2630 W DEER VALLEY RD  
PHOENIX AZ 85027

**PHONE:** 6025310223

**UNIVERSE INFORMATION:**

**NAIC INFORMATION**

621112 - OFFICES OF PHYSICIANS, MENTAL HEALTH SPECIALISTS

**ENFORCEMENT INFORMATION:**

**VIOLATION INFORMATION:**



**Environmental FirstSearch  
Site Detail Report**

**Target Property:** 2700 WEST DEER VALLEY ROAD  
PHOENIX AZ 85027

**JOB:** 2189XK111

**RCRA NLR SITE**

**SEARCH ID:** 6

**DIST/DIR:** 0.09 NE

**MAP ID:** 3

**NAME:** ROBERTS AUTO SUPPLY  
**ADDRESS:** 2618 W DEER VALLEY RD  
PHOENIX AZ 85027

**REV:** 5/13/09  
**ID1:** AZD983476599  
**ID2:**  
**STATUS:** NLR  
**PHONE:** 6238690912

**CONTACT:** ROBERT J FERNANDEZ

**SITE INFORMATION**

**CONTACT INFORMATION:** ROBERT FERNANDEZ  
2618 W DEER VALLEY RD  
PHOENIX AZ 85027

**PHONE:** 6028690912

**CONTACT INFORMATION:** ROBERT FERNANDEZ  
2618 W DEER VALLEY RD  
PHOENIX AZ 85027

**PHONE:** 6238690912

**UNIVERSE INFORMATION:**

**NAIC INFORMATION**

44131 - AUTOMOTIVE PARTS AND ACCESSORIES STORES  
44131 - AUTOMOTIVE PARTS AND ACCESSORIES STORES

**ENFORCEMENT INFORMATION:**

**VIOLATION INFORMATION:**

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** 2700 WEST DEER VALLEY ROAD  
PHOENIX AZ 85027

**JOB:** 2189XK111

RCRA NLR SITE

**SEARCH ID:** 4

**DIST/DIR:** 0.11 SE

**MAP ID:** 4

**NAME:** GENERAL BINDING CORP  
**ADDRESS:** 21039 N 27TH AVE  
PHOENIX AZ 85027

**REV:** 5/13/09  
**ID1:** AZD020144051  
**ID2:**  
**STATUS:** NLR  
**PHONE:** 6028698100

**CONTACT:** DAVID STADLER

**SITE INFORMATION**

**CONTACT INFORMATION:** DAVID STADLER  
21241 N 23RD AVE STE 9  
PHOENIX AZ 85027

**PHONE:** 6028698100

**UNIVERSE INFORMATION:**

**NAIC INFORMATION**

323118 - BLANKBOOK, LOOSELEAF BINDERS, AND DEVICES MANUFACTURING  
323118 - BLANKBOOK, LOOSELEAF BINDERS, AND DEVICES MANUFACTURING

**ENFORCEMENT INFORMATION:**

**VIOLATION INFORMATION:**

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** 2700 WEST DEER VALLEY ROAD  
PHOENIX AZ 85027

**JOB:** 2189XK111

**RCRA GENERATOR SITE**

**SEARCH ID:** 2

**DIST/DIR:** 0.16 NW

**MAP ID:** 2

**NAME:** MOTORCYCLE MECHANICS INSTITUTE  
**ADDRESS:** 2844 W DEER VALLEY RD  
PHOENIX AZ 85027

**REV:** 5/13/09  
**ID1:** AZD982527798  
**ID2:**  
**STATUS:** SGN  
**PHONE:** 6234452621

**CONTACT:** TROY A MARTIN

**SITE INFORMATION**

**CONTACT INFORMATION:** ENVIRONMENTAL MANAGER  
2844 W DEER VALLEY  
PHOENIX AZ 85027

**PHONE:** 6028699644

**CONTACT INFORMATION:** LARRY SCHOUTEN  
2844 W DEER VALLEY  
PHOENIX AZ 85027

**PHONE:** 6238794386

**UNIVERSE INFORMATION:**

**NAIC INFORMATION**

611519 - OTHER TECHNICAL AND TRADE SCHOOLS

**ENFORCEMENT INFORMATION:**

**VIOLATION INFORMATION:**

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** 2700 WEST DEER VALLEY ROAD  
PHOENIX AZ 85027

**JOB:** 2189XK111

**REGISTERED UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 9

**DIST/DIR:** 0.21 NE

**MAP ID:** 9

**NAME:** CIRCLE K 2855  
**ADDRESS:** 2602 W DEER VALLEY RD  
PHOENIX AZ 85027  
MARICOPA

**REV:** 03/18/09  
**ID1:** 0-005421  
**ID2:**  
**STATUS:** PERM REMOVAL  
**PHONE:**

**CONTACT:**

**TANK NUMBER:** 1  
**CLOSURE TYPE:** Perm Removal  
**DATE CLOSED OR REMOVED:** 5/29/1988  
**OWNER NAME:** Unknown

**TANK NUMBER:** 2  
**CLOSURE TYPE:** Perm Removal  
**DATE CLOSED OR REMOVED:** 5/29/1988  
**OWNER NAME:** Unknown

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** 2700 WEST DEER VALLEY ROAD  
PHOENIX AZ 85027

**JOB:** 2189XK111

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 17                      **DIST/DIR:** 0.29 NE                      **MAP ID:** 5

<b>NAME:</b> TEXACO 60-349-0010	<b>REV:</b> 03/18/09
<b>ADDRESS:</b> 2550 W DEER VALLEY RD	<b>ID1:</b> 0-004930
PHOENIX AZ 85027	<b>ID2:</b>
MARICOPA	<b>STATUS:</b> CLOSED
<b>CONTACT:</b>	<b>PHONE:</b>

**FACILITY ID:** 0-004930  
**LEAK ID:** 5467.01  
**Status:** Closed  
**CASE PRIORITY:** CLOSED SOIL LEVELS MEET RBCA TIER 1  
**DATE INCLUDED:** 8/11/2005  
**DATE CLOSED:** 9/21/2005

**FACILITY ID:** 0-004930  
**LEAK ID:** 5467.02  
**Status:** Closed  
**CASE PRIORITY:** CLOSED SOIL LEVELS MEET RBCA TIER 1  
**DATE INCLUDED:** 8/11/2005  
**DATE CLOSED:** 9/21/2005

**FACILITY ID:** 0-004930  
**LEAK ID:** 5467.03  
**Status:** Closed  
**CASE PRIORITY:** CLOSED SOIL LEVELS MEET RBCA TIER 1  
**DATE INCLUDED:** 8/11/2005  
**DATE CLOSED:** 9/21/2005

**FACILITY ID:** 0-004930  
**LEAK ID:** 5467.04  
**Status:** Closed  
**CASE PRIORITY:** CLOSED SOIL LEVELS MEET RBCA TIER 1  
**DATE INCLUDED:** 8/11/2005  
**DATE CLOSED:** 9/21/2005

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** 2700 WEST DEER VALLEY ROAD  
PHOENIX AZ 85027

**JOB:** 2189XK111

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 14

**DIST/DIR:** 0.32 SE

**MAP ID:** 11

**NAME:** FRITO-LAY - PHOENIX PLANT  
**ADDRESS:** 2639 W LONE CACTUS DR  
PHOENIX AZ 85027

**REV:** 03/18/09  
**ID1:** 0-002186  
**ID2:**  
**STATUS:** CLOSED  
**PHONE:**

**CONTACT:**

**FACILITY ID:** 0-002186  
**LEAK ID:** 829.01  
**Status:** Closed  
**CASE PRIORITY:** CLOSED SOIL LEVELS MEET RBCA TIER 1  
**DATE INCLUDED:** 1/31/1990  
**DATE CLOSED:** 9/7/2005

**FACILITY ID:** 0-002186  
**LEAK ID:** 829.02  
**Status:** Closed  
**CASE PRIORITY:** CLOSED SOIL LEVELS MEET RBCA TIER 1  
**DATE INCLUDED:** 11/21/1997  
**DATE CLOSED:** 9/14/1999

**FACILITY ID:** 0-002186  
**LEAK ID:** 829.03  
**Status:** Closed  
**CASE PRIORITY:** CLOSED SOIL LEVELS MEET RBCA TIER 1  
**DATE INCLUDED:** 11/21/1997  
**DATE CLOSED:** 9/14/1999

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** 2700 WEST DEER VALLEY ROAD  
PHOENIX AZ 85027

**JOB:** 2189XK111

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 11

**DIST/DIR:** 0.42 NE

**MAP ID:** 7

**NAME:** BROWN EVANS - ODESSA  
**ADDRESS:** 22047 N BLACK CANYON HWY  
PHOENIX AZ 85027  
MARICOPA

**REV:** 03/18/09  
**ID1:** 0-001962  
**ID2:**  
**STATUS:** CLOSED  
**PHONE:**

**CONTACT:**

**FACILITY ID:** 0-001962  
**LEAK ID:** 2589.01  
**Status:** Closed  
**CASE PRIORITY:** SR1D  
**DATE INCLUDED:** 6/19/1992  
**DATE CLOSED:** 5/17/2002

**FACILITY ID:** 0-001962  
**LEAK ID:** 2589.02  
**Status:** Closed  
**CASE PRIORITY:** CLOSED SOIL LEVELS MEET RBCA TIER 1  
**DATE INCLUDED:** 6/16/1999  
**DATE CLOSED:** 1/16/2001

**FACILITY ID:** 0-001962  
**LEAK ID:** 2589.03  
**Status:** Closed  
**CASE PRIORITY:** CLOSED SOIL LEVELS MEET RBCA TIER 1  
**DATE INCLUDED:** 6/23/1999  
**DATE CLOSED:** 1/16/2001

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** 2700 WEST DEER VALLEY ROAD  
PHOENIX AZ 85027

**JOB:** 2189XK111

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 15

**DIST/DIR:** 0.46 SE

**MAP ID:** 12

**NAME:** MET LEASE  
**ADDRESS:** 21255 N BLACK CANYON HWY  
PHOENIX AZ 85027

**REV:** 03/18/09  
**ID1:** 0-007936  
**ID2:**  
**STATUS:** CLOSED  
**PHONE:**

**CONTACT:**

**FACILITY ID:** 0-007936  
**LEAK ID:** 2404.01  
**Status:** Closed  
**CASE PRIORITY:** CLOSED SOIL LEVELS MEET RBCA TIER 1  
**DATE INCLUDED:** 7/30/1992  
**DATE CLOSED:** 1/13/1995

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** 2700 WEST DEER VALLEY ROAD  
PHOENIX AZ 85027

**JOB:** 2189XK111

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 16

**DIST/DIR:** 0.47 SE

**MAP ID:** 13

**NAME:** QWEST CORPORATION  
**ADDRESS:** 21011 N 27TH AVE  
PHOENIX AZ 85027

**REV:** 03/18/09  
**ID1:** 0-003408  
**ID2:**  
**STATUS:** CLOSED  
**PHONE:**

**CONTACT:**

**FACILITY ID:** 0-003408  
**LEAK ID:** 4030.01  
**Status:** Closed  
**CASE PRIORITY:** CLOSED SOIL LEVELS MEET RBCA TIER 1  
**DATE INCLUDED:** 4/11/1995  
**DATE CLOSED:** 8/21/1996

**FACILITY ID:** 0-003408  
**LEAK ID:** 4030.02  
**Status:** Closed  
**CASE PRIORITY:** CLOSED SOIL LEVELS MEET RBCA TIER 1  
**DATE INCLUDED:** 4/11/1995  
**DATE CLOSED:** 12/3/1999

**FACILITY ID:** 0-003408  
**LEAK ID:** 4030.03  
**Status:** Closed  
**CASE PRIORITY:** CLOSED SOIL LEVELS MEET RBCA TIER 1  
**DATE INCLUDED:** 9/27/1995  
**DATE CLOSED:** 8/21/1996

**FACILITY ID:** 0-003408  
**LEAK ID:** 4030.04  
**Status:** Closed  
**CASE PRIORITY:** CLOSED SOIL LEVELS MEET RBCA TIER 1  
**DATE INCLUDED:** 9/27/1995  
**DATE CLOSED:** 12/3/1999

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** 2700 WEST DEER VALLEY ROAD  
PHOENIX AZ 85027

**JOB:** 2189XK111

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 13

**DIST/DIR:** 0.50 NE

**MAP ID:** 14

**NAME:** CIRCLE K STORE 2706648  
**ADDRESS:** 2311 W DEER VALLEY RD  
PHOENIX AZ 85027

**REV:** 03/18/09  
**ID1:** 0-000916  
**ID2:**  
**STATUS:** CLOSED  
**PHONE:**

**CONTACT:**

**FACILITY ID:** 0-000916  
**LEAK ID:** 2230.01  
**Status:** Closed  
**CASE PRIORITY:** CLOSED SOIL LEVELS MEET RBCA TIER 1  
**DATE INCLUDED:** 11/14/1991  
**DATE CLOSED:** 9/12/1996

**FACILITY ID:** 0-000916  
**LEAK ID:** 2230.02  
**Status:** Closed  
**CASE PRIORITY:** CLOSED SOIL LEVELS MEET RBCA TIER 1  
**DATE INCLUDED:** 11/14/1991  
**DATE CLOSED:** 9/12/1996

**FACILITY ID:** 0-000916  
**LEAK ID:** 2230.03  
**Status:** Closed  
**CASE PRIORITY:** CLOSED SOIL LEVELS MEET RBCA TIER 1  
**DATE INCLUDED:** 7/20/2004  
**DATE CLOSED:** 8/1/2005

## Environmental FirstSearch Descriptions

**NPL: EPA NATIONAL PRIORITY LIST** - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.

A Superfund site is any land in the United States that has been contaminated 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.

**FINAL** - Currently on the Final NPL

**PROPOSED** - Proposed for NPL

**NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset** - Database of delisted NPL sites. 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.

**DELISTED** - Deleted from the Final NPL

**CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)**- 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.

**PART OF NPL**- Site is part of NPL site

**DELETED** - Deleted from the Final NPL

**FINAL** - Currently on the Final NPL

**NOT PROPOSED** - Not on the NPL

**NOT VALID** - Not Valid Site or Incident

**PROPOSED** - Proposed for NPL

**REMOVED** - Removed from Proposed NPL

**SCAN PLAN** - Pre-proposal Site

**WITHDRAWN** - Withdrawn

**NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES** - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and 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.

**NFRAP** - No Further Remedial Action Plan

**P** - Site is part of NPL site

**D** - Deleted from the Final NPL

**F** - Currently on the Final NPL

**N** - Not on the NPL

**O** - Not Valid Site or Incident

**P** - Proposed for NPL

**R** - Removed from Proposed NPL

**S** - Pre-proposal Site

**W** - Withdrawn

**RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES** - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. RCRAInfo facilities that have reported violations and subject to corrective actions.

**RCRA TSD:** *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that treat, store, dispose, or incinerate hazardous waste.

**RCRA GEN:** *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN - Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

**RCRA NLR:** *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification:

Failure to report in a timely matter.

No longer in business.

No longer in business at the listed address.

No longer generating hazardous waste materials in quantities which require reporting.

**Federal IC / EC:** *EPA* BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

**FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS-** Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

**ERNS:** *EPA/NRC* EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

**Tribal Lands:** *DOI/BIA* INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

**State/Tribal Sites:** *AZ DEQ* WQARF REGISTRY LIST & SITE BOUNDARIES- Sites that are currently being addressed by the State's Water Quality Assurance Revolving Fund (WQARF) Program are listed on the WQARF Registry. Sites are represented as polygonal boundary areas as outlined by the Arizona Department of

Environmental Quality. The Program addresses sites that are scored and placed on the Registry, utilizing an approved eligibility and evaluation (E&E) model for evaluating risk and other environmental factors. The information provided includes the E&E score (out of a possible total score of 120), the Site Name, the City and County where the Site is located, and the date the Site was added to the Registry, and other information obtained from the ADEQ Web page. For more information regarding a specific site contact the ADEQ Project Manager or Community Involvement Coordinator identified in the details of the body of this report regarding that specific site titled CONTACTS. Each site may have a different project manager.

Note: In order to quickly identify Registry Sites in the Site Summary List of the First Search Reports. The Registry Sites will be labeled SP instead of State, but reside within the record count totals of the State (State) sites. Site Id's are identified as WQARF\_REGISTRY\_#/WQARF.

ARIZONA SUPERFUND PROGRAM LIST- (State Database Type in FirstSearch Reports) The Arizona Superfund Program List contains sites and potential sites within the jurisdiction of the Superfund Programs Section (SPS) since April 1997 (the date of the new Water Quality Assurance Revolving Fund statute). Track Info Services removed duplicate listings from this list and has included only the Potential WQARF Registry Sites that have a Program Status of Pending PI. DOD, NPL and current WQARF Registry Sites are not included in the Arizona Superfund Program List as they are listed in NPL and the State registry List. Site ID's are identified as SUPERFUND\_TISID#.

Potential WQARF sites that are included in the FirstSearch Reports are those cases which are awaiting or undergoing a WQARF preliminary investigation (PI). Possible outcomes of a PI are:

- 1) No further investigation or action
- 2) Registry listing
- 3) Referral to the ADEQ voluntary remediation program
- 4) Referral to another ADEQ program.

According to the Arizona Department of Environmental Quality (ADEQ), prior to July 5, 2000 the ADEQ Superfund Programs Section (SPS) published a list of sites entitled Arizona CERCLIS Information Data System (ACIDS). The ACIDS list has been replaced as an active list by the Arizona Superfund Program List. It has been archived and will no longer be distributed or updated.

Information regarding specific sites on the ADEQ Superfund Program List may be obtained by calling the ADEQ Superfund Information Hotline at (602) 207-4360 or toll free in Arizona at 1 800 234-5677, ext. 4360.

Note: ADEQ maintains map boundaries of NPL sites & DOD sites. They may vary from those maintained by the US EPA and respective regions. Information regarding NPL and DOD site boundaries provided by ADEQ utilized in First Search Reports will be included in the State (ST) database category to supplement the US EPA's NPL information in the federal database categories.

**State Spills 90:** *AZ DEQ* HAZARDOUS MATERIALS INCIDENT LOGBOOK-The ADEQ Emergency Response Unit documents chemical spills and incidents, which are referred to the unit.

**State/Tribal SWL:** *AZ DEQ* SOLID WASTE LANDFILLS- The ADEQ Waste Programs Division Recycling and Data Management Unit maintains a list of solid waste facilities (SWATS) identified as active or closed.

**State/Tribal LUST:** *AZ DEQ* LEAKING UNDERGROUND STORAGE TANKS- ADEQ maintains a list of leaking underground tanks (LUST).

**State/Tribal UST/AST:** *AZ DEQ/EPA* UNDERGROUND STORAGE TANKS- Under State (A.R.S. 49-1001 to 1014) and federal RCRA Subtitle laws, persons who own or have owned underground storage tanks (UST's) which contain regulated substances are required to complete a notification form and submit it to the State. More than 6500 facilities have notified the State of more than 19,000 underground tanks.

**INDIAN LANDS UST LIST-** A listing of underground storage tanks currently on Indian lands under federal jurisdiction. Arizona Indian Lands USTs are administered by US EPA Region 9.

**State/Tribal IC:** *AZ DEQ* ADEQ DEURS AND VEMURS PROGRAM LIST- According to the ADEQ a DEUR (Declaration of Environmental Use Restriction) is a restrictive covenant that must be recorded when the owner of a site with known contamination elects to use either institutional or engineering controls to prevent or minimize exposure to contaminants on the property, or when an owner elects to leave contamination on the property that exceeds the applicable residential soil remediation standard for the property. A previous program, known as VEMUR (Voluntary Environmental Mitigation Use Restriction) has been replaced by the DEUR program but VEMUR record dates and associated data are still provided by the ADEQ for historic purposes.

**State/Tribal VCP:** *AZ DEQ* ARIZONA VOLUNTARY REMEDIATION PROGRAM LIST- The ADEQ Waste Programs Division maintains a list of Voluntary Remediation Program (VRP) sites. A VRP is an eligible

contaminated site on which voluntary investigation and cleanup measures are taken by property owners, prospective purchasers and other interested parties in cooperation with ADEQ.

**State/Tribal Brownfields:** *AZ DEQ/EPA* ARIZONA BROWNFIELDS PROGRAM LIST- The ADEQ Waste Programs Division maintains a list of Brownfields sites as part of its Voluntary Remediation Program. To be listed by the ADEQ as a Brownfield a site must meet the following three criteria: it must be an underutilized commercial or industrial site, it must possess redevelopment potential, and that redevelopment potential must be complicated by known or perceived contamination with a hazardous substance as defined by CERCLA  
Brownfields Management System (BMS) is an analytical database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

**RADON:** *NTIS* NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

**State Permits:** *AZ DEQ* DRY WELLS REGISTRATIONS LIST- The ADEQ Water Quality Division Water Protection Approval and Permits Section maintains a registry of dry wells that have been constructed solely for the disposal of storm water registered under A.R.S. 49-331-336.

**State Other:** *AZ DEQ* ZIP ACIDS LIST- Please Note this is no longer a currently active program maintained by the ADEQ, but the Zip Acids List is included in the First Search database for historical reference.  
The state has established a program under A.R.S. 49-282 to remedy sites, which may have an actual or potential impact upon waters of the State, caused by hazardous substances. The Remedial Projects Section of ADEQ maintains this program. Some remedial projects are governed and funded by the federal CERCLA Superfund program and on the National Priority List. Among the sites in Arizona there are three military bases under the U.S. Dept. of Defense jurisdiction.

**ADEQ DEURS AND VEMURS PROGRAM LIST-** According to the ADEQ a DEUR (Declaration of Environmental Use Restriction) is a restrictive covenant that must be recorded when the owner of a site with known contamination elects to use either institutional or engineering controls to prevent or minimize exposure to contaminants on the property, or when an owner elects to leave contamination on the property that exceeds the applicable residential soil remediation standard for the property. A previous program, known as VEMUR (Voluntary Environmental Mitigation Use Restriction) has been replaced by the DEUR program but VEMUR record dates and associated data are still provided by the ADEQ for historic purposes.

**FI Map Coverage:** *PROPRIETARY* FIRE INSURANCE MAP AVAILABILITY - Database of historical fire insurance map availability.

## Environmental FirstSearch Database Sources

**NPL: EPA** Environmental Protection Agency

*Updated quarterly*

**NPL DELISTED: EPA** Environmental Protection Agency

*Updated quarterly*

**CERCLIS: EPA** Environmental Protection Agency

*Updated quarterly*

**NFRAP: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA COR ACT: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA TSD: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA GEN: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA NLR: EPA** Environmental Protection Agency

*Updated quarterly*

**Federal IC / EC: EPA** Environmental Protection Agency

*Updated quarterly*

**ERNS: EPA/NRC** Environmental Protection Agency

*Updated semi-annually*

**Tribal Lands: DOI/BIA** United States Department of the Interior

*Updated annually*

**State/Tribal Sites:** *AZ DEQ* ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

*Updated when available*

**State Spills 90:** *AZ DEQ* ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

*Updated when available*

**State/Tribal SWL:** *AZ DEQ* ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

*Updated annually*

**State/Tribal LUST:** *AZ DEQ* ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY:

*Updated biannually*

**State/Tribal UST/AST:** *AZ DEQ/EPA* ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY:  
File Room (602) 207-4345.  
US EPA Region 9:

*Updated annually*

**State/Tribal IC:** *AZ DEQ* ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY.

*Updated Updated archived/when available*

**State/Tribal VCP:** *AZ DEQ* AZ DEQ ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

*Updated Updated when available*

**State/Tribal Brownfields:** *AZ DEQ/EPA* ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY  
For further information contact Arcelious Stephens, Brownfields Coordinator at (602) 771-4401.

*Updated when available*

**RADON:** *NTIS* Environmental Protection Agency, National Technical Information Services

*Updated periodically*

**State Permits:** *AZ DEQ* ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

*Updated annually*

**State Other:** *AZ DEQ* ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY  
For specific information on the historic ZIP ACIDS List or other site remediation contact the AZ DEQ  
Remedial Projects Section at (602) 207-4241.

*Updated archived/when available*

**FI Map Coverage:** *PROPRIETARY* Library of Congress

Catalogue of Maps Published by Sanborn Mapping and Geographic Information Service in February 1988®  
ProQuest  
Other internally produced datasets

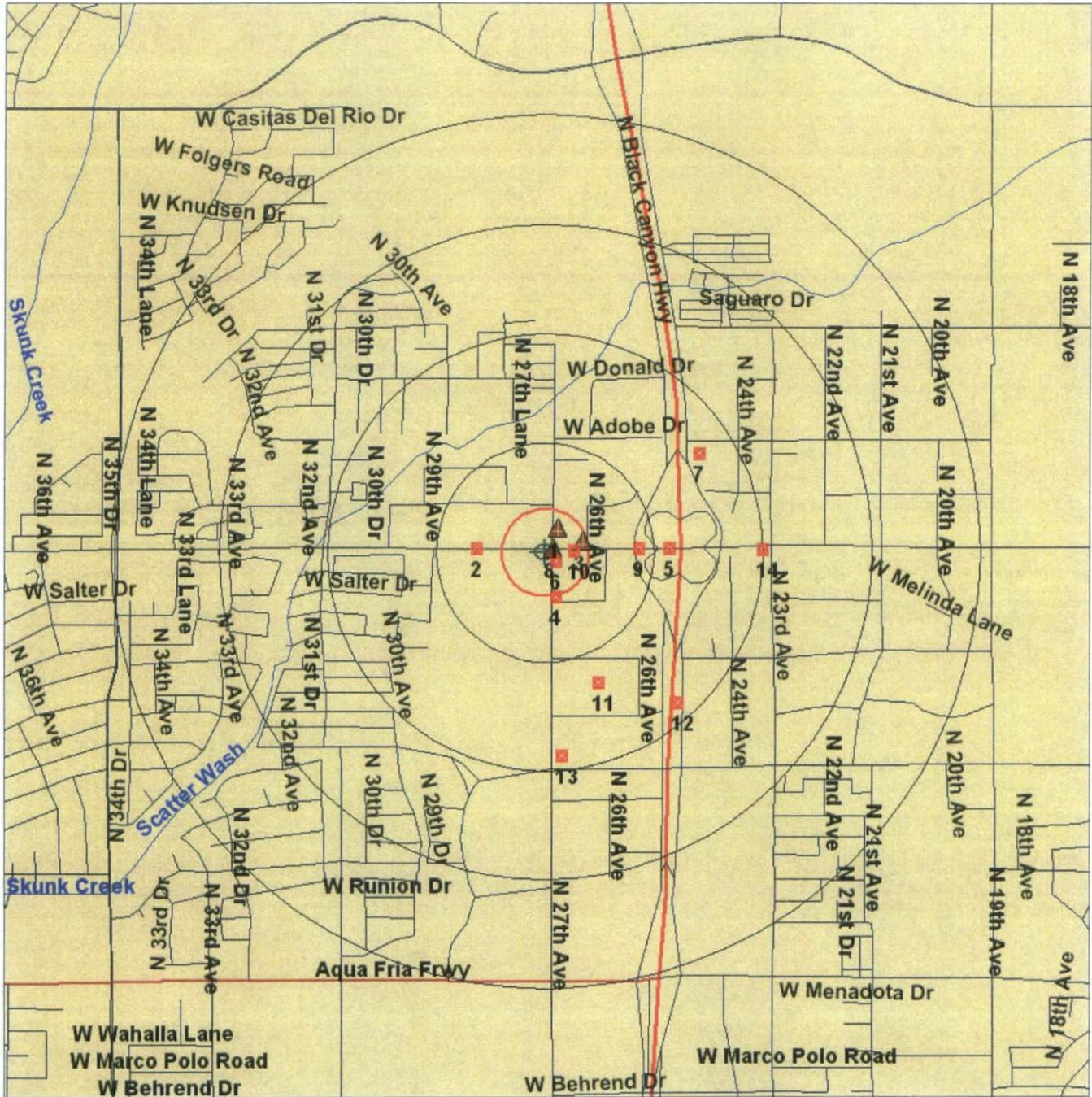
*Updated quarterly*

# Environmental FirstSearch

1 Mile Radius  
Single Map:



2700 WEST DEER VALLEY ROAD, PHOENIX AZ 85027



Source: U.S. Census TIGER Files

- Target Site (Latitude: 33.683529 Longitude: -112.117814) .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste .....
- Triballand .....
- Railroads .....



Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

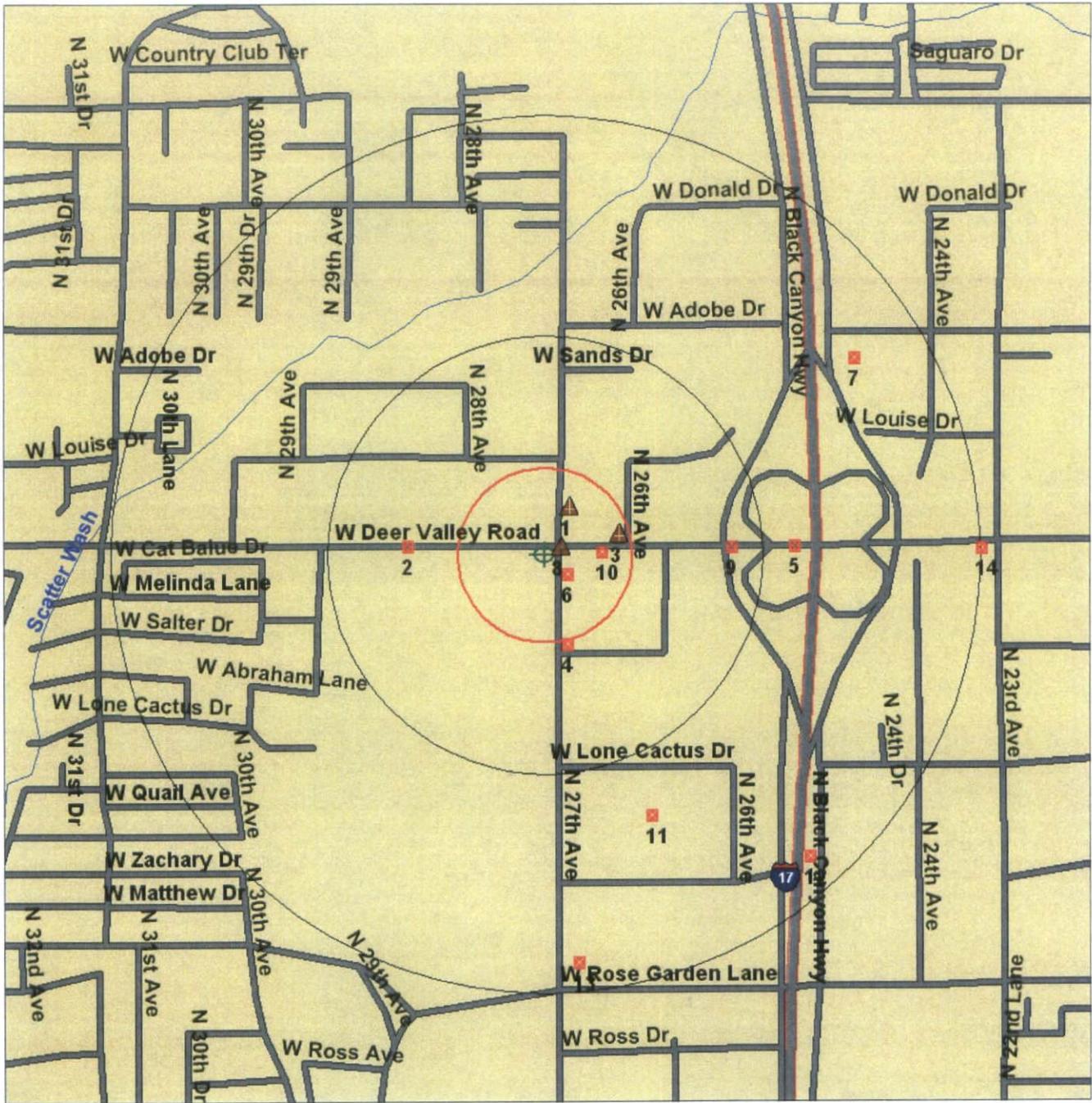


# Environmental FirstSearch

.5 Mile Radius  
Single Map:



2700 WEST DEER VALLEY ROAD, PHOENIX AZ 85027



Source: U.S. Census TIGER Files

- Target Site (Latitude: 33.683529 Longitude: -112.117814)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



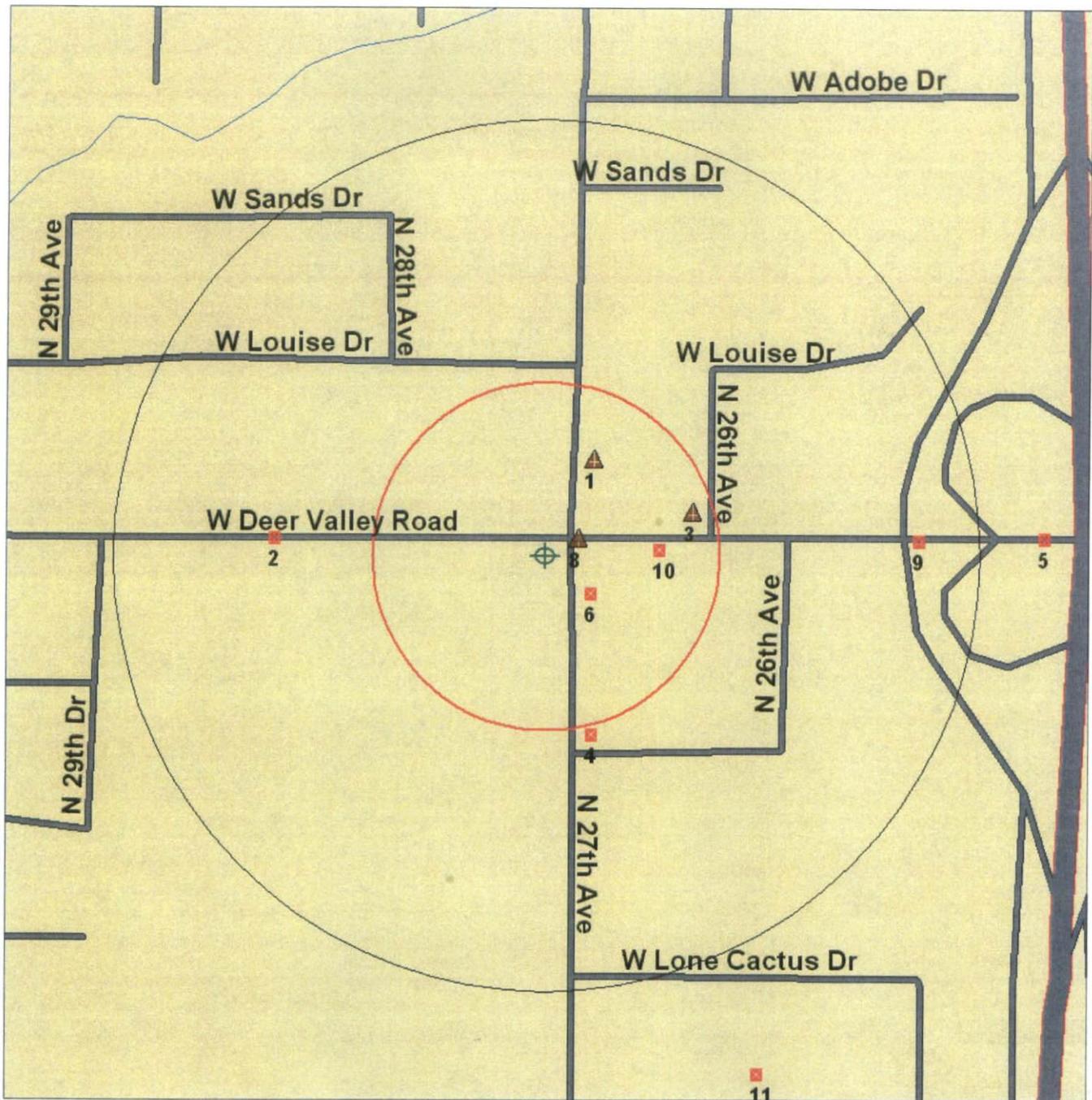
# Environmental FirstSearch

.25 Mile Radius

Single Map:



## 2700 WEST DEER VALLEY ROAD, PHOENIX AZ 85027



Source: U.S. Census TIGER Files

Target Site (Latitude: 33.683529 Longitude: -112.117814) .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand .....

Railroads .....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

