

**REPORT ON PHASE I ENVIRONMENTAL  
SITE ASSESSMENT**

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**DESIGNATION:** Parcel 1

**LOCATION:** Northeast Corner of Dynamite Boulevard and  
Pima Road in Scottsdale, Arizona

**CLIENT:** City of Scottsdale - Capital Improvements  
**FOR USE BY:** Arizona State Land Department

**PROJECT NO:** 142382EA

**DATE:** February 10, 2015  
**AAI DATE:** December 31, 2014

**TABLE OF CONTENTS**

**1.0 INTRODUCTION ..... 1**

    1.1 PURPOSE AND SCOPE OF REPORT ..... 1

    1.2 PROPERTY BACKGROUND ..... 3

        1.2.1 Property Location ..... 3

        1.2.2 Property Description ..... 3

**2.0 PHYSICAL SETTING ..... 4**

    2.1 TOPOGRAPHY ..... 4

    2.2 GEOLOGY ..... 5

    2.3 REGIONAL CLIMATOLOGY, SURFACE WATER HYDROLOGY, AND HYDROGEOLOGY ..... 6

**3.0 STANDARD HISTORICAL SOURCES ..... 6**

    3.1 AERIAL PHOTOGRAPHS ..... 7

    3.2 FIRE INSURANCE MAPS ..... 8

    3.3 PROPERTY TAX FILES ..... 8

    3.4 RECORDED LAND TITLE RECORDS ..... 9

    3.5 USGS TOPOGRAPHIC MAPS ..... 9

    3.6 LOCAL STREET DIRECTORIES ..... 9

    3.7 BUILDING DEPARTMENT RECORDS ..... 10

    3.8 ZONING/LAND USE RECORDS ..... 10

    3.9 OTHER HISTORICAL SOURCES ..... 10

    3.10 PREVIOUS ENVIRONMENTAL SITE ASSESSMENTS ..... 10

    3.11 HISTORICAL DATA GAPS ..... 11

**4.0 INTERVIEWS ..... 11**

    4.1 OCCUPANTS, OWNERS, USER AND KEY SITE MANAGER ..... 11

    4.2 LOCAL GOVERNMENT OFFICIALS ..... 12

**5.0 CURRENT CONDITIONS ..... 13**

    5.1 CURRENT PROPERTY USE ..... 13

    5.2 TRANSFORMERS ..... 14

    5.3 DRY WELLS ..... 14

    5.4 ADJOINING LAND USE ..... 15

**6.0 STANDARD ENVIRONMENTAL RECORD SOURCES ..... 15**

**7.0 NON-SCOPE CONSIDERATIONS ..... 18**

    7.1 ASBESTOS ..... 18

**TABLE OF CONTENTS (Continued)**

7.2 BUSINESS ENVIRONMENTAL RISK DATABASES/ISSUES..... 19

**8.0 FINDINGS AND CONCLUSIONS..... 20**

**9.0 RECOMMENDATIONS ..... 21**

**10.0 LIMITATIONS ..... 22**

**11.0 RELIANCE..... 22**

**12.0 REPORT CERTIFICATION ..... 23**

**13.0 REFERENCES CITED AND REVIEWED ..... 24**

- APPENDIX:** A. Surface Photographs  
B. Project Personnel Credentials  
C. Regulatory Database (ASTM) Search



## 1.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) conducted on the subject Property identified as Parcel 1 located at northeast corner of Dynamite Boulevard and Pima Road in Scottsdale, Arizona. The work was authorized by Mr. Dave Lipinski of City of Scottsdale and was performed in accordance with our Proposal No. 52672E dated December 15, 2014.

### 1.1 Purpose and Scope of Report

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

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

use limitations, institutional controls, or engineering controls). *De minimis* conditions are not RECs nor CRECs. (ASTM).

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

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

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

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

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

## **1.2 Property Background**

### **1.2.1 Property Location**

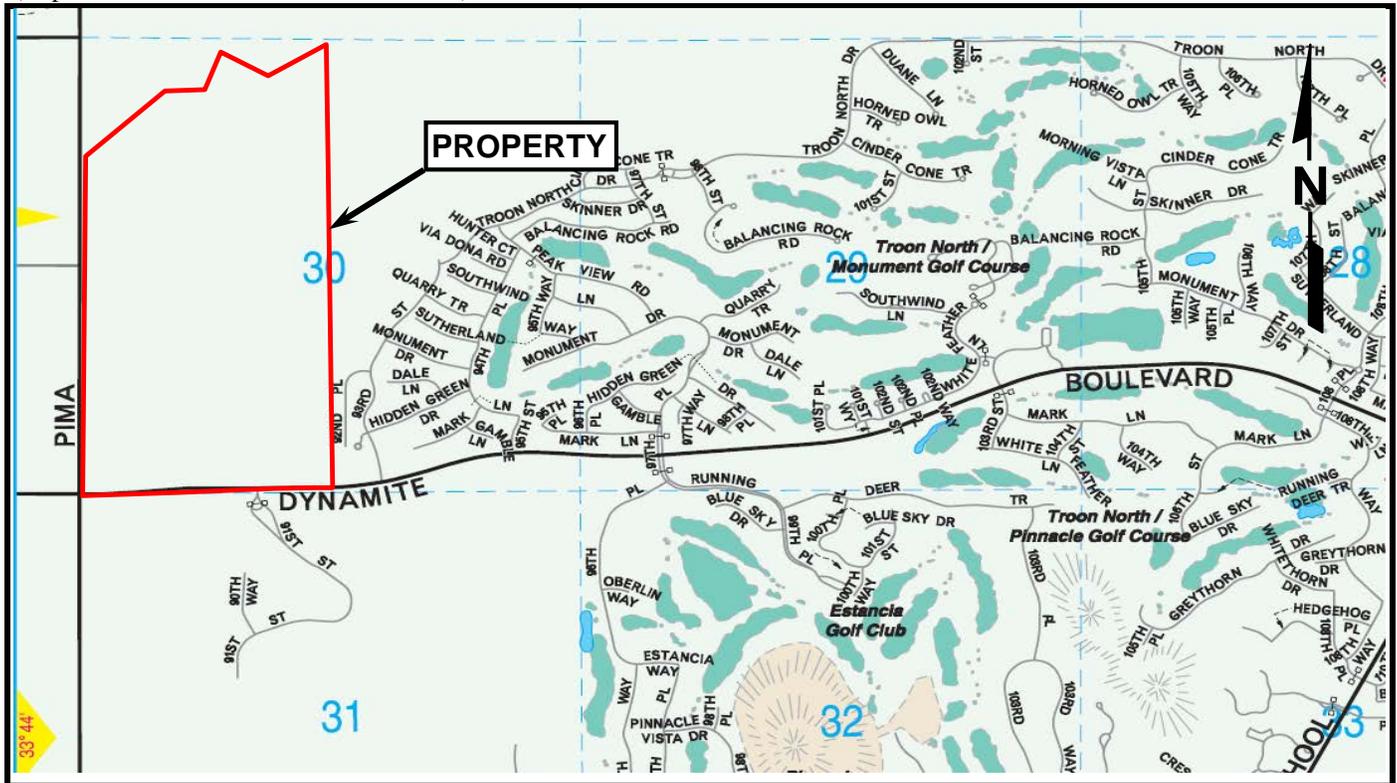
The subject Property is situated in the southwestern quarter of Section 30, Township 5 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. An address of 28460 North Pima Road associated with a lease to BZ's Excavating and an address of 8930 East Dynamite Boulevard associated with an Arizona Public Service (APS) electrical substation were identified for the subject Property. The Property is generally located at the northeast corner of Dynamite Boulevard and Pima Road in Scottsdale, Arizona. The Property is generally bound on the north by Arizona State Land, on the east partly by Arizona State land and by residential properties, on the south by Dynamite Boulevard, and on the west by Pima Road (See Figure 1.2.1.1).

### **1.2.2 Property Description**

At the time of the site visit, the Property consisted of approximately 290 acres of native desert land developed with a construction yard and an APS Substation. The Property was accessed from Pima Road, which bordered the Property to the west.

Figure 1.2.1.1 - Property Location

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## 2.0 PHYSICAL SETTING

### 2.1 Topography

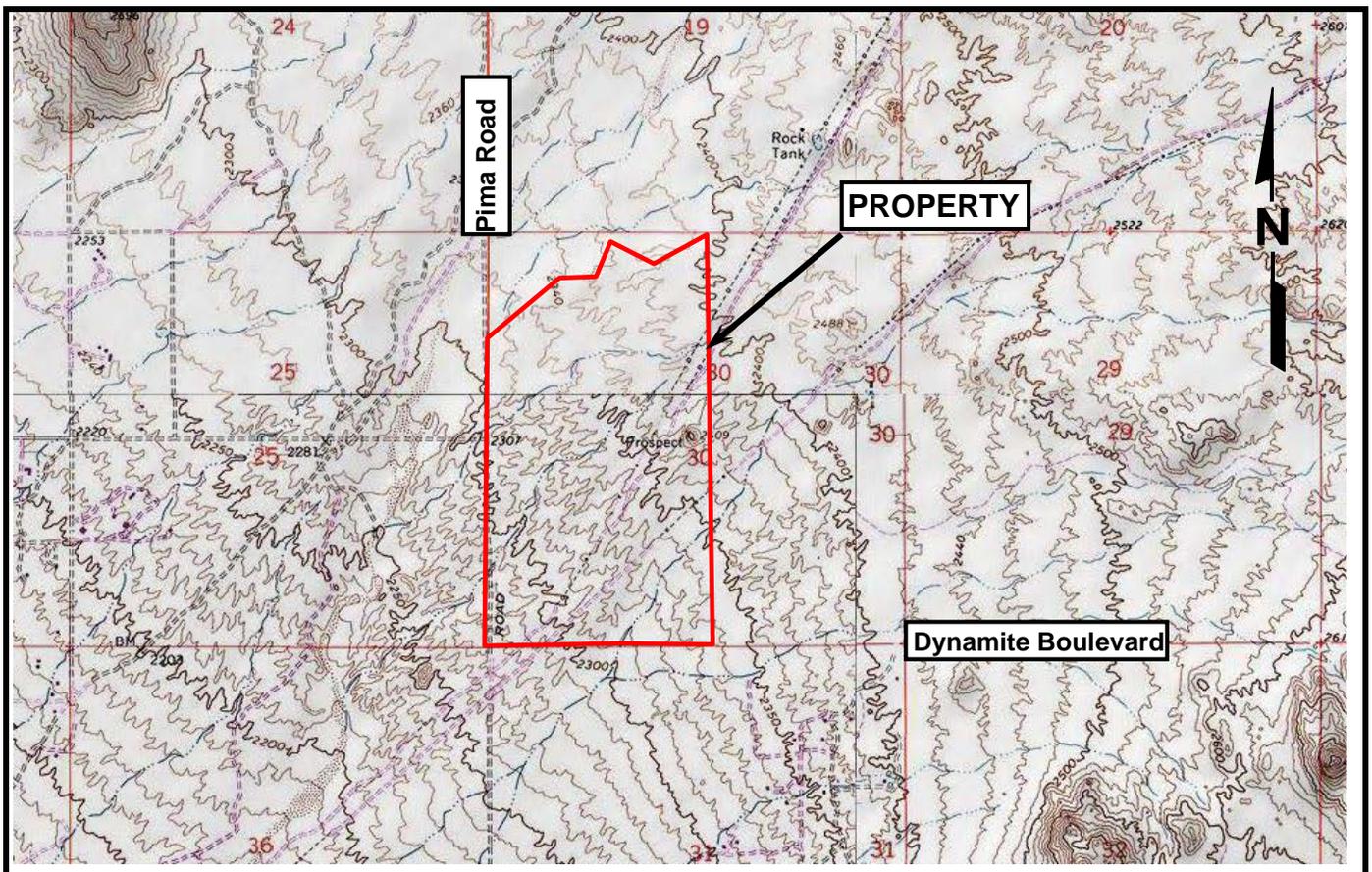
Approximate Property elevation: As depicted on the United States Geological Survey (USGS) 7.5 Minute Series Topographical Map (Figure 2.1.1), the Property elevation appears to be approximately 2,270 to 2,400 feet above mean sea level (USGS).

General down slope contour: Southwest (ibid.).

Flooding zone: The Property appears to be located within multiple flood zones, including Zone AE, Zone AO, and Zone X. Zone AE is the 1% annual chance flood (100-year flood), also known as the base flood, which is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood. Base Flood Elevation is determined for Zone AE. Zone AO is the 1% annual chance flood (100-year flood), also known as the base flood, which is the flood that has a 1% chance

of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood. Flood depths of one (1) to three (3) feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined. Zone X are areas determined to be outside the 0.2% annual chance (500-year) floodplain (FEMA).

Figure 2.1.1 – Property Topography



## 2.2 Geology

Local soils: The Property soil is generally classified as Gran-Rock outcrop-Lehmans, with moderately steep and steep, non-gravelly and very gravelly, loamy and clayey soils, and Rock outcrops on hill slopes. (USDA).

Site specific conditions: Determination of site-specific geologic conditions was not within the scope of work for this phase of the study.

## 2.3 Regional Climatology, Surface Water Hydrology, and Hydrogeology

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

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

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

Regional groundwater elevation: Regional groundwater maps developed by the Arizona Department of Water Resources (ADWR) revealed no (0) wells located within a one-mile radius of the Property; however, based on general contours, the regional groundwater elevation and groundwater flow direction were undetermined. It should be noted that groundwater flow resulting from local groundwater gradients may vary considerably in the area due to surface recharge, groundwater pumping and local subsurface geology (Rascona).

On-site water wells: ADWR Well Registry Reports were reviewed by Allands. The Allands report identified one (1) water well with coordinates which corresponded to the area near the subject Property. This well was listed a domestic well (Allands). This well did not appear to be located on the subject Property, and no obvious visual indications of water wells were observed on the subject Property during the site visit.

Potable water source: City of Scottsdale (Ekblaw).

On-site surface water: No surface water was observed on the Property at the time of the site visit. However, natural washes were visible extending in a northeast to southwest direction across the Property. It appeared that excess surface water could migrate across the Property boundaries. Given that the surface area of the Property was contiguous with the adjoining areas, on-site run-on may occur from up-gradient land and off-site discharges to down-gradient land. The washes that traverse the Property may transport off-site discharges onto/across the Property.

## 3.0 STANDARD HISTORICAL SOURCES

Standard Historical Sources were reviewed as necessary to develop a history of the previous uses of the Property and surrounding area in order to identify those uses that are likely to have led to RECs in

connection with the Property. These sources were reviewed in five (or less) year intervals in an attempt to identify all obvious uses of the Property from the present until 1940 or until the Property's first developed use, whichever is earlier. Standard Historical Sources include Aerial Photographs, USGS 7.5 Minute Topographical Maps, Zoning/Land Use Records, Building Department Records, Local Street Directories, Fire Insurance Maps, Property Tax Files, Recorded Land Title Records, Previous Site Studies and Other Historical Sources. The specific sources used to identify the historical use of the subject Property are described in the following sections. The earliest historical source reviewed during this assessment was an aerial photograph dated 1953. Historical research data was not reasonably ascertainable prior to 1953. Based on information gathered during this assessment, the Property appeared to have been indigenous native desert.

### **3.1 Aerial Photographs**

A review of selected aerial photography from 1953 to 2014 was conducted at Arizona State University (ASU), the Maricopa County Assessor's Office and Flood Control District web pages (Maricopa), Nationwide Environmental Title Research, LLC (NETR), and TerraServer Online Imagery (TerraServer) to identify past uses and characteristics of the Property, and to determine and evaluate the nature of previous activities existing on-site, on adjoining sites or within the adjacent area. A copy of a selected photograph is included in Figure 3.1.1.

**Subject Property:** In the 1953 photograph, the subject Property appeared to be primarily native desert with northeast to southwest trending natural washes. In the 1962 and 1972 aerial photographs, a dirt road in the alignment of the Four Corners Power transmission lines was observed. No aerial photographs were available between 1973 and 1991. In the 1993 aerial photograph, a construction yard now described as BZs Excavating was present on the west side of the Property. Power lines were visible in the 1997 aerial photograph and an APS substation was visible in the 1999 aerial photograph. Otherwise, the Property remained essentially the same from 2000 to 2014 (ASU; Maricopa; NETR; TerraServer).

**Adjacent Areas:** In the 1953 photograph, the surrounding area appeared to be primarily native desert with northeast to southwest trending natural washes. In the 1962 aerial photograph, dirt roads were observed along the power line alignment north and south of the Property and in 1972 along Pima Road just west of the Property. No aerial photographs were available between 1973 and 1991. In the 1992 aerial photograph, rural residential development was prevalent to the northwest, west, south, and east. Aerial photos between 1997 and 2014 show that residential improvements have continued to the east, south, and west with native desert land to the north and northeast (ASU; Maricopa; NETR; TerraServer).

Figure 3.1.1 - 2014 Aerial Photograph



### 3.2 Fire Insurance Maps

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

### 3.3 Property Tax Files

Property tax files identify past owners of a Property and may contain appraisals, maps, sketches, photographs and other information concerning a Property. Property tax files accompanying the Allands report identified no parcel number as the Property is State Trust Land. No addresses were identified on the Property

tax files. However, an address of 28460 North Pima Road associated with a lease to BZ's Excavating and an address of 8930 East Dynamite Boulevard associated with an Arizona Public Service (APS) electrical substation were identified for the subject Property. No improvements were indicated in the Property tax files. The Property's assessed site use was listed as State Trust Land (Allands).

### **3.4 Recorded Land Title Records**

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

### **3.5 USGS Topographic Maps**

Topographic maps may identify structures, roads and general use of a Property for the year determined by the date of the map. The 1965 map depicted natural washes, southwest to northeast trending high power lines, and a prospect on the eastern side of the subject Property. The 1981 photorevision depicted the same natural washes, prospect, and power lines along with a northeast to southwest trending dirt road (USGS).

Additional topographic maps were reviewed online on NETR's webpage. The topographic maps were dated 1904, 1906, 1930, 1939, 1948, 1950, 1959, 1963, 1965, 1971, 1975, 1983, and 1995. The high power lines were not depicted on the Property on the 1904 through 1963 topographic maps. No additional features were depicted on the Property on the 1971, 1975, 1983, and 1995 topographic maps (NETR).

### **3.6 Local Street Directories**

City street directories can provide ownership information and/or use of a property as referenced by a street address, once identified. City directories were searched for addresses associated with a lease on the Property in approximate five-year intervals from 1962 to 2014. No listing were located for the address at 28460 North Pima Road. Based on other historical found, the APS substation at 8930 East Dynamite

Boulevard was constructed in 1996 and is still owned and operated by APS. Therefore, because this facility has remained a substation, city directories were not reviewed for this address (Coles).

### **3.7 Building Department Records**

Building department records are those records associated with the construction, alteration, or demolition of improvements on a property. These records are available at the City of Scottsdale Planning and Development Records, and are sorted by address or facility name. Building permits were obtained for the maintenance facility located in the construction yard at 28460 North Pima Road. Records found for this address included a maintenance yard site plan and elevations, a City of Scottsdale Project Data Sheet, a water line, pavement design, soil investigation, and drainage report. General permits for the northeast corner of Dynamite Boulevard and Pima Road included approved plans for the construction of an APS Substation in 1996 and the approved plans to build a cell tower in 1997 (Wheeler; Scottsdale).

### **3.8 Zoning/Land Use Records**

Zoning/land use records show the uses allowed by the local government in the area encompassing a property. Mr. Kirk Wheeler, who is a Representative at the City of Scottsdale Planning and Development Records Department, was contacted regarding zoning for the Property. Mr. Wheeler reported that the Property is currently zoned R1-190 ESL, which was defined as single-family residential environmentally sensitive land. No historical zoning information was provided by Mr. Wheeler. He indicated that the Property was annexed by the City of Scottsdale on October 6, 1983 (Wheeler; Scottsdale).

### **3.9 Other Historical Sources**

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

### **3.10 Previous Environmental Site Assessments**

Previous environmental assessments are obtained, when possible, and reviewed for indications of previously identified RECs that may have existed on or near the Property. No previous environmental

assessments were provided to Speedie and Associates for review and we received no indication that previous environmental assessments have been conducted on the Property.

### **3.11 Historical Data Gaps**

The standard historical sources were reviewed as part of this Phase I ESA and none of these sources were excluded from this assessment. The earliest reasonably ascertainable historical source reviewed during this assessment was a topographic map dated 1904 and a 1953 aerial photograph. Based on the historical information gathered during this assessment, the Property appeared to have been indigenous native desert. While historical information prior to 1904 was not reasonably ascertainable, based on the location of the Property as well as the growth and use patterns in the Property area, it is Speedie and Associates opinion it is Speedie and Associates opinion that the Property was likely native desert land.

## **4.0 INTERVIEWS**

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

### **4.1 Occupants, Owners, User and Key Site Manager**

As part of Speedie and Associates' Phase I ESA procedures, a questionnaire is provided to the client, owner, and key site manager, as necessary to obtain historical and current data about the subject Property prior to the site visit. However, due to the typical brisk period between project initiation and the site visit, it is unusual for all three (3) contacts to have been made prior to the site visit. A questionnaire was sent to the City of Scottsdale - Capital Improvements, the client. Mr. Kroy Ekblaw reported that currently and historically, the Property has consisted of desert land with a power line right-of-way and an APS substation. Mr. Ekblaw also reported that the City of Scottsdale provides water, APS provides electricity, and Southwest Gas provides natural gas to the subject Property. Mr. Ekblaw reported that he had no information regarding the presence of any environmental liens or activity use limitations on the Property, and he had no specialized knowledge regarding the Property. He indicated that he was not aware of anything that would impact the purchase price of the Property, and he was not aware of obvious indicators of the presence of contamination on the Property. He identified Arizona State Land Department as the current Property owner and Mr. Bruce Campbell as the key site manager (Ekblaw). Additional information was later received by email by Mr. Ekblaw and he reported that there is a maintenance facility located on the Property. He included an ADEQ file number and reported that Mr. Bruce Zeller is the business owner and leaseholder (Ekblaw).

Mr. Bruce Campbell, Environmental Program Specialist with the Arizona State Land Department completed an environmental questionnaire. Mr. Campbell reported that currently and historically, the Property has consisted of undeveloped desert land with a maintenance yard. He indicated that the Arizona State Land Department is the owner of the Property. He indicated that USTs have been removed from the maintenance yard with an ADEQ ID #0-006521. He further reported that he was unaware of presence of any environmental liens or activity use limitations on the Property, and he had no specialized knowledge regarding the Property. He indicated that he was unaware of the current market values, and he was not aware of obvious indicators of the presence of contamination on the Property. He identified Arizona State Land as the current Property owner and himself as the key site manager (Campbell).

Speedie and Associates interviewed Mr. Bruce Zeller with BZ's Excavating, the owner and lease holder. He indicated that the Property has been primarily used for the storage of dirt and rock for construction purposes. Mr. Zeller indicated that he has leased the Property for 10 or 15 years. To his knowledge there are no wells or USTs located on the Property. He was not aware of obvious indicators of the presence of contamination on the Property. He was not aware of environmental limitations for the use of the Property. He reported that there was a previous Phase I ESA performed when the Property was first leased. He also reported that there is a septic system on-site (Zeller).

Mr. Chris Walker with APS, representing the owner of the Dale Substation. Mr. Walker reported that the equipment in the substation is new and does not contain PCB. He indicated that the substation was built in 1996. He reported that the only chemicals stored on the Property included approximately 67,264 pounds (8,400 gallons) of mineral oil inside the equipment. To their knowledge, there have been no releases of mineral oil or other chemical releases on the Property. Mr. Walker reported that he had no information regarding the presence of any environmental liens or activity use limitations on the Property, and he had no other specialized knowledge regarding the Property. He indicated that a previous Phase I ESA performed on the Property prior to their purchasing the land from the Arizona State Land Department. However, he did not have a copy of the previous report as it was likely in archives (Walker).

#### **4.2 Local Government Officials**

Interviews were conducted with local agency personnel and other persons noted in the appropriate sections of this report. The City of Scottsdale Fire Department was contacted to determine if documents regarding hazardous materials permits, hazardous materials incidents, or underground storage tank (UST) activities exist for the subject Property. Inspector #B1432 for the City of Scottsdale Fire Department emailed a report that indicated no documents of this type were found on file for the Property addresses (Scottsdale Fire Department).

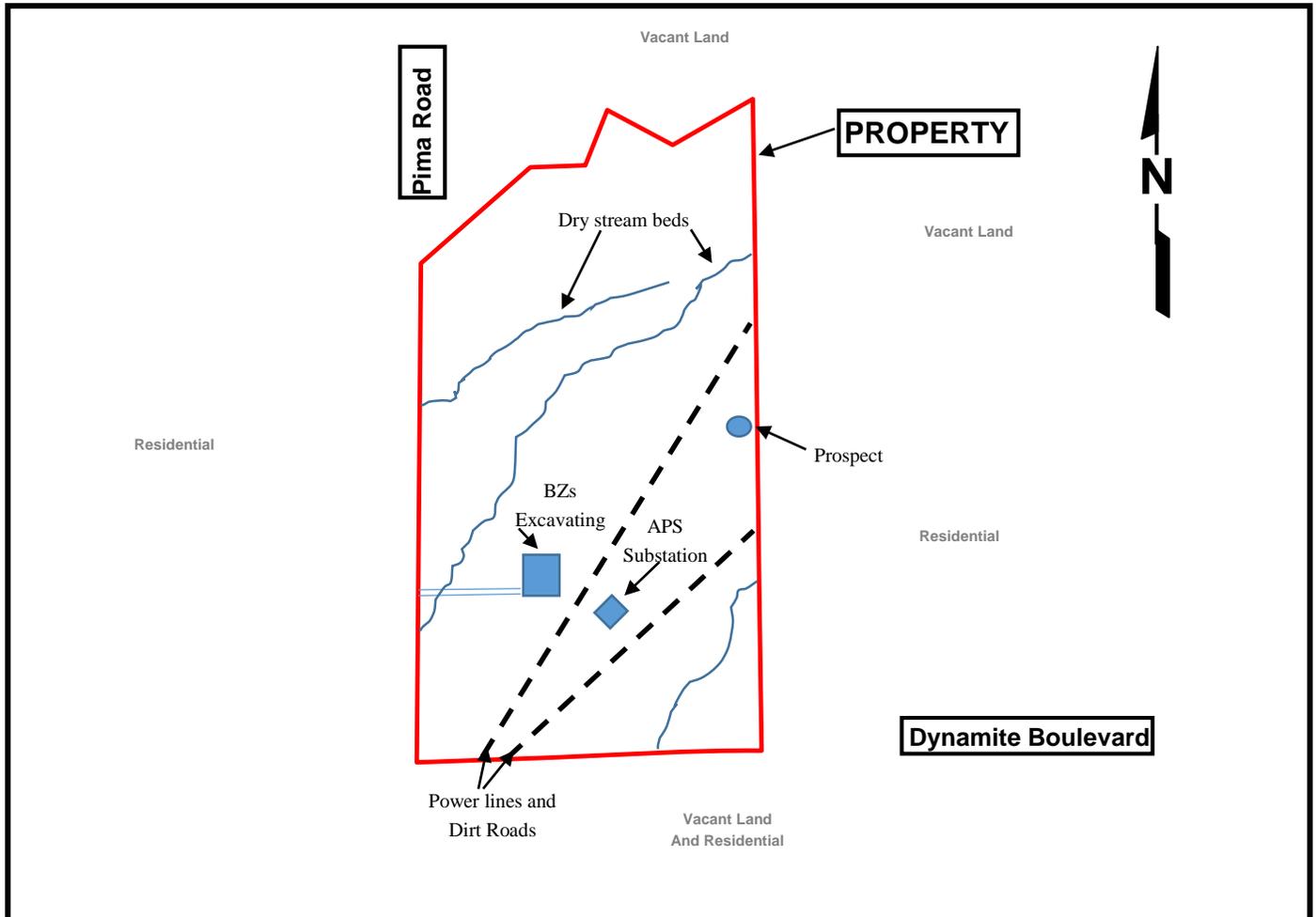
## 5.0 CURRENT CONDITIONS

### 5.1 Current Property Use

A site reconnaissance was conducted to observe and record information concerning present site development, use, and conditions. A visual and physical survey of the existing Property was conducted on January 11, 2015 by Mr. Tim J. Rheinschmidt of Speedie and Associates. Complete visual assessment of the Property was hindered by vegetation and terrain. The site visit was conducted by walking about the Property. Selected photographs, taken on the site visit, are included in Appendix A (Surface Photographs). Figure 5.1.1 identifies Property boundaries.

At the time of the site reconnaissance, the subject Property consisted of 290 acres of native desert land. The Property surface generally consisted of bare soil with native vegetation. Vegetation included brush, shrubs, trees, and cacti. A series of power lines and a wash extended northeast to southwest through the middle of the Property. One of the towers appeared to have cell receivers/transmitters. Hikers and bicycle riders were observed on the trails that were noted throughout the Property. The property was generally void of trash; however, a small amount of debris was noted. Old cattle guards and some drainage improvements (culverts) were observed on the southern portion of the Property. A mining prospect was observed on the east side of the Property. The prospect was also identified on the topographic map (as shown in the Allands report in Appendix B) and consisted of a small hill with quartz tailings deposited on the sides of the hill. A small depression was observed on top of the hill that appeared to be the focus of the prospect; however, there was no open pit or adit observed. A gravel road and maintenance yard were observed on the west side of the Property. The maintenance yard was surrounded by a locked chain link fence. There was one structure and numerous soil/rock piles stored on the Property. No suspicious activities or staining was observed from the perimeter of the yard. An APS Substation was observed further to the east. It was surrounded by a block wall and steel gates that were also locked. No signs of unusual stains or odors were detected during the site reconnaissance. No other significant features were observed on the Property at the time of the site visit.

Figure 5.1.1 - Property Plan



## 5.2 Transformers

In the past, oil found in electrical transformers contained Polychlorinated Biphenyls (PCBs), which have been found to be a human carcinogen. Since 1984, manufacturers of transformers have been certifying them “non-PCB”, containing less than 50 parts per million (ppm). No (0) transformers were observed on the Property at the time of the site visit, except for the one associated with the electrical substation. Although electrical boxes were located along Dynamite Boulevard to the south.

## 5.3 Dry Wells

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

Property. Based on this review, no (0) dry wells were identified within the search radius (Allands). Further, no (0) dry wells were observed on the subject Property at the time of the site visit.

#### **5.4 Adjoining Land Use**

A visual survey of the adjoining sites and areas were conducted on January 11, 2015 by Mr. Tim J. Rheinschmidt of Speedie and Associates. The Property was bound on the north and northeast by the native desert land. The Property was bound on the southeast by a residential development. The Property was bound on the south by Dynamite Boulevard and a residential development surrounded by desert land. The Property was bound on the west by Pima Road followed by rural residential properties and open areas of native desert.

### **6.0 STANDARD ENVIRONMENTAL RECORD SOURCES**

A report of Federal and State Standard Environmental Record Sources located within the ASTM prescribed search parameters, was generated by Allands. A copy of the Allands report is located in Appendix B. Speedie and Associates reviewed this report for indications of RECs affecting the subject Property. The report revealed one (1) facility record within the search parameters (Allands).

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

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

**CERCLIS/NFRAP Sites:** The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list contains sites which are either proposed to or on the NPL and sites which are in the screening and assessment phase for possible inclusion on the NPL. Those sites on the No Further Remedial Action Planned (NFRAP) list are CERCLIS sites which have no further remediation action planned. The Allands report identified no (0) CERCLIS/NFRAP sites within a 0.5 mile radius of the Property boundary (Allands).

**RCRA Generators:** Under the Resource Conservation and Recovery Act (RCRA) the EPA compiles a database of facilities that are involved in the generation of hazardous materials. RCRAInfo is EPA's

comprehensive information system, providing access to data supporting the RCRA of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA and is checked for Federal RCRA Conditionally Exempt Small Quantity Generators (CESQG – generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month); Federal RCRA Small Quantity Generators (SQG – generate between 100 kg and 1,000 kg of non-acutely hazardous waste per month) and Large Quantity Generators (LQG – generate over 1,000 kg of hazardous waste, or over 1 kg of acutely hazardous waste per month). The Allands report identified no (0) RCRA generators within a 0.125 mile radius of the Property boundary (Allands).

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

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

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

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

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

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

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

**Solid Waste Facilities/Landfill Sites:** The state of Arizona maintains listings of closed and permitted, operating landfills and solid waste dump sites. Lists of closed facilities are not necessarily complete - older dumping areas may not be documented. This database is from the ADEQ Waste Programs Division; Solid Waste Section Directory of Arizona Active and Inactive Landfills. The Allands report identified no (0) Landfill facilities within a 0.5 mile radius of the Property boundary (Allands).

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

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

- ◆ Pinnacle Paradise Maintenance Yard (now BZs Excavating), 28460 North Pima Road, is located on the west side of the Property. This facility was reported to have had three (3) UST’s removed from the site. This facility was not reported to be a LUST site and there were no obvious indications of impact from the former USTs observed on the subject Property during the site visit. The files at ADEQ were reviewed. The closure report indicated that there was no impact to the site soils and an ADEQ closure letter was issued on August 4, 1999. Therefore, the potential environmental impact from this facility to the subject Property is currently believed to be low.

**Leaking Underground Storage Tank (LUST) Incident Reports:** Owners of USTs are required to report to ADEQ any and all releases of tank contents for which ADEQ maintains an ongoing file documenting

the nature of contamination and the status of each such incident. The Allands report identified no (0) LUST facilities within a 0.5 mile radius of the Property boundary (Allands).

**Hazardous Materials Incident Emergency Response Logbook:** The ADEQ Response Team documents spills and incidents involving hazardous materials that are reported to the unit. This database is from the ADEQ Emergency Response Log. The Allands report identified no (0) Hazardous Materials Incidents within a 0.125 mile radius of the Property boundary (Allands).

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

## 7.0 NON-SCOPE CONSIDERATIONS

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

### 7.1 Asbestos

Asbestos Containing Material is a given material that contains > 1% Asbestos fibers by volume/layer of building material, and suspect ACMs are those materials that are other than wood, glass, or steel. The asbestos industry is one of the most regulated fields in today's market. Both the Occupational Safety & Health Administration (OSHA) and the EPA have rules that govern the asbestos industry. These rules affect our clients because they govern asbestos containing materials (ACMs), which may be found in all buildings, regardless of the size or age of the structure. OSHA regulations govern the identification and management of ACMs within a structure, and the protection of employees who may disturb ACMs. The EPA governs ACMs within schools, and the disturbance of ACMs within any other structure that is deemed a "facility." The EPA identifies a "facility" as any institutional, commercial, public, industrial, or residential structure, installation, or building (including any structure, installation, or building containing condominiums or individual dwelling units operated as a residential cooperative, but excluding residential buildings having four or fewer dwelling units). The structure located on the BZ's Excavating lease property is considered a "facility" with a potential for asbestos impact.

## 7.2 Business Environmental Risk Databases/Issues

Business Environmental Risk (BERs) are databases/sources of information which contain data that is outside of the Scope of the ASTM Standard. The additional data may and can have potential implication on a commercial real estate transaction; however, for the purpose of CERCLA liability, the data is not considered by the ASTM Standard. The following additional databases/environmental business risk issues were researched by Speedie and Associates and Allands, the result of which are discussed below and/or included in the Allands report in the Appendix.

**Wetlands:** The National Wetlands Inventory (NWI) maintains and updates 1:24k quadrangle maps and digital data representing wetland locations and classifications as defined by the US Fish and Wildlife Service. One (1) recorded Freshwater Pond was located within a one (1) mile search distance to the south of the subject Property (Allands).

**Cultural, Historic, and Archeological Resources:** Established in 1966 by the Historic Preservation Act (NHPA), the National Register of Historic Places is the nation's official list of properties considered worthy of preservation. The National Register Information System (NRIS), maintained by the National Park Service, contains information on every property in the Register, and is the official list of districts, sites, buildings, structures and object significant in American History. No (0) standing historic structures were found within the 1.0 mile search distance and no historic properties or districts were found in the City of Scottsdale historic property information.

The ASU AZSITE Public Database was searched for cultural/archaeological resources sensitivity in Section 30, Township 5 North, Range 5 East. Allands reported that the survey density (the percentage of land within the square mile) of Section 30 that was surveyed by archaeologists is 60.3%. The archaeological site density (the percentage of land within the section) that contains a recognized archaeological/historical site is 0.7% (Allands).

**Ecological Resources and Endangered Plant & Animal Species:** The US Fish and Wildlife Service maintain a list of endangered plant and animal species, which can be sorted by geographical areas. Based on a review of this listing performed by Allands, several endangered and threatened species occur in Maricopa County; however, none (0) were specifically recorded on the Property or the surrounding area. The list of endangered and threatened species located within Maricopa County can be found in the Allands report located in the Appendix (Allands). As part of the subject assessment, an official inspection for the presence of endangered and threatened species was not performed.

**Wilderness:** This database is comprised of information from the Bureau of Land Management Wilderness Areas, National Park Service Lands, National Forest Service Lands, National Parkways and Scenic

Rivers, and the State of Arizona Parks Service. No (0) wilderness areas were located within a 1.0 mile radius of the subject Property (Allands).

**National Wildlife Refuges:** This database is comprised of information from the United States Fish and Wildlife Service. No (0) national wildlife refuges were located within 1.0 mile radius of the subject Property (Allands).

**High Voltage Power Lines:** At the time of the site inspection an electrical substation and two (2) high tension electrical transmission lines were observed on or near the Property.

**TSCA or FINDS:** The Toxic Substances Control Act Inventory includes the location of more than 70,000 processors and manufacturers of chemicals. This database is no longer released by the US EPA. FINDS contains both facility information and “pointers” to further sources that contain more details. No (0) TSCA or FINDS facilities were located within a radius equal to, or less than, 0.125 mile of the subject Property (Allands).

## 8.0 FINDINGS AND CONCLUSIONS

At the time of the site reconnaissance, the subject Property consisted of 290 acres of native desert land. The Property surface generally consisted of bare soil with native vegetation. Vegetation included brush, shrubs, trees, and cacti. A series of power lines and a wash extended northeast to southwest through the middle of the Property. One of the towers appeared to have cell receivers/transmitters. Hikers and bicycle riders were observed on the trails that were noted throughout the Property. The property was generally void of trash; however, a small amount of debris was noted. Old cattle guards and some drainage improvements (culverts) were observed on the southern portion of the Property. A mining prospect was observed on the east side of the Property. The prospect was also identified on the topographic map (as shown in the Allands report in Appendix B) and consisted of a small hill with quartz tailings deposited on the sides of the hill. A small depression was observed on top of the hill that appeared to be the focus of the prospect; however, there was no open pit or adit observed. A gravel road and maintenance yard were observed on the west side of the Property. The maintenance yard was surrounded by a locked chain link fence. There was one structure and numerous soil/rock piles stored on the Property. It should be noted that an interview with the owner/lease holder of BZs Excavating (construction yard) indicated that a septic system was located near the maintenance facility. No suspicious activities or staining was observed from the perimeter of the yard. An APS Substation was observed further to the east. It was surrounded by a block wall and steel gates that were also locked. No signs of unusual stains or odors were detected during the site reconnaissance. No other significant features were observed on the Property at the time of the site visit.

Historically, the Property appeared to be indigenous native desert with natural washes since at least 1904 until the early 1960s. In 1962, a dirt road and high power transmission lines extended across the Property in a northeast to southwest direction. Historical topographic maps dated 1965 depicted a prospect on the eastern side of the Property. The Property appeared essentially the same from 1972 to 1993. However, a construction yard (currently known as BZs Excavating) had been developed on the west side of the Property. An APS substation identified as Dales Substation, was visible near the southeastern portion of the Property by 1997. The Property appeared essentially the same from 1999 to 2014.

The Property (Pinnacle Paradise Maintenance Yard/BZs Excavating) was identified in the environmental regulatory databases as having had three (3) USTs removed from the facility. Speedie and Associates reviewed the UST file at ADEQ. The closure report indicated that there was no impact to the site soils and an ADEQ closure letter was issued on August 4, 1999. The facility was not reported to be a LUST site and there were no obvious indications of impact from the former USTs observed on the subject Property during the site visit. Therefore, the potential environmental impact from this facility to the subject Property is currently believed to be low. No other environmental regulatory listings were identified in the vicinity of the Property on the Allands report.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E 1527 for the subject Property identified as Parcel 1 and located at the northeast corner of Dynamite Boulevard and Pima Road in Scottsdale, Arizona. Any exceptions to, or deletions from, this practice are described in Section 1.1 of this report. Based on information collected during Phase I ESA procedures and analysis, this assessment has revealed no evidence of RECs, controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs), or *de minimis* conditions in connection with the Property.

## 9.0 RECOMMENDATIONS

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

## **10.0 LIMITATIONS**

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

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

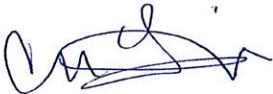
## **11.0 RELIANCE**

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

## 12.0 REPORT CERTIFICATION

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

Respectfully submitted,  
Speedie and Associates



Connie F. Jiron  
Project Manager



Gregg A. Creaser, P.E.



Timothy J. Rheinschmidt, R.G./C.R.S.  
Environmental Division Manager

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**APPENDIX A:  
SURFACE PHOTOGRAPHS**

# APPENDIX A: Surface Photographs



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



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



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



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



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



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

# APPENDIX A: Surface Photographs



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



**Photo No. 8: Northeast corner of the Property facing south along the eastern boundary.**



**Photo No. 9: Southeast corner of the Property facing north along the eastern boundary.**



**Photo No. 10: Southeast corner of the Property facing northwest and looking across the Property.**



**Photo No. 11: Southeast corner of the Property facing west along the southern boundary.**



**Photo No. 12: Leased property accessed from Pima Road.**

# APPENDIX A: Surface Photographs



Photo No. 13: Gravel access road to Leased Property.



Photo No. 14: Fenced yard with a structure and soil/rock piles.



Photo No. 15: View of the fenced yard from north to southeast.



Photo No. 16: Typical restored desert landscape.



Photo No. 17: Typical desert landscape.



Photo No. 18: View of SRP Substation and power lines

# APPENDIX A: Surface Photographs



**Photo No. 19: View of the interior of the sub-station.**



**Photo No. 20: Cattle guard on the Property.**



**Photo No. 21: Drainage improvements near the dirt Road.**



**Photo No. 22: Dirt road and drainage improvements.**



**Photo No. 23: Prospect on the east side of the Property.**



**Photo No. 24: Tailings on the side of the hill.**

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



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

Historical Title and Environmental Research

## REGULATORY DATABASE (ASTM) SEARCH With NEPA PROFILE

YOUR FILE NO: 142382EA

ALLANDS FILE NO: 2014-12-112D

DATE OF REPORT: December 31, 2014

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

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

Property located at the Northeast corner of Dynamite Blvd. and Pima Road, Scottsdale, Arizona, being in the West half of Section 30, Township 5 North, Range 5 East, Gila and Salt River Base and Meridian.

## REGULATORY DATABASE SEARCH SUMMARY

| Database   | Date of Database | Approximate Minimum Search Distance (miles) | Reported Facilities |
|--|------------------|---|---------------------|
| <b>Standard Federal ASTM Environmental Record Sources</b>  |                  |   |                     |
| NPL (National Priorities List) / Proposed NPL / DOD (Department of Defense Sites)  | 10/14            | 1.0   | 0                   |
| Delisted National Priorities List  | 10/14            | 0.5   | 0                   |
| CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System)/No Further Remedial Action Planned (NFRAP) | 01/14            | 0.5   | 0                   |
| RCRA (Resource Conservation and Recovery Act)  | 10/14            | 0.125                                       | 0                   |
| RCRA – CORRACTS TSDFs (Corrective Action Treatment, Storage, and Disposal Facilities)  | 10/14            | 1.0   | 0                   |
| RCRA – Non-CORRACTS TSDFs  | 10/14            | 0.5   | 0                   |
| ERNS (Emergency Response Notification System)  | 10/14            | 0.125                                       | 0                   |
| <b>Standard State ASTM Environmental Record Sources</b>  |                  |   |                     |
| WQARF (Water Quality Assurance Revolving Fund) Areas   | 10/14            | 1.0   | 0                   |
| Superfund Program List (replaces ACIDS)  | 08/04            | 0.5   | 0                   |
| Solid Waste Facilities/Landfill Sites – Operating and Closed   | 05/99 & 05/04    | 0.5   | 0                   |
| Control Registries   | 10/14            | Site and adjoining                          | 0                   |
| Brownfields / Voluntary Remediation Program  | 01/14            | 0.5   | 0                   |
| Registered USTs (Underground Storage Tanks) (includes Tribal Records)  | 03/14            | 0.125                                       | 1                   |
| LUSTs (Leaking Underground Storage Tanks) Incident Reports (includes Tribal Records)   | 03/14            | 0.5   | 0                   |

## REGULATORY DATABASE SEARCH SUMMARY

(cont.)

| <b>Additional Environmental Record Sources</b>                   |            |                    |          |
|--|------------|--------------------|----------|
| RCRA Compliance Facilities                                       | 10/14      | 0.125              | 0        |
| Hazardous Materials Incidents Emergency Response Logbook         | 1984-06/01 | 0.125              | 0        |
| ADEQ Drywell Registration Database (includes Tribal Records)     | 10/14      | 0.125              | 0        |
| Environmental Permits  | 10/14      | Site               | 0        |
| Fire Insurance Maps  | Various    | Site and adjoining | 0        |
| Topographical / Aerial Maps                                      | See text   | Site and adjoining | 3        |
| VEMUR / DEUR / LIENS / DEURTRACKER                               | 10/14      | Site               | 0        |
| DRYCLEANER   | 06/06      | 0.125              | 0        |
| WILDERNESS/WILDLIFE REFUGES                                      | 12/14      | 1.0                | 0        |
| WETLANDS / ENDANGERED  | 12/14      | 1.0                | See text |
| NATIONAL REGISTER  | 12/14      | 1.0                | See text |
| FINDS/TSCA   | 12/14      | Site               | 0        |
| COASTAL / HISTORICAL   | 12/14      | Site               | 0        |
| Arizona Department of Water Resources Well Registration Database | 04/14      | Site and adjoining | See Text |

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

## **Standard Federal ASTM Environmental Record Sources**

### **SUPERFUND NATIONAL PRIORITIES LIST (NPL)**

Under Section 105 of the Comprehensive Environmental Response, Compensation and Liability Act the Environmental Protection Agency established a National Priorities List (NPL) of Superfund sites. In addition, Proposed NPL and DOD (Department of Defense) Sites are researched in the section. These databases are provided by the EPA and the Arizona Department of Environmental Quality, dated October, 2014, and searched to identify all NPL/Proposed NPL/ DOD sites within a 1.0 mile search distance from subject property exterior boundaries.

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

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

### **DELISTED NATIONAL PRIORITIES LIST**

Site may be delisted from the National Priorities List where no further response is appropriate. This database is provided by the Environmental Protection Agency, dated October, 2014, and searched to identify all Delisted NPL Sites within a 0.5 mile search distance from subject property exterior boundaries.

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

## **FEDERAL CERCLIS / NFRAP LIST**

The CERCLIS list contains sites which are either proposed to or on the NPL and sites which are in the screening and assessment phase for possible inclusion on the NPL. Those sites on the NFRAP list have no further remedial action planned. This database is provided by EPA dated January, 2014, and searched for facilities within a 0.5 mile search distance from subject property exterior boundaries.

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

## **RESOURCE CONSERVATION AND RECOVERY ACT FACILITIES (RCRA)**

Under RCRA the Environmental Protection Agency compiles a database of facilities that are involved in the generation of hazardous materials. This database is from the Arizona Department of Environmental Quality RCRAInfo Database, dated October, 2014 and checked for Federal RCRA facilities located within a  $\leq 0.125$  mile search distance from subject property exterior boundaries.

No Federal RCRA handlers were found located within a  $\leq 0.125$  mile search distance from subject property exterior boundaries.

### **CODES:**

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

## **CORRACTS FACILITIES**

Under RCRA the Environmental Protection Agency compiles a database of Corrective Action Sites, sites with known contamination. Also known as the RCRA CORRACTS List, this is a list maintained by the EPA of RCRA sites at which contamination has been discovered and where some level of corrective clean-up activity has been undertaken. For example, a site may have been on the RCRA TSD or the RCRA Generators site list, and was placed on the CORRACTS list once contamination was discovered and remediation was underway. This database is dated October, 2014, and checked for facilities which occurred within a 1.0 mile search distance from subject property exterior boundaries.

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

## **TSD FACILITIES**

Under RCRA the Environmental Protection Agency compiles a database of facilities that are involved in the transportation, treatment, storage, or disposal of hazardous materials. This database is from the Arizona Department of Environmental Quality Arizona Hazardous Waste Treatment, Storage and Disposal Facilities, dated October, 2014, and checked for Facilities which occurred within a 0.5 mile search distance from subject property exterior boundaries.

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

## **FEDERAL EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) LIST**

The ERNS list is a national database used to collect information on reported releases of oil and hazardous substances. This database is provided by the National Response Center and the EPA through the Right of Know Net by OMB Watch and Unison Institute from 1983 to October, 2014, and checked for incidents located within a  $\leq 0.125$  mile search distance from subject property exterior boundaries.

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

## Standard State ASTM Environmental Record Sources

### WATER QUALITY ASSURANCE REVOLVING FUND (WQARF)

The state of Arizona established a remedial program under A.R.S. 49-282 to facilitate the conservation and clean-up of Arizona drinking water and water sources. Under the authority of the WQARF program, the state actively identifies any actual or potential impact upon state waters, evaluates the extent of contamination, identifies parties responsible, and provides money grants to assist in clean-up activities. This database is provided by the Arizona Department of Environmental Quality dated October, 2014, and searched to identify all WQARF sites within a 1.0 mile search distance from subject property exterior boundaries.

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

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

### ARIZONA SUPERFUND PROGRAM LIST

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

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

Program Status codes:

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

## LANDFILLS

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

No active nor inactive landfills were found located within a 0.5 mile search distance from subject property exterior boundaries.

### Codes:

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

## CONTROL REGISTRIES

Under ASTM E 1527-13, Federal, State and Tribal institutional control / engineering control registries need to be researched. The Arizona Department of Environmental Quality has developed the AZURITE Database, reviewed through ADEQ GIS eMaps, which retrieves any institutional or engineering controls, dated October, 2014, and searched for sites which occurred at subject property or adjoining properties.

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

## **BROWNFIELDS / VOLUNTARY CLEANUP PROGRAM**

The Arizona Department of Environmental Quality has developed the AZURITE Database, reviewed through ADEQ GIS eMaps, which includes the ADEQ Voluntary Remediation Program and the ADEQ Brownfields Tracking System, dated January, 2014, and searched for sites which occurred within a 0.5 mile search distance from subject property exterior boundaries.

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

**REGISTERED UNDERGROUND STORAGE TANKS  
(UST)**

State (A.R.S. 49-1001 to 1014) and Federal (RCRA Subtitle I) laws require that persons who own or have owned underground storage tanks containing “regulated substances” complete a notification form and register the tank with the state. Tribal UST records are researched when subject property exterior boundaries are within search distance of Tribal lands. This database is from the Arizona Department of Environmental Quality UST Log dated March, 2014, and searched for UST sites located within a <=0.125 mile search distance from subject property exterior boundaries.

| Facility ID | Facility Name                | Address         | Tank No | Tank Inst Date | Closure Type | Closure Date |
|-------------|------------------------------|-----------------|---------|----------------|--------------|--------------|
| 0-006521    | Pinnacle Paradise Maint Yard | 28460 N Pima Rd | 1       | 12/6/1987      | Removal      | 7/7/1999     |
| 0-006521    | Pinnacle Paradise Maint Yard | 28460 N Pima Rd | 2       | 12/6/1987      | Removal      | 7/7/1999     |
| 0-006521    | Pinnacle Paradise Maint Yard | 28460 N Pima Rd | 3       | 12/6/1987      | Removal      | 7/7/1999     |

**DETAILS**

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

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

0-006521 **Pinnacle Paradise Maint Yard** Maricopa Co. 2701 Pinnacle Paradise Inc  
 28460 N Pima Rd ,Scottsdale AZ 85255  
 1 REMV Gasoline 6000 Tank Tightness with Inventory Controls Fiberglass Reinforced Plastic Pressure Automatic Line Leak Detectors Line Tightness Testing  
 2 REMV Diesel 6000 Tank Tightness with Inventory Controls Fiberglass Reinforced Plastic Pressure Automatic Line Leak Detectors Line Tightness Testing  
 3 REMV Gasoline 6000 Tank Tightness with Inventory Controls Fiberglass Reinforced Plastic Pressure Automatic Line Leak Detectors Line Tightness Testing

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

Owners of USTs are required to report to the Arizona Department of Environmental Quality any and all releases of tank contents for which ADEQ maintains an ongoing file documenting the nature of contamination and the status of each such incident. Tribal LUST records are researched when subject property exterior boundaries are within search distance of Tribal lands. This database is from the ADEQ LUST Log dated March, 2014, and searched for LUST sites located within a 0.5 mile search distance from subject property exterior boundaries.

No registered leaking underground storage tanks were found located within a 0.5 mile search distance from subject property exterior boundaries.

## **Additional Environmental Record Sources**

### **RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) COMPLIANCE FACILITIES**

The RCRA Compliance Log lists facilities that have been or presently are under investigation for non-compliance with RCRA regulations. Inclusion of any facility on this list indicates a history of compliance problems and RCRA regulatory violation. This database is from the Arizona Department of Environmental Quality RCRA Compliance Log, dated October, 2014, and searched for compliance facilities within a  $\leq 0.125$  mile search distance from subject property exterior boundaries.

No compliance facilities were found located within a  $\leq 0.125$  mile search distance from subject property exterior boundaries.

### **HAZARDOUS MATERIAL INCIDENTS**

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

No hazardous material incidents were found located within a  $\leq 0.125$  mile search distance from subject property exterior boundaries.

## **ADEQ DRY WELL REGISTRATION DATA BASE**

Dry wells are constructed for the purpose of collecting storm waters. Dry wells are required to be registered with ADEQ. Tribal Drywell records are researched when subject property exterior boundaries are within search distance of Tribal lands. This database is from the ADEQ dry well registration database dated October, 2014, and searched for dry wells located within a  $\leq 0.125$  mile search distance from subject property exterior boundaries.

No registered dry wells were found located within a  $\leq 0.125$  mile search distance from subject property exterior boundaries.

## **ENVIRONMENTAL PERMITS**

These lists include Groundwater Permits, Reuse Permits; National Pollutant Discharge Elimination System (NPDES) Permitted Facilities and Aquifer Protection Permits. Any facility which discharges a material that directly or indirectly adds any pollutant to the waters of the state may be required to obtain a permit as required by the Aquifer Protection Permit Rules. These databases are from the Arizona Department of Environmental Quality through its AZURITE Database System and the Environmental Protection Agency and updated to October, 2014, and checked for inclusion of subject property.

Subject property was not found on these lists.

## **FIRE INSURANCE MAPS**

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

## **USGS 7.5 MINUTE TOPOGRAPHICAL MAPS AERIAL PHOTOS**

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

| <b>NAME</b>    | <b>TYPE</b> | <b>DATE</b> | <b>REVISION</b> | <b>CONTOUR INTERVAL</b> |
|----------------|-------------|-------------|-----------------|-------------------------|
| Cave Creek     | Topo        | 1965        | 1981            | 20 feet                 |
| Curry's Corner | Topo        | 1964        | 1982            | 10 feet                 |
| Bing           | Aerial      | 2014        |                 |                         |

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

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

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

**DRYCLEANERS**

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

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

## **WILDERNESS**

This database is comprised of information from the Bureau of Land Management Wilderness Areas, National Park Service Lands, National Forest Service Lands, National Parkways and Scenic Rivers, and the state of Arizona State Park Service. This list has been searched for wilderness areas located within a 1.0 mile search radius from the exterior boundaries of subject property.

No wilderness areas were found located within a 1.0 mile search radius of subject property.

## **NATIONAL WILDLIFE REFUGES**

This database is comprised of information from the United States Fish and Wildlife Service. This list has been searched for national wildlife refuges located within a 1.0 mile search radius from the exterior boundaries of subject property.

No national wildlife refuges were found located within a 1.0 mile search radius of subject property.

## WETLANDS AND ENDANGERED PLANT AND ANIMAL SPECIES

The National Wetlands Inventory (NWI) maintains and updated 1:24k and 1:24k quadrangle maps and digital data representing wetland locations and classifications as defined by the US Fish and Wildlife Service. In addition the US Fish and Wildlife Service maintains a list of endangered plant and animal species.

The following list contains endangered plant and animal species for Maricopa County; however no endangered plant and animal species were recorded on the property:

| <u>Common Name</u>                             | <u>Scientific Name</u>                         | <u>Listing Status</u> |
|--|--|-----------------------|
| <a href="#">Arizona agave</a>                  | <i>Agave arizonica</i>                         | Endangered            |
| <a href="#">Arizona cliffrose</a>              | <i>Purshia subintegra</i>                      | Endangered            |
| <a href="#">Arizona hedgehog cactus</a>        | <i>Echinocereus triglochidiatus arizonicus</i> | Endangered            |
| <a href="#">Desert pupfish</a>                 | <i>Cyprinodon macularius</i>                   | Endangered            |
| <a href="#">Gila topminnow</a>                 | <i>Poeciliopsis occidentalis occidentalis</i>  | Endangered            |
| <a href="#">Lesser long-nosed bat</a>          | <i>Leptonycteris curasoae yerbabuena</i>       | Endangered            |
| <a href="#">Mexican spotted owl</a>            | <i>Strix occidentalis lucida</i>               | Threatened            |
| <a href="#">Razorback sucker</a>               | <i>Xyrauchen texanus</i>                       | Endangered            |
| <a href="#">Sonoran pronghorn</a>              | <i>Antilocapra americana sonoriensis</i>       | Endangered            |
| <a href="#">Southwestern willow flycatcher</a> | <i>Empidonax traillii extimus</i>              | Endangered            |
| <a href="#">Yuma clapper rail</a>              | <i>Rallus longirostris yumanensis</i>          | Endangered            |

One Freshwater Pond was found to the Northeast of subject property.

## **NATIONAL REGISTER OF HISTORIC PLACES AND LOCAL HISTORIC PROPERTY REGISTERS**

This database is comprised of information from the National Park Service, National Register Information System (NRIS) which is the official list of districts, sites, buildings, structures and objects significant in American History. In addition, online City of Scottsdale historic property information has been reviewed. These lists have been searched for historic places located within a 1.0 mile search radius from the exterior boundaries of subject property.

No historic properties or historic districts within the 1.0 mile search radius were found on the National Register of Historic Places, and no historic properties or districts were found in the City of Scottsdale historic property information.

## **ASU AZSITE PUBLIC DATABASE**

The ASU AZSITE Public Database has been searched for cultural/archaeological resource sensitivity in Section 30, Township 5North, Range 5 East.

Survey density of Section 30 is 60.3 %, and archaeological site density is 0.7%.

## **FINDS and TSCA**

The Toxic Substances Control Act Inventory includes the location of more than 7000 processors and manufacturers of chemicals. This database is no longer released by the US EPA, but archival info has been found at the RTK (Right-to-Know) Net databases and dated May, 1986 with supplement in 1993 . Finds contains both facility information and “pointers” to further sources that contain more details.

No FINDS nor TSCA facilities were found located within a  $\leq 0.125$  mile search radius of subject property.

## **COASTAL BARRIER IMPROVEMENT ACT AND HISTORICAL PRESERVATION CLASSIFICATION**

The purpose of the Coastal Barriers Resources Act (CBRA) is to promote more appropriate use and conservation of coastal barriers along the Atlantic, Gulf, and Great Lakes coastlines. "Coastal barriers" are defined as bay barriers, barrier islands, and other geological features composed of sediment that protect landward aquatic habitats from direct wind and waves. The Coastal Barrier Resources System (CBRS) disclose communities, coastal barriers, and other protected areas identified by the Department of the Interior legislation in either the Coastal Barrier Resources Act of 1982 or the Coastal Barrier Improvement Act of 1990. Established in 1966 by the National Historic Preservation Act (NHPA), the National Register of Historic Places is the nation's official list of properties considered worthy of preservation. The National Register Information System (NRIS) contains information on every property in the Register.

Subject property was not found on these lists.

**ARIZONA DEPARTMENT OF WATER RESOURCES  
WELL REPORT**

This database is from the Arizona Department of Water Resources Well Report Operations Division Report, dated April, 2014. This report identifies existing wells sequenced by legal description and checked for inclusion of subject site and adjacent properties within 10 Acres.

Imaged Records are available at: <http://www.water.az.gov/adwr/Content/ImagedRecords/default.htm>

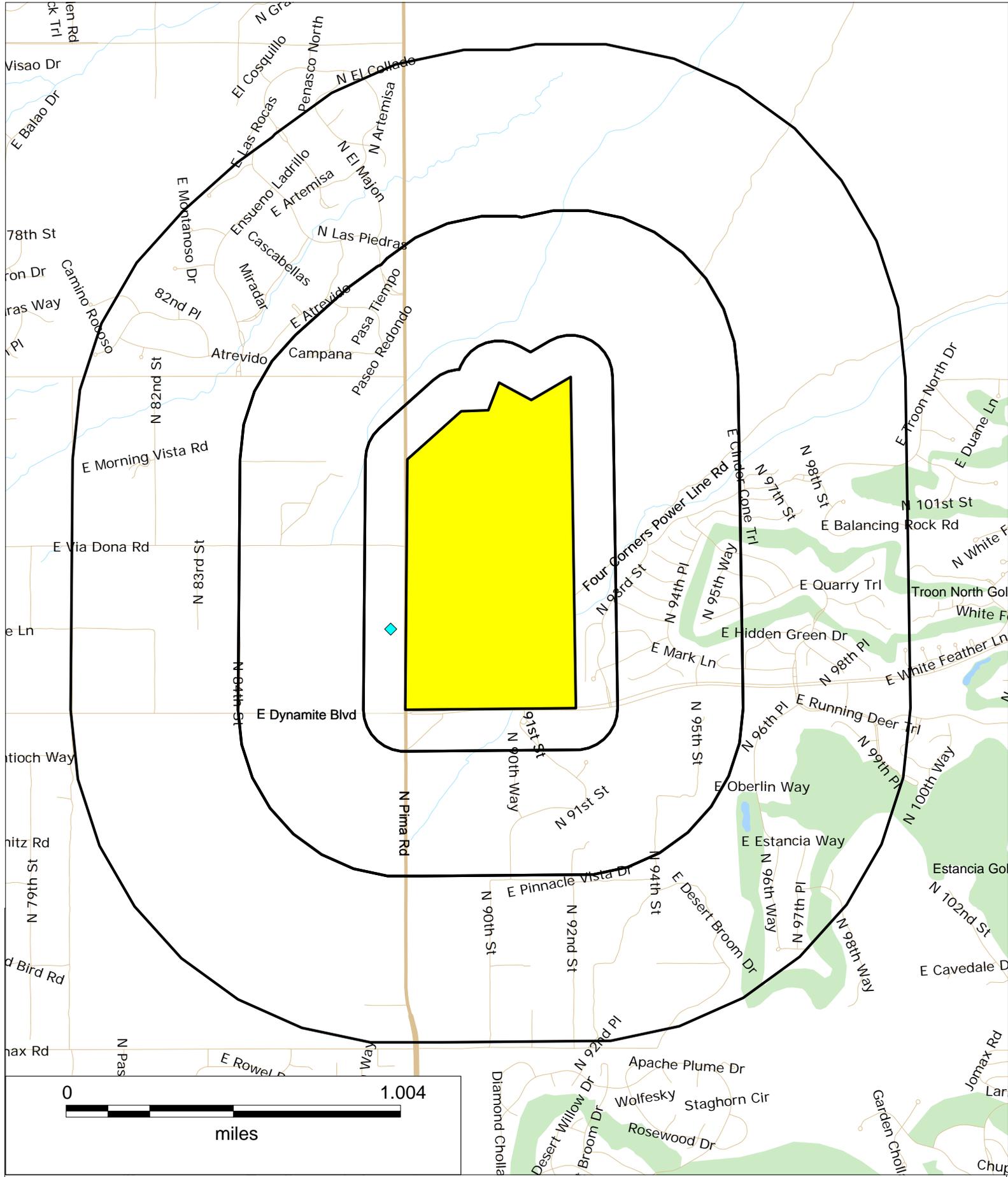
Water Uses (WU)

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

Legal Description

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

| ID     | T | N/S | R | E/W | S  | Q1 | Q2 | Q3 | WU | WD | WL | DIA | NAME               |
|--------|---|-----|---|-----|----|----|----|----|----|----|----|-----|--------------------|
| 803451 | 5 | N   | 5 | E   | 31 | NE | NW | NE | D  | 0  | 0  | 0   | Fahrenwald, Lana,J |



**LEGEND**

|  |             |              |                       |  |               |
|--|-------------|--------------|-----------------------|--|---------------|
|  | <b>SITE</b> | <b>USTs</b>  | <b>CERCLA / NFRAP</b> | <b>RCRA (Generators, TSD &amp; CORRACTS TSD)</b> | <b>SCHOOL</b> |
|  |             | <b>LUSTs</b> | <b>LANDFILLS</b>      | <b>RCRA COMPLIANCE</b>                           |               |

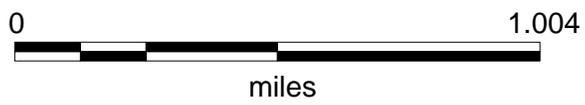


Image courtesy of USGS © 2014 Microsoft Corporation

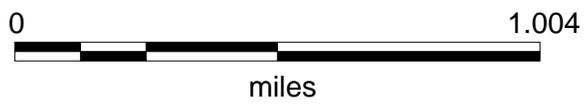
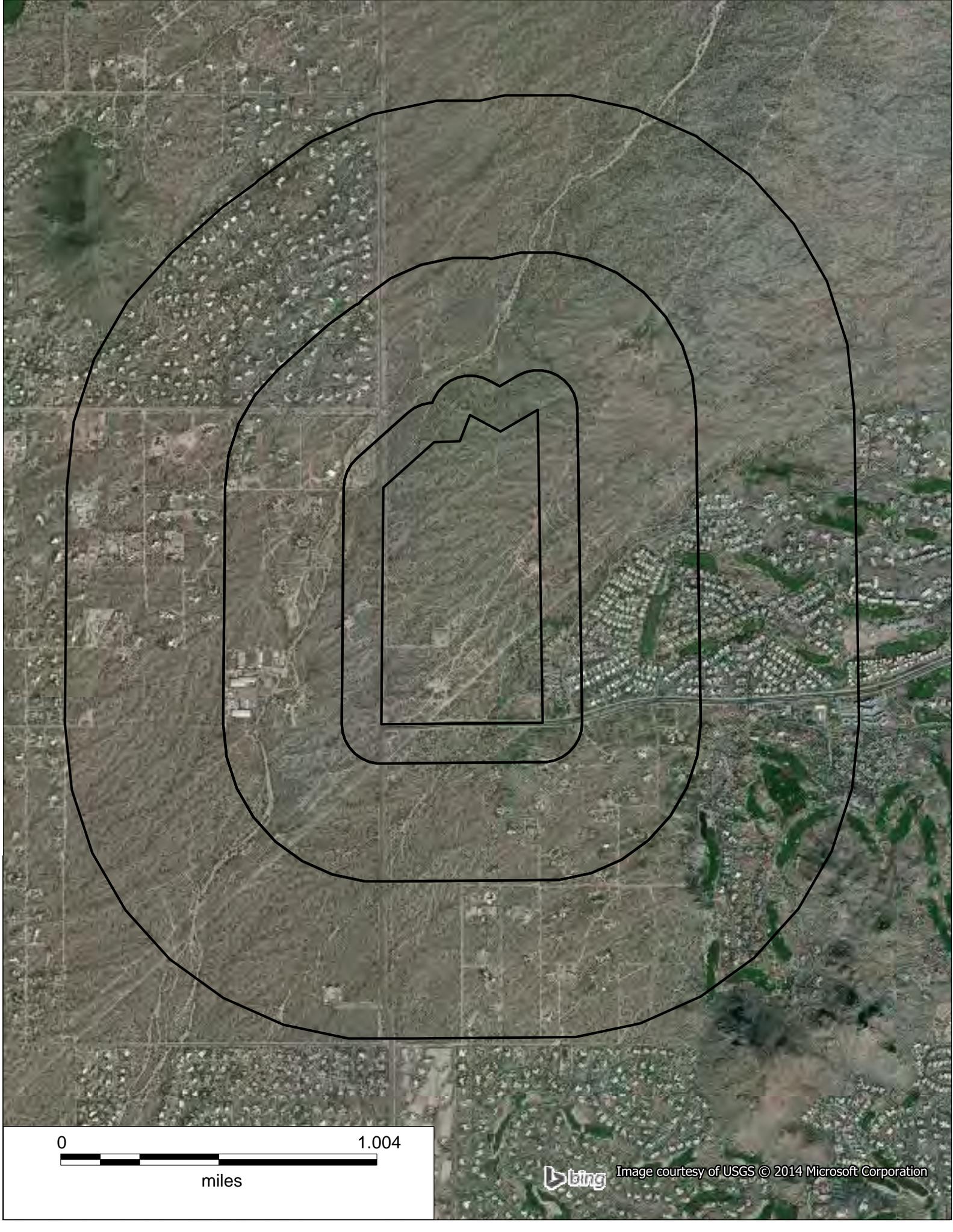
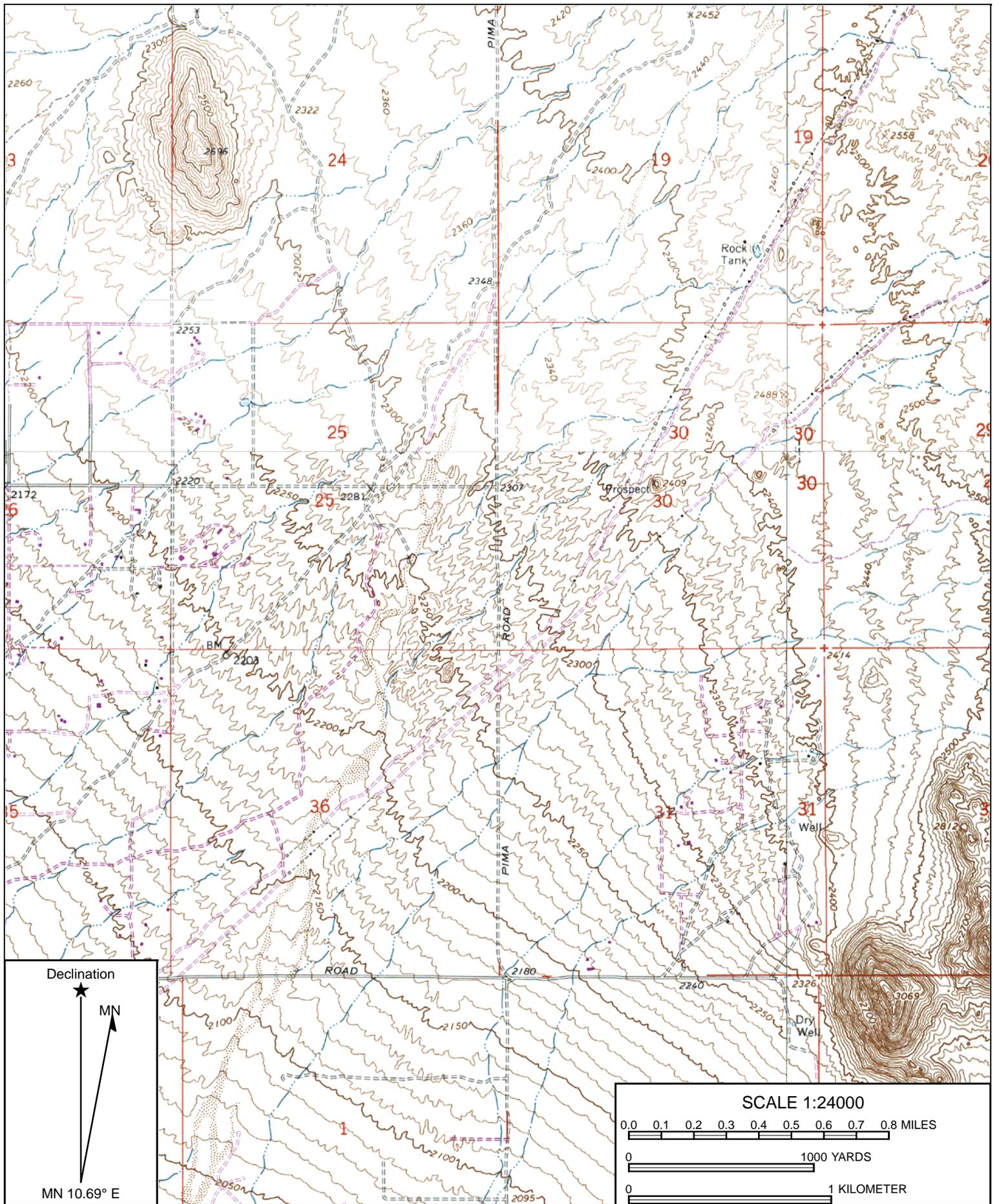


Image courtesy of USGS © 2014 Microsoft Corporation



Name: CURRYS CORNER  
 Date: 12/31/14  
 Scale: 1 inch = 2,000 ft.

Location: 033° 44' 35.53" N, 111° 53' 25.63" W  
 2014-12-112

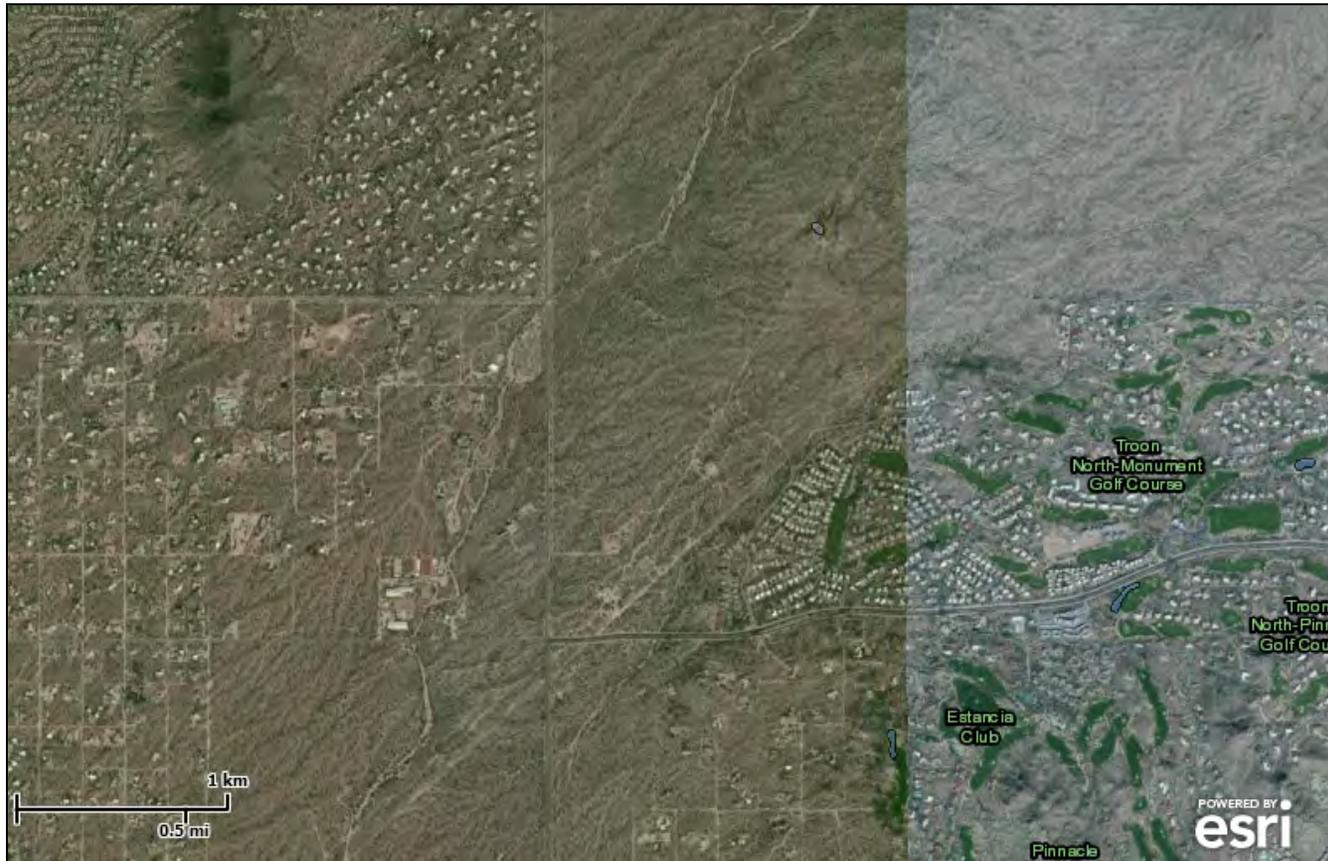


U.S. Fish and Wildlife Service

# National Wetlands Inventory

2014-12-112

Dec 31, 2014



## Wetlands

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

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:



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

Historical Title and Environmental Research

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

YOUR FILE NO: 142382EA

ALLANDS FILE NO: 2014-12-112E

Date of Report: December 29, 2014

Title Plant Date\*\*\*: December 19, 2014

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

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

1. The land referred to in this report is located in Maricopa County, Arizona.
2. State Trust Land located in the West half of Section 30, Township 5 North, Range 5 East, Gila and Salt River Base and Meridian
3. No VEMUR'S, DEUR'S; Environmental Liens, Brownfields, institutional controls, engineering controls, or activity and use limitations, if any, were found currently recorded against the property as searched at the subject county recorder's office.



**APPENDIX C:  
PROJECT PERSONNEL CREDENTIALS**

## APPENDIX C: Project Personnel Credentials

### **CONNIE F. JIRON** –*Project Manager*

Ms. Jiron has more than 20 years of experience as an environmental professional in environmental engineering and consulting. Her areas of expertise include management, interpretation, and presentation of data generated by small and large multi-task projects. Ms. Jiron has performed and managed over 750 single- and multi-family environmental site assessments. She is responsible for performing all components of Environmental Due Diligence (Phase I and II ESAs), including the site reconnaissance, regulatory review, historical research, interviews, records review, and technical report preparation. She also has experience performing soil and groundwater sampling, supervision of subcontractors, interpretation of laboratory analytical results, oil-water separator profiling and management, asbestos and lead inspections, and oversight of abatement of remediation projects.

### **TIMOTHY J. RHEINSCHMIDT, R.G./C.R.S.** – *Environmental Division Manager*

Mr. Rheinschmidt is a registered geologist and certified remediation specialist in the state of Arizona with more than 24 years of experience performing hazardous and non-hazardous waste investigations, vadose zone characterization, regulatory compliance and permitting, and groundwater investigations. Mr. Rheinschmidt received his Bachelor degree in geology from San Jose State University, a Hazardous Waste Management Certificate from the University of California at Santa Barbara and has performed numerous Phase I, II and III investigations in both Arizona and California.