

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

**WESTWORLD PARCEL #4**

South of School Road and  
North of McDowell Mountain Golf Club Golf Course  
Scottsdale, Arizona  
WT Reference No. 2186JQ126

**PREPARED FOR:**

Arizona State Land Department  
1616 West Adams Street  
Phoenix, Arizona 85007  
Attn: Bruce Campbell

May 25, 2016

  
John Holmquist  
Environmental Specialist



Reviewed By: Stephen J. Smelser, R.G.  
Director of Environmental Services





May 25, 2016

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

Attn: Bruce Campbell

Re: Phase I Environmental Site Assessment  
Westworld Parcel #4  
South of School Road and  
North of McDowell Mountain Golf Club Golf Course  
Scottsdale, Arizona

WT Job No. 2186JQ126

Dear Mr. Campbell:

Western Technologies Inc. presents this Phase I Environmental Site Assessment of Westworld Parcel #4, generally located south of School Road and north of the McDowell Mountain Golf Club golf course, in Scottsdale, Arizona. The results of our assessment, significant findings, and conclusions are presented in the enclosed report.

This report completes the agreed scope of services. If you have any questions or if we may be of further assistance to you, please do not hesitate to contact us. Thank you for allowing us to provide these services.

Sincerely,  
**WESTERN TECHNOLOGIES INC.**

Stephen J. Smelser, R.G.

Copies to: Addressee (1 bound; 1 CD)

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## EXECUTIVE SUMMARY

Western Technologies Inc. (WT) completed a Phase I Environmental Site Assessment (ESA) of Westworld Parcel #4, generally located south of School Road and north of the McDowell Mountain Golf Club golf course, in Scottsdale, Arizona (Property). The purpose of this ESA was to identify to the extent feasible, pursuant to the processes described herein, recognized environmental conditions (RECs), in connection with the Property.

The Property is approximately 7.6 acres of undeveloped desert land. At the time of the assessment, it was covered by a sparse to moderate growth of typical desert trees, shrubs, and cacti. Several shallow ephemeral washes bisected the Property generally in a northeast to southwest direction. Some foot paths and former jeep trails crossed the Property. The foot paths appear to be used by local residents for hiking.

A 300-foot long section of the Old Verde Canal was observed crossing the northeastern corner of the Property. The canal channel was excavated through the Paradise Valley and Scottsdale area circa 1895, but was reportedly never completed or used. Except for a chair, we did not observe discarded solid waste or other materials in the section of the canal that crossed the Property. We observed several dozen rusted cans near the east central portion of the Property. The cans were one-gallon or less and appeared very old. We did not observe stained soil or other indications of spillage or leakage of the cans. Based on our observations, WT does not consider the cans a REC for the Property. No other historical uses of the Property were identified.

North of the Property was undeveloped desert land and a remnant of the Old Verde Canal, followed by the McDowell Mountain Ranch soccer fields, School Road, and 102nd Way. Desert Canyon Middle School was situated north of School Road and 102nd Way. East of the Property was single-family residential development, vacant desert land, and remnants of the Old Verde Canal. South and west of the Property was the McDowell Mountain Golf Club golf course.

The database findings did not identify the Property or sites within the designated ASTM minimum search distances in the searched Federal United States Environmental Protection Agency or Arizona Department of Environmental Quality databases.

This ESA revealed no evidence of RECs currently in connection with the Property, and WT makes no recommendations for further assessment at this time.

If additional information becomes available or known that may suggest the presence of RECs currently in connection with the Property, contact this firm for potential recommendations.

## 1.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) of Westworld Parcel #4, generally located south of School Road and north of the McDowell Mountain Golf Club golf course, in Scottsdale, Arizona (Property). According to the Maricopa County Assessor's office, the Property is identified as Parcel No. 217-16-908. The cadastral description of the Property relative to the U.S. Public Land Survey System is generally within a portion of southwest quarter of the northeast quarter, of Section 8, Township 3 north, Range 5 east, of the Gila and Salt River Baseline and Meridian, in Maricopa County, Arizona. Figure 1 in Appendix A shows the location of the Property.

### 1.1 Project Authorization

Western Technologies Inc. (WT) was authorized by The State of Arizona to perform this ESA according to the Client's Contract No. ADSPO12-033368:58.

### 1.2 User Reliance

WT prepared this ESA for The Arizona State Land Department (ASLD). This ESA may not be utilized or relied upon by any other person or entity without the express written consent of WT and the completion of the User's responsibilities as described in ASTM E 1527-13 and the All Appropriate Inquiries Rule (AAI Rule).

### 1.3 Environmental Professional's Statement

We, Stephen J. Smelser, R.G. and John Holmquist, declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR § 312.10. We have the specific qualifications, based on education, training, and experience, to assess a property of the nature, history, and setting of the Property. We have developed and performed the all appropriate inquiries in general conformance with the standards and practices set forth in 40 CFR Part 312. Resumes for these individuals are available from this office upon request.

### 1.4 Purpose

The purpose of this ESA was to identify, to the extent feasible pursuant to the processes described herein, recognized environmental conditions (RECs) in connection with the Property. According to the ASTM E1527-13, RECs are "the presence or likely presence of any hazardous substances or petroleum products on, in, or at the Property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not RECs." WT used its judgment to identify migration pathways and RECs.

## **1.5 Scope of Services**

The scope of services generally followed the applicable provisions of the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-13) and the scope and limitations in our contract for this project, and consisted of a reconnaissance of the Property, interviews, a review of physical setting information, reviews of historical use research, reviews of standard Federal and State databases and local records, file reviews (if deemed necessary by the environmental professional), and preparation of this report.

## **2.0 PROPERTY AND AREA INFORMATION**

The reconnaissance of the Property was performed by Mr. Holmquist on May 9, 2016. Mr. Holmquist was unaccompanied during the reconnaissance. The reconnaissance was performed by a combination of walking the Property and driving on streets in the Property vicinity. No limiting conditions were encountered during the reconnaissance of the Property. Pictures taken during the reconnaissance of the Property are included in Appendix B. Figure 2 in Appendix A depicts general features observed on the Property.

### **2.1 Current Property Use and Occupancy**

The Property is approximately 7.6 acres of undeveloped desert land. It is currently unoccupied.

### **2.2 Property Improvements and Features**

At the time of the assessment, the Property was covered by a sparse to moderate growth of typical desert trees, shrubs, and cacti. Several shallow ephemeral washes bisected the Property generally in a northeast to southwest direction. Some foot paths and former jeep trails crossed the Property. The foot paths appear to be used by local residents for hiking.

A 300-foot long section of the Old Verde Canal was observed crossing the northeastern corner of the Property. The canal channel was excavated through the Paradise Valley and Scottsdale area circa 1895, but was reportedly never completed or used. Except for a chair, we did not observe discarded solid waste or other materials in the section of the canal that crossed the Property. We observed several dozen rusted cans near the east central portion of the Property. The cans were one-gallon or less and appeared very old. We did not observe stained soil or other indications of spillage or leakage of the cans. Based on our observations, WT does not consider the cans a REC for the Property. No other historical uses of the Property were identified.

### **2.3 Utilities**

Utilities were not provided to the Property. A City of Scottsdale sanitary sewer manhole was observed several feet north of the Property.

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

The Property is located in an area that had experienced little development prior to the construction of Thompson Peak Parkway (northwest of the Property) which began in the mid-1990s. Construction of the golf course, and the adjacent Central Arizona Project (CAP) canal south and west of the Property began in the 1970s. The area is primarily developed with residential and neighborhood service type developments. At the time of this assessment, the land surrounding the Property included the following:

- North of the Property was undeveloped desert land and a remnant of the Old Verde Canal, followed by the McDowell Mountain Ranch soccer fields, School Road, and 102nd Way. Desert Canyon Middle School was situated north of School Road and 102nd Way.
- East of the Property was single-family residential development, vacant desert land, and remnants of the Old Verde Canal.
- South and west of the Property was the McDowell Mountain Golf Club golf course followed by power transmission lines and the CAP canal.

Based on our observations during the reconnaissance, WT did not identify indications of potential RECs at the Property resulting from activities on adjoining land.

### **2.5 Physical Setting Sources**

Topographic maps from the United States Geological Survey (USGS) and geological and hydrogeological reports from the Arizona Department of Water Resources (ADWR) were reviewed as standard physical setting sources of information about the Property and surrounding area. The physical setting information represents a general indication of topographic, geologic, and hydrogeologic conditions that may reflect pathways for the migration of hazardous substances and petroleum products onto or away from the Property. However, this regionally-based information may not accurately describe current Property-specific physical setting conditions.

We reviewed the Sawik Mountain, Arizona USGS topographical map dated 1964 and photo-revised 1982 for land including the Property. The natural elevation of the Property was approximately 1,535 feet above mean sea level (msl) on the map. Based on the elevation contours of the topographic map, surface runoff at the Property and near vicinity appeared to flow to the southwest.

The Property is situated on flat to gently sloped land within the Salt River Valley. The Salt River Valley is located in the Basin and Range Province, which includes the southern and western portions of Arizona. The Basin and Range Province is characterized by elongated mountain ranges trending northwest to southeast that are separated by broad alluvial valleys. The mountains in this province consist of tilted blocks of Precambrian, Paleozoic, Mesozoic, and Cenozoic rocks that are bounded by faults.

In general, the Salt River Valley is an extensive basin containing alluvial soils often over 1,500 feet thick, with areas known to exceed thickness of 10,000 feet. The alluvial soils are highly variable and range from dense sand, gravel, and cobbles to silts and clays. In many areas, deposits of heavily calcareous-cemented sandy clay and clayey sand ("caliche") are encountered, often having the engineering characteristics of rock. The alluvial soils are typically divided into three units based on lithographic changes. The Upper Alluvial Unit (UAU) generally consists of coarse-grained deposits of sand, gravel, and cobbles extending at least as deep as 1,200 feet in some areas. This unit is underlain by the Middle Fine-Grained Unit (MFU) composed primarily of silts and clays. The deepest unit is called the Lower Conglomerate Unit (LCU) with deposits of clay, silt, and sand interbedded with gravel and evaporites.

The principal drainage feature through the Salt River Valley is the Salt River, which drains westerly and is located approximately 13 miles south of the Property. The Salt River is usually dry through the Phoenix metropolitan area due to numerous flood control/water retention structures upstream. However, water does occasionally flow in this river after heavy rain and/or water releases from the upstream structures.

Groundwater in the Salt River Valley is managed as the Phoenix Active Management Area (AMA). The Salt River Valley is divided into seven sub-basins, and the Property is located within the northern portion of the East Salt River Valley Sub-basin. The primary source of groundwater in the Phoenix AMA is the alluvial soils between the mountain blocks. Groundwater in the Phoenix AMA is typically derived from the UAU and is usually unconfined.

Based on the ADWR Hydrologic Map Series Report No 35, the depth to groundwater in the Property vicinity was over 400 feet below the ground surface (bgs) in 2002-2003 and groundwater flow was generally to the south. The groundwater flow direction in most of the Salt River Valley is southwesterly, but nearby mountain blocks, areas of concentrated groundwater recharge, and areas of groundwater withdrawal can locally alter the groundwater flow directions.

### **3.0 RECONNAISSANCE FOR KNOWN AND SUSPECT RECS**

This section provides information about potential sources of known and suspect RECs in connection with the Property.

### **3.1 Potential Polychlorinated Biphenyl (PCB) Sources**

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

None of these potential PCB sources were observed on the Property during the reconnaissance.

### **3.2 Aboveground Storage Tanks (ASTs)**

ASTs can consist of portable fuel tanks on construction sites, portable fertilizer tanks in agricultural fields, process tanks in industrial applications, large bulk storage tanks at distribution facilities, storage tanks for the dispensing of fuel and lubricants and for the collection of liquid waste materials, and as integral fuel tanks to back-up power generators.

No ASTs or surface indications of former ASTs were noted during the reconnaissance.

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

Surface indications of existing or former USTs include pump islands, fill ports, vent pipes, vapor monitoring wells, inventory monitoring equipment, asphalt patches over former tank pits or fuel lines, and remedial systems.

None of the listed surface indications of existing or former USTs were noted during the reconnaissance.

### **3.4 Hazardous Substances, Petroleum Products, and Containers**

At the time of the reconnaissance, WT did not observe indications of the usage, storage, or disposal of hazardous substances or petroleum products in connection with current Property uses. With the exception of several dozen rusted cans near the east central portion of the Property, WT did not observe the presence of containers, including drums, pails, bags, bins, silos, or pressurized cylinders, holding hazardous or unknown substances or petroleum products.

### **3.5 Solid Waste Indicators**

Indications of solid waste storage or disposal include dumpsters, roll-off containers, waste piles, uncontrolled disposal of trash, demolition debris, construction debris, or vegetation, wildcat dumping, tires, litter, unusual mounding or depressions, fill or suspected fill from unknown sources, and debris commingled in disturbed surface areas.

Incidental litter consisting of bottles, paper, cans, and other loose materials were scattered on the Property. Several dozen one-gallon or less cans were observed near the east central portion of the Property as shown on Figure 2. The cans appeared to very old and were

extremely weathered. Labels identifying the contents have long since deteriorated. We did not observe stained soil or other indications of spillage or leakage of the cans.

### **3.6 Wastewater, Stormwater, and Other Liquid Discharges**

Wastewater discharges include existing or former surface impoundments, oil/water separators, sumps, catch basins, injection wells, drywells receiving non-storm water related discharges, wastewater treatment systems, septic systems including tanks, leach fields, and seepage pits, exterior pipe discharges, pits, ponds, and lagoons.

Indications of the listed wastewater discharges were not observed on the Property during the reconnaissance.

A 300-foot long section of the Old Verde Canal was observed crossing the northeastern corner of the Property. The canal path was excavated through the Paradise Valley and Scottsdale area circa 1895, but was reportedly never completed or used. Except for a chair, we did not observe discarded solid waste or other materials in the section of the canal that crossed the Property.

Indications of spills or releases of liquid phase materials consist of odors, pools of liquid, stains, corrosion or discoloration on floors, pavement or the ground surface, sheens on water, and stressed vegetation.

No surface indications of the listed liquid waste indicators were observed on the Property during the reconnaissance.

### **3.7 Air Emission Control Equipment**

Air emission control equipment can include laboratory hoods, exterior vent stacks, incinerators, chimneys, bag houses, cyclones, and paint booths and result in the generation of used products or materials consisting of hazardous substances or petroleum products.

No indications of air emission control equipment were noted on the Property during the reconnaissance.

### **3.8 Existing or Former Wells**

Wells can be identified through the presence of well casings extending above the ground surface, turbines or pumps, water storage tanks, pressure tanks, water distribution piping, or traffic-rated covers over monitoring wells. Water produced from wells can be utilized for irrigation, public distribution, personal consumption, or environmental or hydrological monitoring or remediation.

No indications of groundwater wells were observed on the Property during the reconnaissance.

## 4.0 INTERVIEWS

This section summarizes information from interviews conducted as part of this ESA. Questionnaires completed by interviewees and other correspondence are presented in Appendix D.

### 4.1 Interviews with the User of this Report

The ASLD has been identified as the "User" of this ESA and Bruce Campbell, representing the User provided information consistent with the User Responsibilities described by ASTM E1527-13 by completing and returning WT's User Questionnaire on May 9, 2016. The User did not know of documents or reports that would be helpful in reviewing the environmental conditions of the Property.

The User did not know if the purchase price of the Property is consistent with the fair market value for comparable properties. This information is not required to be disclosed to the environmental professional.

The User was not aware of environmental clean-up liens, engineering controls, institutional controls, or land use restrictions, or of litigation or administrative actions regarding environmental laws. They were also not aware of commonly known or reasonably ascertainable information about the Property and they did not identify special knowledge about the Property, the surrounding area, or the type of business occurring on the Property, based on their personal and professional experience.

### 4.2 Interviews with the Property Owner, Current Operators, or Occupants

The ASLD also owns the Property, and Bruce Campbell completed WT's Owner/Key Site Manager Questionnaire. He has been familiar with the Property for 15 years. Mr. Campbell indicated the Property is vacant, unoccupied land with no utilities. He indicated he was not aware of current or former USTs, ASTs, drywells, groundwater wells, wastewater interceptors or clarifiers, hydraulic lifts, retention or detention basins, septic systems, stock ponds, wastewater ponds, pits, ponds, or lagoons on the Property. He indicated that to his knowledge there has been no current or past hazardous chemical or petroleum storage or use on the Property. He was also not aware of buried garbage, refuse, demolition, construction, or landscape debris, tires, liquids, or containers on the Property. He was not aware of previous environmental assessments for the Property or other helpful environmental documents.

### 4.3 Interviews with Past Owners, Operators, or Occupants

WT did not interview past owners, operators, or occupants of the Property because our historical research did not identify locatable previous owners of the Property.

#### **4.4 Interviews with Others**

WT routinely contacts State and local government agencies about information and records concerning the Property. These contacts/interviews may be made in person, by telephone or in writing. We made reasonable attempts to interview at least one representative of the following types of State or local government agencies: local fire department; local health agency; hazardous waste control agencies; building permit agencies; or groundwater use permitting agencies.

If WT identifies government officials with specific information about the Property, these interviews are also summarized in this section of the report. With the exception of the ASLD, we did not identify government officials with direct knowledge of the Property.

### **5.0 HISTORICAL RECORDS INFORMATION**

The objective of consulting historical sources was to develop a history of obvious uses of the Property back to 1940, or to the first developed use of the Property, whichever is earlier, unless a data failure occurred. The intervals between standard historical sources reviewed for this ESA exceeded 5 years, and the earliest standard historical source reviewed was an aerial photograph dated 1957 and the Property was undeveloped at that time. Therefore, data failure occurred while attempting to document historical uses back to 1940. This is not a significant data gap because, historically, the Property has been undeveloped desert.

#### **5.1 Property Tax Files**

According to records obtained from the Maricopa County Assessor's office, the current owner of the Property is the ASLD. A copy of the tax file records is provided in Appendix D.

#### **5.2 Land Title Records**

A list of Certificates of Purchase holders (i.e., owners of the Property) was obtained from the ASLD Public Records counter. The list included private individuals and investment companies dating back to January 12, 1940. The list of Certificates of Purchase holders did not indicate past owners that would suggest the potential for a REC on the Property. Supporting documentation for land title records is presented in Appendix D.

#### **5.3 Zoning/Land Use Records**

The Maricopa County Assessor's website was accessed for information regarding zoning and land use classifications for the Property. According to Maricopa County, the Property is within a zoning designation of Residential (R1-10), which allows for single-family residential development.

#### **5.4 Local Street Directories**

Local street directories are annual publications that list the names of telephone service recipients by address. The information contained in local street directories may be useful in establishing the type of facility or business that operated at a particular address in a given year. The Property is undeveloped desert and has not been assigned a street address. Therefore, a review of city directories was not conducted.

#### **5.5 Building Inspection Records**

Based on our review of historical aerial photographs and other information, the Property has not been structurally developed. Consequently, we did not request development records for the Property from the City of Scottsdale Development Services Department or Maricopa County.

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

Fire Insurance maps were produced by private fire insurance map companies and depicted physical features and developments on land. These maps typically cover older sections of metropolitan areas.

Fire Insurance maps do not cover the area of the Property.

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

Topographic maps were reviewed for indications of prior land uses or structures on or adjacent to the Property. WT reviewed the Sawik Mountain, Arizona Quadrangle USGS topographic map, dated 1964 and photorevised 1982. The 1982 photorevised map depicted an unpaved road traversing the Property. A mine was depicted on the map approximately 200 feet east of the Property at the intersection of the Old Verde Canal alignment and a northeast to southwest trending dry wash. The approximate location of the mine was observed during the site reconnaissance; however, no indications of a mine or mine activity were noted during the reconnaissance.

WT did not observe indications of a potential REC at the Property based on the review of the USGS topographic map.

#### **5.8 Aerial Photography**

Aerial photographs of the Property and surrounding areas were reviewed on the Flood Control District of Maricopa County and HistoricAerials.com websites, and using the

GoogleEarth software program. A total of 14 aerial photographs ranging in date from 1953 to 2016 were reviewed. Copies of selected aerial photographs are presented in Appendix D.

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

In the photographs reviewed between 1953 and 2016, the Property appeared as undeveloped desert land. In the photographs, an approximately 300-foot-long remnant of the Old Verde Canal was visible crossing the northeast corner of the Property. Several dry washes also crossed the Property generally from the northeast to southwest, and several foot paths were visible crossing portions of the Property.

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

In photographs dated 1953, 1962, and 1970, the Property vicinity appeared as undeveloped desert land. Remnants of the Old Verde Canal were visible east of the Property, crossing the northeast corner of the Property, and to the north of the Property. In the photograph dated 1976, the area west of the Property was undergoing initial earth moving operations for the development of the existing golf course. In the 2001 photograph, the golf course west of the Property was present and residences had been built generally east and south of the Property. By 2006, the Property vicinity had its present appearance.

### **5.9 Other Historical Sources**

WT reviewed historical documents available at the ASLD Public Records counter in Phoenix, Arizona. Computer records associated with the Property were viewed on the ASLD Oasis and ViewCenter databases, and case files were retrieved by ASLD staff for our review in the Public Records room. In addition, printed copies of documents on microfiche were provided for our review. A summary of the reviewed documents follows, and selected documents from our review are provided in Appendix D.

The documents reviewed included a prior Phase I ESA prepared by URS Corporation (URS) for the ASLD for tracts of land that included the Property. The URS report was titled *Phase I Environmental Site Assessment, Westworld - 4 Parcels, East of 94th Street and South of Bell Road in Scottsdale, Arizona* dated December 3, 2005. According to the report, URS did not identify RECs in connection with the Property and further environmental assessment was not recommended.

URS also conducted a preliminary geotechnical investigation for tracts of land that included the Property. The investigation, titled *Preliminary Geotechnical Report, Westworld 4 Parcels, Scottsdale, Arizona*, was conducted on November 4 and 5, 2004. URS reported that no dumping or bodies of water were observed on the Property. URS reported that two boreholes were drilled on the Property to a depth of approximately 20 feet bgs; however, the accompanying Borehole Location Diagram indicated just one borehole location (B-1) near the center of the Property. URS indicated that groundwater was not encountered in the boreholes and that the boreholes were backfilled with cuttings from the site.

An appraisal of the Property by Appraisal Technology, Inc. dated May 30, 1995 indicated that the appraiser did not identify hazardous substances on the Property, with the caveat that the appraiser is without the expertise to identify and/or detect such substances. The appraiser recommended that a specialist in the detection of hazardous substances be retained and the Property be checked for possible contamination.

An Arizona State Museum (ASM) Archaeological Records Check for parcels of land that included the Property was conducted for the ASLD by the ASM. The letter report dated June 21, 1995 indicated that the parcels were inspected for archaeological remains and that no sites were found. The Archaeology Section of the ASM recommended the ASLD be granted archaeological clearance.

A Protest to Sale of Certificate of Purchase No. 53-109338, as it pertains to Parcel 4 (the Property) only, was drafted by Sandra Kelley, a home owner in the Discovery Canyon residential development east and northeast of the Property. The protest letter dated October 19, 2005 was addressed to Mark Winkleman who was the Arizona State Land Commissioner at the ASLD at that time. The protest was in regard to the proposed sale and development of the Property that would raise safety issues with increased traffic in the area, would affect environmentally protected areas on the Property as well as the historical Old Verde Canal, and would be contrary to the understanding the original developer of Discovery Canyon represented to the original buyers that the Property would remain vacant. The letter was signed by 16 persons with addresses on 102nd Street.

The copies of microfiche included Oil Permits that were issued by the ASLD for tracts of land that included the Property. Two permits were listed and both had expired. We did not observe indications of oil or gas wells at the Property during our reconnaissance and our aerial photograph review. In addition, based on our experience, very few oil or gas wells have been installed in the Phoenix metropolitan area.

WT conducted an internet search for information on the history of the Old Verde Canal. We found an article on the [verdenews.com](http://verdenews.com) website dated August 18, 2009. The Old Verde Canal was originally the Rio Verde Canal. The intent of the canal was to irrigate the area north of the Arizona Canal with water from the Verde River. The canal was excavated in the Paradise Valley and Scottsdale area circa 1895. Except for the rough excavation of the channel, no other development of the canal was completed. In the following years, several associations were formed to finance and complete the canal, but none were successful, and by the early 1930s the project was abandoned due to water rights issues and the inability to secure Federal funding. The Old Verde Canal as it is now known is a remnant of the abandoned canal project.

## 6.0 ENVIRONMENTAL RECORDS REVIEW

WT obtained a commercial database report from GeoSearch that included information extracted from regulatory databases and lists kept by the United States Environmental Protection Agency

(USEPA) and the Arizona Department of Environmental Quality (ADEQ). A copy of the database report with descriptions and release dates of the searched databases, and maps showing locations relative to the Property, is presented in Appendix E. WT also contacted local agency representatives concerning additional records information pertaining to the Property.

### **6.1 Federal USEPA Records Results**

The Federal records maintained by the USEPA included: the National Priorities List (NPL); Superfund Enterprise Management System (SEMS), including No Further Remedial Action Planned (NFRAP) sites; Resource Conservation Recovery Act (RCRA) database of hazardous waste generators; RCRA Treatment Storage Disposal Facilities; RCRA Corrective Action Sites (CORRACTS); Federally-registered engineering or administrative controls; Federal brownfields sites; and the Emergency Response Notification System (ERNS) Database.

The database findings did not identify the Property or sites within the designated ASTM minimum search distances in the searched Federal USEPA databases.

### **6.2 Arizona ADEQ Records Results**

The Arizona records maintained by the ADEQ included: the Water Quality Assurance Revolving Fund (WQARF) Registry List; the Arizona Superfund Program List (ASPL); the historic Arizona CERCLA Information Data System (ACIDS); the Registered UST Database; the Leaking USTs (LUST) List; the Brownfields/Voluntary Remediation Program (VRP) Lis; the Database of Voluntary Environmental Mitigation Use Restrictions (VEMURs) and Declarations of Environmental Use Restriction (DEURs); lists of Solid Waste Facilities; and the Hazardous Materials Response Incidents (HAZMAT) List.

The database findings did not identify the Property or sites within the designated ASTM minimum search distances in the searched ADEQ databases.

Based on the information disclosed by the database report, the database findings do not represent the potential for a REC on the Property.

### **6.3 Additional Records Reviews**

The following local and/or additional State and Federal records sources were reviewed to supplement the standard records sources discussed in Sections 6.1 and 6.2 of this report.

WT searched the ADWR well registration records online and did not identify records of groundwater wells registered to the Property or within a radius of 0.5 mile from the Property.

## 7.0 SUMMARY OF ASSESSMENT

### 7.1 Findings

This section presents our opinion regarding the probable impact to the Property from known or suspect RECs which may include current RECs, historical RECs, controlled RECs, or de minimis conditions that were identifiable from the records reviews, interviews, and site reconnaissance.

The Property is approximately 7.6 acres of undeveloped desert land. At the time of the assessment, it was covered by a sparse to moderate growth of typical desert trees, shrubs, and cacti. Several shallow ephemeral washes bisected the Property generally in a northeast to southwest direction. Some foot paths and former jeep trails crossed the Property. The foot paths appear to be used by local residents for hiking.

A 300-foot long section of the Old Verde Canal was observed crossing the northeastern corner of the Property. The canal channel was excavated through the Paradise Valley and Scottsdale area circa 1895, but was reportedly never completed or used. Except for a chair, we did not observe discarded solid waste or other materials in the section of the canal that crossed the Property. We observed several dozen rusted cans near the east central portion of the Property. The cans were one-gallon or less and appeared very old. We did not observe stained soil or other indications of spillage or leakage of the cans. Based on our observations, WT does not consider the cans a REC for the Property. No other historical uses of the Property were identified.

North of the Property was undeveloped desert land and a remnant of the Old Verde Canal, followed by the McDowell Mountain Ranch soccer fields, School Road, and 102nd Way. Desert Canyon Middle School was situated north of School Road and 102nd Way. East of the Property was single-family residential development, vacant desert land, and remnants of the Old Verde Canal. South and west of the Property was the McDowell Mountain Golf Club golf course.

The database findings did not identify the Property or sites within the designated ASTM minimum search distances in the searched USEPA or ADEQ databases.

### 7.2 Conclusions and Recommendations

WT performed this ESA in general agreement with the scope and limitations of ASTM E 1527-13 of Westworld Parcel #4, generally located south of School Road and north of the McDowell Mountain Golf Club golf course, in Scottsdale, Arizona.

This assessment has revealed no evidence of RECs currently in connection with the Property, and WT makes no recommendations for further assessment at this time.

If additional information becomes available or known that may suggest the presence of recognized environmental conditions currently in connection with the Property, contact this firm for potential recommendations.

## 8.0 LIMITATIONS

WT has performed its services in accordance with its contract with the Client, utilizing the degree of skill and care practiced by firms providing similar services in the locality of the Property. No other warranty or representation, either expressed or implied, is made. Not every property warrants the same level of assessment. The level of inquiry for this assessment was guided by factors including the type of property subject to assessment, the expertise and risk tolerance of the user, reasonable limits on time and cost as specified in our contract, and the ability to obtain information that was reasonably ascertainable and practically reviewable. There is a point at which the cost of information obtained or the time required to gather it outweighs the likely usefulness of the information and such cost and delay may, in fact, be a material detriment to the orderly completion of transactions.

Our review of third party information was limited as set forth in the discussion presented herein and was based on our actual knowledge of the information as presented. All results and opinions contained in third party information, including public records, are the sole responsibility of the entity producing the information. An evaluation of the completeness, accuracy, or appropriateness of the test methods or procedures employed by others was outside the scope of this ESA.

This assessment was limited to the identification of conditions likely to indicate RECs in connection with the Property, according to the definitions, scope and limitations contained in ASTM E 1527-13. No environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. The performance of an assessment according to ASTM E 1527-13 is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property, recognizing reasonable limits of time and cost. Therefore, if none are identified as a result of this assessment, such a conclusion should not be construed as a guaranteed absence of RECs.

The "User" or "Users" identified by ASTM E 1527-13, including the addressee, any third parties acknowledged in writing by WT, and recipients of reliance letters, are obligated to conduct the "Additional Inquiries" identified in 40 CFR §312.22 and ASTM E 1527-13 independently of the Environmental Professional. These Additional Inquiries include searches for environmental clean-up liens, an assessment of the User's specialized knowledge or experience, an assessment of the relationship of the purchase price to fair market value, and an assessment of commonly known or reasonably ascertainable information about the property.

Nothing in this ESA, nor in our contract, subsequent correspondence, or reliance letters, shall relieve a User of this report from post-acquisition "Continuing Obligations" as required by CERCLA.

## 9.0 REFERENCES

### 9.1 Contacts

Bruce Campbell, Environmental Program Specialist, Arizona State Land Department, [bcampbell@azland.gov](mailto:bcampbell@azland.gov).

### 9.2 Reports and Publications

Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13; ASTM International, West Conshohocken, Pennsylvania; November 2013.

The United States Code of Federal Regulations, Title 40, Part 312, Standards and Practices for All Appropriate Inquiries, November 1, 2005.

The GeoSearch Radius Map Report.

Maps Showing Groundwater Conditions in the Phoenix Active Management Area, Maricopa, Pinal, and Yavapai Counties, Arizona – November 2002-February 2003; S. J. Rascona; Arizona Department of Water Resources, Hydrologic Map Series Report No. 35, 3 Sheets; February 2005.

Hydrogeology of the Eastern Part of the Salt River Valley Area, Maricopa County, Arizona; U.S. Geological Survey Water Resources Investigation Open File Report 88-4202, 5 Sheets; J. G. Brown and D. R. Pool, 1989.

United States Geological Survey, Sawik Mountain, Arizona Quadrangle 7.5-Minute Series Topographic Map, 1964 photo-revised 1975 and 1982.

NETR Online, Topographic Maps: 1957, 1962, and 1970.

Flood Control District of Maricopa County, Aerial Photographs: March 1953, January 1962, November 1986, January 1993; December 1996, January 2001, November 2006, September 2010, and September 2013.

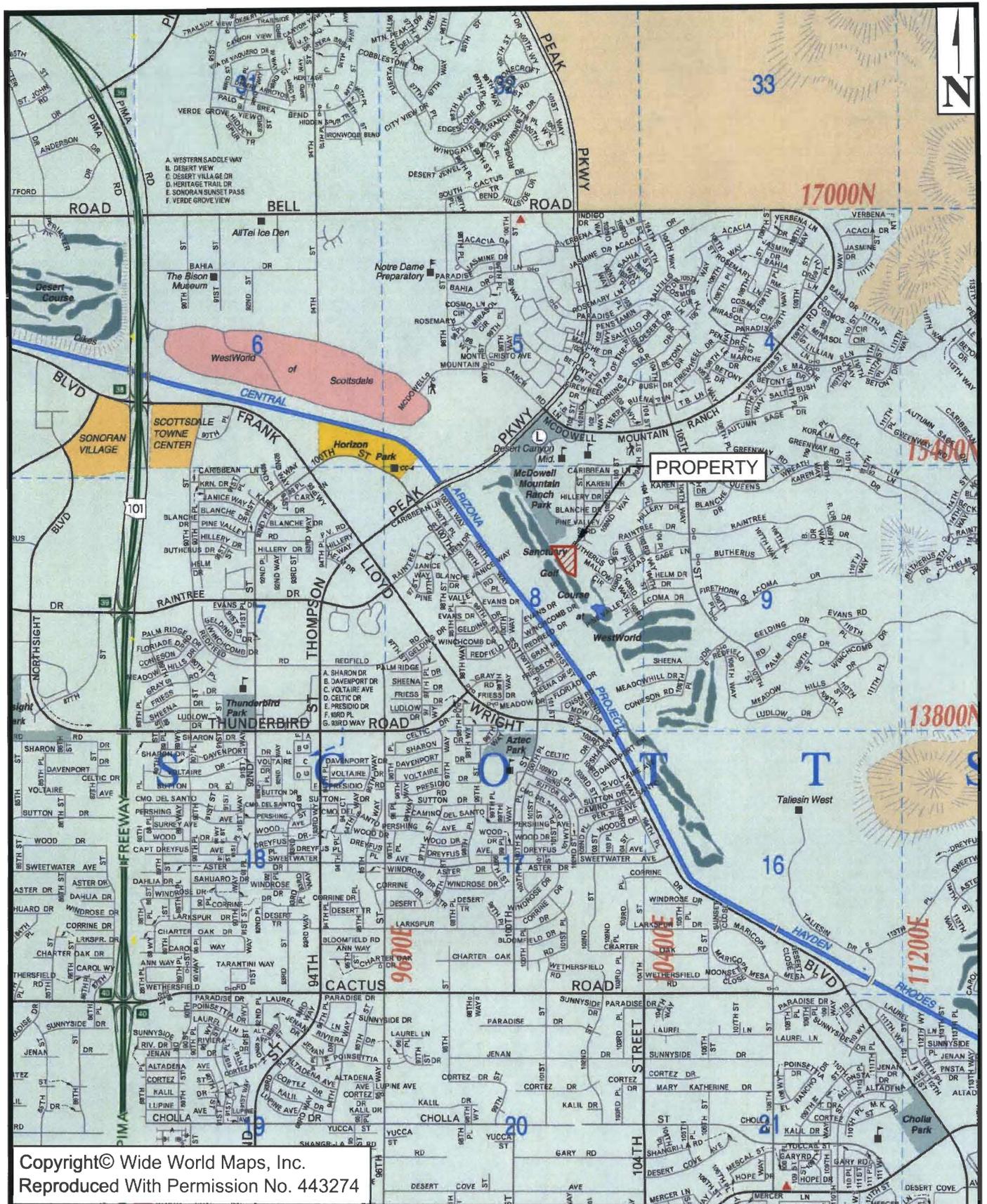
Google Earth, Aerial Photographs: January 2016.

NETR Online HistoricAerials, Aerial Photographs: 1957, 1993, 2004, and 2007.

Verdenews.com website article on the Old Verde Canal:

[http://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=4&cad=rja&uact=8&ved=0ahUKEWjZp5iwidDMAhVH\\_WMKHZkTA6QQFggMAM&url=http%3A%2F%2Fverdenews.com%2Fmain.asp%3FSectionID%3D1%26subsectionID%3D1%26articleID%3D32302&usg=AFQjCNENZsZU5qmxliWiMNPfcQubi3RRXw](http://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=4&cad=rja&uact=8&ved=0ahUKEWjZp5iwidDMAhVH_WMKHZkTA6QQFggMAM&url=http%3A%2F%2Fverdenews.com%2Fmain.asp%3FSectionID%3D1%26subsectionID%3D1%26articleID%3D32302&usg=AFQjCNENZsZU5qmxliWiMNPfcQubi3RRXw).

**APPENDIX A**  
**FIGURES**



Copyright© Wide World Maps, Inc.  
 Reproduced With Permission No. 443274

**Geotechnical  
 Environmental  
 Inspections  
 Materials**



**Western  
 Technologies Inc.**  
 The Quality People  
 Since 1955

**FIGURE 1. PROPERTY LOCATION MAP**  
 Phase I Environmental Site Assessment  
 Westworld Parcel #4  
 South of School Road  
 Scottsdale, Arizona



NOT TO SCALE



Geotechnical  
Environmental  
Inspections  
Materials



**Western  
Technologies Inc.**  
The Quality People  
Since 1955

**FIGURE 2. 2013 AERIAL AND PROPERTY PLAN**  
Phase I Environmental Site Assessment  
Westworld Parcel #4  
South of School Road  
Scottsdale, Arizona

WT Job No. 2186JQ126

**APPENDIX B  
PICTURE LOG**

Arizona State Land Department  
Westworld Parcel #4  
South of School Road  
Scottsdale, Arizona  
Photographic Log  
**WESTERN TECHNOLOGIES INC.**

WT Job No.: 2186JQ126

Date: May 9, 2016



Picture 1 – The Property looking southwest from the northeast corner.



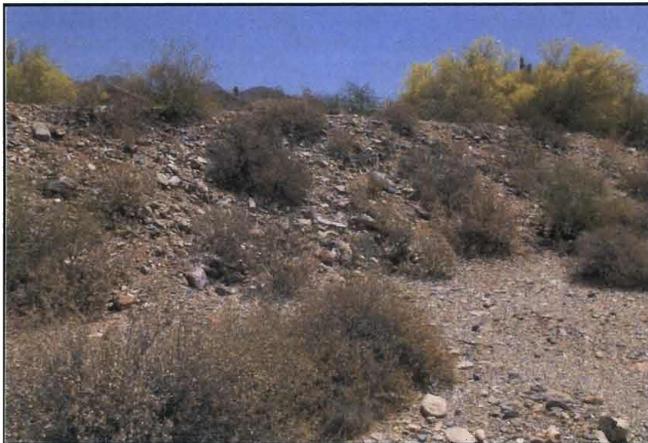
Picture 2 – The Property looking north from the southern tip along the eastern boundary.



Picture 3 – The path on the east side of the Property along the Old Verde Canal.



Picture 4 – The path and barbed wire fence along the west side of the Property.



Picture 5 – The berm of soil and rock that forms the exterior western side of the Old Verde Canal on the northeast corner of the Property.



Picture 6 – A section of the bottom interior of the Old Verde Canal.

Arizona State Land Department  
Westworld Parcel #4  
South of School Road  
Scottsdale, Arizona  
Photographic Log  
**WESTERN TECHNOLOGIES INC.**

WT Job No.: 2186JQ126

Date: May 9, 2016



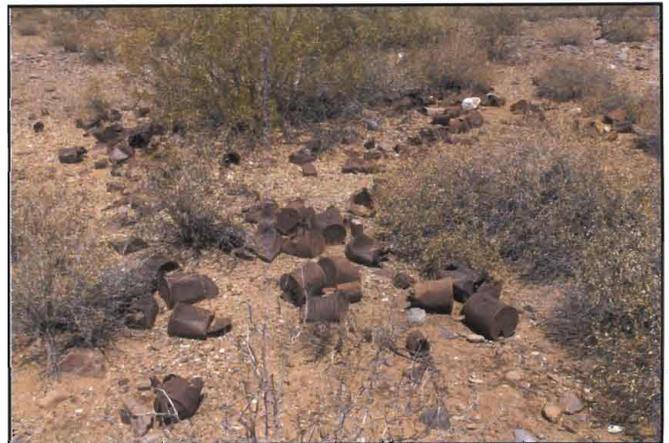
Picture 7 – A remnant dirt road that crosses the southern portion of the Property.



Picture 8 – A No Trespassing sign on the west barbed wire fence.



Picture 9 – A chair in the Old Verde Canal.



Picture 10 – Rusted cans observed near the east central portion of the Property.



Picture 11 – An alternate view of the rusted cans in Picture 10.



Picture 12 – The soccer field north of the Property.

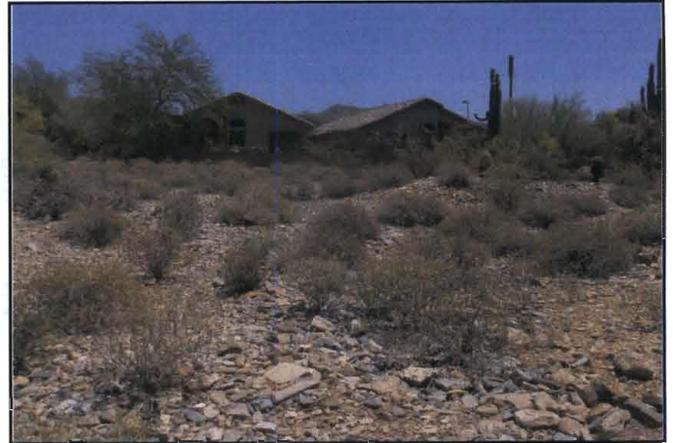
Arizona State Land Department  
Westworld Parcel #4  
South of School Road  
Scottsdale, Arizona  
Photographic Log  
**WESTERN TECHNOLOGIES INC.**

WT Job No.: 2186JQ126

Date: May 9, 2016



Picture 13 – The sidewalk and residential area east of the Property.



Picture 14 – The extreme northeast corner of the Property and residences to the east.



Picture 15 – The 102<sup>nd</sup> Street dead end at the eastern margin of the Property.



Picture 16 – The area south of the southern tip of the Property.



Picture 17 – The golf course west of the Property.



Picture 18 – The sanitary sewer manhole near the northern boundary of the Property.

**APPENDIX C**  
**QUESTIONNAIRES AND CORRESPONDENCE**

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
USER QUESTIONNAIRE PER ASTM E1527-13  
WT Job. No. 2186JQ124126

In order to qualify for one of the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the User must conduct the following inquiries required by the applicable sections of the All Appropriate Inquiries Rule. The User should provide the information to Western Technologies. For all "Yes" answers, please provide copies, references, or additional information on an attached sheet.

Your Name: Bruce Campbell Tel: 602-542-2578  
User's Name: Arizona State Land Dept.  
Property Name: Westworld Parcel #4  
Property Address: south of School Road and north of Trilogy GC City: Scottsdale State: AZ

**Environmental Liens (40 CFR § 312.25)** – Did a search of recorded land title records identify any environmental liens filed or recorded against the Property under federal, tribal, state, or local law? NO

**Activity and Use Limitations (40 CFR § 312.26(a)(1)(v) and (vi))** – Did a search of recorded land title records, judicial records where applicable, or agency records identify any Activity and Use Restrictions, such as engineering controls, Institutional Controls or Land Use Restrictions, that are in place at the Property and/or have been filed or recorded against the Property under federal, tribal, state or local law? NO

**Specialized Knowledge (40 CFR § 312.28)** - Do you have any specialized knowledge or experience relative to the Property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Property or an adjoining property, such that you would have special knowledge of the chemicals or processes used by the types of businesses? NO

**Purchase Price to Fair Market Value (40 CFR § 312.29(a))** - Is the purchase price being paid for this Property reduced or discounted from the fair market value of the Property? UNK

**Reason for Lowered Purchase Price (40 CFR § 312.29(b))** - If the purchase price is reduced or discounted, could the lowered purchase price be because of known or perceived contamination on the Property? N/A

**Commonly Known or Reasonably Ascertainable Information (40 CFR 312.30)** - Are you aware of commonly known or reasonably ascertainable information about the Property (e.g. past uses, water quality problems, environmental compliance issues, or permit violations), that might help the environmental professional identify conditions indicative of releases or suspected releases? For example, do you know of past uses? Do you know of specific chemicals used on the Property? Do you know if spills or chemical releases occurred on the Property? Do you know of any environmental clean-ups that have occurred on the Property? NO

**Reason for This Study (ASTM E1527-13, Section 6.8)** – Can you tell us why you are having this study completed (please circle all that apply)?

Lender's Requirements	Insurance Requirements
Planning/Zoning Requirements	Baseline Review
Landowner Liability Protection	Business Planning

Signature: Bruce Campbell Date: 5/9/16

**WESTERN TECHNOLOGIES INC.**  
**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**OWNER, OCCUPANT, MANAGER QUESTIONNAIRE**  
WT Job No. 2186JQ~~24~~ 126

Instructions – Thank you for completing this environmental questionnaire. The questions asked were derived directly from the federal All Appropriate Inquiry Rule (AAI) and from the ASTM Standard E1527. Simply answer the questions based on the information you actually know about the Property. You are not expected to find the answers. If you answer “yes” to any of the questions, you can provide additional information at the end of this form, or a WT representative will contact you to go over the information. Feel free to attach any information you think might be helpful with you answers. Your information is important to us in researching the Property, so please complete the form and return as soon as possible.

**PROPERTY INFORMATION**

Address: south of School Road and north of Trilogy GC City: Scottsdale State: AZ  
Current Occupants: None  
Current Activities: None

**UTILITY INFORMATION**

1. Please list the service providers for the following utilities:  
Electric: \_\_\_\_\_ Gas: \_\_\_\_\_  
Water: \_\_\_\_\_ Sewer: \_\_\_\_\_  
Solid Waste: \_\_\_\_\_
2. What is the fuel source for heating buildings on the Property? Vacant land
3. What is the fuel source for cooling buildings on the Property? Vacant land

**STORAGE TANKS**

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

WESTERN TECHNOLOGIES INC.  
PHASE I ENVIRONMENTAL SITE ASSESSMENT  
OWNER, OCCUPANT, MANAGER QUESTIONNAIRE  
WT Job No. 2186JQ/24 126

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

8.  Y  N  Unk Are there any containers of hazardous chemicals or petroleum currently stored or used on the Property?
9.  Y  N  Unk Are you aware of past uses of hazardous chemicals on the Property?
10.  Y  N  Unk Do you know of any stained soils on the Property?
11.  Y  N  Unk Do you know of any current or previous in-ground hydraulic lifts on the Property?
12.  Y  N  Unk Have pesticides ever been mixed, stored, or applied on the Property?

**SOLID WASTE**

13.  Y  N  Unk Do you know if solid waste like garbage, refuse, demolition debris, construction debris, landscaping debris, liquids, containers have been discarded on or buried beneath Property?
14.  Y  N  Unk Do you know if the Property has ever operated as a landfill?
15.  Y  N  Unk Has soil from an unknown source been placed, spread, or piled on the surface or used as fill on the Property?
16.  Y  N  Unk Do you know if used tires were ever discarded on or buried beneath the Property?
17.  Y  N  Unk Are you aware of any former stock ponds, wastewater ponds, silage pits, or other excavations that have been filled on the Property?

**WASTEWATER AND LIQUID DISCHARGES**

18.  Y  N  Unk Are you aware of current or former pits, ponds or lagoons for liquid wastes on the Property?
19.  Y  N  Unk Are you aware of any current or past wastewater interceptors, clarifiers, or sumps on the Property?
20.  Y  N  Unk Are there any current or former septic systems, cess pools, seepage pits, or leach fields located on the Property?

WESTERN TECHNOLOGIES INC.  
PHASE I ENVIRONMENTAL SITE ASSESSMENT  
OWNER, OCCUPANT, MANAGER QUESTIONNAIRE  
WT Job No. 2186JQ124 126

**STORMWATER AND DRAINAGE PROVISIONS**

21. (Y) (X) (Unk) Are there any dry wells on the Property?
22. (Y) (X) (Unk) If yes, do you know if they are registered with the state agency?
23. (Y) (X) (Unk) Are there any retention or detention basins on the Property?
24. (Y) (X) (Unk) Do you know if storm water from an off-site source flows onto the Property?

**WELLS**

25. (Y) (X) (Unk) Do you know of any current or former groundwater wells on the Property?  
If yes, check type of well(s):  
 Irrigation     Domestic     Livestock     Environmental Monitoring

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

26. (Y) (X) (Unk) Are you aware of any previous environmental inspections, environmental investigations, environmental site assessments, environmental violations, pending law suits or administrative actions, or environmental liens relating to the Property, or to current or past owners, occupants, or facilities which were on the Property?

**AVAILABILITY OF HELPFUL ENVIRONMENTAL DOCUMENTS**

27. (Y) (X) (Unk) Do you know of any of the following types of helpful documents about the Property and can you provide copies to WT before the site inspection?  
Check all that apply:

- |   |   |
|---|---|
| <input type="checkbox"/> Prior environmental assessment reports | <input type="checkbox"/> NPDES Permits                |
| <input type="checkbox"/> Environmental audit reports            | <input type="checkbox"/> Wastewater Permits           |
| <input type="checkbox"/> Hazardous Waste Generator Notices      | <input type="checkbox"/> Air Emissions Permits        |
| <input type="checkbox"/> Community Right-To-Know Plan           | <input type="checkbox"/> UST Registrations            |
| <input type="checkbox"/> Environmental Management Plan          | <input type="checkbox"/> AST Registrations            |
| <input type="checkbox"/> Hydrogeologic Reports                  | <input type="checkbox"/> Material Safety Data Sheets  |
| <input type="checkbox"/> Geotechnical Reports                   | <input type="checkbox"/> Safety Plans                 |
| <input type="checkbox"/> SARA Title III/Form R Reports          | <input type="checkbox"/> Spill Prevention Control/    |
| <input type="checkbox"/> Title Records                          | <input type="checkbox"/> Countermeasures Plan         |
| <input type="checkbox"/> Hazardous Waste Manifests              | <input type="checkbox"/> Waste Oil Disposal Records   |
| <input type="checkbox"/> Water Well Records                     | <input type="checkbox"/> Drywell Registration Records |

WESTERN TECHNOLOGIES INC.  
PHASE I ENVIRONMENTAL SITE ASSESSMENT  
OWNER, OCCUPANT, MANAGER QUESTIONNAIRE  
WT Job No. 2186JQ ~~126~~ 126

**PRIOR SITE USES**

28. (Y) (X) (Unk) Do you know if the Property was used for any of the following businesses?  
Check all that apply. List other past uses/owners in the notes section below.

- |  |  |
|--|--|
| <input type="checkbox"/> Gasoline or Diesel Fueling Station    | <input type="checkbox"/> Automotive Sales or Service     |
| <input type="checkbox"/> Heavy Equipment Repair or Maintenance | <input type="checkbox"/> Drycleaning                     |
| <input type="checkbox"/> Commercial Laundry                    | <input type="checkbox"/> Medical Services                |
| <input type="checkbox"/> Commercial Printing                   | <input type="checkbox"/> Industrial/Manufacturing        |
| <input type="checkbox"/> Warehousing/Distribution              | <input type="checkbox"/> Junkyard or Salvage Business    |
| <input type="checkbox"/> Farm Operation: Agriculture or Dairy  | <input type="checkbox"/> Laboratory or Chemical Handling |
| <input type="checkbox"/> Aviation, Runways, Air Transportation | <input type="checkbox"/> Rail Transportation             |

**PERSON COMPLETING THE FORM**

Name: Bruce Campbell Years Familiar w/Property: 15

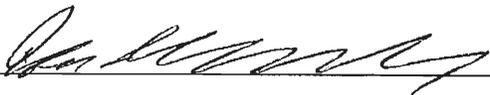
Business Affiliation: Arizona State Land Dept.

Address: 1616 W. Adams St. City: Phoenix State: AZ

Tel: 602-542-2578 Fax: 602-542-3507 E-Mail: bcampbell@azland.gov

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

- | <u>Owner</u>                                | <u>Occupant</u>                            | <u>Key Site Manager</u>                         |
|---|--|---|
| <input type="checkbox"/> Individual Owner   | <input type="checkbox"/> Owner Occupant    | <input type="checkbox"/> Property Manager       |
| <input type="checkbox"/> Corporation or LLC | <input type="checkbox"/> Business Occupant | <input type="checkbox"/> Facilities Manager     |
| <input type="checkbox"/> Partnership        | <input type="checkbox"/> Business Employee | <input type="checkbox"/> Maintenance Supervisor |
| <input type="checkbox"/> Trust/Trustee      |  | <input type="checkbox"/> Plant Supervisor       |
| <input type="checkbox"/> Owner's Broker     |  | <input type="checkbox"/> Leasing Agent          |

Signature:  Date Completed: 5/9/16

**NOTES**

**APPENDIX D  
HISTORICAL RECORDS**

## Maricopa County Parcels



<b>Parcel:</b>	217-16-908	<b>Report Date:</b>	05/03/2016
<b>Owner:</b>	ARIZONA STATE LAND DEPT	<b>Unique Location Characteristics:</b>	
<b>Property Address:</b>		<b>Lot Size:</b>	328,756
<b>Local Jurisdiction:</b>	SCOTTSDALE	<b>Main Living Area:</b>	
<b>MCR:</b>		<b>Construction Year:</b>	
<b>Subdivision Name:</b>		<b>Improvement Class:</b>	
<b>Lot:</b>		<b>Bath Fixtures:</b>	
<b>Elementary School:</b>	SCOTTSDALE UNIFIED SCHOOL DISTRICT	<b>Parking:</b>	
<b>High School:</b>	SCOTTSDALE UNIFIED #48	<b>Pool:</b>	
<b>2017 FCV:</b>	\$1,373,600	<b>Last Sale Price/Sale / Date:</b>	

**Disclaimer:** The data contained in this database is deemed reliable but not guaranteed. This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of this data; however, this material may be slightly dated which would have an impact on its accuracy. The Maricopa county Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.

217-16-908

Parcel Type: Land

ARIZONA STATE LAND DEPT**Property Information**

MCR #: N/A  
 Address:  
 Latitude/Longitude:  
 Description: TH PT SEC 8 T3N R5E DAF COM N4 COR SEC TH S ALG N/S MID-SEC LN 1321.01F TO NW COR SW4 NE4 TH E ALG N LN SW4 NE4 656.41F TO POB TH CONT E 665.15F TO NE COR SW4 NE4 TH S ALG E LN SW4 NE4 782.19F TH N 67D 45M W 289.7F TH N 30D 31M W 782.89F TO POB  
 Lot Size (Sq Ft): 328,756  
 Zoning: R1-10  
Section, Township, Range: 8 3N 5E  
Market Area/Neighborhood: 05/014  
Subdivision: Not Available  
Lot #: Not Available  
 High School District: SCOTTSDALE UNIFIED #48  
 Elementary School District: SCOTTSDALE UNIFIED SCHOOL DISTRICT  
 Local Jurisdiction: SCOTTSDALE  
 Owner: ARIZONA STATE LAND DEPT  
 Mailing Address: 1616 W ADAMS ST , PHOENIX, AZ 85007  
Deed #: NOD-60927 (Deed link not available for this parcel)  
 Deed Date: April 29, 2010  
Sale Date: None  
Sale Price: \$0

**Valuation Data**

Tax Year:	2017	2016	2015	2014	2013
<u>Full Cash Value:</u>	\$1,373,600	\$1,619,500	\$776,600	\$1,077,900	\$1,213,500
<u>Limited Property Value:</u>	\$856,202	\$815,430	\$776,600	\$845,475	\$768,000
Legal Class:	2	2	2	2	2
Description:	AG / VACANT LAND / NON-PROFIT R/P				
Assessment Ratio:	15%	15%	16%	16%	16%
Assessed FCV:	\$0	\$0	\$0	\$172,464	\$194,160
Assessed LPV:	\$128,430	\$122,315	\$124,256	\$135,276	\$122,880
Property Use Code:	9500	9500	9500	9500	9500
PU Description:	State Property				
Tax Area Code:	481400	481400	481400	481400	481400

## Commercial Characteristics/Improvements

---

### No improvements on record

[Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.](#)

## Property Sketches

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### **CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION ON THIS WEBSITE BEFORE RELYING ON IT.**

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. Please contact the Maricopa County S.T.A.R. Center at (602) 506-3406 if you believe any information is incomplete, out of date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. In many instances, the Assessor has gathered information from independent sources and made it available on this site, and the original information may have contained errors and omissions. Errors and omissions may also have occurred in the process of gathering, interpreting, and reporting the information. Information on the website is not updated in "real time". In addition, users are cautioned that the process used on this site to illustrate the boundaries of the adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted on this site are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided on this site is not the equivalent of a title report or a real estate survey. Users should independently research, investigate and verify all information before relying on it or in the preparation of legal documents.

**By using this website, you acknowledge having read the above and waive any right you may have to claim against Maricopa County, its officers, employees, and contractors arising out of my reliance on or the use of the information provided on this website.**



SECTION 8

TOWNSHIP 3-N

RANGE 5-E

# CERTIFICATES OF PURCHASE

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38

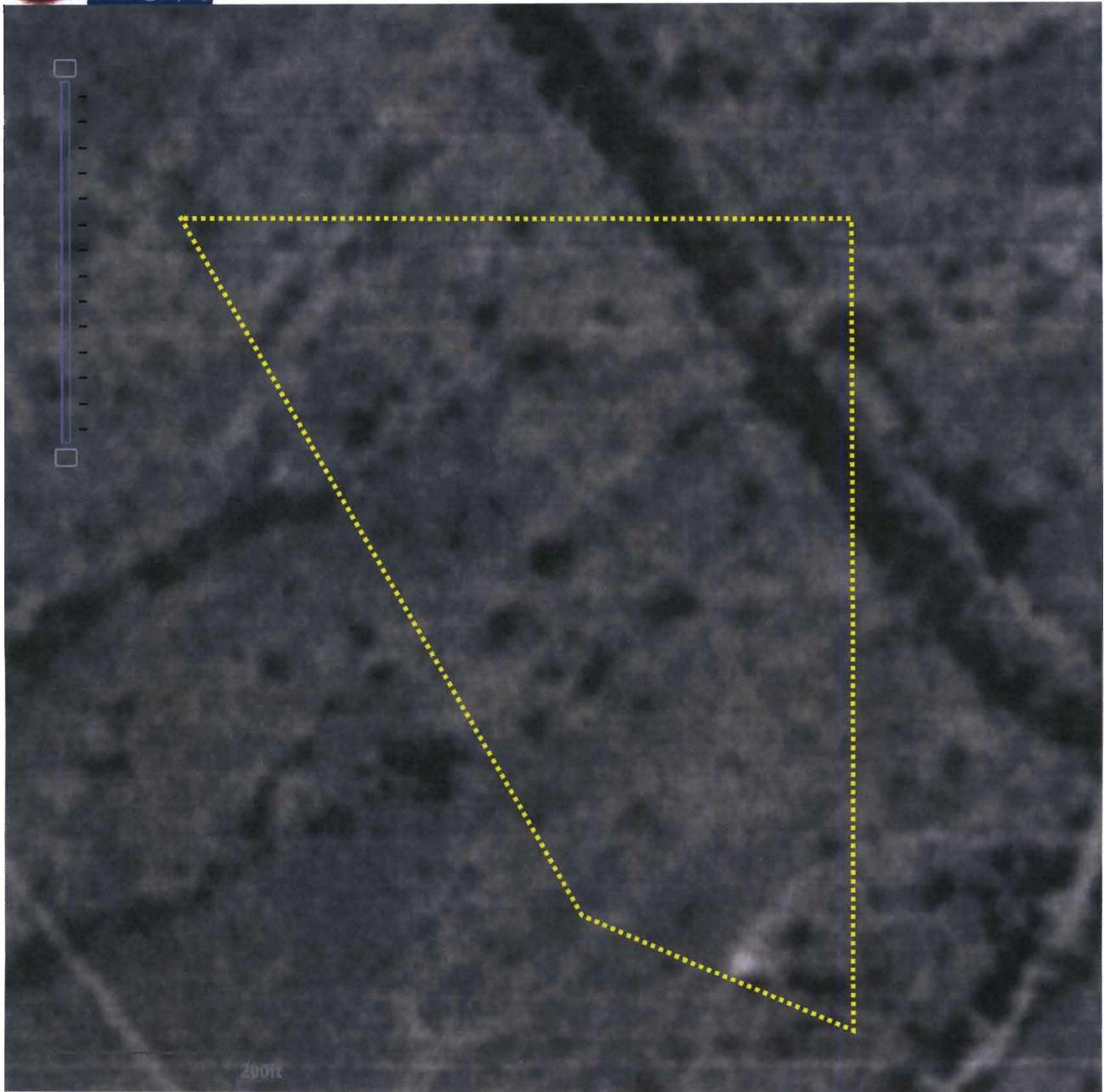
DATE	C.P. NO.	SUBDIVISION	NAME	
9-23-83	9973	MURKINS 5/4 0.0 acre MURKINS 5/4 14.66 ac.	Continental Pacific, Inc. Total 14.66 acres	Transferred 3/29/85
9-23-83	9975	NW 4 52.95 acres	Continental Pacific, Inc.	Transferred 3/29/85
9-23-83	9976	MURKINS 5/4 0.0 acre MURKINS 5/4 14.66 ac.	Continental Pacific, Inc. Total 14.66 acres	Transferred 1/21/86
9-23-83	9977	MURKINS 5/4 0.0 acre MURKINS 5/4 14.66 ac.	Continental Pacific, Inc. Total 14.66 acres	Transferred 1/21/86
9-23-83	9978	MURKINS 5/4 0.0 acre MURKINS 5/4 14.66 ac.	Continental Pacific, Inc. Total 14.66 acres	Transferred 1/21/86
9-23-83	9979	MURKINS 5/4 0.0 acre MURKINS 5/4 14.66 ac.	Continental Pacific, Inc. Total 14.66 acres	Transferred 1/21/86
9-23-83	9980	MURKINS 5/4 0.0 acre MURKINS 5/4 14.66 ac.	Continental Pacific, Inc. Total 14.66 acres	Transferred 1/21/86
9-23-83	9981	MURKINS 5/4 0.0 acre MURKINS 5/4 14.66 ac.	Continental Pacific, Inc. Total 14.66 acres	Transferred 1/21/86
9-23-83	9982	MURKINS 5/4 0.0 acre MURKINS 5/4 14.66 ac.	Continental Pacific, Inc. Total 14.66 acres	Transferred 1/21/86
9-23-83	9983	MURKINS 5/4 0.0 acre MURKINS 5/4 14.66 ac.	Continental Pacific, Inc. Total 14.66 acres	Transferred 1/21/86
9-23-83	9984	MURKINS 5/4 0.0 acre MURKINS 5/4 14.66 ac.	Continental Pacific, Inc. Total 14.66 acres	Transferred 1/21/86
9-23-83	9985	MURKINS 5/4 0.0 acre MURKINS 5/4 14.66 ac.	Continental Pacific, Inc. Total 14.66 acres	Transferred 1/21/86
9-23-83	9986	MURKINS 5/4 0.0 acre MURKINS 5/4 14.66 ac.	Continental Pacific, Inc. Total 14.66 acres	Transferred 1/21/86
9-23-83	9987	MURKINS 5/4 0.0 acre MURKINS 5/4 14.66 ac.	Continental Pacific, Inc. Total 14.66 acres	Transferred 1/21/86
9-23-83	9988	MURKINS 5/4 0.0 acre MURKINS 5/4 14.66 ac.	Continental Pacific, Inc. Total 14.66 acres	Transferred 1/21/86
9-23-83	9989	MURKINS 5/4 0.0 acre MURKINS 5/4 14.66 ac.	Continental Pacific, Inc. Total 14.66 acres	Transferred 1/21/86
9-23-83	9990	MURKINS 5/4 0.0 acre MURKINS 5/4 14.66 ac.	Continental Pacific, Inc. Total 14.66 acres	Transferred 1/21/86
9-23-83	9991	MURKINS 5/4 0.0 acre MURKINS 5/4 14.66 ac.	Continental Pacific, Inc. Total 14.66 acres	Transferred 1/21/86
9-23-83	9992	MURKINS 5/4 0.0 acre MURKINS 5/4 14.66 ac.	Continental Pacific, Inc. Total 14.66 acres	Transferred 1/21/86
9-23-83	9993	MURKINS 5/4 0.0 acre MURKINS 5/4 14.66 ac.	Continental Pacific, Inc. Total 14.66 acres	Transferred 1/21/86
9-23-83	9994	MURKINS 5/4 0.0 acre MURKINS 5/4 14.66 ac.	Continental Pacific, Inc. Total 14.66 acres	Transferred 1/21/86
9-23-83	9995	MURKINS 5/4 0.0 acre MURKINS 5/4 14.66 ac.	Continental Pacific, Inc. Total 14.66 acres	Transferred 1/21/86
9-23-83	9996	MURKINS 5/4 0.0 acre MURKINS 5/4 14.66 ac.	Continental Pacific, Inc. Total 14.66 acres	Transferred 1/21/86
9-23-83	9997	MURKINS 5/4 0.0 acre MURKINS 5/4 14.66 ac.	Continental Pacific, Inc. Total 14.66 acres	Transferred 1/21/86
9-23-83	9998	MURKINS 5/4 0.0 acre MURKINS 5/4 14.66 ac.	Continental Pacific, Inc. Total 14.66 acres	Transferred 1/21/86
9-23-83	9999	MURKINS 5/4 0.0 acre MURKINS 5/4 14.66 ac.	Continental Pacific, Inc. Total 14.66 acres	Transferred 1/21/86
9-23-83	10000	MURKINS 5/4 0.0 acre MURKINS 5/4 14.66 ac.	Continental Pacific, Inc. Total 14.66 acres	Transferred 1/21/86

CANCELLED FOR PAYMENT NO. 7308 1/16/85

# CERTIFICATES OF PURCHASE

SECTION 8  
 TOWNSHIP 3-N  
 RANGE 5-E

DATE	C. P. NO.	SUBDIVISION	NAME	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	
9-23-83	9971	1MB NW4 33.97 acres	Scottsdale del Norte, Ariz.	CANCELLED FOR PATENT NO. 7309 12/14/87																																		
9-23-83	9972	MB SESE 1/2 See PMSUSW 1/2 Sections 1MB NW4 & 7 5.46	Scottsdale del Norte, Ariz. 21.26 acres - total	CANCELLED FOR PATENT NO. 7310 12/14/87																																		
9-23-83	9973	1MB ENE 1/2 See PMS NW4 & 7 Sections 7	Scottsdale del Norte, Ariz. 14.67 acres - total	CANCELLED FOR PATENT NO. 7311 12/14/87																																		
9-23-83	9975	NW4 22.95 acres	Scottsdale del Norte, Ariz.	CANCELLED FOR PATENT NO. 7313 12/14/87																																		

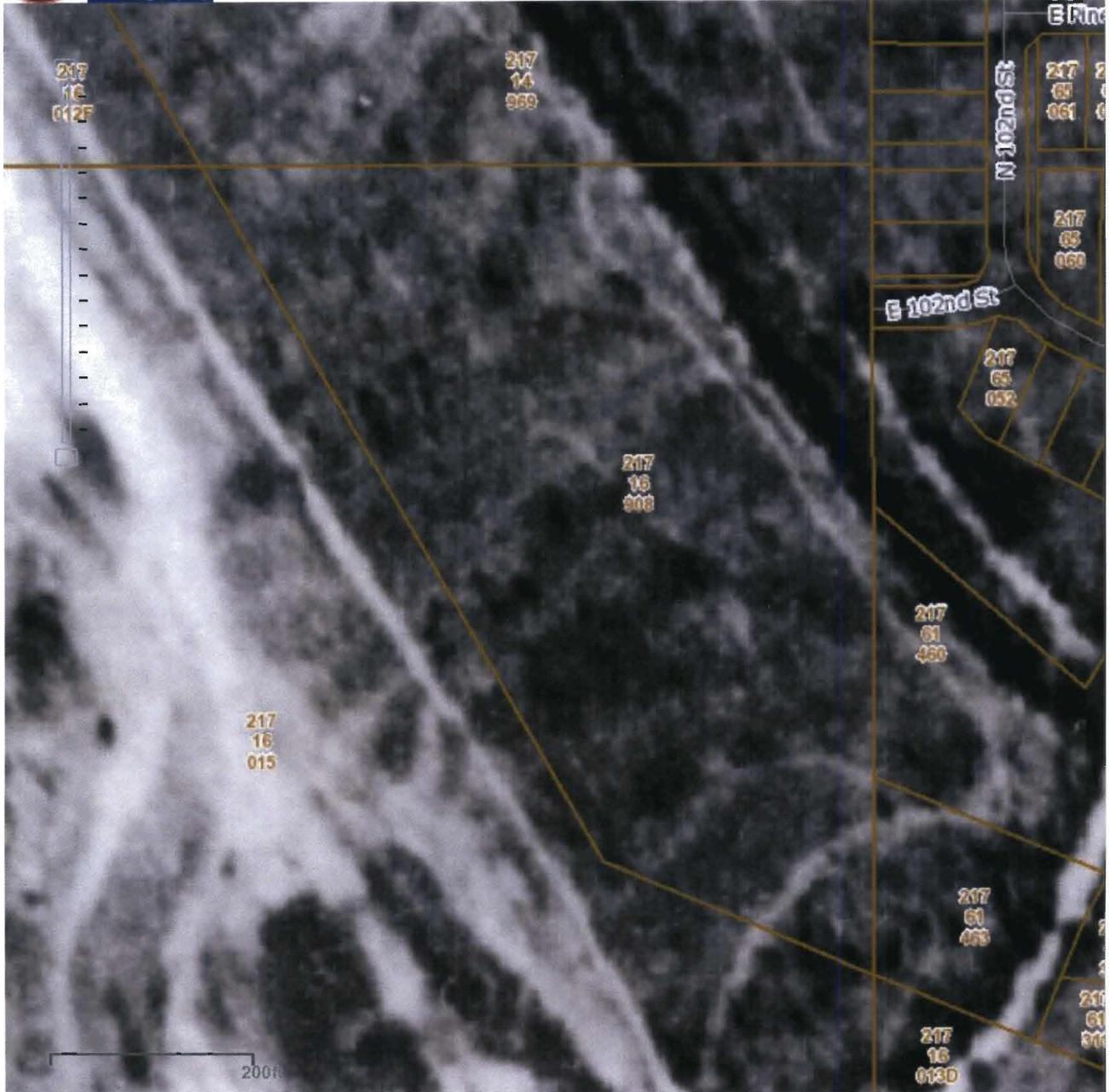


March 1953



January 1962





January 1993



December 1996



January 2001



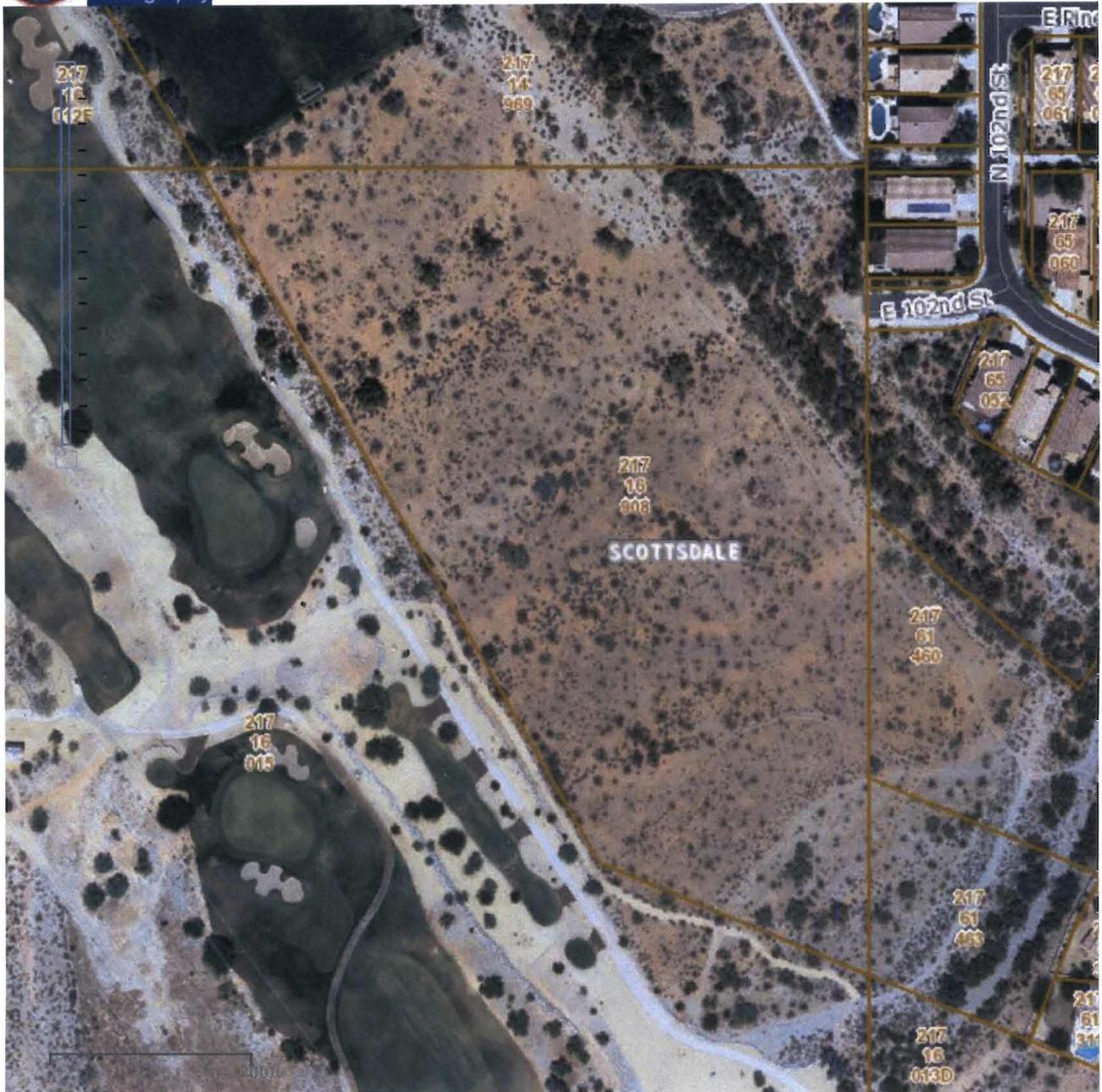
Historical  
Aerial  
Photography



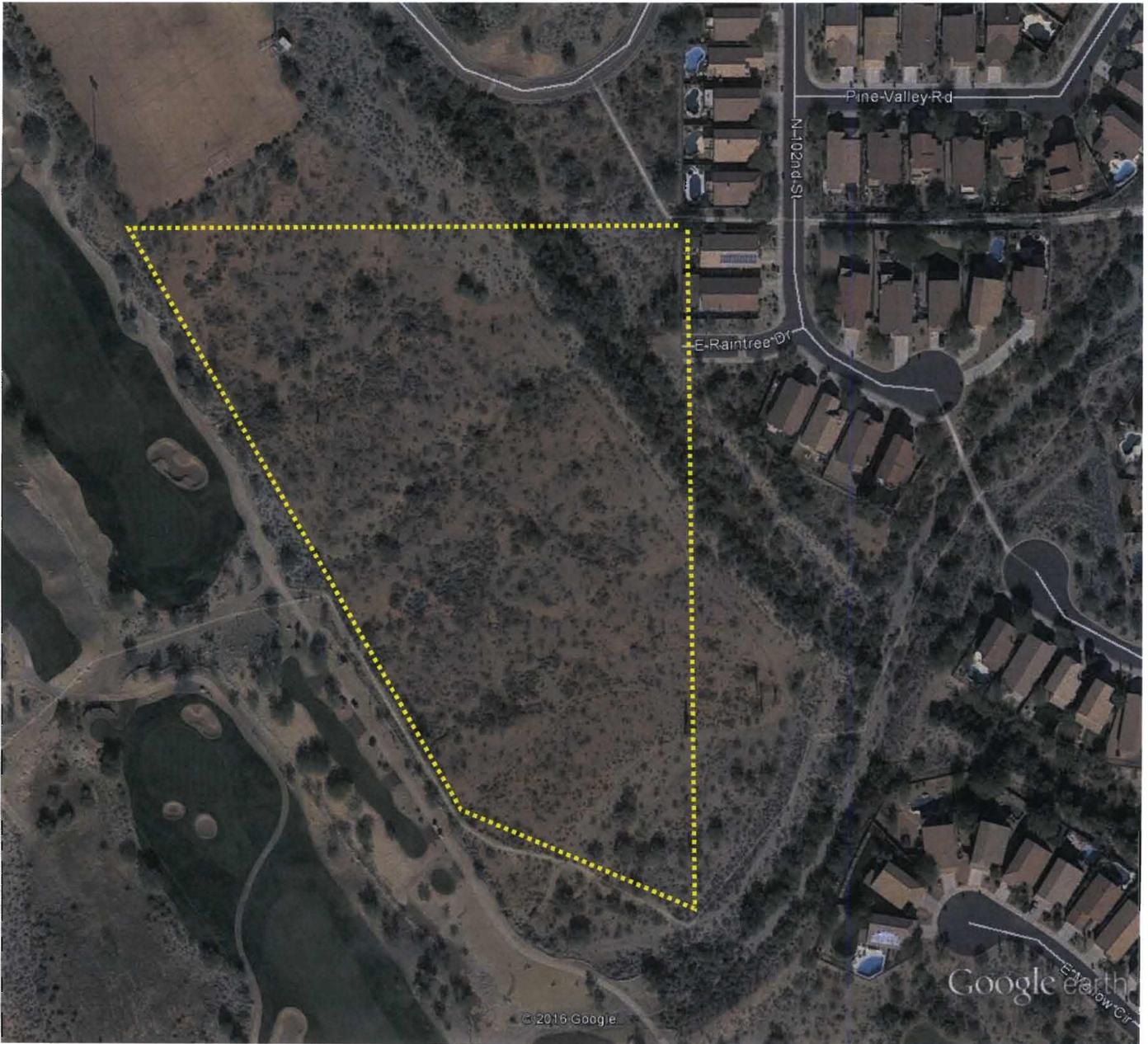
November 2006



September 2010



September 2013



Google earth



January 2016



December 3, 2004

Arizona State Land Department  
Real Estate Div, Engineering  
1616 West Adams Street  
Phoenix, AZ 85007

Re: Report  
Phase I Environmental Site Assessment  
Westworld - 4 Parcels  
East of 94<sup>th</sup> Street and South of Bell Road  
In Scottsdale, Arizona  
for Arizona State Land Department  
URS Job No. 23444210.00001

Dear Arizona State Land Department:

Pursuant to your request, URS Corporation (URS) has completed the Phase I Environmental Site Assessment for the above-referenced property. The attached report summarizes the findings of this assessment.

We are pleased to be of service to Arizona State Land Department. Should you have any questions or if we may be of some additional service, please contact URS at (602) 371-1100.

Sincerely,

URS

Susan M. Ford  
Environmental Scientist

David P. Palmer, R.G.  
Senior Project Geologist

SMF/DPP

URS Corporation  
7720 North 16th Street, Suite 100  
Phoenix, AZ 85020  
Tel: 602.371.1100  
Fax: 602.371.1615



**REPORT  
PHASE I ENVIRONMENTAL SITE  
ASSESSMENT  
WESTWORLD - 4 PARCELS  
EAST OF 94<sup>th</sup> STREET AND  
SOUTH OF BELL ROAD  
IN SCOTTSDALE, ARIZONA  
FOR  
ARIZONA STATE LAND DEPARTMENT**

**URS No. 23444210.00001  
December 3, 2004**

## EXECUTIVE SUMMARY

URS Corporation (URS) was retained by Arizona State Land Department to conduct a Phase I Environmental Site Assessment (ESA) on four parcels located east of 94<sup>th</sup> Street and south of Bell Road in Scottsdale, Maricopa County, Arizona (the “sites” or “subject properties”). This Phase I ESA was conducted to review past and current land use practices at the site. This study is consistent with the methods and procedures described in the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (Standard Designation E 1527-00) (ASTM, 2000). ASTM defines “Recognized Environmental Conditions” as the presence or likely presence of 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 into structures, ground, groundwater, or surface water on the subject property. A summary of findings, conclusions, and recommendations is provided below.

The Phase I ESA was conducted on the following properties in accordance with the URS proposal to Arizona State Land Department, dated September 17, 2004.

State land parcel number	Location	APN	Size
1013	East of 94 <sup>th</sup> Street, south of Bell Road	217-13-158, 217-13-159, 217-13-161, 217-13-162	74.36 acres
1003	West of 98 <sup>th</sup> Street	217-13-160	17.60 acres
1004	West of the intersection of McDowell Mountain Road and Thompson Peak Parkway	Not assessed	7.27 acres
1015	West of 102 <sup>nd</sup> Street and South of 102 <sup>nd</sup> Way	Not assessed	7.55 acres

No evidence of chemical use, storage, or disposal was observed on the subject property during our site reconnaissance. No drywells, PCB-containing transformers, water wells, or evidence of underground storage tanks (USTs) was observed on site. However, one Mobil gas station was located adjacent to State Land Parcel Number 1004. URS searched the ADEQ website but the Mobil gas station was not listed.

Historical information reviewed indicates that the subject properties have been undeveloped since the early 1940s. According to our review of aerial photographs and the topographic map, the subject properties appear to have always been native desert land.



No historical environmental conditions or onsite or offsite recognized environmental conditions or additional environmental concerns were identified that would impact the subject properties. Consequently, based on the scope of services performed for this Phase I ESA, URS recommends no further action at this time.



Opinions and recommendations presented in this report apply to site conditions and features, as they existed at the time of URS' site visit, and those reasonably foreseeable. They cannot necessarily apply to conditions and features of which URS is unaware and has not had the opportunity to evaluate.

## 2.0 SITE DESCRIPTION

Information concerning the subject properties presented in the following subsections is based on a review of readily available published information and a site reconnaissance conducted by Ms. Susan Ford of URS on November 10, 2004.

### 2.1 PHYSICAL LOCATION AND DESCRIPTION OF PROPERTY

The subject properties consist of four parcels of native desert land located east of 94<sup>th</sup> Street and south of Bell Road in Scottsdale, Maricopa County, Arizona (see Figure 1). The subject properties are bound primarily by native desert land and residential/commercial properties.

### 2.2 ENVIRONMENTAL SETTING

Environmental characteristics including topography, geology, and hydrogeology were evaluated based on site observations, published literature, and maps.

#### 2.2.1 Topography

According to the United States Geological Survey (USGS) Curry's Corner, Arizona 1964 (photorevised 1982), McDowell Peak, Arizona 1965 (photorevised 1982) and Sawik Mountain, Arizona 1964 (photorevised 1982) 7.5-minute topographic quadrangle maps (USGS, 1982), the subject properties are located as follows:

State land parcel number	Topographic Map	Township	Range	Section	Feet above mean sea level
1013	Curry's Corner	3 North	5 East	Northeast corner of section 6	Approximately 1540 feet
1003	McDowell Peak	3 North	5 East	Northwest corner of section 5	Approximately 1535 feet
1004	McDowell Peak	3 North	5 East	Northwest corner of section 5	Approximately 1530 feet
1015	Sawik Mountain	3 North	5 East	Northeast corner of section 8	Approximately 1530 feet



The general direction of surface water flow in the area of the subject properties is south-southwest.

### 2.2.2 Geology

The site is located in the sloping upland bordering the Salt River Valley. The Salt River Valley is a broad alluvial basin within the Basin and Range physiographic province. The basin is almost completely surrounded by mountains composed primarily of granitic, metamorphic, and volcanic rocks and minor amounts of consolidated sedimentary rocks. The valley floor is underlain by unconsolidated to semi-consolidated basin-fill sediments (Cooley, 1973). The properties are sited on unconsolidated alluvium (Holocene and Pleistocene) of poorly sorted gravel, sand, and silt deposited as alluvial fan cones at the mouths of canyons and gullies, as alluvial floodplains bordering streams, and as braided-stream sediment in stream channels. Older deposits form piedmonts flanking mountain ranges and typically underlie raised, paved, and varnished surfaces. The main water-bearing unit ranges in thickness from a few tens of feet near the mountains to approximately 200 feet in the lower areas (Beckerman and others, 1982).

### 2.2.3 Soils

URS reviewed readily available reference material for soil types in Maricopa County. According to the U.S. Department of Agriculture Soil Conservation Service, naturally occurring on-site surface soil consists primarily of the Ebon-Pinamt-Tremant association (USDA, 1973). This consists of deep, gravelly loam to very cobbly loam soils on gently sloping to moderately sloping old alluvial fans. Ebon soils are on the more steeply sloping upper ends of the alluvial fans nearest the mountains. Pinamt soils are midway down the slopes of the alluvial fans and Tremant soils are on the lowest elevation of the alluvial fans. The soils of this association are used for seasonal grazing, homesites, recreation and wildlife habitat. Permeability is moderately slow throughout the profile. Runoff is slow with a slight erosion hazard.

It should be noted that soil types indicated in any preprinted reference may vary from those actually encountered on a site if mixing, grading, excavation, or fill deposition has occurred.

### 2.2.4 Hydrology

The depth to groundwater in the area of the subject properties is approximately 310 feet (Hammett and Herther, 1992). The general direction of groundwater flow in the vicinity of the subject properties is to the south.

According to the Flood Control District of Maricopa County's online maps, the subject properties are located within a 100-year floodplain.

### **3.0 SITE RECONNAISSANCE**

URS performed a site reconnaissance of the subject properties on November 10, 2004. Our site reconnaissance was conducted to observe existing operations and environmental conditions, including: chemical storage and disposal areas, evidence of stressed vegetation, disturbed topography, soil and surficial staining, evidence of underground/aboveground storage tanks, and the presence of PCB-containing equipment. Site photographs are included within Appendix A of this report.

#### **3.1 GENERAL CONDITIONS**

##### **3.1.1 State Land Parcel Number 1013**

The subject property consists of a roughly rectangular-shaped strip of land located along the east side of 94th Street. The 74.36-acre site encompasses mostly graded land with loose asphalt gravel roads throughout the subject property with one large area covered in loose asphalt gravel. There also appears to be mounds of loose asphalt gravel located on the east side of the subject property. URS observed four sets of utility poles running north and south through the center of the subject property.

##### **3.1.2 State Land Parcel Number 1003**

The subject property consists of a roughly rectangular-shaped strip of land located west of 98<sup>th</sup> Street. The 17.6-acre site encompasses native desert land with a concrete bike path that appeared to be a previous road that runs north and south through the subject property. There is also one dirt-graded road that runs east and west across the northern section of the subject property.

##### **3.1.3 State Land Parcel Number 1004**

The subject property consists of an L-shaped strip of native desert land located west of the intersection of McDowell Mountain Road and Thompson Peak Parkway behind the Mobil gas station. The 7.27-acre site encompasses primarily native desert land and Thompson Peak Parkway located within the southern portion of the subject property.

### **3.1.4 State Land Parcel Number 1015**

The subject property consists of a triangular-shaped strip of land located on the west side of 102<sup>nd</sup> Street and south of 102<sup>nd</sup> Way. The 7.55-acre site encompasses native desert land. The subject property is bordered to the west by a barbed wire fence.

### **3.1.5 Hazardous Substances and Wastes**

No hazardous substances, hazardous wastes, or evidence of chemical use, storage, or disposal was observed on the subject properties at the time of our site reconnaissance.

### **3.1.6 Underground Storage Tanks and Aboveground Storage Tanks**

No indications of potential current or past presence of above/underground petroleum-type storage tanks (i.e., piping, vent pipes, patched surfaces, soil staining, concrete foundations) were observed during our site reconnaissance.

### **3.1.7 Polychlorinated Biphenyl (PCB) Containing Equipment**

Historically, electrical transformers have contained a cooling liquid that includes PCB, now a known human carcinogen. Since 1984, transformer manufacturers have produced non-PCB transformers, which contain less than 50 parts per million of PCB. URS did not observe PCB containing equipment located on any of the subject properties.

### **3.1.8 Solid Waste**

Aside from scattered domestic debris observed onsite (i.e., hot water heater, paper, cardboard), solid waste does not appear to be generated on the subject properties.

### **3.1.9 Water Wells**

No water wells were observed on the subject properties at the time of our site reconnaissance. According to Arizona Department of Water Resources, there are no registered water wells located on the subject properties.

### **3.1.10 Stormwater Drainage and Drywells**

The general accumulation of stormwater on the site appears to either pool on-site or run toward the south with the topographic relief.



- To the north – Native desert land
- To the south – Thompson Peak Parkway, native desert land
- To the east – Native desert land, Mobil gas station
- To the west – Native desert land, Westworld

State Land Parcel Number 1015

- To the north – Native desert land, Desert Canyon Elementary School soccer field, 102<sup>nd</sup> Way
- To the south – Native desert land, golf course
- To the east – Residential area, native desert land
- To the west – Native desert land and golf course

No evidence of environmental impairment of the subject properties associated with the chemical use, storage, or disposal from adjacent properties, if any, was observed during our site reconnaissance.

## 5.0 HISTORICAL INFORMATION

Information regarding past site land use was obtained by reviewing historical aerial photographs and topographic maps for the subject properties. These documents were reviewed to obtain information regarding historical land use that could have involved the manufacture, generation, use, storage and/or disposal of hazardous substances on the subject properties.

### 5.1 AERIAL PHOTOGRAPHS

URS staff reviewed readily available aerial photographs at Landiscor Aerial Information, Inc. located in Phoenix, Arizona. Aerial photographs reviewed included all years between 1963 and 2003.

Year	
1963	All subject properties appear to be native desert land
1970	All subject properties appear to be native desert land
1975	All subject properties appear to be native desert land. However, Westworld appears to be graded for development south of State Land Parcel Number 1013
1978	All subject properties appear to be native desert land with the exception of the development of the utility poles through State Land Parcel Number 1013 and 1003
1980	No major changes noted in any of the subject properties
1990	No major changes noted in any of the subject properties
1995	No major changes other than the Thompson Peak Parkway area graded for development south of State property 1004 North of State property 1015, Desert Canyon Elementary School is developed
1998	Road constructed in State property 1013, appears to be asphalt. Residential development begins around Thompson Peak Parkway
1999	Road constructed through the southeast corner of State property 1003, which is later turned into a bike path



Year	
	Soccer field constructed adjacent to State Land Parcel Number 1015
2000	No major changes noted in any of the subject properties however, Mobil gas station appears to be developed north of State Land Parcel Number 1004
2002	Asphalt mounds appear on State property 1013
2004	Asphalt-covered area surrounding the mounds appears to be larger on State property 1013

According to the aerial photographs, the subject properties consisted of native desert land with no buildings or structures since 1963. The adjacent properties consisted primarily of native desert land until the late 1990s when the development of Thompson Peak Parkway occurred; approximately three years later residential development began.

## 5.2 CITY DIRECTORIES

City directories are a private publication of occupants and general property use listed by address. Based on our review of the aerial photographs and information obtained during our site reconnaissance, it appears that the subject properties have been native desert land with no buildings or structures. Consequently, a review of historical city directories was deemed unnecessary.

## 5.3 TOPOGRAPHIC MAPS

The topographic map can depict features such as waterways, wells, structures, or other indications of historical usage. URS reviewed the USGS Curry's Corner, Arizona 1964 (photorevised 1982), McDowell Peak, Arizona 1965 (photorevised 1982) and Sawik Mountain, Arizona 1964 (photorevised 1982) 7.5-minute topographic quadrangle maps for the subject properties. Although no structures, buildings, landfills, or water wells were depicted on the map, a narrow wash was identified adjacent to the west side of the subject properties.

## 5.4 SANBORN MAPS

Due to the outlying location of the subject properties outside a metropolitan area, historical fire insurance maps were not available for the subject properties area.

## 6.0 REVIEW OF AGENCY INFORMATION

Federal and state governments have developed legislation within the past 15 years relating to environmental issues. As a result of this legislation, regulations that govern the storage, handling, control and disposal of hazardous materials have been promulgated. Numerous agencies collect and disseminate information for use in evaluating potential environmental problems. URS maintains an in-house library of current ADEQ and U.S. Environmental Protection Agency (EPA) regulatory lists.





**PRELIMINARY  
GEOTECHNICAL REPORT  
WESTWORLD 4 PARCELS  
SCOTTSDALE, ARIZONA**

Prepared for:  
**Arizona State Lands Department  
Real Estate Div, Engineering  
1616 West Adams Street  
Phoenix, AZ 85007**

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## 1.1 INTRODUCTION

This report presents the results of a preliminary geotechnical investigation conducted by URS Corporation (URS) of the following 4 project parcels:

#1) Portion of State Parcel 1013 (52 acre),

#2) State Parcel 1003,

#3) State Parcel 1004, and

#4) State Parcel 1015

These parcels are currently Arizona State Land Department's (ASLD) property within the Westworld planning area in northern Scottsdale, Arizona. This report presents the results of field and laboratory investigations and provides preliminary geotechnical recommendations for the design of foundations and other earthwork elements. Details of proposed construction (e.g., structure types, foundation loads, site grading plans, presence or absence of basements, etc.) were not provided to URS at this time. This report also presents recommendations for future geotechnical studies to be conducted during the design phase for individual structures.

The geotechnical study consisted of a field exploration program, laboratory testing, and preliminary engineering analyses. URS conducted a field exploration program consisting of eleven boreholes to obtain information on subsurface conditions. Samples were obtained during the investigation and were tested at the laboratory facilities to provide data on the classification and engineering characteristics of the soils.

## 1.2 PROJECT OVERVIEW

The project site is located within the limits of the City of Scottsdale in Maricopa County, Arizona. A project vicinity map is shown on Figure 1. The sites are located south of Bell Road and east of 94<sup>th</sup> Street. The approximate project elevations range from about 1533 to 1555 feet.

## 1.3 SCOPE OF SERVICES

URS has provided the following services as part of this scope of work:

- A field investigation program that included drilling 12 borings to depths of up to 20 feet using a truck-mounted drill rig equipped with hollow stem augers. Borings were drilled to a depth of 20 feet unless practical auger or sampler refusal was encountered at shallower depths. The number of borings was based on the parcel area, with at least one boring on each parcel. Standard Penetration Testing (SPT) or split spoon sampling was performed at 5-foot intervals within the borings. The drilling program was supervised by a field engineer from URS. The field investigation program is described in Section 3.
- Laboratory testing of representative soil samples obtained during the subsurface investigation program was performed by Hoque and Associates located in Tempe, Arizona. The selected disturbed samples collected during the field investigation were tested to estimate relevant geotechnical properties. The laboratory testing program

included sieve analyses, Atterberg limits tests, moisture content, and tests for chemical sulfates. Results of the laboratory-testing program are discussed in Section 3.

- Engineering analyses to develop preliminary recommendations for foundations and other earth elements.
- Preparation of this report summarizing the results and recommendations of the geotechnical study.

URS performed these tasks under a contract with ASLD.

## 2.1 GENERAL

The parcel sites are located east of 94<sup>th</sup> Street and south of Bell Road in Scottsdale, Arizona. The project sites are currently undeveloped parcels that are sparsely to heavily vegetated. Topography of the parcels is generally flat. No surficial dumping, bodies of water, or bedrock outcrops were observed at the time of our investigation.

### 2.1.1 #1013 (Parcel 1)

Parcel #1013 is approximately 52 acres. Access to the parcel is relatively uninhibited from 94<sup>th</sup> Street just south of Bell Road. The parcel is fairly undeveloped with minor vegetation and a few large trees. The parcel is currently used as a parking/staging area for Westworld events and has been rough graded in the past. An un-graded, crushed asphalt dump, approximately 150 square yards, is located over a portion of the parcel. Crushed asphalt has been placed for access roads throughout the parcel. The majority of the parcel is slightly sloping with a depressed center section that appears to be an old wash. Average elevations across the parcel range from 1535 feet to 1555 feet.

### 2.1.2 #1003 (Parcel 2)

Parcel #1003 is approximately 17.6 acres. Current access to the parcel is through Parcel 1 or by the bike path from 98<sup>th</sup> Street and McDowell Mountain Ranch Road. Parcel 2 is heavily vegetated with large trees and several varieties of cacti, as well as large surficial gravels and cobbles. A large berm is located along the north side of the site. A concrete bike path enters from the southern edge of parcel and ends several hundred feet to the northwest. It appears some construction or removal of earth may have occurred in previous years. A wash or channel runs along the west edge of the parcel. The channel bed contains large rip-rap and is approximately 10 feet wide with flat side slopes. Approximate average elevation of Parcel 2 is 1535 feet.

### 2.1.3 #1004 (Parcel 3)

Parcel #1004 is approximately 7.3 acres. Current access to the parcel is through a private dirt road off McDowell Mountain Ranch Road. Thompson Peak Parkway crosses the southern edge of the parcel. The parcel is enclosed by a barbwire fence. This undeveloped parcel includes heavily vegetated areas consisting of several cacti varieties along with large cobbles and gravels. An earthen berm crosses the parcel at the northeast corner. Approximate average elevation of Parcel 3 is 1533 feet.

### 2.1.4 #1015 (Parcel 4)

Parcel #1015 is approximately 7.6 acres. There is no direct access to the parcel. The Sanctuary golf course is located along west edge of the parcel. Barbwire fence surrounds the site with the exception of the northern edge. A large berm crosses the northwest corner. Large trees and a variety of cacti are present as well as large surficial boulders, cobbles and gravel. A walking trail exists across the parcel but is not wide enough for vehicular travel. Approximate parcel elevation is 1533 feet.

A site investigation consisting of exploratory drillings and laboratory testing of selected soil samples was performed. The results of the investigation are provided below.

### **3.1 EXPLORATORY DRILLING**

Subsurface soil conditions were explored by drilling and sampling 12 boreholes from November 4 through November 5, 2004. Locations of the boreholes were selected by URS based on a uniform distribution by parcel size. The number of boreholes is based on the area of the parcel with at least one hole per acre. Six borings were drilled on Parcel 1013 (approximately 52 acres), three borings on Parcel 1003 (approximately 17.5 acres), one boring on Parcel 1004 (approximately 7.2 acres) and two borings on Parcel 1015 (approximately 7.5 acres). The borehole locations are shown on Figures 2A, 2B, 2C, and 2D.

Geomechanics Southwest, Inc. conducted the drilling under subcontract to URS. The borings were extended to depths of approximately 20 feet using the CME-75 truck-mounted drill rig equipped with 7-inch diameter hollow stem augers, unless practical refusal was encountered at shallower depths.

Soil samples were generally taken at approximately 5-foot intervals using a split spoon sampler or a modified California sampler. Both samplers were advanced 18 inches using a 140-pound hammer lifted by an automatic system, falling 30 inches. The penetration resistance (N) was recorded in three consecutive 6-inch increments with the N-value representing the last 12 inches.

A URS field engineer supervised the drilling operations and visually classified the samples obtained in the field using the Unified Soil Classification System (ASTM D2488). The field engineer was responsible for visually examining the soils, logging samples, and preparing field logs.

The subsurface conditions encountered in the boreholes are shown in the summary logs presented in Figure 3. Groundwater was not encountered in the boreholes at the time of drilling and the holes were backfilled with cuttings from the site.

### **3.2 LABORATORY TESTING PROGRAM**

Laboratory tests were conducted on selected samples obtained during the field investigation to confirm visual field classification and to provide data for preliminary engineering analyses. Samples from the investigation were tested in the laboratory of Hoque and Associates located in Tempe, Arizona. The material properties of the subsurface soil conditions aided in estimating appropriate preliminary design properties for the site soils.

The laboratory testing program for soils included grain-size analysis, Atterberg limits (plasticity), and in-situ moisture content. Additionally, selected near-surface samples were also tested for soluble sulfates to aid in selecting the appropriate cement type for foundation elements. Tests on soil samples were performed in accordance with the standard test procedures listed in Table 3.1. A summary of test results is included in Table 3.2. The tested soils were checked against the field classifications, which were then updated, where appropriate, in accordance with ASTM D 2487. The results of the tests are described in Sections 4 and 5.



P4-Parcel No.1015  
Township 3N  
Range 5E  
Section 8, NE 1/4

LEGEND:

⊗ B-1 Borehole Location Map



NTS

Figure 2D  
Borehole Location Plan

---

**AN APPRAISAL OF APPROXIMATELY 7.5 ACRES OF VACANT  
STATE TRUST LAND LOCATED NORTH OF THE C.A.P. CANAL,  
WEST OF 104TH STREET AND  
SOUTH OF MCDOWELL MOUNTAIN RANCH ROAD  
IN SCOTTSDALE, MARICOPA COUNTY, ARIZONA**

**PREPARED FOR:**

**ARIZONA STATE LAND DEPARTMENT  
1616 WEST ADAMS STREET, ROOM 315  
PHOENIX, ARIZONA 85007**

**ATTENTION:**

**MR. EDWARD C. JONES  
CHIEF APPRAISER**

**APPLICATION NO: N/A**

**REQUEST NO: 95-<sup>3</sup>275**

**DATE OF REPORT**

**MAY 30, 1995**

**DATE OF VALUATION**

**MAY 5, 1995**

**DATE OF INSPECTION**

**MAY 5, 1995**

**PREPARED BY:**

**MARK L. WIRTH, MAI, CCIM**

**APPRAISAL TECHNOLOGY, INC.  
2600 N. 44TH STREET, SUITE 204  
PHOENIX, ARIZONA 85008**

**(602) 381-8900**

**(602) 381-8981 (FAX)**

**FILE: VWW237150**

---

# APPRAISAL TECHNOLOGY, INC.

Real Estate Consulting and Appraisals

May 30, 1995  
A.T.I. File: VWW237150

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

Attention: Mr. Edward C. Jones  
Chief Appraiser

RE: An appraisal of approximately 7.5 acres of land, located north of the C.A.P. Canal, west of 104th Street and south of McDowell Mountain Ranch Road in Scottsdale, Maricopa County, Arizona.

APPLICATION NO: N/AV  
REQUEST NO: 95-275  
3

Dear Mr. Jones:

At your request and authorization for an appraisal of the market of the aforementioned property, I deliver to you a narrative report plus exhibits, which describes and identifies methods of approach and valuation.

The purpose of the appraisal is to estimate the market value of the property. Since the subject property is a vacant site, the interest to be appraised is the fee simple estate. The function of the appraisal is for internal use in formulating a marketing strategy, a sales disposition plan, and will be used in the analysis of sales, and/or leasing.

I have not identified any hazardous substances on or in the site; however, it does not mean that such substances do not exist. The appraiser is without the expertise to identify and/or detect such substances.

Because of the liability generated if hazardous substances are found on the site, it is strongly recommended that a specialist in the detection of hazardous substances be retained and the property be checked for possible contamination. If a hazardous substance is detected the value estimate appearing in this report is null and void. If a re-appraisal is required, it will be made at an additional charge and upon receipt of any additional information requested (i.e., what the hazardous substance is and the cost of removal) by the appraisers. You are referred to Section 15 of the Contingent and Limiting Conditions included in this report.

The values reported are based upon both specific financing terms and cash. This appraisal assignment was drafted to adhere to the Code of Professional Ethics, Bylaws, Regulations and Standards of Professional Appraisal Practice of the Appraisal Institute, plus the Uniform

Standards of Professional Appraisal Practice promulgated by the Appraisal Standards Board of the Appraisal Foundation.

The writing of this report involves interpretation of the phrase "self-contained". Because no report regardless of length or the extent of documentation is "totally self-contained", the appraiser has tried to furnish sufficient documentation, analysis and detail to meet the "reasonableness criteria". The value estimates reported in this appraisal assignment incorporates all ownership rights included in the fee simple estate.

Please refer to the complete list of assumptions and limiting conditions included within the addenda of this appraisal report.

Based on the information found in my investigation, coupled with market analysis, it is my opinion that the **cash** market value of the fee simple interest in the subject parcel, as defined as of May 5, 1995 is:

**Market Value Based Upon Cash**

**THREE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS  
(\$375,000.00)**

As specified within the client's contract award letter I have also included a value estimate based upon the following financial terms: 10% down payment, 20 year amortization, 9.00% interest per year with a 5 year call. The reader should be aware that the aforementioned financing terms are not reflective of financing terms currently being offered in the open market for vacant acreage. Based upon specific financing terms outlined by the client, the market value of the subject property as of May 5, 1995, is:

**Value Based Upon Terms**

**FOUR HUNDRED THIRTEEN THOUSAND DOLLARS  
(\$413,000.00)**

Respectfully submitted,



Mark L. Wirth, MAI, CCIM  
Certified General Real Estate Appraiser  
Certification # 30179

## SUMMARY OF SALIENT FACTS AND CONCLUSIONS

**TYPE OF PROPERTY:** Approximately 7.5 acres of vacant State Trust land.

**LOCATION:** Located north of the C.A.P. Canal, west of 104th Street and south of McDowell Mountain Ranch Road in Scottsdale, Maricopa County, Arizona.

**REPORT PURPOSE:** The purpose of this report was to estimate the Market Value of the Fee Simple Estate. The value reported is based upon cash, or its equivalent and was drafted to adhere to the State Contract A2-0052, as well as standards and practices of the Appraisal Institute and guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP) by the Appraisal Foundation. In addition to the value estimates based on "cash" the client has request a value based on favorable "terms" for the subject parcels. The function of this report was for:

Internal Use

**LEGAL:** See Addenda

**SITE AREA:** The site consists of approximately 7.5 gross acres or 326,700 square feet of vacant land.

**ZONING:** R1-35, Single-Family Residential District, City of Scottsdale.

**IMPROVEMENT:** None.

**HIGHEST & BEST USE:** Vacant - Hold for investment

### FINAL VALUE ESTIMATES:

Market Value (Cash): \$375,000

Value Based Upon Terms: \$413,000

**DATE OF VALUATION:** May 5, 1995

**DATE OF INSPECTION:** May 5, 1995

**DATE OF REPORT:** May 30, 1995

APPRAISER(S):

Mark L. Wirth, MAI, CCIM  
Certified General Real Estate Appraiser #30179

Appraisal Technology, Inc.  
2600 N. 44th Street, Suite 204  
Phoenix, Arizona 85008  
(602) 381-8900  
(602) 381-8981 (FAX)

A.T.I. Federal I.D. Number: 86-0649829



Arizona State Museum

THE UNIVERSITY OF  
**ARIZONA**<sup>®</sup>  
TUCSON ARIZONA

Tucson, Arizona 85721  
(602) 621-6281  
FAX (602) 621-2976

June 21, 1995

TO: Mr. James P. Anthony  
Arizona State Land Department  
1616 West Adams  
Phoenix, Arizona 85007

SUBJECT: ASM ARCHAEOLOGICAL RECORDS CHECK

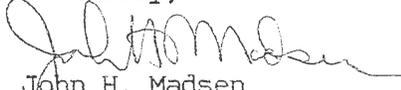
- a. Application No.: 53-100818
- b. Proposed Use: Development
- c. Acres or Linear ft.: 15 acres
- d. ASM archaeological recommendation: CLEAR

In regard to this application the Arizona State Museum, University of Arizona reviewed its site and survey file, the National Register of Historic Places and Arizona State Historic Register. The comments and recommendations below are based on records of archaeological site densities and archaeological surveys, on, or near to the legal location provided in the State Land Application.

Comment: Both parcels were inspected for archaeological remains and no sites were found (Surveys 1978-64 and 1988-109).

Recommendation: The Archaeology Section of the Arizona State Museum, University of Arizona recommends that the applicant be granted archaeological clearance. In the event that prehistoric or historic artifacts or features are found by the Grantee after receipt of archaeological clearance, all work shall cease and notification shall be given to the Arizona State Museum. My number is (520) 621-2096.

Sincerely,

  
John H. Madsen  
Archaeologist

October 19, 2005

**Via Facsimile and Federal Express**

Ms. Sandra B. Kelley  
(for) Mr. Mark Winkleman  
Arizona State Land Commissioner  
State Land Department  
1616 West Adams  
Phoenix, Arizona 85007

**RE: Protest to Sale No. 53-109338 (as it pertains to Parcel 4 only)**

Dear Ms. Kelley:

This letter respectfully constitutes a protest to the referenced sale that is to occur on December 1, 2005.

Please note that the protest applies only to the land known as Parcel 4 (M & B SWNE, Section 8, containing 7.55 acres, more or less).

"Parcel 4" lies directly west and southwest of a community known as Discovery Canyon, within the McDowell Mountain Ranch development.

The reasons for our protest are as follows:

- 1) The sale application materials appear to assume that the 102<sup>nd</sup> st. access is the only available access to the parcel. The 104<sup>th</sup> street/ Karen road is the only road with access to our neighborhood, let alone the 102<sup>nd</sup> street "access" point. The 104<sup>th</sup> street intersection provides at least 50% or more of the traffic going to the school, including all of the school buses. This thoroughfare is already overloaded with traffic. Secondly the intersections at 102<sup>nd</sup> and Karen St./Caribbean are major drop off point for children at the nearby schools, as a paved trail runs directly to it. Increased construction traffic and residential traffic will be serious safety issues.
- 2) The original developer of Discovery Canyon appears to have represented to original buyers that the 102<sup>nd</sup> st would never be built out (westbound) and that this land (Parcel 4) would remain vacant.
- 3) This parcel is adjacent to, and appears to contain common environmentally protected areas (several locations on or near the Sanctuary Golf Course) as well as the historical feature known as the Old Verde Canal.

It is our collective belief that development on the Parcel 4 property, using Discovery Canyon as an access point, will create much greater problems down the road.

We have no objection to the auction proceeding with respect to the other 3 parcels.

October 19<sup>th</sup>, 2005  
Ms. Sandra B. Kelley  
Page -2-

Thank you for your consideration.

Respectfully,

**Signature/ Name(printed) House #, Street Name, Scottsdale AZ 85255 Ph: Email**

1. *Brian Sawyer* BRIAN SAWYER 14944 N 102ND ST. 585-5224 bsawyer@gai.com
2. *Carol Blaine* CAROL BLAINE 14912 N. 102<sup>nd</sup> ST. 419-7157 noles@quest.net
3. *James Blaine* JAMES BLAINE 14912 N. 102<sup>nd</sup> ST. 419-7157 noles@quest.net
4. *Jodi Freed* Jodi Freed 14929 N. 102<sup>nd</sup> St 649-7701 jpfreed@hotmail.com
5. *Barb Napoletano* Barb Napoletano 14786 N. 102<sup>nd</sup> St. 473-2686 barbnecybertrails.com
6. *Ray Napoletano* Ray Napoletano 14996 N. 102<sup>nd</sup> St 473-2686 rnapoletano@mtel.com
7. *Jody Grubish* Jody Grubish 14945 N. 102<sup>nd</sup> St. 391-4151 jodygrubish.com
8. *Terri L Kary* Terri L Kary 15088 N. 102<sup>nd</sup> St 425-0589@caremark.com
9. *Jeff Kary* JEFF KARY 15088 N 102<sup>nd</sup> St 475-0589 jeffk@karyenvironmental.com
10. *Violetta Corb* VIOLETTA CORB 15104 N. 102<sup>nd</sup> ST 419-1063  
VCORB.2002@YAHOO.COM
11. *Jonel Corb* JONEL CORB 15104 N. 102<sup>nd</sup> ST 419-1063
12. *Srinu Yalamanchi* Srinu Yalamanchi 15152 N 102<sup>nd</sup> ST Srinu@alumni.com
13. *Bill Jackson* 14976 N. 102<sup>nd</sup> ST. 602-526-0722 hutoxcul@jackson.com
14. *Karen M Jackson* 14974 N 102 ST
15. *Wendy Roberts* 14960 N. 102<sup>nd</sup> St. Scottsdale 538-0883 wendy.roberts@cox.net
16. *Denise Kesen* 15168 N. 102<sup>nd</sup> St. Scottsdale, AZ 361-4484 Denisek2@cox.net
17. *May M Shipton* 10271 E. Kluway 8/AZ 85235 480-513-920
- 18.
- 19.
- 20.

STATE LAND DEPARTMENT OF ARIZONA

OIL PERMITS

Maicopa County, G. & S. R. B. & M.

Section 8  
Towship 3-N  
Range 5-E

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16

DATE	LEASE No.	SECTION	ACRES	NAME	APPRD	BEGIN	EXPIRES	PAID TO	REJECTED	REMARKS
11/22/50	47473-N	N <sub>1</sub> N <sub>2</sub> E, SW <sub>2</sub> E	440.	Charles Kalil	11/27/50	11/27/50	11/27/55		11/27/51	EX ORDER OF COMMISSIONER 1-19-52 Non-payment
4/14/50	13141-N	W <sub>2</sub> N <sub>2</sub> E, S <sub>2</sub> N <sub>2</sub> W, S <sub>2</sub> W <sub>2</sub> E	240.00	R Richardson	4/14/50	4/13/50	4/14/55			
8-14-78	13141-N		240.00	SANTA CEZU MINERALS, INC.	4/14/78		4/12/78			
20/1/71	13141-N		240.00	Wamba Oil Corp	11/1/71	4/14/71				
4/26/78	68988			The Ashchitz Corporation	4/26/78	4/26/78	4/26/83		4/26/83	Per Request APR 26 1983 EXPIRED

assigned to:  
Ashchitz Corp. - 1/6  
Ashchitz, Inc. - 1/3  
Phillips Petr. Co. - 1/3  
AGF Gen. Corp. - 1/15  
Comp. Mut. Life Ins. - 1/14  
Huron Petr. Corp. - 1/24

REMARKS

REJECTED

PAID TO

APPRD BEGIN EXPIRES

NAME

ACRES

SECTION

LEASE No.

DATE

**APPENDIX E**  
**DATABASE REPORT**

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## **Radius Report**

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[Satellite view](#)

*Target Property:*

**West World Parcel #4**

**Scottsdale, Maricopa County, Arizona 85255**

*Prepared For:*

**Western Technologies Inc- Phoenix**

**Order #: 66589**

**Job #: 144640**

**Project #: 2186JQ126**

**Date: 05/05/2016**

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## Disclaimer

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*This report was designed by GeoSearch to meet or exceed the records search requirements of the All Appropriate Inquiries Rule (40 CFR §312.26) and the current version of the ASTM International E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process or, if applicable, the custom requirements requested by the entity that ordered this report. The records and databases of records used to compile this report were collected from various federal, state and local governmental entities. It is the goal of GeoSearch to meet or exceed the 40 CFR §312.26 and E1527 requirements for updating records by using the best available technology. GeoSearch contacts the appropriate governmental entities on a recurring basis. Depending on the frequency with which a record source or database of records is updated by the governmental entity, the data used to prepare this report may be updated monthly, quarterly, semi-annually, or annually.*

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## **Target Property Summary**

### **Target Property Information**

West World Parcel #4  
Scottsdale, Arizona 85255

#### **Coordinates**

Point (-111.86173, 33.621622)  
1,537 feet above sea level

#### **USGS Quadrangle**

Sawik Mountain, AZ

### **Geographic Coverage Information**

**County/Parish:** Maricopa (AZ)

**ZipCode(s):**

Scottsdale AZ: 85255, 85260

#### **Radon**

\* Target property is located in Radon Zone 2.

Zone 2 areas have a predicted average indoor radon screening level between 2 and 4 pCi/L (picocuries per liter).

## Database Summary

### **FEDERAL LISTING**

#### **Standard Environmental Records**

<b>Database</b>	<b>Acronym</b>	<b>Locatable</b>	<b>Unlocatable</b>	<b>Search Radius (miles)</b>
EMERGENCY RESPONSE NOTIFICATION SYSTEM	<a href="#">ERNSAZ</a>	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	<a href="#">EC</a>	0	0	TP/AP
RCRA SITES WITH CONTROLS	<a href="#">RCRASC</a>	0	0	TP/AP
NO LONGER REGULATED RCRA GENERATOR FACILITIES	<a href="#">NLRRCRAG</a>	0	0	0.2500
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR FACILITIES	<a href="#">RCRAGR09</a>	0	0	0.2500
BROWNFIELDS MANAGEMENT SYSTEM	<a href="#">BF</a>	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	<a href="#">DNPL</a>	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	<a href="#">NLRRCRAT</a>	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRACTS TREATMENT, STORAGE & DISPOSAL FACILITIES	<a href="#">RCRAT</a>	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM	<a href="#">SEMS</a>	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM ARCHIVED SITE INVENTORY	<a href="#">SEMSARCH</a>	0	0	0.5000
NATIONAL PRIORITIES LIST	<a href="#">NPL</a>	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	<a href="#">NLRRCRAC</a>	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	<a href="#">PNPL</a>	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	<a href="#">RCRAC</a>	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	<a href="#">RCRASUBC</a>	0	0	1.0000
<b>SUB-TOTAL</b>		<b>0</b>	<b>0</b>	

#### **Additional Environmental Records**

<b>Database</b>	<b>Acronym</b>	<b>Locatable</b>	<b>Unlocatable</b>	<b>Search Radius (miles)</b>
BIENNIAL REPORTING SYSTEM	<a href="#">BRS</a>	0	0	TP/AP
CERCLIS LIENS	<a href="#">SFLIENS</a>	0	0	TP/AP
DEPARTMENT OF DEFENSE SITES	<a href="#">DOD</a>	0	0	1.0000
RECORD OF DECISION SYSTEM	<a href="#">RODS</a>	0	0	1.0000
<b>SUB-TOTAL</b>		<b>0</b>	<b>0</b>	

## Database Summary

### STATE (AZ) LISTING

#### Standard Environmental Records

<b>Database</b>	<b>Acronym</b>	<b>Locatable</b>	<b>Unlocatable</b>	<b>Search Radius (miles)</b>
ENVIRONMENTAL USE RESTRICTION SITES	<a href="#">EUR</a>	0	0	TP/AP
UNDERGROUND STORAGE TANKS	<a href="#">UST</a>	0	0	0.2500
CLOSED SOLID WASTE FACILITIES	<a href="#">CLOSEDSWF</a>	0	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS	<a href="#">LUST</a>	0	0	0.5000
OPEN LANDFILL FACILITIES	<a href="#">OPENLF</a>	0	0	0.5000
VOLUNTARY REMEDIATION PROGRAM AND BROWNFIELDS PROGRAM SITES	<a href="#">VRPBF</a>	0	0	0.5000
ARIZONA SUPERFUND PROGRAM LIST	<a href="#">ASPL</a>	0	0	1.0000
STATE HAZARDOUS WASTE SITES	<a href="#">SHWS</a>	0	0	1.0000
<b>SUB-TOTAL</b>		<b>0</b>	<b>0</b>	

#### Additional Environmental Records

<b>Database</b>	<b>Acronym</b>	<b>Locatable</b>	<b>Unlocatable</b>	<b>Search Radius (miles)</b>
SPILLS DATABASE	<a href="#">SPILLS</a>	0	0	TP/AP
<b>SUB-TOTAL</b>		<b>0</b>	<b>0</b>	
<b>TOTAL</b>		<b>0</b>	<b>0</b>	

## Database Radius Summary

### FEDERAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
BRS	0.0200	0	NS	NS	NS	NS	NS	0
<b>EC</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>ERNSAZ</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>RCRASC</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
SFLIENS	0.0200	0	NS	NS	NS	NS	NS	0
<b>NLRRCRAG</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>RCRAGR09</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>BF</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>DNPL</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>NLRRCRAT</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>RCRAT</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>SEMS</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>SEMSARCH</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
DOD	1.0000	0	0	0	0	0	NS	0
<b>NLRRCRAC</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
<b>NPL</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
<b>PNPL</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
<b>RCRAC</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
<b>RCRASUBC</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
RODS	1.0000	0	0	0	0	0	NS	0
<b>SUB-TOTAL</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## Database Radius Summary

### STATE (AZ) LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
<b>EUR</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>SPILLS</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>UST</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>CLOSEDSWF</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>LUST</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>OPENLF</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>VRPBF</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>ASPL</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
<b>SHWS</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>

<b>SUB-TOTAL</b>		<b>0</b>						
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<b>TOTAL</b>		<b>0</b>						
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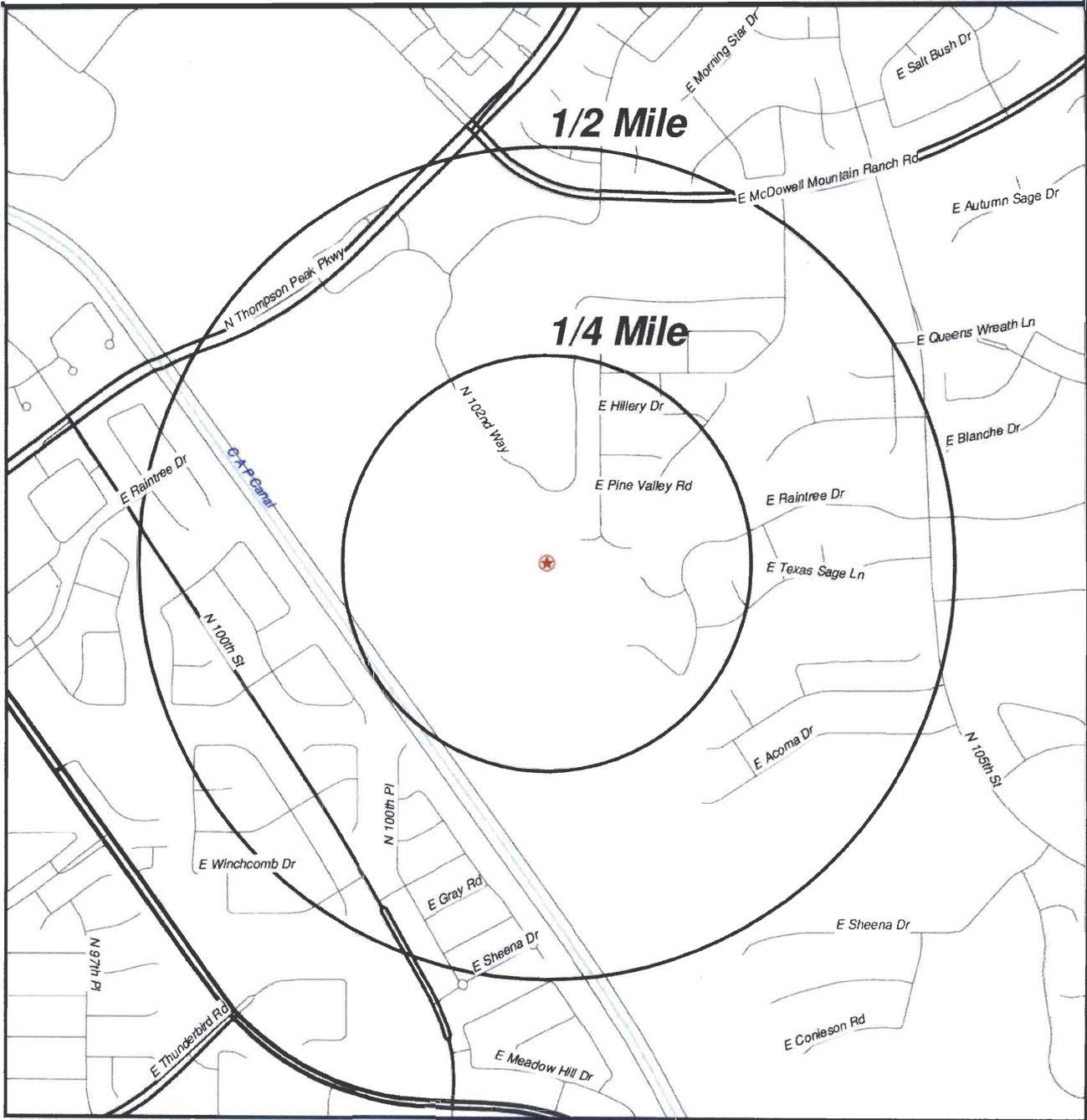
**NOTES:**

**NS = NOT SEARCHED**

**TP/AP = TARGET PROPERTY/ADJACENT PROPERTY**

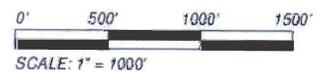


# Radius Map 2



★ Target Property (TP)

**West World Parcel #4  
Scottsdale, Arizona  
85255**



[Click here to access Satellite view](#)

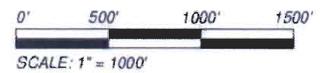
**GeoSearch** [www.geo-search.com](http://www.geo-search.com) 888-396-0042

# Ortho Map



★ Target Property (TP)

**Quadrangle(s): Sawik Mountain  
West World Parcel #4  
Scottsdale, Arizona  
85255**



[Click here to access Satellite view](#)

**GeoSearch** [www.geo-search.com](http://www.geo-search.com) 888-396-0042

# Topographic Map



⊕ Target Property (TP)

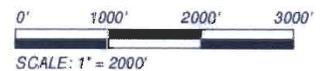
**Quadrangle(s): Sawik Mountain**

**Source: USGS, 11/29/2011**

**West World Parcel #4**

**Scottsdale, Arizona**

**85255**



[Click here to access Satellite view](#)

## Located Sites Summary

## ***Elevation Summary***

*Elevations are collected from the USGS 3D Elevation Program 1/3 arc-second (approximately 10 meters) layer hosted at the NGTOC. .*

**Target Property Elevation: 1537 ft.**

*NOTE: Standard environmental records are displayed in **bold**.*

## **Unlocated Sites Summary**

*This list contains sites that could not be mapped due to limited or incomplete address information.*

*No Records Found*

## ***Environmental Records Definitions - FEDERAL***

**BRS** Biennial Reporting System

VERSION DATE: 12/31/11

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

**EC** Federal Engineering Institutional Control Sites

VERSION DATE: 08/03/15

This database includes site locations where Engineering and/or Institutional Controls have been identified as part of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.

**ERNSAZ** Emergency Response Notification System

VERSION DATE: 02/21/16

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

**RCRASC** RCRA Sites with Controls

VERSION DATE: 02/23/16

This list of Resource Conservation and Recovery Act sites with institutional controls in place is provided by the U.S. Environmental Protection Agency.

**SFLIENS** CERCLIS Liens

VERSION DATE: 06/08/12

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency has spent Superfund monies. These monies are spent to investigate and

## ***Environmental Records Definitions - FEDERAL***

address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties. This database contains those CERCLIS sites where the Lien on Property action is complete.

### **NLRRCRAG**

No Longer Regulated RCRA Generator Facilities

VERSION DATE: 02/09/16

This database includes RCRA Generator facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly generated hazardous waste.

Large Quantity Generators: Generate 1,000 kg or more of hazardous waste during any calendar month; or Generate more than 1 kg of acutely hazardous waste during any calendar month; or Generate more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month; or Generate 1 kg or less of acutely hazardous waste during any calendar month, and accumulate more than 1kg of acutely hazardous waste at any time; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulated more than 100 kg of that material at any time.

Small Quantity Generators: Generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or Generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.

Conditionally Exempt Small Quantity Generators: Generate 100 kilograms or less of hazardous waste per calendar month, and accumulate 1000 kg or less of hazardous waste at any time; or Generate one kilogram or less of acutely hazardous waste per calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste.

### **RCRAGR09**

Resource Conservation & Recovery Act - Generator Facilities

VERSION DATE: 02/09/16

This database includes sites listed as generators of hazardous waste (large, small, and exempt) in the RCRAInfo system. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). This database includes sites located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

Large Quantity Generators: Generate 1,000 kg or more of hazardous waste during any calendar month; or

## ***Environmental Records Definitions - FEDERAL***

Generate more than 1 kg of acutely hazardous waste during any calendar month; or Generate more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month; or Generate 1 kg or less of acutely hazardous waste during any calendar month, and accumulate more than 1kg of acutely hazardous waste at any time; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulated more than 100 kg of that material at any time.

Small Quantity Generators: Generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or Generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.

Conditionally Exempt Small Quantity Generators: Generate 100 kilograms or less of hazardous waste per calendar month, and accumulate 1000 kg or less of hazardous waste at any time; or Generate one kilogram or less of acutely hazardous waste per calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste.

**BF** Brownfields Management System

VERSION DATE: 01/28/16

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment. This database included tribal brownfield sites.

**DNPL** Delisted National Priorities List

VERSION DATE: 07/22/15

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

**NLRRCRAT** No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 02/09/16

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United

## ***Environmental Records Definitions - FEDERAL***

States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

**RCRAT** Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities

VERSION DATE: 02/09/16

This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste in the RCRAInfo system. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS).

**SEMS** Superfund Enterprise Management System

VERSION DATE: 03/07/16

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs.

**SEMSARCH** Superfund Enterprise Management System Archived Site Inventory

VERSION DATE: 03/16/16

The Superfund Enterprise Management System Archive listing (SEMS-ARCHIVE) has replaced the CERCLIS NFRAP reporting system in 2015. This listing reflect sites that have been assessed and no further remediation is planned and is of no further interest under the Superfund program.

**DOD** Department of Defense Sites

VERSION DATE: 06/21/10

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

**NLRRCRAC** No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 02/09/16

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

## ***Environmental Records Definitions - FEDERAL***

**NPL** National Priorities List

VERSION DATE: 12/15/15

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

**PNPL** Proposed National Priorities List

VERSION DATE: 07/22/15

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

**RCRAC** Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 02/09/16

This database includes all hazardous waste sites with ongoing corrective action activity and where corrective action is statutorily required to be address but have not had corrective action imposed in the RCRAInfo system. The Corrective Action Program requires owners or operators of RCRA facilities (or treatment, storage, and disposal facilities) to investigate and cleanup contamination in order to protect human health and the environment. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS).

**RCRASUBC** Resource Conservation & Recovery Act - Subject to Corrective Action Facilities

VERSION DATE: 02/09/16

This database includes hazardous waste sites which are potentially subject to corrective action regardless of whether they have correction action underway, plus any sites showing a corrective action event of RFI or beyond in the RCRAInfo system. Sites conducting corrective action under analogous state authorities are also included. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS).

**RODS** Record of Decision System

VERSION DATE: 07/01/13

## ***Environmental Records Definitions - FEDERAL***

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

## Environmental Records Definitions - STATE (AZ)

**EUR** Environmental Use Restriction Sites

VERSION DATE: 08/01/14

The Arizona Department of Environmental Quality maintains this inventory of DEUR and VEMUR sites. A Declaration of Environmental Use Restriction (DEUR) is a restrictive land use covenant that is required when a property owner elects to use an institutional (i.e., administrative) control or engineering (i.e., physical) control as a means to meet remediation goals. The DEUR runs with and burdens the land, and requires maintenance of any institutional or engineering controls. A Voluntary Environmental Mitigation Use Restriction (VEMUR) is a restrictive land use covenant that, prior to July 18, 2000, was required when a property owner elected to remediate the property to non-residential uses. Effective July 18, 2000, the DEUR replaced the VEMUR as a restrictive use covenant. Arizona Revised Statute §39-121.03(A) authorizes state agencies to charge for the reproduction of the public record based on the "value of the reproduction on the commercial market as best determined by the public body" when a records request is for a "commercial purpose" as defined by the statute. ADEQ has determined that requests for this data list meet the requirements of a commercial purpose. For this reason, GeoSearch is limited in obtaining frequent updates based on the associated costs.

**SPILLS** Spills Database

VERSION DATE: 11/15/07

The Arizona Department of Environmental Quality's (ADEQ) Emergency Response Unit works to minimize injuries, deaths, property damage and threats to human health and the environment from chemical spills, fires, explosions and other pollutant releases by stabilizing emergency incidents through its role as the environmental support agency of the state of Arizona Emergency Response and Recovery Plan. The ADEQ began tracking spills in this database in 1984, and last updated the database on November 15, 2001. For records of incidents after this date, see the National Response Center database (ERNS).

**UST** Underground Storage Tanks

VERSION DATE: 09/04/15

The Tank Programs Division of the Arizona Department of Environmental Quality regulates any underground storage tank (UST) containing petroleum or hazardous substances larger than 110 gallons and operated on or after Jan. 1, 1974, with the exception of those used for on-site heating such as home heating oil USTs. These sites include marketers who sell gasoline to the public (such as service stations and convenience stores) and non-marketers who use tanks solely for their own needs (such as fleet service operators and local governments).

**CLOSEDSWF** Closed Solid Waste Facilities

VERSION DATE: 04/30/15

According to Arizona Revised Statutes, Chapter § 49-701, a "Closed solid waste facility" is defined as any of the following: A solid waste facility that ceases storing, treating, processing or receiving for disposal solid waste before the effective date of design and operation rules for that type of facility adopted pursuant to section 49-761; A public solid waste landfill that meets any of the following criteria: ceased receiving solid waste prior to July 1, 1983, ceased receiving solid waste and received at least two feet of cover material prior to January 1, 1986,

## **Environmental Records Definitions - STATE (AZ)**

and/or received approval for closure from the department. This database has not been updated by the Arizona Department of Environmental Quality since 1999.

**LUST** Leaking Underground Storage Tanks

VERSION DATE: 03/18/16

The Tank Programs Division of the Arizona Department of Environmental Quality (ADEQ) defines a leaking underground storage tank (LUST) as a UST that leaked some petroleum or hazardous substances into the soil or ground water. All LUSTs require an investigation and possible cleanup. Generally, releases from regulated USTs are the responsibility of the ADEQ UST Corrective Action Section. ADEQ does not regulate releases from unregulated USTs or above ground storage tanks.

**OPENLF** Open Landfill Facilities

VERSION DATE: 06/01/14

This database is provided by the Waste Programs Division's Solid Waste Management Section of the Arizona Department of Environmental Quality (ADEQ) and includes the following types of open landfills: Not ADEQ Regulated Landfills, Non-Municipal Solid Waste Landfills, Private Landfills, Municipal Solid Waste Landfills, and Native American Landfills.

**VRPBF** Voluntary Remediation Program and Brownfields Program Sites

VERSION DATE: 08/17/15

The Waste Programs Division of the Arizona Department of Environmental Quality (ADEQ) maintains this listing of Voluntary Remediation Program (VRP) and Brownfields Program sites. As stated by the ADEQ, Brownfields remediation project sites are required to apply for, and be accepted into the VRP. Oversight by the VRP helps ensure the Brownfields remediation projects protect human health and the environment. Through VRP, interested parties investigate and clean up soil and groundwater contaminated sites in cooperation with ADEQ. ADEQ reviews proposed voluntary remedial actions and provides a determination of no further action after successful site cleanup. Arizona Revised Statute §39-121.03(A) authorizes state agencies to charge for the reproduction of the public record based on the "value of the reproduction on the commercial market as best determined by the public body" when a records request is for a "commercial purpose" as defined by the statute. ADEQ has determined that requests for this data list meet the requirements of a commercial purpose. For this reason, GeoSearch is limited in obtaining frequent updates based on the associated costs.

**ASPL** Arizona Superfund Program List

VERSION DATE: 02/12/13

The Arizona Superfund Program List is comprised of the following elements: Water Quality Assurance Revolving Fund (WQARF) Registry sites, National Priorities List (NPL) sites and Department of Defense (DOD) sites requiring Arizona Department of Environmental Quality (ADEQ) Superfund Programs Section oversight. Prior to July 5, 2000, the ADEQ Superfund Programs Section published a list of sites entitled "Arizona CERCLIS Information Data System" (ACIDS). The ACIDS list has been replaced as an active list by the ASPL.

## ***Environmental Records Definitions - STATE (AZ)***

**SHWS** State Hazardous Waste Sites

VERSION DATE: 08/03/95

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