

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT**

**ASLD AUCTION SITE
SEC OF EAST ELLIOT ROAD &
SOUTH MERIDIAN ROAD
PINAL COUNTY, ARIZONA
GTR PROJECT No. 1902-PHR**



GEOTEK

GEOTECHNICAL | ENVIRONMENTAL | MATERIALS

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SITE ASSESSMENT**

ASLD AUCTION SITE

SEC OF EAST ELLIOT ROAD AND SOUTH MERIDIAN ROAD
PINAL COUNTY, ARIZONA

DATED: OCTOBER 22, 2019

PREPARED FOR:

Brookfield
Residential

**ARIZONA STATE LAND DEPARTMENT, AND
KIMLEY-HORN AND ASSOCIATES**

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AAI DATE: MARCH 18, 2020

PREPARED BY:



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GEO TEK PROJECT NO. 1902-PHR



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EXECUTIVE SUMMARY

GeoTek Residential, LLC (GTR) was retained by Kimley-Horn and Associates, Inc. (KHA) on behalf of Brookfield Residential (Arizona) LLC (Brookfield) to conduct a Phase I Environmental Site Assessment (ESA) of vacant Arizona State Land Department (ASLD) land located southeast of East Elliot Road and South Meridian Road in Pinal County, Arizona, herein referred to as the Site. The Site encompassed approximately 2,783.13 acres of land generally extending from East Elliot Road south to East Ray Road and from South Meridian Road to about 2 miles east. The center of the Site was located at a latitude of approximately 33.3363° North and a longitude of approximately -111.5634° West. The Site was located in Sections 17, 18, 19, 20 and portion of Section 30 of Township 1 South and Range 8 East of the Gila and Salt River Baseline and Meridian System. The purpose of this Phase I ESA was to identify recognized environmental conditions (RECs) in connection with the Site.

The Site was mostly vacant desert land with sparse vegetation used for cattle grazing. The alignment of East Elliot Road crossed the northern portion of the Site, and there were indications of underground utility lines. South Ironwood Drive was a north-south public highway crossing through the central portion of the Site. We did not observe surface indications of underground utility lines beneath the road, but we understand that an Apache Junction water line was likely located along this road. There were drainage culverts beneath the road allowing stormwater runoff to flow beneath the road. A concrete-lined channel apparently used for flood control purposes crossed the Site from northeast to southwest. Some high voltage electric lines crossed the southwestern portion of the Site from northwest to southeast.

There were two developed areas in the southeast section of the Site including an East Valley Aviators area and a cattle pen area. The East Valley Aviators area was used for flying large model airplanes and helicopters. The cattle pen area was used by the cattle rancher leasing the eastern half of the Site and additional land around the Site. We observed two trailers, several cattle pens, a loading ramp for loading cattle onto trucks, and storage areas with various materials. These two small developed areas appeared to be well maintained, with no indications of significant releases or spills. There were numerous livestock water ponds scattered across the Site in existing wash areas that were enclosed by a soil berm. We observed some indications of recreation driving and shooting in some areas of the Site. We observed an area of broken clay targets in or adjacent to the southeastern section of the Site. We did not observe indications of any other usages or current occupancy of the Site.

The Site was mostly vacant desert land with sparse vegetation used for cattle grazing and surround by fences. For the purposes of this report, we discussed the northwest, southwest, northeast, and southeast sections of the Site generally corresponding the legal sections. We observed scattered beverage cups, plastic bottles, wrappers, Styrofoam cups, and other wind-blown litter at various locations throughout the Site, and we observed several areas of small piles of household trash and/or debris less than a pick-up truck bed in size. We observed several areas with used tires from 1 or 2 tires to approximately 100 tires in one area. We did not observe indications of buried trash or debris on the Site. There was fencing around most of the Site

limiting vehicular access, and the cattle rancher told us the fencing in the cattle ranch area generally followed the section lines.

The Northwest Section of the Site was undeveloped vacant desert land with sparse vegetation and some localized areas of heavy vegetation along the washes. This area was accessed by vehicle in the northwest corner or from the north. It was bounded by South Meridian Road on the west, a dirt access road on the north (alignment of East Elliot Road), South Ironwood Road on the east, and the flood control channel on the south. There was one cattle pond near the western area at the intersection of two large washes. Surface indications of underground utility lines were observed along the northern dirt access road. Two areas of tire debris were found in middle of the section, as well as random debris found throughout the area.

The Southwest Section of the Site had limited vehicular access from the south. We did not find vehicular access areas along the northern, eastern or western borders, so we walked this section. This section was bounded by South Meridian Road on the west, South Ironwood Road on the east, and the concrete-lined channel on the north. There was one cattle pond near the northwestern area of the section. One area of household debris was found near the southern boundary of the Site.

The Northeast Section of the Site was accessed by an entrance road to the aviator area and the cattle pen area in the Southeast Section. There were roads and trails from the south. We did not find vehicular access to the northwest area of this Northeast Section of the Site due to the concrete-lined channel and fences, so we walked this area. This section was bounded by South Ironwood Road on the west, a dirt access road on the north along the East Elliot Road alignment, a north-south fence along the section line to the east, and an east-west fence line generally along the section line to the south. There were 3 livestock water ponds in this section. Surface indications of underground utility lines were observed along the northern dirt access road.

The Southeast Section of the Site was mostly vacant desert land except for the East Valley Aviators and the cattle pen areas. This section was bounded by South Ironwood Road on the west, an east-west fence line generally along the section line to the south, a north-south fence along the section line to the east, and an east-west fence line generally along the section line to the north. There were 6 livestock water ponds located throughout the Southeast Section of the Site. East Valley Aviators was a private members only model aircraft-flying club that is dedicated to the flying and promotion of the model aviation hobby. A dirt access road provided access to their area from South Ironwood Drive. The facility generally included a dirt parking area, a northeast to southwest dirt landing strip area, a canopy covered area for spectators, individual stations for the aircraft controllers, a storage container to the south, a dumpster to the southeast, and a small oval track in the southeastern corner. We observed a fence around their portion of the Site. There were three 250-gallon empty water containers or totes near the storage container. The storage container contained a bar-b-que grill, propane tanks for the bar-b-que grill, and miscellaneous picnic type supplies. The trash dumpster contained typical household trash. A porta-potty was also located in this area. We observed some old chairs and a desk in the southern portion. The cloth-covered oval track in the southeastern portion appeared to be used for some type of model vehicles. We did not observe fuel tanks, oil containers, stained soil

areas, or other potential indications of disposed hazardous substances or petroleum products in this area.

The cattle pen area was located in the southwest corner of this section, and it was accessed by a dirt road off South Ironwood Drive. A cattle ranch representative indicated that they have been leasing the ASLD land for approximately 24 years, and the lease included the east half of the Site plus land north, east, and south of the Site. There were several fenced pens along the west side of this area. A travel trailer, motor home, and small canopy were located north of the pens for ranch hands. East of the pens were storage areas with a variety of stored items including trucks, storage containers, one 500-gallon empty tank, one 55-gallon empty container, one large dumpster, one water tank near the trailers, and one 15-gallon tank to empty the septic tanks for the trailers. The rancher indicated that the tanks were used for water storage, and they did not fuel or maintain trucks or vehicles on the Site. We did not observe fuel containers, oil containers, oily staining, oily residues, or other indications of disposed hazardous substances or petroleum products in or around the cattle pen area. The rancher indicated that Apache Junction Water provided water to this portion of the Site to supplement the livestock water ponds. We observed some surface indications of a buried water line along the southern portion of this section of the Site. We observed an area with horse and cow carcasses located east of the cattle pen area. There was a small pile of bones in this area and about 20 horse and/or cow bodies in various stages of decomposition. We tried to observe most of the livestock ponds on the Site due to recreational usages around these areas. We observed an area of about 100 feet by 100 feet area with broken clay target debris west of a pond off the Site. Based on the reduced size of the Site after the Site reconnaissance, we believe that most of this area was east of the Site, but some of the debris may have extended onto the Site.

During our site reconnaissance, we regularly observed the wash areas and livestock water ponds for indications of hazardous substances or petroleum products draining onto or across the Site. We did not observe oily staining, oily residues, trash, or other indications of hazardous substances or petroleum products in the wash or pond areas on the Site. We did observe some indications of recreational driving (motorcycles, all-terrain vehicles, etc.) and shooting (shotgun shell casings and to a limited extent bullet casings) on or near the Site, but the clay target debris area was the only area of concentrated shooting observed. We did not observe indications of regular dumping or buried trash or debris on the Site, and we did not observe indications of disposed hazardous substances or petroleum products on or around the Site.

The current uses of the properties immediately adjoining the Site are summarized below:

- North – Undeveloped vacant desert land followed by a wastewater treatment facility (Superstition Mountains Community Facilities District No. 1).
- East – Cattle grazing land followed by the Central Arizona Project (CAP) Canal.
- South – Undeveloped cattle grazing land followed by a racetrack facility (Arizona Speedway and ET Motorsports Park).
- West – South Meridian Road followed by residential subdivisions.

GTR did not observe current activities at the adjoining properties, such as the use, storage, or generation of hazardous substances or petroleum products adjacent to a Site boundary, which could be a REC for the Site.

Based on our review of historical documents, the Site was historically vacant desert land used for cattle grazing. Three dirt roads or dirt trails crossed the Site in the 1906 and 1928 topographic maps and a 1916 survey, and no indications of structures were observed in these maps. The Site remained vacant desert land with native vegetation in 1937. In 1951, an exploration well was drilled in the southeast portion of Section 17. In 1953, an apparent small livestock watering pond was located in the northwest portion of the Site. By 1958, there was a dirt road along the South Meridian Road alignment. By 1961, there was a dirt road along the South Ironwood Road alignment. A 1969 photograph showed the flood control channel was present on the western end of the Site.

A 1980 aerial photograph showed the flood control channel with the graded roads on both sides of the channel. South Ironwood Drive appeared to have been widened, but it still appeared to be a graded dirt road. The cattle pen area was developed on the northeast corner of South Ironwood Road and West Ray Road alignment. There were numerous apparent livestock water ponds developed along the washes crossing the Site by apparent berms across the wash to retain water. The section line fences were apparently installed on the Site by 1980. South Ironwood Drive appeared to be a two-lane paved road in a 1987 aerial photograph. The Site appeared similar in aerial photographs through 1995. The aviator area was developed on the Site by 1999. The graded access road and the landing strip area contained an apparent dark gravel, and the canopy was present. The Site appeared similar in photographs from the early 2000s. In 2006, two apparent construction storage yards and water ponds were observed on the east and west sides of South Ironwood Drive, and South Ironwood Drive was widened to a four-lane divided highway in 2006 and 2007. The western yard and pond were removed in early 2007, and the eastern yard and pond were removed in late 2007. In 2009, there was a graded fill area in the northwestern portion of the Site, just south of the East Elliot Road alignment. The graded fill area was apparently associated with the current retention area north of the Site. It appeared that soil from north of the Site was placed in this area on the Site. In subsequent years, the graded soil pile on the Site eroded down to match the surrounding grade. The Site continued to be vacant desert land with the developed and graded areas through 2017. The alignment of East Elliot Road was apparent in an aerial photograph from late 2017, so the underground utility lines were likely installed during this time frame. The Site remained mostly vacant desert land in 2018.

GTR concluded historical activities on the Site were unlikely to have had an environmental impact on the Site and were not considered RECs or indicators of RECs for the Site based on the historical records GTR reviewed for this Phase I ESA.

Based on our review of historical documents, the Site vicinity was historically vacant desert land used for cattle grazing. Dirt roads or dirt trails crossed the Site vicinity in the 1906 and 1928 topographic maps and a 1916 survey, and no indications of structures were observed in these maps. The roads appeared to converge at Desert Well / Buchanan's Ranch west of the Site.

In a 1937 aerial photograph, the northern adjoining properties appeared to be vacant desert land with natural vegetation and several washes. By 1958, there was a dirt road along the South Meridian Road alignment. By 1961, there was a dirt road along the South Ironwood Road alignment. A 1969 photograph showed the flood control channel west of the Site, so it was likely present north of the Site. The 1980 aerial photograph confirmed the flood control channel crossed the properties. By 1981, the CAP Canal crossed the eastern portion of the northern adjoining properties. The water treatment plant was present by 1997. These properties remained mostly vacant desert land. South Ironwood Drive was widened to a four-lane divided highway in 2006 and 2007. In 2009, the existing retention area was a graded area on the western portion of the properties. This area appeared complete by 2010, and natural vegetation grew in this area over the years. In 2017, the dirt road along the East Elliot Road alignment was apparent. The northern adjoining properties remained relatively unchanged to present day.

In a 1937 aerial photograph, the eastern adjoining properties appeared to be vacant desert land with natural vegetation and several washes. There were numerous apparent livestock water ponds developed along the washes crossing the properties by apparent berms across the wash to retain water in 1980. These properties were likely used for cattle grazing. By 1981, the CAP Canal crossed the eastern adjoining properties. The section line fences were apparently installed. The high-voltage powerlines west of the CAP Canal were present in 2007, and additional lines were added to the towers by 2009. The two existing cattle pens in the southwest corner of the adjoining eastern properties were present in 2009. The existing structural development along the west side of the CAP Canal near the northeast corner of the Site was present in 2011. The eastern adjoining properties remained relatively unchanged to present day.

In a 1937 aerial photograph, the southern adjoining properties appeared to be vacant desert land with natural vegetation and several washes. In 1953, the apparent high-voltage powerlines and dirt road crossing the western portion of the properties. By 1958, there was a dirt road along the South Meridian Road alignment. By 1961, there was a dirt road along the South Ironwood Road alignment. There were numerous apparent livestock water ponds developed along the washes crossing the properties by apparent berms across the wash to retain water in 1980. These properties were likely used for cattle grazing. South Ironwood Drive was widened to a four-lane divided highway in 2006 and 2007. The southern adjoining properties remained mostly vacant desert land used for cattle grazing.

In a 1937 aerial photograph, the western adjoining properties appeared to be vacant desert land with natural vegetation and several washes. In 1953, the apparent high-voltage powerlines and dirt road crossed the properties. The General Motors Desert Proving Grounds track was present west of the properties by 1953. By 1958, there was a dirt road along the South Meridian Road and South Mountain Road. A dirt road was also present along East Warner Road. There were diagonal dirt roads heading towards Desert Well. The properties remained vacant desert land probably used for cattle grazing. In 1969, the concrete-lined flood control channel was present on the southern portion of the properties. In 2000, the residential subdivisions on the northern and central portions of the properties were being graded, and houses were present in 2001. The northern half contained residential subdivisions by 2002. In 2004, most of the southern half was graded for residential subdivisions, and by 2006, there were numerous houses

in the western portion. In 2007 and 2008, the southern portion of the southern half was being graded for residential subdivisions. Additional houses were developed on the southern half of the western adjoining properties through 2018.

GTR concluded historical activities on the adjoining properties were unlikely to have had an environmental impact on the Site and were not considered RECs or indicators of RECs for the Site based on the historical records GTR reviewed for this Phase I ESA.

We interviewed representatives of the current owner, ASLD, and current occupant, the cattle rancher. Based on our interviews, ASLD indicated that seventeen 55-gallon drums were found on the Site in 1995. The Arizona Department of Administration (ADOA) retained an environmental contractor to remove the drums, contents, and stained soils in the area. Soil samples from the stained area contained elevated concentrations of total petroleum hydrocarbons (TPH), and approximately 1 foot of stained soils were excavated and removed from the Site along with the drums and contents. Soil samples from the excavation area did not contain detectable concentrations of TPH. The activities were conducted in general agreement with the standards at that time, but the activities do not meet today's standards. However, based on the findings and our experience, we would not expect to find an environmental issue at this area. Therefore, we believe that this matter does not represent a current or controlled REC associated with the Site.

GTR conducted a review of readily-available local, State, and Federal standard environmental databases for the Site and nearby properties. The GeoSearch identified the Ironwood South Water Main Extension on the Facility Registry System (FRSAZ) as on the Site, but we only found an Apache Junction water line on the Site. EPA's website indicated that this listing was related to Apache Junction Water, so the listing may be associated with the water line to the cattle pen area. The identified facility is part of the Arizona Unified Repository for Informational Tracking of the Environment (AZURITE). Based on the listing of a water company water line extension and the database finding, we believe that these records do not indicate a REC or potential REC for the Site.

GTR conducted a Tier I Vapor Encroachment Screen (VES) for the Site and did not identify features at the Site which may be a vapor encroachment condition (VEC) and did not identify properties within the Area of Concern (AOC) which may be a VEC. GTR has concluded from the Tier I VES, a VEC for the Site does not exist.

The Phase I ESA was completed for Kimley-Horn and Associates, Inc. (KHA) on behalf of Brookfield Residential (Arizona) (Brookfield) to identify RECs at the Site. GTR has performed this Phase I ESA in accordance with the scope and limitations of the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM: E1527-13) of the Site. This Phase I ESA did not reveal indications of current or controlled RECs associated with the Site, and GTR does not recommend additional assessment of the Site at this time.

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I.0 INTRODUCTION

I.1 PROJECT BACKGROUND

GeoTek Residential, LLC (GTR) was retained by Kimley-Horn and Associates, Inc. (KHA) on behalf of Brookfield Residential (Arizona) (Brookfield) to conduct a Phase I Environmental Site Assessment (ESA) of vacant Arizona State Land Department (ASLD) land located southeast of East Elliot Road and South Meridian Road in Pinal County, Arizona, herein referred to as the Site. The Site encompassed approximately 2,783.13 acres of land generally extending from East Elliot Road south to East Ray Road and from South Meridian Road to about 2 miles east. The center of the Site was located at a latitude of approximately 33.3363° North and a longitude of approximately -111.5634° West. The Site was located in Sections 17, 18, 19, 20 and portion of Section 30 of Township 1 South and Range 8 East of the Gila and Salt River Baseline and Meridian System (see Figure 3 for the aerial photograph). This document presents the results of this Phase I ESA performed in general agreement with the requirements of the *ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13* (ASTM E1527-13).

The exact size of the actual Auction Site was not determined until after GTR had started this Phase I ESA, so GTR started assessing a larger portion of the ASLD land at this location.

I.2 PROJECT PURPOSE

The purpose of this Phase I ESA is to identify recognized environmental conditions (RECs) at the Site. A REC is defined in ASTM E1527-13 as:

“The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to 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 recognized environmental conditions.”¹

ASTM E1527-13 defines a de minimis condition as:

“A condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.”

Additionally, the ASTM E1527-13 standard includes additional classifications of a controlled recognized environmental condition (CREC) and a historical recognized environmental condition (HREC). A CREC is defined in ASTM E1527-13 as:

“a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further

action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). (See Note 2.) A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report. (See Note 3.)

Note 2 – For example, if a leaking underground storage tank has been cleaned up to a commercial use standard, but does not meet unrestricted residential cleanup criteria, this would be considered a controlled recognized environmental condition. The “control” is represented by the restriction the property use remain commercial.

Note 3 – A condition identified as a controlled recognized environmental condition does not imply that the environmental professional has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the required control that has been, or is intended to be implemented.”

A HREC is defined in ASTM E1527-13 as:

“a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the environmental professional considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.”

I.3 SCOPE OF SERVICES

GTR completed the following scope of services for this Phase I ESA in general agreement with ASTM E1527-13:

- Review client-provided information
- Review previous reports on land containing the Site
- Conduct a site reconnaissance, including a site visit of the Site and a representative evaluation of adjoining property uses
- Review standard environmental record sources within minimum search distances

- Review readily-available historical sources (potentially including aerial photographs, fire insurance maps, property tax files, recorded land title records, and topographical maps)
- Conduct interviews with owner, occupant, or other persons knowledgeable with the Site history and operations
- Conduct a Tier I Vapor Encroachment Screen (VES)
- Evaluate information to formulate professional opinion and conclusions
- Prepare report

No significant deviations from this scope of services were identified during this Phase I ESA.

1.4 REASON FOR PERFORMING THE PHASE I ESA

The Phase I ESA is intended to permit Kimley-Horn and Associates, Inc. and Brookfield Residential (Arizona) to satisfy one of the requirements for the landowner liability protection to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability, namely “all appropriate inquiry [AAI] into the previous ownership and uses of the Site consistent with good commercial and customary practice”. We understand that Kimley-Horn and Associates represent Brookfield Residential (Arizona) in preparing documents for a future ASLD land auction.

1.5 USER RELIANCE

This document and the information contained herein have been prepared solely for the use of Kimley-Horn and Associates, Inc., Brookfield Residential (Arizona) LLC, Arizona State Land Department (ASLD), and their authorized representatives. Any entity's receipt, review, and/or use of this report constitutes its acknowledgment to be bound the same as Kimley-Horn by the terms and conditions in our contract and this report. Any reliance on this report by other parties shall be at such party's sole risk. Third party reliance letters may be issued upon request and upon the payment of the fee for such letters. All third parties relying on this report, by such reliance, agree to be bound by the terms, conditions, and limitations agreed to by Kimley-Horn. No reliance by any party is permitted without such agreement, regardless of the content of the reliance letter.

2.0 SITE INFORMATION

2.1 SITE LOCATION

This report presents the findings of a Phase I ESA performed by GTR on vacant land located southeast of East Elliot Road and South Meridian Road in Pinal County, Arizona. The Site encompassed approximately 2,783.13 acres of land extending from East Elliot Road south to about Ray Road and from South Meridian Road east about 2 miles to the edge of Sections 17 and 20. The center of the Site was located at a latitude of approximately 33.3363° North and a longitude of approximately -111.5634° West. The Site was located in Sections 17, 18, 19, 20 and

a portion of Section 30 of Township 1 South and Range 8 East of the Gila and Salt River Baseline and Meridian System.

2.2 ENVIRONMENTAL SETTING

2.2.1 Topography

The Site was located within the coverage area of the Desert Well, Arizona 7.5 Minute Quadrangle United States Geological Service (USGS) maps. The Site was generally flat with an elevation of approximately 1,562 feet above mean sea level (MSL) in the northeastern corner of the Site sloping down to the southwest at approximately 1,469 feet MSL in the southwestern corner of the Site. Based on surface contours on this map, the terrain of the Site vicinity was fairly flat; however, surface runoff in the vicinity would appear to flow down southwesterly.

2.2.2 Regional and Site Geology

The Site was situated on relatively flat land in the Salt River Valley. The Salt River Valley is located in the Basin and Range Province located in the southern and western portions of Arizona, as well as parts of southern Nevada, California, New Mexico, and northern Mexico. The Basin and Range Province is characterized by elongated mountain ranges trending northwest-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 and are usually severely eroded.

The Salt River Valley is an extensive basin containing alluvial soils often over 1,500 feet thick, as well as numerous small mountains. The alluvial soils between the mountains are highly variable and range from dense sand, gravel, and cobbles to silts and clays. In many areas, deposits of heavily cemented sandy clay and clayey sand ("caliche") are encountered, often having the characteristics of soft rock. The alluvial soils are typically divided into three units based on lithographic changes. The Upper Alluvial Unit generally consists of coarse-grained deposits of sand, gravel, and cobbles extending as deep as 1,200 feet in some areas. This unit is underlain by the Middle Fine-Grained Unit composed primarily of silts and clays. The deepest unit is called the Lower Conglomerate Unit.

The primary source of groundwater in the Salt River Valley is the alluvial soils between the mountain blocks. Groundwater in the Salt River Valley Basin is typically derived from the Upper Alluvial Unit and Middle Alluvial Unit and is usually unconfined.

The bedrock that lies underneath the basin-fill sediments is composed of various metamorphic and igneous rocks. Bedrock has little groundwater storage or production capacity and therefore is not considered to be an aquifer.²

2.2.3 Regional Groundwater Conditions

Groundwater in the Salt River Valley is managed as the Phoenix Active Management Area (AMA),

and the entire basin is subdivided into sub-basins. The Site was located in the East Salt River Sub-Basin (ESRV) of the Phoenix AMA, which covers large portions of Maricopa County, and smaller sections of Pinal and Yavapai Counties. The ESRV is one of seven sub-basins located in the Phoenix AMA which was established as a result of 1980 Arizona Groundwater Management Code. The Phoenix AMA was designated to address groundwater overdraft in the area, whereby groundwater withdrawal is occurring at twice the rate of recharge. As a result, water management in this area is intensive. Within the Phoenix AMA, we understand that groundwater can be withdrawn legally only through a groundwater right or permit, unless groundwater is withdrawn from an exempt well (maximum capacity of 35 gallons per minute or less). These rights or permits take the form of grandfathered rights, service rights, or withdrawal rights.³

Although conditions and circumstances vary across the AMA, groundwater is generally pumped from the Upper and Middle Alluvial Units. Furthermore, groundwater conditions change and develop over time due to both natural and human-induced fluctuations in the amount of water being added or removed. The ESRV is one of the larger sub-basins in the AMA, covering approximately 1,710 square miles. Historically, groundwater underflow entered the ESRV from the north, south and southeast and flowed within the basin in a general east to west direction along the Salt and Gila Rivers within the sub-basin. Due to increasing demand and development since the 1940s, three large cones of depression in the Scottsdale, Mesa, and Santan Mountain areas have been created and now most groundwater flows towards these cones.⁴

2.2.4 Site Vicinity Groundwater

Imaged records for wells registered with Arizona Department of Water Resources (ADWR) were reviewed on the ADWR web page (<http://www.azwater.gov/azdwr/default.aspx>) to identify wells on or in the vicinity of the Site. GTR's review of the ADWR records indicated that one registered groundwater well appeared to be located on the Site. The registration documents are attached in Appendix G. The imaged records (Well No. 55-804197) indicated that this well was located in the central portion of Section 17 of the Site. The well was registered in 1986 as an existing well, and there was a slight change in the well location information submitted in 2003. The documents did not discuss the use or purpose of the well, but it apparently had a small pump (less than 35 gpm), so it was likely a domestic or livestock watering well. We did not observe this well during our site reconnaissance, so we do not know the current status of the well.

We found records of the potential well in the northeast corner of the Site. This well record (Well No. 55-615221) indicated that the well has been identified in several different locations near the northeast corner of Section 17. One of the documents indicated that this well was located in the northeast corner of Section 17, but the most recent documentation indicated that the well was in Section 9. Therefore, we do not know if this registration matches the well on the Site or not. This well record indicated that the well was installed in 1967, and the reported groundwater depth in this well was at about 400 feet below the ground surface (bgs) in 1967.

Based on the 2004 ADWR map titled *Maps Showing Groundwater Conditions in the Phoenix Active Management Area, Maricopa, Pinal, and Yavapai Counties, Arizona – Nov. 2002 – Feb. 2003*, (ADWR Hydrologic Map Series Report No. 35, Depth to Water and Water-Level Altitude, Sheet 1 of 3),

groundwater was identified at depths of about 321 and 333 feet bgs in wells near the Site. The direction of groundwater flow in the Site vicinity was northwesterly on this map.

3.0 SITE RECONNAISSANCE

3.1 METHODOLOGY AND LIMITING CONDITIONS

Mr. Chet Pearson and Ms. Whitney Barlow of GTR conducted a site reconnaissance on September 30, 2019. The purpose of the site reconnaissance was to observe the Site and usages, and to aid in identifying potential RECs. Site observations were recorded on a checklist completed by Ms. Barlow, a copy of which is presented in Appendix B. Photographs taken during the site reconnaissance are presented in a photographic log in Appendix C.

3.1.1 Methodology

To complete the site reconnaissance, the Site boundaries were identified using information provided by Maricopa County Assessor's Office aerial photographs overlaying township, range, and sections. The Site was traversed via foot and automobile. GTR observed the surrounding properties from the Site and toured the Site vicinity via foot and automobile.

3.1.2 Limiting Conditions

GTR did encounter limiting conditions while performing the site reconnaissance, other than limited vehicular access to some fenced and locked portions of the Site. A locked fence on the southwestern and north-central sections of the Site prevented Ms. Barlow and Mr. Pearson from entering these areas by vehicle. However, we were able to walk through these areas by crossing the fences. Based on our observations around these areas, we believe that these limiting conditions did not impact our ability to identify RECs at the Site.

3.2 PUBLIC UTILITIES

Based on our observations and discussions, the following utilities and providers served the Site:

- Electric – N/A
- Natural Gas – N/A
- Potable Water – City of Apache Junction on the cattle ranch.
- Solid Waste – N/A
- Wastewater – N/A

3.3 CURRENT SITE USE AND DESCRIPTION

3.3.1 Current Site Use

The Site was mostly vacant desert land with sparse vegetation used for cattle grazing. The alignment of East Elliot Road crossed the northern portion of the Site, and there were indications of underground utility lines including fiber optic cable and City of Mesa water line. We also saw vaults for “CP Well”, likely a corrosion protection well. South Ironwood Drive was a north-south public highway crossing through the central portion of the Site. We did not observe surface indications of underground utility lines beneath the road. There were drainage culverts beneath the road allowing stormwater runoff to flow beneath the road. A concrete-lined channel apparently used for flood control purposes crossed the Site from northeast to southwest. Some high voltage electric lines crossed the southwestern portion of the Site from northwest to southeast.

There were two developed areas in the southeast section of the Site including an East Valley Aviators area and a cattle pen area. The East Valley Aviators area was used for flying large model airplanes and helicopters. The cattle pen area was used by the cattle rancher leasing the eastern half of the Site and additional land north, east, and south of the Site. We observed two trailers, several cattle pens, a loading ramp for loading cattle onto trucks, and storage areas with various materials. These two small developed areas appear to be well maintained, with no indications of significant releases or spills. There were numerous livestock water ponds scattered across the Site in existing wash areas that were enclosed by a soil berm. We observed some indications of recreation driving and shooting in some areas of the Site. We observed an area of broken clay targets in or adjacent to the southeastern section of the Site. We did not observe indications of any other usages or current occupancy of the Site.

3.3.2 Site Description

The Site was mostly vacant desert land with sparse vegetation used for cattle grazing. For the purposes of this report, we discussed the northwest, southwest, northeast, and southeast sections of the Site generally corresponding the legal sections. We observed scattered beverage cups, plastic bottles, wrappers, Styrofoam cups, and other wind-blown litter at various locations throughout the Site, and we observed several areas of small piles of household trash and/or debris less than a pick-up truck bed in size. We observed several areas with used tires from 1 or 2 tires to approximately 100 tires in one area. We did not observe indications of buried trash or debris on the Site. There was fencing around most of the Site limiting vehicular access, and the cattle rancher told us the fencing in the cattle ranch area generally followed the section lines.

The Northwest Section of the Site was undeveloped vacant desert land with sparse vegetation and some localized areas of heavy vegetation along the washes. This area was accessed by vehicle in the northwest corner of the area or from the north. It was bounded by South Meridian Road on the west, a dirt access road on the north (alignment of East Elliot Road), South Ironwood Road on the east, and the concrete-lined channel on the south. There was one cattle pond near the western area at the intersection of two large washes. Surface indications of underground

utility lines were observed along the northern dirt access road. Two areas of tire debris were found in middle of the section, as well as random debris found throughout the area.

The Southwest Section of the Site had limited vehicular access from the south. We did not find vehicular access areas along the northern, eastern or western borders, so we walked this section. This section was bounded by South Meridian Road on the west, South Ironwood Road on the east, and the concrete-lined channel on the north. There was one cattle pond near the northwestern area of the section. One area of household debris was found near the southern boundary of the Site.

The Northeast Section of the Site was accessed by an entrance road to the aviator area and the cattle pen area in the Southeast Section. There were roads and trails from the south. We did not find vehicular access to the northwest area of this Northeast Section of the Site due to the concrete-lined channel and fences, so we walked this area. This Section was bounded by South Ironwood Road on the west, a dirt access road on the north along the East Elliot Road alignment, a north-south fence along the section line to the east, and an east-west fence line generally along the section line to the south. There were 3 livestock water ponds in this section. Surface indications of underground utility lines were observed along the northern dirt access road.

The Southeast Section of the Site was mostly vacant desert land except for the East Valley Aviators and the cattle pen areas. This section was bounded by South Ironwood Road on the west, an east-west fence line generally along the section line to the south, a north-south fence along the section line to the east, and an east-west fence line generally along the section line to the north. There were 6 livestock water ponds located throughout the Southeast Section of the Site. East Valley Aviators was a private members only model aircraft-flying club that is dedicated to the flying and promotion of the model aviation hobby. A dirt access road provided access to their area from South Ironwood Drive. The facility generally included a dirt parking area, a northeast to southwest dirt landing strip area, a canopy covered area for spectators, individual stations for the aircraft controllers, a storage container to the south, a dumpster to the southeast, and a small oval track in the southeastern corner. We observed a fence around their portion of the Site. There were three 250-gallon empty water containers or totes near the storage container. The storage container contained a bar-b-que grill, propane tanks for the bar-b-que grill, and miscellaneous picnic type supplies. The trash dumpster contained typical household trash. A porta-potty was also located in this area. We observed some old chairs and a desk in the southern portion. The cloth-covered oval track in the southeastern portion appeared to be used for some type of model vehicles. We did not observe fuel tanks, oil containers, stained soil areas, or other potential indications of disposed hazardous substances or petroleum products in this area.

The cattle pen area was located in the southwest corner of this section, and it was accessed by a dirt road off South Ironwood Drive. A cattle ranch representative indicated that they have been leasing the ASLD land for approximately 24 years, and the lease included the east half of the Site plus land north, east, and south of the Site. There were several fenced pens along the west side of this area. A travel trailer, motor home, and small canopy were located north of the pens for ranch hands. East of the pens were storage areas with a variety of stored items including

trucks, storage containers, one 500-gallon empty tank, one 55-gallon empty container, one large dumpster, one water tank near the trailers, and one 15-gallon tank to empty the septic tanks for the trailers. The rancher indicated that the tanks were used for water storage, and they did not fuel or maintain trucks or vehicles on the Site. We did not observe fuel containers, oil containers, oily staining, oily residues, or other indications of disposed hazardous substances or petroleum products in or around the cattle pen area. The rancher indicated that Apache Junction Water provided water to this portion of the Site to supplement the livestock water ponds. We observed some surface indications of a buried water line along the southern portion of this section of the Site. We observed an area with horse and cow carcasses located east of the cattle pen area. There was a small pile of bones in this area and about 20 horse and/or cow bodies in various stages of decomposition. We tried to observe most of the livestock ponds on the Site due to recreational usages around these areas. We observed an area of about 100 feet by 100 feet area with broken clay target debris west of a pond off the Site. Based on the reduced size of the Site after the Site reconnaissance, we believe that most of this area was east of the Site, but some of the debris may have extended onto the Site.

During our site reconnaissance, we regularly observed the wash areas and livestock water ponds for indications of hazardous substances or petroleum products draining onto or across the Site. We did not observe oily staining, oily residues, trash, or other indications of hazardous substances or petroleum products in the wash or pond areas on the Site. We did observe some indications of recreational driving (motorcycles, all-terrain vehicles, etc.) and shooting (shotgun shell casings and to a limited extent bullet casings) on or near the Site, but the clay target debris area was the only area of concentrated shooting observed. We did not observe indications of regular dumping or buried trash or debris on the Site, and we did not observe indications of disposed hazardous substances or petroleum products on or around the Site.

3.4 GENERAL SITE OBSERVATIONS

3.4.1 Storage Tanks, Drums, and Containers

GTR observed three 250-gallon empty water containers or totes and propane tanks for the BBQ grills in the storage container on the East Valley Aviators property. We also observed one 500-gallon empty tank, one 55-gallon empty container, one water tank near the trailers, and one 15-gallon tank to empty the septic tanks for the trailers. We did not observe indications of fuel or oil containers, drums, or tanks on the Site. GTR did not observe any cracked or depressed areas, access ways, suspect underground storage tank (UST) vent pipes, fill ports, or other evidence that would suggest the presence of USTs on the Site.

3.4.2 Hazardous Substances and Petroleum Products Used at the Site

GTR did not observe hazardous substances or petroleum products in connection with the identified usages of the Site, except for the typical automotive fluids in vehicles and model aircraft used on the Site.

3.4.3 Odors

GTR did not detect any strong, pungent, or noxious odors on the Site other than decaying odors in the horse and cow carcass area.

3.4.4 Pools of Liquids

GTR did not observe any pools of liquids likely to contain hazardous substances or petroleum products on the Site. We did observe several livestock water ponds on the Site.

3.4.5 Polychlorinated Biphenyls (PCB)-Containing Equipment

GTR did not observe any equipment that would contain PCBs on the Site.

3.5 EXTERIOR OBSERVATIONS

3.5.1 Pits, Ponds, or Lagoons

GTR did not observe any pits or lagoons on the Site. However, as previously discussed, GTR observed numerous cattle water ponds throughout the entirety of the Site.

3.5.2 Stained Soil or Pavement

We did not observe indications of stained soil or pavement on the Site.

3.5.3 Stressed Vegetation

GTR did not observe distressed vegetation that would indicate the presence of contamination on the Site.

3.5.4 Solid Waste

As previously discussed, GTR observed two large areas with used tires in the Northwest Section of the Site, a large area with household trash and debris in the Southwest Section of the Site, horse and cow carcasses and a portion of a clay target debris area in the Southeast Section of the Site, and numerous scattered small areas of typical household trash and debris less than a pick-up truck bed in size and scattered tires. Used tires were the most common trash and debris observed on the Site. We also observed various wind-blown litter consisting of paper, plastic, cardboard, and empty beverage containers. We did not observe large piles of trash and debris, indications of buried trash or debris, or indications of hazardous substances or petroleum products in the debris other than potential asbestos in some of the building materials.

3.5.5 Stormwater and Wastewater

There are various washes throughout the Site draining down to the southwest. At the time of the reconnaissance, GTR did not observe possible indicators of impact to the washes from petroleum products or hazardous substances such as surface staining, unnaturally stressed vegetation, or a distinctive chemical odor. Based on our field observations, the washes were not considered RECs or indicators of RECs for the Site. The Site owner will need to remain vigilant about the stormwater drainage onto the Site from the adjoining properties in case of any large spills or releases in these areas.

GTR did not observe any indications of wastewater sanitary sewer connections on the Site. The trailers in the cattle pen area had domestic waste tanks that were emptied and transported off the Site. There was one porta-potty at the aviator's area.

3.5.6 Wells

GTR did not observe any evidence of dry wells, disposal wells, and/or water wells on the Site, except for one potential capped well in the northeast corner of the Site.

3.5.7 Septic Systems

GTR did not observe access ports for a septic tank or other surface indicators of the possible presence of a septic system on the Site. However, it appears that the trailers at the cattle pens had a 15-gallon tank to empty the septic tanks for the trailers. As discussed in Section 8, historical records for this Phase I ESA did not identify previous Site development which could suggest the presence of a septic system on the Site.

3.6 INTERIOR OBSERVATIONS

There were no buildings on the Site.

3.7 SURROUNDING PROPERTY OBSERVATIONS

The current uses of the properties immediately adjoining the Site are summarized below:

- North – Undeveloped land followed by a wastewater treatment facility (Superstition Mountains Community Facilities District No. 1).
- East – Cattle grazing land followed by the Central Arizona Project (CAP) Canal.
- South – Undeveloped cattle grazing land followed by a racetrack facility (Arizona Speedway and ET Motorsports Park).
- West – South Meridian Road followed by residential subdivisions.

GTR did not observe current activities at the adjoining properties, such as the use, storage, or generation of hazardous substances or petroleum products adjacent to a Site boundary, which could be a REC for the Site.

4.0 USER PROVIDED RECORDS

As part of the Phase I ESA process, the User of this report, typically the client, must conduct inquiries required by Title 40 Code of Federal Regulations (40 CFR 312) to qualify for the landowner liability protections. The User should provide this information to the Environmental Professional. GTR developed a User Information Documentation Form to solicit this information from the User of this Phase I ESA Report to satisfy these requirements. The User Information Documentation Form was completed on October 11, 2019 by Robert Kammerle of Brookfield Residential Arizona as shown in Appendix D. He marked the questions unknown.

4.1 ENVIRONMENTAL LIENS

Mr. Kammerle was not aware of environmental cleanup liens filed or recorded against the Site.

4.2 ACTIVITY AND USE LIMITATIONS

Mr. Kammerle was not aware of AULs, such as engineering controls, land use restrictions, or institutional controls that were in place at the Site and/or have been filed or recorded against the Site.

4.3 SPECIALIZED KNOWLEDGE

Mr. Kammerle indicated he did not possess specialized knowledge or experience related to the Site or nearby properties, other than being involved with the Site on an administrative basis only.

4.4 PURCHASE PRICE

Mr. Kammerle indicated that the purchase price was not known to be below fair market value.

4.5 COMMONLY KNOWN INFORMATION

Mr. Kammerle was not aware of commonly known or reasonably ascertainable information about the Site that would help the Environmental Professional to identify conditions indicative of releases or threatened releases.

4.6 OBVIOUS INDICATORS OF CONTAMINATION

Mr. Kammerle was not aware of obvious indicators that point to the potential presence or likely presence of contamination at the Site.

4.7 GOVERNMENT ENFORCEMENT ACTIONS

Mr. Kammerle was not aware of government enforcement actions regarding the Site.

5.0 INTERVIEWS

5.1 SITE OWNERS AND OCCUPANTS

Bruce Campbell, Environmental Specialist at Arizona State Land Department completed the Owner Questionnaire on October 16, 2019 as shown in Appendix E. He indicated that he has been familiar with the Site for 19 years. According to Mr. Campbell, there are no current occupants at the Site, and the land was used for grazing activities. He indicated that he did not know of solid waste or garbage disposal on the Site, and the Site has not operated as a landfill. He did not know of used tires on the Site. He was not aware of any filled ponds or excavations on the Site. He was not aware of any current or past ASTs or USTs on the Site. He did not know of stormwater control features on the Site. He said that there was a previous environmental report on the Site as discussed below.

Mr. Campbell stated that there is an ASLD File # ENV-025 (Ironwood Road Drum Dumpsite). He provided us with some of the documents in the file as attached in Appendix E. The file documents indicated that there were seventeen 55-gallon drums and stained soil reported at the Site in 1995. These drums were located in the southwest quarter of the southwest quarter of the northwest quarter of Section 18. The file documents included a summary letter from the Arizona State Land Department with a summary of the actions. In October 1995, ASLD received a report of the drums, and an ASLD representative confirmed the report. The Arizona Department of Administration (ADOA) apparently retained Environmental Response, Inc. (ERI) to clean-up the drums and stained soils. The clean-up activities occurred in November 1995. ERI apparently submitted a final "Cleanup Action Report" in 1996, but this clean-up report was not in the file. We requested a copy of the report from ERI, and ERI provided us with a copy of the report. The summary letter indicated that ERI indicated 16 of the seventeen 55-gallon drums were empty, and one drum contained 2-cycle racing oil. After the drum removal, initial soil sampling and soil excavation was performed which revealed that 3 samples at depths of 1-inch bgs contained concentrations greater than the 100 mg/kg of Total Petroleum Hydrocarbon (TPH). Approximately one additional foot of soil was excavated, and confirmation samples were taken, which revealed TPH concentrations less than 20 mg/kg. The drums and approximately 19 tons of petroleum impacted soil were removed and properly disposed. ASLD closed the file in 1996. The actions described in the ASLD letter generally appear appropriate for the findings at the Site, but an environmental consultant rather than an environmental contractor (ERI) would typically conduct soil sampling and testing and provide a professional opinion on the remedial actions.

The ERI report was similar to the ADOA summary. The initial soil samples contained relatively high concentrations of TPH by EPA Method 418.1 modified ranging from 1,700 to 18,000 mg/kg. One sample was also analyzed for volatile organic compounds using EPA Method 8010/8020. Low concentrations of toluene and total xylenes (common gasoline constituents) were detected. Three samples obtained after the remedial excavation indicated no TPH were detected (less than 20 mg/kg). The report included disposal documentation for the drums and petroleum impacted soils. Although the report was not prepared by an environmental consultant or signed and sealed

by a professional engineer or registered geologist, it did contain sufficient information to evaluate the work performed. Based on our review, the investigation and remediation were completed in general agreement with standards at that time. These past standards do not meet current standards, but based on the data provided, we would not expect to find environmental issues at this location.

GTR spoke with Rolf Flake who works at the cattle ranch, and he indicated that the land has been leased from the ASLD since 1997. Mr. Flake was not aware of any utility services provided on the Site, with the exception of water provided by Apache Junction. Mr. Flake indicated that there were no septic tanks or pits, or wastewater discharges at the Site. He indicated that he occasionally has fence cutting issues with recreational users of the Site vicinity, but he has not had issues with significant dumping on the Site, and he was not aware of environmental issues associated with the Site. He said that the cattle pens were historically located on the Site from previous ranching leases.

GTR attempted to contact members of the East Valley Aviators listed on a poster at the Site. However, there has been no responses at the time of this report.

5.2 GOVERNMENT AGENCIES

GTR contacted various governmental agencies to obtain information pertaining to the Site as discussed in Section 8.0. GTR was unable to locate a government representative with specific knowledge regarding the Site, except for ASLD as discussed above.

5.3 OTHERS

During the Site reconnaissance, we attempted to find a neighbor near the Site to interview, but we did not see anybody during our reconnaissance.

6.0 REGULATORY REVIEW

6.1 DATABASE INFORMATION

GTR conducted a review of readily-available local, State, and Federal standard environmental record sources to assess whether current and past usages and practices at the Site and surrounding properties (within appropriate minimum search distances) may have caused a REC at the Site. Information from these sources was gathered either by GTR personnel directly or by a paid database search service (GeoSearch). A copy of the GeoSearch report is provided in Appendix F, and it explains the database listings. The databases that were reviewed and the approximate minimum search distances (in parentheses), as required by the ASTM E1527-13 standard, were:

- Federal ASTM Standard Records
 - National Priorities List (NPL/Proposed NPL Facilities) (1.0 mile)

- Delisted NPL Facilities (0.5 mile)
 - Superfund Enterprise Management System (SEMS) Facilities (0.5 mile)⁵
 - SEMS Archived Site Inventory (SEMSARCH) Facilities (0.5 mile)⁶
 - Resource Conservation and Recovery Act (RCRA) Generator (RCRAGR09) and No Longer Regulated (NLR) RCRA Generator (NLRRCRAG) Facilities (Site and Adjoining Properties)
 - RCRA Corrective Action Report (CORRACTS) Facilities (1.0 mile)
 - RCRA non-CORRACTS Treatment, Storage, or Disposal (TSD) Facilities (0.5 mile)
 - Emergency Response Notification System (ERNS) Facilities (Site Only)
 - Brownfields (BF) Facilities (0.5 mile)
- State of Arizona ASTM Standard Records
- Water Quality Assurance Revolving Fund (WQARF) Facilities (1.0 mile)
 - Arizona Superfund Program List (ASPL) Facilities (0.5 mile)
 - Solid Waste Facility/Landfill Lists (0.5 mile)
 - (DEUR) Institutional Control/Engineering Control Registry (AUL) Facilities (Site Only)
 - BF Tracking System/ Voluntary Remediation Program (VRPBF) Facilities (0.5 mile)
 - Registered UST Database (Site and Adjoining Properties)
 - Leaking Underground Storage Tank (LUST) Database (0.5 mile)

In addition to the records that are required to be reviewed according to the ASTM E1527-13 standard, GTR reviewed the following additional environmental records:

- Additional Environmental Record Sources
- ADEQ Drywell Registration Database (Site and Adjoining Properties)
 - Environmental Permits (Site Only)
 - Dry Cleaners (0.125 mile)

For some database records, GTR and/or its subcontracted search firm expanded the minimum search radius to a distance greater than that required by the ASTM E1527-13 standard to provide sufficient data to conduct the vapor encroachment screening discussed in Section 7. However, only the properties within the ASTM-required search radius are listed in Table 6.1. As previously discussed, the actual size of the Site was not known at the time of the requested database search, so it was conducted on a larger area than the actual final Site. The database also lists environmental records that are not required by the ASTM E1527-13; these records are considered in the report only when it is the opinion of the Environmental Professional the current or past activities associated with the record may be a REC or potential REC to the Site.

The objective of this record search is to evaluate the potential impact of a listed facility on the Site that is the subject of the Phase I ESA. The section below provides the relative position of groundwater flow at the listed facility in relationship to the Site based on the assumption groundwater flow generally trends to the east in this area. Facilities identified as “up-gradient” of the Site with respect to groundwater flow could potentially have a greater risk of having an environmental impact on the Site as a comparable facility cross- or down-gradient of the Site.

6.2 SUMMARY OF STANDARD RECORDS REVIEW

This section summarizes the findings of the standard records review within the applicable search radius from the Site.

TABLE 6.1 RECORDS SUMMARY FOR PROPERTIES WITHIN ASTM-DEFINED SEARCH RADIUS			
Property Name Address	Record	Distance and Direction from Site	Groundwater Flow at Facility Relative to Site
Ironwood South Water Main Extension	FRSAZ	Site	Not Applicable

The GeoSearch identified the Ironwood South Water Main Extension on the Facility Registry System (FRSAZ) as on the Site, but we found no records of a water line on the Site except for the Apache Junction water line. We requested additional information from GeoSearch on this facility, and they provided a link to EPA's website. This listing was related to Apache Junction Water, so the listing may be associated with the water line to the cattle pen area. The identified facility is part of the Arizona Unified Repository for Informational Tracking of the Environment (AZURITE). AZURITE is the ADEQ database that is used for environmental enforcement and compliance reporting to the Permit and Compliance (PCS) system and to the Air Facility System Universal Interface (AFS-UI). Based on the listing of a water company extension and the database finding, we believe that these records do not indicate a REC or potential REC for the Site.

7.0 VAPOR ENCROACHMENT SCREEN

The presence of a hazardous substance or petroleum product due to the migration of vapors onto a property constitutes a potential REC. A vapor encroachment screen (VES) is used to identify a vapor encroachment condition (VEC), which is the presence or likely presence of chemical of concern (COC) vapors in the subsurface of the Site caused by the release of vapors from contaminated soil or groundwater either on or near the Site. While the ASTM E1527-13 standard does not require the application of a given vapor migration model, ASTM E2600-15 ("Standard Guide for Vapor Encroachment Screening on Site Involved in Real Estate Transactions") is the consensus industry standard methodology for an initial screening. The VES process prescribed by ASTM E2600-15, and used in this Phase I ESA, is a two-tiered screening process.

7.1 TIER I SCREENING EVALUATION

The Tier I Screening Evaluation requires the review of information generally collected in a Phase I ESA to identify potential VECs within an approximate minimum search distance (See Table 7.1), referred to as the Area of Concern (AOC). If known or suspected contaminated properties are present within the AOC, then an evaluation is performed for those properties whether a COC is likely to be present.

TABLE 7.1 VAPOR ENCROACHMENT SCREENING RESOURCES AND APPROXIMATE MINIMUM SEARCH DISTANCE		
Standard Environmental Resources (where available)	Approximate Minimum Search Distance Surrounding the Target Site (miles)	
	Hazardous Substances COCs	Petroleum Hydrocarbon COCs
Federal NPL list	1/3	1/10
Federal SEMS list	1/3	1/10
Federal RCRA CORRACTS facility list	1/3	1/10
Federal RCRA non-CORRACTS TSD facilities list	1/3	1/10
Federal RCRA generators list	Site only	Site only
Federal institutional control/engineering control registries	Site only	Site only
Federal ERNS list	Site only	Site only
State and tribal-equivalent NPL list	1/3	1/10
State and tribal-equivalent SEMS list	1/3	1/10
State and tribal landfill and/or solid waste site lists	1/3	1/10
State- and tribal leaking storage tank lists	1/3	1/10
State- and tribal registered storage tank lists	Site only	Site only
State- and tribal institutional control/engineering control registries	Site only	Site only
State- and tribal voluntary cleanup sites list	1/3	1/10
State- and tribal Brownfield sites list	1/3	1/10

The approximate minimum search distance may be expanded or reduced in the up-gradient, down-gradient, and/or cross-gradient by the Environmental Professional based on experience in the local area and applying professional judgment. A commonly used method to reduce the AOC in Tier I screening when groundwater flow direction is known or can be inferred is the Buonicore Methodology⁷. The revised AOC for Tier I Screening are provided in Table 7.2.

TABLE 7.2 AOC USING BUONICORE METHODOLOGY		
Source Location	Hazardous Substance COC (feet/mile)	Petroleum Hydrocarbon COC (feet/mile)
Up-gradient	1,760 / 0.33	528 / 0.10
Down-gradient	100 / 0.02	100 / 0.02 (LNAPL) 30 / 0.01 (dissolved)
Cross-gradient	365 / 0.07	165 / 0.03 (LNAPL) 95 / 0.02 (dissolved)

LNAPL – Light, non-Aqueous Phase Liquid

If known or suspected contaminated properties are present within the AOC, then an evaluation is performed for those properties whether a COC is likely to be present.

If potential COCs exist on contaminated property, the Environmental Professional must then evaluate whether a VEC exists on the Site. The factors used to evaluate the presence of a VEC include:

- Existing and planned use of the target Site
- Type of existing and planned structure
- Surrounding area description
- Review of federal, state, local, and tribal government records
- Soil and geological characteristics, groundwater depth and flow direction, and property information data

The conclusion from the Tier I screening is a VEC exists or a VEC does not exist. If a VEC does not exist, determining a Tier I screening, no further investigation is necessary. A VEC does not necessarily exist if a VEC exists and the Environmental Professional can use professional judgment considering factors such as site conditions and building design and operation.

7.2 TIER I SCREENING RESULTS

GTR conducted a VES on the Site in accordance with the ASTM E2600-15 standard. Facilities identified from the database search report were evaluated using the ASTM E2600-15 criteria to evaluate whether the property presents a VEC. GTR did not find any features within the AOC of the Site. GTR has concluded from the Tier I VES that a VEC for the Site does not exist. Additionally, no Tier 2 Screening Evaluation is recommended, since the screening did not indicate that a VEC was present.

8.0 HISTORICAL USES

The ASTM E1527-13 standard requires the Environmental Professional to identify the obvious uses of the Site from the present back to the Site's first developed use or 1940, whichever is earliest. This information is collected to identify the likelihood that past uses have led to RECs in connection with the Site. This task is accomplished by reviewing standard and other historical sources to the extent that they are necessary, reasonably ascertainable, and likely to be useful. These standard records include aerial photographs, fire insurance maps, property tax files, land title records, topographic maps, city directories, building department records, and zoning/land use records.

The general type of historical use (i.e., commercial, retail, residential, industrial, undeveloped, office) should be identified at 5-year intervals, unless the specific use of the Site appears to be unchanged over a period longer than 5 years. The historical research is complete when the use is defined or when data failure occurs. Data failure occurs when the standard historical sources have been reviewed, yet the Site use cannot be identified back to its first developed use or to 1940. Data failure is not uncommon.

Historical records were researched and obtained by GTR to identify obvious uses of the Site from the present back to the Site's first developed use, or to 1940, whichever is earlier. The ASTM standard includes research on surrounding sites as well as the Site. The results of this research and data failure, if encountered, are presented in the following sections.

8.1 AERIAL PHOTOGRAPHS

Aerial photographs were reviewed from several sources including Google Earth, Nationwide Environmental Title Research, LLC (NETR) online historical aerials (www.historicaerials.com), Maricopa County online historical aerials (<http://gis.maricopa.gov/MapApp/GIO/AerialHistorical/index.html>), and Maricopa County Assessor GIS Maps (<http://maps.mcassessor.maricopa.gov/>) for the years 1937 to 2018. Aerial photographs dated 1937, 1953, 1958, 1961, 1969, 1969, 1980, 1981, 1983, 1985, 1987, 1991, 1992, 1995, 1999, 2000, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, and 2018 were reviewed. Some aerial photographs did not show the entire Site. Based on the size and shape of the Site, we tried to focus our review on areas of disturbance or development on the Site and vicinity, and we attempted to discuss changes noted in our review. Some representative aerial photographs are attached in Appendix H. A brief description of each aerial photograph follows:

Site

The Site was vacant desert land with native vegetation in 1937, except for a northwest to southeast linear feature that was likely one of the old dirt roads dating back prior to 1906 shown on the topographic maps discussed later in this report and a few straight and curvilinear features that were also likely dirt trails. The dirt road lead to an area called Desert Well / Buchanan's Ranch about 1.5 miles west of the Site. We did not observe indications of agricultural crop fields on or near the Site. A dirt trail intersected the dirt road at a small wash runoff that drained to

an apparent low area in the northwestern portion of the Site. In 1953, the apparent low area contained an apparent small livestock watering pond in the northwest portion of the Site. We did not observe indications of development on or adjacent to the Site, except for the high-voltage powerlines crossing the southwest portion of the Site (the dirt road along the powerlines was present). By 1958, there was a dirt road along the South Meridian Road straight north-south alignment (only the western portion of the Site was shown in this photograph). By 1961, there was a dirt road along the South Ironwood Road straight north-south alignment. A 1969 photograph only showed the western edge of the Site, and the concrete-lined flood control channel was present on the western end of the Site.

A 1980 aerial photograph showed the entire Site, and the flood control channel crossed northeast to southwest across the Site with the graded roads on both sides of the channel, and there was a graded area along the future CAP Canal. South Ironwood Drive appeared to have been widened, but it still appeared to be a graded dirt road. The cattle pen area was developed on the northeast corner of South Ironwood Road and West Ray Road alignment. This area is discussed in greater detail below. There were numerous apparent livestock water ponds developed along the washes crossing the Site by apparent berms across the wash to retain water. There were linear features along the section lines, so the section line fences were apparently installed on the Site by 1980. A 1983 aerial photograph showed the northern adjoining property, and the CAP Canal was developed north of the Site. South Ironwood Drive appeared to be a two-lane paved road in a 1987 aerial photograph. The Site appeared similar in aerial photographs through 1995. The aviator area was developed on the Site by 1999. The graded access road and the landing strip area contained an apparent dark gravel, and the canopy was present. This area is discussed in greater detail below. The Site appeared similar in photographs from the early 2000s. In 2006, two apparent construction storage yards and water ponds were observed on the east and west sides of South Ironwood Drive just north of the access road to the aviator area. South Ironwood Drive was widened to a four-lane divided highway in 2006 and 2007. The western yard and pond were removed in early 2007, and the eastern yard and pond were removed in late 2007. In 2009, there was a graded area in the northwestern portion of the Site, just south of the East Elliot Road alignment. The graded area was about 2,200 feet long in an east-west direction by 950 feet wide in the north-south direction. There were 3 dirt roads extending northwest to a graded area (apparent retention basin area) north of the northwest corner of the Site. It appeared that soil from north of the Site was placed in this area on the Site, and it was placed around some of the larger natural vegetation in this area. In subsequent years, the graded soil pile on the Site eroded down to match the surrounding grade. The Site continued to be vacant desert land with the developed and graded areas through 2017. The alignment of East Elliot Road was apparent in an aerial photograph from late 2017, so the underground utility lines were likely installed during this time frame. The Site remained mostly vacant desert land in 2018.

The cattle pen area was developed on the Site after 1961 and prior to 1980. This area contained several cattle pens along the east side of South Ironwood Road in a large graded area in 1980 through 1985. In 1987, there were some additional pens on the north side along with the current loading ramp to load cattle onto trucks. This area appeared similar through 1994. In 1995, there was an apparent horizontal water tank east of the cattle pens and some additional fence lines

extending east from the pens. The tank was not present in 1999. In 2004, the existing trailer was observed north of the pens, and there were numerous stored items in and around the pens including an apparent horizontal water tank. In late 2006, the existing canopy was developed east of the trailer, there was a front-end loader east of the pens, there were cattle and water tanks in the pens, and there were more stored items east of the pens including several trucks. There were some apparent stacks of hay just east of the pens. In 2008, there appeared to be gray and black gravel on the access driveway, and a large oval pen was developed southeast of the original pens. More tanks were stored east of the pens. In 2009, there were more haystacks. An apparent storage container was located east of the oval pen in 2013, and additional containers were present in subsequent aerial photographs through 2018.

The aviator area was developed on the Site between 1995 and 1999. The graded access road and the landing strip area contained an apparent dark gravel, and the canopy was present. A 2000 aerial photograph showed the pilot stands north of the canopy, and there were several cars parked south of the canopy. The development appeared similar through 2007. In 2008, the access road and parking areas appeared to be covered with a light gray gravel, and there were fences around the parking area. Numerous trucks, vehicles, and vehicles with trailers were observed in the canopy area. In a few photographs, airplanes with wingspans about the width of the vehicles to 8 feet were observed along the north side of the canopy. In 2014, the oval track in the southeast portion of this area was observed. This area appeared similar in photographs through 2018.

Northern Adjoining Properties

In a 1937 aerial photograph, the properties appeared to be vacant desert land with natural vegetation. There were several small washes and one large wash that traversed the properties. The large wash drained into a bermed area at Desert Well west of the Site. By 1958, there was a dirt road along the South Meridian Road straight north-south alignment (only the western portion of the properties was shown in this photograph). By 1961, there was a dirt road along the South Ironwood Road straight north-south alignment. A 1969 photograph showed the concrete-lined flood control channel west of the Site, so it was likely present north of the Site. The 1980 aerial photograph confirmed the flood control channel crossed the eastern portion of the northern adjoining properties. By 1981, the CAP Canal crossed northwest to southeast on the eastern portion of the northern adjoining properties. The water treatment plant was present by 1997. These properties remained mostly vacant desert land. South Ironwood Drive was widened to a four-lane divided highway in 2006 and 2007. In 2009, there was a graded area (about 1,700 feet by 1,800 feet) on the western portion of the properties with an apparent construction water pond in the northeast portion. This area appeared to be developed into a large retention area to retain stormwater runoff from a large wash from the east. This area appeared complete by 2010, and natural vegetation grew in this area over the years. In 2017, the dirt road along the East Elliot Road alignment was apparent. The properties remained relatively unchanged to present day.

Eastern Adjoining Properties

In a 1937 aerial photograph, the properties appeared to be vacant desert land with natural vegetation. There were several small washes that traversed the properties. There were numerous apparent livestock water ponds developed along the washes crossing the properties by apparent berms across the wash to retain water in 1980. These properties were likely used for cattle grazing. By 1981, the CAP Canal crossed northwest to southeast on the eastern adjoining properties. There were numerous apparent livestock water ponds developed along the washes crossing the properties by apparent berms across the wash to retain water. There were linear features along the section lines, so the section line fences were apparently installed. The high-voltage powerlines west of the CAP Canal were present in 2007, and additional lines were added to the towers by 2009. The two existing cattle pens in the southwest corner of the adjoining eastern properties were present in 2009. The existing structural development along the west side of the CAP Canal near the northeast corner of the Site was present in 2011. The properties remained relatively unchanged to present day.

Southern Adjoining Properties

In a 1937 aerial photograph, the properties appeared to be vacant desert land with natural vegetation. There were several small washes and one large wash that traversed the properties. In 1953, the apparent high-voltage powerlines and dirt road crossing the western portion of the properties. By 1958, there was a dirt road along the South Meridian Road straight north-south alignment (only the western portion of the properties was shown in this photograph). By 1961, there was a dirt road along the South Ironwood Road straight north-south alignment. There were numerous apparent livestock water ponds developed along the washes crossing the properties by apparent berms across the wash to retain water in 1980. These properties were likely used for cattle grazing. South Ironwood Drive was widened to a four-lane divided highway in 2006 and 2007. The properties remained mostly vacant desert land used for cattle grazing.

Western Adjoining Properties

In a 1937 aerial photograph, the properties appeared to be vacant desert land with natural vegetation. There were several small washes and one large wash that traversed the properties. In 1953, the apparent high-voltage powerlines and dirt road crossing the properties. The General Motors Desert Proving Grounds track was present west of the properties by 1953. By 1958, there was a dirt road along the South Meridian Road straight north-south alignment and South Mountain Road. A dirt road was also present along East Warner Road. There were diagonal dirt roads heading towards Desert Well. The properties remained vacant desert land probably used for cattle grazing. In 1969, the concrete-lined flood control channel was present on the southern portion of the properties. In 2000, the residential subdivisions on the northern and central portions of the properties were being graded, and houses were present in 2001. The northern half contained residential subdivisions by 2002 with some vacant graded lots in the central portion. In 2004, most of the southern half was graded for residential subdivisions, and by 2006, there were numerous houses in the western portion. In 2007 and 2008, the southern

portion of the southern half was being graded for residential subdivisions. Additional houses were developed on the southern half through 2018.

8.2 SANBORN MAPS

Sanborn fire insurance maps were created to assist fire insurance agents in assessing the fire hazards of property in towns and cities throughout the United States. The maps indicate the size, shape, and construction materials of residences, commercial facilities, and factories. Sanborn maps were regularly updated, making them a valuable tool for documenting the changes in structure and building use in American cities.

GTR requested Sanborn fire insurance maps from Allands as part of the historical title search report for the Site. Allands indicated that no Sanborn maps were available for the Site. Based on our experience, Sanborn Maps do not extend out the Site vicinity.

8.3 PROPERTY TAX FILES

On-line Pinal County Tax Assessor records were researched for the Site. The assessor's records indicate the Site was State Trust Land. According to Michelle Green, the Land Use Planner for the Site, there are two lessees for three of four sections of the Site. Sections 17 and 20 are leased by Keith Flake, Section 19 is leased by Earnhardt Ranches, LLC, and Section 18 is unleased.

8.4 HISTORICAL TITLE REPORT

GTR retained Allands to prepare a chain-of-title report and perform a search of environmental liens, DEURs, voluntary environmental mitigation use restrictions (VEMURs, the precursor to DEURs), and AULs that may be recorded for the Site. The sections of the Site were conveyed from the United States of America to the state of Arizona in 1917. These sections have been owned by the state of Arizona since that time. A copy of the Allands report is included in Appendix F.

Allands identified six grazing leases for various portions of the Site dating back to 1932. Allands also identified an Oil Permit No. 13258 dated 4-15-1970 to E. R. Richardson; assigned to Santa Cruz Minerals, Inc., on 8-14-1970 and further assigned to Humble II and Refining Company on 10-1-1971; assigned to Anschutz corporation on 5-8-1978 and terminated 7-2-1982. Our staff has previously discussed oil leases and permits with Chet Oakley, a geologist for the Minerals Section of the ASLD at that time. According to Mr. Oakley, he was very familiar with the history of oil and gas exploration throughout the state of Arizona. He said that historically companies would secure the oil and gas leases for large parcels of land, but no exploration would be conducted. Mr. Oakley indicated that only one or two exploration wells were ever completed in the Phoenix metropolitan area. We reviewed the Arizona Oil and Gas Conservation Commission website regarding permits for oil and gas exploration wells in the Site vicinity. No oil or gas wells were identified. However, a previous exploration well was identified.

Hugh E. Nichols apparently drilled an exploration well in the southeast portion of Section 17 of the Site in 1951. The well was apparently drilled to a depth of about 2,836 feet deep, and it was identified as a dry hole. The well boring was plugged with cement slurry from 475 feet to 525 feet and the top 25 feet of 10-inch diameter pipe. The top of the casing pipe was apparently capped with a steel plate. We viewed a 1953 aerial photograph of this area; we did not observe the well or ground disturbance from the installation of the well.

According to the Allands report, no environmental liens, DEURs, VEMURs, or AULs were identified for the Site. GTR did not identify a REC or an indicator of a REC for the Site based on our review of the Allands report and Oil and Gas Conservation data.

An ALTA Commitment for Title Insurance issued by First American Title Insurance Company was provided to GTR. Included in the title commitment were various Right-of-Ways for electric transmission lines, highways, a grazing lease for JP Cattle Co., LLC on December 31, 2014 expiring in 2024 for Section 19, a grazing lease for Keith M. Flake on December 31, 2017 expiring 2027 for Sections 17 and 20, and a special land use permit for East Valley Aviators, Inc. for use part of Section 20 expiring 2022. A copy of the ALTA Commitment is included in Appendix H. GTR did not identify a REC or indicator of a REC for the Site based on their review of the ALTA Commitment.

8.5 USGS TOPOGRAPHIC MAPS

GTR reviewed USGS 7.5 Minute Topographic maps for the Desert Well, Arizona quadrangle were reviewed at www.historicaerials.com, and USGS Topographic Maps for the years 1906, 1928, 1946, 1958, 1959, 1967, 1972, 1975, 1982, and 2014. The following relevant information was gathered during the topographic map review:

The 1906 topographic map shows three dirt roads or dirt trails crossing the Site in a northwest to southeast direction. These roads converged about 1.5 miles west of the northwest corner of the Site at Desert Well – Buchanan’s Ranch. No structural development, mines, borrow pits, or other features were shown on the map. Topographic maps from 1928 to 1958 show similar conditions on the Site. The 1959 map showed a pond at the end of the wash in the northwestern area of the Site, and dirt roads sporadically throughout the Site.

The maps depicted no structures, or other features of potential environmental concern on or in the vicinity of the Site.

8.6 CITY DIRECTORIES

GTR did not review city directories for the Site since very little development has occurred on or in the vicinity of the Site in the past. The adjoining properties included newly developed residential properties and vacant desert land with natural vegetation. Therefore, GTR would not expect to find useful information regarding the Site in historical city directories.

8.7 BUILDING DEPARTMENT RECORDS

Due to the lack of building development on the Site, GTR did not request building department records for this report. In addition, Pinal County typically only retains records for a short time after construction of the building. Therefore, GTR would not expect to find useful information regarding the Site.

8.8 FIRE DEPARTMENT RECORDS

Due to the lack of building development on the Site, GTR did not request fire department records for this report. Furthermore, the Fire Department maintains records by address and the Site does not have a specific address. Therefore, GTR would not expect to find useful information regarding the Site.

8.9 SEWER/SEPTIC RECORDS

Due to the lack of building development on the Site, GTR did not request sewer/septic records for this report. Therefore, GTR would not expect to find useful information regarding the Site.

8.10 ZONING/LAND USE RECORDS

According to a Pinal County GIS Community Development website map found at <https://pinal.maps.arcgis.com/apps/webappviewer/index.html?id=7ab8c3bf67a84f97a1e64dcf435b8b27>, the Site was zoned as GR – General Rural Zone.

8.11 ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY RECORDS

GTR searched for files for the Site on the ADEQ MegaSearch database available on the ADEQ web page (<http://megasearch.azdeq.gov/megasearch/>). No records were found for the Site. A copy of the MegaSearch report is included in Appendix G.

8.12 PREVIOUS REPORTS/OTHER DOCUMENTS

GTR was not provided with previous environmental reports for the Site.

We found a survey map from 1916 for Township 1 South and Range 8 East. This township was surveyed in 1911 to 1914. One of the northern roads on the Site was labeled as “Road to Carney Mine” with an arrow pointing easterly. A road in the southern portion of the north half of the Site was labeled as “Road to Superior” with an easterly pointing arrow. A dirt road and line crossing Section 19 of the Site was labeled as “telephone line”.

8.13 SUMMARY OF HISTORICAL USE INFORMATION

8.13.1 Site Specific Historical Use

Based on our review of historical documents, the Site was historically vacant desert land used for cattle grazing. Three dirt roads or dirt trails crossed the Site in the 1906 and 1928 topographic maps, and no indications of structures were observed in these maps. A 1916 survey of the Site and vicinity showed several dirt roads or trails crossing the Site. The Site remained vacant desert land with native vegetation in 1937. In 1951, an exploration well was drilled in the southeast portion of Section 17. In 1953, an apparent small livestock watering pond was located in the northwest portion of the Site. By 1958, there was a dirt road along the South Meridian Road alignment. By 1961, there was a dirt road along the South Ironwood Road alignment. A 1969 photograph showed the flood control channel was present on the western end of the Site.

A 1980 aerial photograph showed the flood control channel with the graded roads on both sides of the channel. South Ironwood Drive appeared to have been widened, but it still appeared to be a graded dirt road. The cattle pen area was developed on the northeast corner of South Ironwood Road and West Ray Road alignment. There were numerous apparent livestock water ponds developed along the washes crossing the Site by apparent berms across the wash to retain water. The section line fences were apparently installed on the Site by 1980. South Ironwood Drive appeared to be a two-lane paved road in a 1987 aerial photograph. The Site appeared similar in aerial photographs through 1995. The aviator area was developed on the Site by 1999. The graded access road and the landing strip area contained an apparent dark gravel, and the canopy was present. The Site appeared similar in photographs from the early 2000s. In 2006, two apparent construction storage yards and water ponds were observed on the east and west sides of South Ironwood Drive, and South Ironwood Drive was widened to a four-lane divided highway in 2006 and 2007. The western yard and pond were removed in early 2007, and the eastern yard and pond were removed in late 2007. In 2009, there was a graded fill area in the northwestern portion of the Site, just south of the East Elliot Road alignment. The graded fill area was apparently associated with the current retention area north of the Site. It appeared that soil from north of the Site was placed in this area on the Site. In subsequent years, the graded soil pile on the Site eroded down to match the surrounding grade. The Site continued to be vacant desert land with the developed and graded areas through 2017. The alignment of East Elliot Road was apparent in an aerial photograph from late 2017, so the underground utility lines were likely installed during this time frame. The Site remained mostly vacant desert land in 2018.

GTR concluded historical activities on the Site were unlikely to have had an environmental impact on the Site and were not considered RECs or indicators of RECs for the Site based on the historical records GTR reviewed for this Phase I ESA.

8.13.2 Summary of Adjoining Properties Historical Use Information

Based on our review of historical documents, the Site vicinity was historically vacant desert land used for cattle grazing. Dirt roads or dirt trails crossed the Site vicinity in the 1906 and 1928

topographic maps and a 1916 survey, and no indications of structures were observed in these maps. The roads appeared to converge at Desert Well / Buchanan's Ranch west of the Site.

Northern Adjoining Properties

In a 1937 aerial photograph, the properties appeared to be vacant desert land with natural vegetation and several washes. By 1958, there was a dirt road along the South Meridian Road alignment. By 1961, there was a dirt road along the South Ironwood Road alignment. A 1969 photograph showed the flood control channel west of the Site, so it was likely present north of the Site. The 1980 aerial photograph confirmed the flood control channel crossed the properties. By 1981, the CAP Canal crossed the eastern portion of the northern adjoining properties. The water treatment plant was present by 1997. These properties remained mostly vacant desert land. South Ironwood Drive was widened to a four-lane divided highway in 2006 and 2007. In 2009, the existing retention area was a graded area on the western portion of the properties. This area appeared complete by 2010, and natural vegetation grew in this area over the years. In 2017, the dirt road along the East Elliot Road alignment was apparent. The properties remained relatively unchanged to present day.

Eastern Adjoining Properties

In a 1937 aerial photograph, the properties appeared to be vacant desert land with natural vegetation and several washes. There were numerous apparent livestock water ponds developed along the washes crossing the properties by apparent berms across the wash to retain water in 1980. These properties were likely used for cattle grazing. By 1981, the CAP Canal crossed the eastern adjoining properties. The section line fences were apparently installed. The high-voltage powerlines west of the CAP Canal were present in 2007, and additional lines were added to the towers by 2009. The two existing cattle pens in the southwest corner of the adjoining eastern properties were present in 2009. The existing structural development along the west side of the CAP Canal near the northeast corner of the Site was present in 2011. The properties remained relatively unchanged to present day.

Southern Adjoining Properties

In a 1937 aerial photograph, the properties appeared to be vacant desert land with natural vegetation and several washes. In 1953, the apparent high-voltage powerlines and dirt road crossing the western portion of the properties. By 1958, there was a dirt road along the South Meridian Road alignment. By 1961, there was a dirt road along the South Ironwood Road alignment. There were numerous apparent livestock water ponds developed along the washes crossing the properties by apparent berms across the wash to retain water in 1980. These properties were likely used for cattle grazing. South Ironwood Drive was widened to a four-lane divided highway in 2006 and 2007. The properties remained mostly vacant desert land used for cattle grazing.

Western Adjoining Properties

In a 1937 aerial photograph, the properties appeared to be vacant desert land with natural vegetation and several washes. In 1953, the apparent high-voltage powerlines and dirt road crossed the properties. The General Motors Desert Proving Grounds track was present west of the properties by 1953. By 1958, there was a dirt road along the South Meridian Road and South Mountain Road. A dirt road was also present along East Warner Road. There were diagonal dirt roads heading towards Desert Well. The properties remained vacant desert land probably used for cattle grazing. In 1969, the concrete-lined flood control channel was present on the southern portion of the properties. In 2000, the residential subdivisions on the northern and central portions of the properties were being graded, and houses were present in 2001. The northern half contained residential subdivisions by 2002. In 2004, most of the southern half was graded for residential subdivisions, and by 2006, there were numerous houses in the western portion. In 2007 and 2008, the southern portion of the southern half was being graded for residential subdivisions. Additional houses were developed on the southern half through 2018.

GTR concluded historical activities on the adjoining properties were unlikely to have had an environmental impact on the Site and were not considered RECs or indicators of RECs for the Site based on the historical records GTR reviewed for this Phase I ESA.

9.0 FINDINGS AND CONCLUSIONS

9.1 SUMMARY

This report presents the findings of a Phase I ESA performed by GTR on vacant land located southeast of East Elliot Road and South Meridian Road in Pinal County, Arizona. The Site encompassed approximately 2,783.13 acres of land extending from East Elliot Road south to about Ray Road and from South Meridian Road east about 2 miles to the edge of Sections 17 and 20. The center of the Site was located at a latitude of approximately 33.3363° North and a longitude of approximately -111.5634° West. The Site was located in Sections 17, 18, 19, 20 and a portion of Section 30 of Township 1 South and Range 8 East of the Gila and Salt River Baseline and Meridian System. The purpose of this Phase I ESA was to identify RECs in connection with the Site.

The Site was mostly vacant desert land with sparse vegetation used for cattle grazing. The alignment of East Elliot Road crossed the northern portion of the Site, and there were indications of underground utility lines. South Ironwood Drive was a north-south public highway crossing through the central portion of the Site. We did not observe surface indications of underground utility lines beneath the road, but we understand that an Apache Junction water line was likely located along this road. There were drainage culverts beneath the road allowing stormwater runoff to flow beneath the road. A concrete-lined channel apparently used for flood control purposes crossed the Site from northeast to southwest. Some high voltage electric lines crossed the southwestern portion of the Site from northwest to southeast.

There were two developed areas in the southeast section of the Site including an East Valley Aviators area and a cattle pen area. The East Valley Aviators area was used for flying large model airplanes and helicopters. The cattle pen area was used by the cattle rancher leasing the eastern half of the Site and additional land around the Site. We observed two trailers, several cattle pens, a loading ramp for loading cattle onto trucks, and storage areas with various materials. These two small developed areas appeared to be well maintained, with no indications of significant releases or spills. There were numerous livestock water ponds scattered across the Site in existing wash areas that were enclosed by a soil berm. We observed some indications of recreation driving and shooting in some areas of the Site. We observed an area of broken clay targets in or adjacent to the southeastern section of the Site. We did not observe indications of any other usages or current occupancy of the Site.

The Site was mostly vacant desert land with sparse vegetation used for cattle grazing and surround by fences. For the purposes of this report, we discussed the northwest, southwest, northeast, and southeast sections of the Site generally corresponding the legal sections. We observed scattered beverage cups, plastic bottles, wrappers, Styrofoam cups, and other wind-blown litter at various locations throughout the Site, and we observed several areas of small piles of household trash and/or debris less than a pick-up truck bed in size. We observed several areas with used tires from 1 or 2 tires to approximately 100 tires in one area. We did not observe indications of buried trash or debris on the Site. There was fencing around most of the Site limiting vehicular access, and the cattle rancher told us the fencing in the cattle ranch area generally followed the section lines.

The Northwest Section of the Site was undeveloped vacant desert land with sparse vegetation and some localized areas of heavy vegetation along the washes. This area was accessed by vehicle in the northwest corner or from the north. It was bounded by South Meridian Road on the west, a dirt access road on the north (alignment of East Elliot Road), South Ironwood Road on the east, and the flood control channel on the south. There was one cattle pond near the western area at the intersection of two large washes. Surface indications of underground utility lines were observed along the northern dirt access road. Two areas of tire debris were found in middle of the section, as well as random debris found throughout the area.

The Southwest Section of the Site had limited vehicular access from the south. We did not find vehicular access areas along the northern, eastern or western borders, so we walked this section. This section was bounded by South Meridian Road on the west, South Ironwood Road on the east, and the concrete-lined channel on the north. There was one cattle pond near the northwestern area of the section. One area of household debris was found near the southern boundary of the Site.

The Northeast Section of the Site was accessed by an entrance road to the aviator area and the cattle pen area in the Southeast Section. There were roads and trails from the south. We did not find vehicular access to the northwest area of this Northeast Section of the Site due to the concrete-lined channel and fences, so we walked this area. This section was bounded by South Ironwood Road on the west, a dirt access road on the north along the East Elliot Road alignment, a north-south fence along the section line to the east, and an east-west fence line generally along

the section line to the south. There were 3 livestock water ponds in this section. Surface indications of underground utility lines were observed along the northern dirt access road.

The Southeast Section of the Site was mostly vacant desert land except for the East Valley Aviators and the cattle pen areas. This section was bounded by South Ironwood Road on the west, an east-west fence line generally along the section line to the south, a north-south fence along the section line to the east, and an east-west fence line generally along the section line to the north. There were 6 livestock water ponds located throughout the Southeast Section of the Site. East Valley Aviators was a private members only model aircraft-flying club that is dedicated to the flying and promotion of the model aviation hobby. A dirt access road provided access to their area from South Ironwood Drive. The facility generally included a dirt parking area, a northeast to southwest dirt landing strip area, a canopy covered area for spectators, individual stations for the aircraft controllers, a storage container to the south, a dumpster to the southeast, and a small oval track in the southeastern corner. We observed a fence around their portion of the Site. There were three 250-gallon empty water containers or totes near the storage container. The storage container contained a bar-b-que grill, propane tanks for the bar-b-que grill, and miscellaneous picnic type supplies. The trash dumpster contained typical household trash. A porta-potty was also located in this area. We observed some old chairs and a desk in the southern portion. The cloth-covered oval track in the southeastern portion appeared to be used for some type of model vehicles. We did not observe fuel tanks, oil containers, stained soil areas, or other potential indications of disposed hazardous substances or petroleum products in this area.

The cattle pen area was located in the southwest corner of this section, and it was accessed by a dirt road off South Ironwood Drive. A cattle ranch representative indicated that they have been leasing the ASLD land for approximately 24 years, and the lease included the east half of the Site plus land north, east, and south of the Site. There were several fenced pens along the west side of this area. A travel trailer, motor home, and small canopy were located north of the pens for ranch hands. East of the pens were storage areas with a variety of stored items including trucks, storage containers, one 500-gallon empty tank, one 55-gallon empty container, one large dumpster, one water tank near the trailers, and one 15-gallon tank to empty the septic tanks for the trailers. The rancher indicated that the tanks were used for water storage, and they did not fuel or maintain trucks or vehicles on the Site. We did not observe fuel containers, oil containers, oily staining, oily residues, or other indications of disposed hazardous substances or petroleum products in or around the cattle pen area. The rancher indicated that Apache Junction Water provided water to this portion of the Site to supplement the livestock water ponds. We observed some surface indications of a buried water line along the southern portion of this section of the Site. We observed an area with horse and cow carcasses located east of the cattle pen area. There was a small pile of bones in this area and about 20 horse and/or cow bodies in various stages of decomposition. We tried to observe most of the livestock ponds on the Site due to recreational usages around these areas. We observed an area of about 100 feet by 100 feet area with broken clay target debris west of a pond off the Site. Based on the reduced size of the Site after the Site reconnaissance, we believe that most of this area was east of the Site, but some of the debris may have extended onto the Site.

During our site reconnaissance, we regularly observed the wash areas and livestock water ponds for indications of hazardous substances or petroleum products draining onto or across the Site. We did not observe oily staining, oily residues, trash, or other indications of hazardous substances or petroleum products in the wash or pond areas on the Site. We did observe some indications of recreational driving (motorcycles, all-terrain vehicles, etc.) and shooting (shotgun shell casings and to a limited extent bullet casings) on or near the Site, but the clay target debris area was the only area of concentrated shooting observed. We did not observe indications of regular dumping or buried trash or debris on the Site, and we did not observe indications of disposed hazardous substances or petroleum products on or around the Site.

The current uses of the properties immediately adjoining the Site are summarized below:

- North – Undeveloped vacant desert land followed by a wastewater treatment facility (Superstition Mountains Community Facilities District No. 1).
- East – Cattle grazing land followed by the CAP Canal.
- South – Undeveloped cattle grazing land followed by a racetrack facility (Arizona Speedway and ET Motorsports Park).
- West – South Meridian Road followed by residential subdivisions.

GTR did not observe current activities at the adjoining properties, such as the use, storage, or generation of hazardous substances or petroleum products adjacent to a Site boundary, which could be a REC for the Site.

Based on our review of historical documents, the Site was historically vacant desert land used for cattle grazing. Three dirt roads or dirt trails crossed the Site in the 1906 and 1928 topographic maps and a 1916 survey, and no indications of structures were observed in these maps. The Site remained vacant desert land with native vegetation in 1937. In 1951, an exploration well was drilled in the southeast portion of Section 17. In 1953, an apparent small livestock watering pond was located in the northwest portion of the Site. By 1958, there was a dirt road along the South Meridian Road alignment. By 1961, there was a dirt road along the South Ironwood Road alignment. A 1969 photograph showed the flood control channel was present on the western end of the Site.

A 1980 aerial photograph showed the flood control channel with the graded roads on both sides of the channel. South Ironwood Drive appeared to have been widened, but it still appeared to be a graded dirt road. The cattle pen area was developed on the northeast corner of South Ironwood Road and West Ray Road alignment. There were numerous apparent livestock water ponds developed along the washes crossing the Site by apparent berms across the wash to retain water. The section line fences were apparently installed on the Site by 1980. South Ironwood Drive appeared to be a two-lane paved road in a 1987 aerial photograph. The Site appeared similar in aerial photographs through 1995. The aviator area was developed on the Site by 1999. The graded access road and the landing strip area contained an apparent dark gravel, and the canopy was present. The Site appeared similar in photographs from the early 2000s. In 2006, two apparent construction storage yards and water ponds were observed on the east and west sides of South Ironwood Drive, and South Ironwood Drive was widened to a four-lane divided

highway in 2006 and 2007. The western yard and pond were removed in early 2007, and the eastern yard and pond were removed in late 2007. In 2009, there was a graded fill area in the northwestern portion of the Site, just south of the East Elliot Road alignment. The graded fill area was apparently associated with the current retention area north of the Site. It appeared that soil from north of the Site was placed in this area on the Site. In subsequent years, the graded soil pile on the Site eroded down to match the surrounding grade. The Site continued to be vacant desert land with the developed and graded areas through 2017. The alignment of East Elliot Road was apparent in an aerial photograph from late 2017, so the underground utility lines were likely installed during this time frame. The Site remained mostly vacant desert land in 2018.

GTR concluded historical activities on the Site were unlikely to have had an environmental impact on the Site and were not considered RECs or indicators of RECs for the Site based on the historical records GTR reviewed for this Phase I ESA.

Based on our review of historical documents, the Site vicinity was historically vacant desert land used for cattle grazing. Dirt roads or dirt trails crossed the Site vicinity in the 1906 and 1928 topographic maps and a 1916 survey, and no indications of structures were observed in these maps. The roads appeared to converge at Desert Well / Buchanan's Ranch west of the Site.

In a 1937 aerial photograph, the northern adjoining properties appeared to be vacant desert land with natural vegetation and several washes. By 1958, there was a dirt road along the South Meridian Road alignment. By 1961, there was a dirt road along the South Ironwood Road alignment. A 1969 photograph showed the flood control channel west of the Site, so it was likely present north of the Site. The 1980 aerial photograph confirmed the flood control channel crossed the properties. By 1981, the CAP Canal crossed the eastern portion of the northern adjoining properties. The water treatment plant was present by 1997. These properties remained mostly vacant desert land. South Ironwood Drive was widened to a four-lane divided highway in 2006 and 2007. In 2009, the existing retention area was a graded area on the western portion of the properties. This area appeared complete by 2010, and natural vegetation grew in this area over the years. In 2017, the dirt road along the East Elliot Road alignment was apparent. The northern adjoining properties remained relatively unchanged to present day.

In a 1937 aerial photograph, the eastern adjoining properties appeared to be vacant desert land with natural vegetation and several washes. There were numerous apparent livestock water ponds developed along the washes crossing the properties by apparent berms across the wash to retain water in 1980. These properties were likely used for cattle grazing. By 1981, the CAP Canal crossed the eastern adjoining properties. The section line fences were apparently installed. The high-voltage powerlines west of the CAP Canal were present in 2007, and additional lines were added to the towers by 2009. The two existing cattle pens in the southwest corner of the adjoining eastern properties were present in 2009. The existing structural development along the west side of the CAP Canal near the northeast corner of the Site was present in 2011. The eastern adjoining properties remained relatively unchanged to present day.

In a 1937 aerial photograph, the southern adjoining properties appeared to be vacant desert land with natural vegetation and several washes. In 1953, the apparent high-voltage powerlines and

dirt road crossing the western portion of the properties. By 1958, there was a dirt road along the South Meridian Road alignment. By 1961, there was a dirt road along the South Ironwood Road alignment. There were numerous apparent livestock water ponds developed along the washes crossing the properties by apparent berms across the wash to retain water in 1980. These properties were likely used for cattle grazing. South Ironwood Drive was widened to a four-lane divided highway in 2006 and 2007. The southern adjoining properties remained mostly vacant desert land used for cattle grazing.

In a 1937 aerial photograph, the western adjoining properties appeared to be vacant desert land with natural vegetation and several washes. In 1953, the apparent high-voltage powerlines and dirt road crossed the properties. The General Motors Desert Proving Grounds track was present west of the properties by 1953. By 1958, there was a dirt road along the South Meridian Road and South Mountain Road. A dirt road was also present along East Warner Road. There were diagonal dirt roads heading towards Desert Well. The properties remained vacant desert land probably used for cattle grazing. In 1969, the concrete-lined flood control channel was present on the southern portion of the properties. In 2000, the residential subdivisions on the northern and central portions of the properties were being graded, and houses were present in 2001. The northern half contained residential subdivisions by 2002. In 2004, most of the southern half was graded for residential subdivisions, and by 2006, there were numerous houses in the western portion. In 2007 and 2008, the southern portion of the southern half was being graded for residential subdivisions. Additional houses were developed on the southern half of the western adjoining properties through 2018.

GTR concluded historical activities on the adjoining properties were unlikely to have had an environmental impact on the Site and were not considered RECs or indicators of RECs for the Site based on the historical records GTR reviewed for this Phase I ESA.

We interviewed representatives of the current owner, ASLD, and current occupant, the cattle rancher. Based on our interviews, ASLD indicated that seventeen 55-gallon drums were found on the Site in 1995. ADOA retained an environmental contractor to remove the drums, contents, and stained soils in the area. Soil samples from the stained area contained elevated concentrations of TPH, and approximately 1 foot of stained soils were excavated and removed from the Site along with the drums and contents. Soil samples from the excavation area did not contain detectable concentrations of TPH. The activities were conducted in general agreement with the standards at that time, but the activities do not meet today's standards. However, based on the findings and our experience, we would not expect to find an environmental issue at this area. Therefore, we believe that this matter does not represent a current or controlled REC associated with the Site.

GTR conducted a review of readily-available local, State, and Federal standard environmental databases for the Site and nearby properties. The GeoSearch identified the Ironwood South Water Main Extension on the FRSAZ as on the Site, but we only found an Apache Junction water line on the Site. EPA's website indicated that this listing was related to Apache Junction Water, so the listing may be associated with the water line to the cattle pen area. The identified facility is part of the AZURITE. Based on the listing of a water company water line extension

and the database finding, we believe that these records do not indicate a REC or potential REC for the Site.

GTR conducted a Tier I VES for the Site and did not identify features at the Site which may be a VEC and did not identify properties within the AOC which may be a VEC. GTR has concluded from the Tier I VES, a VEC for the Site does not exist.

9.2 POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS

As discussed in this report, GTR reviewed a variety of features, conditions, and nearby facilities that were given consideration as potential RECs. However, based on our observations, experience, and review, these features, conditions, and nearby facilities were found to not represent a REC for the Site as discussed in this report.

9.3 DATA GAPS

A data gap is defined as the lack or inability to obtain information required by ASTM E1527-13 despite good faith efforts by the Environmental Professional to gather such information. The Environmental Professional is required to document and comment on the significance of only those data gaps that affect the ability of Environmental Professional to identify conditions indicative of releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum and petroleum products, and controlled substances on, at, in, or to the Site.

GTR encountered data gaps in the aerial photograph and historical review. There were gaps greater than 5 years for some of the aerial photograph time frame. There were no significant changes to the Site or adjoining properties during these gaps. Therefore, GTR does not consider this data gap to be a REC for the Site. In addition, GTR did not receive a response from some of the regulatory agencies contacted for this Phase I ESA. Based on the overall findings of this Phase I ESA, these data gaps were also not considered significant and were unlikely to impact our ability to identify or eliminate RECs for the Site.

9.4 RECOGNIZED ENVIRONMENTAL CONDITIONS

GTR has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the Site. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed no evidence of current or controlled RECs in connection with the Site, and GTR does not recommend additional environmental assessment of the Site at this time.

10.0 DEVIATIONS

This Phase I ESA was performed in general accordance with the requirements of the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process - ASTM Designation: E1527-13 (ASTM E1527-13). As previously discussed, GTR conducted a Tier

I VES as an addition to this practice. Based on GTR's experience, GTR believes there were no other substantive deviations, deletions, or additions to this practice, including client-imposed limitations.

11.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

11.1 ENVIRONMENTAL PROFESSIONAL EXPERIENCE

Mr. Chet L. Pearson, P.E., is a Registered Professional Engineer in the State of Arizona and has over 30 years of experience in the environmental engineering field. Mr. Pearson's technical experience includes a wide range of environmental site assessments, investigations, studies, and remediation; regulatory compliance evaluations; and general environmental services. He has directed over 2,000 Phase I ESAs in the state of Arizona. He has assessed a wide variety of properties ranging from thousands of acres of vacant land to large heavy industrial facilities. He has completed assessments of historic properties located in downtown areas and in Arizona's historic mining areas. He has a Bachelor of Science in Engineering degree and a Master of Science in Engineering degree from Arizona State University. Mr. Pearson's resume is provided in Appendix I.

11.2 ENVIRONMENTAL PROFESSIONAL SIGNATURE AND STATEMENT

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Site as indicated by my signature on the cover of this report.

12.0 LIMITATIONS

GTR has performed our services for this project in accordance with the GTR proposal dated May 1, 2019, the signed contract dated August 22, 2019, and with the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-13). No other guarantees or warranties are expressed or implied. These services were performed to the degree of skill and diligence normally employed by experienced professionals performing the same or similar services in the same geographic area at the time the services were performed. This Phase I Environmental Site Assessment is not and should not be construed as a warranty or guarantee about the presence or absence of environmental hazards or contaminants, which may affect the subject Site. Facts, conditions, and acceptable risk factors change with time; accordingly, this report should be viewed within this context.

This Phase I ESA was conducted to permit GTR to render a professional opinion regarding the likelihood of a REC being present on, in, or beneath the subject Site at the time services were performed. No Phase I ESA is thorough or exhaustive enough to wholly eliminate uncertainty

regarding the potential for RECs in connection with the Site. In addition, the level of inquiry for each Phase I ESA is variable, consistent with good commercial or customary practice, and will consider the type of property subject to assessment, the expertise and risk tolerance of the user, and the information developed in the course of the inquiry.

GTR has reviewed and relied on written documents, oral statements, and observations made by others. We have assumed this information is true, correct, accurate, and complete, and have not conducted an independent examination of the materials and statements. GTR shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed, or for items that were not visible, accessible, or present on the Site and adjoining properties at the time of the site reconnaissance.

Environmental regulatory criteria are continually changing. Therefore, environmental conditions, such as contaminant concentrations in certain media that are considered legal and acceptable at the time of this report may in the future be subject to different regulatory standards. Professional opinions and judgments expressed in this Phase I ESA are based on our understanding and interpretations of current regulatory standards and practices. This report is not meant to provide or represent legal opinions.

This document and the information contained herein have been prepared solely for the use of Brookfield Residential Arizona, Kimley-Horn, Arizona State Land Department, and their authorized representatives. Any entity's receipt, review, and/or use of this report constitutes its acknowledgment to be bound the same as Kimley-Horn by the terms and conditions in our contract and this report. Any reliance on this report by other parties shall be at such party's sole risk. Third party reliance letters may be issued upon request and upon the payment of the fee for such letters. All third parties relying on this report, by such reliance, agree to be bound by the terms, conditions, and limitations agreed to by Kimley-Horn. No reliance by any party is permitted without such agreement, regardless of the content of the reliance letter.

According to ASTM E1527-13, Phase I ESAs are generally valid for 180 days from several trigger dates, unless site conditions or usage have changed to impact site environmental conditions. If within this period, the Phase I ESA is to be used by a different user than for whom the assessment was originally prepared, the new user must meet the User Responsibilities described in ASTM E1527-13.

This Phase I ESA may be used for up to 1 year from the date of issue, provided that the following inquiries are updated or conducted within 180 days of the date of purchase:

- Interviews with owners, operators, and occupants
- Searches for recorded environmental liens
- Review of Federal, Tribal, State, and local government records
- Visual inspection of the Site and adjoining properties
- Declaration of the Environmental Professional responsible for the assessment or update

Our scope of services specifically did not address the following issues:

- Asbestos-Containing Material (ACM) in Buildings
- Radon
- Lead-Based Paint
- Lead in Drinking Water
- Wetlands
- Regulatory Compliance
- Cultural and Historic Resources
- Industrial Hygiene
- Health and Safety
- Ecological Resources
- Endangered Species
- Biological Agents
- Indoor Air Quality unrelated to releases of hazardous substances or petroleum products into the environment
- Mold

13.0 REFERENCES

¹ ASTM; Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (Designation: E-1527-13); November 2013.

² Arizona Department of Water Resources; Third Management Plan 2000-2010, Phoenix Active Management Area;
<http://www.azwater.gov/AzDWR/WaterManagement/AMAs/ThirdManagementPlan3.htm>

³ Arizona Department of Water Resources; Overview of the Arizona Groundwater Management Code; http://www.azwater.gov/AzDWR/documents/Groundwater_Code.pdf

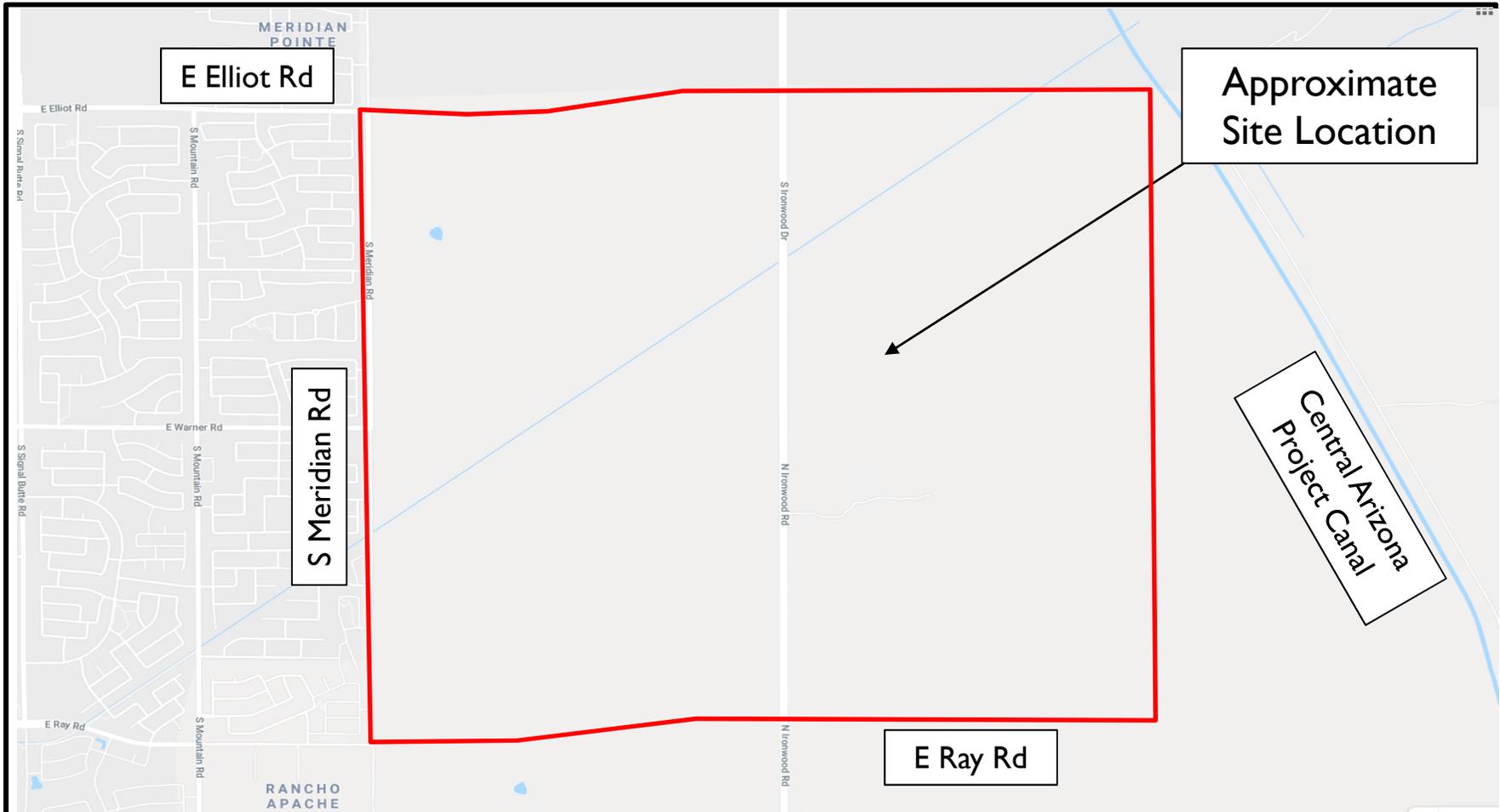
⁴ Arizona Department of Water Resources; Third Management Plan 2000-2010, Phoenix Active Management Area;
<http://www.azwater.gov/AzDWR/WaterManagement/AMAs/ThirdManagementPlan3.htm>

⁵ Formerly CERCLA Information System (CERCLIS)

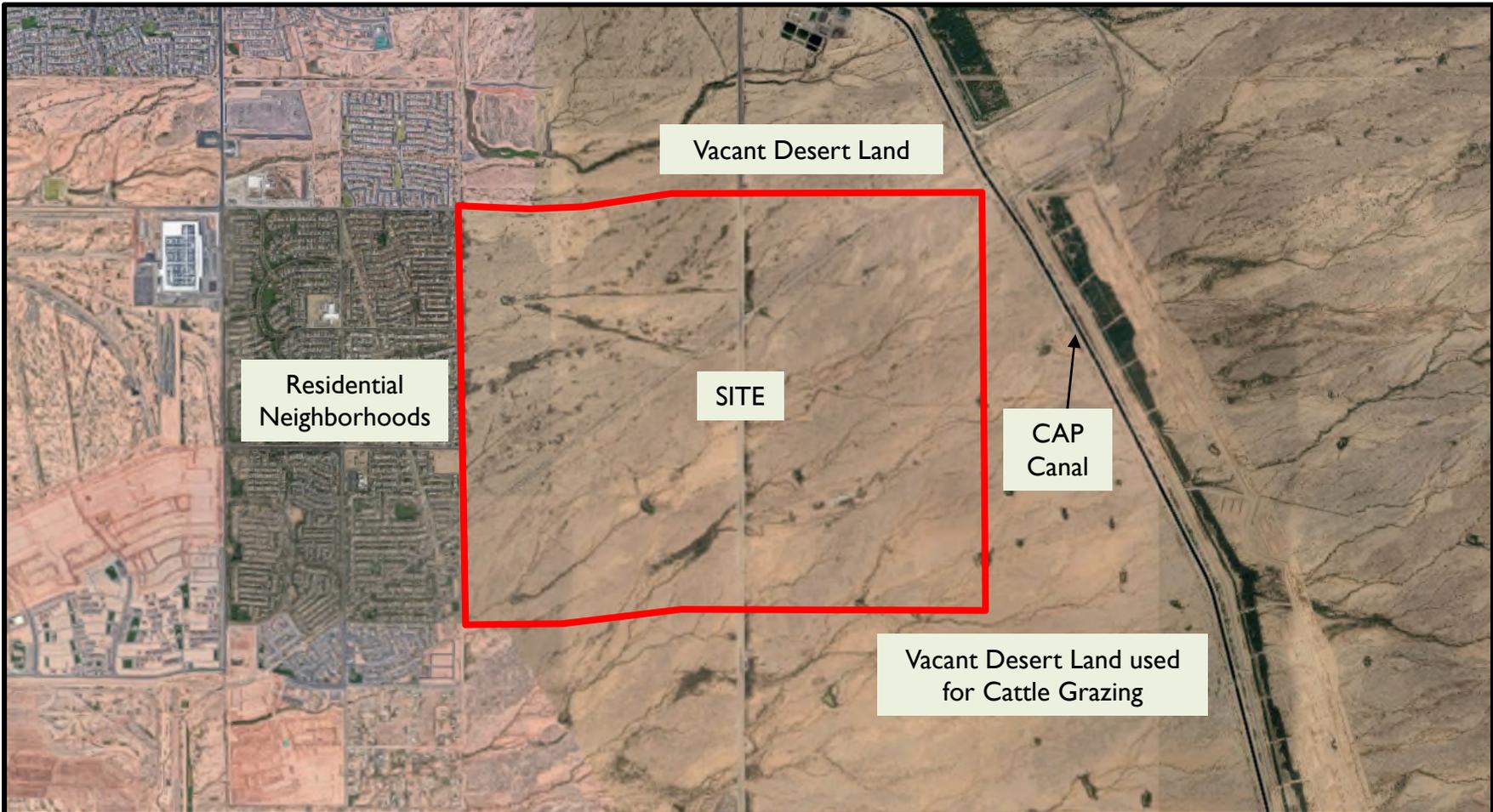
⁶ Formerly CERCLIS - No Further Remedial Action Planned (NFRAP)

⁷ Buonicore, A.J., Methodology for Identifying the Area of Concern Around a Property Potentially Impacted by Vapor Migration from Nearby Contaminated Sources, Paper No. 2011-A-301, Proceedings, Air & Waste Management Association, 104th Annual Meeting, Orlando, Florida, June 20-24, 2011.

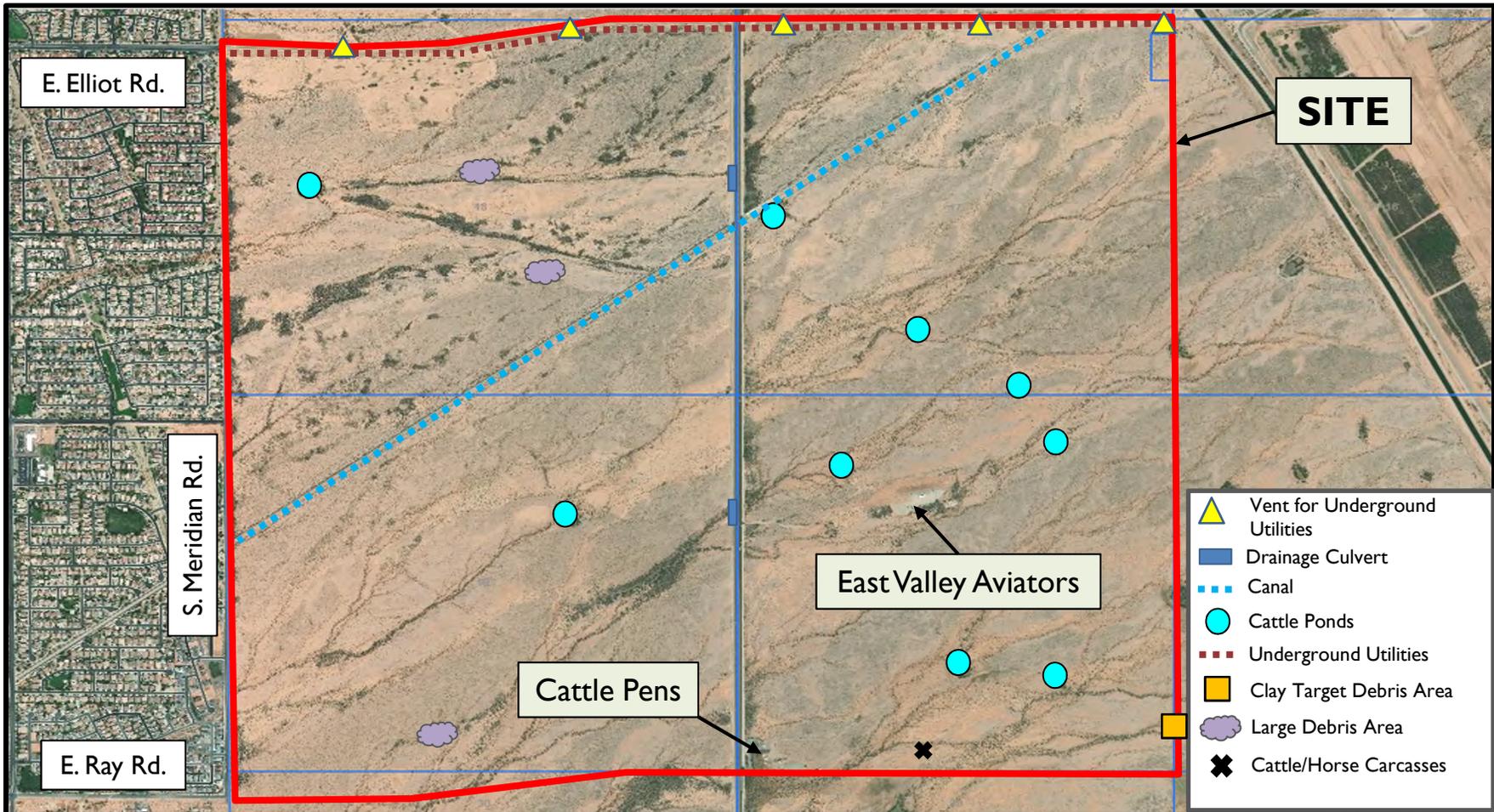
FIGURES



 <p>GeoTek Residential, LLC 4050 East Cotton Center Boulevard, Suite 49 Phoenix, Arizona 85040 http://www.geotekusa.com/</p>	<p>October 2019</p>	<p>Figure 1 Site Vicinity Map</p>	<p>Brookfield Residential KIMLEY-HORN 1001 West Southern Avenue, Suite 131 Mesa, Arizona 85210</p>	 <p>Not to Scale</p>
	<p>Project Number: 1902-PHR</p>	<p>Phase I Environmental Site Assessment ASLD Land SEC of East Elliot Road and South Meridian Road Pinal County, Arizona</p>		



 GEOTEK GeoTek Residential, LLC 4050 East Cotton Center Boulevard, Suite 49 Phoenix, Arizona 85040 http://www.geotekusa.com/	October 2019	<p align="center">Figure 2 Site and Adjoining Property Map</p>	<p align="center">Brookfield Residential KIMLEY-HORN 1001 West Southern Avenue, Suite 131 Mesa, Arizona 85210</p>	 N Not to Scale
	Project Number: 1902-PHR	<p align="center">Phase I Environmental Site Assessment ASLD Land SEC of East Elliot Road and South Meridian Road Pinal County, Arizona</p>		




GEOTEK
GeoTek Residential, LLC
 4050 East Cotton Center
 Boulevard, Suite 49
 Phoenix, Arizona 85040
<http://www.geotekusa.com/>

October 2019
 Project Number:
 1902-PHR

Figure 3
Site Detail Map
Phase I Environmental Site Assessment
ASLD Land
 SEC of East Elliot Road and South Meridian Road
 Pinal County, Arizona

Brookfield
Residential
KIMLEY-HORN
 1001 West Southern Avenue,
 Suite 131
 Mesa, Arizona 85210


 N
 Not to
 Scale

APPENDIX A

ALTA SURVEY AND PARCEL INFORMATION

EXHIBIT "A"
AUCTION BOUNDARY DESCRIPTION

THOSE PORTIONS OF SECTIONS 17, 18, 19, 20 & 30 TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 7 EAST, BEING MARKED BY A 1/2 INCH REBAR WITH NO MARKINGS, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 30, BEING MARKED BY U.S. GENERAL LAND OFFICE (GLO) BRASS CAP, BEARS NORTH 00 DEGREES 38 MINUTES 44 SECONDS WEST, 371.05 FEET;

THENCE ALONG THE RANGE LINE BETWEEN RANGE 7 AND RANGE 8, NORTH 00 DEGREES 38 MINUTES 20 SECONDS WEST, 2635.63 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 24 TOWNSHIP 1 SOUTH RANGE 7 EAST, BEING MARKED BY A U.S. GLO BRASS CAP 1911, FROM WHICH THE WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 8 EAST, BEING MARKED BY A 1/2 INCH REBAR WITH NO MARKINGS, BEARS NORTH 00 DEGREES 36 MINUTES 56 SECONDS WEST, 377.08 FEET;

THENCE CONTINUING ALONG SAID RANGE LINE, NORTH 00 DEGREES 39 MINUTES 07 SECONDS WEST, 2633.06 FEET TO THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 7 EAST, FROM WHICH THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 8 EAST, BEING MARKED BY A U.S. GLO BRASS CAP 1911, BEARS NORTH 00 DEGREES 32 MINUTES 24 SECONDS WEST, 384.90 FEET;

THENCE CONTINUING ALONG SAID RANGE LINE, NORTH 00 DEGREES 38 MINUTES 27 SECONDS WEST, 2637.95 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 13, BEING MARKED BY A CITY OF MESA BRASS CAP IN HANDHOLE;

THENCE CONTINUING ALONG SAID RANGE LINE, NORTH 00 DEGREES 37 MINUTES 35 SECONDS WEST, 2637.63 FEET TO THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 7 EAST, BEING MARKED BY A CITY OF MESA BRASS CAP IN A HAND HOLE, FROM WHICH THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 8 EAST, BEARS NORTH 00 DEGREES 39 MINUTES 10 SECONDS WEST, 389.32 FEET, BEING MARKED BY A PK NAIL WITH TAG LS #28237;

THENCE CONTINUING ALONG SAID RANGE LINE, NORTH 00 DEGREES 39 MINUTES 10 SECONDS WEST, 75.01 FEET;

THENCE DEPARTING SAID RANGE LINE, SOUTH 89 DEGREES 37 MINUTES 16 SECONDS EAST, 1403.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, FROM WHICH THE CENTER BEARS SOUTH 87 DEGREES 35 MINUTES 22 SECONDS EAST, 1057.78 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04 DEGREES 03 MINUTES 48 SECONDS, AN ARC LENGTH OF 75.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, FROM WHICH THE CENTER BEARS NORTH 00 DEGREES 22 MINUTES 44 SECONDS EAST, 10,000 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12 DEGREES 10 MINUTES 01 SECONDS, AN ARC LENGTH OF 2123.54 FEET TO REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 10,000 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11 DEGREES 33 MINUTES 00 SECONDS, AN ARC LENGTH OF 2015.84 FEET TO THE NORTH LINE OF SAID SECTION 18;

THENCE NORTH 89 DEGREES 45 MINUTES 42 SECONDS EAST, ALONG SAID NORTH LINE, 703.03 FEET TO THE NORTHWEST CORNER OF SAID SECTION 17, BEING MARKED BY A BRASS CAP IN HAND HOLE;

THENCE NORTH 89 DEGREES 45 MINUTES 01 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, 2642.26 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 17, BEING MARKED BY A U.S. GLO BRASS CAP;

THENCE NORTH 89 DEGREES 47 MINUTES 05 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, 2643.87 FEET TO THE NORTHEAST CORNER OF SAID SECTION 17, BEING MARKED BY A BRASS CAP STAMPED "S8/S9/S17/S16 LS #35306";

THENCE SOUTH 01 DEGREE 17 MINUTES 14 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 2641.27 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 17;

THENCE SOUTH 01 DEGREE 17 MINUTES 40 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17, 2641.37 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 17, BEING MARKED BY A U.S. GLO BRASS CAP;

THENCE SOUTH 01 DEGREES 16 MINUTES 27 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, 2640.94 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 20, BEING MARKED BY A U.S. GLO BRASS CAP;

THENCE SOUTH 01 DEGREE 15 MINUTES 27 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, 2641.55 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 20, BEING MARKED BY A U.S. GLO BRASS CAP;

THENCE SOUTH 89 DEGREES 46 MINUTES 57 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 2643.35 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 20, BEING MARKED BY A U.S. GLO BRASS CAP;

THENCE SOUTH 89 DEGREES 48 MINUTES 18 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, 2643.70 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 19, BEING MARKED BY A BRASS CAP IN HAND HOLE;

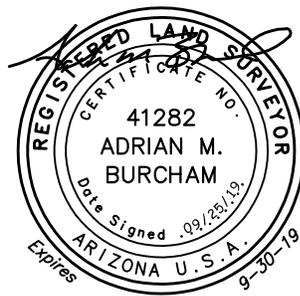
THENCE SOUTH 89 DEGREES 45 MINUTES 57 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 19, 702.14 FEET TO THE BEGINNING OF TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 10,000 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11 DEGREES 17 MINUTES 44 SECONDS, AN ARC LENGTH OF 1971.47 FEET TO A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 10,000 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11 DEGREES 55 MINUTES 54 SECONDS, AN ARC LENGTH OF 2082.47 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 53 SECONDS WEST, 1419.06 FEET TO THE **POINT OF BEGINNING.**

SAID PARCELS CONTAIN 121,232,960 SQUARE FEET OR 2,783.13 ACRES MORE OR LESS.





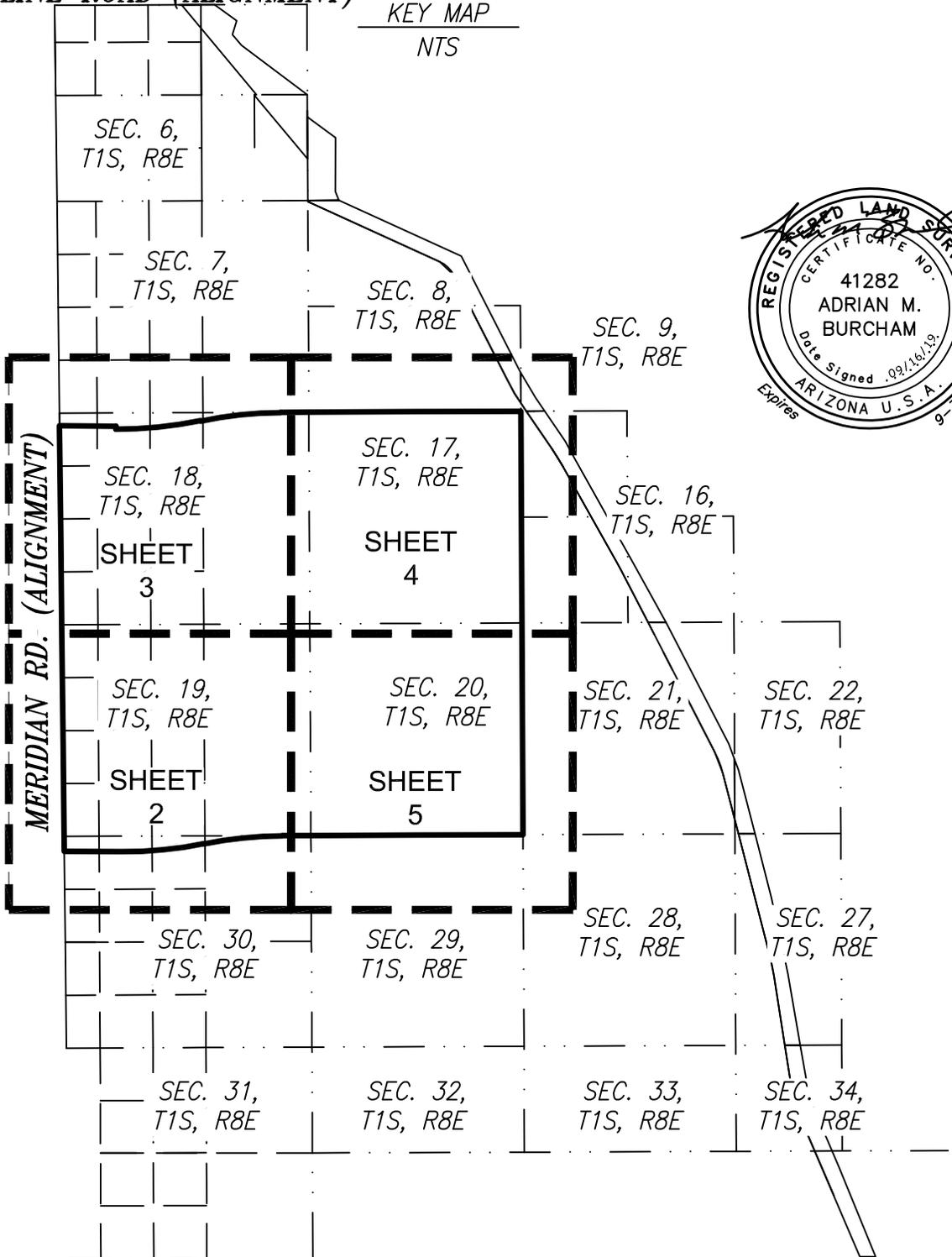
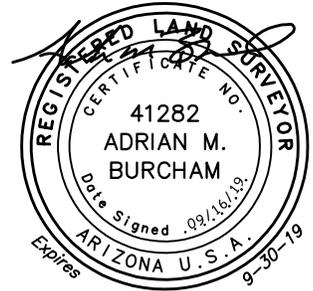
HUBBARD
ENGINEERING

www.hubbardengineering.com

1201 S. Alma School Rd.
Suite 12000
Mesa, AZ 85210
Ph: 480.892.3313

BASELINE ROAD (ALIGNMENT)

KEY MAP
NTS



LOST DUTCHMAN
AUCTION BOUNDARY
EXHIBIT "B"
Pinal County, Arizona

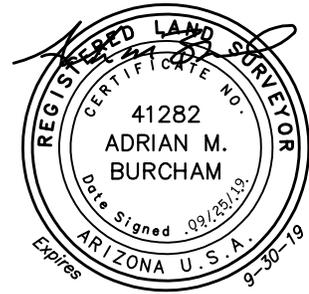
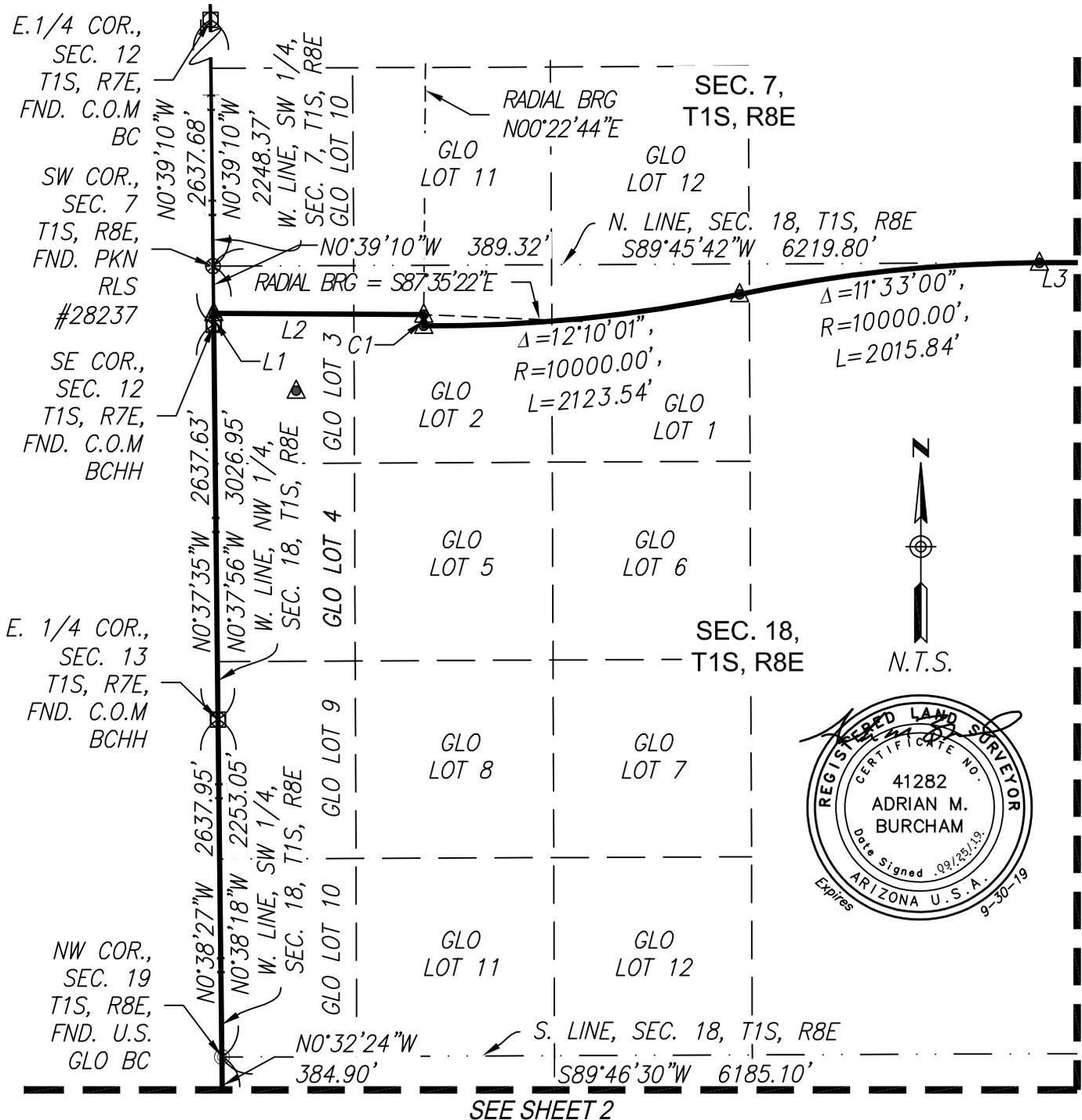
Project No. 19123	Date 09/25/19	Sht: 1 of 6
Project Manager ADRIAN BURCHAM	Project Eng.	



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Mesa, AZ 85210
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LOST DUTCHMAN
AUCTION BOUNDARY
EXHIBIT "B"
Pinal County, Arizona

Project No. 19123	Date 09/25/19	Sht: 3 of 6
Project Manager ADRIAN BURCHAM	Project Eng.	

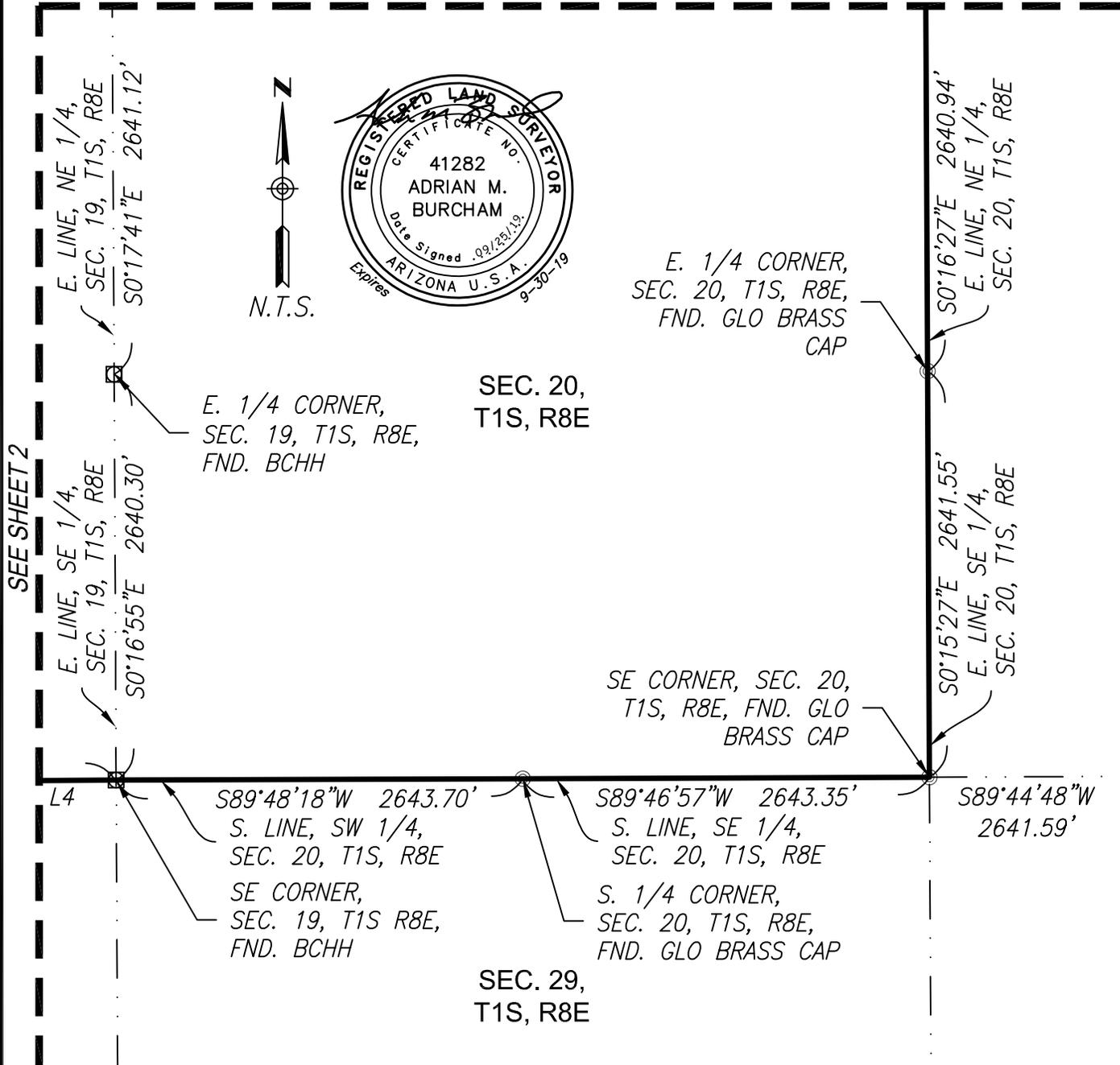


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SEE SHEET 4



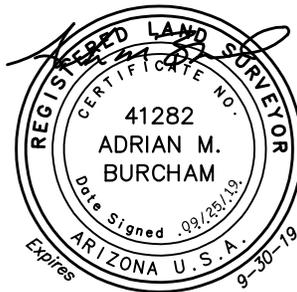
LOST DUTCHMAN
AUCTION BOUNDARY
EXHIBIT "B"
Pinal County, Arizona

Project No. 19123	Date 09/25/19	Sht: 5 of 6
Project Manager ADRIAN BURCHAM	Project Eng.	



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N0°39'10"W	75.01'
L2	S89°37'16"E	1403.26'
L3	N89°45'42"E	703.03'
L4	S89°45'57"W	702.14'

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	4°03'48"	1057.78'	75.02'	N00°22'44"E 75.00



LOST DUTCHMAN
AUCTION BOUNDARY
EXHIBIT "B"
Pinal County, Arizona

Project No.
19123

Date
09/25/19

Project Manager
ADRIAN BURCHAM

Project Eng.

Sht: 6 of 6

APPENDIX B

SITE RECONNAISSANCE DOCUMENTATION FORM



SITE RECONNAISSANCE CHECKLIST

Project Number: 1902-PHR Date: 9/30/19

Client Name: Kimley Horn

Property Name: ASLD Land

Property Address: _____

City, State & Zip: _____

Conducted By: Whitney Barlow

Property Contact: _____ Company: _____

Contact Phone: _____

Comments: _____

SITE DESCRIPTION/USE/OCCUPANCY

Vacant: yes Use: most areas cattle grazing

Developed: partially # Buildings: NONE

Topography: _____

Size of Property: ≈ 3,000 acres _____ square feet

Shape of Property: Irregular

	No.	Stories	Construction	Use/Occupancy
Building #				
Building #				
Building #				

Comments: structures/canopies on the Aviator leased land.
cattle stalls and two trailers on the cattle ranch leased
land.

General Property Description: Large mostly vacant ASLD land with cattle grazing and ponds in most areas. canal goes through the northern area from the southwest to northeast. power poles through southwest. N Ironwood through middle.

ADJOINING PROPERTIES (including addresses for commercial/industrial properties)

North vacant land

South vacant land

East canal

West residential
S Meridian Rd followed by

UTILITY SERVICE PROVIDERS / LIMITING FACTORS

Utilities: Electric: N/A

Natural Gas: N/A

Water: AJ water on cattle ranch

Wastewater: _____

Solid Waste: N/A

Heating / Cooling System: _____

Limitations: Access: limited vehicular access

Locked: _____

Weather: _____

Other: _____

HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS (Storage, use, waste disposition)

Typical Household Cleaners: Yes No

Maintenance Supplies: Yes No

Containers/ Drums: Yes No Number of Drums/Containers: 9

Contents: unk/empty Size: 1-55gal, 1-15gal gallons

Secondary Containment: Yes No 3-250 gal.

Type of Secondary Containment: Berm Tray Overpack Other

Location(s): 55 & 15 gal on cattle ranch property
250 gal on Aviation property

Condition of Drum(s): Good Fair Poor Labels Yes No

Staining? Yes No

List of Stored Material or Waste: 15gal- septic waste
200gal- unk

Comments: _____

ASTs: Yes No Number of ASTs: 1

Contents: unk/empty Size: 500 gallons

Secondary Containment: Yes No

Type of Secondary Containment: Berm double walled Other

Location(s): cattle ranch

Condition of AST: Good Fair Poor

Staining? Yes No

Comments: _____

USTs: Yes _____ No _____ Removed _____ Number of USTs: _____

Contents: _____ Size: _____ gallons

Contents: _____ Size: _____ gallons

Vent Pipes: Yes _____ No _____ Fill Ports Yes _____ No _____

UST Monitoring System present with records? Yes _____ No _____

Records Available? Yes _____ No _____

Location(s): _____

Date Installed: _____

Spills/Staining around fill ports/Pumps? Yes _____ No _____

USTs in Use? Yes _____ No _____

Date last use: _____ Date Removed: _____

Dispensers: Yes _____ No _____ Number of Dispensers: _____

General: Any Odors: _____

Pooled Liquid: _____

Comments: _____

WASTE STORAGE/HANDLING

Exterior: 1 dumpster @ cattle ranch

1 dumpster @ Aviation area

Interior: _____

EXTERIOR OBSERVATIONS

Pits, Ponds or Lagoons: Yes No ponds for cattle Throughout the site

Stained Soil or Pavement: Yes Yes No

Distressed vegetation: Yes Yes No

Solid Waste, Litter: Yes No small amounts of litter - tires, cement block glass

Indications of Buried Materials: Yes Yes No

Oil/Water Separator: Yes Yes No

Groundwater Wells: Yes Yes No Maybe in NE corner near corrosion protection well

Pipes, vents, caps: Yes Yes No

Stormwater Flow Direction: southwest

Stormwater Flow on to Property: northeast

Other Observations:

INTERIOR OBSERVATIONS

Tenant/Occupant:

Activities:

Haz Sub/Pet Prod
Used:

Disposition:

Chemical Storage
Areas:

Heating and or
Cooling:

Staining and /or
Corrosion:

Drains and/or
Sumps:

Lifts/
Elevators:

General Description of Interior of Building(s):

Site Reconnaissance Conducted By:

Whitney Barlow



9/30/19

Print Name

Signature

Date

APPENDIX C

PHOTOGRAPHIC LOG



PHOTOGRAPH NO. 1

Northwest corner of the Site, looking south, showing vegetation and gravel shoulder along Meridian Road and houses on the west adjoining property.



PHOTOGRAPH NO. 2

Northwest portion of the Site looking southeast, showing vacant desert land with indications of underground utility lines along the East Elliot Road alignment in the Northwestern Area of the Site.



PHOTOGRAPH NO. 3

Northwest portion of the Site with underground utility line markers and vaults along the East Elliot Road alignment on the northern border of the Site.



PHOTOGRAPH NO. 4

Northwest portion of the Site, showing a typical underground utility vent.



PHOTOGRAPH NO. 5

Drainage culvert located under South Ironwood Road, located in the north-central section of the Site near the East Elliot Road alignment.



PHOTOGRAPH NO. 6

One of the tire and debris piles located in the Northwestern Area of the Site.



PHOTOGRAPH NO. 7

Camp fire remnants near a cattle pond on the western portion of the Site.



PHOTOGRAPH NO. 8

Typical scattered litter / debris on the Site — an empty 5-gallon bucket.



PHOTOGRAPH NO. 9

Typical small piles of debris observed on the western portion of the Site — concrete masonry block and mortar from an apparent fence.



PHOTOGRAPH NO. 10

Typical scattered debris observed on the western portion of the Site.



PHOTOGRAPH NO. 11

Concrete-lined canal with gravel access roads on both sides that extend northeast to southwest across the Site.



PHOTOGRAPH NO. 12

Small bridge over the concrete-lined canal blocked.



PHOTOGRAPH NO. 13

Typical view of the vacant desert land with low vegetation and small washes.



PHOTOGRAPH NO. 14

Typical view of the livestock water ponds located throughout the Site.



PHOTOGRAPH NO. 15

View of the southwestern portion of the Site with high voltage overhead electric lines crossing the Site, looking northeast.



PHOTOGRAPH NO. 16

View of the south-central portion of the Site on the west side of South Ironwood Drive, looking north.



PHOTOGRAPH NO. 17

View of the cattle pens and loading ramp in the south-central portion of the Site on the northeast corner of South Ironwood Drive and East Ray Road.



PHOTOGRAPH NO. 18

Additional view of cattle pens on the Site.



PHOTOGRAPH NO. 19
Large approximate 500-gallon AST located on the cattle pen area.



PHOTOGRAPH NO. 20
Typical water tanks, containers, pallets, and unused fencing found in the cattle pen area.



PHOTOGRAPH NO. 21
Trailers parked in the cattle pen area, with a water tank on top of the canopy.



PHOTOGRAPH NO. 22
Cattle and horse carcasses located east of the cattle pen area.



PHOTOGRAPH NO. 23

View of the fencing found throughout the Site,
typically along the section lines of the Site.



PHOTOGRAPH NO. 24

Used clay targets scattered over an approximate 100 feet by 100 feet area
in the southeastern portion of the Site.



PHOTOGRAPH NO. 25

View of one of three 250-gallon totes found at the East Valley Aviators area.



PHOTOGRAPH NO. 26

View of the northern portion of East Valley Aviator's take-off and landing area.



PHOTOGRAPH NO. 27

View of the interior of a storage unit located on the East Valley Aviators property; propane tanks appear to be used for the bar-be-que.



PHOTOGRAPH NO. 28

View of the northern portion of East Valley Aviator's take-off and landing area.



PHOTOGRAPH NO. 29

View of a surveying benchmark on the east-central border of the Site.



PHOTOGRAPH NO. 30

View of the northeastern portion of the Site looking north.



PHOTOGRAPH NO. 31

View of the northeastern corner of the Site looking west, showing underground utility lines in the East Elliot Road alignment.



PHOTOGRAPH NO. 32

View of apparent groundwater well on the northeastern corner of the Site.



PHOTOGRAPH NO. 33

View of the concrete-lined canal crossing the northern portion of the Site, looking southwest along the canal.



PHOTOGRAPH NO. 34

View of the northern portion of the Site looking south, showing some typical wind-blown litter on the Site.



PHOTOGRAPH NO. 35

View of typical underground utilities along the East Elliot Road alignment in the north-central portion of the Site, looking east.



PHOTOGRAPH NO. 36

View of the north-central portion of the Site looking south.



PHOTOGRAPH NO. 37

View of the northern adjoining property, looking north from the northwestern portion of the Site.



PHOTOGRAPH NO. 38

View of the northern adjoining property, looking north from the northeastern portion of the Site.



PHOTOGRAPH NO. 39

View of the southern adjoining property from the southwest corner of the Site, looking southeast.



PHOTOGRAPH NO. 40

View of the southern adjoining property from the southeast corner of the Site looking south.



PHOTOGRAPH NO. 41

View of cattle pens and water tanks located on the eastern adjoining property, east of the southeast corner of the Site, looking northeast.



PHOTOGRAPH NO. 42

View of the eastern adjoining property from the northeast corner of the Site, looking east towards CAP facility east of the Site.



PHOTOGRAPH NO. 43

View of South Meridian Road and western adjoining property containing residential subdivisions, looking north.



PHOTOGRAPH NO. 44

View of residential subdivision on the western adjoining property, looking northwest from the southern portion of the Site.

APPENDIX D

USER INFORMATION DOCUMENTATION FORM

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
 USER QUESTIONNAIRE PER ASTM E1527-13
 GEOTEK PROJECT NO. _____**



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

Your Name: Robert Kammerle Tel: 602-903-7492
 User's Name: Brookfield Residential Arizona
 Site Name: L.D. 8500
 Site Address: Elliot Ray, Meridian, Tomahawk Rd City: Pinal County State: AZ

Are there any environmental clean-up liens filed or recorded against the Site? YES NO UNK

Are there any Activity and Use Limitations, including Engineering Controls, Institutional Controls or Land Use Restrictions, that have been filed or recorded against the Site? YES NO UNK

Do you have any special knowledge or experience about the Site, nearby sites, or the activities that occur or occurred on the Site? YES NO UNK

Is the purchase price of the Site below fair market value? YES NO UNK

If "YES," is it possible the lower price might be attributable to real or perceived environmental contamination? YES NO UNK

Is there commonly known or reasonably ascertainable information about water quality problems, chemical releases, environmental compliance issues, permit violations, or government enforcement actions, or other environmental conditions that might have a negative impact on the environmental condition of the Site or the surrounding area? If answered 'Yes', please provide specific details in the 'Additional Information' section below. YES NO UNK

Are there any pending, threatened or past legal actions or government enforcement actions involving the Site or current or past occupants of the Site? YES NO UNK

Are there any government enforcement actions involving the Site or against current or former Occupants or owners for possible or documented violations of environmental laws or regulations? YES NO UNK

Are there any obvious indicators of environmental contamination at the Site? YES NO UNK

Why do you want to have this Phase I Environmental Site Assessment performed?

- Potential Landowner Liability Protection under CERCLA
- Lender's Requirements
- Business Operations Planning
- Baseline Review
- Planning/Zoning Requirements

Do you know if any of the following types of documents about the Site exist, and can you provide copies to GeoTek?

- | | |
|---|---|
| <input type="checkbox"/> Environmental Site Assessment Reports | <input type="checkbox"/> NPDES Permits |
| <input type="checkbox"/> Environmental Compliance Audit Reports | <input type="checkbox"/> Wastewater Permits |
| <input type="checkbox"/> Underground Injection Permits | <input type="checkbox"/> Solid Waste 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 Data Safety Sheets (MSDS) |
| <input type="checkbox"/> Geotechnical Reports | <input type="checkbox"/> Safety Plans |
| <input type="checkbox"/> SARA Title III/Form R Reports | <input type="checkbox"/> Stormwater Plans |
| <input type="checkbox"/> Risk Assessments | <input type="checkbox"/> Notice of Violations |
| <input type="checkbox"/> Chain-of-Title Records | <input type="checkbox"/> Institutional/Engineering Controls |

Signature: Robert Kammerle

Date: 10-11-19

APPENDIX E

INTERVIEW DOCUMENTATION FORM



Instructions – Thank you for completing this environmental questionnaire. Please answer the questions below based on your knowledge. You are not expected to find the answers. If you answer “yes” to any of the questions, please provide additional information, or a GeoTek representative will contact you to go over the information. Feel free to attach any information you think might be helpful with your answers. Your information is important to us in assessing the site, so please complete the form and return as soon as possible.

SITE INFORMATION

Address: TIS, RFE Sections 17-20, 30 City: _____ State: AZ

Current Occupants: None

Current Activities: Grazing

UTILITY INFORMATION

Please list the service providers for the following utilities:

Electric: N/A Water: N/A

Gas: N/A Sewer: N/A

Solid Waste: N/A

SOLID WASTE

Yes No Unk Do you know if solid waste like garbage, trash, demolition debris, construction debris, landscaping debris, liquids, containers have been discarded on or buried beneath the Site?

Yes No Unk Do you know if the Site has ever operated as a landfill?

Yes No Unk Has soil from an unknown sources been placed, spread, or piled on the surface or used as fill on the Site?

Yes No Unk Do you know if used tires were ever discarded on or buried beneath the Site?

Yes No Unk Are you aware of any former stock ponds, wastewater ponds, silage pits, or other excavations that have been filled on the Site?

WASTEWATER AND LIQUID DISCHARGES

Yes No Unk Are you aware of current or former pits, ponds or lagoons for liquid wastes on the Site?

Yes No Unk Are you aware of any current or past wastewater interceptors, clarifiers, or sumps on the Site?



STORAGE TANKS

- Yes No Unk Are there any aboveground storage tanks (ASTs) currently located on the Site?
- Yes No Unk Are you aware of any past ASTs located on the Site?
- Yes No Unk Are there any underground storage tanks (USTs) currently located on the Site?
- Yes No Unk Are you aware of any past USTs located on the Site?

HAZARDOUS SUBSTANCES, PETROLEUM PRODUCTS AND CONTAINERS

- Yes No Unk Are there any containers of hazardous chemicals or petroleum products currently stored or used on the Site?
- Yes No Unk Are you aware of past usage of hazardous chemicals or petroleum products on the Site?
- Yes No Unk Do you know of any current or previous in-ground hydraulic lifts on the Site?
- Yes No Unk Have pesticides ever been mixed, stored or applied on the Site?

STORMWATER AND DRAINAGE PROVISIONS

- Yes No Unk Are there any drywells on the Site?
- Yes No Unk If yes, do you know if they are registered with the state agency?
- Yes No Unk Are there any retention or detention basins on the Site?
- Yes No Unk Do you know if stormwater from an off-site source flows onto the Site?

WELLS

Do you know of any current or former groundwater wells on the Site?

If Yes, check type of well(s):

- Irrigation
- Domestic
- Livestock
- Monitoring
- Geotechnical

CURRENT/PREVIOUS ENVIRONMENTAL ACTIONS

- Yes No Unk Are you aware of any previous environmental inspections, environmental investigations, environmental site assessments, environmental violations, pending lawsuits or administrative actions, or environmental liens relating to the Site, or to the current or past owners, occupants, or facilities which were on the Site?



ENVIRONMENTAL DOCUMENTS

Do you know of any of the following types of documents about the Site, and can you provide copies to GeoTek?
 Check all that apply:

- | | |
|---|--|
| <input type="checkbox"/> Prior Environmental Site Assessments | <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"/> Geotechnical Reports | <input type="checkbox"/> UST Registrations |
| <input type="checkbox"/> SARA Title III/Form R Reports | <input type="checkbox"/> AST Registrations |
| <input type="checkbox"/> Title Records | <input type="checkbox"/> Material Safety Data Sheets |
| <input type="checkbox"/> Hazardous Waste Manifests | <input type="checkbox"/> Safety Plans |
| <input type="checkbox"/> Water Well Records | <input type="checkbox"/> SPCC Plan |
| <input type="checkbox"/> Drywell Registration Records | <input type="checkbox"/> SWPPP |

PRIOR SITE USES

Do you know if the Site 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 Services |
| <input type="checkbox"/> Heavy Equipment Repair or Maintenance | <input type="checkbox"/> Dry-cleaning |
| <input type="checkbox"/> Commercial Laundry | <input type="checkbox"/> Medical Services Commercial |
| <input type="checkbox"/> 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 |

PERSON COMPLETING THE FORM

Name: Bruce Campbell Years Familiar w/Site: 19
 Business Affiliation: Environmental Program Specialist, ASLD
 Address: 1616 W. Adams St. City: Phoenix State: AZ Zip: 85007
 Tel: 602-542-2578 Fax: _____ E-Mail: bcampbell@azland.gov

Relationship to the Site (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"/> Site 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 checked="" type="checkbox"/> Trust/Trustee | | <input type="checkbox"/> Plant Supervisor |


 Signature

10/16/19
 Date



NOTES

ASLD File # ENU-025 (IRONWOOD ROAD Drum Dumpsite). Seventeen 55-gallon drums and stained soil were reported in 1995 in the northwest quarter of Section 18. The drums and approximately 19 tons of petroleum-contaminated soil were removed and properly disposed. ASLD closed the file in 1996.

ENV – 025

**WORKING FILE LOCATED IN STATE RETENTION
PLEASE SEE PUBLIC COUNTER STAFF TO REQUEST**

ARIZONA STATE LAND DEPARTMENT
CLEANUP LEVEL REVIEW COMMITTEE

File ENV - 025

File Name: Ironwood Rd Drum Dumpsite

1 mile west

Apache Junction, AZ 85242

File Location:

T 1S R 8E S 18 - 01

County Pinal

$\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ SWSWNW $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$

Parcel 4000

Past Land Use:

Grazing

Current Land Use:

Grazing (23-098482)

Contaminants:

Petroleum - 2 cycle racing oil

Cleanup Levels (mg/kg):	<u>TRPH</u>
Natural Background	-
1992 ADEQ Res HBGLs	100
Cleanup goals	< 100
Confirmation Samples	< 20
1996 ADEQ Res HBGLs	7000

Status:

Cleanup levels: TRPH < 20 mg/kg.
3/19/96 ASLD project finalization letter.

File ENV - 025

Comments:

Recommendations:

Project completed.
No further action required.

<i>WJD</i> WD ERT	<i>JH</i> SCH ERT	<i>CS</i> CS WRMS	<i>mls</i> MLS P&AMS
JAG CLS	<i>SBE</i> SK CLS	CH SS	PP P&DD

8-20-96
DATE

M. J. Hassell 8/21/96
M. J. Hassell, Land Commissioner Date

Agree Disagree

ASLD ENVIRONMENTAL IMPACT DATABASE

ENV#: 025

EIA#: T010S R080E S18 4000

LAND OWNERSHIP CODE: 1

MARK FILE: 0

SIC CODE: 0212

EI CODE:

STATUS: C

DATE OPENED: 10/30/95

DATE CLOSED: 8/21/96

RANKING: RISK:

PARCEL DESCRIPTION: 8000 - SWSWNW

USGS QUAD NAME: DESERT WELL 33111C5

FILE NAME: IRONWOOD RD. DRUM DUMPSITE

FILE ADDRESS: 1 MILE WEST

NEAREST TOWN: APACHE JUNCTION

ZIP CODE: 85242

PHONE:

COUNTY CODE: 11

ASLD LEASE #: 23098482

ADOA RMD #: 95-08706-01

NOTES: GRAZING SLUP. 10/27/95 DISCOVERY. 17 DRUMS OF USED OIL
DUMPED. ADEQ SP WASTE # 301, 455. 12/26/95 CLEANUP ACTION
REPORT. 3/18/96 ERI FINAL INVOICE. 3/19/96 ASLD CLOSURE
LETTER. 3/19/96 RM PAID \$6,264.04.



FIFE SYMINGTON
GOVERNOR

Arizona
State Land Department

1616 WEST ADAMS
PHOENIX, ARIZONA 85007



M.J. HASSELL
STATE LAND COMMISSIONER

March 19, 1996

Ms. Stacy Boyles
Environmental Response, Inc.
820 West Fairmont Drive
Tempe, Arizona 85282-3313

RE: ASLD ENVIRONMENTAL RESTORATION PROJECT
IRONWOOD RD DRUM DUMPSITE CLOSURE LETTER

T010S R080E S18 - 01
IRONWOOD RD DRUM DUMPSITE
1 MI WEST
APACHE JUNCTION, AZ 85242
23-098482

Dear Ms. Boyles:

On 10/27/95, the Arizona State Land Department (ASLD) was contacted by Mr. Marion Sams, Maricopa County, who stated that seventeen 55-gallon drums of unknown waste had been illegally dumped on State Trust land at the above-referenced location.

On 10/30/95, Mr. Michael Wilson, ASLD, verified that the drum dumpsite was on State Trust land and noted stained soil.

On 10/31/95, the Arizona Department of Administration Risk Management Section (ADOA RMS) approved funding the cleanup, and on 11/1/95 the ASLD contacted Environmental Response, Inc. (ERI). Also, the ASLD submitted a Property Loss Report to the ADOA RMS.

On 10/31/95, ERI arrived on site to scope the nature and extent of the required cleanup. On 11/1/95 ERI returned to oversee a boundary survey by GeoDimensions. ERI performed field activities on 11/3/95, 11/21/95 and 11/22/95.

On 1/3/96, ERI submitted a Draft "Cleanup Action Report," dated 12/26/95.

On 1/9/96, ERI submitted a Final "Cleanup Action Report," dated 12/26/95, which documented the scoping, sampling, removal, transportation, analytical testing, and ultimate treatment or disposal of the drums, contents, and impacted soils. Sixteen of the seventeen 55-gallon drums were empty; one drum contained 2-cycle racing oil. A large triangular stain (22' X 22' X 22") resulted from one of the overturned drums. On 11/3/95, drum removal, soil excavation and soil sampling were performed. The excavated soil was placed in a roll-off bin. On 11/21/95,

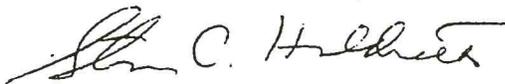
Ms. Stacy Boyles
March 19, 1996
Page 2

confirmation samples (3 @ 1') indicated total petroleum hydrocarbon (TPH) concentrations at greater than 100 mg/Kg. On 11/22/95, approximately one additional foot of soil was excavated and placed in a roll-off bin. Three confirmation samples indicated TPH concentrations less than 20 mg/Kg. On 11/9/95, the 2-cycle racing oil was fuel blended at Allen-Moore Diversified Services, Inc. On 12/19/95, the petroleum contaminated soil (19.39 tons) was transported as ADEQ Special Waste (Manifest # 016481) and bioremediated at Butterfield Station Landfill. The empty drums were disposed of by ERI into Butterfield Station Landfill. ERI recommended that no further activities be performed at the site.

The total cost of the ASLD Environmental Restoration Project was \$6,264.04.

The ASLD appreciates your assistance in completing this project.

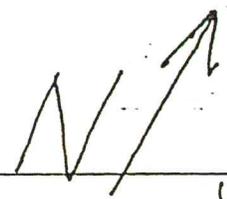
Sincerely,



Steven C. Hildreth
Environmental Program Specialist

c: Stephen Williams, Range Section.
Jack Baker, ADOA RMS. 95-08706-01.

OCT. 31, 1995



STATE LINE SIGN

UP
O#26 38' ↑ 52' →

O#25 7' ↓ 2' →

O#24 21' ↓ 16' →

27' → 31' →
#23 #21 UP

26' ↓ O#20 32' →
#22 28' →

51' ↓ O#18 10' →
O#19 O#17 UP
11' → 21' →

85' ↓ O#16 26' →
O#14 37' →
O#15 23' → O#13 UP (FULL)

O#12
103' ↓ O#11 21' →

114' ↓ O#10 UP 21' →

Private Rd.

CONTAMINATION
UPO#8 37' ↓

CONTAMINATION
O#9 37' ↓

#7
103' ↓ O#7

CONTAMINATION
O#4 117' ↓ O#6 UP

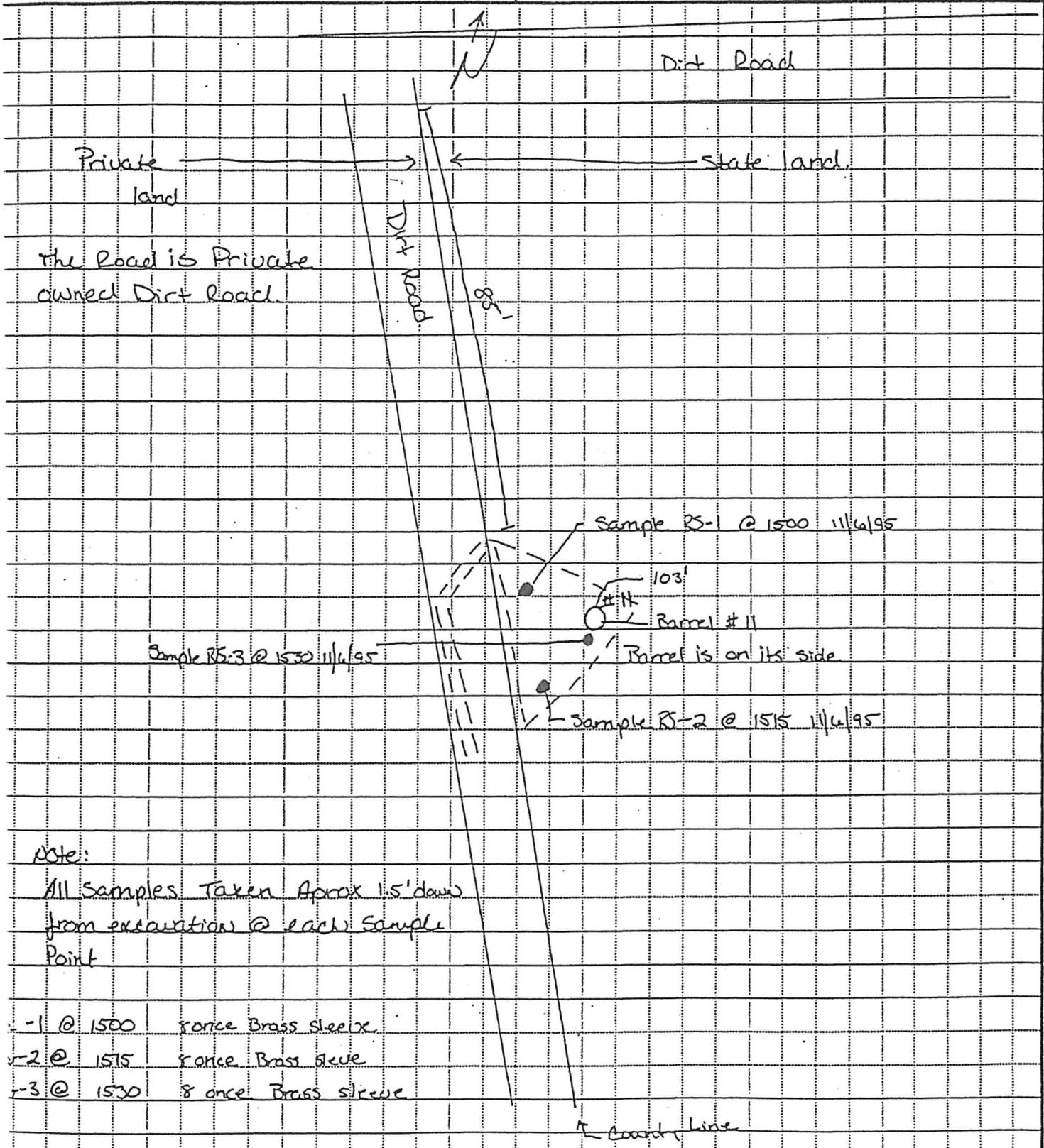
CONTAMINATION
O#3 UP 6'x6'
O#5 138' ↓
UPO#1 141' ↓ 8'x8'

UPO#2 155' ↓

CONTAMINATION
10'x4'
CONTAMINATION

CONTAMINATION

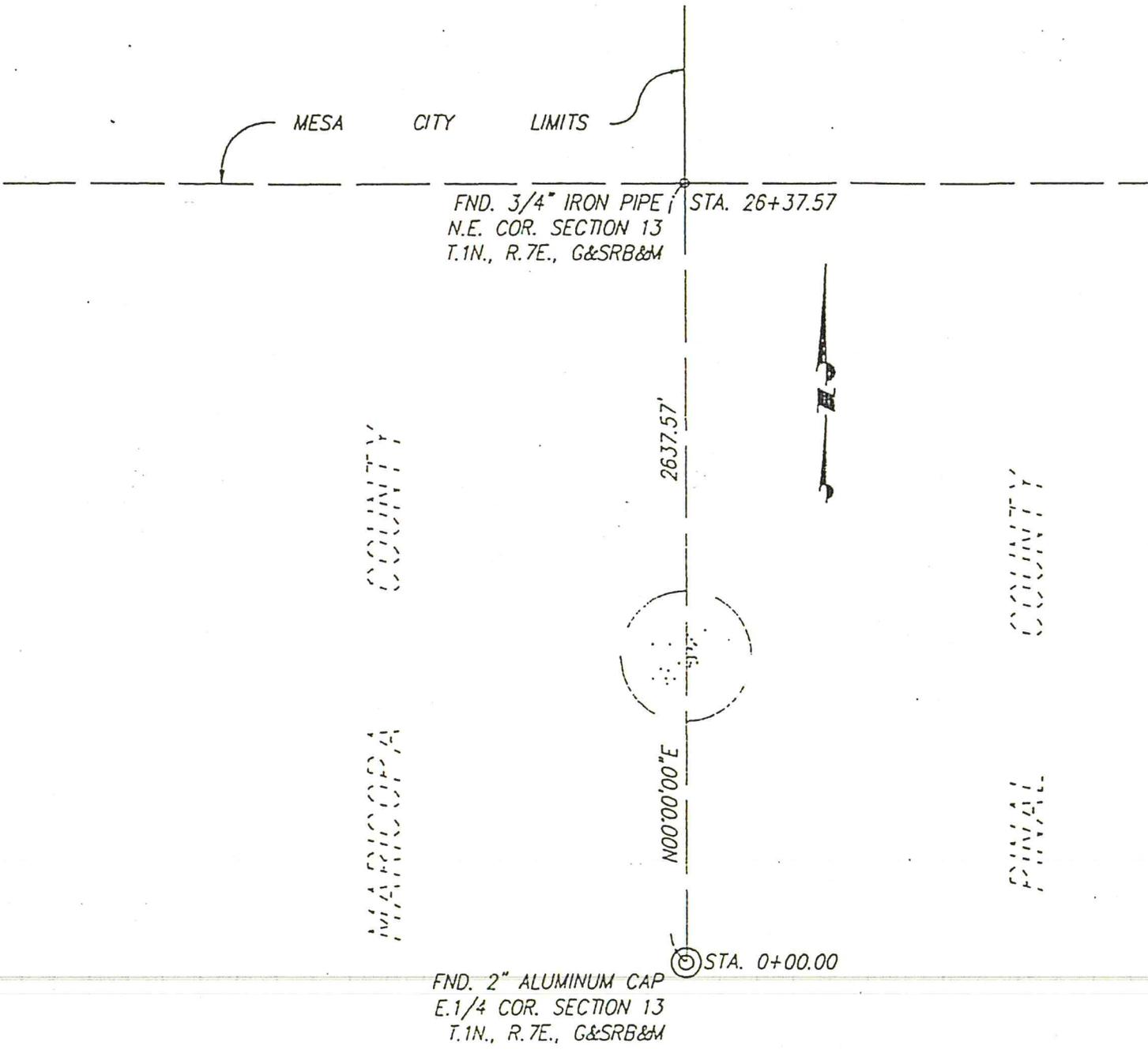
CONTAMINATION



Note:
 All Samples Taken Approx 1.5' down
 from excavations @ each Sample
 Point

- 1 @ 1500 8 ounce Brass sleeve
- 2 @ 1515 8 ounce Brass sleeve
- 3 @ 1530 8 ounce Brass sleeve

All samples put on ice for transport.



MARICOPA COUNTY

PINAL COUNTY

LOCATION MAP

FND. 3/4" IRON PIPE
STA. 26+37.57 N.E. COR. SECTION 13
T.1S., R.7E., G&SRB&M

Sample Site +
Excavation

11/22/95



11+00

25

24

9

23 22 21 20

18 19

17

25

25

25

13

AZ1001 @ 1000

7

AZ1003

@ 1030

12

10+00

Excavation

AZ10010
@ 1015

22' x 22' x 22'
Approx 1' Deep from
surface.

4

6

5

1

2

All Samples Taken @
Once Brass sleeves

06-dec-1996

CURRENT LAND INQUIRY

L21105

Land Number: 01.0-S-08.0-E-18- - -

Land Number	ParcelAct	Acres	TypeLseOpenClassOwn
01.0-S-08.0-E-18-11-031 0001	A	751.560	SUR > > 0 10
01.0-S-08.0-E-18-11-031 1000	A	751.560	SUR N Y 3 10
01.0-S-08.0-E-18-11-031 1001	A	751.560	O/G N Y 0 10
01.0-S-08.0-E-18-11-031 1002	A	751.560	MIN N Y 0 10
01.0-S-08.0-E-18-11-031 4000	A	0.012	SUR N Y 0 10
01.0-S-08.0-E-18-11-031 8000	A	751.560	SUR Y Y 78 10
01.0-S-08.0-E-18-11-031 9000	A	4.030	SUR Y Y 0 10
01.0-S-08.0-E-18-11-031 9001	A	751.560	SUR Y Y 0 10

Class:

Owner: STATE TRUST LAND

Legal Inquiry (F4) App/Lse/Co Inquiry (F5) EIA Inquiry (F6) >

06-dec-1996

EIA MAIN INQUIRY

L2150S

Env#: 000025
File Name: IRONWOOD RD DRUM DUMPSITE
File Address: 1 MILE WEST
City: APACHE JUNCTION Zip: 85242
Phone: () -

Open Date: 27-oct-1995
Close Date: 21-aug-1996
Parcel Closed:
Parcel Reopen:

Land Owner: 01 STATE TRUST LAND
SIC Code: 0212 BEEF CATTLE, EXCEPT FEEDLOTS

VEMUR:
VEMUR Removed:
M&B In: SWSWNW

KeRelease# and Lease Parcel:

Land Numbers:

023098482008000KELEASE# IN LSEMAST

01.0S08.0E18110314000

Notes:

8/20/96 PROJECT COMPLETED.
NO FURTHER ACTION REQUIRED.

EIA Site Inquiry(F4) EIA Project Inquiry(F5) Help(F1) >

06-dec-1996

EIA SITE INQUIRY

L21605

ENV#: 000025
USGS Quad: 33111-C5 DESERT WELL
Latitude: 33
GW Depth (FT): 0.00
Past Land Use: GRAZING

EIA Acres: 0.012
Longitude: 111
Distance:
Current Land Use: GRAZING

Impact Areas (AC) & Depth (FT):

Impact Types:

.01 .00
.01 1.50

140 USED OIL (CONTAINER) DISP IL
220 PETROL CONTAM SOIL DISPOSAL IL

Contaminant (mg/kg) Background Confirmation Samples R HBGL NR HBLGL
TOTAL PETROLEUM (TRP <20 100

Help(F1) End(F10)

06-dec-1996

EIA PROJECT INQUIRY

L21705

ENV#: 000025
ADDA Rm#: 95-08706-01
Cost: \$6,264.04

Project Start: 31-oct-1995
Project End: 26-dec-1995

CodeRanking	Description	Date
1	PROJECT FINALIZED	21-aug-1996

CodeStatus	Description	Date	CodeProject	Type
102	COMMISSIONER'S SIGNATURE	21-aug-1996	10	ER
101	CLRC RECOMMENDATION	20-aug-1996		

CodeRisk	Description	Date	CodeContractor
30	BELOW RESIDENT HBGL IN EFFECT	22-nov-1995	20 ERI

Help(F1) End(F10)

ENVIRONMENTAL IMPACT AREA PROCESSING SHEET

I. ENVIRONMENTAL SECTION: PRIORITY: Yes No

File # ENV- 025 Project Name IRONWOOD RD DRUM DUMPSITE

Staff Name STEVEN C. HILDRETH Date 6-27-96

A. LEGAL DESCRIPTION:

TWN.	RNG.	SEC.	LEGAL DESCRIPTION	ACRES	COUNTY	SLD USE ONLY		
						CTY	GRT	PARCEL
<u>1S</u>	<u>8E</u>	<u>18</u>	<u>SWSWNW</u>	<u>0.012</u>	<u>11</u>	<u>11</u>	<u>037</u>	<u>4000</u>

B. Parcel Status:

- Possibly impacted
- Currently impacted
- Previously impacted

(Date/Initial)

(Date/Initial)

6-27-96 SCA
(Date/Initial)

C. Action required:

- Closing Order requested
- Amend lease #. _____ - _____
- Add "Restricted Area" to comment field.
- Original Restriction Document attached for recording.
- Purchase Request attached for recording fees.

(Date/Initial)

(Date/Initial)

(Date/Initial)

Whitney Barlow

From: Chet Pearson
Sent: Wednesday, September 18, 2019 4:05 PM
To: Whitney Barlow
Subject: FW: Lessee's LDH Auction Property

Chet L. Pearson, P.E.
Principal
GeoTek
4050 East Cotton Center Boulevard, Suite 49
Phoenix, Arizona 85040
Cell: 480-848-6279 Direct: 623-562-3581
Office: 480-505-9422 x 4003



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From: Bob Kammerle <Bob.Kammerle@brookfieldrp.com>
Sent: Wednesday, September 18, 2019 3:05 PM
To: Chet Pearson <cpearson@geotekusa.com>; Burm, Jason <jason.burm@kimley-horn.com>
Subject: Fwd: Lessee's LDH Auction Property

I know this info is different than what I sent you previously. Thanks for checking it out and getting it correct.

Sent from my iPhone

Begin forwarded message:

From: Michelle Green <mgreen@lsblandlaw.com>
Date: September 18, 2019 at 4:02:40 PM EDT
To: "bob.kammerle@brookfieldrp.com" <bob.kammerle@brookfieldrp.com>
Subject: Lessee's LDH Auction Property

Bob,

There are two lessees to consider. Sections 17 and 20 are Leased by Keith Flake Section 19 is leased by Earnhardt Ranches LLC. Section 18 is unleased.

- 1) Keith Flake
412 S. Main St. Snowflake AZ 85937 Tel. 928-243-0194

- 2) Hal Earnhardt, Earnhardt Ranches LLC
7300 W. Orchid Land Chandler AZ 85226 Tel. 480-783-4630

Also by way of an update we held an internal meeting yesterday that went well. I am working on a timeline that I hope to get to you next week.

Let me know if you have any questions.

Thanks,

-Michelle

Michelle Green
Senior Land Use Planner



Helping communities and developers grow responsibly.

Lazarus, Silvyn & Bangs, P.C.
206 E. Virginia Avenue
Phoenix, Arizona 85004
(602) 340-0900
(602) 340-8955 (fax)
MGreen@LSBLandLaw.com

APPENDIX F

REGULATORY DATABASE SEARCH REPORT



On time. On target. In touch.™

Radius Report

[GeoLens by GeoSearch](#)

Target Property:

**Kimley Horn ASLD Land
E Ray Rd & S Meridian Rd
Pinal County, Arizona 85242**

Prepared For:

GeoTek

Order #: 133064

Job #: 315614

Project #: 1902-PHR

Date: 09/20/2019

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<i>Zip Report</i>	See Attachment

Disclaimer

This report was designed by GeoSearch to meet or exceed the records search requirements of the All Appropriate Inquiries Rule (40 CFR Â§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 CFRÂ§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

Kimley Horn ASLD Land
E Ray Rd & S Meridian Rd
Arizona 85242

Coordinates

Area centroid (-111.55901, 33.3347546)
1,519 feet above sea level

USGS Quadrangle

Desert Well, AZ

Geographic Coverage Information

County/Parish: Pinal (AZ) , Maricopa (AZ)

ZipCode(s):

Apache Junction AZ: 85119, 85120
San Tan Valley AZ: 85140
Mesa AZ: 85209, 85212

Database Summary

FEDERAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSAZ	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	TP/AP
LAND USE CONTROL INFORMATION SYSTEM	LUCIS	0	0	TP/AP
RCRA SITES WITH CONTROLS	RCRASC	0	0	TP/AP
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR	RCRAGR09	0	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - NON-GENERATOR	RCRANGR09	0	0	0.1250
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRACTS TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM	SEMS	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM ARCHIVED SITE INVENTORY	SEMSARCH	0	0	0.5000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	RCRASUBC	0	0	1.0000
SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	AIRSAFS	0	0	TP/AP
BIENNIAL REPORTING SYSTEM	BRS	0	0	TP/AP
CERCLIS LIENS	SFLIENS	0	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	0	TP/AP
EPA DOCKET DATA	DOCKETS	0	0	TP/AP
ENFORCEMENT AND COMPLIANCE HISTORY INFORMATION	ECHOR09	0	0	TP/AP
FACILITY REGISTRY SYSTEM	FRSAZ	1	0	TP/AP

Database Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRSR09	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	ICIS	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	ICISNPDES	0	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	MLTS	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDESR09	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	PADS	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	PCSR09	0	0	TP/AP
SEMS LIEN ON PROPERTY	SEMSLIENS	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	SSTS	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	0	0	TP/AP
TOXICS RELEASE INVENTORY	TRI	0	0	TP/AP
ALTERNATIVE FUELING STATIONS	ALTFUELS	0	0	0.2500
FEMA OWNED STORAGE TANKS	FEMAUST	0	0	0.2500
HISTORICAL GAS STATIONS	HISTPST	0	0	0.2500
INTEGRATED COMPLIANCE INFORMATION SYSTEM DRYCLEANERS	ICISCLEANERS	0	0	0.2500
MINE SAFETY AND HEALTH ADMINISTRATION MASTER INDEX FILE	MSHA	0	0	0.2500
MINERAL RESOURCE DATA SYSTEM	MRDS	0	0	0.2500
OPEN DUMP INVENTORY	ODI	0	0	0.5000
SURFACE MINING CONTROL AND RECLAMATION ACT SITES	SMCRA	0	0	0.5000
URANIUM MILL TAILINGS RADIATION CONTROL ACT SITES	USUMTRCA	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	DOD	0	0	1.0000
FORMER MILITARY NIKE MISSILE SITES	NMS	0	0	1.0000
FORMERLY USED DEFENSE SITES	FUDS	0	0	1.0000
FORMERLY UTILIZED SITES REMEDIAL ACTION PROGRAM	FUSRAP	0	0	1.0000
RECORD OF DECISION SYSTEM	RODS	0	0	1.0000
SUB-TOTAL		1	0	

Database Summary

STATE (AZ) LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
ENVIRONMENTAL USE RESTRICTION SITES	EUR	0	0	TP/AP
ABOVEGROUND STORAGE TANKS	AST	0	0	0.2500
STATE FIRE MARSHAL ABOVEGROUND STORAGE TANKS	AST2	0	0	0.2500
UNDERGROUND STORAGE TANKS	UST	0	0	0.2500
CLOSED SOLID WASTE FACILITIES	CLOSEDSWF	0	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS	LUST	0	0	0.5000
OPEN LANDFILL FACILITIES	OPENLF	0	0	0.5000
VOLUNTARY REMEDIATION PROGRAM AND BROWNFIELDS PROGRAM SITES	VRPBF	0	0	0.5000
ARIZONA SUPERFUND PROGRAM LIST	ASPL	0	0	1.0000
STATE HAZARDOUS WASTE SITES	SHWS	0	0	1.0000
WATER QUALITY ASSURANCE REVOLVING FUND PROGRAM REGISTRY	WQARF	0	0	1.0000
SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AIR QUALITY PERMITS DATABASE	AIRS	0	0	TP/AP
CLANDESTINE DRUG LABORATORIES	CDL	0	0	TP/AP
REGISTERED DRYWELLS	DRYWELLS	0	0	TP/AP
SPILLS DATABASE	SPILLS	0	0	TP/AP
WASTEWATER FACILITY LIST	WWFAC	0	0	TP/AP
BIOHAZARDOUS MEDICAL WASTE FACILITIES	BIOMW	0	0	0.2500
DRY CLEANERS INVENTORY	CLEANERS	0	0	0.5000
SUB-TOTAL		0	0	

Database Summary

TRIBAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	USTR09	0	0	0.2500
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR09	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	ODINDIAN	0	0	0.5000

SUB-TOTAL		0	0	
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Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
INDIAN RESERVATIONS	INDIANRES	0	0	1.0000

SUB-TOTAL		0	0	
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TOTAL		1	0	
-------	--	---	---	--

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
AIRSAFS	0.0200	0	NS	NS	NS	NS	NS	0
BRS	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
DOCKETS	0.0200	0	NS	NS	NS	NS	NS	0
EC	0.0200	0	NS	NS	NS	NS	NS	0
ECHOR09	0.0200	0	NS	NS	NS	NS	NS	0
ERNSAZ	0.0200	0	NS	NS	NS	NS	NS	0
FRSAZ	0.0200	1	NS	NS	NS	NS	NS	1
HMIRSR09	0.0200	0	NS	NS	NS	NS	NS	0
ICIS	0.0200	0	NS	NS	NS	NS	NS	0
ICISNPDES	0.0200	0	NS	NS	NS	NS	NS	0
LUCIS	0.0200	0	NS	NS	NS	NS	NS	0
MLTS	0.0200	0	NS	NS	NS	NS	NS	0
NPDESR09	0.0200	0	NS	NS	NS	NS	NS	0
PADS	0.0200	0	NS	NS	NS	NS	NS	0
PCSR09	0.0200	0	NS	NS	NS	NS	NS	0
RCRASC	0.0200	0	NS	NS	NS	NS	NS	0
SEMSLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SFLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SSTS	0.0200	0	NS	NS	NS	NS	NS	0
TRI	0.0200	0	NS	NS	NS	NS	NS	0
TSCA	0.0200	0	NS	NS	NS	NS	NS	0
RCRAGR09	0.1250	0	0	NS	NS	NS	NS	0
RCRANGR09	0.1250	0	0	NS	NS	NS	NS	0
ALTFUELS	0.2500	0	0	0	NS	NS	NS	0
FEMAUST	0.2500	0	0	0	NS	NS	NS	0
HISTPST	0.2500	0	0	0	NS	NS	NS	0
ICISCLEANERS	0.2500	0	0	0	NS	NS	NS	0
MRDS	0.2500	0	0	0	NS	NS	NS	0
MSHA	0.2500	0	0	0	NS	NS	NS	0
BF	0.5000	0	0	0	0	NS	NS	0
DNPL	0.5000	0	0	0	0	NS	NS	0
NLRRCRAT	0.5000	0	0	0	0	NS	NS	0
ODI	0.5000	0	0	0	0	NS	NS	0
RCRAT	0.5000	0	0	0	0	NS	NS	0

Database Radius Summary

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
SEMS	0.5000	0	0	0	0	NS	NS	0
SEMSARCH	0.5000	0	0	0	0	NS	NS	0
SMCRA	0.5000	0	0	0	0	NS	NS	0
USUMTRCA	0.5000	0	0	0	0	NS	NS	0
DOD	1.0000	0	0	0	0	0	NS	0
FUDS	1.0000	0	0	0	0	0	NS	0
FUSRAP	1.0000	0	0	0	0	0	NS	0
NLRRCRAC	1.0000	0	0	0	0	0	NS	0
NMS	1.0000	0	0	0	0	0	NS	0
NPL	1.0000	0	0	0	0	0	NS	0
PNPL	1.0000	0	0	0	0	0	NS	0
RCRAC	1.0000	0	0	0	0	0	NS	0
RCRASUBC	1.0000	0	0	0	0	0	NS	0
RODS	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		1	0	0	0	0	0	1

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
AIRS	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
DRYWELLS	0.0200	0	NS	NS	NS	NS	NS	0
EUR	0.0200	0	NS	NS	NS	NS	NS	0
SPILLS	0.0200	0	NS	NS	NS	NS	NS	0
WWFAC	0.0200	0	NS	NS	NS	NS	NS	0
AST	0.2500	0	0	0	NS	NS	NS	0
AST2	0.2500	0	0	0	NS	NS	NS	0
BIOMW	0.2500	0	0	0	NS	NS	NS	0
UST	0.2500	0	0	0	NS	NS	NS	0
CLEANERS	0.5000	0	0	0	0	NS	NS	0
CLOSEDSWF	0.5000	0	0	0	0	NS	NS	0
LUST	0.5000	0	0	0	0	NS	NS	0
OPENLF	0.5000	0	0	0	0	NS	NS	0
VRPBF	0.5000	0	0	0	0	NS	NS	0
ASPL	1.0000	0	0	0	0	0	NS	0
SHWS	1.0000	0	0	0	0	0	NS	0
WQARF	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	0	0	0	0	0	0

Database Radius Summary

TRIBAL 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
USTR09	0.2500	0	0	0	NS	NS	NS	0
LUSTR09	0.5000	0	0	0	0	NS	NS	0
ODINDIAN	0.5000	0	0	0	0	NS	NS	0
INDIANRES	1.0000	0	0	0	0	0	NS	0

SUB-TOTAL		0						
------------------	--	----------	----------	----------	----------	----------	----------	----------

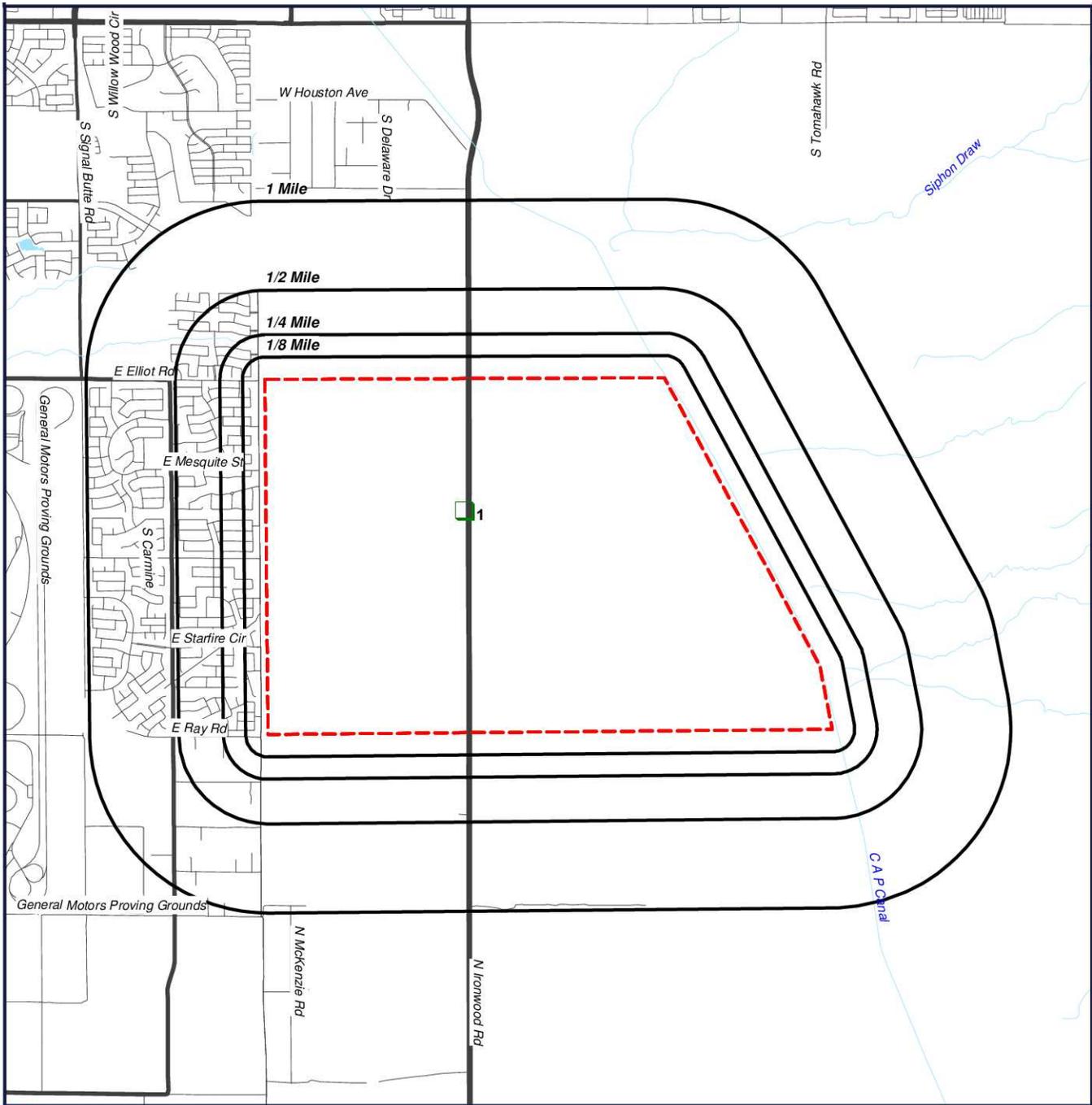
TOTAL		1	0	0	0	0	0	1
--------------	--	----------	----------	----------	----------	----------	----------	----------

NOTES:

NS = NOT SEARCHED

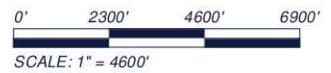
TP/AP = TARGET PROPERTY/ADJACENT PROPERTY

Radius Map 1



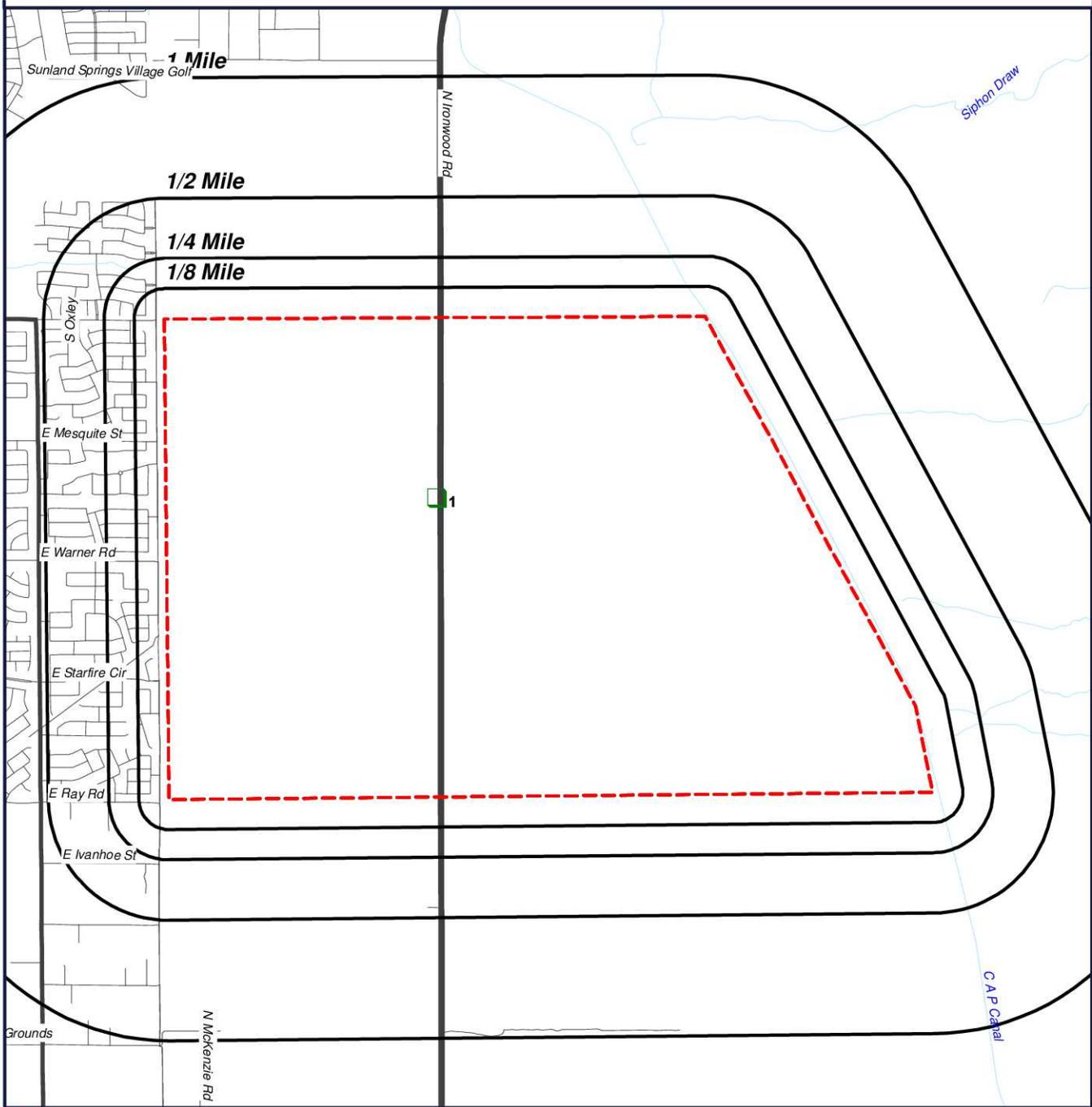
-  Target Property (TP)
-  FRSAZ

**Kimley Horn ASLD Land
E Ray Rd & S Meridian Rd
Pinal County, Arizona
85242**



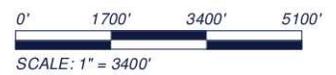
[Click here to access Satellite view](#)

Radius Map 2



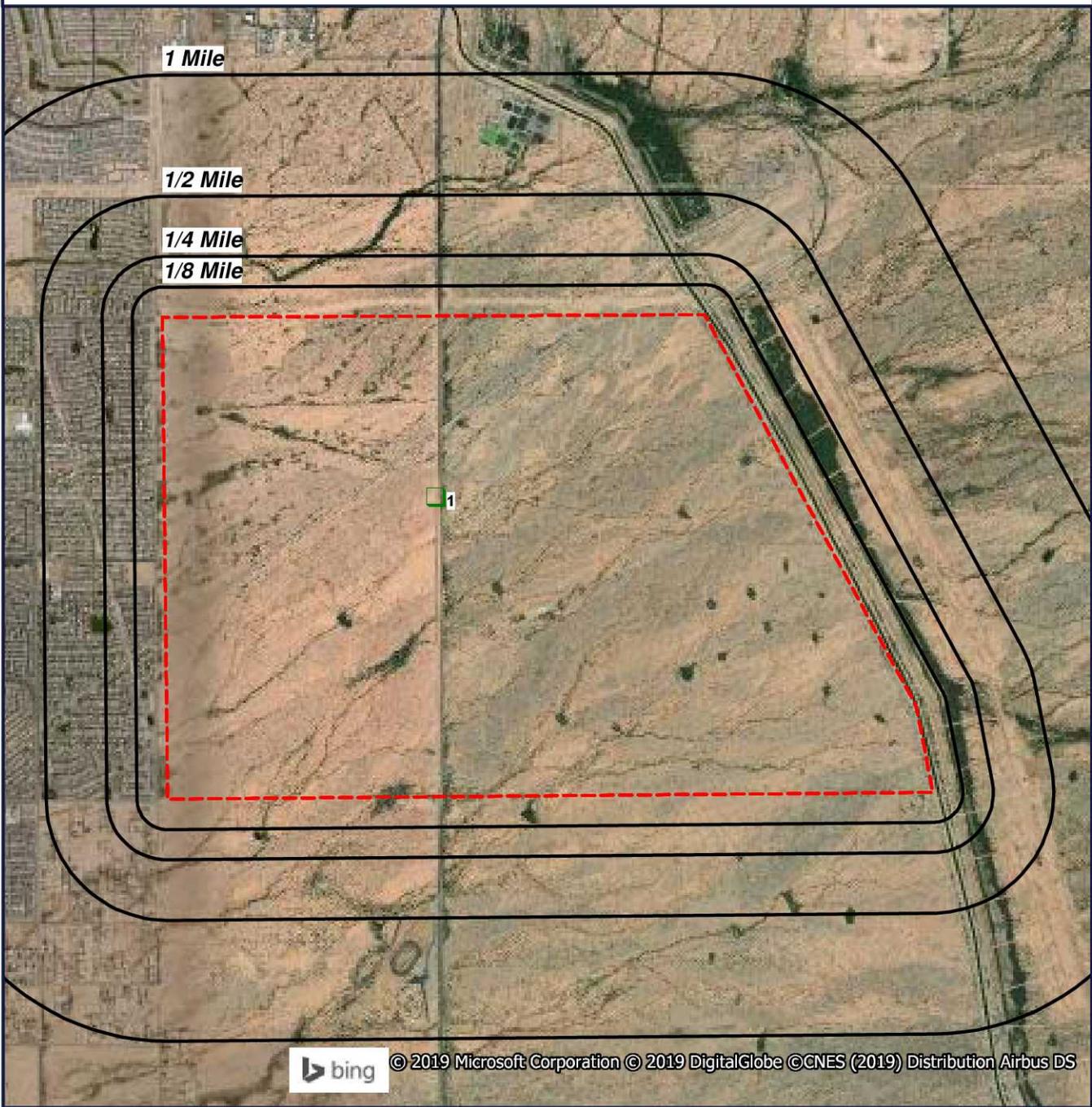
- Target Property (TP)
- FRSAZ

**Kimley Horn ASLD Land
E Ray Rd & S Meridian Rd
Pinal County, Arizona
85242**



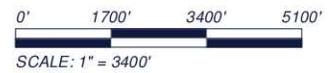
[Click here to access Satellite view](#)

Ortho Map



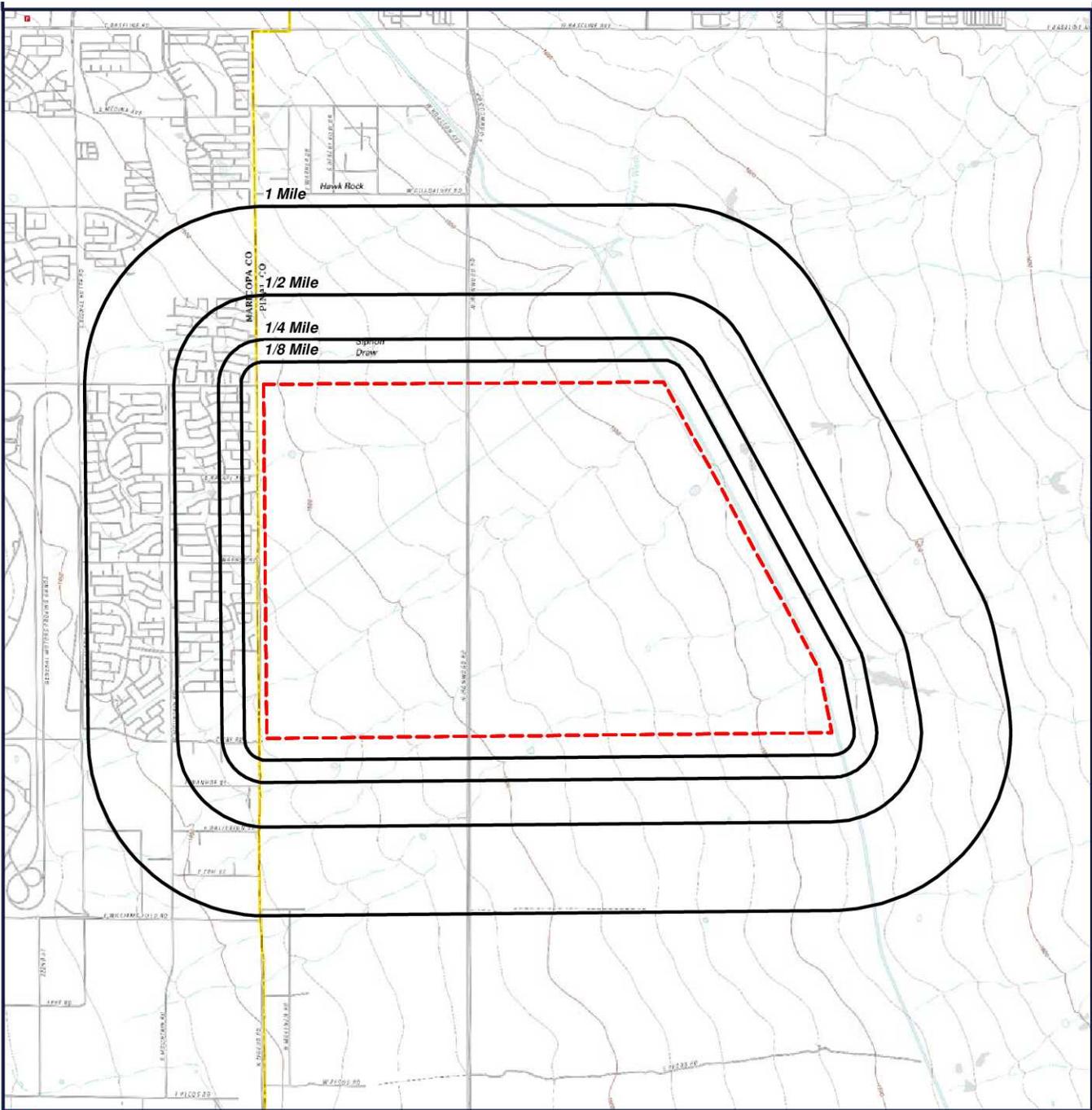
-  Target Property (TP)
-  FRSAZ

**Quadrangle(s): Desert Well
Kimley Horn ASLD Land
E Ray Rd & S Meridian Rd
Pinal County, Arizona
85242**



[Click here to access Satellite view](#)

Topographic Map



 Target Property (TP)

Quadrangle(s): Desert Well
Source: USGS, 11/29/2011
Kimley Horn ASLD Land
E Ray Rd & S Meridian Rd
Pinal County, Arizona
85242



0' 2300' 4600' 6900'
SCALE: 1" = 4600'

[Click here to access Satellite view](#)

Located Sites Summary

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

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
1	FRSAZ	110039295740	Higher (1,520 ft.)	TP	IRONWOOD SOUTH WATER MAIN EXTENSION	NO ADDRESS ON RECORD, APACHE JUNCTION, AZ 85217	16

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: 1519 ft.

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

EQUAL/HIGHER ELEVATION

Map ID#	Database Name	Elevation	Site Name	Address	Page #
1	FRSAZ	1,520 ft.	IRONWOOD SOUTH WATER MAIN EXTENSION	NO ADDRESS ON RECORD, APACHE JUNCTION, AZ 85217	16

LOWER ELEVATION

No Records Found

Facility Registry System (FRSAZ)

[MAP ID# 1](#)

Distance from Property: 0 mi. (0 ft.) X
Elevation: 1,520 ft. (Higher than TP)

FACILITY INFORMATION

REGISTRY ID: 110039295740

NAME: IRONWOOD SOUTH WATER MAIN EXTENSION

LOCATION ADDRESS: NO ADDRESS ON RECORD
APACHE JUNCTION, AZ 85217

COUNTY: PINAL

EPA REGION: 09

FEDERAL FACILITY: NOT REPORTED

TRIBAL LAND: NOT REPORTED

ALTERNATIVE NAME/S:

IRONWOOD SOUTH WATER MAIN EXTENSION

PROGRAM/S LISTED FOR THIS FACILITY

AZURITE - ARIZON UNIFIED REPOSITORY FOR INFORMATIONAL TRACKING OF THE ENVIRONMENT

STANDARD INDUSTRIAL CLASSIFICATION/S (SIC)

NO SIC DATA REPORTED

NORTH AMERICAN INDUSTRY CLASSIFICATION/S (NAICS)

NO NAICS DATA REPORTED

[Back to Report Summary](#)

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

AIRSAFS Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 10/20/14

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance.

BRS Biennial Reporting System

VERSION DATE: 12/31/15

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.

CDL Clandestine Drug Laboratory Locations

VERSION DATE: 12/29/18

The U.S. Department of Justice ("the Department") provides this information as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.

DOCKETS EPA Docket Data

VERSION DATE: 12/22/05

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

EC Federal Engineering Institutional Control Sites

VERSION DATE: 06/11/19

This database includes site locations where Engineering and/or Institutional Controls have been identified as part

Environmental Records Definitions - FEDERAL

of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. The data displays remedy component information for Superfund decision documents issued in fiscal years 1982-2017, and it includes final and deleted NPL sites as well as sites with a Superfund Alternative Approach (SAA) agreement in place. 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.

ECHOR09 Enforcement and Compliance History Information

VERSION DATE: 03/09/19

The U.S. Environmental Protection Agency's Enforcement and Compliance History Online (ECHO) database, provides compliance and enforcement information for facilities nationwide. This database includes facilities regulated as Clean Air Act stationary sources, Clean Water Act direct dischargers, Resource Conservation and Recovery Act hazardous waste handlers, Safe Drinking Water Act public water systems along with other data, such as Toxics Release Inventory releases.

ERNSAZ Emergency Response Notification System

VERSION DATE: 04/07/19

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.

FRSAZ Facility Registry System

VERSION DATE: 04/05/19

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

HMIRSR09 Hazardous Materials Incident Reporting System

VERSION DATE: 04/14/19

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

Environmental Records Definitions - FEDERAL

ICIS Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 03/09/19

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.

ICISNPDES Integrated Compliance Information System National Pollutant Discharge Elimination System

VERSION DATE: 07/09/17

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. This database is provided by the U.S. Environmental Protection Agency.

LUCIS Land Use Control Information System

VERSION DATE: 09/01/06

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

MLTS Material Licensing Tracking System

VERSION DATE: 06/29/17

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States Nuclear Regulatory Commission (NRC) licensing requirements. Disclaimer: Due to agency regulations and policies, this database contains applicant/licensee location information which may or may not be related to the physical location per MLTS site.

NPDES09 National Pollutant Discharge Elimination System

VERSION DATE: 04/01/07

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The NPDES database was collected from the U.S. Environmental Protection Agency (EPA) from December 2002 through April 2007. Refer to the PCS and/or ICIS-NPDES database as source of current data. This database includes permitted facilities located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

Environmental Records Definitions - FEDERAL

PADS PCB Activity Database System

VERSION DATE: 09/14/18

PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the U.S. Environmental Protection Agency of such activities.

PCSR09 Permit Compliance System

VERSION DATE: 08/01/12

The Permit Compliance System is used in tracking enforcement status and permit compliance of facilities controlled by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act and is maintained by the United States Environmental Protection Agency's Office of Compliance. PCS is designed to support the NPDES program at the state, regional, and national levels. This database includes permitted facilities located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa. PCS has been modernized, and no longer exists. National Pollutant Discharge Elimination System (ICIS-NPDES) data can now be found in Integrated Compliance Information System (ICIS).

RCRASC RCRA Sites with Controls

VERSION DATE: 04/24/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with institutional controls in place.

SEMCLIENS SEMS Lien on Property

VERSION DATE: 08/13/18

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. This is a listing of SEMS sites with a lien on the property.

SFLIENS CERCLIS Liens

VERSION DATE: 06/08/12

Environmental Records Definitions - FEDERAL

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 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. Please refer to the SEMSLIENS database as source of current data.

SSTS Section Seven Tracking System

VERSION DATE: 02/01/17

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. ("Production" includes formulation, packaging, repackaging, and relabeling.)

TRI Toxics Release Inventory

VERSION DATE: 12/31/17

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal and tribal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

TSCA Toxic Substance Control Act Inventory

VERSION DATE: 12/31/12

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured, imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site.

RCRAGR09 Resource Conservation & Recovery Act - Generator

VERSION DATE: 04/01/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers

Environmental Records Definitions - FEDERAL

to facilities currently generating hazardous waste. EPA Region 9 includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

RCRANGR09

Resource Conservation & Recovery Act - Non-Generator

VERSION DATE: 04/01/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities classified as non-generators. Non-Generators do not presently generate hazardous waste. EPA Region 9 includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

ALTFUELS

Alternative Fueling Stations

VERSION DATE: 03/01/19

Nationwide list of alternative fueling stations made available by the U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Bio-diesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE).

FEMAUST

FEMA Owned Storage Tanks

VERSION DATE: 12/01/16

This is a listing of FEMA owned underground and aboveground storage tank sites. For security reasons, address information is not released to the public according to the U.S. Department of Homeland Security.

HISTPST

Historical Gas Stations

VERSION DATE: NR

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

ICISCLEANERS

Integrated Compliance Information System Drycleaners

VERSION DATE: 03/09/19

This is a listing of drycleaner facilities from the Integrated Compliance Information System (ICIS). The U.S. Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Environmental Records Definitions - FEDERAL

MRDS Mineral Resource Data System

VERSION DATE: 03/15/16

MRDS (Mineral Resource Data System) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS.

MSHA Mine Safety and Health Administration Master Index File

VERSION DATE: 03/15/19

The Mine dataset lists all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970. It includes such information as the current status of each mine (Active, Abandoned, NonProducing, etc.), the current owner and operating company, commodity codes and physical attributes of the mine. Mine ID is the unique key for this data. This information is provided by the United States Department of Labor - Mine Safety and Health Administration (MSHA).

BF Brownfields Management System

VERSION DATE: 07/10/19

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: 06/11/19

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: 04/01/19

This database includes RCRA Non-Corrective Action TSD 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 treated, stored or disposed of hazardous waste.

Environmental Records Definitions - FEDERAL

ODI Open Dump Inventory

VERSION DATE: 06/01/85

The open dump inventory was published by the United States Environmental Protection Agency. An "open dump" is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

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

VERSION DATE: 04/01/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities recognized as hazardous waste treatment, storage, and disposal sites (TSD).

SEMS Superfund Enterprise Management System

VERSION DATE: 06/11/19

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: 06/11/19

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System Archived Site Inventory (List 8R Archived) replaced the CERCLIS NFRAP reporting system in 2015. This listing reflects sites at which the EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program.

SMCRA Surface Mining Control and Reclamation Act Sites

VERSION DATE: 03/19/19

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type,

Environmental Records Definitions - FEDERAL

and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

USUMTRCA Uranium Mill Tailings Radiation Control Act Sites

VERSION DATE: 03/04/17

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

DOD Department of Defense Sites

VERSION DATE: 12/01/14

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.

FUDS Formerly Used Defense Sites

VERSION DATE: 06/01/15

The Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not all properties currently have polygon data available. **DISCLAIMER:** This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

FUSRAP Formerly Utilized Sites Remedial Action Program

VERSION DATE: 03/04/17

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

Environmental Records Definitions - FEDERAL

NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 04/01/19

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.

NMS Former Military Nike Missile Sites

VERSION DATE: 12/01/84

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

NPL National Priorities List

VERSION DATE: 06/11/19

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: 06/11/19

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: 04/01/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems

Environmental Records Definitions - FEDERAL

that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with corrective action activity.

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

VERSION DATE: 04/01/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities subject to corrective actions.

RODS Record of Decision System

VERSION DATE: 08/13/19

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)

AIRS Air Quality Permits Database

VERSION DATE: 11/06/18

The Arizona Department of Environmental Quality Air Quality Division provides this list of operating air quality permits of industrial facilities that emit significant quantities of air pollutants to ensure that the emissions do not harm public health or cause significant deterioration in air quality. Title V and non Title V facilities are included in this database. Major, minor, synthetic major, and synthetic minor emissions are included in this database.

CDL Clandestine Drug Laboratories

VERSION DATE: 12/08/17

The Arizona Department of Environmental Quality provides this statewide list of drug labs. This list contains both remediated and unremediated sites.

DRYWELLS Registered Drywells

VERSION DATE: 08/06/18

This listing of registered drywells is maintained by the Arizona Department of Environmental Quality (ADEQ) Water Quality Division.

EUR Environmental Use Restriction Sites

VERSION DATE: 06/07/19

The Arizona Department of Environmental Quality (ADEQ) maintains this inventory of Declaration of Environmental Use Restriction (DEUR) and Voluntary Environmental Mitigation Use Restriction (VEMUR) sites. Active, released, modified, and cancelled DEUR/VEMUR sites are included in this list. 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 control or engineering control as a means to meet remediation goals. 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. Please note: 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: 11/15/01

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,

Environmental Records Definitions - STATE (AZ)

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).

WWFAC Wastewater Facility List

VERSION DATE: 12/11/18

This list of waste water facilities is maintained by the Arizona Department of Environmental Quality Water Quality Division. The Arizona Department of Environmental Quality (ADEQ) uses water quality permits to safeguard Arizona's waters that are affected by pollutants that come from an identifiable source. These permits protect groundwater and surface water quality by controlling discharges from domestic wastewater treatment plants, mining operations, industrial facilities, on-site sewage disposal systems, direct reuse of reclaimed water and stormwater discharges associated with industrial activity as well as discharges to dry wells.

AST Aboveground Storage Tanks

VERSION DATE: 06/05/19

The Arizona Department of Environmental Quality (ADEQ) maintains this listing of aboveground storage tanks (AST) for which they issue exemption certificates for. This list includes open, closed, not validated, and returned mail AST certificates. ADEQ does not regulate the installation, operation, maintenance, or closure of aboveground storage tanks.

AST2 State Fire Marshal Aboveground Storage Tanks

VERSION DATE: 06/17/19

The Arizona Office of the State Fire Marshal, Department of Forestry and Fire Management, maintains this list of aboveground storage tank permits.

BIOMW Biohazardous Medical Waste Facilities

VERSION DATE: 07/28/19

This list of biohazardous medical waste facilities is maintained by the Arizona Department of Environmental Quality (ADEQ) Waste Programs Division. This list includes: Biohazardous Medical Waste Disposal Facilities, Biohazardous Medical Waste Treatment Facilities, Biohazardous Medical Waste Storage & Transfer Facilities, Registered Biohazardous Medical Waste Transporters, and Registered Alternative Biohazardous Medical Waste Treatment Technologies. "Medical waste" means any solid waste that is generated in diagnosing, treating or immunizing a human being or animal or in any research relating to that diagnosis, treatment or immunization, or in producing or testing biologicals, and includes discarded drugs. "Biohazardous medical waste" is medical waste that is composed of one or more of the following: cultures and stocks; human blood and blood products; human pathologic wastes; medical sharps; and research animal wastes. The Arizona Department of Environmental Quality adopted specific rules for handling biohazardous medical waste and discarded drugs. Non-biohazardous medical waste is handled as solid waste.

Environmental Records Definitions - STATE (AZ)

UST Underground Storage Tanks

VERSION DATE: 07/10/19

This list of underground storage tanks (UST) is maintained by the Arizona Department of Environmental Quality (ADEQ). The ADEQ Underground Storage Tank Program regulates the majority of USTs in Arizona with the exception of those in Indian Country. Nearly all USTs at these sites contain petroleum. 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). Please note this disclaimer from ADEQ: "Details provided are based on documentation submitted to ADEQ. ADEQ recommends a review of the physical case files through our records center to verify information."

CLEANERS Dry Cleaners Inventory

VERSION DATE: 06/19/18

The Dry Cleaner Inventory Project was provided by Miller Brooks Environmental, Inc. for the Arizona Department of Environmental Quality to assist in the identification, prioritization, investigation and remediation of sites that have released hazardous substances into the lands and waters of the state. This Inventory includes the following types of dry cleaner sites: Sites with Known Contamination (sites with documented contamination, or a history of release and/or prior site characterization and remedial activities); Sites with High Potential for Release (sites with multiple owners, sites that have been in operation more than 10 years, sites that specifically operated between 1935 and 1984, and high-volume sites); and Sites with Low Potential for Release (sites that have been in operation only after 1985, or prior to 1934, sites that "broker" cleaning services to other facilities, and sites that operate primarily as a coin-operated laundry facility). The agency no longer updates this list as of 2016.

CLOSEDSWF Closed Solid Waste Facilities

VERSION DATE: 03/13/18

This list of closed solid waste facilities is provided by the Arizona Department of Environmental Quality Waste Programs Division.

LUST Leaking Underground Storage Tanks

VERSION DATE: 07/10/19

This list of confirmed and closed leaking underground storage tanks is maintained by The Arizona Department of Environmental Quality (ADEQ). The ADEQ Underground Storage Tank (UST) Program defines a leaking underground storage tank (LUST) as a UST that leaked some petroleum or hazardous substances into the soil or ground water. All leaking USTs 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. Please note this disclaimer from ADEQ: "Details provided are based on documentation submitted to ADEQ. ADEQ recommends a review of the physical case files through our records center to verify information."

Environmental Records Definitions - STATE (AZ)

OPENLF Open Landfill Facilities

VERSION DATE: 04/18/19

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

VRPBF Voluntary Remediation Program and Brownfields Program Sites

VERSION DATE: 02/08/19

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. Active, closed, denied, open, terminated, transferred, and withdrawn sites are all included in this list. Please note: 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: 06/04/19

The Arizona Superfund Program List (ASPL) is comprised of the following elements: Water Quality Assurance Revolving Fund (WQARF) Registry sites, EPA 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.

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).

Environmental Records Definitions - STATE (AZ)

WQARF

Water Quality Assurance Revolving Fund Program Registry

VERSION DATE: 06/03/19

This list of water quality assurance revolving fund (WQARF) sites is maintained by the Arizona Department of Environmental Quality (ADEQ). The ADEQ states that a WQARF site is defined in statute as the “geographical areal extent of contamination” (Arizona Revised Statutes § 49-281.14). The Remedial Projects Section uses the Arizona WQARF, created under the Environmental Quality Act of 1986, to support hazardous substance cleanup efforts in the state. ADEQ established a registry of sites in Arizona where groundwater and/or soil contamination is present and qualify for funds from the WQARF. Sites on the WQARF Registry are evaluated and given a score based on the type and location of contaminant(s) and the possibility for human exposure to the contaminant(s) present. The scores are used to help determine relative risk at the site, but do not necessarily indicate a direct risk to people or the environment. The maximum score a site can receive is 120.

Environmental Records Definitions - TRIBAL

USTR09 Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/08/19

This database, provided by the United States Environmental Protection Agency (EPA), contains underground storage tanks on Tribal lands located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

LUSTR09 Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/08/19

This database, provided by the United States Environmental Protection Agency (EPA), contains leaking underground storage tanks on Tribal lands located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

ODINDIAN Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

INDIANRES Indian Reservations

VERSION DATE: 01/01/00

The Department of Interior and Bureau of Indian Affairs maintains this database that includes American Indian Reservations, off-reservation trust lands, public domain allotments, Alaska Native Regional Corporations and Recognized State Reservations.

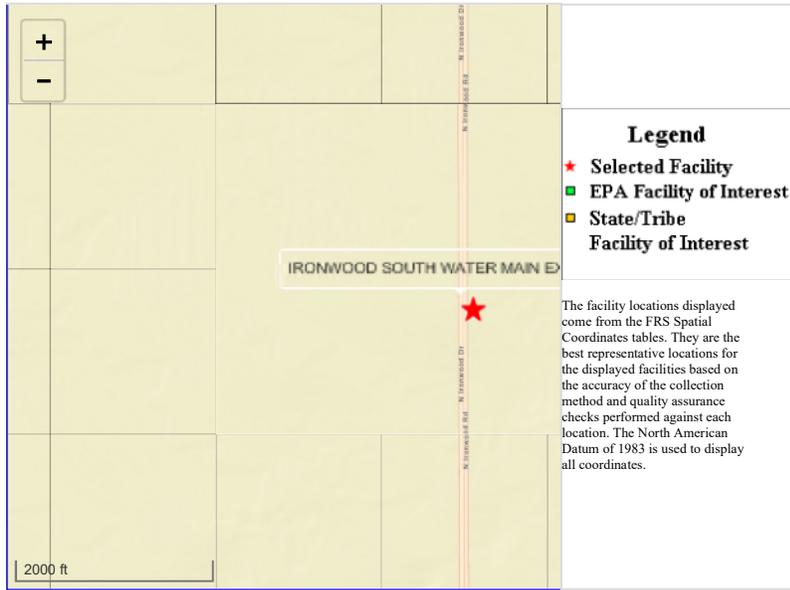
Related Topics: Envirofacts

FRS

FRS Facility Detail Report

IRONWOOD SOUTH WATER MAIN EXTENSION

EPA Registry Id: 110039295740
 NO ADDRESS ON RECORD
 APACHE JUNCTION, AZ 85217



Facility Registry Service Links:

- Facility Registry Service (FRS) Overview
- FRS Facility Query
- FRS Organization Query
- EZ Query
- FRS Physical Data Model
- FRS Geospatial Model

[Report an Error](#)

Environmental Interests

Information System	System Facility Name	Information System Id/Report Link	Environmental Interest Type	Data Source	Last Updated Date	Supplemental Environmental Interests:
ARIZONA UNIFIED REPOSITORY FOR INFORMATIONAL TRACKING OF THE ENVIRONMENT	IRONWOOD SOUTH WATER MAIN EXTENSION	22586	STATE MASTER	AZURITE		-241701 DRINKING WATER PROGRAM

Additional EPA Reports: [MyEnvironment](#) [Site Demographics](#) [Facility Coordinates Viewer](#) [Environmental Justice Map Viewer](#) [Watershed Report](#)

Standard Industrial Classification Codes (SIC)

No SIC Codes returned.

Facility Codes and Flags

EPA Region:	09
Duns Number:	
Congressional District Number:	04
Legislative District Number:	
HUC Code/Watershed:	15050100 / MIDDLE GILA
US Mexico Border Indicator:	
Federal Facility:	
Tribal Land:	

Alternative Names

No Alternative Names returned.

Organizations

Affiliation Type	Name	DUNS Number	Information System	Mailing Address
APPLICANT	APACHE JUNCTION WATER CO		AZURITE	View
AGENT	APACHE JUNCTION, CITY OF		AZURITE	View

National Industry Classification System Codes (NAICS)

No NAICS Codes returned.

Facility Mailing Addresses

Affiliation Type	Delivery Point	City Name	State	Postal Code	Information System
APPLICANT	575 E BASELINE AVE	APACHE JUNCTION	AZ	85119-9205	AZURITE
LICENSEE'S AGENT	575 E BASELINE AVE	APACHE JUNCTION	AZ	85219-9205	AZURITE
AGENT	575 E BASELINE AVE	APACHE JUNCTION	AZ	85219-9205	AZURITE

Contacts

Affiliation Type	Full Name	Office Phone	Information System	Mailing Address
LICENSEE'S AGENT	GRITTMAN, RON	(480) 474-8522	AZURITE	View
APPLICANT	DOUG, DOBSON		AZURITE	View

Query executed on: OCT-22-2019

Last updated on September 24, 2015

APPENDIX G

AGENCY RECORDS

05-85378
Sjpe

REGISTRATION OF EXISTING WELLS

READ INSTRUCTIONS ON BACK OF THIS FORM BEFORE COMPLETING
PRINT OR TYPE - FILE IN DUPLICATE

REGISTRATION FEE (CHECK ONE)	
EXEMPT WELL (NO CHARGE)	<input checked="" type="checkbox"/>
NON-EXEMPT WELL - \$10.00	<input type="checkbox"/>

06 48

FOR OFFICE USE ONLY	
REGISTRATION NO. 804197-L	
FILE NO. D(1-8)17dea	
FILED 12-17-86 AT 4:00pm	
(DATE)	(TIME)
INA _____	
AMA Phoenix	

1. Name of Registrant: THE STATE OF ARIZONA - STATE LAND DEPARTMENT
1624 W. ADAMS PHOENIX ARIZONA 85007
 (Address) (City) (State) (Zip)

2. File and/or Control Number under previous groundwater law:
 _____ 35- _____
 (File Number) (Control Number)

3. a. The well is located within the NE 1/4 SW 1/4 SE 1/4, Section 17
 of Township 1S Range 8E G & SRB & M, in the
 County of Pinal

b. If in a subdivision: Name of subdivision _____
 Lot No. _____, Address _____

4. The principal use(s) of water (Examples: irrigation - stockwater - domestic - municipal - industrial)

5. If for irrigation use, number of acres irrigated from well _____

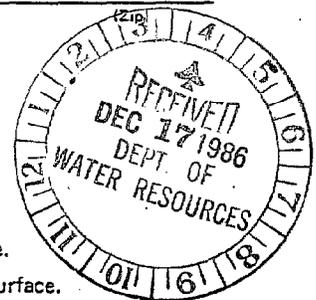
6. Owner of land on which well is located. If same as Item 1, check this box

NOT APPLICABLE

(Address) (City) (State)

7. Well data (If data not available, write N/A)

a. Depth of Well N/A feet
 b. Diameter of casing 12 inches
 c. Depth of casing N/A feet
 d. Type of casing Steel
 e. Maximum pump capacity C35 gallons per minute.
 f. Depth to water N/A feet below land surface.
 g. Date well completed _____ (Month) _____ (Day) _____ (Year)



8. The place(s) of use of water. If same as Item 3, check this box
 _____ 1/4 _____ 1/4 _____ 1/4, Section _____ Township _____ Range _____
 _____ 1/4 _____ 1/4 _____ 1/4, Section _____ Township _____ Range _____
ENTERED JAN 05 1987

Attach additional sheet if necessary.

9. DATE _____ SIGNATURE OF REGISTRANT Robert [Signature]
 STATE LAND COMMISSIONER

MICROFILMED

STATE OF ARIZONA
 1624 WEST ADAMS
 PHOENIX, AZ 85007

STATE OF ARIZONA
 DEPARTMENT OF WATER RESOURCES
 WATER RIGHTS ADMINISTRATION
 99 EAST VIRGINIA
 PHOENIX, ARIZONA 85004

RECEIPT

KIND ENTRY	FILE REFERENCE NO.
55	804195-L
	THRU
55	804203-L

FUND SOURCE	ACCOUNT NO.			INT. ACCT.	ITEM DESCRIPTION	RATE	\$ AMOUNT
	AGENCY	CHAPTER	DIV.				
					LATE FILING FEE REGISTRATION FOR EXISTING WELLS	90.00	90.00
					1 NON EXEMPT WELL	10.00	10.00
					8 EXEMPT WELLS		
					REG. NOS. 55-804195-L thru 55-804203-L		
					FILE NOS.- VARIOUS		
					CHECK # 274673 12-29-86 d.s.		



TOTAL \$ 100.00

MICROFILMED

Run Date: 02/27/2008

AZ DEPARTMENT OF WATER RESOURCES

WELL REGISTRY REPORT - WELLS55

Location D 1.0 8.0 9 C C C Well Reg.No 55 - 615221 AMA PHOENIX AMA

Registered Name AZ STATE LAND DEPT, 1616 W ADAMS File Type REGISTERED WELL Application/Issue Date 06/14/1982

PHOENIX AZ 85007

Owner OWNER Well Type EXEMPT
Driller No. 63 SubBasin EAST SALT RIVER VALLEY
Driller Name HARDER DRILLING COMPANY, INC. Watershed UPPER GILA RIVER
Driller Phone Registered Water Uses MONITORING
County PINAL Registered Well Uses WATER PRODUCTION
Discharge Method NONE
Intended Capacity GPM 0.00 Power NO POWER CODE LISTED

Well Depth 750.00 Case Diam 10.00 Tested Cap 0.00
Pump Cap. 0.00 Case Depth 750.00 CRT
Draw Down 0.00 Water Level 400.00 Log
Acres Irrig 0.00 Finish STEEL - PERFORATED OR SLOTTED CASING

Contamination Site: NO - NOT IN ANY WQARF SITE

Comments

Current Action

2/27/2008 855 CHANGE OF WELL LEGAL DESCRIPTION
Action Comment: mib

Action History

2/27/2008 880 CHANGE IN CONTAMINATION SITE
Action Comment: OLD WQARF code: null
2/27/2008 855 CHANGE OF WELL LEGAL DESCRIPTION
Action Comment: OLD LEGAL DESC: D(1.0-8.0) 17 AAA
5/19/2003 855 CHANGE OF WELL LEGAL DESCRIPTION
Action Comment: OLD LEGAL DESC: D(1.0-8.0) 8 DDD
5/19/2003 855 CHANGE OF WELL LEGAL DESCRIPTION
Action Comment: bjs
5/19/2003 850 CHANGE OF WELL DATA
Action Comment: bjs
3/4/2003 855 CHANGE OF WELL LEGAL DESCRIPTION
Action Comment: OLD LEGAL DESC: D(1.0-8.0) 9 CCB
3/4/2003 850 CHANGE OF WELL DATA
Action Comment: BAH
12/31/1967 755 WELL CONSTRUCTION COMPLETED
Action Comment:

Michael I. Ball

From: Michael I. Ball
Sent: Wednesday, February 27, 2008 4:42 PM
To: 'kmcneely@land.az.gov'
Cc: Lori L. Cason; Franus D. Tomkiewicz
Subject: Incorrect cadastral

In regards to your fax dated 1/15/08 regarding incorrect cadastral locations in WELLS 55, I agree that the locations given for well registration 55-615221 are all over the place. Allow me to show you where this particular well has gone over the years.

In September of 1967, Hansen Pump Company had Harder Drilling Company #63 of Buckeye drill this well. The well was completed on 9/11/67 with a depth of 750-ft and was cased from the surface to 700-ft with 12-inch dia. steel and from 700-75- feet with 10" dia. steel. It appears that the cadastral at that time was D(1-8)9ccc.

On 6/14/82, the ASLD registered this well with ADWR and 55-615221 was assigned. The lessee at that time was identified as B.A. Randall with lease 07-28914. At the time of registration, the cadastral was given as D(1-8)17aaa.

On 5/16/90, ASLD changed the location from D(1-8)17aaa to D(1-8)9ccb.

On 3/4/03, Jim Sicard changed the location from D(1-8)9ccb to D(1-8)8ddd.

On 5/19/03, Jim changed the legal again, this time from D(1-8)8ddd to D(1-8)17aaa. The LAT/LONG listed on the change form was North 33 degrees, 21 minutes, 02 seconds, West 111 degrees, 32 minutes, 46 seconds.

Now, with your letter of 1/15/08, you wish to have the location changed from D(1-8)17aaa to D(1-8)9ccc. We have come full circle.

According to Basic Data's GWSI, they have well 55-615221 located at D(1-8)9ccc with the LAT/LONG being very close to Jim's 5/19/03 plot.

I will be happy to correct the legal description in WELLS 55 so that it reflects D(1-8)9ccc.

As for the other well you mentioned, well 55-588686 was part of a nasty compliance case that I conducted back in 2004. As the driller (Jerry White of Environmental Drilling & Pump Service) had gone out of business without filing the drillers report and the well owner had failed to file a pump report, the file had been cancelled. The inspection I conducted in November of 2004 found the well lacked a proper cement grout surface seal. Unfortunately, Arizona Preston Drilling had "deepened" the well (without a drill card) from the stated depth of 760-ft to a depth of 1100-ft. We ended up having Phil Kroff (the latest owner) file the missing reports along with a change of ownership. Looking back at this well, it was a mess. But as far as the location goes, I believe it is properly located at D(1-8)4aad. I based this on the fact that the well is located on Pinal County APN 104-10-029 which is located in the SE4 of the NE4 of the NE4 of Section 4, Township 1 South, Range 8 East, or D(1-8)4aad (see county assessor map found in imaged well file). Therefore, it needs to stay unless were talking about a different well.

Hope this helped.

2/27/2008

Janet Napolitano
Governor

Mark Winkelman
State Land
Commissioner

ARIZONA STATE LAND DEPARTMENT
1616 W. ADAMS
PHOENIX, AZ 85007
www.land.state.az.us



From: Kay McNeely
Real Estate, Engineering
Phone: 602.542.3681
Fax: 602.364.0406
kmcneely@land.az.gov

FACSIMILE COVER PAGE

Date: January 15, 2008
To: Mike Ball
Fax: 602-771-8691
Subject: Incorrect cadastrals in Wells-55

Number of pages, including cover: 3

Remarks:

Hi Mike,

I've attached the front page for source info, and the page where SGC describes the mislocated wells in paragraph 2. Looks like 55-615221 was listed incorrectly as D(1-8)17AAA, and should be corrected to D(1-8)9CCC. And 55-588686 was listed as D(1-8)4 when it should be D(1-9)4.

Looks like it could be verified in GWSI. (I wish the Basic Data guys would routinely notify you of these discrepancies, but that would require an attitude adjustment for one or two personnel.)

It was good to visit with you today. Take care,

Kay

DRAFT

9/10/07

HYDROGEOLOGIC INVESTIGATION

LOST DUTCHMAN HEIGHTS

Pinal County, Arizona

Prepared for:

Carter Burgess
101 N. 1st Avenue
Suite 3100
Phoenix, Arizona 85003-1902

Prepared by:

Southwest Ground-water Consultants, Inc.
3033 North 44th Street
Suite 120
Phoenix, Arizona 85018-7227

September 10, 2007



3.0 HYDROGEOLOGY

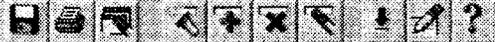
The geology and hydrogeology of the Project area and the region have been investigated by various individuals and agencies including, but not limited to, the Arizona Department of Water Resources (ADWR) (Hammett and Herther, 1995; Bota et al., 2004; and Rascona, 2005) and the U.S. Geological Survey (Laney et al., 1978a; Laney and Hahn, 1986). These investigators have discussed interpretations of depth to bedrock, the lithology and thickness of the alluvial units, aquifer characteristics of the alluvial units, basin structure, depth to ground water, and ground-water quality. Data were also obtained from the ADWR Basic Data Section, which keeps on file the well registry (Appendix A) and well driller's reports. Registered wells in the Project area have been plotted and are presented in Figure 2, and Well Driller Reports for wells deeper than 1,000 feet are included in Appendix A.

As indicated in Figure 2, three registered wells, apparently within Project boundaries, are mislocated. Well 55-615221 is located correctly on the map [D(1-8)9 CCC], though its registration indicates that it is located in another section [D(1-8)17 AAA]. The GWSI Site Report indicates that the site was field checked and is located within one geographic second of the given site report coordinates. Within this error, the well is correctly located within section 9. Previously, wells 55-528748 and 55-575934 were registered in section 5 of D (1-8), but both well registries have been updated to reflect their correct locations in section 5 of A (1-8). Well 55-588686 is erroneously registered in section 4 of D (1-8). Its correct location is section 4 of D (1-9). Supporting documentation for the locations of these four wells is presented at the end of Appendix A.

3.1 GEOLOGY

The regional geology of the Salt River Valley (SRV) basin consists of two deep, alluvial ground-water basins bound by bedrock ranges that consist primarily of granitic, metamorphic, and volcanic rocks (Corell and Corkhill, 1994). These basins lie within Arizona's Basin and Range Physiographic Province that formed from extensional tectonism between 8 and 15 million years ago (Laney and Hahn, 1986; Corell and Cokhill, 1994). The study area lies at the east end of the





Sites

cn: 1 lf: 0 lg: 2 os: 0 ow: 2 pm: 0 rm: 0 st: 1 wt: 2 mp: 0 wq: 0 fl: 0 td: 0

Well Site Id: 332102111324701 Local Id: D-01-08 09CCC Meridian: G Site Type: W

Reliability: C Topo Setting: V Source: USGS Quad Name: DESERT WELL

Map Scale: 24000 Latitude: 33 21 04.00 Longitude: 111 32 42.00 Accuracy: S

LAT/LONG Method: ADWR File Num 55: 615221 Altitude: 1565.00 Method: M Alt Accuracy: 5

USGS Basin: SRV Sub-Basin: ESR ADWR Basin: PHX State: AZ County: 21

Site Uses: U Water Uses: U Hole Depth: 750.00 Well Depth: 750.00

Depth Source: 0 Geo Unit: Create Date: 09021978 Complete?:

Updated: 09112002 Complete?:

Wellsite Site Id

Record: 1/1

<ESC> <DB6>



UPDATE

Site

Well Site Id: Local Id:

Well Completions

Completion Date: Complete? Drill Method: Finish: Source:
 Driller Name:

Bore Hole Completions

Hole Top: Hole Bottom: Hole Diameter:

Casing Completions

Casing Top	Casing Bottom	Casing Diameter	Material
<input type="text" value="0"/>	<input type="text" value="700"/>	<input type="text" value="12.00"/>	<input type="text" value="S"/>
<input type="text" value="700"/>	<input type="text" value="750"/>	<input type="text" value="10.00"/>	<input type="text" value="S"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Perforation Completions

Top	Bottom	Diameter	Material	Type	Length	Width
<input type="text" value="370"/>	<input type="text" value="700"/>	<input type="text" value="12.00"/>	<input type="text" value="S"/>	<input type="text" value="P"/>	<input type="text" value="3.00"/>	<input type="text" value=".18"/>
<input type="text" value="700"/>	<input type="text" value="750"/>	<input type="text" value="10.00"/>	<input type="text" value="S"/>	<input type="text" value="P"/>	<input type="text" value="3.00"/>	<input type="text" value=".18"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

perforation top in feet
Record: 3/3

<ESC> <DBG>



Sites

Well Site Id: 332102111324701

Local Id: D-01-08 09CCC

WELL OWNERS

Date	Complete?	Last Name	First	M I
09011967	D	PUMP CO	HANSON	
06141982		STATE LAND DEPT	ARIZONA	



Site

Well Site Id: 332102111324701

Local Id: D-01-08 09CCC

Well Water Levels

Measurement Date	Complete?	Depth To Water	Method	Remark	Source	Water Level Altitude
12171975		376.00			U	1169.00
09191977		391.10	S		U	1173.90

date of measurement

Record 3/3

<ESC> <DBG>



Arizona Department of Water Resources
 Groundwater Management Support Section
 P.O. Box 458 • Phoenix, Arizona 85001-0458
 (602) 417-2470 • (800) 352-8488
 www.water.az.gov

Request to Change Well Information

RECEIVED
 MAY 19 2003
 Information Management

WELL REGISTRATION NUMBER
55-615221

- ❖ Review instructions prior to completing form
- ❖ You must include with your Notice:
 - > check or money order for any required fee(s)
- ❖ Authority for fee: A.A.C. R12-15-151(B)(4)(a), A.R.S. § 45-113(B)

**** PLEASE PRINT CLEARLY ****

SECTION 1: REGISTRY INFORMATION	
Well Owner: FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL ARIZONA STATE LAND DEPT.	Location of Well: WELL LOCATION ADDRESS (IF ANY)
MAILING ADDRESS 1616 W. ADAMS	TOWNSHIP (NS) RANGE (EW) SECTION 160 ACRE 40 ACRE 10 ACRE 15 8 E 17 NE ¼ NE ¼ NE ¼
CITY / STATE / ZIP CODE PHOENIX, AZ 85007	LATITUDE LONGITUDE 33° 21' 02" N 111° 32' 46" W
CONTACT PERSON NAME AND TITLE JAMES W. SICARD WRS	COUNTY ASSESSOR'S PARCEL ID NUMBER BOOK MAP PARCEL
TELEPHONE NUMBER FAX 542-3500 542-3507	COUNTY WHERE WELL IS LOCATED PINAL

Type of Request (Check One)

Change of Well Drilling Contractor (Fill out Section 2) Change of Well Ownership (Fill out Section 3) Change of Well Information (location, use, etc.) (Fill out Section 4)

SECTION 2: REQUEST TO CHANGE WELL DRILLING CONTRACTOR (No Fee Required) **\$10 FEE**

- ♦ If drilling or abandoning a well, the Department must receive this request and issue authorization to the new drilling firm prior to the commencement of well drilling or abandonment.

Current Well Drilling Contractor		New Well Drilling Contractor	
FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL		FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL	
DWR LICENSE NUMBER	DWR LICENSE NUMBER	ROC LICENSE CATEGORY	
TELEPHONE NUMBER FAX	TELEPHONE NUMBER FAX		

SECTION 3: STATEMENT OF CHANGE OF WELL OWNERSHIP (No Fee Required) **\$10 FEE**

- ♦ If this change pertains to more than one well and the names are the same, only one \$10 fee is required.

Previous Well Owner		New Well Owner	
FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL		FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL	
MAILING ADDRESS		MAILING ADDRESS	
CITY / STATE / ZIP CODE		CITY / STATE / ZIP CODE	
CONTACT PERSON NAME AND TITLE		CONTACT PERSON NAME AND TITLE	
TELEPHONE NUMBER FAX	TELEPHONE NUMBER FAX	ANSWERED MAY 21 2003	

SECTION 4: CHANGE OF WELL INFORMATION (No Fee Required) **NO FEE**

NOTE: Applies only to wells that have already been drilled. For proposed wells, an amended Notice of Intent to Drill a Well must be filed.

EXPLAIN **PLEASE CHANGE LOCATION FROM D-1-8 8DDO TO D-1-8 17 AAA. Jim Sicard states well to be used for monitoring**

I HEREBY CERTIFY that the above statements are true to the best of my knowledge and belief.

TYPE OR PRINT NAME AND TITLE: **Mark Winkleman, State Land Commissioner** SIGNATURE OF WELL OWNER: *[Signature]* DATE: **5/15/03**

ANSWERED MAY 22 2003

Janet Napolitano
Governor

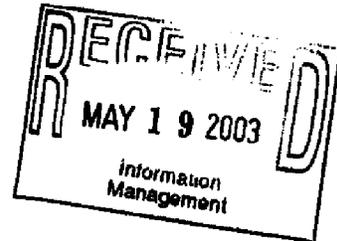
Mark Winkleman
State Land
Commissioner

Arizona
State Land Department



1616 West Adams Street Phoenix, AZ 85007 www.land.state.az.us

May 16, 2003



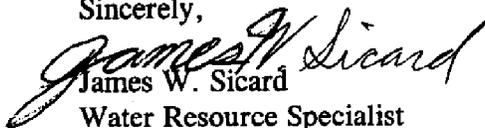
Arizona Department of Water Resources
Water Management Support Section
Attn: Creola Lasky, Records Management Unit Supervisor
500 North Third Street
Phoenix, AZ 85004

Dear Creola:

Enclosed is the "Request Form To Change Well Information" for ADWR well registration No. 55-615221. Recent field investigation has revealed that the location should be changed from the current legal: D1-8 8DDD, to D-1-8 17AAA.

If you have any questions, please call me at (602) 542-3500.

Sincerely,


James W. Sicard

Water Resource Specialist
Water Rights and Agriculture Management Section

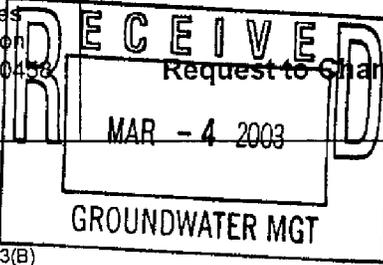
JWS: kr

Enclosure

cc: Southwest Ground-Water Consultants, Inc.
Superstition Mountains Community Facilities District No. 1
Mr. Keith Flake, lessee



Arizona Department of Water Resources
 Groundwater Management Support Section
 P.O. Box 458 • Phoenix, Arizona 85001-0458
 (602) 417-2470 • (800) 352-8488
 www.water.az.gov



Request to Change Well Information

- Review instructions prior to completing form
- You must include with your Notice:
 - check or money order for any required fee(s)
- Authority for fee: A.A.C. R12-15-151(B)(4)(a), A.R.S. § 45-113(B)

FILE NUMBER
WELL REGISTRATION NUMBER 55-615221

** PLEASE PRINT CLEARLY **

SECTION 1: REGISTRY INFORMATION						
Well Owner			Location of Well			
FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL ARIZONA STATE LAND DEPT.			WELL LOCATION ADDRESS (IF ANY)			
MAILING ADDRESS 1616 WEST ADAMS STREET			TOWNSHIP (N/S)	RANGE (E/W)	SECTION	160 ACRE
CITY / STATE / ZIP CODE PHOENIX, AZ 85007			LATITUDE		LONGITUDE	
CONTACT PERSON NAME AND TITLE JAMES W. SICARD WRS II			BOCK		MAP	PARCEL
TELEPHONE NUMBER 602-542-2672	FAX 602-542-3507		COUNTY WHERE WELL IS LOCATED			

Type of Request (CHECK ONE)		
<input type="checkbox"/> Change of Well Drilling Contractor (Fill out Section 2)	<input type="checkbox"/> Change of Well Ownership (Fill out Section 3)	<input checked="" type="checkbox"/> Change of Well Information (location, use, etc.) (Fill out Section 4)

SECTION 2: REQUEST TO CHANGE WELL DRILLING CONTRACTOR (\$10 Fee Required) \$10 FEE

- If drilling or abandoning a well, the Department must receive this request and issue authorization to the new drilling firm prior to the commencement of well drilling or abandonment.

Current Well Drilling Contractor		New Well Drilling Contractor	
FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL		FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL	
DWR LICENSE NUMBER		DWR LICENSE NUMBER	ROC LICENSE CATEGORY
TELEPHONE NUMBER	FAX	TELEPHONE NUMBER	FAX

SECTION 3: STATEMENT OF CHANGE OF WELL OWNERSHIP (\$10 Fee Required) \$10 FEE

- If this change pertains to more than one well and the names are the same, only one \$10 fee is required.

Previous Well Owner		New Well Owner	
FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL		FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL	
MAILING ADDRESS		MAILING ADDRESS	
CITY / STATE / ZIP CODE		CITY / STATE / ZIP CODE	
CONTACT PERSON NAME AND TITLE		CONTACT PERSON NAME AND TITLE	
TELEPHONE NUMBER	FAX	TELEPHONE NUMBER	FAX

SECTION 4: CHANGE OF WELL INFORMATION (No Fee Required) NO FEE

NOTE: Applies only to wells that have already been drilled. For proposed wells, an amended Notice of Intent to Drill a Well must be filed.

EXPLAIN
PLEASE CHANGE D-1-8 9CCB TO D-1-8 8DDD

I HEREBY CERTIFY that the above statements are true to the best of my knowledge and belief.

TYPE OR PRINT NAME AND TITLE Mark Winkleman, State Land Commissioner	SIGNATURE OF WELL OWNER 	DATE 2/26/03
---	-----------------------------	-----------------

OK

ARIZONA DEPARTMENT OF WATER RESOURCES
OPERATIONS DIVISION
15 SOUTH 15TH AVENUE
PHOENIX, ARIZONA 85007

CHANGE OF WELL INFORMATION

Well Registration No. 55- 615221 File No. D(1-8)17aaa
(location)

I/We request the following well information be changed: Please change the
well registration location from: NENENE Sec.17 T1S R8E
to: NWSWSW Sec.9 T1S R8E.

Date: 5/11/1990 Signature of Current Well Owner [Signature]
Commissioner - Arizona State Land Dept.
(DO NOT CUT THIS FORM IN HALF)

STATEMENT OF CHANGE OF WELL OWNERSHIP

I, _____, state that I am (no longer) the (new)
(please print)
owner of the well described below:

Township _____ Range _____ Section _____; _____ $\frac{1}{4}$ _____ $\frac{1}{4}$ _____ $\frac{1}{4}$

Well Registration No.55- _____ File No. _____
(location)

PRINT Previous Owner's Name

PRINT New Owner's Name

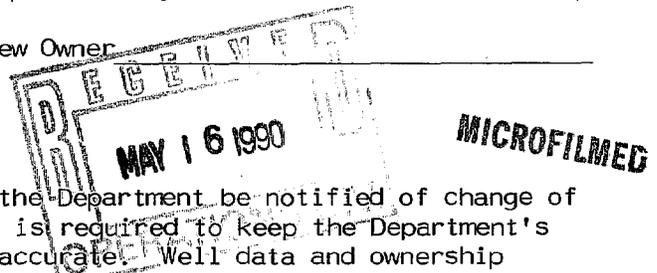
Address

Address

City _____ State _____ Zip _____

City _____ State _____ Zip _____

Dated: _____ Signature of New Owner _____



NOTE: A.R.S. §45-593.C. requires that the Department be notified of change of well ownership and that the well owner is required to keep the Department's Well Registration records current and accurate. Well data and ownership changes must be submitted within thirty (30) days after changes take place.

SAVE THIS FORM TO REPORT FUTURE CHANGES IN OWNERSHIP, CHANGES IN ADDRESS, OR CHANGE IN WELL DATA SUCH AS PUMP CAPACITY, CORRECTION OF LEGAL DESCRIPTION, CHANGE OF WELL DRILLER AND AMENDING INFORMATION PREVIOUSLY FILED.

ENTERED MAY 21 1990

P-W



~~Hugh E~~ NICHOLS #1 *State*
SE SE 17-1S-8E PINAL CO. 5-B

STATE LAND DEPARTMENT

STATE OF ARIZONA

Form O&G 56

Form Prescribed Under Oil and Gas Conservation Act of 1951

ABANDONMENT AND PLUGGING RECORD

(Within thirty days after the plugging of any well has been accomplished, the owner or operator thereof shall file this form with the Commissioner, setting forth in detail the method used in plugging the well.)

PLUGGING METHODS AND PROCEDURE-- The methods and procedure for plugging a well shall be as follows: (a) The bottom of the hole shall be filled to, or a bridge shall be placed at, the top of each producing formation open to the well bore, and in either event a cement plug not less than fifty (50) feet in length shall be placed immediately above each producing formation open to the well bore when ever possible.

- (b) A cement plug not less than fifty (50) feet in length shall be placed at approximately fifty (50) feet below all fresh-water-bearing strata.
- (c) A plug shall be placed at or near the surface of the ground in each hole.
- (d) The interval between plugs shall be filled with heavy-mud-laden fluid.
- (e) An uncased hole shall be plugged with heavy mud up to the base of the surface string, at which point a plug of not less than fifty (50) feet of cement shall be placed.

Operator Robison & Mason Drilling Co Field Wildcat
 Pool "
 County Pinal
 Address all correspondence concerning this form to: G. R. Mason
 Street: 1761 N. Country Club Dr. City Mesa State Ariz.
 Lease Name Hugh E. Nichols Well No. 1 Sec. 17 Twp. 1S Rge. 8E
 Date well was plugged May 7th, 1952

Was the well plugged according to regulations of the Commissioner? Yes
 Set out method used in plugging well and record of casing pulled: No Casing
pulled. Pumped Cement plug from 475 ft. to 525 ft. Top plug 25 ft. in Surface
pipe (35 ft. of 10 inch Surface pipe). Welded 3/8ths inch plate on top of Sur-
face pipe.

STATE OF ARIZONA. CA
 COUNTY OF Maricopa

G. R. Mason
 (Operator)

Before me, the undersigned authority, on this day personally appeared G. R. Mason, known to me to be the person whose name is subscribed to the above instrument, who being by me duly sworn on oath states that he is authorized to make this report and has knowledge of the facts stated herein and that said report is true and correct.

Subscribed and sworn to before me this the 9th day of May 1952

My commission expires: Nov. 20, 1955

G. A. Staugh
 Notary Public in and for Maricopa County
State of Arizona

85

STATE LAND DEPARTMENT
STATE OF ARIZONA

O&G 55

Form Prescribed Under Oil and Gas Conservation Act 1951

APPLICATION TO ABANDON, PLUG, DEEPEN and SIDETRACK OR PERFORATE
(After Well Has Once Been Completed)

INSTRUCTIONS: -- File in duplicate with Commissioner. One copy will be returned with approval or denial.

FIELD: _____
OPERATOR: Hugh E. Nichols ADDRESS R. R. 1 Higley, Arizona
LEASE: O & G 421 WELL NO. No. 1 COUNTY Pinal
SURVEY: T 1 S. R. 8 E. SECTION 17 DRILLING PERMIT NO. B 2
LOCATION: Center of S E 1/4 of S E 1/4 Sec. 17 T 1 S. R 8 E.

TYPE OF WELL: Dry TOTAL DEPTH 2836
(Oil, Gas or Dry Hole)

ALLOWABLE (If Assigned) _____
LAST PRODUCTION TEST: OIL _____ (Bbls.) WATER _____ (Bbls.)
GAS _____ (M.C.F.) DATE OF TEST _____

PRODUCING HORIZON _____ PRODUCING FROM: _____ TO _____

1. COMPLETE CASING RECORD: 35 ft. ~~surface pipe totally cemented in~~

2. FULL DETAILS OF PROPOSED PLAN OF WORK: _____

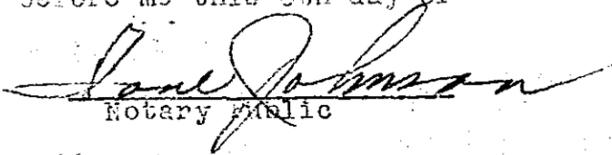
If the well is to be deepened to another zone other than that covered by permit, this form shall be accompanied by a certified lease plat as is prescribed on Form No. O & G 51.

If well is to be abandoned, does proposed work conform with requirements of SW Rule 26? _____. If not, outline procedure proposed above.

DATE COMMENCING OPERATIONS: 9-18-51
NAME OF PARTY DOING WORK: G. R. Mason ADDRESS: _____

CORRESPONDENCE SHOULD BE SENT TO: R. R. 1 Higley, Arizona Box 21

Subscribed and sworn to before me this 6th day of
May, 1952.


Notary Public

My commission expires
6/27/52

STATE LAND DEPARTMENT
STATE OF ARIZONA

O&G 55

Form Prescribed Under Oil and Gas Conservation Act 1951
APPLICATION TO ABANDON, PLUG, DEEPEN and SIDETRACK OR PERFORATE
(After Well Has Once Been Completed)

INSTRUCTIONS: -- File in duplicate with Commissioner. One copy will be returned with approval or denial.

FIELD: _____
OPERATOR: Hugh E. Nichols ADDRESS R. R. 1 Higley, Arizona
LEASE: OP# 421 WELL NO. No. 1 COUNTY Pinal
SURVEY: T 1 S. R. 8 E. SECTION 17 DRILLING PERMIT NO. B 6
LOCATION: Center of S E 1/4 of S E 1/4 Sec. 17 T 1 S. R 8 E.

TYPE OF WELL: Dry TOTAL DEPTH 2836
(Oil, Gas or Dry Hole)

ALLOWABLE (If Assigned) _____
LAST PRODUCTION TEST: OIL _____ (Bbls.) WATER _____ (Bbls.)
GAS _____ (M.C.F.) DATE OF TEST _____

PRODUCING HORIZON _____ PRODUCING FROM: _____ TO _____

1. COMPLETE CASING RECORD: 35 ft. surface pipe totally cemented in

2. FULL DETAILS OF PROPOSED PLAN OF WORK: _____

If the well is to be deepened to another zone other than that covered by permit, this form shall be accompanied by a certified lease plat as is prescribed on Form No. O & G 51.

If well is to be abandoned, does proposed work conform with requirements of SW Rule 26? _____. If not, outline procedure proposed above.

DATE COMMENCING OPERATIONS: 9-18-51
NAME OF PARTY DOING WORK: G. R. Mason ADDRESS: _____

CORRESPONDENCE SHOULD BE SENT TO: R. R. 1 Higley, Arizona Box 21

NAME: Hugh E. Nichols

TITLE: _____

ACTION OF COMMISSIONER

APPROVED: [Signature]
W.W. Lane, State Land Commissioner

DENIED: _____

BY: _____

(Approval subject to letter of May 7, 1952 which is made a part of this approval.)



45

September 11, 1951

The undersigned hereby agrees to furnish a bond as required by law, and in the amount as fixed by the State Land Commissioner. This bond to be furnished on demand of the State Land Commissioner.

The undersigned are as follows:

E. R. Robison

E. R. ROBISON

G. R. Mason

G. R. MASON

Hugh E. Nichols

HUGH E. NICHOLS

B 3

STATE LAND DEPARTMENT
STATE OF ARIZONA

Form O & G 51

Form Prescribed Under Oil and Gas Conservation Act of 1951

NOTICE OF INTENTION TO DRILL NEW WELL

This notice and surety bond must be filed and permit
must be granted before drilling begins

Phoenix Ariz., September 12, 1951.

State Land Commissioner

In compliance with Statewide Rule 3, notice is hereby given that it is our
intention to commence the work of drilling well No. One (1) Sec. Seventeen (17)

T. 1 South, R. 8 East, G&SR B. & hi., _____ Field,
Pinal County.

Legal description of lease SE $\frac{1}{4}$ of Sec. 17; SW $\frac{1}{4}$ of Sec. 16; NE $\frac{1}{4}$ of Sec. 20;
(Attach map or plat to scale) NW $\frac{1}{4}$ of Sec. 21.

Location of Well: 660 ft. West and 660 ft. North from SE corner of Sec. 17.
(Give exact footage from section corners or other legal

subdivision or streets)

Proposed drilling depth 2300 feet. Acres in drilling unit -640-. Has
surety bond been filed? Letter attached. Is location a regular or exception to spacing
rule? In center of 40 acre tract.

Elevation of ground above sea level 1535 feet. (estimated)

All depth measurements taken from top of (measurements taken from ground level)
(Derrick Floor, Rotary Table or Kelly

_____ which is _____ feet above ground.
bushing)

PROPOSED CASING PROGRAM

Size of Casing	Inches A.P.I.	Weight	Grade and Type	Top	Bottom	Cementing Depths
	<u>8-5/8"</u>					
	<u>7" OD</u>					
	<u>5-1/2" OD</u>					

Intended Zone or Zones of completion:
Name _____ Perforated Interval _____

AFFIDAVIT:

I G. R. Robison, being first duly sworn on oath, state
that I have knowledge of the facts and matter herein set forth and that the same are
true and correct.

ROBISON AND MASON DRILLING COMPANY, a corporation
Name: G. R. Robison Title President
Subscribed and sworn to before me this 12th day of September, 1951.

Barbara Gibson Notary Public, County of Maricopa State Arizona
Secretary

Permit No. 85
Act of Commissioner
Approved [Signature]
Date 9-12-51

My Commission Expires May 8, 1954

ARIZONA STATE LAND DEPARTMENT

Sundry Notices and Reports on Wells

Lease or Permit No. 04 #.421

- Notice of intention to drill.....
- Notice of intention to change plans.....
- Notice of date for test of water shut-off.....
- Report on result of test of water shut-off.....
- Notice of intention to re-drill or repair well.....
- Notice of intention to shoot.....
- Subsequent record of shooting.....
- Record of perforating casing.....
- Notice of intention to pull or otherwise alter casing.....
- Notice of intention to abandon well.....
- Subsequent report of abandonment.....
- Supplementary well history.....

(Indicate above by check mark nature of report, notice or other data)

9-10 1957

Following is a (Notice of intention to do work) on land under (permit) described as follows:

Hugh E. Nichols (Report of work done) (lease)
 Well No. One State 17 1 South 8 East
Section Township Range

The well is located 660 feet (N) of South line and 660 feet
 (W) of East line of

Section 17

The elevation of the derrick floor above sea level is Estimated 1535 feet

DETAILS OF PLAN OF WORK

(State names of an expected depth to objective sands; show sizes, weights, and lengths of proposed casings; indicate mudding jobs, cementing points, and all other proposed work.)

.....

Approved _____ Date _____

Company ROBISON AND MASON DRILLING CO.
 By E. R. Robison a corporation

J. R. Mason
 Title

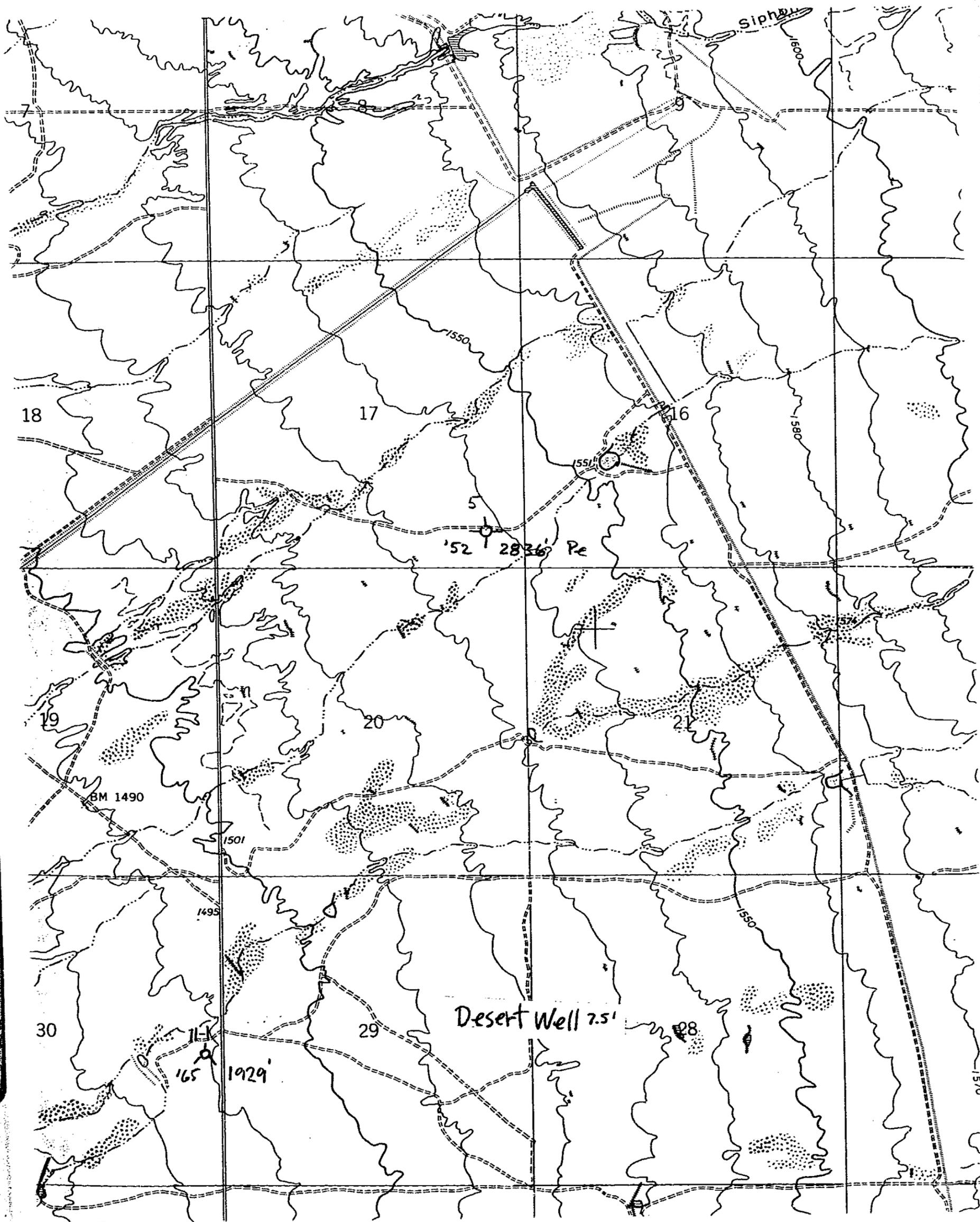
Address P. O. 1981, Phoenix, Arizona

Arizona State Land Department

Address _____

NOTE:—Reports on this form to be submitted in triplicate to the Commissioner for approval.

43 B5



May 7, 1952

Mr. Hugh E. Nichols
RR 1, Box 21
Higley, Arizona

Dear Mr. Nichols:

Your application to abandon, plug, deepen and sidetrack or perforate filed on Form O&G 55 is approved subject to the plugging of the well in accordance with the rules and regulations covering the conservation of oil and gas.

These laws provide that the hole shall be mudded to the point of a cement plug, which plug shall not be less than 50' in length and which shall be placed immediately below all fresh-water-bearing strata. The surface casing shall be left in the hole with a plate or cap welded to the top thereof, pending the determination as to whether the well can be developed as a water well for stock watering purposes.

Upon completion of this work, O&G form 56 - Abandonment and Plugging record, indicating the work done, should be filed in this office in accordance with the law.

We are inclosing herewith O&G 56 for your convenience.

Very truly yours,

James R. Burger,
Deputy State Land Commissioner

JRB:mb
Enclosures

02-021-05000

17-1a-8mE

5 UNITED STATES DEPARTMENT OF INTERIOR GEOLOGICAL SURVEY

ELECTRIC WELL LOG (SINGLE ELECTRODES)

DATE: Nov. 29, 1951

RECORDED BY: D. G. METZGER

STATE: ARIZONA COUNTY: PINAL

SECTION: Sec. 17 T. 1 S. 8 R.

OWNER:

WELL: HUGH E. NICHOLS #1

DRILLER: ROBINSON & MASON

ELEVATION: 1535'

LOG MEASURED FROM: TOP OF ROTARY TABLE

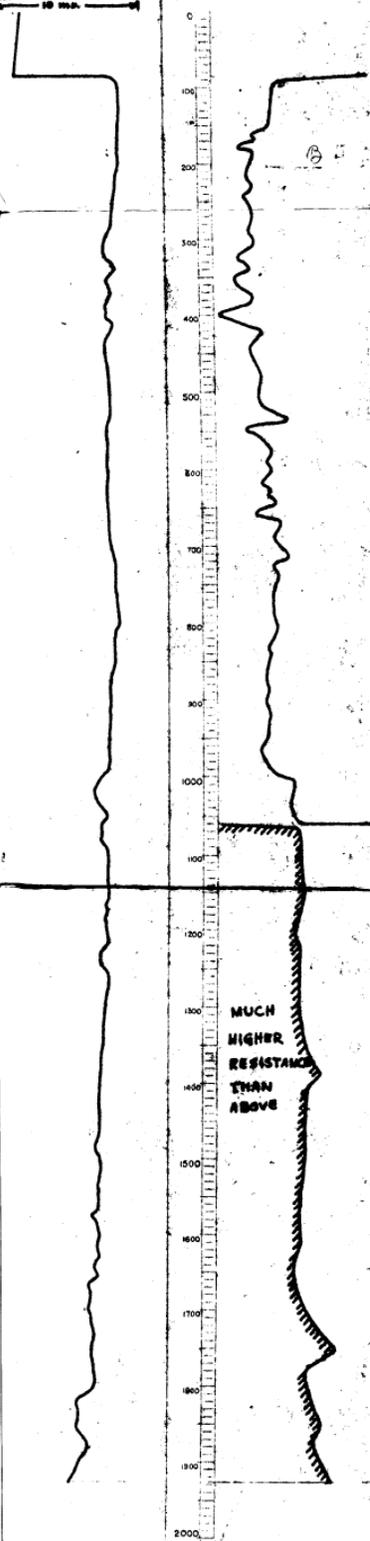
TOTAL DEPTH, ELECTRIC LOG: 1928'

TOTAL DEPTH, DRILLER: 1938'

WELL - UNKNOWN: AQUIFERS

SELF POTENTIAL

RESISTIVITY



APPENDIX H

HISTORICAL DOCUMENTS



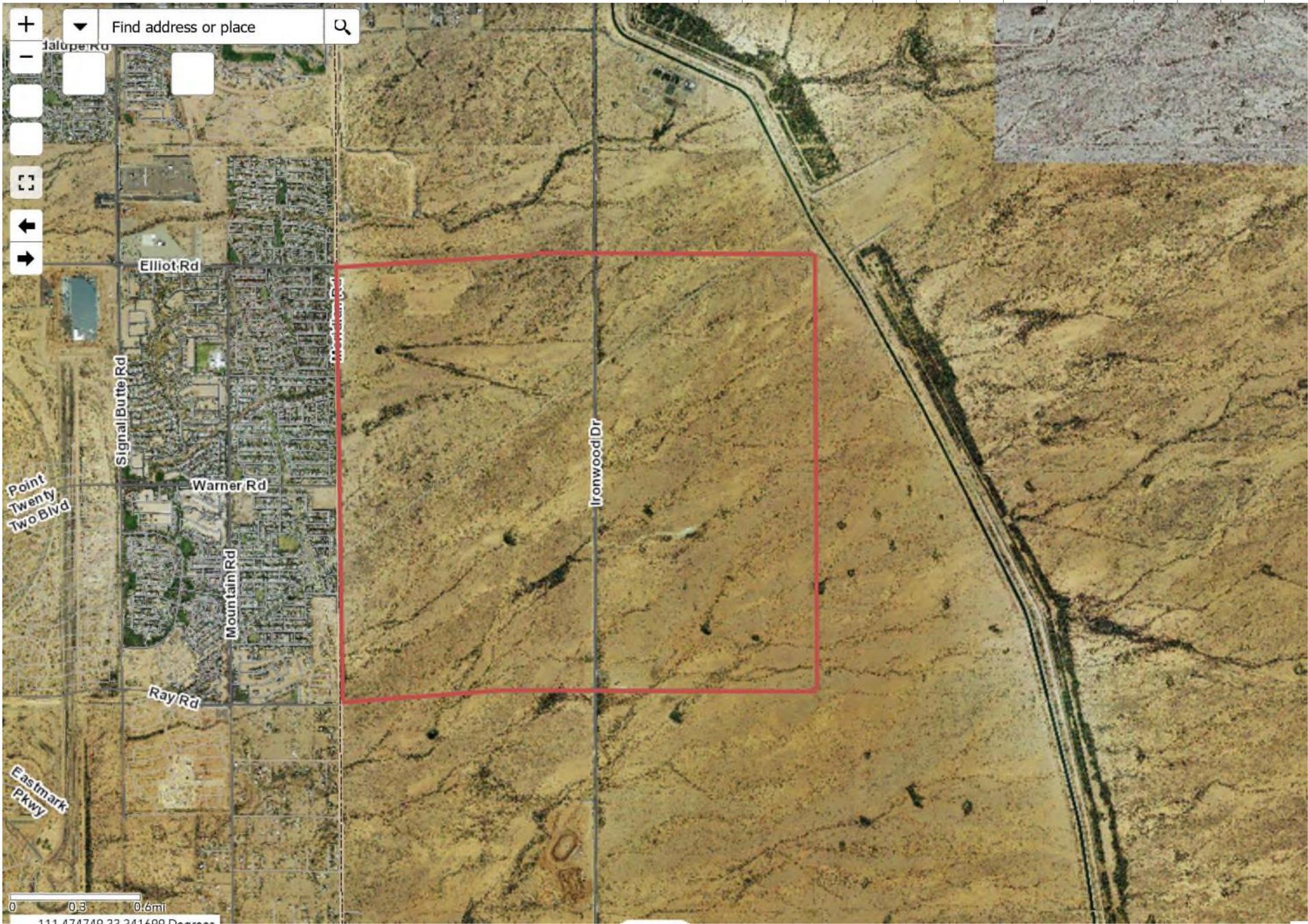
-111.474835 33.342417 Degrees

2011 Aerial Photograph



Historical Aerial Photography

GIS Portal



-111.474749 33.341699 Degrees

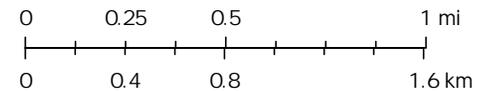
2000 Aerial Photograph Historical Aerial Photography



10/8/2019, 2:51:16 PM

-  Maricopa County Highway
-  Local
-  Arterial
-  Interstate Highway
-  State/US/Other Highway
-  Interchange/Ramp
-  Image
-  High : 255
-  Low : 0

1:36,112



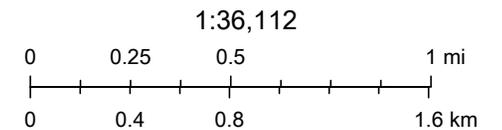
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

1953 Historical Aerial Photography



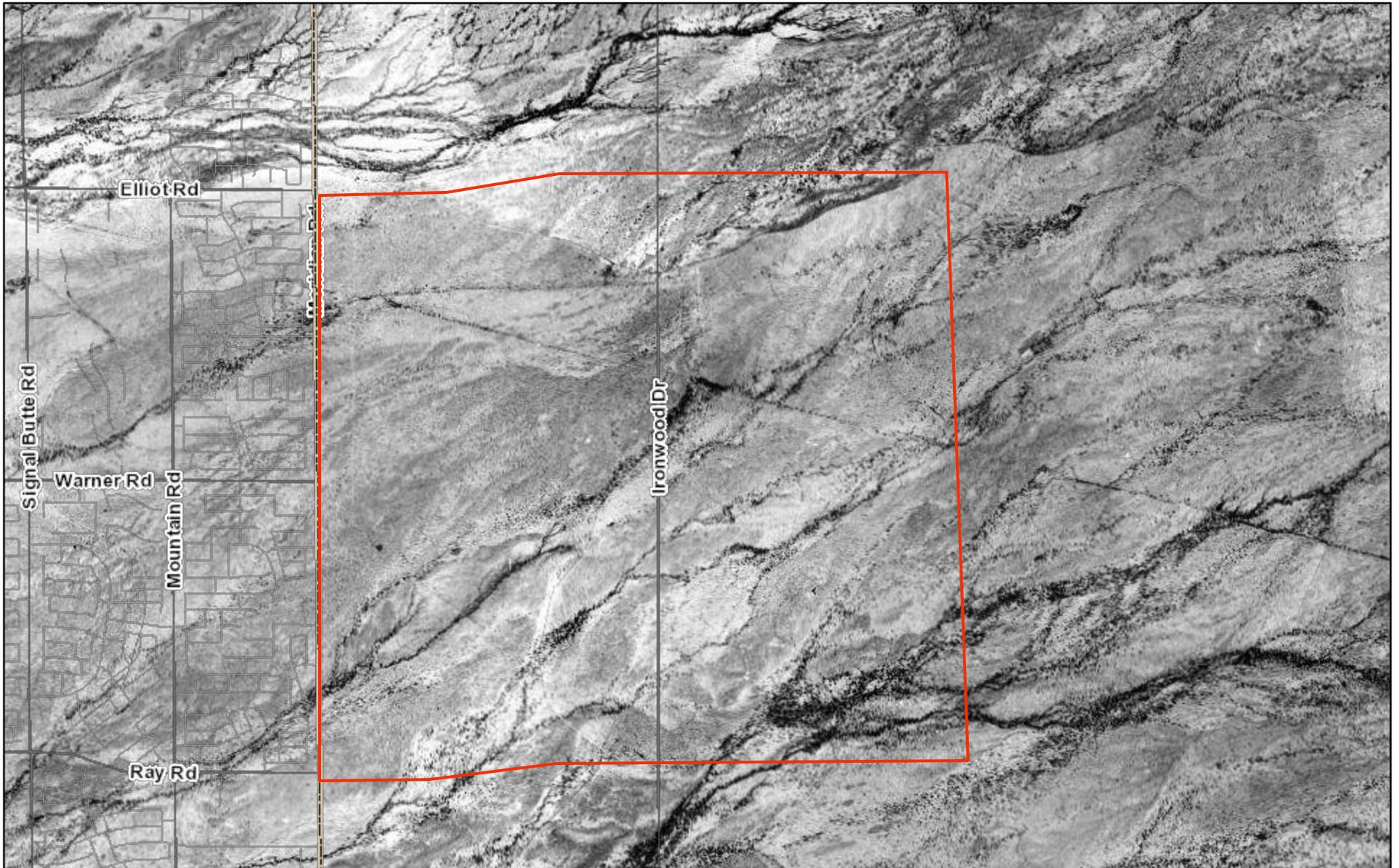
10/8/2019, 2:41:50 PM

- | | | |
|--|--|--|
|  Maricopa County Highway |  Interchange/Ramp |  |
|  Local |  Interstate Highway |  Low : 8 |
|  Arterial |  State/US/Other Highway |  High : 240 |



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

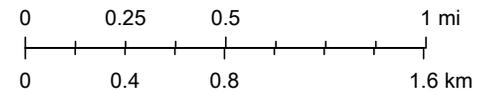
1937 Historical Aerial Photography



10/8/2019, 2:34:49 PM

- | | | |
|--|--|--|
|  Maricopa County Highway |  Interchange/Ramp |  |
|  Local |  Interstate Highway | Image |
|  Arterial |  State/US/Other Highway | High : 255 |
| | | Low : 0 |

1:36,112



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,



Historical Aerial Photography



Map interface showing an aerial view of a desert area. On the left, a road is labeled "Ironwood Dr". The map features a search bar at the top left with the text "Find address or place" and a search icon. Below the search bar are several control buttons: a plus sign for zoom in, a minus sign for zoom out, a square with a white center for pan, a square with four arrows for full screen, and left and right arrows for horizontal navigation. A scale bar at the bottom left shows 0, 100, and 200 feet. Below the scale bar, the coordinates "-111.556100 33.322907 Degrees" are displayed. A red horizontal line is drawn across the bottom of the map area.

2009 Cattle Pen



Historical Aerial Photography



Navigation controls including zoom in (+), zoom out (-), pan (arrows), and a search bar with the text "Find address or place" and a magnifying glass icon.



Historical Aerial Photography



Map navigation controls including zoom in (+), zoom out (-), home, full screen, and directional arrows.



0 100 200ft
-111.561166 33.322961 Degrees

1992 Cattle Pen Area

Legend

N Ironwood Rd

Google Earth

Image U.S. Geological Survey



700 ft



1953 Cattle Pen



Historical Aerial Photography



Map interface showing historical aerial photography of a cattle pen. The map is a grayscale aerial view with a grid overlay. A vertical line is labeled "Ironwood Dr".

Map controls on the left side:

- Zoom in (+)
- Zoom out (-)
- Home (house icon)
- Full screen (square with arrows)
- Previous view (left arrow)
- Next view (right arrow)

Search bar: Find address or place [Search icon]

Scale bar: 0 100 200ft

Coordinates: -111.556799 33.323123 Degrees

2018 Aviator Area

Legend



2015 Aviator Area



Historical Aerial Photography



Navigation and search controls:

- Zoom in (+) and zoom out (-) buttons
- Search bar: Find address or place
- Map navigation buttons: Home, Full Screen, Previous View, Next View

0 100 200ft
-111.550641 33.332495 Degrees

2009 Aviator Area



Historical Aerial Photography



0 100 200ft
-111.550329 33.332441 Degrees

2000 Aviator Area



Historical Aerial Photography



Navigation and search controls:

- Zoom in (+)
- Zoom out (-)
- Home (house icon)
- Full screen (square with arrows)
- Previous view (left arrow)
- Next view (right arrow)

Search bar: Find address or place [Search icon]

0 100 200ft
-111.549326 33.334001 Degrees

1992 Aviator Area

Legend

Google Earth

Image U.S. Geological Survey



700 ft

TOWNSHIP 01 SOUTH RANGE 08 EAST OF THE GILA & SALT RIVER MERIDIAN, ARIZONA

SECS	SUBDIVISION																Acres	Kind of Entry or Purpose	Serial Number or Order Number	Action Date	Remarks		
	NE 1/4				NW 1/4				SW 1/4				SE 1/4									Lots	Other Description
	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE							
	For orders affecting disposal or use of unidentified lands withdrawn for classification, minerals, water, and/or other public purposes, and Indian treaties, refer to Index to Miscellaneous Documents																						
																		ALL SECS 2, 16, 32, 36;		STATE GRANT	ACT OF CONGRESS	6/20/1910	TITLE TO STATE TO FIX ON APPROVAL OF SURVEY; SUBJECT TO PRIOR RIGHTS;
3		X																30N 1E;		EO WDL PW RESERVE	42 (AR-7)	1/3/1917	EO REV 49 (AR-9), 5/23/1927;
35									X	X	X	X							160.00	HE	PHX-031732	2/10/1917	REL 3/8/1917;
4																		ALL;	592.88				
5																		ALL;	593.04				
8																		ALL;	640.00				
9																		ALL;	640.00				
10																		ALL;	640.00				
13									X	X	X	X	X	X	X	X			320.00				
14																		ALL;	640.00				
15																		ALL;	640.00				
17																		ALL;	640.00				
20																		ALL;	640.00				
23																		ALL;	640.00				
24																		ALL;	640.00				
25																		ALL;	640.00				
26																		ALL;	640.00				
29																		ALL;	640.00				
34																		ALL;	640.00				
35	X	X	X	X	X	X	X	X					X	X	X	X		21S 18E;	480.00	SS PAYMENT OF BONDS	13	12/7/1917	
6																		ALL;	703.59				
7																		ALL;	755.84				
18																		ALL;	751.56				
19																		ALL;	747.40				
30																		ALL;	743.60	IL	1	1/29/1918	23S 27E;
35									X	X	X	X						23N 7W;	160.00	SS PAYMENT OF BONDS	14	2/28/1918	
31																	3, 4, 9, 10	8S 8E;	99.24	PATENT / INDIAN RESERVATION X	725312	1/2/1920	
3			X			X	X	X	X	X	X	X	X	X	X	X	1-4	16S 23E;	552.80	IL	27	2/14/1920	
1																		ALL;	593.60				
12																		ALL;	640.00	IL	28	2/19/1920	21S 24E;
21																		ALL;	640.00				

TOWNSHIP 01 SOUTH RANGE 08 EAST OF THE GILA & SALT RIVER MERIDIAN, ARIZONA

SECS	SUBDIVISION																Acres	Kind of Entry or Purpose	Serial Number or Order Number	Action Date	Remarks			
	NE 1/4				NW 1/4				SW 1/4				SE 1/4									Lots	Other Description	
	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE								
For orders affecting disposal or use of unidentified lands withdrawn for classification, minerals, water, and/or other public purposes, and Indian treaties, refer to Index to Miscellaneous Documents																								
22																		ALL;	640.00					
27																		ALL;	640.00					
28																		ALL;	640.00					
33																		ALL;	640.00	SS PAYMENT OF BONDS	22	3/3/1920	15S 16E;	
31	X	X	X	X									X	X	X	X	1, 2, 5-8, 11, 12	16S 21E;	640.00	IL	49	1/24/1922		
11																		ALL;	640.00					
13	X	X	X	X	X	X	X	X										17S 9E;	320.00	IL	64	10/25/1922		
1																		M&B; SUBDIV UNDEF;		R/W TRANSMISSION AND TELEPHONE LINE	PHX-058461	8/7/1925	PERPETUAL; 1N 8E;	
																		ALL SECS 2, 16, 32, 36;		STATE GRANT	ACT OF CONGRESS	1/25/1927	EXTENDS ACT OF 6/20/1910 TO MINERAL LANDS; SUBJECT TO PRIOR RIGHTS;	
3			X																	EO REV PW RESERVE 42 (AR-7), EO 1/3/1917	49 (AR-9)	5/23/1927	O REST 9/28/1927;	
3			X																	O REST PW RESERVE 42 (AR-7), EO 5/23/1927		9/28/1927	OPEN TO ENTRY;	
33																								
34																								
35																								
36																		M&B; SUBDIV UNDEF;		R/W TELEPHONE AND TELEGRAPH LINE	PHX-063603	3/8/1929	OTHER TPS: 1S 9E, 1S 10E, 2S 10E, 2S 11E, 1N 14E, 1N 15E; EXPIRED 3/7/1979;	
																		PART OF DEFICIT;	44.27	IL BASE	122	10/17/1934	18S 10E;	
																		DEFICIENCY;	2.37	IL BASE	212	1/17/1941	16N 20E;	
19																								
30																								
31																		M&B; SUBDIV UNDEF;		R/W TRANSMISSION LINE	PHX-086506	7/27/1951	PERPETUAL; 1N 5E; AMENDED; PROOF OF CONSTRUCTION 6/17/1952;	
3			X																40.00	PATENT / PX	1157564	2/28/1956		
3																			40.00	LEASE / OG	A-12354	10/16/1979	EFF 11/1/1979; TERM 11/1/1983; OG SIM OCT 1984;	
5																		M&B SW;	29.34					
6																		M&B;	70.83					
8																		M&B;	61.00					
9																		M&B SW;	6.04					
16																		M&B;	50.56					
21																		M&B E2;	41.87					
22																		M&B SW;	10.93					

TOWNSHIP 01 SOUTH RANGE 08 EAST OF THE GILA & SALT RIVER MERIDIAN, ARIZONA

SECs	SUBDIVISION																Acres	Kind of Entry or Purpose	Serial Number or Order Number	Action Date	Remarks		
	NE 1/4				NW 1/4				SW 1/4				SE 1/4									Lots	Other Description
	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE							
For orders affecting disposal or use of unidentified lands withdrawn for classification, minerals, water, and/or other public purposes, and Indian treaties, refer to Index to Miscellaneous Documents																							
27																		M&B W2;	46.81				
34																		M&B;	50.74	DEED TO US / REL	A-8168	10/1/1982	REF ACQ HI;
5																		PARCEL SG-2-8A;	29.34				
6																		PARCEL SG-2-8;	70.83				
8																		PARCEL SG-2-8B;	61.00				
9																		PARCEL SG-2-8C;	6.04				
16																		PARCEL SG-2-8D;	50.56				
21																		PARCEL SG-2-8E;	41.87				
22																		PARCEL SG-2-8F;	10.93				
27																		PARCEL SG-2-8G;	46.81				
34																		PARCEL SG-2-8H;	50.74	IL BASE	591	11/7/1986	(A-8168-E); 13N 20W;



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

Historical Title and Environmental Research

HISTORICAL TITLE REPORT

YOUR FILE NO: 1902-PHR

ALLANDS FILE NO: 2019-10-028T

Date of Report: October 16, 2019

Title Plant Date***: October 10, 2019

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

ALLANDS hereby reports a Historical Title Report to the land described below, subject to the items as shown in Schedule B. This is a historical title report ONLY and is neither a guarantee of title, a commitment to insure or a policy of title insurance. Allands is not responsible for errors in the available records. The total liability is limited to the fee paid for this report. This is a confidential, privileged and protected document for the use of GeoTek.

1. Title to the estate or interest covered by this report is vested in: THE STATE OF ARIZONA, BY AND THROUGH ITS STATE LAND DEPARTMENT
2. By virtue of that certain chain of title attached.
3. The land referred to in this report is located in Pinal County, Arizona, described as follows:

All of Sections 17, 18, 19, 20 and a portion of Section 30, all in Township 1 South, Range 8 East, Gila and Salt River Base and Meridian

SCHEDULE B

1. Grazing Lease No. 15592-L dated 12-27-1932 to John H. Dobson; number changed to G-351 on 4-18-1947; assigned to H. C. Dobson 1-5-1953; assigned to B. H. Randall on 10-14-1971; terminated 12-23-1981. (section 17)
2. Grazing Lease No. G-27 dated 8-12-1942 to W. A. Anderson; assigned to Velma Anderson Gibson on 19-18-1984; terminated 12-30-1989. (Sections 18 and 19)
3. Grazing Lease No. G-619 dated 4-19-1943 to Kenneth W. Houston; assigned to Robert Bowen and W. P. McDavid on 11-28-1952; assigned to Phoenix Title and Trust Company, an Arizona corporation, as Trustee on 9-22-1959 and further assigned to Robert Bowen on 1-13-1970; assigned to B. A. Randall on 3-28-1972 and terminated 12-30-1992. (Section 30)
4. Grazing Lease No. G-349 dated 4-18-1947 to Earl S. Dobson; assigned to B. A. Randall on 6-2-1971 and further assigned to Bert P. Randall 6-1-1981; assigned to Joe Auza and Carmen Auza on 9-6-1986; terminated 12-30-1992. (Section 20)
5. Grazing Lease No. G-26 dated 3-31-1950 to Margaret A. Anderson; terminated 12-31-1951. (Sections 18 and 19)
6. Oil Permit No. 13258 dated 4-15-1970 to E. R. Richardson; assigned to Santa Cruz Minerals, Inc., on 8-14-1970 and further assigned to Humble Oil and Refining Company on 10-1-1971; assigned to The Anschutz corporation on 5-8-1978 and terminated 7-2-1982. (all)
7. Grazing Lease No. G-80714 dated 12-5-1980 to Charles and Claudia Randall; terminated 12-30-1987. (section 17)

SCHEDULE B CONTINUES

SCHEDULE B CONTINUED

8. No VEMUR'S, DEUR'S; Environmental Liens, or activity and use limitations, if any, were found currently recorded against the property as searched at the subject county recorders office. ***

*** A.R.S. 49-152. This states that the Director of the Arizona Department of Environmental Quality shall allow property owners, who have voluntarily elected to remediate their property for nonresidential uses, to record in the applicable county recorders office a VEMUR limiting, by legal description, the area necessary to protect public health and the environment to nonresidential uses if contamination remains on the property at or above certain levels. In accordance with Arizona Administrative Code (A.A.C.) R18-7-201 et. Seq., a Declaration of Environmental Use Restriction (DEUR) is a voluntary notice to deed which restricts the use of a property to non-residential use. Effective July 18, 2000, the Declaration of Environmental Use Restriction (DEUR) replaced the Voluntary Environmental Mitigation Use Restriction (VEMUR) as a restrictive use covenant.

CHAIN OF TITLE

1. Conveyance from the United States of America to the state of Arizona by List No. 62, Serial No. 32843 and List No. 64, Serial No. 32845 dated 2-9-1917. (section 18)
2. Conveyance from the United States of America to the state of Arizona by List No. 62, Serial No. 32843 and List No. 65, Serial No. 32846 dated 2-9-1917. (Section 19)
3. Conveyance from the United States of America to the state of Arizona by List No. 62, Serial No. 32843 and List No. 66, Serial No. 32847 dated 2-9-1917. (Section 30)
4. Conveyance from the United States of America to the state of Arizona by List No. 760, Serial No. 032918 dated 2-12-1917. (sections 17 and 20)



First American

Commitment

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-973893-PHX1

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, ***First American Title Insurance Company***, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company’s only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company’s agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company’s agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-973893-PHX1

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National Commercial Services

Commitment No.: NCS-973893-PHX1

Property Address: , , AZ

Revision No.:

Issuing Office: 2425 E. Camelback Road, Suite 300, Phoenix, AZ 85016

Issuing Office File No.: NCS-973893-PHX1

Escrow Officer: Name:

Email:

Phone: (602)567-8100

Title Officer: Name: Ron B. Robertson

Email:

Phone: (602)567-8100

SCHEDULE A

1. Commitment Date: August 20, 2019, at 8:00 AM as to the records of the Pinal County Recorder and August 30, 2019 at 7:30 am as to the records of the Arizona State Land Department.
2. Policy to be issued:

(a) ALTA® 2006 Extended Owner's Policy
 Proposed Insured: To Be Determined
 Proposed Policy Amount: \$0.00

(b) ALTA® Policy
 Proposed Insured:
 Proposed Policy Amount: \$

(c) ALTA® Policy
 Proposed Insured:
 Proposed Policy Amount: \$

3. The estate or interest in the Land described or referred to in this Commitment is

Fee Simple

4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:

State of Arizona

5. The Land is described as follows:

See Exhibit "A" attached hereto and made a part hereof

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First American

Schedule BI & BII

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-973893-PHX1

Commitment No.: NCS-973893-PHX1

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Compliance with A.R.S. 11-480 relative to all documents to be recorded in connection herewith. See note at end of this section for details

NOTE: In connection with Arizona Revised Statutes 11-480, as of January 1, 1991, the County Recorder may not accept documents for recording that do not comply with the following:

- a. Print must be ten-point type or larger.
- b. A margin of two inches at the top of the first page for recording and return address information and margins of one-half inch along other borders of every page.
- c. Each instrument shall be no larger than 8-1/2 inches in width and 14 inches in length.

NOTE: In the event any Affidavit required pursuant to A.R.S. 33-422 relating to unincorporated land in an unincorporated area of a country has been, or will be, recorded pertaining to the Land, such as Affidavit is not reflected in this Commitment nor will it be shown in any policy to be issued in connection with this Commitment.

6. The real property is not assessed for taxes for the year 2018.
7. Approval by all parties to this transaction of the description used herein.

The provided description has been modified herein to reference the documents creating boundaries instead of survey recording information.

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8. First American Title reserves the right to make additional exceptions and/or requirements pursuant to a review of the legal description and the terms of the Patent to be issued as contemplated by this transaction.
9. Furnish an update of the search of the records of the Arizona State Land Department and disposition of matters disclosed thereby.
10. Furnish the names of parties to be insured herein and disposition of any matters disclosed thereby.
11. Furnish Plat of Survey of the subject property by a Registered Land Surveyor in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" which became effective February 23, 2016. Said Plat of survey shall include the required certification and, at a minimum, also have shown thereon Items 1, 8, 11, 16, 17, and 19 from Table A thereof. If zoning assurances are requested, Items 7(a), 7(b), 7(c) and 9 from Table A and information regarding the usage of the property must be included.

NOTE: If a Zoning Endorsement is requested, Items 7(a), 7(b) and 7(c) of Table A will also be required. If "parking" is to be added to the endorsement, the number and type of parking spaces must be shown on the survey. Property use information must also be provided to First American Title Insurance Company.

12. Furnish copies of any existing leases affecting the within described property and insertion of said leases in Schedule B of the Policy of Title Insurance.
13. Record Patent from the State of Arizona to buyer.
14. Such further requirements as may be necessary after completion of the above.
15. Return to title department for final recheck before recording.

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First American

Schedule BI & BII (Cont.)

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: NCS-973893-PHX1

Commitment No.: NCS-973893-PHX1

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession thereof.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
7. Any lien or right to a lien for services, labor or material not shown by the Public Records.

Exceptions above will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Homeowner's Policy, A.L.T.A. Expanded Coverage Residential Loan Policy and any short form versions thereof. However, the same or similar exception may be made in Schedule B of those policies in conformity with Schedule B, Part Two of this Commitment.

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8. Taxes for the full year of 2019.
(The first half is due October 1, 2019 and is delinquent November 1, 2019. The second half is due March 1, 2020 and is delinquent May 1, 2020.)
9. Any additional taxes which may become a lien by reason of the county assessor reassessing the within described premises for the year(s) 2019.
10. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
11. Right-of-Way No. [65-000034](#) granted by the Arizona State Land Department to United States of America for electric transmission line and having a term of perpetual duration.

Thereafter Contract and Grant of Easement recorded August 30, 1950 in [Docket 31, Page 436](#).

Affects Sections 19, 30 and 31

12. Resolution establishing county road recorded March 27, 1956 in [Docket 148, Page 513](#).

Sections 6, 7, 8, 17 through 20, 29 through 32
13. Right-of-Way No. [09-2341](#) granted by the Arizona State Land Department to Pinal County Board of Supervisors for highway and having a term of perpetual duration.

A copy of which recorded in [Docket 256, Page 16](#).

Thereafter Amendment dated February 26, 2008, a copy of which is attached to Pinal County Resolution 070908-SLD recorded July 11, 2008 as [2008-65670](#) of Official Records.

Thereafter Amendment dated July 21, 2014, a copy of which is attached to Resolution 08-2014_RD 14-014 of Pinal County recorded August 26, 2014 as [2014-49304](#) of Official Records.

Sections 30 and 31

14. The terms and provisions contained in the document entitled "Permanent Easement" recorded June 1, 1966 in [Docket 451, Page 64](#) and re-recorded December 19, 1966 in [Docket 479, Page 415](#).
15. Easements for flood control and rights incident thereto as disclosed by Resolution of the Pinal County Board of Supervisors, November 7, 1066, in [Book 472, Page 314](#).

Section 17

16. The terms and provisions contained in the document entitled "Permanent Easement" recorded November 7, 1966 in [Docket 472, Page 319](#).

Section 19

17. The terms and provisions contained in the document entitled "Agreement" recorded December 8, 1966 in [Docket 478, Page 94](#). By and between The Mountain States Telephone and Telegraph Company, a corporation and Flood Control District of Maricopa County

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Section 19

18. The terms and provisions contained in the document entitled "Agreement" recorded June 9, 1967 in [Docket 508, Page 171](#).

Affects Section 34

19. An easement for gas lines and incidental purposes in the document recorded in [Docket 524, Page 51](#).

Affects Section 19

20. The terms and provisions contained in the document entitled "Permanent Easement" recorded June 7, 1097 in [Docket 825, Page 288](#).

Affects Section 19

21. The terms and provisions contained in the document entitled "Permanent Easement" recorded June 7, 1976 in [Docket 825, Page 292](#).

22. Right-of-Way No. [05-000026](#) granted by the Arizona State Land Department to JP Cattle Co LLC for grazing and having a term which expires December 30, 2024.

Affects Section 19, 30, 31

23. Right-of-Way No. [05-349-00](#) granted by the Arizona State Land Department to Keith M. Flake, a married person for grazing and having a term which expires December 30, 2027.

Affects Sections 16, 17, 20, 21, 28, 29, 32, 33, 34

24. Right-of-Way No. [09-001371](#) granted by the Arizona State Land Department to Pinal County for highway and having a term of perpetual duration.

A copy of which recorded November 25, 1991, in [Docket 1091, Page 394](#).

(Affects all parcels)

25. Right-of-Way No. [09-002458](#) granted by the Arizona State Land Department to Pinal County Board of Supervisors for highway and having a term of perpetual duration.

A copy of which recorded in [Docket 265, Page 179](#).

Affects Section 19, 30

26. Right-of-Way No. [16-85304](#) granted by the Arizona State Land Department to County of Pinal for future bridge approach and having a term of indefinite duration.

A copy of which recorded June 2, 1983 in [Docket 1168, Page 584](#).

Affects Sections 27 and 34

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27. Right-of-Way No. [16-72453](#) granted by the Arizona State Land Department to Salt River Project Agricultural Improvement & Power District for overhead electric line and having a term of indefinite duration.

Affects Section 6

28. Right-of-Way No. [14-100070](#) granted by the Arizona State Land Department to Superstition Mountains Community Facilities for sanitary sewer, water line, electric line and non-exclusive access road and having a term of indefinite duration.

Affects Sections 6, 7 and 8

29. Special Land Use Permit No. [23-106799](#) granted by the Arizona State Land Department to ET Motorsports LLC for motorcross track and facilities and having a term which expires April 3, 2019.

Amendment dated August 3, 2010.

Said document is still showing as active. A copy of any extension is not yet available.

Also as set forth in Pinal County Arizona Special Use Permit Case No. SUP-021-01 recorded January 14, 2002 as [2002-001694](#) of Official Records and recorded February 14, 2002 as [2002-7538](#) of Official Records and Case No SUP-002-10 recorded December 8, 2010 as [2010-113585](#) of Official Records.

Affects Section 30

30. Right-of-Way No. [18-107826](#) granted by the Arizona State Land Department to ET Motorsports, L.L.C., for water distribution line and having a term which expires on April 3, 2019.

Said document is still showing as active. A copy of any extension is not yet available.

Affects Section 30

31. Right of Way for Houston Avenue as disclosed by Resolution recorded August 19, 2002 as [2002-44660](#) of Official Records.

Affects Section 6

32. The terms and provisions contained in the document entitled "Desert Wells Multi-Use Area Management & Partnership Team, as disclosed by Memorandum of Understanding [56-109245](#) by and between The Arizona State Land Department and Desert Wells Multi-Use Area Management & Partnership Team, as disclosed by a search of the records of the Arizona State Land Department.

33. All matters as set forth in Record of Survey Minor Land Division, recorded October 14, 2004 in [Book 11 of Record of Surveys, Page 218](#).

Affects Section 8

34. Right of way for Ironwood/Gantzel Road as disclosed by Resolution recorded November 16, 2004 as [2004-93152](#) of Official Records.

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Affects Sections 5, 6, 7, 8, 17 through 20, and 29 through 32

35. The terms and provisions contained in the document entitled "Land Use License as disclosed by Resolution No. 120606-LUL" recorded December 27, 2006 as [2006-175896](#) of Official Records.

Affects Section 8

36. Right-of-Way No. 14-110140 granted by the Arizona State Land Department to Salt River Project and Agricultural Improvement and Power District for overhead double circuit 500kV /120kv transmission lines and having a term which expires October 12, 2056.

A copy of which recorded April 19, 2007 as [2007-46938](#) of Official Records.

Affects Sections 7, 8, 16, 17, 21, 28, 34

37. Right-of-Way No. [16-111118](#) granted by the Arizona State Land Department to Desert Communities, Inc., a Nevada corporation for flood water collection and detention facilities and having a term of perpetual duration.

Thereafter Assigned to Flood Control District of Maricopa County dated February 20, 2007.

Thereafter Amendment dated August 23, 2011 and another Amendment dated August 23, 2011.

Affects Sections 7 and 18

38. Right-of-Way No. [16-111128](#) granted by the Arizona State Land Department to Desert Communities, Inc., a Nevada corporation for service road, and having a term of perpetual duration.

Thereafter Assigned to Flood Control District of Maricopa County dated February 20, 2007.

Affects Sections 32, 33 and 34

39. Special Land Use Permit No. [23-111460-05](#) granted by the Arizona State Land Department to Keith M. Flake, a married person, for livestock grazing and having a term which expires July 25, 2019.

Said document is still showing as active. A copy of any extension is not yet available.

Affects Section 8

40. Right-of-Way No. [18-108362](#) granted by the Arizona State Land Department to MediaCom Arizona, LLC, a Delaware limited liability company for fiber optics and having a term which expired on April 26, 2016.

Said document is still showing as active. A copy of any extension is not yet available.

Affects Sections 8, 17, 20, 29, 32

41. Right-of-Way No. [18-110900](#) granted by the Arizona State Land Department to Water Utilities Community Facilities District dba Apache Junction Water Company for water line and having a term which expires January 13, 2016.

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Said document is still showing as active. A copy of any extension is not yet available.

Affects Sections 8, 17, 20, 29 and 30

42. Right-of-Way No. [09-3681](#) granted by the Arizona State Land Department to Flood Control District of Maricopa County for flood control facilities and having a term of perpetual duration.

Thereafter Amendment to Right of Way dated October 11, 2011.

Affects Sections 8, 16, 17, 18, 19, 21, 34

43. Special Land Use Permit No. [23-101045-26](#) granted by the Arizona State Land Department to East Valley Aviators, Inc for radio-controlled aircraft park and having a term which expires October 11, 2022.

Affects Section 20

44. Right-of-Way No. [16-105661](#) granted by the Arizona State Land Department to Maricopa County for storm drain pipes and head walls and having a term of perpetual duration.

Affects Section 18

45. The terms and provisions contained in the document entitled "Pinal County Ordinance No. 121207-AQ1" recorded January 8, 2008, as [2008-1862](#) of Official Records.

(Affects all parcels)

46. Right-of-Way No. 16-110965 granted by the Arizona State Land Department to City of Mesa for underground water transmission lines and having a term of perpetual duration.

A copy of which recorded January 28, 2008 as [2008-7616](#) of Official Records.

Amendment dated January 19, 2012 recorded March 23, 2012 as [2012-23559](#) of Official Records.

Affects Sections 16, 17, 18

47. The terms and provisions contained in the document entitled "Land Use License for Fiber Optic Cable" recorded February 25, 2008 as [2008-17210](#) of Official Records.

Affects Section 8

48. Right of way for Guadalupe Road as disclosed by Resolution recorded April 14, 2008 as [2008-34605](#) of Official Records.

Affects Sections 6 and 7

49. Right of way for Delaware Drive as disclosed by Resolution recorded April 14, 2008 as [2008-34606](#) of Official Records.

Affects Section 6

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50. Right-of-Way No. 16-111760 granted by the Arizona State Land Department to Pinal County for public roadway and having a term of perpetual duration.

A copy of said right of way is attached to Pinal County Resolution Accepting a right of way recorded August 12, 2008 as [2008-76343](#) of Official Records.

Affects Sections 6 and 7

51. Right-of-Way No. [16-110357](#) granted by the Arizona State Land Department to Pinal County for public roadway and having a term of perpetual duration.

A copy of said right of way is attached to Pinal County Resolution Accepting a right of way recorded August 12, 2008 as [2008-76344](#) of Official Records.

Assigned to City of Apache Junction by assignment dated March 5, 2012.

Amendment dated November 1, 2016 recorded November 14, 2016 as [2016-76684](#) of Official Records and a copy of which is attached to Pinal County Resolution recorded November 7, 2016 as [2016-75097](#) of Official Records.

Amendment dated March 8, 2017 recorded March 20, 2017 as [2017-18728](#) of Official Records and a copy of which is attached to Pinal County Resolution recorded March 31, 2017 as [2017-22458](#) of Official Records.

Amendment dated June 6, 2018 recorded June 19, 2018 as [2018-45911](#) of Official Records.

52. Right-of-Way No. [18-118098](#) granted by the Arizona State Land Department to Maricopa County for drainage facilities and having a term which expires January 6, 2026.

Affects Section 19

53. Right-of-Way No. [23-118652-01](#) granted by the Arizona State Land Department to Rango Inc for apiary site and having a term which expires January 14, 2029.

Affects Sections 16 and 22

54. All matters as set forth in Record of Survey, recorded October 14, 2008 in [Book 23 of Surveys, Page 95](#).

Affects Section 8

55. All matters as set forth in Record of Survey, recorded June 30, 2010 as Record of Survey No. [2010-61925](#) of Official Records.

(Affects all parcels)

56. All matters as set forth in Quit Claim Deed from the Flood Control District of Maricopa County to the State of Arizona acting by and through the Arizona State Land Department, recorded July 27, 2011 as [2011-62136](#) of Official Records.

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(Affects all parcels)

57. Right-of-Way No. [16-119167](#) granted by the Arizona State Land Department to City of Apache Junction for public roadway and having a term of perpetual duration.

Affects Sections 6, 7, and 8

58. Right-of-Way No. [16-42304](#) granted by the Arizona State Land Department to Salt River Project Agricultural Improvement and Power District for transmission lines, steel towers and having a term of perpetual duration.

Thereafter Amendments to Right of Way dated December 19, 1989 and dated June 8, 1994.

Affects Sections 7 and 8

59. Right-of-Way No. [18-104730](#) granted by the Arizona State Land Department to CHI Construction Company for drainage ditch, wing dikes, and box culverts and having a term which expires October 7, 2019.

Affects Sections 7 and 18

60. All matters as set forth in Pinal County Resolution NO PZ-PA-006-11-B, recorded February 13, 2012 as [2012-11130](#) of Official Records.

61. Right-of-Way No. 18-106158 granted by the Arizona State Land Department to Salt River Project Agricultural Improvement and Power District for underground 12kV electric distribution line with aboveground appurtenances and having a term which expires February 7, 2021.

A copy of which recorded June 20, 2013, as [2013-51353](#) of Official Records.

Affects Section 6

62. Right-of-Way No. [14-108816](#) granted by the Arizona State Land Department to Arizona Water Company for water transmission line and having a term which expires February 9, 2056.

Affects Section 6

63. All matters as set forth in Record of Survey, recorded July 28, 2014 as Record of Survey [2014-43357](#) of Official Records.

Affects Section 6

64. The terms and provisions contained in the document entitled "Central Arizona Water Conservation District Central Arizona Project Land Use License" recorded June 1, 2015 as [2015-35563](#) of Official Records.

(Affects all parcels)

65. Right-of-Way No. 18-112028-00 granted by the Arizona State Land Department to Salt River Project for an underground 12kV electric distribution line and having a term which expires August 8, 2027.

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A copy of which recorded August 29, 2017 as [2017-62380](#) of Official Records.

Affects Sections 6 and 8

66. The effect of resolutions adopting State Route Plan for the Gateway Freeway and any Amendments thereto for the purpose of controlling access and acquiring lands in advance for rights-of-way, recorded as [2018-7536](#) of Official Records.

And recorded March 25, 2019 as [2019-20550](#) of Official Records.

And recorded July 24, 2019 as [2019-59645](#) of Official Records.

67. All matters as set forth in Apache Junction Lot Combination Record of Survey Map LCM-3-18,, recorded November 7, 2018 as Record of Survey No. [2018-83654](#) of Official Records

Affects Section 8

68. All matters as set forth in Pinal County Resolution for the Acquisition and Operation of Pinal Drive, recorded January 9, 2019 as [2019-1856](#) of Official Records.

Affects Section 6

69. All matters as set forth in Record of Survey for the Central Arizona Project, recorded May 22, 2019 as Record of Survey No. [2019-39708](#) of Official Records.

70. The terms and provisions contained in the document entitled "Pre-Annexation Development Agreement" recorded May 30, 2019 as [2019-42122](#) of Official Records.

(Affects all parcels)

71. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

72. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.

73. The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property.

NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement(s) set forth herein.

74. Water rights, claims or title to water, whether or not shown by the public records.

(Affects all parcels)

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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-973893-PHX1

File No.: NCS-973893-PHX1

The Land referred to herein below is situated in the County of Pinal, State of Arizona, and is described as follows:

THOSE PORTIONS OF SECTIONS 6, 7, 8, 16, 17, 18, 19, 20, 21, 27, 28, 29, 30, 31, 32, 33 & 34 TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 6:

THAT PORTION OF GLO LOTS 2 & 3 LYING SOUTH AND WEST OF THE WEST RIGHT OF WAY LINE OF THE CAP CANAL, AS SET FORTH IN DEED OF RELINQUISHMENT RECORDED IN [DOCKET 1175, PAGE 123](#);

GLO LOTS 4, 5, 6, 7 & 8;

AND

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 LYING SOUTH AND WEST OF THE WEST RIGHT OF WAY LINE OF THE CAP CANAL AS SET FORTH IN DEED OF RELINQUISHMENT RECORDED IN [DOCKET 1175, PAGE 123](#);

AND

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 LYING SOUTH AND WEST OF THE WEST RIGHT OF WAY LINE OF THE CAP CANAL AS SET FORTH IN DEED OF RELINQUISHMENT RECORDED IN [DOCKET 1175, PAGE 123](#);

AND

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6;

SECTION 7:

ALL OF SECTION 7;

SECTION 8:

THAT PORTION OF THE NORTHWEST QUARTER OF SAID SECTION 8 LYING SOUTH AND WEST OF THE WEST RIGHT OF WAY LINE OF THE CAP CANAL AS SET FORTH IN DEED OF RELINQUISHMENT RECORDED IN [DOCKET 1175, PAGE 123](#);

AND

THE SOUTHWEST QUARTER OF SAID SECTION 8;

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AND

THAT PORTION OF THE NORTHEAST QUARTER OF SAID SECTION 8 LYING SOUTH AND WEST OF THE WEST RIGHT OF WAY LINE OF THE CAP CANAL AS SET FORTH IN DEED OF RELINQUISHMENT RECORDED IN [DOCKET 1175, PAGE 123](#);

AND

THE SOUTHEAST QUARTER OF SAID SECTION 8 FALLING SOUTH AND WEST OF THE WEST RIGHT OF WAY LINE OF THE CAP CANAL AS SET FORTH IN DEED OF RELINQUISHMENT RECORDED IN [DOCKET 1175, PAGE 123](#);

EXCEPT FROM ALL OF SECTION 8 THOSE PORTIONS LYING WITHIN PATENT RECORDED IN [DOCKET 2078, PAGE 268](#) AND IN PATENT ATTACHED TO RESOLUTION RECORDED IN [2010-97947](#) OF OFFICIAL RECORDS, AND IN PATENT RECORDED IN [2013-13844](#) OF OFFICIAL RECORDS AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED IN [2018-80740](#) OF OFFICIAL RECORDS;

SECTION 16:

THAT PORTION OF THE WEST HALF OF SECTION 16 LYING SOUTH AND WEST OF THE WEST RIGHT OF WAY LINE OF THE CAP CANAL AS SET FORTH IN DEED OF RELINQUISHMENT RECORDED IN [DOCKET 1175, PAGE 123](#);

AND

THAT PORTION OF THE EAST HALF OF SECTION 16 LYING SOUTH AND WEST OF THE WEST RIGHT OF WAY LINE OF THE CAP CANAL AS SET FORTH IN DEED OF RELINQUISHMENT RECORDED IN [DOCKET 1175, PAGE 123](#);

SECTION 17:

ALL OF SECTION 17;

SECTION 18:

ALL OF SECTION 18;

SECTION 19:

ALL OF SECTION 19;

SECTION 20:

ALL OF SECTION 20;

SECTION 21:

THE WEST HALF OF 21;

AND

THAT PORTION OF THE EAST HALF OF SECTION 21 LYING SOUTH AND WEST OF THE WEST RIGHT OF WAY LINE OF THE CAP CANAL AS SET FORTH IN DEED OF RELINQUISHMENT RECORDED IN [DOCKET 1175, PAGE 123](#);

SECTION 28:

ALL OF SECTION 28;

SECTION 29:

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ALL OF SECTION 29;

SECTION 30:

ALL OF SECTION 30;

SECTION 31:

GLO LOTS 1, 2, 5 & 6 OF SECTION 31;

AND

THE NORTHEAST QUARTER OF SAID SECTION 31;

SECTION 32:

THE NORTH HALF OF SECTION 32;

SECTION 33:

THE NORTH HALF OF SECTION 33;

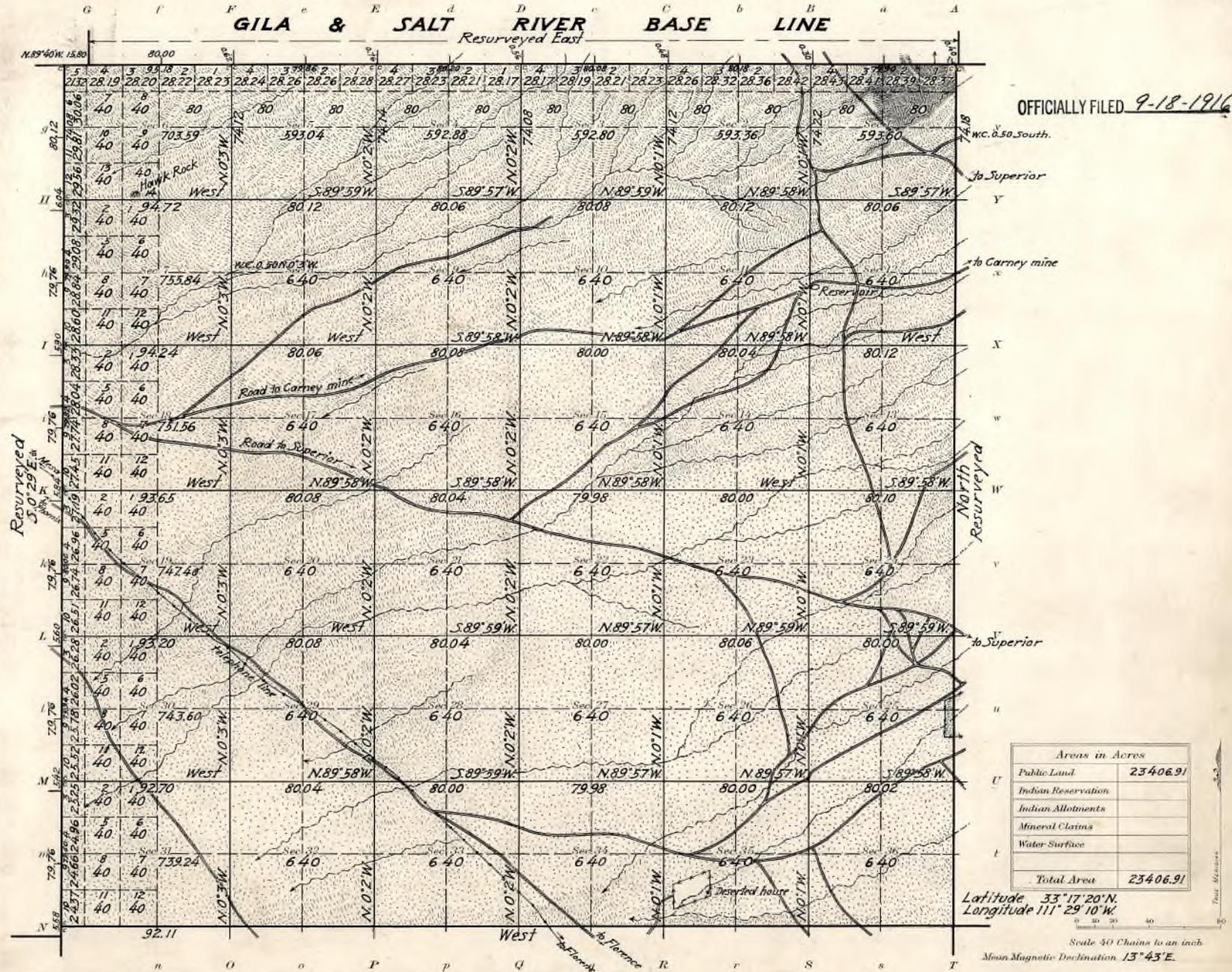
SECTION 34:

THAT PORTION OF THE WEST HALF OF SAID SECTION 34 LYING SOUTH AND WEST OF THE WEST RIGHT OF WAY LINE OF THE CAP CANAL AS SET FORTH IN DEED OF RELINQUISHMENT RECORDED IN [DOCKET 1175, PAGE 123](#).

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OFFICIALLY FILED 9-18-1916

Areas in Acres	
Public Land	23406.91
Indian Reservation	
Indian Allotments	
Mineral Claims	
Water Surface	
Total Acre	23406.91

Latitude 33° 17' 20" N.
Longitude 111° 29' 10" W.
Scale 40 Chains to an inch
Mean Magnetic Declination 13° 43' E.

Surveys Designated	By Whom Surveyed	Group	Amount of Surveys			When Surveyed	
			No.	Mts.	chs.	lks.	Beque.
Subdivisions G. & S.R. Base Line Resur. East Bay South Bay Resur. West Bay	Stahny E. Blout, U.S.S.	31	Oct. 24, 1913.	Complete			June 27, 1914, July 14, 1914, May 26, June 25, June 26, 1914, June 26, 1914, 3, . . . 4, . . . July, 1911.
	Fred W. Rodolf, U.S.S.	12	July 8, 1911.				

The above map of Township No. 1 South Range No. 8 East of the Gila & Salt River Meridian, Arizona is strictly conformable to the field notes of the survey thereof on file in this office, which have been examined and approved.

U.S. Surveyor General's Office.
Phoenix, Ariz., Oct. 21, 1915.

Frank Longalle
Surveyor General.

APPENDIX I

ENVIRONMENTAL PROFESSIONAL RESUME



CHET L. PEARSON, P.E.

PRINCIPAL/SENIOR ENGINEER

EDUCATION:

MSE, Civil Engineering,
Geotechnical Engineering
Arizona State University

BSE, Civil Engineering
Arizona State University

REGISTRATIONS:

- Professional Engineer,
Civil and Environmental,
Arizona, 1986/1999
- Professional Engineer,
Civil, New Mexico, 1992
- Professional Engineer,
Civil, Nevada, 1992
- Professional Engineer,
Civil, Colorado, 1996
- Professional Engineer,
Civil, Utah, 1998
- Former Board Member of
Arizona State Board of
Technical Registration
- 40-Hour Health & Safety
Training, OSHA
8-Hour Refresher
Training, OSHA

YEARS OF EXPERIENCE:

36

PERSONAL EXPERIENCE:

Mr. Pearson is a registered professional engineer with more than 36 years of experience on a wide variety of environmental engineering and consulting projects. His experience includes Phase I, II, and III Environmental Site Assessments (ESAs); environmental compliance audits; asbestos/lead-based paint surveys; indoor air quality studies; underground storage tank (UST) corrective actions; drywell assessments; environmental compliance plans; permitting; soil and groundwater investigations; soil-gas surveys; feasibility studies; developing remedial plans and specifications; pilot testing; design and installation of remediation systems; operation and maintenance of soil and groundwater remediation systems; risk assessments; technical report preparation; correspondence with involved attorneys and regulatory agencies; and he has expert witness experience.

Mr. Pearson has completed over 2,000 Phase I and II ESAs throughout Arizona and the Western US. He has assessed a wide range of properties from a small bus stop right-of-way take to miles of land for flood control channels to thousands of acres of land for future master-planned communities. He has also assessed a wide range of facilities including residential subdivisions, finished lots, retail centers, shopping centers with dry cleaners, service stations, office buildings, high-rise multi-use retail and office buildings, manufacturing facilities, industrial plants, semiconductor facilities, power generating stations, multi-tenant industrial buildings, automotive dealerships, automotive repair facilities, equipment repair and rental yards, service stations, fuel distribution facilities, junkyards, landfills, shooting ranges, plating facilities, mining sites, and Superfund facilities. He has also conducted numerous remedial investigations and site characterizations, feasibility studies, emergency response actions, risk assessments, soil remediation, and groundwater remediation project. He has assisted many clients with obtaining closure from regulatory agencies on a wide variety of matters.

RELEVANT PROJECT EXPERIENCE INCLUDES:

Phase I and II ESAs/Remediation, Verrado Master Planned Community - Buckeye, Arizona: Project Principal for a Phase I and II ESA on an 8,000-acre Site formerly used for testing and maintaining heavy earth moving equipment. The Property included vehicle/equipment maintenance area, numerous borrow and material processing areas, UST areas, wash racks, septic systems, groundwater wells, seepage pits, landfill areas, and asbestos-containing materials. Directed an extensive Phase II ESA. Developed cost estimates for the excavation and off-site disposal of landfill materials, abatement of ACMs, and the remediation of impacted soils. Directed extensive remedial excavation and off-site disposal of contaminated soils, blasting materials, and landfill materials and remediation of petroleum-impacted soils by bioventing. Obtained aquifer protection permit (APP) closure on the septic system. Conducted numerous Phase I ESAs as parcels were sold to various home builders and for City right-of-way takes.

Phase I and II Environmental Site Assessment (ESA), CityScape Development – Phoenix, Arizona: Principal on a large-scale development in downtown Phoenix. Services included reviewing all the previous environmental reports prepared by others and conducting Phase I and II ESAs on various parts of the three city-block project. The previous development dated back to the 1880s. Oversaw the archaeological survey of one block prior to start of construction. Observed and monitored the excavation for the below-grade parking structure to evaluate found items. Directed the characterization and remediation of a former heating oil tank, oil-impacted soils, asbestos-containing materials (ACMs), and solid waste materials. Conducted multiple Phase I ESAs on different portions of the project over several years.

Phase I and II ESA on Landfill, Riverview Business Park – Phoenix, Arizona. Project Principal for a Phase I and II ESA on about 25 acres of vacant land previously excavated for sand and gravel and filled with a variety of landfill materials. Reviewed existing Phase I and II ESAs, and reviewed City of Phoenix and ADEQ files on the Property. Conducted methane gas monitoring and groundwater sampling in existing wells. Evaluated methane gas, and soil and groundwater contamination issues. Prepared comprehensive Phase I and II ESA report used to obtain Brownfields funding. Conducted Geotechnical Evaluation on the Property for future development. Assisted client with evaluating methane issues, and developed landfill gas mitigation system for future building. Conducting methane monitoring of the Site to evaluate the landfill gas mitigation systems.

Phase I and II ESAs, Asbestos Survey, and Remediation Oversight, Outfall Channel Project - Goodyear, Arizona: Project Principal for Phase I ESA of a planned 5-mile long outfall channel. The channel alignment crossed farm fields, farm complexes, residential properties, and some commercial sites. Recommended and conducted Phase II ESA services in several areas including a former crop duster landing strip and at a petroleum pipeline release area. Conducted an Asbestos Survey for identifying ACMs and demolition of a house. Provided remediation oversight services during remedial efforts on pesticide-impacted soils at a former crop-dusting strip.

Phase II ESA/Tire Shop/Former Service Station - Tucson, Arizona. Project Manager for a comprehensive Phase II ESA on a former service station. Worked with current owner/tenant to access the building and yard. The locations of the previous USTs were not identified by the Phase I ESA. Conducted site investigation to find former UST area and evaluate the former UST system. Directed assessment of floor drains, hydraulic lifts, oil-water separator, and current used oil aboveground storage tanks (ASTs). Completed the Site Characterization for a future land transaction.

Phase I ESAs on Multiple Parcels of Developed Land - Tempe, Arizona. Project Principal for three Phase I ESAs on 40 parcels of developed land planned for future re-development. The parcels included a brick yard with a previous underground storage tank (UST) system, an automotive repair shop, numerous commercial and residential buildings, trailer/mobile home parks, apartments, stores, motels, and residences. Reviewed previous Phase I ESAs and geotechnical reports. The previous Phase I ESAs missed several potential issues that were further assessed. Directed a Phase II ESA on the previous UST area. Assisted with Limited Asbestos Surveys on representative buildings and abatement cost estimates.

Phase I ESA, Arizona Department of Transportation (ADOT) Yard - Benson, Arizona: ADOT leased land for a yard from Freeport-McMoRan Corporation (FMC), and ADOT was planning to vacate the Property. The lease required a Phase I ESA by a qualified and approved firm and individual. ADOT selected Mr. Pearson, and FMC approved him to conduct the assessment. The Property was located in the Lowell District of Bisbee founded in 1880, and the Lavender Pit Mine was located less than one-half mile away. The historical mining usages were researched at several different local sources, and interviews were conducted with various current and former FMC employees. The Property had been covered with mine waste materials, and FMC had been in the process of remediating the mine wastes on adjacent sites. A historic smelter was located about 2 miles from the Property. Reviewed ADEQ and EPA records on historic dust emissions and heavy metals concentrations. Documented current and historic activities on the Property and vicinity to the satisfaction of ADOT and FMC.

Phase I and II ESA, Master-Planned Community - Peoria, Arizona. Project Principal for Phase I and II ESA on a 1,086-acre community. The Property was predominantly vacant desert land, but we identified two mining areas and a livestock area missed by previous Phase I ESAs. Reviewed various mine records from public and private sources. Conducted Phase II ESA sampling and testing on mine waste materials and natural soils at the Property due to elevated heavy metal concentrations. Ten vertical mine shafts and underground mine workings were identified on and adjacent to the Property, and these areas were assessed from a geotechnical perspective for future residential development. Developed cost estimates to further assess and remediate the identified issues. Retained to remediate mine safety violations identified by the State. Assisted client with resolving a Notice of Violation (NOV) for mine safety issues associated with the mine shafts.

Phase I and II ESAs, Grant Road Widening Project, City of Tucson - Tucson, Arizona. Project Manager / Environmental Professional for 27 Phase I ESAs along Grant Road. Assessed various Properties including residential houses, commercial buildings, a car wash, medical and dental offices, and strips of additional right-of-way along various commercial facilities including service stations. Evaluated current and historical site features and usages. Identified several recognized environmental conditions requiring additional assessment. Directed several Phase II ESAs to evaluate a variety of issues at several commercial Properties. The Phase II ESA work included geophysical surveys, soil and soil gas sampling and testing, evaluation of the data, and preparation of technical reports.

Phase I and II ESAs on Master-Planned Community - Avondale, Arizona. Project Principal for a Phase I ESA on an 1,100-acre master planned community developed with a ranch and numerous previously developed areas. Identified several environmental concerns including previous silage pits, trash pits, and developed areas. Conducted Phase II ESA on the suspect areas. Identified some potential development issues requiring future remedial actions prior to development. Conducted updated Phase I ESA for subdivision platting. Conducted Phase I ESA on a new school site along with a School pesticide and herbicide screening.

Phase I, II, and III ESAs and Remediation, Marley Park Development - Surprise, Arizona:

Project Principal for a Phase I ESA and the investigation and remediation of a 960-acre agricultural property to be residentially developed with Marley Park. The property included a former farm worker housing area, a former equipment maintenance area, buried transformers with PCBs, irrigation wells, and crop land. Directed the investigation, remediation, and closure of several former USTs located within maintenance complex. Delineated and remediated the impacted soils within the maintenance complex. Toxaphene was detected in numerous samples from the farm fields. Conducted extensive Phase II ESA including thousands of soil samples under ADEQ's Voluntary Remediation Program (VRP). Prepared a site characterization report, remedial work plan, and Quality Assurance Project Plan for ADEQ's approval. Oversaw remediation of toxaphene containing soils, and obtained a No Further Action letter from ADEQ's VRP. Conducted multiple Phase I ESAs on portions of the development as parcels and lots were sold to various entities. Assisted with annual reporting on DUERs for commercial areas. Assessed school properties for pesticides, and oversaw remedial actions to allow for new school development. Directed remediation venting of a former underground fuel tank release with contaminant concentrations above current soil remediation levels.

Phase I ESAs, Several Mining Properties – near Jerome and Clarkdale, Arizona:

Project Principal for several Phase I ESAs on several mining properties including a residential house, vacant desert land, and some vacant land with mine-related facilities. Some of the development dated back to the 1920s. Significant research was conducted to evaluate the site histories. Reviewed local repositories of historic information and interviews with residents and mine employees. An asbestos survey was conducted on a residence from the 1920s. There were various mining facilities, and aquifer protection permit (APP) files for many of these facilities. Reviewed the APP files at ADEQ. Documented the activities on the Properties and the potential environmental issues to allow for land transactions.

Phase I ESA on Power Generating Station – Gila Bend, Arizona:

Project Principal for a Phase I ESA on 1,100 acres containing a natural-gas-fired electricity generating station, agricultural farm fields, irrigation wells, and vacant desert land. The client was purchasing a percentage interest in the facility, but the entire facility had to be assessed. The power generating station included lined evaporation basins, cooling towers, substations, paved roads, parking lots, a water treatment system, oil/water separators, an administration building, a warehouse/shop, a waste containment area, an aboveground storage tank (AST) farm, and numerous electrical control and switch buildings. Provided a comprehensive assessment of the current and past operations at the facility.

Phase I and II ESA/Demolition Oversight/Remediation Industrial Facility - Chandler, Arizona.

Principal for assessment of a metal plating facility and compliance with a Consent Order from ADEQ. Assessed various areas identified as suspected release areas while the plant remained operational. Various process areas were found to contain soils with elevated concentrations of heavy metals and cyanide. Conducted a comprehensive Phase I and II ESA to identify additional suspect areas. Assisted the client with entering Voluntary Remediation Program at ADEQ. Oversaw demolition and remediation of impacted soils and concrete, and assisted the client with obtaining closure and a No Further Action (NFA) letter from ADEQ. The thorough ESA and remediation services allowed the Property sale to a developer. Continued to provide environmental services to the developer with obtaining municipal credits for existing conditions and subsequent Phase I ESAs on portions of the Property.

ESA Services on Caterpillar Repair Facility – Mesa, Arizona: Project Principal for assessment of a large equipment repair and maintenance facility including the assessment of 39 current and previous USTs, reviewed State Superfund documents, reviewed drywell records to document proper abandonment, conducted comprehensive asbestos surveys on a few buildings, prepared an Asbestos Operations and Maintenance Plan, and prepared a Spill Prevention Control and Countermeasure (SPCC) Plan. Assessed the 39 UST areas to document existing soil data compared to current soil remediation levels (SRLs). Some deficiencies were identified, and additional site characterization work was completed. Removed the last 5 USTs and an oil-water separator. Compiled a comprehensive ESA report documenting over 50 years of industrial activities on the Property.

Phase I ESA, Retail Center - Phoenix, Arizona: Project Principal for a Phase I ESA on a retail center with a grocery store. The Property was previously part of the Cave Creek Landfill. The shopping center was developed over landfill materials. Reviewed previous assessment and waste characterization to compare the test results to current standards. Conducted an extensive review of the existing landfill gas protection system, review of previous monitoring of the system, and a review of the City of Phoenix and ADEQ files on the Cave Creek Landfill with respect to existing contamination and methane migration issues. Conducted monitoring of the landfill gas protection system to verify current methane and volatile organic compound (VOC) levels beneath the building. Assisted the prospective purchaser with evaluating the current requirements to penetrate and patch the liner.

Phase I and II ESAs, Remedial Investigations, Feasibility Studies, and UST Corrective Actions on Ten Service Stations - Maricopa and Pinal Counties, Arizona. Project Principal and/or Project Manager for Phase I ESAs and UST audits on ten self-service gasoline stations. Documented UST systems, evaluated compliance status, and documented site histories. Directed UST removals. Conducted extensive remedial investigations of soil and groundwater to delineate the extent of releases from current and historic USTs. Conducted feasibility studies and prepared Corrective Action Plans. Remedial efforts on soil and/or groundwater included excavation and on-site bioremediation or thermal desorption; vapor extraction using thermal and catalytic oxidizers, internal combustion engines, and/or carbon; air-sparging; and in situ bioremediation using oxygen release compounds. Directed free-product removal. Directed corrective actions at all ten Sites, and ADEQ issued closure letters for all ten Sites. Provided expert witness testimony.

Phase II ESA Site Characterization and Remediation Oversight, Surprise Sportsman Club - Surprise, Arizona. Principal for a comprehensive Site Characterization of former rifle, pistol, and shotgun shooting range. Work included sampling and testing of surface soils throughout the shooting range, soils in the impact berms, and the surface debris in the former shotgun shooting range areas; investigating former septic systems; and conducting a comprehensive asbestos survey of the structures on the Property. Observed and monitored the remedial activities including the excavation and off-site disposal of lead and clay target debris; excavation, treatment, and/or off-site disposal of soils with contaminant concentrations exceeding residential soil remediation levels (SRLs); and confirmation soil sampling and testing. Assisted the client with obtaining closure and NFA letter from ADEQ.

Phase I ESA on Two Construction Debris Landfills – Phoenix, Arizona. Project Principal for a Phase I ESA on about 85 acres of vacant land containing two current construction debris landfill operations and the former 7th Avenue City of Phoenix landfill. Reviewed existing Phase I and II ESAs on file with the City of Phoenix, and reviewed Phoenix and ADEQ files on the former 7th Avenue and 19th Avenue Landfills. Evaluated methane gas, soil and groundwater contamination issues. Evaluated construction debris landfill acceptance criteria and identified several potential issues relating to potential hazardous substances contained within the debris.



WHITNEY F. BARLOW

ENVIRONMENTAL SPECIALIST

Education:

B.A., Environmental Studies
and Urban Planning
Sonoma State University
2011

Personal Experience:

Ms. Barlow joined GeoTek, Inc. in September 2019 as an Environmental Specialist. Her previous environmental experience includes managing extensive Phase I Environmental Site Assessments (ESAs); conducting problem-focused investigations for chemical and biological contaminants including mold, asbestos, & lead, with remediation design & oversight, and post remediation clearance investigations; also, she managed large and small scale water sampling and testing for private, public, commercial and governmental agencies. She prepares proposals, coordinates field work with a variety of subcontractors, conducts site reconnaissances and field observations, conducts sampling, assigns laboratory testing, evaluates results, and prepares technical reports.

CERTIFICATIONS:

- EPA/AHERA Accredited
Asbestos Inspector (AZ/OR/WA)
1628178
- OSHA 40-hour HAZWOPER

YEARS OF EXPERIENCE:

4

Phase I ESAs, Solar Land – throughout Oregon: Staff professional for site reconnaissances for Phase I ESAs on varying acreage from 2 – 1,000 acres of farm, undeveloped or partially developed land. Performed a review of the land to assess the condition of the site and found various wetlands, junk storage, and abandoned buildings and barns. After the Site reconnaissances, Ms. Barlow focused on the report preparation and conducted the research for the Site and surrounding properties that includes reviewing regulatory databases, historical topographic maps, historical aerials, sanborn maps, and city directories following the current ASTM standard.

Phase I ESAs, Unspecified Bank Client – East Coast, USA: Staff professional for site reconnaissances for Phase I ESAs on 100+ shopping centers and commercial buildings. Performed a review of the commercial buildings to assess the condition of the site and interviewed on-site personnel to document site conditions. After the Site reconnaissances, Ms. Barlow focused on the report preparation and conducted the research for the Site and surrounding properties that includes reviewing regulatory databases, historical topographic maps, historical aerials, sanborn maps, and city directories following the current ASTM standard.

Mold Evaluations - Portland, Oregon: Performed an assessment for a housing complex in Portland, Oregon to evaluate the presence of mold spores in indoor air to assess the presence of respirable mold relative to health considerations and evaluate the presence of mold spores on surfaces to assess remediation needs. Activities including conducting a visual inspection of building materials for the presence of mold, remediation oversight, and collection of interior and exterior area samples.

Large Scale Water Testing, Various School Districts – Oregon: Performed water sampling in sinks and drinking fountains for school districts throughout Oregon to evaluate the levels of lead and copper in the water according to the State's standards for drinking water. Activities included

coordinating with on-site personnel, sampling the water from various locations throughout the schools, analyzing the results, recommending removal of piping or fixtures, and report preparation.