

## REPORT ON PHASE I ENVIRONMENTAL SITE ASSESSMENT

**DESIGNATION:** Arizona State Land Parcel - 83rd & Happy Valley

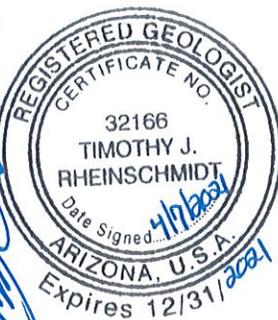
**LOCATION:** Northeast of 83rd Avenue and Happy Valley Road  
Peoria, Arizona

**CLIENT:** Pederson Group, Inc. and  
Arizona State Land Department

**PROJECT NO:** 210195EA

**DATE:** April 7, 2021

**AAI DATE:** January 27, 2021



**TABLE OF CONTENTS**

<b>1.0</b>	<b>INTRODUCTION .....</b>	<b>1</b>
1.1	PURPOSE AND SCOPE OF REPORT .....	1
1.2	PROPERTY BACKGROUND .....	3
1.2.1	Property Location .....	3
1.2.2	Property Description .....	3
<b>2.0</b>	<b>PHYSICAL SETTING.....</b>	<b>4</b>
2.1	TOPOGRAPHY .....	4
2.2	GEOLOGY .....	5
2.3	REGIONAL CLIMATOLOGY, SURFACE WATER HYDROLOGY, AND HYDROGEOLOGY.....	6
<b>3.0</b>	<b>STANDARD HISTORICAL SOURCES.....</b>	<b>7</b>
3.1	AERIAL PHOTOGRAPHS .....	7
3.2	FIRE INSURANCE MAPS .....	9
3.3	PROPERTY TAX FILES.....	9
3.4	RECORDED LAND TITLE RECORDS.....	10
3.5	USGS TOPOGRAPHIC MAPS.....	10
3.6	LOCAL STREET DIRECTORIES.....	10
3.7	BUILDING DEPARTMENT RECORDS.....	10
3.8	ZONING/LAND USE RECORDS .....	10
3.9	OTHER HISTORICAL SOURCES.....	11
3.10	PREVIOUS ENVIRONMENTAL SITE ASSESSMENTS .....	11
3.11	HISTORICAL DATA GAPS.....	12
<b>4.0</b>	<b>INTERVIEWS .....</b>	<b>12</b>
4.1	OCCUPANTS, OWNERS, USER AND KEY SITE MANAGER.....	12
4.2	LOCAL GOVERNMENT OFFICIALS .....	13
4.2.1	Local Agencies/City Departments .....	13
4.2.2	Fire Department .....	14
4.2.3	Maricopa County Environmental Services Department .....	14
<b>5.0</b>	<b>CURRENT CONDITIONS.....</b>	<b>14</b>
5.1	CURRENT PROPERTY USE .....	14
5.2	TRANSFORMERS .....	15
5.3	DRY WELLS.....	16
5.4	OTHER ASTM CONDITIONS .....	16
5.5	ADJOINING LAND USE.....	16
<b>6.0</b>	<b>STANDARD ENVIRONMENTAL RECORD SOURCES.....</b>	<b>16</b>

**TABLE OF CONTENTS (CONTINUED)**

**7.0 NON-SCOPE CONSIDERATIONS ..... 19**  
    7.1 ASBESTOS..... 20  
    7.2 SOIL VAPOR IMPACTS ..... 20  
**8.0 FINDINGS AND CONCLUSIONS..... 20**  
**9.0 RECOMMENDATIONS ..... 21**  
**10.0 LIMITATIONS..... 22**  
**11.0 RELIANCE ..... 22**  
**12.0 REPORT CERTIFICATION ..... 23**  
**13.0 REFERENCES CITED AND REVIEWED ..... 24**

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



## 1.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) conducted on approximately 26.11 acres of vacant land herein identified as the subject Property identified as the Arizona State Land Parcel - 83rd & Happy Valley located northeast of 83rd Avenue and Happy Valley Road in Peoria, Arizona. The work was authorized by Mr. Rob Bassett of Pederson Group, Inc. and was performed in accordance with our Proposal No. 75263E dated December 23, 2021.

### 1.1 Purpose and Scope of Report

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

In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the process established by this practice is to identify, to the extent feasible pursuant to ASTM 1527, *Recognized Environmental Conditions* (RECs) in connection with the Property. The term REC is defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a Property due to any release to the environment under conditions indicative of a release to the environment under conditions that pose a material threat of a future release to the environment. *A de minimis* condition is defined as a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A *Controlled Recognized Environmental Condition* (CREC) is defined as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. A *Historical Recognized Environmental Condition* (HREC) is defined as a past release of hazardous substances or petroleum products that has occurred in connection with the Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority,

without subjecting the Property to any required controls (for example, Property use restrictions, activity and use limitations, institutional controls, or engineering controls). *De minimis* conditions are not RECs or CRECs (ASTM).

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

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

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

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

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

According to the ASTM 1527 Standard, this report is valid for only 180 days from the AAI date and may be updated if the report is less than a year old.

## **1.2 Property Background**

### **1.2.1 Property Location**

The subject Property is situated in the southwestern quarter of Section 2, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. No physical address was identified for the subject Property. The Property is located on the east side of 83<sup>rd</sup> Avenue and to the north of Happy Valley Road in Peoria, Arizona. The Property is generally bound on the north by native desert land, on the south by partially by native desert land and Happy Valley Road, and on the west by 83<sup>rd</sup> Avenue (See Figure 1.2.1.1).

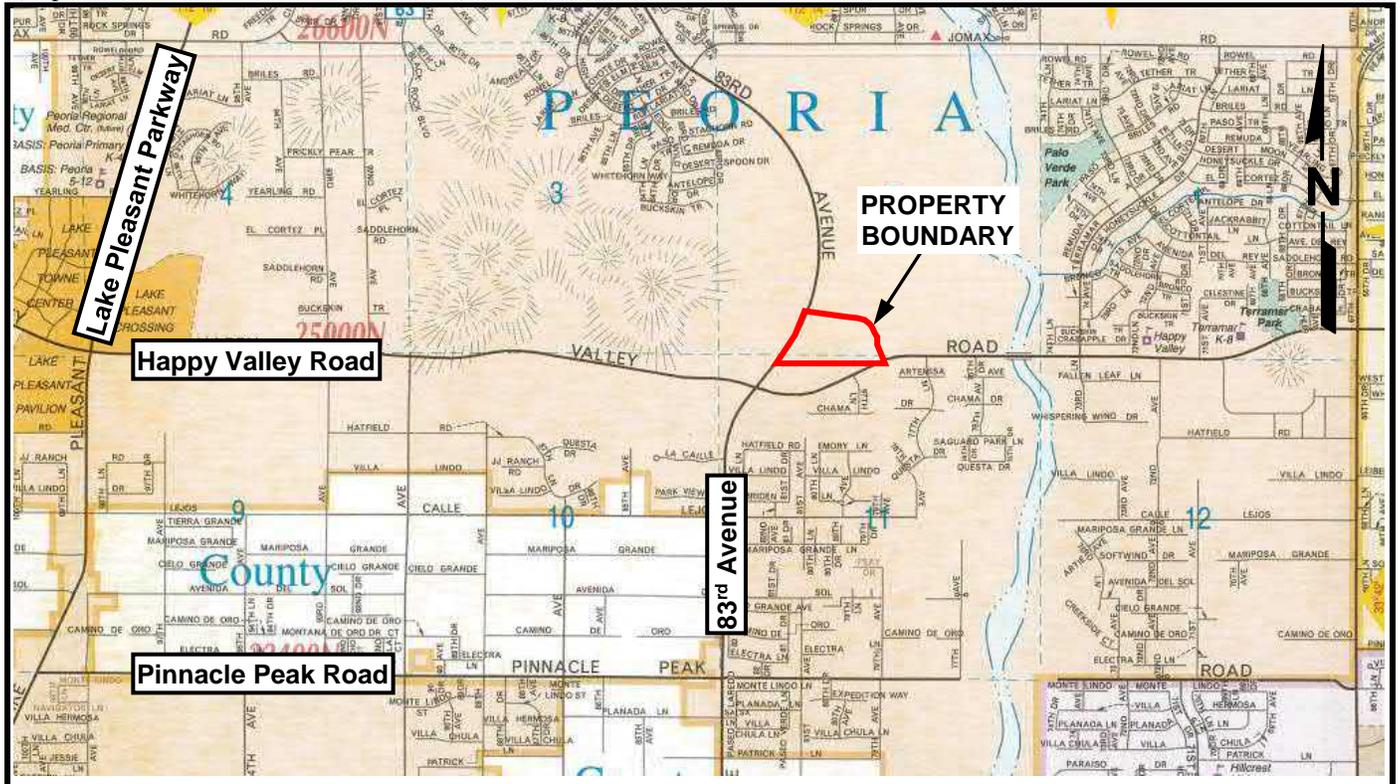
### **1.2.2 Property Description**

At the time of the site visit, the Property consisted of approximately 26.11 acres of native desert land. Ground cover consisted of bare soil with indigenous desert vegetation. No structures or dedicated

site uses were observed on the Property. The Property was accessed from 83rd Avenue, which bordered the Property to the west.

**Figure 1.2.1.1 - Property Location**

(Reproduced with Permission No. 442567)



## 2.0 PHYSICAL SETTING

### 2.1 Topography

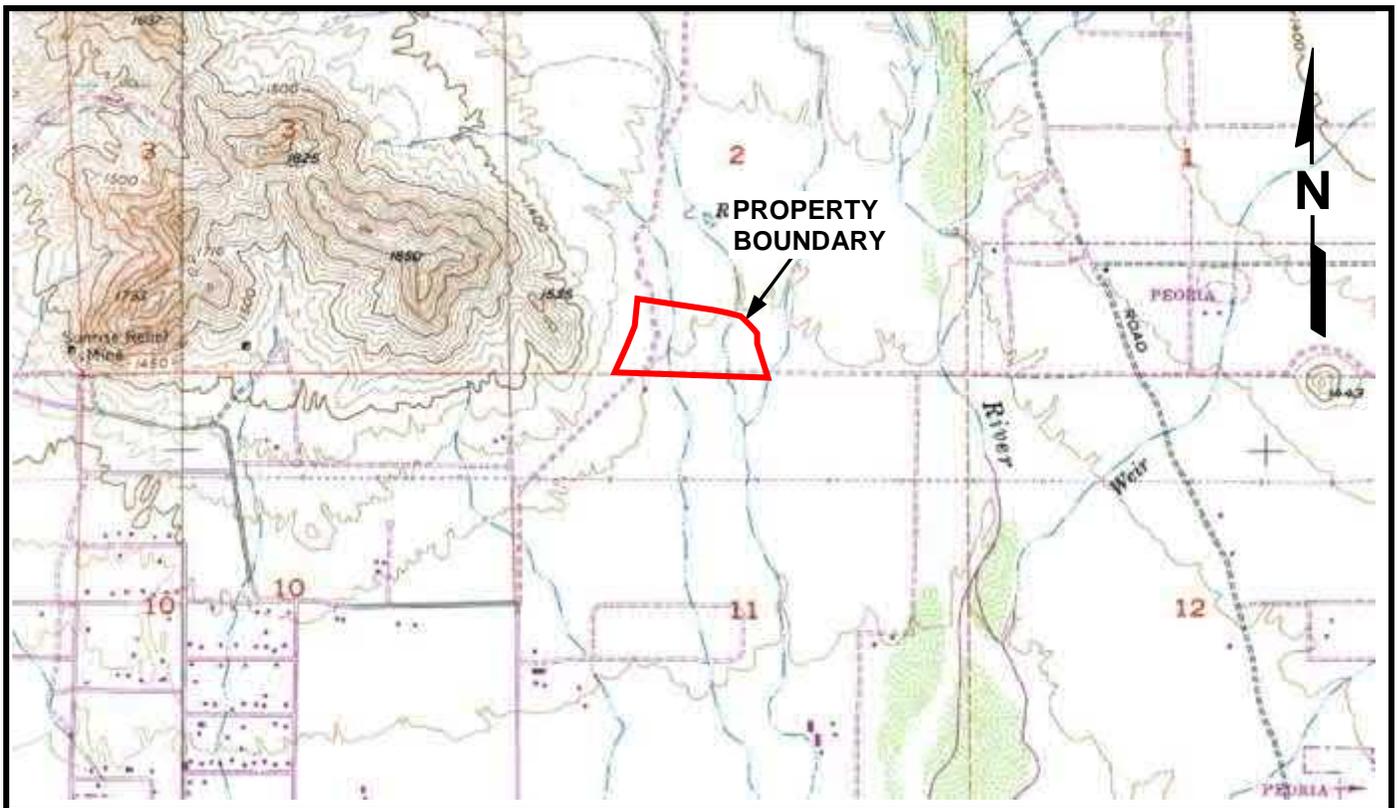
Approximate Property elevation: As depicted on the United States Geological Survey (USGS) 7.5 Minute Series Topographical Map (Figure 2.1.1), the Property elevation appears to be approximately 1,320 to 1,360 feet above mean sea level (USGS).

General down slope contour: South (ibid.).

Flooding zone: The eastern portion of the Property appeared to be located within Zone AE. Zone AE areas are defined as the 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base

Flood Elevation is the water-surface elevation of the 1% annual chance flood. Base Flood Elevation is determined for Zone AE. The western portion of the Property appeared to be located within Zone X. Zone X is defined as areas of 0.2% annual chance flood (500-year flood); areas of 1% annual chance flood (100-year flood) with average depths of less than one (1) foot or with drainage areas less than one (1) square mile; and areas protected by levees from 1% annual chance flood (FEMA).

Figure 2.1.1 – Property Topography



## 2.2 Geology

Local soils: The Property soils were classified as Antho-Carrizo complex, Antho association, Gilman-Laveen association, Gunsight-Pinal complex, and Pinal-Suncity complex. The Antho-Carrizo complex have zero (0) to three (3) percent slopes. These deep, well-drained soils are formed in recent alluvium deposited on alluvial fans and stream terraces. The characteristics of this soil type include moderately rapid permeability, medium runoff, and moderate erosion hazard. The Antho association is a nearly level to gently sloping mapping unit on alluvial fans that radiate out from nearby mountains. This soil type is characterized by slow to medium

runoff, moderately rapid permeability, and slight to moderate erosion hazard. The Gilman-Laveen association have slopes that are generally less than one (1) percent. This soil type is in slightly concave areas on valley plains and broad alluvial fans. Characteristics include moderate permeability, slow to medium runoff, and slight to moderate erosion hazard. The Gunsight-Pinal complex have zero (0) to ten (10) percent slopes. This gently sloping to moderately steep mapping unit is on old alluvial fans in the western part of the survey area. This soil type is characterized by slight to moderate erosion hazard, moderate permeability, and slow to medium runoff. The Pinal-Suncity complex have zero (0) to three (3) percent slopes. This nearly level to gently sloping soil is on very old alluvial fans and stream terraces. The characteristics of this soil type include moderate to moderately slow permeability, slow to medium runoff, and slight to moderate erosion hazard (USDA).

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

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

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

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

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

Regional groundwater elevation: Regional groundwater maps developed by the Arizona Department of Water Resources (ADWR) revealed two (2) wells located within a one-mile radius of the Property, with groundwater elevations ranging from 825 to 960 feet above mean sea level (468 to 506 feet below ground surface) and a southerly groundwater flow direction. However, groundwater flow resulting from local groundwater gradients may vary considerably in the area due to surface recharge, groundwater pumping and local subsurface geology (Rascona).

On-site water wells: ADWR Well Registry Reports were reviewed by Allands. The Allands report identified one (1) water well with coordinates that corresponded to the area encompassing the subject Property. The well was registered to the Arizona State Land Department (Allands). Information reviewed on ADWR's webpage indicated that the well was a geotechnical soil test boring. The soil boring was abandoned in 2006. The well appeared to be located off-site and to the north of the subject Property. No obvious visual indications of water wells were observed on the subject Property during the site visit.

Potable water source: No water supplied to the Property (Bassett).

On-site surface water: No surface water was observed on the Property at the time of the site visit. It appeared that excess surface water could migrate across the northern, eastern, southern

and western Property boundaries. Given that the surface area of the Property was contiguous with the adjoining areas to the north, east, south and west, on-site run-on may occur from up-gradient land and off-site discharges to down-gradient land. The washes that traverse the Property may transport off-site discharges onto/across the Property.

### 3.0 STANDARD HISTORICAL SOURCES

Standard Historical Sources were reviewed as necessary to develop a history of the previous uses of the Property and surrounding area in order to identify those uses that are likely to have led to RECs in connection with the Property. These sources were reviewed in five (or less) year intervals in an attempt to identify all obvious uses of the Property from the present until 1940 or until the Property's first developed use, whichever is earlier. Standard Historical Sources include Aerial Photographs, USGS 7.5 Minute Topographical Maps, Zoning/Land Use Records, Building Department Records, Local Street Directories, Fire Insurance Maps, Property Tax Files, Recorded Land Title Records, Previous Site Studies and Other Historical Sources. The specific sources used to identify the historical use of the subject Property are described in the following sections. The earliest historical source reviewed during this assessment was an aerial photograph dated 1949. Historical research data was not reasonably ascertainable prior to 1949. Based on information gathered during this assessment, the Property appeared to have been native desert land.

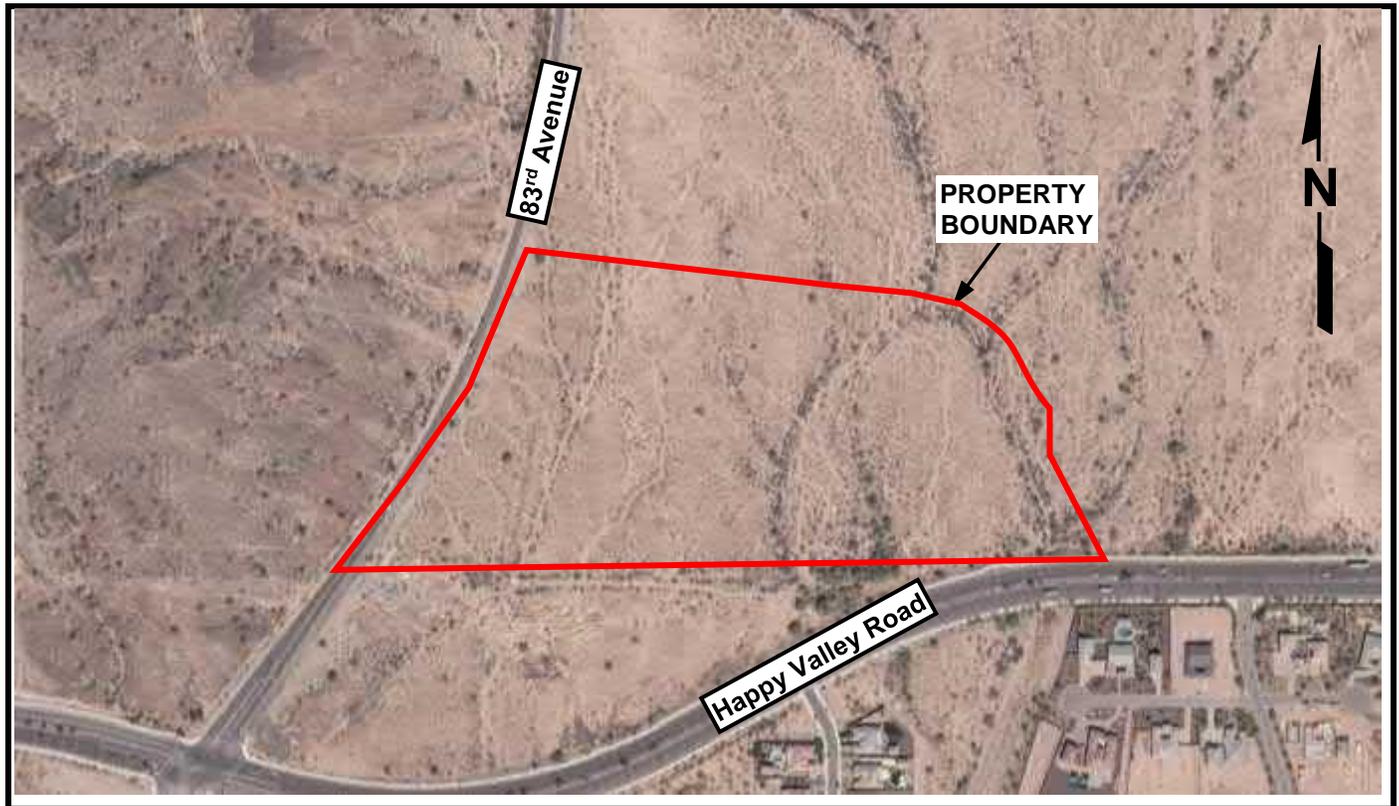
#### 3.1 Aerial Photographs

A review of selected aerial photography from 1949 to 2020 was conducted at Arizona State University (ASU); Bing webpage (Bing); Google Earth's webpage (Google Earth); the Maricopa County Assessor's Office and Flood Control District web pages (Maricopa); and National Environmental Title Research, LLC (NETR) to identify past uses and characteristics of the Property, and to determine and evaluate the nature of previous activities existing on-site, on adjoining sites or within the adjacent area. A copy of a selected photograph is included in Figure 3.1.1.

**Subject Property:** In the 1949 aerial photograph, the Property appeared as native desert land with dirt roads and natural washes. The eastern portion of the Property appeared to be located within a wash identified as the Rock Springs Creek on the flood zone map. In 1953, no significant changes were visible on the Property. The Property appeared as native desert land in the 1958 to 2020 aerial photographs, although additional dirt roads, trails, and ephemeral washes were visible on the Property (ASU; Bing; Google Earth; Maricopa; NETR).

**Adjacent Areas:** In the 1949 aerial photograph, the adjacent areas consisted of native desert land with dirt roads and natural washes. The New River was visible further to the east, which extended in a north to south direction. No significant changes were visible on the adjacent areas in 1953. In the 1958 aerial photograph, a dirt access road in the alignment of Happy Valley Road partially bordered the southern boundary of the Property. The Property appeared unchanged in the 1967 to 1972 aerial photographs. In the 1975 aerial photograph, scattered residential homes and commercial structures were visible further to the southwest, south and southeast. The adjacent areas appeared essentially the same in the 1978 to 1984 aerial photographs. In the 1985 and 1986 aerial photographs, ponded water and quarry activities were visible within the New River to the east and southeast. No significant changes were visible on the adjacent areas in the 1987 to 1996 aerial photographs, although water was visible within the New River. In the 1997 aerial photograph, the quarry activities were no longer visible to the east and southeast. New residential development was under construction to the southwest. By 2000, additional residential subdivisions were under development to the south and to the east of the New River. In 2001, a paved road in the alignment of 83<sup>rd</sup> Avenue extended in a northeast to southwest direction and bordered the Property to the west. Areas of stockpiled soil associated with residential development to the east were visible within the New River. Additional residential subdivisions were under development to the northwest and northeast. In the 2003 aerial photograph, commercial buildings and associated paved parking were visible to the southeast. By 2006, the adjacent areas to the south and southeast had been graded and the outline of paved access roads for residential development were visible. In the 2008 aerial photograph, the alignment of Happy Valley Road had changed and partially bordered the Property and extended to the south of the Property. Residential development was visible further to the north. No significant changes were visible on the adjacent areas between 2009 and 2013. In the 2014 aerial photograph, residential homes were under development to the south and southeast. Except for additional residential development to the northeast, southeast, south, and southwest, no significant changes were visible on the adjacent areas in the 2015 to 2020 aerial photographs (ASU; Bing; Google Earth; Maricopa; NETR).

Figure 3.1.1 - 2020 Aerial Photograph



### 3.2 Fire Insurance Maps

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

### 3.3 Property Tax Files

Property tax files identify past owners of a Property and may contain appraisals, maps, sketches, photographs and other information concerning a Property. Property tax files accompanying the Allands report identified the tax parcel number for the Property as 201-20-581A; the Property was located on only a portion of this parcel. No addresses or improvements were identified on the Property tax files. The Property's assessed site use was listed as "State Property" (Allands; Maricopa).

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

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

### **3.5 USGS Topographic Maps**

Topographic maps may identify structures, roads and general use of a Property for the year determined by the date of the map. The USGS 7.5-minute topographic map containing the Property, *Hedgpeth Hills, Arizona*, was reviewed. The topographic map was dated 1957 and photorevised in 1981. Intermittent washes were depicted on the western and eastern portions of the Property in the 1957 topographic map. Unimproved roads extended across the western portion and along the southern boundary of the Property in the 1981 photorevised version of the topographic map (USGS).

### **3.6 Local Street Directories**

City street directories can provide ownership information and/or use of a property as referenced by a street address, once identified. Since no physical address was identified for the Property, city directories could not be reviewed.

### **3.7 Building Department Records**

Building department records are those records associated with the construction, alteration, or demolition of improvements on a property. These records are available at the City of Peoria City Clerk's Office, and are sorted by address. Since no physical address was identified for the Property, building department records were not reviewed.

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

Zoning/land use records show the uses allowed by the local government in the area encompassing a property. Ms. Kelly Madrid, a Planning Specialist with the City of Peoria Planning and

Community Development, was contacted regarding zoning for the Property. Ms. Madrid reported that the Property is currently zoned PCD, which was defined as Planned Community District. An annexation date of December 15, 1989 was identified on the Maricopa County Assessor's Office webpage (Madrid; Peoria).

### **3.9 Other Historical Sources**

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

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

Previous environmental assessments are obtained, when possible, and reviewed for indications of previously identified RECs that may have existed on or near the Property. A previous *Phase I Environmental Site Assessment, Section 2, T4N-R1E, Peoria, Maricopa Co., Arizona* was conducted on the Property by Stantec Consulting, Inc., and a report was issued on October 26, 2005 as a result of the assessment. The information contained in the previous report was reviewed as a part of the current Phase I ESA. The previous assessment was performed for approximately 640 acres of undeveloped land that included the subject Property. The project area was bound by Jomax Road to the north, the alignment of Happy Valley Road to the south, the alignment of 75<sup>th</sup> Avenue to the east, and 83<sup>rd</sup> Avenue to the west. The use of the site was for livestock grazing. The previous report indicated that two (2) watercourses, the New River and Rock Springs Creek, extend across Section 2 of the site. There were small, unnamed washes that enter Rock Springs Creek from the west and pass under 83<sup>rd</sup> Avenue by means of concrete culverts. The washes transport runoff accumulated in drainage basins in the West Wing Mountain development to Rock Spring Creek, which empties in the New River south of Section 2. Vehicles tracks, trails, and improvised obstacles used by off-road cyclists and ATV enthusiasts were located on the site. Stantec reported that the southeast corner at the intersection of the 75<sup>th</sup> Avenue alignment and Happy Valley Road alignment contained unauthorized dumping of construction debris, yard waste, abandoned appliances, and worn-out furniture. These materials accumulated in piles along both sides of the Happy Valley Road alignment. The assessment revealed no evidence of RECs within or immediately adjacent to the project area. No further investigation of the site for contamination resulting from its past use or from the past use of the adjoining sites is recommended (Stantec).

### **3.11 Historical Data Gaps**

The standard historical sources were reviewed as part of this Phase I ESA and none of these sources were excluded from this assessment. The earliest reasonably ascertainable historical source reviewed during this assessment was an aerial photograph dated 1949. Based on the historical information gathered during this assessment, the Property appeared to have been native desert land. While historical information prior to 1949 was not reasonably ascertainable, based on the location of the Property as well as the growth and use patterns in the Property area, it is Speedie and Associates opinion that the Property was likely native desert land and there are no significant data gaps associated with the historical use of the Property.

## **4.0 INTERVIEWS**

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

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

As part of Speedie and Associates' Phase I ESA procedures, a questionnaire is provided to the client, owner, and key site manager, as necessary to obtain historical and current data about the subject Property prior to the site visit. However, due to the typical brisk period between project initiation and the site visit, it is unusual for all three (3) contacts to have been made prior to the site visit. A questionnaire was sent to Pederson Group, Inc., the client. Mr. Rob Bassett completed the questionnaire on January 27, 2021. He reported that the Property currently consists of vacant native desert. He had no knowledge of the past uses for the Property. He indicated that the Property is currently not served with utilities. He further reported that he had no specialized knowledge of the Property. Mr. Bassett was not aware of the presence of any environmental liens or activity use limitations on the Property. He had no knowledge of pending, threatened, past litigation, or administrative proceedings relevant to the hazardous substances or petroleum products in, on, or from the Property. He had no knowledge of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products. He had no knowledge of chemical releases or environmental cleanups that may have taken place on the Property. He indicated that he had no knowledge if the purchase price for the Property reasonably reflected current market values, and he was not aware of obvious indicators of the presence of contamination on the Property. Mr. Bassett indicated that he was not aware of any fill material or underground storage tanks (USTs) or above-ground storage tanks (ASTs) on the Property. The environmental questionnaire also included an additional question regarding "Other Information for the Property" (also referenced in Sections 10.8 and 10.9 of the ASTM standard). He was aware of the previous assessment performed over a portion of the land by Stantec.

He responded with a “no” to the other questions asked. The Property is to be redeveloped for mixed use purposes. He identified the State of Arizona Land Trust as the current Property owner and Mr. Van Robinson with the Arizona State Land Department as the key site manager (Bassett).

A questionnaire was sent to Mr. Van Robinson with the Arizona State Land Department; however, Mr. Robinson forwarded the questionnaire to Mr. Bruce Campbell (Robinson).

Mr. Bruce Campbell with the Arizona State Land Department completed the questionnaire on February 1, 2021. He reported that the Property currently consists of undeveloped land. He had no knowledge of the past uses for the Property. He indicated that the Arizona State Land Department acquired the Property on February 14, 1912. He further reported that he had no specialized knowledge of the Property. Mr. Campbell was not aware of the presence of any environmental liens or activity use limitations on the Property. He had no knowledge of pending, threatened, past litigation, or administrative proceedings relevant to the hazardous substances or petroleum products in, on, or from the Property. He had no knowledge of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products. He had no knowledge of chemical releases or environmental cleanups that may have taken place on the Property. He indicated that the question regarding the purchase price for the Property was not applicable, and he was not aware of obvious indicators of the presence of contamination on the Property. Mr. Campbell indicated that there were no underground storage tanks (USTs) or above-ground storage tanks (ASTs) on the Property. The environmental questionnaire also included an additional question regarding “Other Information for the Property” (also referenced in Sections 10.8 and 10.9 of the ASTM standard). He responded with a “no” to the questions asked. No other additional helpful documentation was provided. He identified the Arizona State Land Department as the current Property owner (Campbell).

## **4.2 Local Government Officials**

Interviews were conducted with local agency personnel and other persons noted in the appropriate sections of this report.

### **4.2.1 Local Agencies/City Departments**

Representatives from the various city departments were contacted for additional information for the Property. These departments include building permits and planning and development. The information provided from these local officials were included under Sections 3.7 and 3.8 above.

#### **4.2.2 Fire Department**

Interviews were conducted with local agency personnel and other persons noted in the appropriate sections of this report. Typically, the local fire authority is contacted to determine if the documents regarding hazardous materials permits, hazardous materials incidents, or underground storage tank (UST) activities exist for the subject Property. However, the local fire authority maintains their records based on street address. Since no street address and no indications of significant previous development on the Property were identified, the local fire authority was not contacted.

#### **4.2.3 Maricopa County Environmental Services Department**

A records search for hazardous waste spills, ASTs, USTs, and septic systems for the subject Property was performed online on the Maricopa County Environmental Services Department webpage. No records were found for the Property addresses (Maricopa).

### **5.0 CURRENT CONDITIONS**

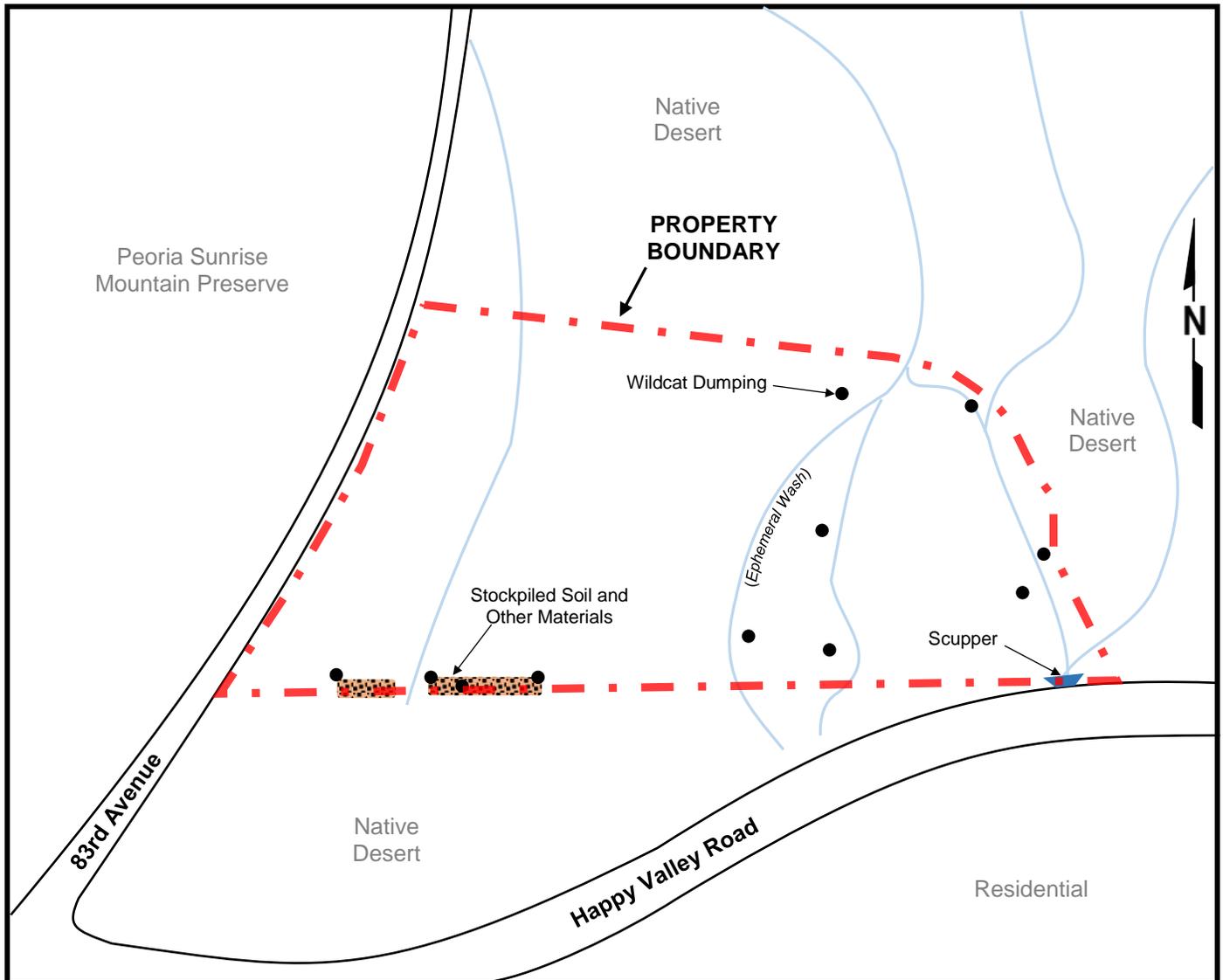
#### **5.1 Current Property Use**

A site reconnaissance was conducted to observe and record information concerning present site development, use, and conditions. A visual and physical survey of the existing Property was conducted on February 11, 2021 by Mr. Benjamin Larson of Speedie and Associates. Complete visual assessment of the Property was hindered by vegetation and terrain. However, these limiting conditions do not impact our ability to identify RECs on the Property. The site visit was conducted by walking and driving about the Property. Selected photographs, taken on the site visit, are included in Appendix A (Surface Photographs). Figure 5.1.1 identifies Property boundaries.

At the time of the site reconnaissance, the subject Property consisted of approximately 26.11 acres of native desert land. Ground cover consisted of bare soil with indigenous desert vegetation consisting of brush, shrubs, trees and cacti. Numerous stockpiles were located on the southern Property boundary. The stockpiles largely consisted of soil, but landscaping rock, gravel and asphalt materials stockpiles were also observed in the area. Ephemeral washes extended north to south across the Property. Worn gravel roadways also extended across the Property. A scupper appeared to direct water from the easternmost wash beneath Happy Valley Road to the adjoining properties to the south. Areas of wildcat dumping were observed along the southern boundary and along the ephemeral washes on the east central portions of the Property. Materials observed in these dumped areas included household trash, concrete, rock, soil, tires, landscaping debris, building materials, and furniture. No signs of previous development were observed and no unusual stains or

odors were detected during the site reconnaissance. No other significant features were observed on the Property at the time of the site visit.

Figure 5.1.1 - Property Plan



## 5.2 Transformers

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

### 5.3 Dry Wells

The ADEQ maintains a database of dry wells, the registration of which has been required since 1986. Allands reviewed this database for dry wells registered within a 0.125-mile search distance of the subject Property. Based on this review, no (0) dry wells were identified within the search distance (Allands). Further, no (0) dry wells were observed on the subject Property at the time of the site visit.

### 5.4 Other ASTM Conditions

At the time of the site reconnaissance, Speedie and Associates did not observe any evidence of ASTs, USTs, unusual odors, pools of liquids, drums, stains, corrosion, stressed vegetation, pits, ponds, lagoons, waste or wastewaters, or septic systems at the subject Property.

### 5.5 Adjoining Land Use

A visual survey of the adjoining sites and areas was conducted on February 11, 2021 by Mr. Benjamin Larson of Speedie and Associates. The Property was generally bound on the north by native desert land with natural washes to Jomax Road beyond. The Property was generally bound on the south partially by Happy Valley Road and native desert land followed by residential development and new commercial development. The Property was generally bound on the west by 83rd Avenue followed by the Peoria Sunrise Mountain Preserve with residential development beyond. The Property was generally bound on the east by native desert land and the New River wash followed by residential development to Terramar Boulevard beyond.

## 6.0 STANDARD ENVIRONMENTAL RECORD SOURCES

A report of Federal and State Standard Environmental Record sources located with the ASTM prescribed search parameters was generated by Allands. A copy of the Allands report is located in Appendix B. Speedie and Associates reviewed this report for indication of RECs affecting the subject Property. The report revealed no (0) facility records within the search parameters (Allands).

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

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

**CERCLIS/NFRAP Sites:** The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list contains sites which are either proposed to or on the NPL and sites which are in the screening and assessment phase for possible inclusion on the NPL. Those sites on the No Further Remedial Action Planned (NFRAP) list are CERCLIS sites which have no further remediation action planned. This database was archived by the EPA on November 12, 2013 and the Superfund Enterprise Management System (SEMS) replaced the former CERCLIS/NFRAP lists. The Allands report identified no (0) CERCLIS/NFRAP sites within a 0.5 mile search distance of the Property boundary (Allands).

**RCRA Generators:** Under the Resource Conservation and Recovery Act (RCRA) the EPA compiles a database of facilities that are involved in the generation of hazardous materials. RCRAInfo is EPA's comprehensive information system, providing access to data supporting the RCRA of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA and is checked for Federal RCRA Conditionally Exempt Small Quantity Generators (CEG – generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month); Federal RCRA Small Quantity Generators (SQG – generate between 100 kg and 1,000 kg of non-acutely hazardous waste per month) and Large Quantity Generators (LQG – generate over 1,000 kg of hazardous waste, or over 1 kg of acutely hazardous waste per month). The Allands report identified no (0) RCRA generators within a 0.125 mile search distance of the Property boundary (Allands).

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

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

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

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

**WQARF Areas:** The state of Arizona established a remedial program under A.R.S. 49-282 to facilitate the conservation and clean-up of Arizona drinking water and water sources. Under the authority of the Water Quality Assurance Revolving Fund (WQARF) program, the state actively identifies any actual or potential impact upon state waters, evaluates the extent of contamination, identifies parties responsible, and provides money grants to assist in clean-up activities. The Allands report identified no (0) WQARF Registry sites within a 1.0 mile search distance of the Property boundary (Allands).

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

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

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

**Registered Underground Storage Tanks (USTs):** State (A.R.S. 49-1001 to 1014) and Federal (RCRA Subtitle I) laws require that persons who own or have owned USTs containing “regulated substances” complete a notification form and register the tank with the state. This database is from the ADEQ UST Log. The Allands report identified no (0) UST sites within a 0.125 mile search distance of the Property boundary (Allands).

**Leaking Underground Storage Tank (LUST) Incident Reports:** Owners of USTs are required to report to ADEQ any and all releases of tank contents for which ADEQ maintains an ongoing file documenting the nature of contamination and the status of each such incident. The Allands report identified no (0) LUST facilities within a 0.5 mile search distance of the Property boundary (Allands).

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

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

**Environmental Permits:** The ADEQ AZURITE Database System maintains a database of facilities that discharge a material directly or indirectly adds any pollutant to the waters of the state and required to obtain a permit required by the Aquifer Protection Permit Rules. These permits include Groundwater Permits, Reuse Permits, National Pollutant Discharge Elimination System (NPDES) Permitted Facilities, and Aquifer Protection Permits. The subject Property was not identified on these lists (Allands).

## 7.0 NON-SCOPE CONSIDERATIONS

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

## 7.1 Asbestos

Asbestos Containing Material is a given material that contains > 1% Asbestos fibers by volume/layer of building material, and suspect ACMs are those materials that are other than wood, glass, or steel. The asbestos industry is one of the most regulated fields in today's market. Both the Occupational Safety & Health Administration (OSHA) and the EPA have rules that govern the asbestos industry. These rules affect our clients because they govern asbestos containing materials (ACMs), which may be found in all buildings, regardless of the size or age of the structure. OSHA regulations govern the identification and management of ACMs within a structure, and the protection of employees who may disturb ACMs. The EPA governs ACMs within schools, and the disturbance of ACMs within any other structure that is deemed a "facility." The EPA identifies a "facility" as any institutional, commercial, public, industrial, or residential structure, installation, or building (including any structure, installation, or building containing condominiums or individual dwelling units operated as a residential cooperative, but excluding residential buildings having four or fewer dwelling units). No structures deemed a "facility" were identified on the Property.

## 7.2 Soil Vapor Impacts

A vapor encroachment condition (VEC) screen was evaluated under the general guidelines established by ASTM E2600 for Vapor Encroachment Screening on Property Involved in Real Estate Transactions. The Property conditions were reviewed for the likely presence of Chemicals of Concern (COC) vapors in the sub-surface from contaminated soil or groundwater on or within 0.33 miles of the Property. In evaluating the potential for a VEC at the site, we evaluated the Tier 1 condition from information generally collected from the Phase I ESA. The information cited no areas of concern within a 0.33 miles search distance of the Property. Based on this information and the VEC screen, Speedie and Associates does not believe there is a concern for VEC at this site at this time.

## 8.0 FINDINGS AND CONCLUSIONS

At the time of the site reconnaissance, the subject Property consisted of approximately 26.11 acres of native desert land with ephemeral washes and worn dirt roads. Ground cover consisted of bare soil with indigenous desert vegetation consisting of brush, shrubs, trees and cacti. Numerous stockpiles were located on the southern Property boundary. The stockpiles largely consisted of soil, but landscaping rock, gravel and asphalt materials stockpiles were also observed in the area. Areas of wildcat dumping were observed along the southern boundary and along the ephemeral washes on the east central portions of the Property. Materials observed in these dumped areas included household trash, concrete, rock, soil, tires, landscaping debris, building materials, and furniture. No signs of previous development were observed and no unusual stains or odors were detected during the site reconnaissance

Historically, the Property appeared to be native desert land with natural washes and dirt roads from 1949 to 2020.

The Property and adjoining properties were not identified in the environmental regulatory databases. No other environmental regulatory listings were identified in the vicinity of the Property.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E 1527 for the subject Property identified as the Arizona State Land Parcel - 83rd & Happy Valley located to the northeast of 83rd Avenue and Happy Valley Road in Peoria, Arizona. Any exceptions to, or deletions from, this practice are described in Section 1.1 of this report. Based on information collected during Phase I ESA procedures and analysis, this assessment has revealed no evidence of RECs, controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs) or *de minimis* conditions in connection with the Property.

## 9.0 RECOMMENDATIONS

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

- ◆ Based on the observation of stockpiled soils, the stockpiles of soil, landscaping rock, gravel, and asphalt should be removed from the subject Property. Should the soil stockpiles materials remain on-site and be used as part of future site development, we recommend further research into the soils origin, spreading of the piles for further visual observation soils contents, and/or random soil sampling and chemical analysis to confirm or deny the presence of contaminants within these soils.
- ◆ The household trash, concrete, rock, soil tires, landscape building materials, and furniture should be removed and properly disposed.

## 10.0 LIMITATIONS

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

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

## 11.0 RELIANCE

We have performed our services for this project in accordance with our proposal and the report is solely for the use of Pederson Group Inc., Arizona State Land Department, J&R Holdings XXVII, and the successful bidder at auction. Any reliance on this report by any other party shall be at such party's sole risk.

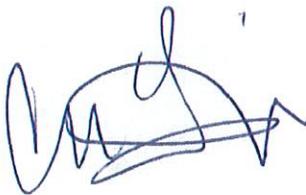
## 12.0 REPORT CERTIFICATION

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

Respectfully submitted,  
Speedie and Associates



Benjamin Larson  
Environmental Geologist



Connie F. Jiron  
Project Manager



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

## 13.0 REFERENCES CITED and REVIEWED

Allands. “Regulatory Database (ASTM) Search.” Report ID: 2021-01-162D, Allands. 29 January 2021.

American Society for Testing and Materials (ASTM). Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, E 1527 - 13. Philadelphia: ASTM, November 2013.

American Society for Testing and Materials (ASTM). Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions. E 2600 – 15. Philadelphia: ASTM, Approved 1 October 2015; Published December 2015.

Arizona State University (ASU), Noble Science Center’s Fairchild and USDA Aerial Photograph Collections. 1949, 1954, 1958, 1964.

Bassett, Rob. Pederson Group Inc. Questionnaire Completed by Client Company. 27 January 2021.

Bing Maps Web Page (Bing). [www.bing.com](http://www.bing.com). Aerial Photographs of Peoria, Arizona. 2020.

Campbell, Bruce. Arizona State Land Department. Questionnaire Completed by Owner Company. 1 February 2021.

Federal Emergency Management Agency (FEMA). FIRM Flood Insurance Rate Map, Maricopa County, Arizona and Incorporated Areas, Map Number 04013C1255L. 16 October 2013.

Google Earth Web Page (Google Earth). [www.earth.google.com](http://www.earth.google.com). Aerial Photographs of Peoria, Arizona. 1997, 2003-2007, 2009-2019.

Madrid, Kelly. Planning Specialist for the City of Peoria Planning and Community Development. Personal Interview. Gerrits, O. 27 January 2021.

Maricopa County Assessor’s Office and Flood Control District Web Pages. [www.maricopa.gov](http://www.maricopa.gov) & [www.fcd.maricopa.gov](http://www.fcd.maricopa.gov). Aerial Photographs of Maricopa County. 1949, 1953, 1976, 1986, 1993, 1996, 1998, 2000-2004, 2006-2020.

Nationwide Environmental Title Research, LLC (NETR). [www.netronline.com](http://www.netronline.com). Aerial Photographs of Tempe, Arizona. 1958, 1967, 1969-1972, 1972, 1978-1982, 1984-1995, 1997-2000, 2002, 2004, 2007, 2009, 2010, 2013, 2015, 2017.

Rascona, S.J. "Maps showing groundwater conditions in the Phoenix Active Management Area, Maricopa, Pinal, and Yavapai Counties, Arizona--Nov. 2002 - Feb. 2003," Arizona Department of Water Resources Hydrologic Map Series Report 38, 3 sheets, 2005.

Robinson, Van. Arizona State Land Department. Questionnaire Sent to Key Site Manager. 28 January 2021.

Stantec Consulting, Inc. Phase I Environmental Site Assessment, Section 2, T4N-R1E, Peoria, Maricopa Co., Arizona, Project #181960108/201. 26 October 2005.

United States Department of Agriculture Soil Conservation Service (USDA). Soil Survey of Maricopa County, Arizona, Central Part. Washington: GPO, September 1977.

United States Geological Survey (USGS). Hedgpeth Hills, Arizona - Maricopa Co., 7.5 Minute Series (Topographic). USGS: 1957, revised 1981.

**APPENDIX A  
SURFACE PHOTOGRAPHS**

# APPENDIX A: Surface Photographs



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



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



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



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



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



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

# APPENDIX A: Surface Photographs



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



**Photo No. 8: Northeast corner of the Property facing southwest and looking across the Property.**



**Photo No. 9: Northeast corner of the Property facing south along the eastern boundary.**



**Photo No. 10: Southeast corner of the Property facing north along the eastern boundary.**



**Photo No. 11: Southeast corner of the Property facing northwest and looking across the Property.**



**Photo No. 12: Southeast corner of the Property facing west along the southern boundary.**

## APPENDIX A: Surface Photographs



**Photo No. 13: View of typical native desert land with gravel pathways centrally located on the Property.**



**Photo No. 14: View of ephemeral wash located on the eastern Property boundary.**



**Photo No. 15: View of stockpiled material consisting of rock, landscape clippings and soil located on southern Property boundary.**



**Photo No. 16: View of numerous soil stockpiles located on the southern Property boundary.**

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



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

Historical Title and Environmental Research

## REGULATORY DATABASE (ASTM) SEARCH

YOUR FILE NO: 210195EA

ALLANDS FILE NO: 2021-01-162D

DATE OF REPORT: January 29, 2021

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

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

Property located Northeast of 83<sup>rd</sup> Avenue and Happy Valley Road, Peoria, Arizona, being in the Southwest quarter of Section 2, Township 4 North, Range 1 East, Gila and Salt River Base and Meridian.

## REGULATORY DATABASE SEARCH SUMMARY

Database	Date of Database	Approximate Minimum Search Distance (miles)	Reported Facilities
<b>Standard Federal ASTM Environmental Record Sources</b>			
NPL (National Priorities List) / Proposed NPL / DOD (Department of Defense Sites)	12/20	1.0	0
Delisted National Priorities List	12/20	0.5	0
CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System)/No Further Remedial Action Planned (NFRAP) / Superfund Enterprise Management Systems (SEMS)	12/20	0.5	0
RCRA (Resource Conservation and Recovery Act)	12/20	0.125	0
RCRA – CORRACTS (Corrective Action Sites)	12/20	1.0	0
RCRA – Non-CORRACTS TSDFs (Non-Corrective Action Treatment, Storage, and Disposal Facilities)	12/20	0.5	0
ERNS (Emergency Response Notification System)	12/20	0.125	0
<b>Standard State ASTM Environmental Record Sources</b>			
WQARF (Water Quality Assurance Revolving Fund) Areas	12/20	1.0	0
Superfund Program List (replaces ACIDS)	08/04	0.5	0
Solid Waste Facilities/Landfill Sites – Operating and Closed	05/99 & 05/04	0.5	0
Control Registries	12/20	Site only	0
Brownfields / Voluntary Remediation Program	12/16	0.5	0
Registered USTs (Underground Storage Tanks) (includes Tribal Records)	12/20	0.125	0
LUSTs (Leaking Underground Storage Tanks) Incident Reports (includes Tribal Records)	12/20	0.5	0
<b>Additional Environmental Record Sources</b>			
RCRA Compliance Facilities	12/20	0.125	0
Hazardous Materials Incidents Emergency Response Logbook	1984-06/01	0.125	0
ADEQ Drywell Registration Database (includes Tribal Records)	12/20	0.125	0
Environmental Permits	12/20	Site only	0
Fire Insurance Maps	Various	Site and adjoining	0
Topographical / Aerial Maps	See text	Site and adjoining	2
VEMUR / DEUR / LIENS / DEURTRACKER	12/20	Site only	0
DRYCLEANER	06/06	0.125	0
Arizona Department of Water Resources Well Registration Database	12/20	Site and adjoining	See Text

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

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

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

Under Section 105 of the Comprehensive Environmental Response, Compensation and Liability Act the Environmental Protection Agency established a National Priorities List (NPL) of Superfund sites. In addition, Proposed NPL and DOD (Department of Defense) Sites are researched in the section. These databases are provided by the EPA and the Arizona Department of Environmental Quality, dated December, 2020, and searched to identify all NPL/Proposed NPL/ DOD sites within a 1.0 mile search distance from subject property exterior boundaries.

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

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

### **DELISTED NATIONAL PRIORITIES LIST**

Site may be delisted from the National Priorities List where no further response is appropriate. This database is provided by the Environmental Protection Agency, dated December, 2020, and searched to identify all Delisted NPL Sites within a 0.5 mile search distance from subject property exterior boundaries.

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

## FEDERAL CERCLIS / NFRAP LIST / SEMS

The CERCLIS list contains sites which are either proposed to or on the NPL and sites which are in the screening and assessment phase for possible inclusion on the NPL. Those sites on the NFRAP list have no further remedial action planned. This database has been archived by EPA as of November 12, 2013 and the Superfund Enterprise Management System (SEMS) has replaced the former CERCLIS/NFRAP lists and is dated December, 2020 and searched for facilities within a 0.5 mile search distance from subject property exterior boundaries.

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

## RESOURCE CONSERVATION AND RECOVERY ACT FACILITIES (RCRA)

Under RCRA the Environmental Protection Agency compiles a database of facilities that are involved in the generation of hazardous materials. This database is from the Arizona Department of Environmental Quality RCRAInfo Database, dated December, 2020 and checked for Federal RCRA facilities located within a  $\leq 0.125$  mile search distance from subject property exterior boundaries.

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

### CODES:

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

## **CORRACTS FACILITIES**

Under RCRA the Environmental Protection Agency compiles a database of Corrective Action Sites, sites with known contamination. Also known as the RCRA CORRACTS List, this is a list maintained by the EPA of RCRA sites at which contamination has been discovered and where some level of corrective clean-up activity has been undertaken. For example, a site may have been on the RCRA TSD or the RCRA Generators site list, and was placed on the CORRACTS list once contamination was discovered and remediation was underway. This database is dated December, 2020, and checked for facilities which occurred within a 1.0 mile search distance from subject property exterior boundaries.

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

## **NON-CORRACTS TSD FACILITIES**

Under RCRA the Environmental Protection Agency compiles a database of facilities that are involved in the transportation, treatment, storage, or disposal of hazardous materials. This database is from the Arizona Department of Environmental Quality Arizona Hazardous Waste Treatment, Storage and Disposal Facilities, dated December, 2020, and checked for Facilities which occurred within a 0.5 mile search distance from subject property exterior boundaries.

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

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

The ERNS list is a national database used to collect information on reported releases of oil and hazardous substances. This database is provided by the National Response Center and the EPA through the Right of Know Net by OMB Watch and Unison Institute from 1983 to December, 2020, and checked for incidents located within a  $\leq 0.125$  mile search distance from subject property exterior boundaries.

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

## Standard State ASTM Environmental Record Sources

### WATER QUALITY ASSURANCE REVOLVING FUND (WQARF)

The state of Arizona established a remedial program under A.R.S. 49-282 to facilitate the conservation and clean-up of Arizona drinking water and water sources. Under the authority of the WQARF program, the state actively identifies any actual or potential impact upon state waters, evaluates the extent of contamination, identifies parties responsible, and provides money grants to assist in clean-up activities. This database is provided by the Arizona Department of Environmental Quality dated December, 2020, and searched to identify all WQARF sites within a 1.0 mile search distance from subject property exterior boundaries.

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

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

### ARIZONA SUPERFUND PROGRAM LIST

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

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

Program Status codes:

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

## LANDFILLS

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

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

### Codes:

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

## CONTROL REGISTRIES

Under ASTM E 1527-13, Federal, State and Tribal institutional control / engineering control registries need to be researched. EPA Envirofacts was reviewed for federal institutional or engineering controls and The Arizona Department of Environmental Quality has developed the AZURITE Database, reviewed through ADEQ GIS eMaps, which retrieves any institutional or engineering controls, dated December, 2020, and was researched for inclusion of subject property.

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

## **BROWNFIELDS / VOLUNTARY CLEANUP PROGRAM**

The Arizona Department of Environmental Quality has developed the AZURITE Database, reviewed through ADEQ GIS eMaps, which includes the ADEQ Voluntary Remediation Program dated August, 2018 and the ADEQ Brownfields Tracking System, dated December, 2016, and searched for sites which occurred within a 0.5 mile search distance from subject property exterior boundaries.

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

## **REGISTERED UNDERGROUND STORAGE TANKS (UST)**

State (A.R.S. 49-1001 to 1014) and Federal (RCRA Subtitle I) laws require that persons who own or have owned underground storage tanks containing “regulated substances” complete a notification form and register the tank with the state. Tribal UST records are researched when subject property exterior boundaries are within search distance of Tribal lands. This database is from the Arizona Department of Environmental Quality UST Log dated December, 2020, and searched for UST sites located within a  $\leq 0.125$  mile search distance from subject property exterior boundaries.

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

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

Owners of USTs are required to report to the Arizona Department of Environmental Quality any and all releases of tank contents for which ADEQ maintains an ongoing file documenting the nature of contamination and the status of each such incident. Tribal LUST records are researched when subject property exterior boundaries are within search distance of Tribal lands. This database is from the ADEQ LUST Log dated December, 2020, and searched for LUST sites located within a 0.5 mile search distance from subject property exterior boundaries.

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

## **Additional Environmental Record Sources**

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

The RCRA Compliance Log lists facilities that have been or presently are under investigation for non-compliance with RCRA regulations. Inclusion of any facility on this list indicates a history of compliance problems and RCRA regulatory violation. This database is from the Arizona Department of Environmental Quality RCRA Compliance Log, dated December, 2020, and searched for compliance facilities within a  $\leq 0.125$  mile search distance from subject property exterior boundaries.

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

### **HAZARDOUS MATERIAL INCIDENTS**

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

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

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

Dry wells are constructed for the purpose of collecting storm waters. Dry wells are required to be registered with ADEQ. Tribal Drywell records are researched when subject property exterior boundaries are within search distance of Tribal lands. This database is from the ADEQ dry well registration database dated December, 2020, and searched for dry wells located within a  $\leq 0.125$  mile search distance from subject property exterior boundaries.

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

## **ENVIRONMENTAL PERMITS**

These lists include Groundwater Permits, Reuse Permits; National Pollutant Discharge Elimination System (NPDES) Permitted Facilities and Aquifer Protection Permits. Any facility which discharges a material that directly or indirectly adds any pollutant to the waters of the state may be required to obtain a permit as required by the Aquifer Protection Permit Rules. These databases are from the Arizona Department of Environmental Quality through its AZURITE Database System and the Environmental Protection Agency and updated to December, 2020, and checked for inclusion of subject property.

Subject property was not found on these lists.

## **FIRE INSURANCE MAPS**

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

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

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

<b>NAME</b>	<b>TYPE</b>	<b>DATE</b>	<b>REVISION</b>	<b>CONTOUR INTERVAL</b>
Hedgpeth Hills	Topo	1957	1981	20 feet
Bing	Aerial	2020		

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

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

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

**DRYCLEANERS**

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

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

## ARIZONA DEPARTMENT OF WATER RESOURCES WELL REPORT

This database is from the Arizona Department of Water Resources Well Report Operations Division Report, dated December, 2020. This report identifies existing wells sequenced by legal description and checked for inclusion of subject site and adjacent properties within 10 Acres.

Imaged Records are available at: <http://infoshare.azwater.gov/docushare/dsweb/HomePage>

### Water Uses (WU)

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

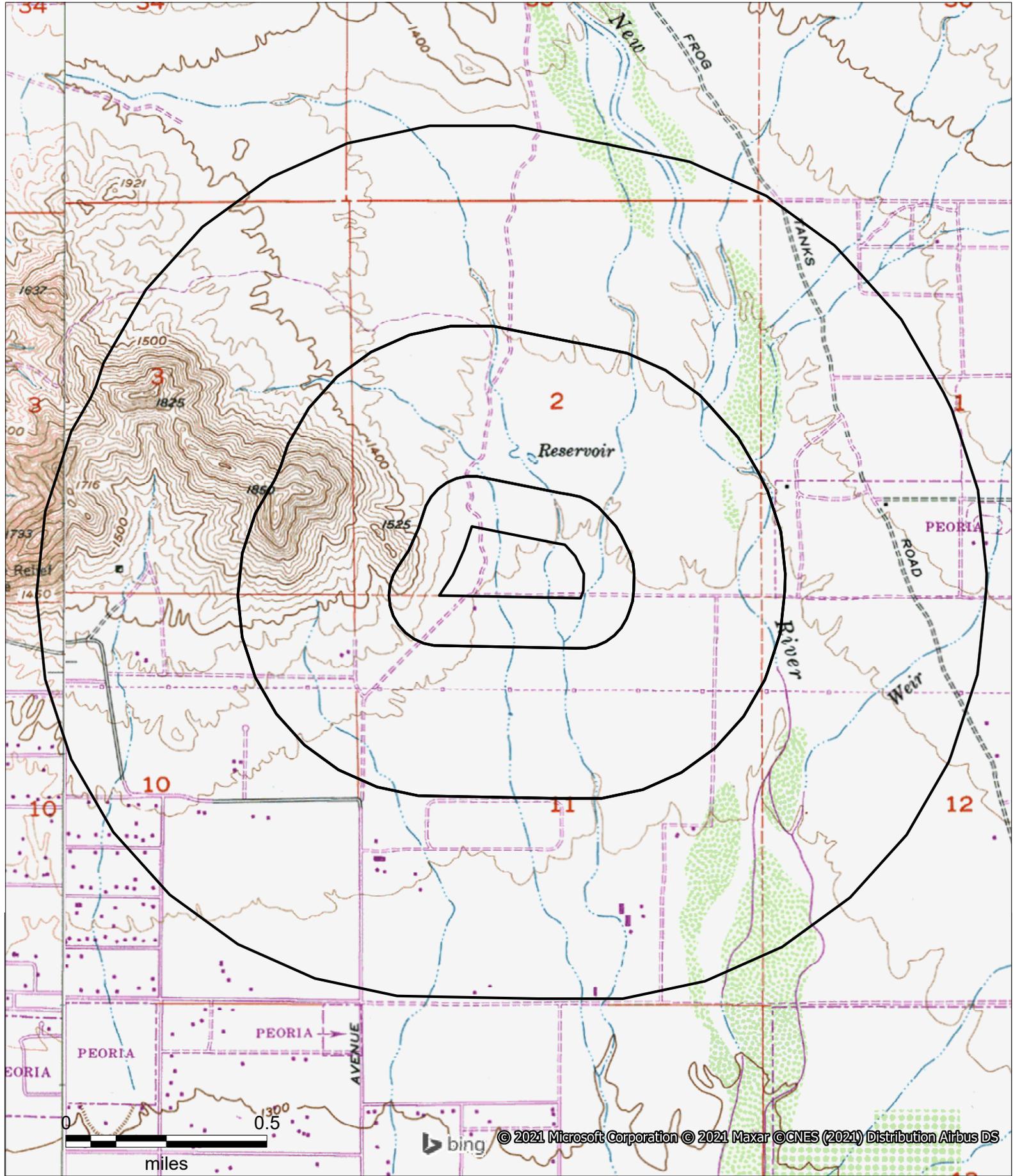
### Legal Description

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

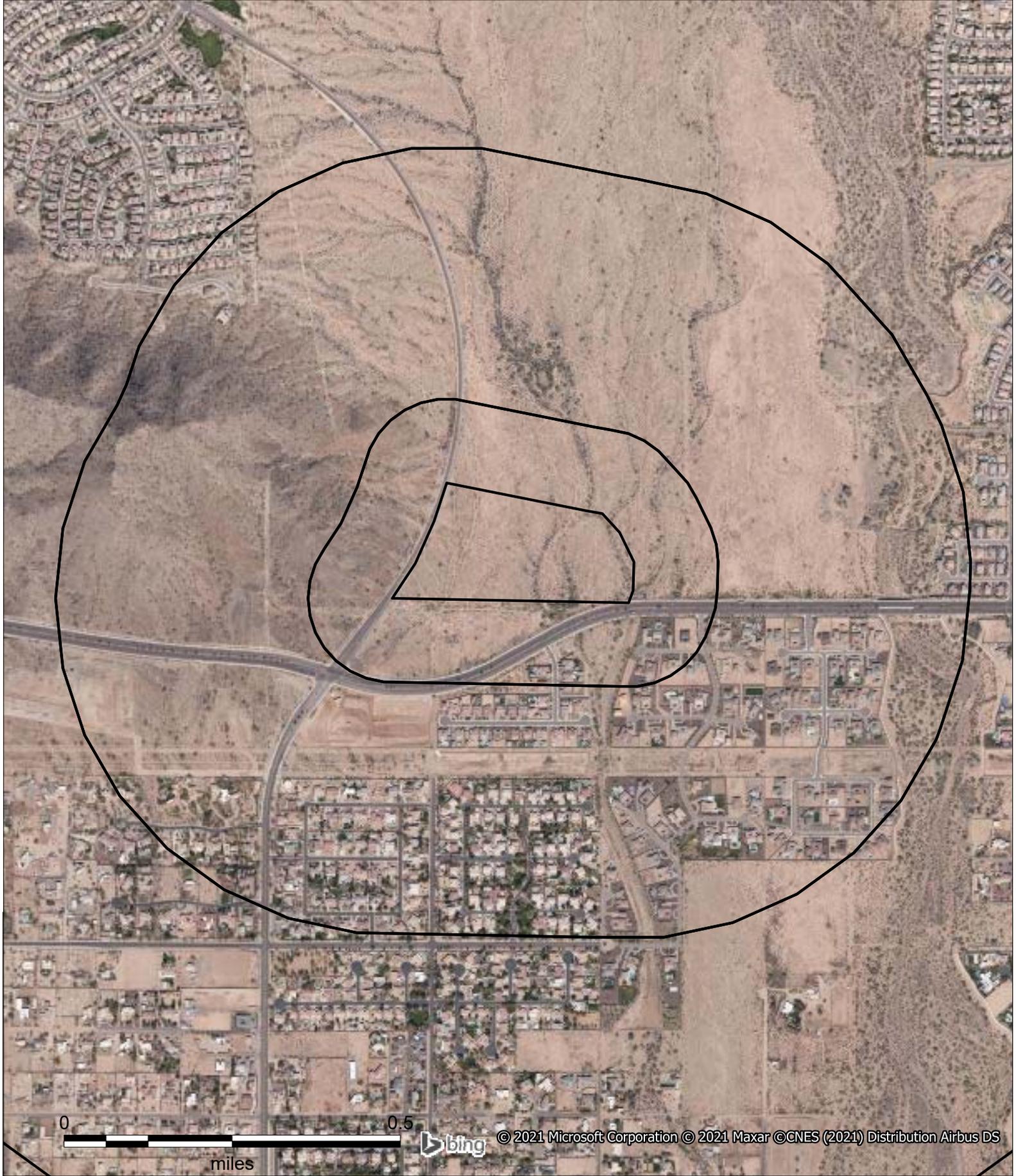
ID	T	N/S	R	E/W	S	Q1	Q2	Q3	WU	WD	WL	DIA	NAME
903008	4	N	1	E	2				N	77		9	Arizona State Land Department



	<b>LEGEND</b>			2020-01-162
	<b>SITE</b>	USTs	CERCLA / NFRAP	
	LUSTs	LANDFILLS	RCRA COMPLIANCE	



	<b>LEGEND</b>			2020-01-162
	<b>SITE</b>	USTs	CERCLA / NFRAP	
	LUSTs	LANDFILLS	RCRA COMPLIANCE	



**LEGEND**

★ **SITE**

◆ USTs

● CERCLA / NFRAP

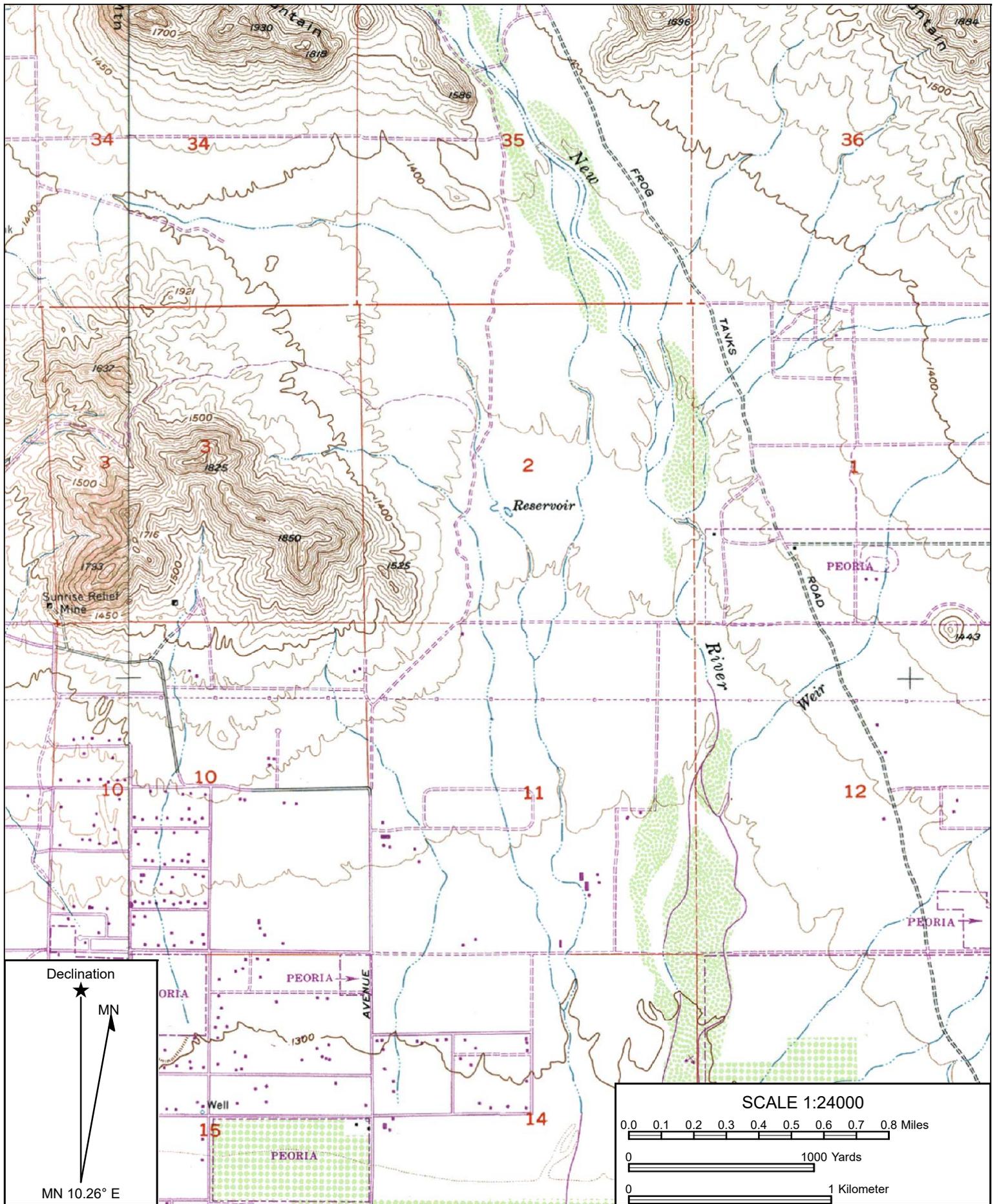
■ RCRA

2020-01-162

▼ LUSTs

● LANDFILLS

▲ RCRA COMPLIANCE



Name: HEDGPETH HILLS  
 Date: 01/29/21  
 Scale: 1 inch = 2,000 ft.

Location: 033° 42' 41.6810" N, 112° 13' 48.9670" W  
 2021-01-162



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

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

YOUR FILE NO: 210195EA

ALLANDS FILE NO: 2021-01-162E

Date of Report: January 29, 2021

Title Plant Date\*\*\*: January 26, 2021

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

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

1. The land referred to in this report is located in Maricopa County, Arizona.
2. A portion of Assessor's No.: 201-20-581A
3. No VEMUR'S, DEUR'S; Environmental Liens, Brownfields, institutional controls, engineering controls, or activity and use limitations, if any, were found currently recorded against the property as searched at the subject county recorder's office.



**201-20-581A**

**Land Parcel**

This is a Land parcel located at . The current owner is ARIZONA STATE LAND DEPARTMENT. Its current year full cash value is \$38,044,700.

- [MAPS](#)
- [PICTOMETRY](#)
- [VIEW/PAY TAX BILL](#)
- [DEED](#)
- [OWNER](#)
- [VALUATIONS](#)
- [MAP FERRET](#)
- [SIMILAR PARCELS](#)

**PROPERTY INFORMATION**



**MCR #**

**Description**

GLO LOTS 1 THRU 4 & S2 N2 & S2 SEC 2 P/F 07-0039955 EX TH PT LY WI/IN ASLD ROW 16-104441 P/F 99-664513 & EX TH PT LY WI/IN ASLD ROW 16-104229 P/F 99-1040462 & EX TH PT LY WI/IN ASLD ROW 16-109712 P/F 2005-302206

**Long/Lat**

[↓](#)

**Lot Size**

26,935,097 sq ft.

**Zoning**

PCD

**Lot #**

**High School District**

PEORIA UNIFIED #11

**Elementary School District**

PEORIA UNIFIED SCHOOL DISTRICT

**Local Jurisdiction**

PEORIA

**S/T/R**

2 4N 1E

**Market**

00/

**Area/Neighborhood**

**Subdivision (0 Parcels)**

**OWNER INFORMATION**


[ARIZONA STATE LAND DEPARTMENT](#)

**Mailing Address** 1616 W ADAMS ST, PHOENIX, AZ 85007  
**Deed Number** [NOD-61100](#)  
**Last Deed Date** 05/31/2019  
**Sale Date** n/a  
**Sale Price** n/a

## VALUATION INFORMATION



We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. [CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL](#)

Tax Year	2021	2020	2019	2018	2017
<b>Full Cash Value</b>	\$38,044,700	\$30,688,006	\$24,236,008	\$25,410,902	\$26,844,175
<b>Limited Value</b>	\$2,404,341	\$2,289,849	\$2,180,809	\$2,076,960	\$1,978,058
<b>Legal Class</b>	2.R	2.R	2.R	2.R	2.R
<b>Description</b>	AG / VACANT LAND / NON-PROFIT R/P				
<b>Assessment Ratio</b>	15.0%	15.0%	15.0%	15.0%	15.0%
<b>Assessed LPV</b>	\$360,651	\$343,477	\$327,121	\$311,544	\$296,709
<b>Property Use Code</b>	9500	9500	9500	9500	9500
<b>PU Description</b>	State Property				
<b>Tax Area Code</b>	111200	111200	111200	111200	111200
<b>Valuation Source</b>	Notice	Notice	Resolution	Resolution	Resolution

## MAP FERRET MAPS



Mapferret maps, also known as MapId maps, pdf maps, or output maps are now available here without having to search.

▶ [Parcel Maps \(10\)](#)

▶ [Book/Map Maps \(30\)](#)

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

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

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

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

# The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, There are now deposited in the Bureau of Land Management of the United States, an application by the State of Arizona and a decision of the Land Office at Phoenix, Arizona, directing that a patent issue to the State of Arizona under the provisions of the Act of Congress approved June 21, 1934 (48 Stat. 1185), entitled "An Act Authorizing the Secretary of the Interior to issue patents to the numbered school sections in place, granted to the States by the Act approved February 22, 1889, by the Act approved January 25, 1927 (44 Stat. 1026), and by any other Act of Congress," for the following numbered school section lands in place, granted for the support of common schools and the title to which vested in the State of Arizona under the Act of June 20, 1910 (36 Stat. 557), upon its admission into the Union on February 14, 1912 (37 Stat. 1728):

## Gila and Salt River Meridian, Arizona.

T. 3 N., R. 2 E.,  
Sec. 2, Lots 1, 2, 3, 4, S $\frac{1}{2}$ , S $\frac{1}{2}$ N $\frac{1}{2}$ ;  
Sec. 16, All;  
T. 3 N., R. 3 E.,  
Sec. 16, All;  
T. 3 N., R. 4 E.,  
Sec. 16, All;  
T. 4 N., R. 1 E.,  
Sec. 2, Lots 1, 2, 3, 4, S $\frac{1}{2}$ , S $\frac{1}{2}$ N $\frac{1}{2}$ ;  
Sec. 16, All;  
Sec. 36, All;  
T. 4 N., R. 2 E.,  
Sec. 2, Lots 1, 2, 3, 4, S $\frac{1}{2}$ , S $\frac{1}{2}$ N $\frac{1}{2}$ ;  
Sec. 16, All.

The areas described aggregate 5,685.44 acres, according to the Official Plats of the Surveys of the said Lands, on file in the Bureau of Land Management:

NOW, THEREFORE, KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the said Act of Congress of June 21, 1934, and as evidence of the title which was granted to and vested in the State of Arizona to the above described lands on February 14, 1912 for the support of common schools, as aforesaid, and in confirmation of such title for such purpose, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT, unto the said State of Arizona and to its assigns the lands above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature thereunto belonging, unto the said State of Arizona and to its assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States.

IN TESTIMONY WHEREOF, the undersigned officer of the Bureau of Land Management, in accordance with section 1 of the act of June 17, 1948 (62 Stat., 476, 43 U. S. C. sec. 15), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

(SEAL)

GIVEN under my hand, in the District of Columbia, the  
**FIRST** day of **DECEMBER** in the year of  
our Lord one thousand nine hundred and **SIXTY-ONE**  
and of the Independence of the United States the one hundred and  
**EIGHTY-SIXTH**.

For the Director, Bureau of Land Management.

By Ruth W. Talley  
Chief, Patents Section.

**APPENDIX C**  
**PROJECT PERSONNEL CREDENTIALS**

## APPENDIX C: Project Personnel Credentials

### **BENJAMIN LARSON** – *Environmental Geologist*

Mr. Larson has six (6) years of experience in the environmental and geotechnical engineering and consulting fields on projects of all types and sizes. He is responsible for all phases of the project work, including supervision of subcontractors and performing field activities for Phase I and II ESAs. He has experience performing soil and groundwater sampling, asbestos surveys, soil vapor investigations, groundwater sampling, and interpretation of laboratory analytical results. For this project, he performed the site visit, completed the photograph logs, and assisted with preparation of the report. Mr. Larson received his Bachelor degree in Geology from the University of Minnesota.

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

Ms. Jiron has more than 27 years of experience as an environmental professional in environmental engineering and consulting. Her areas of expertise include management, interpretation, and presentation of data generated by small and large multi-task projects. Ms. Jiron has performed and managed several thousand commercial, industrial, and single- and multi-family environmental site assessments. She is responsible for performing all components of Environmental Due Diligence (Phase I and II ESAs), including the site reconnaissance, regulatory review, historical research, interviews, records review, and technical report preparation. She also has experience performing soil and groundwater sampling, soil vapor investigation, supervision of subcontractors, interpretation of laboratory analytical results, oil-water separator profiling and management, asbestos and lead inspections, and oversight of abatement of remediation projects.

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

Mr. Rheinschmidt is a registered geologist and certified remediation specialist in the state of Arizona with more than 31 years of experience performing hazardous and non-hazardous waste investigations, vadose zone characterization, regulatory compliance and permitting, and groundwater investigations. Mr. Rheinschmidt received his Bachelor degree in geology from San Jose State University, a Hazardous Waste Management Certificate from the University of California at Santa Barbara and has performed numerous Phase I, II and III investigations in both Arizona and California.