



**REPORT ON PHASE I ENVIRONMENTAL  
SITE ASSESSMENT**

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**DESIGNATION:** Lake Pleasant - State Land Triangle

**LOCATION:** Northwest Corner of Lake Pleasant Parkway and  
Happy Valley Road in Peoria, Arizona

**CLIENT:** Vestar LPST, LLC, a Delaware LLC

**PROJECT NO:** 200342EA

**DATE:** March 6, 2020

**AAI DATE:** February 15, 2020

**CONFIDENTIAL**

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## 1.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) conducted on approximately 18.44 acres of vacant land herein identified as the subject Property known as the Lake Pleasant - State Land Triangle located at the northwest corner of Lake Pleasant Parkway and Happy Valley Road in Peoria, Arizona. The work was authorized by Mr. Nick Roe of Vestar LPST, LLC, a Delaware LLC and was performed in accordance with our Proposal No. 71165E dated November 8, 2019.

### 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 a six (6) month (180 days) period 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 4, 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 at the northwest corner of Lake Pleasant Parkway and Happy Valley Road in Peoria, Arizona. The Property is generally bound on the north by Yearling Road and native desert land, on the east by Lake Pleasant Parkway, on the south by Happy Valley Parkway, and on the west partially by concrete curbing, vacant land, and driveways (See Figure 1.2.1.1).

### **1.2.2 Property Description**

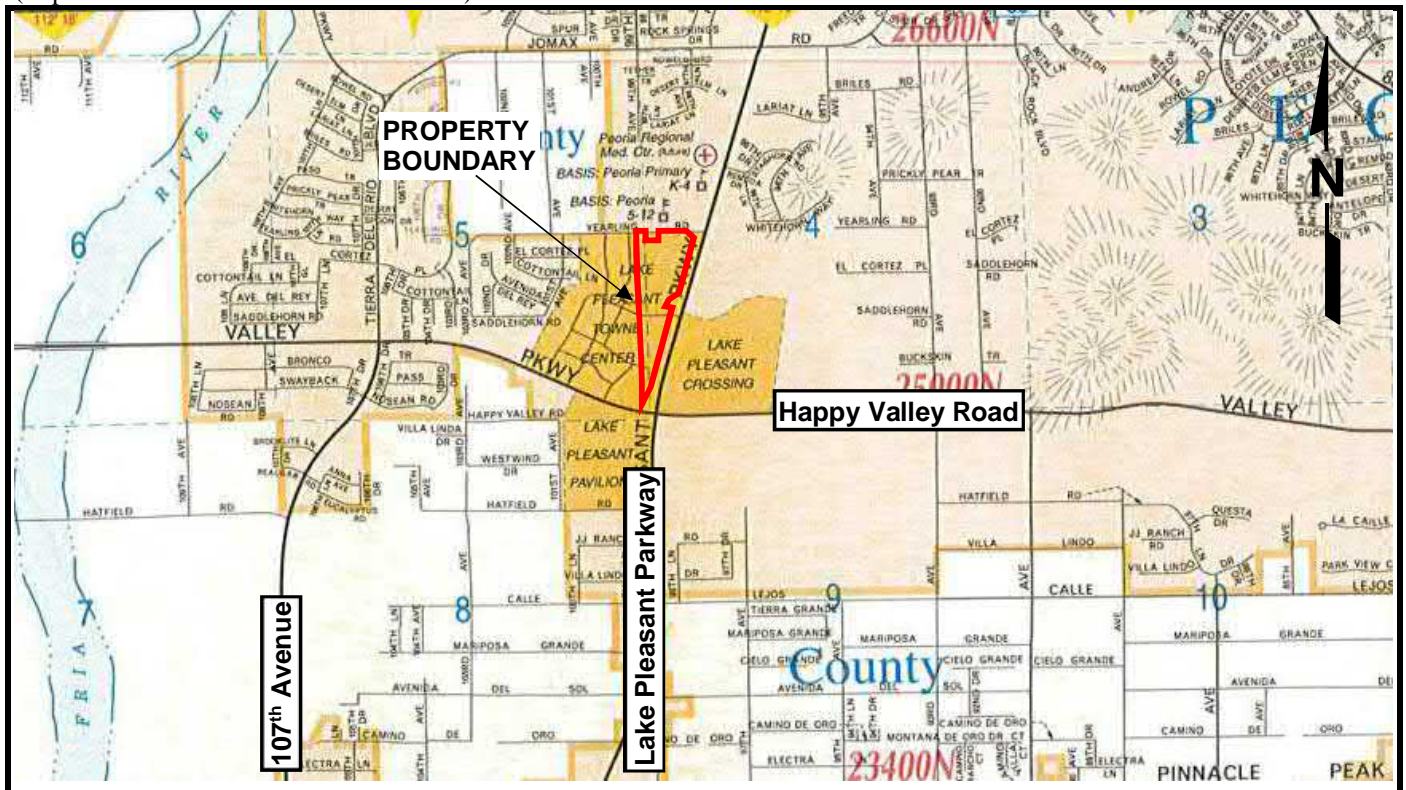
At the time of the site visit, the Property consisted of approximately 18.44 acres of a triangular-shaped parcel of vacant and native desert land with dry natural washes. A paved driveway extended east to west across the central portion of the Property. Ground cover consisted of pavement and bare soil with



native vegetation that included trees, shrubs, cacti, weeds, and grasses. No structures or dedicated site uses were observed on the Property. The Property was accessed from Yearling Road, which bordered the Property to the north.

**Figure 1.2.1.1 - Property Location**

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## 2.0 PHYSICAL SETTING

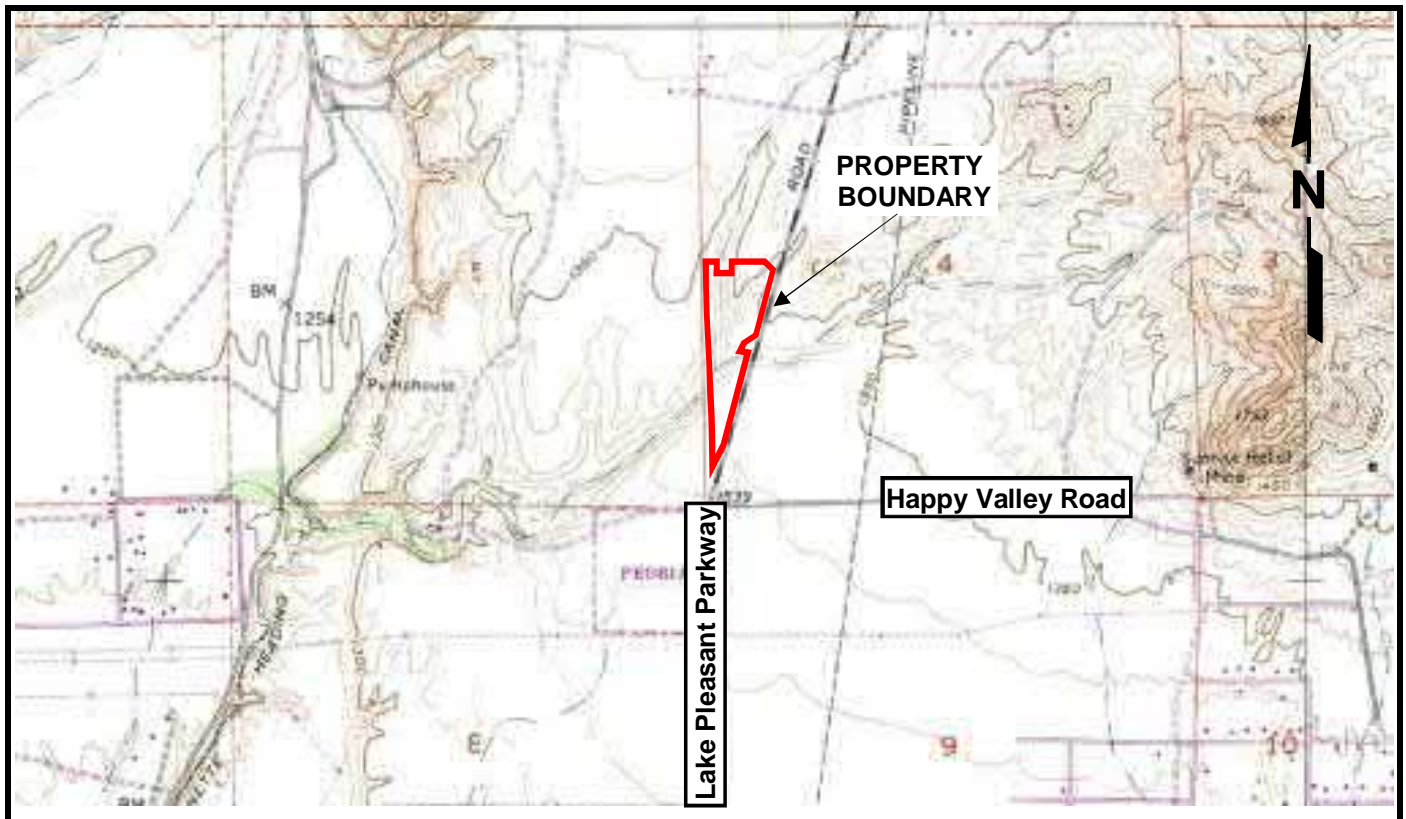
### 2.1 Topography

Approximate Property elevation: As depicted on the United States Geological Survey (USGS) 7.5 Minute Series Topographical Map (Figure 2.1.1), the Property elevation appears to be approximately 1,310 to 1,360 feet above mean sea level (USGS).

General down slope contour: South (ibid.).

Flooding zone: Zone X: 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 the Beardsley loam and Pinal-Suncity Complex (PWB). The Beardsley loam soils have slopes that are less than one (1) percent and are slightly concave. This soil occurs on long, narrow areas about 400 acres in size. The characteristics of this soil type include slow permeability, slow runoff, and no erosion hazard. The Pinal-Suncity complex have zero (0) to three (3) percent slopes. This nearly level to gently sloping mapping unit is on very old alluvial fans and stream terraces. This soil type is characterized by medium to slow runoff, slight to moderate erosion hazard, and has moderate permeability in the upper part to moderately slow permeability in the subsoil (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 three (3) wells located within a one-mile radius of the Property, with groundwater elevations ranging from 960 to 1,078 feet above mean sea level (280 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. No wells were identified in these reports with coordinates corresponding to the subject Property (Allands). Further, no obvious visual indications of water wells were observed on the subject Property at the time of the site visit.

Potable water source: City of Peoria (Buster).

On-site surface water: No surface water was observed on the Property at the time of the site visit. Concrete curbing appeared to prevent surface water from migrating across portions of the western Property boundaries. Dry natural washes crossed the Property in a northeast to southwest direction. Large box culverts were observed on the north and south ends of the washes near the roadways and/or driveway to allow the flow of water. A drainage channel and culvert were also observed on the southeast side of the Property on the west side of Lake Pleasant Parkway. It appeared that excess surface water could migrate across the eastern and southern boundaries and portions of the northern and western Property boundaries. Given that the surface area of the Property was contiguous with the adjoining areas, on-site run-on may occur from up-gradient land and off-site discharges to down-gradient land. The washes that traverse the Property may transport off-site discharges onto/across the Property.

## 3.0 STANDARD HISTORICAL SOURCES

Standard Historical Sources were reviewed as necessary to develop a history of the previous uses of the Property and surrounding area in order to identify those uses that are likely to have led to RECs in connection with the Property. These sources were reviewed in five (or less) year intervals in an attempt to identify all obvious uses of the Property from the present until 1940 or until the Property's first developed use, whichever is earlier. Standard Historical Sources include Aerial Photographs, USGS 7.5 Minute

Topographical Maps, Zoning/Land Use Records, Building Department Records, Local Street Directories, Fire Insurance Maps, Property Tax Files, Recorded Land Title Records, Previous Site Studies and Other Historical Sources. The specific sources used to identify the historical use of the subject Property are described in the following sections. The earliest historical source reviewed during this assessment was an aerial photograph dated 1949. Historical research data was not reasonably ascertainable prior to 1949. Based on information gathered during this assessment, the Property appeared to have been vacant land.

### 3.1 Aerial Photographs

A review of selected aerial photography from 1949 to 2019 was conducted at Arizona State University (ASU); 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 three (3) natural washes that extended across the northern and central portions of the Property. No significant changes were visible on the Property in the 1953 to 2004 aerial photographs. In the 2006 aerial photograph, a dirt road was being developed across the central portion of the Property. By 2007, the access road on the Property was paved and extended east to west from Lake Pleasant Parkway to the commercial development on the west adjoining property. Stockpiled soil was visible on the south end of the Property. Box culverts had been developed on the north and south ends of the washes to allow surface water to flow under the new roadways. The Property appeared vacant and essentially the same in the 2008 to 2019 aerial photographs (ASU; Google Earth; Maricopa; NETR).

**Adjacent Areas:** In the 1949 aerial photograph the adjacent areas appeared as native desert and undeveloped land with natural washes. A dirt road in the alignment of Lake Pleasant Parkway bordered the Property to the east. A portion of a dirt road in the alignment of Happy Valley Road was visible to the southeast. No significant changes were visible on the adjacent areas in 1953 and 1958. Additional dirt roads were visible to the east of the Property in 1970 to 1972 aerial photographs. In 1975, Lake Pleasant Parkway appeared to have been paved. In 1978, Happy Valley Road appeared to have been extended to the southwest. A residence was visible to the northwest. The adjacent areas appeared unchanged in the 1979 to 1988 aerial photographs, although Lake Pleasant Parkway was widened and paved. In the 1993 aerial photograph, additional scattered residential homes were visible further to the north and northeast. Except for additional residential development continuing further to the east, southwest, and northwest, the adjacent areas appeared unchanged between 1996 and 2004. In 2006, significant development was underway on the adjacent areas to

the west and southwest. The land to the west of the Property had been graded and multiple commercial buildings were under development. Additional land further to the west also had been graded and the outline of roads for new residential development was visible. In addition, Happy Valley Parkway had been paved and extended to the southwest of the Property. A new road in the alignment of Yearling Road bordered the Property to the north. By 2007, the commercial shopping center with multiple commercial buildings and large parking lots had been developed on the west adjoining properties. A large commercial building had also been developed to the south at the southwest corner of Happy Valley Parkway and Lake Pleasant Parkway. In 2008, additional commercial development continued on the southeast adjoining property. Except on the northeast adjoining property, additional residential and commercial infill continued on the adjacent areas in the 2009 to 2019 aerial photographs (ASU; Google Earth; Maricopa; NETR).

**Figure 3.1.1 - 2019 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 201-08-196A. No address 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).

Speedie and Associates conducted a cursory review of an *Infrastructure Payback and Repayment Agreement* (Agreement) dated October 30, 2006 between Vestar Arizona XL VIII, LLC, an Arizona limited liability company (Vestar), and Arizona State Land Department (ASLD) that was provided by the client. The Agreement was in regard to the sharing of certain costs to be incurred in relation to the construction of a retail center, which was planned to be constructed by Vestar at Yearling Road and Lake Pleasant Parkway (to be known as Lake Pleasant Towne Center). Item #8 of the agreement included Covenants Running with the Land, which indicated that the covenants to perform the obligations set forth in the Agreement run with the real property and are binding on and enforceable against each person or entity who succeeds ASLD and Vestar.

### 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, *Calderwood Butte, Arizona*, was reviewed. The topographic map was dated 1957 and photorevised in 1981. Two natural washes were depicted traversing north to south across the northern portion and east to southwest

across the central portion of the Property on the 1957 topographic map. No additional features were depicted on the Property on 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. Historical research has determined that no structures have been developed on the Property and no physical address was identified for the Property. Therefore, city directories were not reviewed since the Property has appeared to remain vacant and undeveloped land.

### **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 Lake Pleasant Towne Center PAD, which was defined as Lake Pleasant Towne Center Planned Area Development. No historical zoning information was provided. The Property was annexed by the City of Peoria on November 13, 1989 (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, Lake Pleasant Towne Center Development, Northwest of Happy Valley Parkway and Lake Pleasant Road, Peoria, Arizona* was conducted on the Property by Liesch Companies (Liesch), and a report was issued on August 9, 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 the same approximate 26-acre triangular-shaped parcel of desert land as the subject Property. Liesch reported that three (3) dry desert washes were observed crossing the Property in a general northeast/southwest direction. Expansion of the Lake Pleasant Road right-of-way located adjacent to the eastern Property boundary was ongoing at the time of the site visit. Liesch concluded that there was no evidence of RECs relating to the Property (Liesch).

The following additional documents were provided by the client:

- ◆ An ALTA/ACSM Land Title Survey performed by CMX, LLC dated December 22, 2005, revised and updated in 2005 and 2006.
- ◆ There were cover pages identified as *Schedule B's Order #1539172, Exceptions #3-16, Schedule B-Section II* from LandAmerica with attached legal and recorded documents between the State of Arizona, State Land Department, Maricopa County, and the City of Peoria. The documents related to the location, operation, and maintenance of right-of-ways; public road and associated drainage; installation of a cattle guard; a water booster station; underground utilities; legal descriptions; salvaging plants that may be disturbed during construction; public streets; temporary right-of-entry; right-of-way on a highway; and a letter regarding the ASLD Commercial Lease Application to the State Historic Preservation Office.
- ◆ A letter from the Arizona State Land Department to Vestar LPST, LLC dated February 10, 2020 regarding 37-205B for Application No. 53-121172-00-100, Reimbursable Expenditures – Application No. 53-121172-00-100. The letter was for permission for Vestar to perform and receive reimbursement for the Phase I ESA.

### **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 Vestar LPST, LLC, a Delaware LLC, the client. Mr. Nick Roe completed the questionnaire on February 26, 2020 and reported that there are no current uses of the Property. He had no knowledge of the past uses for the Property. Mr. Roe also reported that he had no knowledge of the utility provider companies for the subject Property. He further reported that he had no specialized knowledge of the Property. Mr. Roe 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 was not aware whether 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. Roe indicated that he had no knowledge of whether there was 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 responded with “unknown” to the questions asked. Mr. Roe provided additional documentation consisting of an ALTA Survey, previous geotechnical and environmental reports, and an Infrastructure Payback and Repayment Agreement, and other agreement documents. He identified the State of Arizona as the current Property owner (Roe).

A questionnaire was sent to the Arizona State Land Department, the owner. Mr. Bruce Campbell with the Arizona State Land Department completed the questionnaire on February 27, 2020. He reported that the Property currently consists of undeveloped land. He had no knowledge of the past uses for the Property. 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 he had no knowledge whether 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. 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 City Departments**

As discussed above under Section 3, representatives from the City departments were contacted for additional information for the Property. 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.

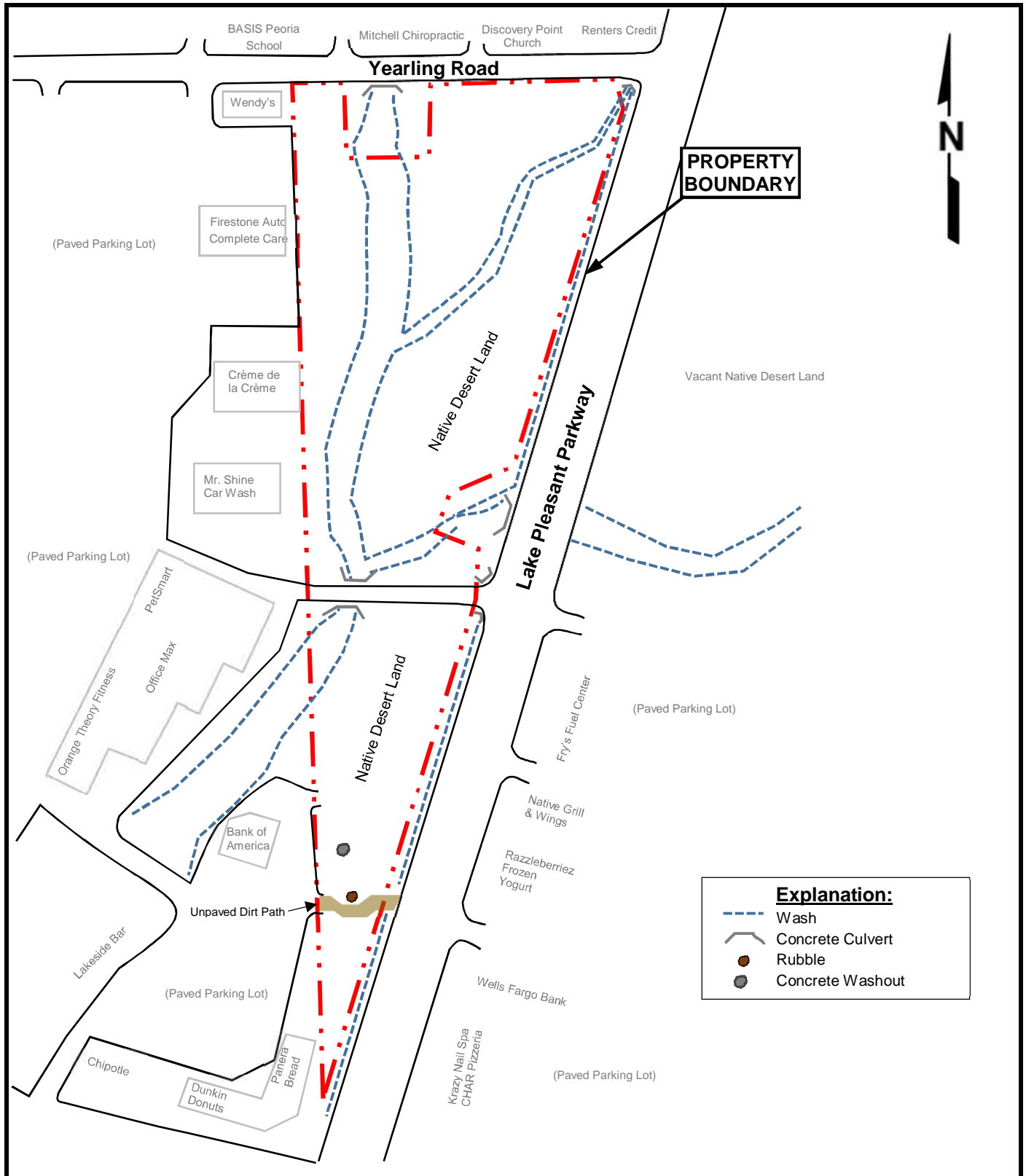
## **5.0 CURRENT CONDITIONS**

### **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 March 2, 2020 by Mr. Daniel Jones of Speedie and Associate under the supervision of an Environmental Professional. Complete visual assessment of the Property was hindered by vegetation. 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 18.44 acres of a triangular-shaped parcel of vacant and native desert land with dry natural washes. Ground cover consisted of pavement and bare soil with native vegetation that included brush, trees, shrubs, cacti, weeds, and grasses. Dense vegetation was observed within the natural washes that crossed the northern portion of the Property in a north to south direction and the southeastern portion of the Property in a northeast to southwest direction. Large box culverts were observed on the north and south ends of the washes near the roadways and/or driveway, which directed the flow of water to the southwest. There was also a drainage channel with box culverts that extended along the west side of Lake Pleasant Parkway. A paved driveway extended east to west across the central portion of the Property and connected Lake Pleasant Parkway on the east to the retail shops to the west. A short unpaved access road was observed adjoining the Panera parking lot on the southwest portion of the Property to Lake Pleasant Parkway to the east. A rubble pile and an area of concrete washout were observed on the north side of the unpaved dirt path. Windblown trash was observed along the western boundary of the Property. No structures or dedicated site uses were observed on the Property. 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, 98 dry wells were identified within the search distance; however, none (0) of the registered dry wells appeared to be associated with the subject Property (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 March 2, 2020 by Mr. Daniel Jones of Speedie and Associates. The Property is generally bound on the north by Yearling Road followed by BASIS Peoria School and commercial offices (Mitchell Chiropractic, Discovery Point Church, and Renters Credit), and the BASIS Peoria Primary School beyond. The Property was generally bound on the east by Lake Pleasant Parkway followed by vacant desert land, a Fry’s Gas Station, and various fast food and retail businesses. The Property was generally bound on the west by Panera, Bank of America, Mr. Shine Car Wash, Crème de la Crème Preschool, Firestone Auto, and Wendy’s followed by additional retail shops with residential homes beyond.

## 6.0 STANDARD ENVIRONMENTAL RECORD SOURCES

A report of Federal and State Standard Environmental Record Sources located within the ASTM prescribed search parameters, was generated by Allands. A copy of the Allands report is located in Appendix B. Speedie and Associates reviewed this report for indications of RECs affecting the subject Property. The report revealed three (3) 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 two (2) RCRA generators within a 0.125 mile search distance of the Property boundary (Allands).

- ◆ Pavilion Dental Group, 9947 West Happy Valley Road, is located approximately 0.1 miles to the south of the Property. The RCRA status of this facility was indicated to be a CEG (generates less than 100 kilograms of hazardous waste per month). This facility did not appear on the RCRA Compliance Log and no surficial flow paths or indications of impact from this RCRA facility to the subject Property were identified during the site visit. Therefore, the potential environmental impact from this facility to the subject Property is currently believed to be low.
- ◆ Home Depot 0424, 25650 North Lake Pleasant Road, is located approximately 0.125 miles to the west of the Property. The RCRA status of this facility was indicated to be a SQG (generates between 100 kilograms and 1,000 kilograms of hazardous waste per month). This facility did not appear on the RCRA Compliance Log and no surficial flow paths or indications of impact from this RCRA facility to the subject Property were identified during the site visit. Therefore, the potential environmental impact from this facility to the subject Property is currently believed to be low.

**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 one (1) UST site within a 0.125 mile search distance of the Property boundary (Allands).

- ◆ Fry’s Fuel Center #657, 25371 North Lake Pleasant Parkway, is located on the east adjoining property. The facility was reported to have two (2) active USTs. This facility was not reported to be a LUST site and no surficial flow paths or obvious indications of impact from this UST facility to the subject Property were observed during the site visit. Therefore, the potential environmental impact from this facility to the subject Property is currently believed to be low.

**Leaking Underground Storage Tank (LUST) Incident Reports:** Owners of USTs are required to report to ADEQ any and all releases of tank contents for which ADEQ maintains an ongoing file documenting the nature of contamination and the status of each such incident. The Allands report identified no (0) LUST facilities within a 0.5 mile 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 vapor encroachment condition (VEC) at the site, we evaluated the Tier 1 condition from information generally collected from the Phase I ESA. The information sited 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 18.44 acres of a triangular-shaped parcel of vacant and native desert land with dry natural washes. Ground cover consisted of pavement and bare soil with native vegetation that included brush, trees, shrubs, cacti, weeds, and grasses. Dense vegetation was observed within the natural washes that crossed the northern portion of the Property in a north to south direction and the southeastern portion of the Property in a northeast to southwest direction. Large box culverts were observed on the north and south ends of the washes near the roadways and/or driveway, which directed the flow of water to the southwest. There was also a drainage channel with box culverts that extended along the west side of Lake Pleasant Parkway. A paved driveway extended east to west across the central portion of the Property and connected Lake Pleasant Parkway on the east to the retail shops to the west. A short unpaved access road was observed adjoining the Panera parking lot on the southwest portion of the Property to Lake Pleasant Parkway to the east. A rubble pile and an area of concrete washout were observed on the north side of the unpaved dirt path. Windblown trash was observed along the western boundary of the Property. No structures or dedicated site uses were observed on the Property. 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.

Historically, the Property appeared to be native desert land with natural washes from 1949 to 2004. In 2006, a dirt road was being developed on the central portion of the Property. By 2007, the access road was paved and extended east to west from Lake Pleasant Parkway to the commercial development on the west adjoining property. Stockpiled soil was visible on the south end of the Property. Box culverts had been developed on the north and south ends of the washes to allow surface water to flow under the new roadways. The Property appeared vacant and essentially the same from 2008 to 2019.

The Property was not identified in the environmental regulatory databases. The other environmental regulatory listings identified in the vicinity of the Property do not appear to be sources of a REC for the Property at this time.

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 Lake Pleasant - State Land Triangle located at the northwest corner of Lake Pleasant Parkway 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.

## 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 Vestar LPST, LLC, a Delaware LLC, Vestar Development Company, and the Arizona State Land Department. Any reliance on this report by any other party shall be at such party's sole risk.

## 12.0 REPORT CERTIFICATION

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

Respectfully submitted,  
Speedie and Associates

Daniel Jones  
Environmental Specialist

Connie F. Jiron  
Project Manager



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

## 13.0 REFERENCES CITED and REVIEWED

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**APPENDIX A:**  
**SURFACE PHOTOGRAPHS**

## APPENDIX A: Surface Photographs

Project No. 200342EA

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**Photo No. 1: Northwest corner of the Property facing south along the western boundary.**



**Photo No. 2: Northwest corner of the Property facing southeast and looking across the Property.**



**Photo No. 3: Northwest corner of the Property facing east along the northern boundary.**



**Photo No. 4: Northeast corner of the Property facing west along the northern boundary.**



**Photo No. 5: Northeast corner of the Property facing southwest and looking across the Property.**



**Photo No. 6: Northeast corner of the Property facing south along the eastern boundary.**



## APPENDIX A: Surface Photographs

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**Photo No. 7: Southern tip of the Property facing north along the eastern boundary.**



**Photo No. 8: View of large box culvert and paved access road extending east to west near the center of the Property.**



**Photo No. 9: View underneath the paved overpass.**



**Photo No. 10: View of drainage feature leading into a wash; view to the south.**



**Photo No. 11: View of rubble located near the southern portion of the Property; view to the northwest.**



**Photo No. 12: View of dried concrete washout located near the center of the southern portion of the Property.**



## APPENDIX A: Surface Photographs

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**Photo No. 13: View of drainage channel extending to the south along the eastern Property boundary; view to the southeast.**



**Photo No. 14: View of typical natural wash; view to the southwest.**

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



# Allands

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Historical Title and Environmental Research

## REGULATORY DATABASE (ASTM) SEARCH

YOUR FILE NO: 200342EA

ALLANDS FILE NO: 2020-02-032D

DATE OF REPORT: February 15, 2020

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

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

Property located at the Southwest corner of West Yearling Road and North Lake Pleasant Parkway, Peoria, Arizona, being in the Southwest quarter of Section 4, 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)	02/20	1.0	0
Delisted National Priorities List	02/20	0.5	0
CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System)/No Further Remedial Action Planned (NFRAP) / Superfund Enterprise Management Systems (SEMS)	12/19	0.5	0
RCRA (Resource Conservation and Recovery Act)	02/20	0.125	2
RCRA – CORRACTS (Corrective Action Sites)	02/20	1.0	0
RCRA – Non-CORRACTS TSDFs (Non-Corrective Action Treatment, Storage, and Disposal Facilities)	02/20	0.5	0
ERNS (Emergency Response Notification System)	02/20	0.125	0
<b>Standard State ASTM Environmental Record Sources</b>			
WQARF (Water Quality Assurance Revolving Fund) Areas	02/20	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	02/20	Site only	0
Brownfields / Voluntary Remediation Program	12/16	0.5	0
Registered USTs (Underground Storage Tanks) (includes Tribal Records)	02/20	0.125	1
LUSTs (Leaking Underground Storage Tanks) Incident Reports (includes Tribal Records)	02/20	0.5	0
<b>Additional Environmental Record Sources</b>			
RCRA Compliance Facilities	02/20	0.125	0
Hazardous Materials Incidents Emergency Response Logbook	1984-06/01	0.125	0
ADEQ Drywell Registration Database (includes Tribal Records)	02/20	0.125	98
Environmental Permits	02/20	Site only	0
Fire Insurance Maps	Various	Site and adjoining	0
Topographical / Aerial Maps	See text	Site and adjoining	2
VEMUR / DEUR / LIENS / DEURTRACKER	02/20	Site only	0
DRYCLEANER	06/06	0.125	0
Arizona Department of Water Resources Well Registration Database	09/18	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 January, 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 January, 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, 2019 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 January, 2020 and checked for Federal RCRA facilities located within a <=0.125 mile search distance from subject property exterior boundaries.

EPA ID	FACILITY	ADDRESS	NOTIF. DATE	STATUS
AZR000506683	Pavilion Dental Group	9947 W Happy Valley Rd	01/05/2018	CEG
AZR000504209	Home Depot 0424	25650 N Lake Pleasant Rd	05/20/2019	SQG

### CODES:

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

## **CORRACTS FACILITIES**

Under RCRA the Environmental Protection Agency compiles a database of Corrective Action Sites, sites with known contamination. Also known as the RCRA CORRACTS List, this is a list maintained by the EPA of RCRA sites at which contamination has been discovered and where some level of corrective clean-up activity has been undertaken. For example, a site may have been on the RCRA TSD or the RCRA Generators site list, and was placed on the CORRACTS list once contamination was discovered and remediation was underway. This database is dated January, 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 January, 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 January, 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 January, 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:

<b>MSWLF:</b>	<b>Municipal Solid Waste Landfills</b>
<b>CSWLF:</b>	<b>Closed Solid Waste Landfills</b>
<b>CSWOD:</b>	<b>Closed Solid Waste Dumps</b>

## 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 January, 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 January, 2020, and searched for UST sites located within a  $\leq 0.125$  mile search distance from subject property exterior boundaries.

Facility ID	Facility Name	Address	Tank No	Tank Inst Date	Closure Type	Closure Date
0-010589	Fry's Fuel Center #657	25371 North Lake Pleasant Pkwy	1			
0-010589	Fry's Fuel Center #657	25371 North Lake Pleasant Pkwy	2			

## **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 January, 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 January, 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 January, 2020, and searched for dry wells located within a  $\leq 0.125$  mile search distance from subject property exterior boundaries.

FACILITY	ADDRESS	BEG REG #	END REG #	TOTAL WELLS
Mountain Crossing	Lake Pleasant Pkwy & Happy Valley Pkwy	42690	42709	20
Lake Pleasant Crossing / Shops A-E	Nec Lake Pleasant Rd & Happy Valley Rd	41610	41625	16
Carioca-Mountaininside Crossing	Sec Lake Pleasant Rd & Happy Valley Rd	45604		1
Lake Pleasant Pavilion Site Development	Swc Lake Pleasant Pkwy & Happy Valley Pkwy	49382		1
Lake Pleasant Pavilions Site Work	Swc Lake Pleasant Rd & Happy Valley Rd	36478	36498	21
Fry's Marketplace #657	25401 North Lake Pleasant Parkway	54200	54202	3
Plaza Del Lago	9772 Yearling Dr	40838	40842	5
Basis Peoria High School	Lake Pleasant Parkway & Yearling Road	56374	56377	4
Florenza	Lake Pleasant Rd & Yearling Rd	49926	49941	16
Querencia	Nec Of Yearling And Lake Pleasant Parkway	51712	51719	8
Peoria Regional Medical Center	Yearling & Lake Pleasant Pkwy, Peoria	46893	46895	3

## 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 January, 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.

NAME	TYPE	DATE	REVISION	CONTOUR INTERVAL
Calderwood Butte	Topo	1957	1981	10 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  $\leq 0.125$  mile search distance from subject property exterior boundaries.

No drycleaners were found located within a  $\leq 0.125$  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 September, 2018. 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>

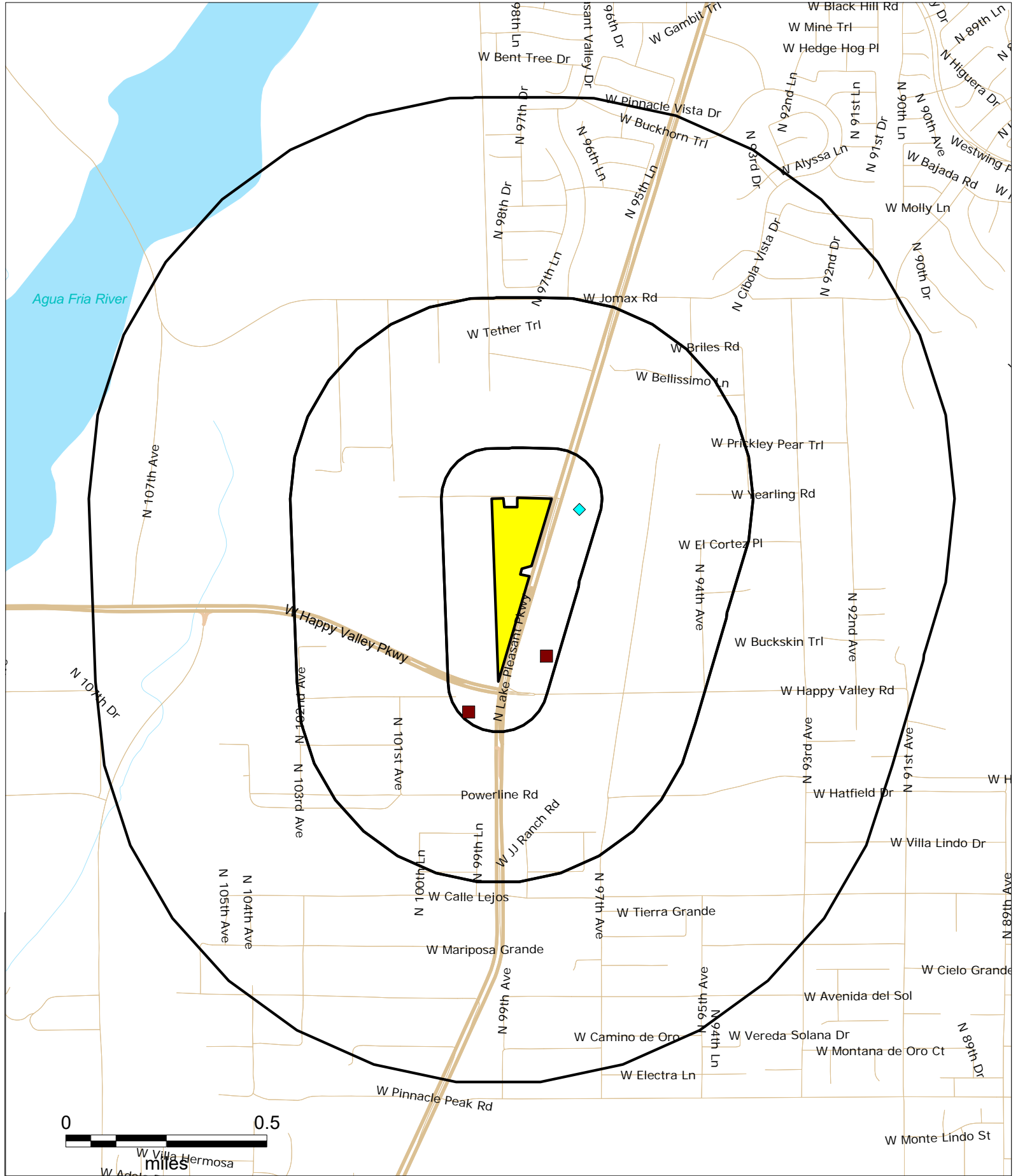
### Water Uses (WU)


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 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
211939	4	N	1	E	4	NW	SW	SW	D	900	450	5	Johnson



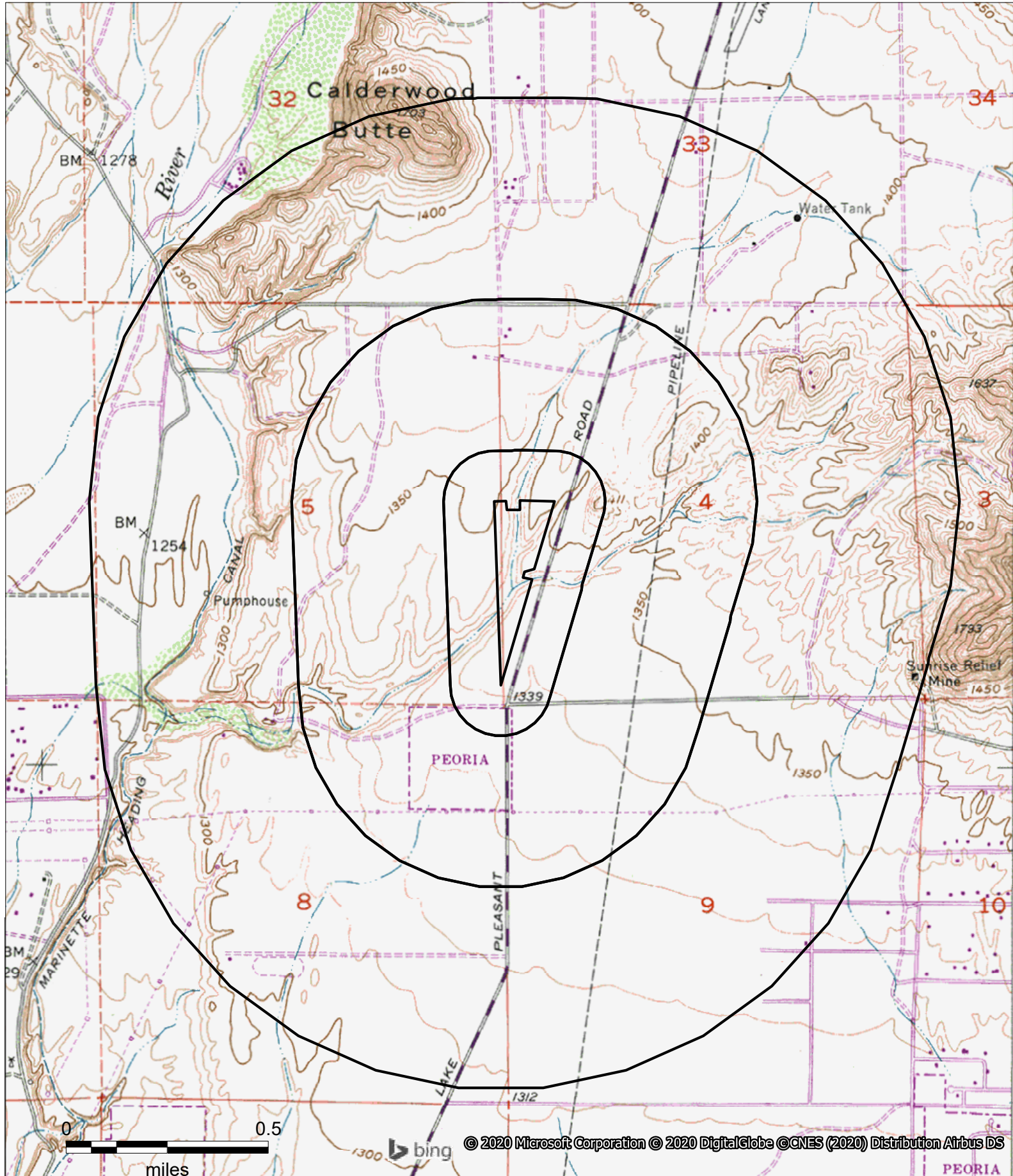


**LEGEND**

 **SITE**

 USTs	 CERCLA / NFRAP	 RCRA
 LUSTs	 LANDFILLS	 RCRA COMPLIANCE

2020-02-032



**W** **N** **E** **S**

**LEGEND**

★ **SITE**

◆ USTs

▼ LUSTs

● CERCLA / NFRAP

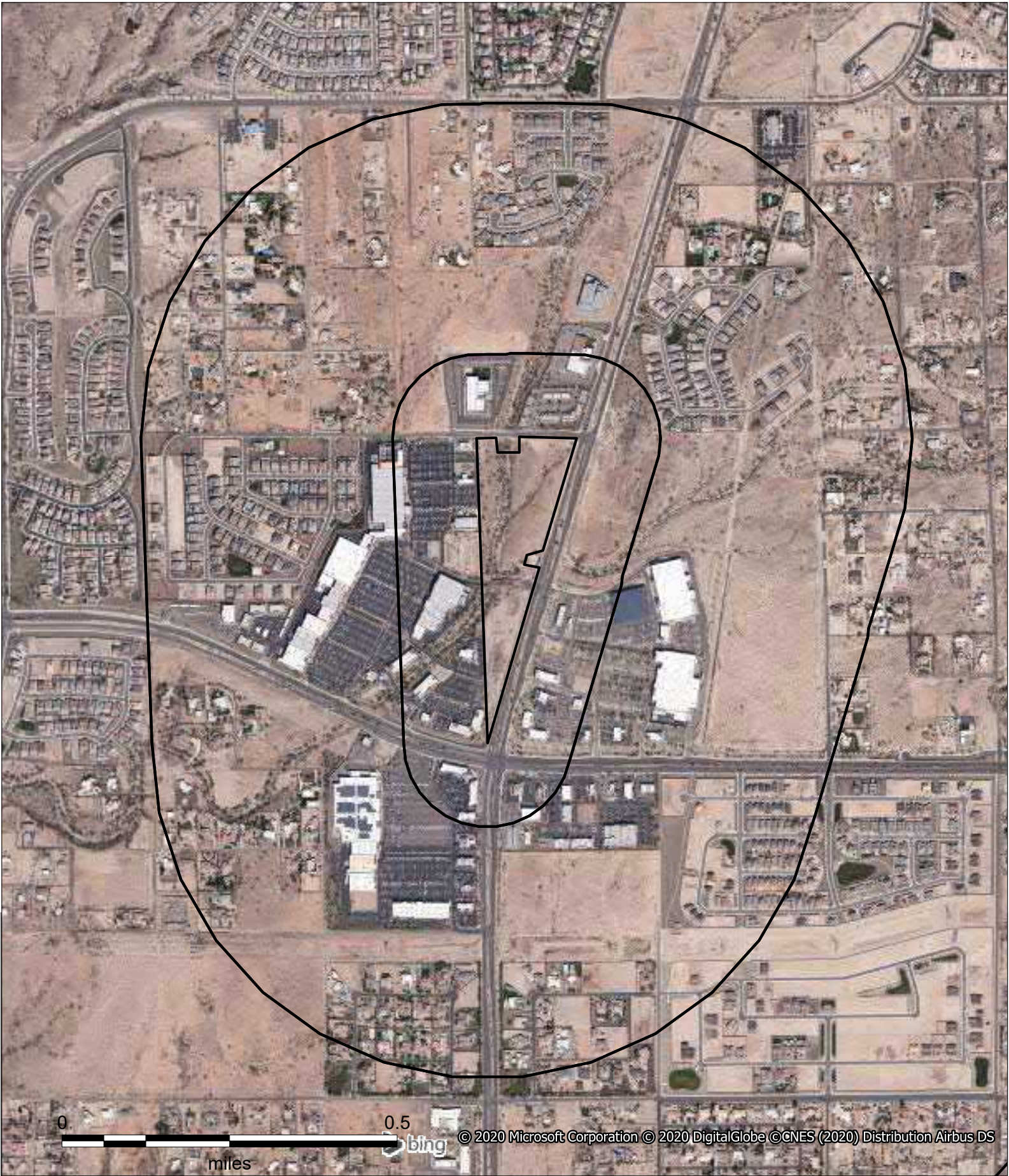
● LANDFILLS

■ RCRA

▲ RCRA COMPLIANCE

2020-02-032





**LEGEND**

★ **SITE**

◆ USTs

● CERCLA / NFRAP

■ RCRA

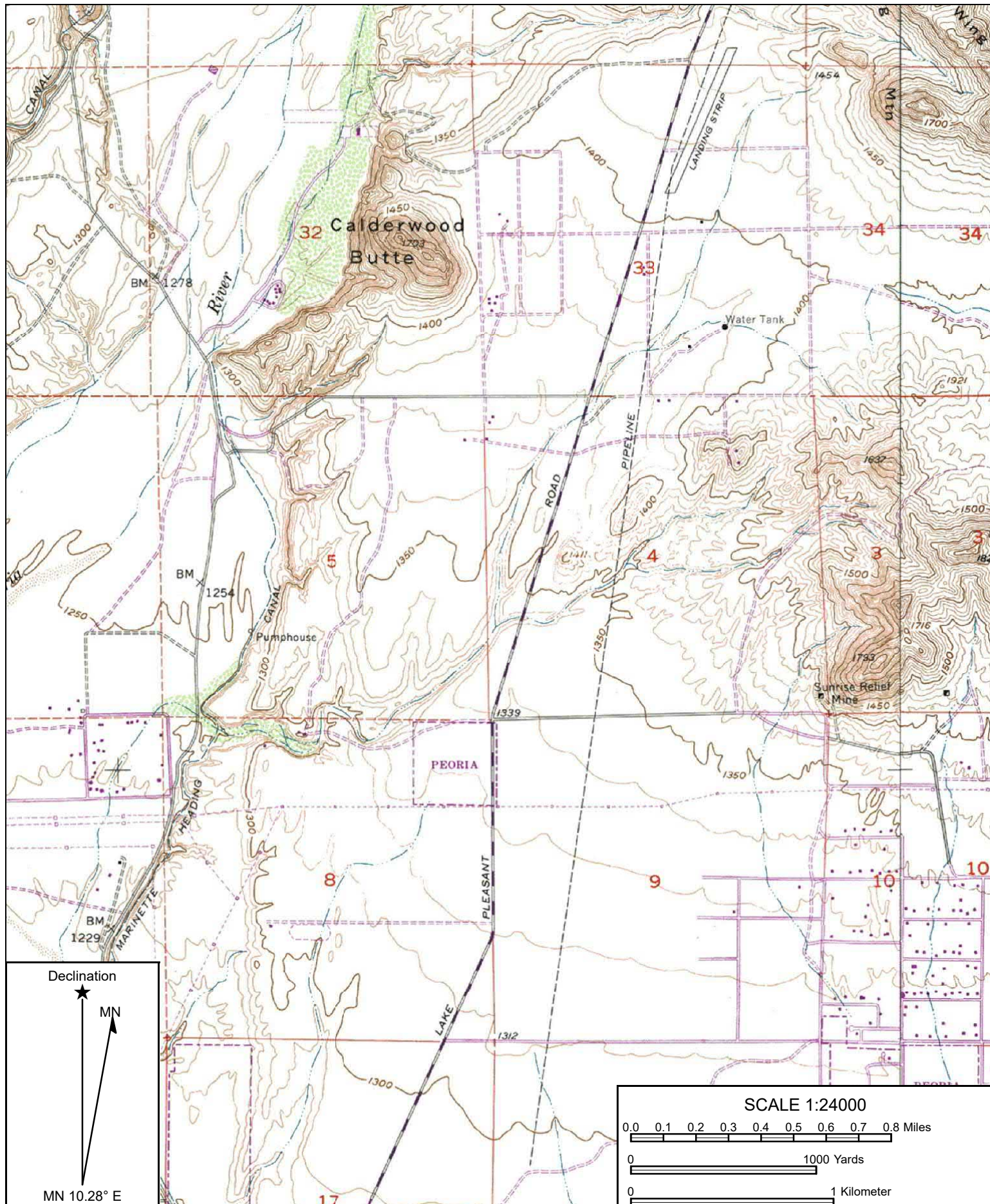
2020-02-032

▼ LUSTs

● LANDFILLS

▲ RCRA COMPLIANCE





Name: CALDERWOOD BUTTE  
Date: 02/15/20  
Scale: 1 inch = 2,000 ft.

Location: 033° 42' 56.0263" N, 112° 16' 16.6895" W  
2020-02-032



# Allands

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: 200342EA

ALLANDS FILE NO: 2020-02-032E

Date of Report: February 15, 2020

Title Plant Date\*\*\*: February 10, 2020

\*\*\*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. Assessor's No.: 201-08-196A
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.





**201-08-196A Land Parcel**

This is a land parcel and the current owner is VESTAR LXV LLC LEASE 03-110179. Its current year full cash value is \$8,819,400.

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## Property Information

MCR #

POR SW4 SEC 4 DAF BEG W4 COR SD SEC 4 TH ALG E-W MID-SEC LN S 88D 59M E 869.92F TO C/L LAKE PLEASANT RD DESC PER SUR 662-37 TH ALG SD C/L S 18D 31M W 2152.38F TO CUR CONC SELY RAD 3819.72F TH ALG SD CUR DIST 561.30F TO S LN SD SW4 SEC 4 TH W 43.65F TO SW COR SEC 4 TH N 2600.24F TO POB (P/F 07-1182497) EX TH POR DAF BEG W4 COR SD SEC TH S 40.01F TH S 88D 59M E 112.34F TH S 01D W 160F TH S 88D 59M E 190F TH N 01D E 160F TH S 88D 59M E 546.05F TH N 17D 59M E 41.83F TH N 88D 59M W 861.38F TO POB (P/F 06-0169601) & EX ANY POR LY SELY OF TH SLY BOUND FOL DESC PROP TH POR DAF COM SW COR SD SEC TH N 01D 31M W 174.84F TO POB TH N 01D 31M W 119.04F TH ALG CUR TO R HAV 3924.72F RAD TH BEAR S 77D 15M E A DIST OF 203.90F TH S 74D 17M E 10F TH ALG CUR TO R HAV 3914.72F RAD CONC TO PREV CUR A DIST OF 91.33F TH N 17D 04M E 860.93F TH N 06D 11M E 132.38F TH N 72D 55M W 100F TH N 17D 04M E 95F TH N 68D 24M E 160.08F TH N 17D 04M E 825F TH N 24D 06M W 53.15F TH N 17D 04M E 60.36F TH E 70.38F TH S 16D 33M W 1162.62F TH N 73D 26M W 20.03F TH S 16D 33M W 1050F TH ALG CUR TO L HAV 3847.97F RAD A DIST OF 326.51F TH ALG CUR TO R HAV 2750F RAD TH BEAR N 06D 45M E A DIST OF 10.13F TO POB (P/F 05-0776404)

Description:

Lat/Long

Lot Size

803,279 sq ft.

Zoning

PAD

Lot #

High School  
District

PEORIA UNIFIED #11

Elementary School  
District

PEORIA UNIFIED SCHOOL DISTRICT

Local Jurisdiction

PEORIA

S/T/R

4 4N 1E

Market

Area/Neighborhood

15/001

Subdivision (0  
Parcels)

**Owner Information****ARIZONA STATE LAND DEPT**

Mailing Address 2425 E CAMELBACK RD STE 750, PHOENIX, AZ 85016

Conto Owner VESTAR LXV LLC LEASE 03-110179

Deed Number [071182497](#)

Last Deed Date 11/01/2007

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	2020	2019	2018	2017	2016
Full Cash Value	\$8,819,400	\$9,284,100	\$8,401,800	\$8,188,600	\$4,472,600
Limited Property Value	\$271,973	\$259,022	\$246,688	\$234,941	\$223,753
Legal Class	2.R	2.R	2.R	2.R	2.R
Description	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P	AG / VACANT LAND / NON-PROFIT R/P
Assessment Ratio	15%	15%	15%	15%	15%
Assessed LPV	\$40,796	\$38,853	\$37,003	\$35,241	\$33,563
Property Use Code	9500	9500	9500	9500	9500
PU Description	State Property	State Property	State Property	State Property	State Property
Tax Area Code	111200	111200	111200	111200	111200
Valuation Source	Notice	Notice	Notice	Notice	Notice



LAWYERS TITLE OF ARIZONA, INC.

COURTESY RECORDING  
NO TITLE LIABILITY

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
20071182497 11/01/2007 03:30  
ELECTRONIC RECORDING

1618858-3-1-1--  
maresa

WHEN RECORDED RETURN TO:

Vestar Arizona LXV, L.L.C.  
2425 E. Camelback Rd., Suite 750  
Phoenix, AZ 85016  
Attn: Allan J. Kasen, Esq.

1618858 - X  
1/1

### MEMORANDUM OF LEASE

This Memorandum of that certain Commercial Lease No. 03-110179 identified below, wherein the Lessor demised and leased to Lessee those certain premises hereinafter described:

**Lease:** Commercial Lease No. 03-110179.

**Lessee:** Vestar Arizona LXV, L.L.C.

**Lessor:** The State of Arizona (acting by and through the Arizona State Land Department).

**Commencement Date:** June 19, 2007.

**Expiration Date:** June 18, 2072.

**Demised Parcel:** That certain land in Maricopa County, Arizona, legally described in Exhibit A attached hereto, together with all rights and easements appurtenant hereto.

The offices of Lessor and Lessee are located as follows:

**Lessor:** Arizona State Land Department  
1616 West Adams  
Phoenix, AZ 85007

**Lessee:** Vestar Arizona LXV, L.L.C.  
2425 East Camelback Road, Suite 750  
Phoenix, AZ 85016  
Attn: David J. Larcher

IN WITNESS WHEREOF, the undersigned Lessor and Lessee have executed this Memorandum of Lease effective as of the 19<sup>th</sup> day of June 2007.

**LESSOR:**

STATE OF ARIZONA  
Arizona State Land Department

By: Gail Fraser  
for Arizona State Land Commissioner

**LESSEE:**

VESTAR ARIZONA LXV, L.L.C.

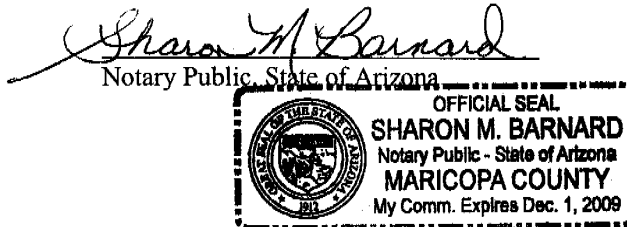
By: Lee T. Hanley  
Name: **Lee T. Hanley**  
Title: Manager

State of Arizona )  
 ) ss.  
County of Maricopa )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of August, 2007, by Gail Fraser, as for Ar. State Land of the Arizona State Land Department for the State of Arizona Commissioner

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My Commission Expires:  
Dec. 1, 2009

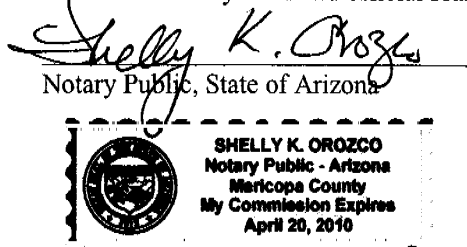


State of Arizona )  
 ) ss.  
County of Maricopa )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of August, 2007, by Lee T. Hanley, as Manager of Vestar Arizona LXV, L.L.C.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My Commission Expires:  
4/20/10



**EXHIBIT "A"****PROPERTY LEGAL DESCRIPTION****03-110179**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A FOUND STONE WITH "X" MARKED "1/4" ALSO BEING THE WEST QUARTER CORNER OF SAID SECTION 4, FROM WHICH A FOUND MARICOPA COUNTY BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTHWEST CORNER THEREOF BEARS S 00°05'14" E, A DISTANCE OF 2600.24 FEET;**

**THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 4, S 88°59'45" E, A DISTANCE OF 869.92 FEET TO THE CENTERLINE OF LAKE PLEASANT ROAD AND DESCRIBED IN A RECORDED SURVEY PREPARED BY TBE GROUP, INC. AS RECORDED IN BOOK 662, PAGE 37 OF MARICOPA COUNTY RECORDS;**

**THENCE ALONG SAID CENTERLINE, S 18°31'05" W, A DISTANCE OF 2152.38 FEET TO A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3819.72 FEET, CENTER OF WHICH BEARS S 71°28'55" E;**

**THENCE CONTINUING ALONG CENTERLINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°54'41" AN ARC LENGTH OF 561.30 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 4;**

**THENCE ALONG SAID SOUTH LINE, S 89°07'51" W, A DISTANCE OF 43.65 FEET TO THE SOUTHWEST CORNER OF SECTION 4;**

**THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID SECTION 4, N 00°05'14" W, A DISTANCE OF 2600.24 FEET TO THE POINT OF BEGINNING.**

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

## APPENDIX C: Project Personnel Credentials

### **DANIEL JONES** – *Environmental Specialist*

Mr. Jones has three (3) years of experience in the environmental consulting and compliance industry. He is responsible for assisting the Project Manager and other Environmental Professionals with the historical research and field activities for Phase I and II ESAs. For this project, he performed the site visit under the supervision of an Environmental Professional, completed the photograph logs, and assisted with preparation of the report. Mr. Jones received his bachelor's degree in Environmental Science from Arizona State University.

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

Ms. Jiron has more than 26 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, 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 30 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.