PEC
PROJECT ENGINEERING CONSULTANTS

Phase I Environmental Site Assessment

Arizona State Land Department
Everest ESA
Maricopa County, AZ

Submitted to:
Arizona State Land Department
1616 W. Adams
Phoenix, Arizona 85007

Submitted by:
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West Jordan, UT 84088

January 2021

Summary

Project Engineering Consultants, Ltd., (PEC) was retained by the Arizona State Land Department to conduct a Phase I Environmental Site Assessment (ESA) of a 1,080-acre parcel identified for future development. The parcel (i.e., identified as the "property") is located between McDowell Road and Indian School Road in Maricopa County, Arizona, Township 2 North, Range 2 West, Sections 27 and 34. Coordinates of the site are 112°27'9.94"W 33°28'46.106"N. The ESA was performed in general accordance with American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13 and E2247-16).

Based on the ESA, which included a site reconnaissance survey conducted on 8 January 2021, the property retains no known or suspected recognized environmental conditions (REC).

Recognized Environmental Conditions (REC)

- No recognized environmental conditions (REC) were identified on the property, after review of state and federal environmental records, and a site visit on 8 January 2021.

The presence of contaminants at a property may not always be apparent, and the completion of a Phase I ESA cannot provide a guarantee that hazardous wastes or materials do not exist; however, based on the present findings and the Users' proposed property development, a Phase II evaluation is not recommended.

The preceding summary is intended for introductory and reference use only. A complete reading of this report is suggested.

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1. Introduction

1.1 Purpose and Scope of Work

Project Engineering Consultants, Ltd., (PEC) completed this Phase 1 Environmental Site Assessment (ESA) according to the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13 and E2247-16). The purpose of this ESA is to gather information of on-site environmental conditions in order to provide the Arizona State Land Department (the user) with knowledge of potential recognized environmental conditions (REC) that may affect development of the property.

The term *Recognized Environmental Condition* (REC) is defined by the ASTM Standard as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of future release to the environment. De minimis conditions are not recognized environmental conditions." De minimis conditions generally do not present a material risk to human health and would not be subject to enforcement action.

This investigation also allows the user to use an "innocent land owner" exception if contamination were to be discovered in the future. This environmental investigation of the property includes the identification (as far as was feasible) of RECs on the property. The Phase I ESA included a review of pertinent federal, state, and local records; interviews with key site officials; a site visit; and this report.

The scope of work includes the following:

- Record review of regulatory databases (e.g., underground storage tanks [UST], above ground storage tanks [AST], release cases, hazardous substance storage and disposal, and institutional and engineering controls), review of historic records, and a review of state environmental agencies.
- Interviews with current and previous property owners, operators, occupants, and others familiar with the property (as available and reasonable) for knowledge of on-site contaminants or waste.

- A reconnaissance site survey and observation of adjacent properties for surface indications of potential hazardous substances in the environment.
- A report documenting the results and defining all findings.

1.2 Assumptions, Limitations, and Exceptions

A Phase I ESA does not include any testing of soil, water, air, building materials, or any other materials. Information obtained in interviews was assumed to be accurate unless conflicting information was collected during the investigation. Environmental impairment of a property may result from illegal or unreported dumping activities. It should be noted that the presence of contaminants at a property may not always be apparent, and the completion of a Phase I ESA cannot provide a guarantee that hazardous wastes or materials do not exist.

The Phase I ESA process includes investigating substances in those quantities and conditions specified in the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) (42 USC 9601[14]). Substances not present on the CERCLA list or in quantities or conditions not included in the list are beyond the scope of this investigation; however, this evaluation does include an investigation of potential petroleum contamination, which is not regulated by CERCLA.

The Records Review (E1527 - 13, Sec. 8) encompasses the parcels listed in this report, while the Site Reconnaissance survey (E1527 - 13, Sec. 9) was limited to the area proposed for development. Details are provided in Section 5. The following report discusses parcels singly and uses the term "property" to reference both parcels reviewed as a single entity (see Section 2.2).

This ESA depends on the quality of its sources. Recognizing that sources can vary in accuracy and completeness, PEC made reasonable good faith attempts to compensate for identified mistakes or insufficiencies in the information gathered; however, we cannot ensure that all data included in this report is complete and accurate. Any mistakes, omissions, or negligence included in the data gathered by PEC are presumed to have been caused by others. PEC does not accept or acknowledge any liability for errors in the data. This ESA should be considered valid for 180 days from the date of this report.

1.3 Non-scope Items

The following items are generally beyond the scope of a Phase I ESA and are not included in this report. This Phase I ESA report should not be used for any other purposes outside the stated work scope.

- Asbestos-containing building materials
- Lead-based paint
- Wetlands
- Cultural and historic resources
- Radon
- Surface and drinking water samples
- Regulatory compliance
- Industrial hygiene

- Health and safety
- Collection and testing of soils/ groundwater samples
- Geotechnical studies
- Endangered species
- Biological agents
- Ecological resources
- Building material samples for hazardous materials (e.g., PCBs)
- Geologic hazards
- Air samples (including radon)
- Mold

2. Property Description

The information provided in this section was obtained from site reconnaissance, readily available maps, documents, and interviews with people knowledgeable about the property.

2.1 Location and Legal Description

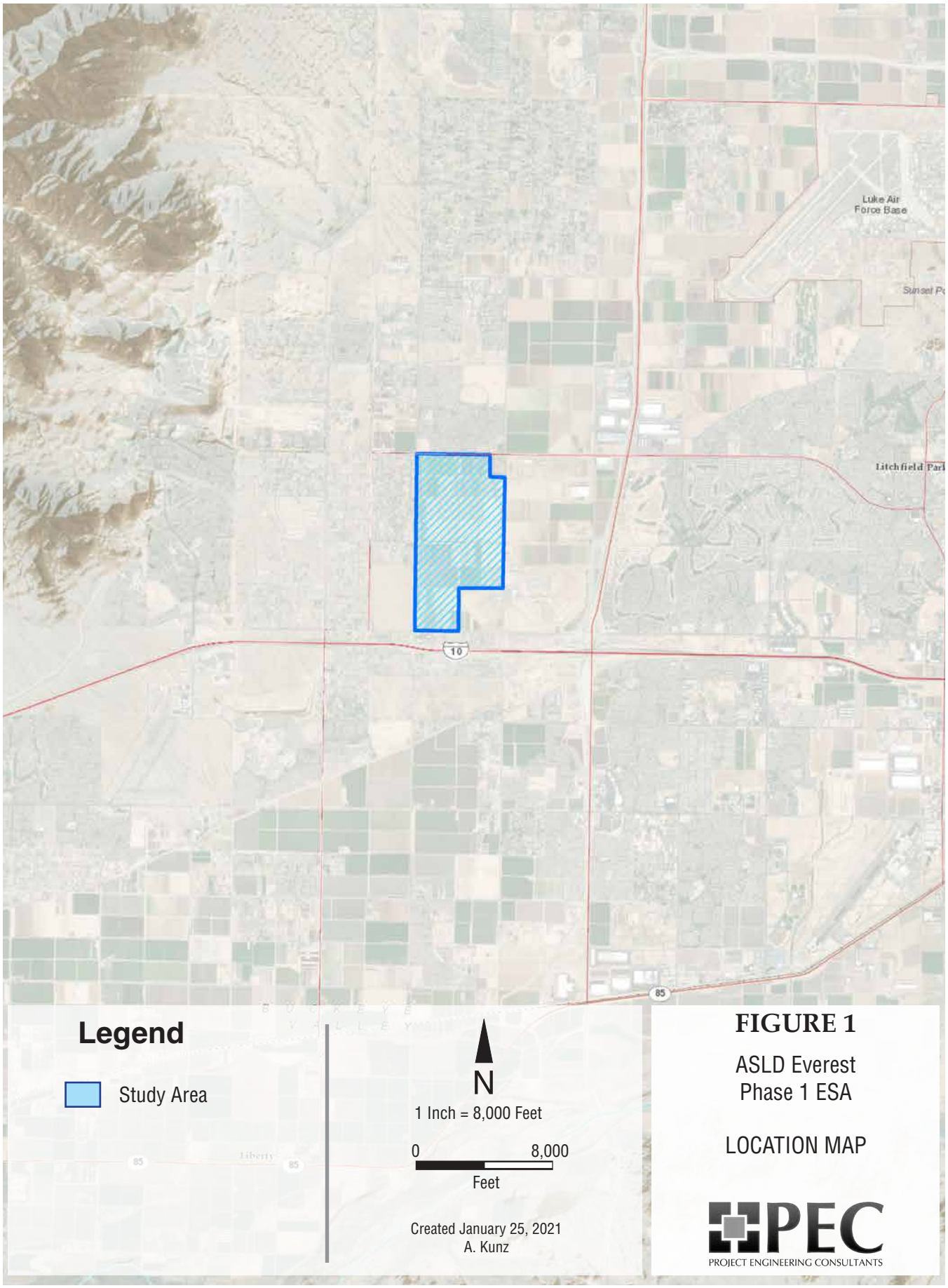
The property is located between McDowell Road, Indian School Road, Citrus Road, and Perryville Road in Phoenix, Maricopa County, Arizona. The site includes a parcel within Township 2 North, Range 2 West, Sections 27 and 34. Parcel numbers and legal descriptions taken 25 January 2021 from Arizona State Land Department (ASLD) records are located in Table 1.

Table 1. Parcel Information

Parcel Number	Legal Description	Lessee Name	Township, Range, Section	Owner
KE 1 - 107363	ALL EX M&B IN NE N2 SW	DUNCAN FAMILY FARMS LLC	2N-2W-27	ASLD
KE 89 - 73174	ALL	ARIZ DEPT OF CORRECTIONS	2N-2W-34	ASLD

2.2 Property and Vicinity Characteristics

The property includes one parcel that is currently under lease by two separate tenants. The property is located in the city of Goodyear, North of Interstate 10 and West of Loop 303 (see Figure 1). The parcel is surrounded on all sides by privately owned parcels, and public roads border the entire site. The southeast corner of the parcel is bordered by the Arizona Department of Corrections Perryville Prison Complex, and the Northeast Corner is bordered by a residential/agricultural parcel. All other bordering parcels are private residential/agricultural land (see Figure 2).


Luke Air Force Base
Litchfield Park
10
85
Legend
Study Area
N
1 Inch = 8,000 Feet
0
8,000
Feet
Created January 25, 2021
A. Kunz
FIGURE 1
ASLD Everest
Phase 1 ESA
LOCATION MAP
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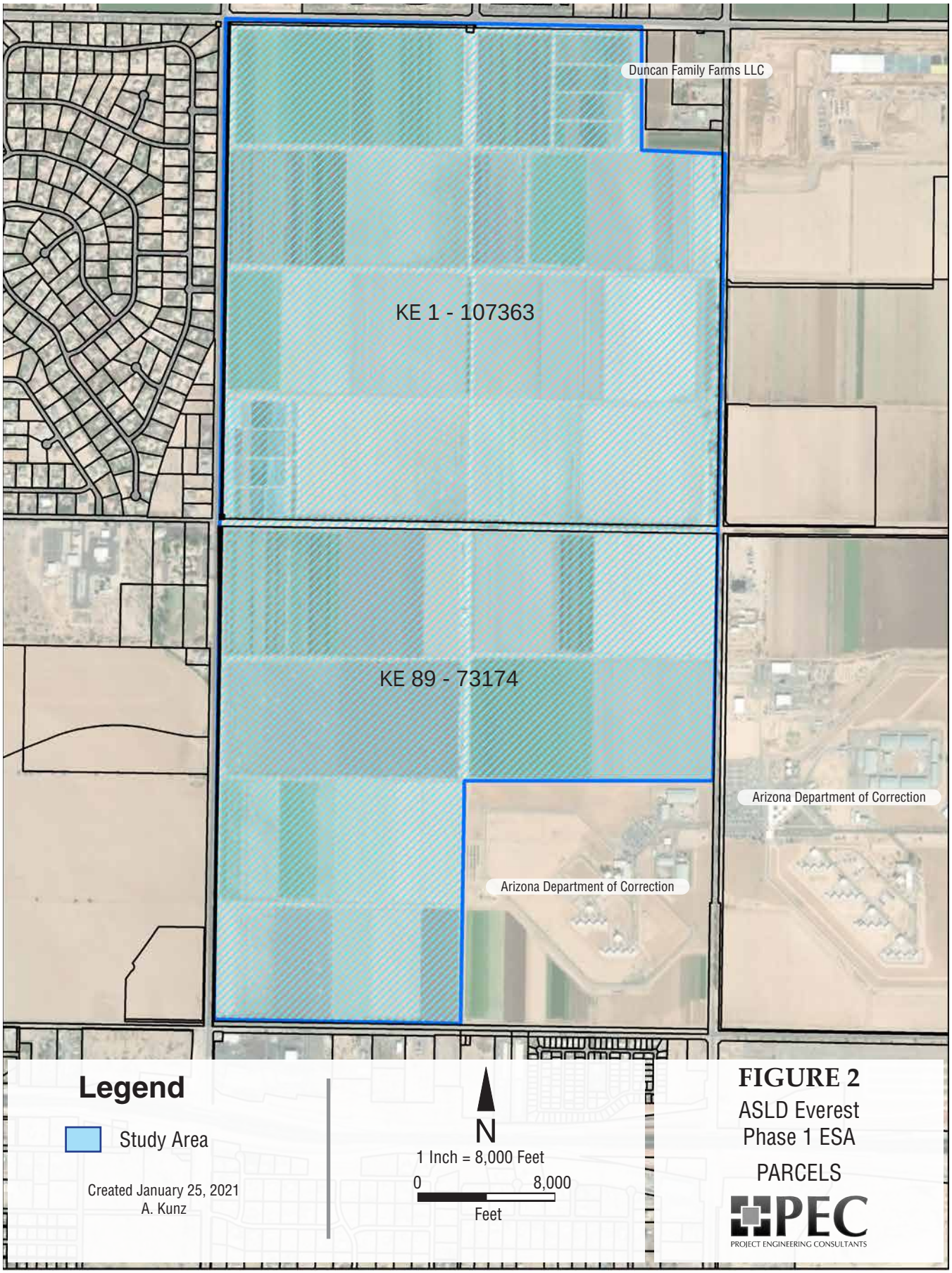
Duncan Family Farms LLC
KE 1 - 107363
KE 89 - 73174
Arizona Department of Correction
Arizona Department of Correction
Legend
Study Area
Created January 25, 2021
A. Kunz
N
1 Inch = 8,000 Feet
0
8,000
Feet
FIGURE 2
ASLD Everest
Phase 1 ESA
PARCELS
PEC
PROJECT ENGINEERING CONSULTANTS

2.3 Current Use

The property is owned by ASLD, and is being leased to the Duncan Family Farms LLC and Arizona Department of Corrections. There is no history of past development or ownership.

2.4 Structures, Roads, and Other Improvements

There are several dirt roads (i.e., for the purpose of agricultural vehicle access), irrigation canals, and equipment throughout the property.

2.5 Current Use of Adjacent Properties

The property is located in the city of Goodyear. The adjacent properties are privately owned, i.e., being either residential, agricultural, or undeveloped.

3. Information Gathered from User

The Arizona State Land Department (the User), by their representative, Joe Charles, was asked to share any knowledge regarding environmental concerns on the property. Mr. Charles responded via email returning a questionnaire on 27 January 2021 (see questionnaire in Appendix A); information is outlined below.

Mr. Charles indicated that the reason why the Phase I ESA is being performed is that the property is to be developed after being sold at public auction. The scope of services desired for this Phase I ESA do not require any considerations beyond the requirements of Practice E1527 and E2247. He was not aware at this time of any hazardous materials that had been stored on the property or of any underground storage tanks.

3.1 Title Records

Records from the Maricopa County Assessor's Office were examined by PEC using the Maricopa County online parcel information system. No other title information regarding the property was reviewed by PEC.

3.2 Environmental Liens or Use Limitations

The user was not aware of any environmental liens, administrative use limitations, or engineering controls on the property.

3.3 Specialized Knowledge

The user had no specialized knowledge regarding potential recognized environmental conditions on the property.

3.4 Potential Valuation Reduction

Any characteristics of the property that might reduce its value are unknown at this time.

3.5 Owner Information

Owner information is shown in Table 1. PEC's project manager provided the owner contact.

3.6 Purpose of the Phase I ESA

The user, Arizona State Land Department, requested the Phase I ESA in preparation for the sale of the property, and its eventual development.

3.7 Known Documents Not Provided

No documents related to environmental concerns on the property were identified by the user.

4. Records Review

4.1 Objectives

The purpose of the records review is to examine records that assist in identifying recognized environmental conditions (RECs) on or near the property. Accuracy and completeness of information can vary by information source, including those provided by federal, state, and local governments. PEC made a reasonable effort to identify and correct mistakes or incompleteness in the data.

4.2 Standard Record Sources

The following record sources were reviewed in preparing this document:

Federal National Priorities List (NPL): The National Priorities List prioritizes investigation and cleanup of known releases of hazardous materials in the United States. Record was accessed 25 January 2021 on the Environmental Protection Agency (EPA) website.

Delisted NPL Sites: This source includes NPL sites where cleanup or remediation has been completed. Record was accessed 25 January 2021 on the EPA website.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS): This list includes sites on or being considered for the NPL and includes information about the sites as well as remediation activities. Record was accessed 25 January 2021 on the EPA and state Department of Environmental Quality (DEQ) websites.

CERCLIS No Further Remedial Action Planned (NFRAP) List: This list includes sites that have been considered for the NPL but which the EPA has determined will not be listed. Record was accessed 25 January 2021 on the EPA website.

Resource Conservation and Recovery Act—Corrective Actions (RCRA CORRACTS): The RCRA regulates the manufacture, storage, and use of hazardous materials. The Corrective Action Program allows the EPA to require cleanup of contaminated properties. Record was obtained from the EPA 2020 CORRACTS list. No more up-to-date documentation is available.

RCRA non-CORRACTS Treatment, Storage and Disposal (TSD): A list of treatment, storage, and disposal facilities regulated by the RCRA but not subject to corrective actions. These facilities receive hazardous waste from generating facilities. Record was obtained from the EPA 2020 TSD list. No more up-to-date documentation is available.

RCRA Generators: A recent list of facilities generating hazardous waste that are regulated by the RCRA. Record was obtained from the state DEQ website on 25 January 2021.

Federal Emergency Response Notification System (ERNS): A database of hazardous materials spills reported to the National Response Center. Record was accessed 25 January 2021 on the EPA temporary National Response Center website.

State Leaking Underground Storage Tank (LUST) List: A list of underground petroleum tanks that have been listed as leaking. Record was obtained 25 January 2021 from the Arizona state DEQ website.

State Underground Storage Tank (UST) List: A list of all underground storage tanks known to exist in the state. Record was obtained 25 January 2021 from the Arizona state DEQ website.

State Voluntary Cleanup Program (VCP) Site List: A list of sites being voluntarily remediated by their owners. Record was obtained 25 January 2021 from the Arizona state DEQ website.

State Brownfield Sites: A list of sites contaminated by industrial activity. Record was obtained 25 January 2021 from the Arizona state DEQ website.

The results of the environmental record search are in Tables 2 and 3. Table 2 includes sites likely to pose a high risk of contamination to the property. No high-risk sites were discovered within the surveyed 50-foot radius from the property. The results in Tables 2 and 3 include a search radius of 0.5 to 1 mile.

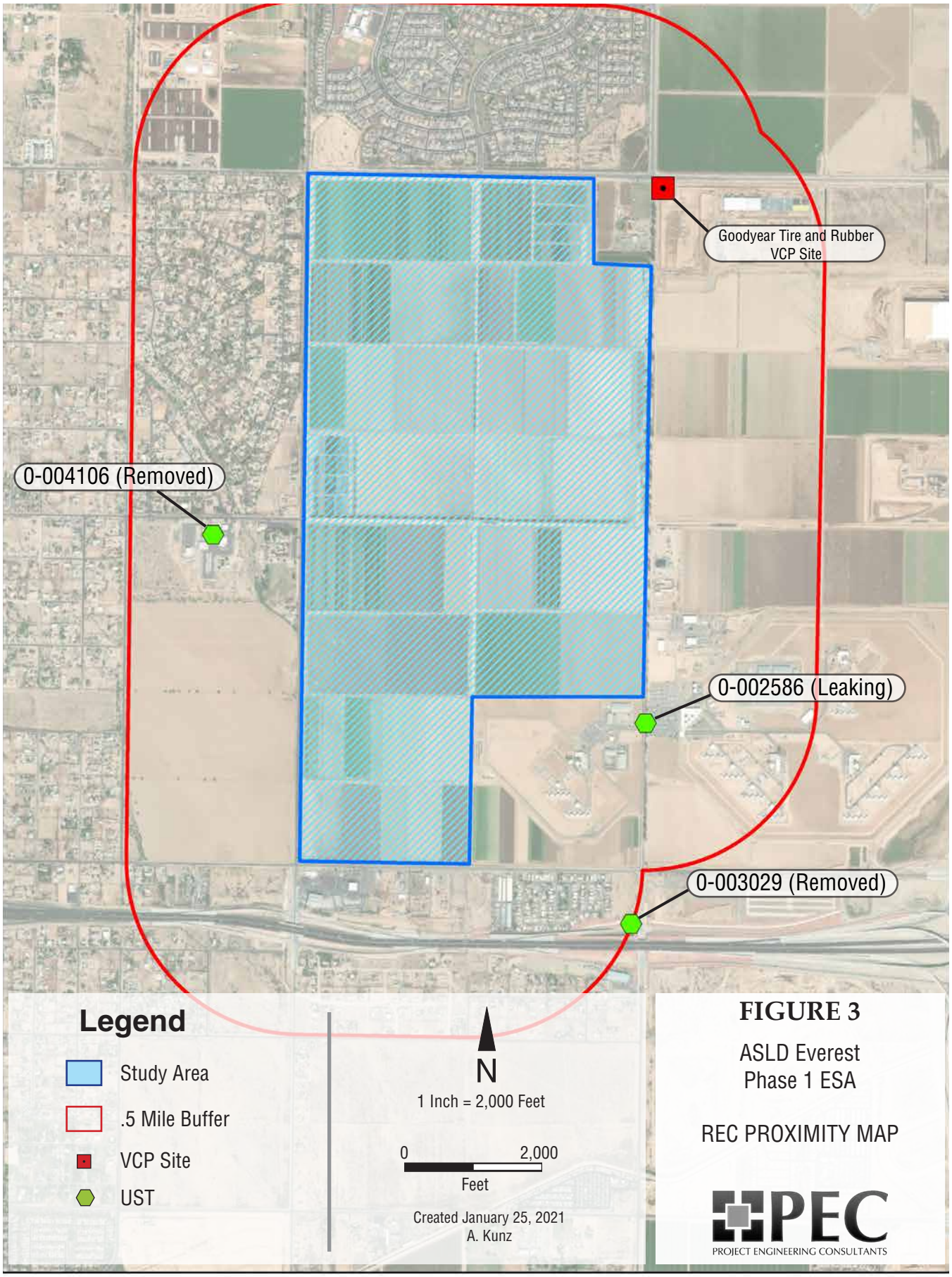
Goodyear Tire and Rubber
VCP Site
0-004106 (Removed)
0-002586 (Leaking)
0-003029 (Removed)
Legend
Study Area
.5 Mile Buffer
VCP Site
UST
N
1 Inch = 2,000 Feet
0
2,000
Feet
Created January 25, 2021
A. Kunz
FIGURE 3
ASLD Everest
Phase 1 ESA
REC PROXIMITY MAP
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Table 2. High-Risk Sites Near the Property

List	Radius from Property (Miles)	Occurrences
NPL	1.0	0
CERCLIS	0.5	0
VCP	0.5	1
Spills List (ERNS)	Property	0
State Brownfield Sites	0.5	0
LUST	0.5	1

Table 3. Other Recorded Instances Near the Property

List	Radius from Property (Miles)	Occurrences
Delisted NPL	0.5	0
CERCLIS NFRAP	0.5	0
RCRA CORRACTS	1.0	0
RCRA TSD	0.5	0
RCRA Generators	0.5	0
Arizona Site List	1.0	0
Solid Waste Landfill	0.5	0
UST	0.5	2
Institutional Control	Property	0

Leaking Underground Storage Tanks (LUST)

Arizona DEQ records show one LUST site located within a half mile of the property boundary (Figure 3). The site, ID 0-002586, has six reported releases with the most recent being resolved in 2006. It is part of the Arizona Corrections Department Perryville complex, which is one of the current lessees of the property. The tank is not within the property to be developed, but is within 500 feet. The site will not affect the property, but its proximity to the site should be noted.

Voluntary Cleanup Program Sites (VCP)

Arizona DEQ records show one former VCP site at the intersection of Indian School Road and Citrus Road. The site was a former fuel storage facility that was voluntarily remediated by the Goodyear Tire and Rubber Company. The site was listed on 10 December 2002, and was closed 22 October 2009. The former VCP site will not affect the property.

Underground Storage Tanks (UST)

Arizona DEQ records show two UST sites located within a half mile of the property boundary (Figure 3). The first, ID 0-003029, was permanently removed on 3 May 2004, and will not affect the property. The second, ID 0-004106, was permanently removed on 6 December 2019 and will not affect the property.

4.3 Additional Sources

Floodplain maps from the Federal Emergency Management Administration (FEMA) were also examined. The property is located within a FEMA-designated 0.2 percent chance flood hazard area (see Appendix C).

4.4 Historical Use Information

Records from multiple sources were consulted to develop a history of the previous uses of the property. Review of aerial photos and General Land Office Records show no records of historical use other than as farming land.

5. Site Reconnaissance

The site visit focused on observations of current conditions indicating the possibility of RECs in connection with the property.

5.1 Methodology and Limiting Conditions

The site reconnaissance visit was conducted 8 January 2021 by PEC employee Walt Ritzu. The visit consisted of a survey on foot and a drone flight. Visual and/or physical observations were made from the property. The property is being utilized for agriculture, and open ground is visible over a majority of the 1,080 acres. There is sparse vegetation other than crops and some introduced trees between fields. No RECs or probable environmental hazards were observed during the site visit.

6. Interviews

6.1 Interview with Owners' Representatives

PEC conducted an interview with Joseph Charles, the Arizona State Land Department's representative, via questionnaire sent by email (see Appendix A). Mr. Charles returned the questionnaire on 27 January 2021 along with pertinent information regarding the history of the site and proposed areas for future construction.

He stated that the Phase I ESA is required for the valuation and auction process for the parcel. No special terms or conditions are requested regarding the Phase I ESA and the standard scope will fulfill the requirements. He was not aware of any presence of contamination related to the property.

7. Findings and Conclusions

Through a federal and state records search of hazardous materials and waste sites, PEC identified no REC associated with the property. PEC identified a single leaking underground storage tank (LUST) record within a half mile of the study site, which will not affect the property.

The presence of contaminants at a property may not always be apparent, and the completion of a Phase I ESA cannot provide a guarantee that hazardous wastes or materials do not exist; however, based on the present findings and the Users' proposed property development, a Phase II evaluation is not recommended.

8. Environmental Professional Statement

PEC declares that, to the best of professional knowledge and belief, I meet the definition of an *environmental professional* as defined in §312.10 of 40 CFR 312. PEC recommends that I have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Alex Kunz
Environmental Specialist

9. References

Federal Emergency Management Administration (FEMA)
2020 FEMA Flood Map Service Center. Accessed January 25, 2021. <https://msc.fema.gov/portal/home>

National Response Center
2020 *National Response Center, United States, Coast Guard*. Accessed January 25, 2021. <https://www.epa.gov/emergency-response/national-response-center>

United States Environmental Protection Agency (EPA)
2020 *U.S. Environmental Protection Agency.* Accessed January 25, 2021. <https://www.epa.gov/>

Arizona State Land Department (ASLD)
2020 *Arizona State Land Department.* Accessed January 25, 2021. < https://land.az.gov/>

Arizona Department of Environmental Quality (DEQ)
2020 *Arizona Department of Environmental Quality.* Accessed January 25, 2021. <https://www.azdeq.gov/>

Arizona Department of Water Resources
2020 Arizona Department of Water Resources. Accessed January 25, 2021. <https://new.azwater.gov/>

Appendix A

Phase I ESA Questionnaire

Phase I Environmental Site Assessment Questionnaire **Date:** 01/27/21

Required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31
In compliance with ASTM E1527 – 13

Name and Company Affiliation:
Joe Charles - ASLD

(a) Reason why the Phase I is being performed:

Public auction

(b) Type of property and type of property transaction (i.e., sale, purchase, exchange, etc.):

Land sale

(c) The complete and correct address for the property (a map or documentation if indicated):

Everest

(d) Scope of services desired for the Phase I; including whether any parties to the property transaction may have a required standard scope of services or any considerations beyond the requirements of Practice E1527 (i.e., asbestos, lead in drinking water, etc.):

Standard Phase I study

(e) Identification of all parties who will rely on the Phase I Report:

ASLD staff and general public

(f) Identification of the site contact and how the contact can be reached:

Joe Charles - 602-542-2558

(g) Any special terms or conditions:

N/A

(h) Any other knowledge or experience with the property that may be pertinent (i.e., copies of any prior environmental site assessment reports, documents, correspondence, etc., concerning the property and its environmental condition:

N/A

1. **Environmental Liens (40 CFR 312.25)**
   Are there any environmental liens filed or recorded against the property under federal, tribal, state or local law?

   No

2. **Activity and Use Limitations (40 CFR 312.26(a)(1)(v)(vi))**
   Are there any AULs such as engineering controls, land use restrictions or institutional controls in place and/or have been filed or recorded against the property under federal, tribal, state, or local law?

   Unknown

3. **Specialized Knowledge (40 CFR 312.28)**
   Do you have any specialized knowledge or experience related to the property or nearby properties?
   Example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have special knowledge of the chemicals and processes used by this type of property/business?

   No

4. **Relationship of Purchase Price (40 CFR 312.29)**
   Does the purchase price for this property reasonably reflect the fair market value? If there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

   N/A

5. **Commonly Known or Reasonably Ascertainable Information (40 CFR 312.30)**
   Are you aware of information about the property that would help to identify conditions indicative of releases/spills or threatened releases/spills?
   For example,
   (i) Do you know the past uses of the property?
   (ii) Do you know of specific chemicals that are present or were present at the property?
   (iii) Do you know of spills or other chemical releases that have taken place at the property?
   (iv) Do you know of any environmental cleanups that have taken place at the property?

   Unknown

6. **Presence or Likely Presence of Contamination (40 CFR 312.31)**
   Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of releases/spills at the property?

   Unknown

Appendix B

Site Photographs

Photo 1. Property overview taken from above. Photo taken facing south on 8 January 2021.

Photo 2. Property overview taken from above showing irrigation equipment installed on property. Photo taken facing southwest on 8 January 2021.

Photo 3. Property overview taken from above. Photo taken facing northwest on 8 January 2021.

Photo 4. Property overview. Photo taken facing northwest on 8 January 2021.

Photo 5. Agricultural equipment on site along Perryville Road. Photo taken facing southwest on 8 January 2021.

Photo 6. Irrigation canals and agricultural equipment. Photo taken facing west on 8 January 2021.

Photo 7. Perryville Prison complex at southeast corner of property along Citrus Road. Photo taken facing south on 8 January 2021.

Photo 8. Dirt roads and ponded water on site. Photo taken facing south on 8 January 2021.

Photo 9. Site overview with introduced trees along Thomas Road. Photo taken facing south on 8 January 2021.

Photo 10. Storage area along Citrus Road. Photo taken facing north on 8 January 2021.

Photo 11. Perryville Prison Complex at southeast corner of property. Photo taken from Citrus Road facing northwest via Google on 26 January 2021.

Photo 12. Duncan Family Farms parcels at northeast corner of property. Photo taken facing southwest via Google on 26 January 2021.

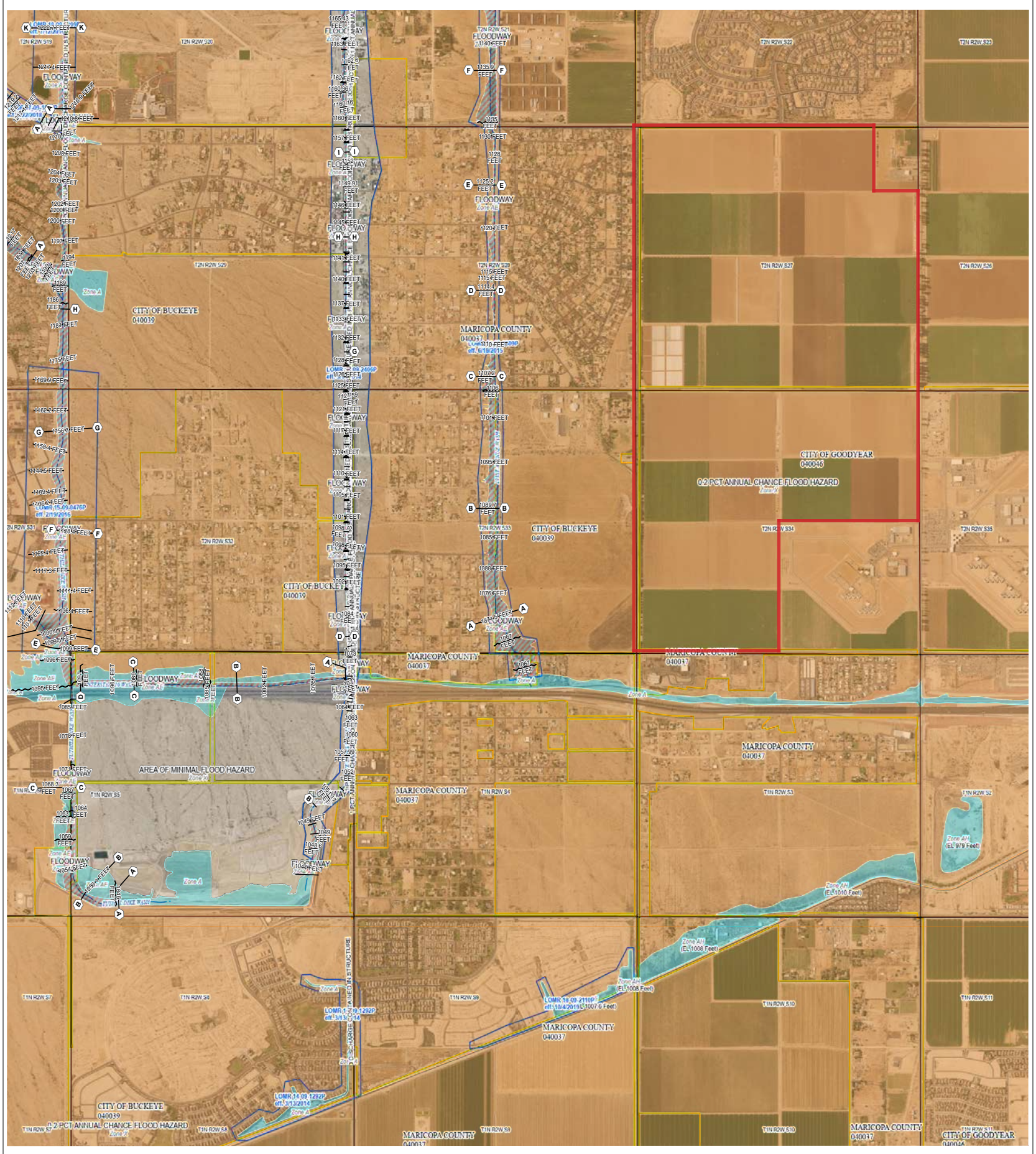
Photo 13. Duncan Family Farms parcels at northeast corner of property from Citrus Road. Photo taken facing west via Google on 15 January 2021.

Photo 14. Agricultural equipment and irrigation canals from Perryville Road. Photo taken facing northeast via Google on 26 January 2021.

Appendix C

FEMA Floodplain Map

112°30'W 33°30'13.22"N



112°26'14.18"W 33°26'1.87"N

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates, refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Basemap information shown on this FIRM was provided in digital format by the United States Geological Survey (USGS). The basemap shown is the USGS National Map: Orthoimagery. Last refreshed October, 2020.

This map was exported from FEMA's National Flood Hazard Layer (NFHL) on **1/25/2021 5:10 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at https://www.fema.gov/media-library/assets/documents/118418

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date.

SCALE

Map Projection:
GCS, Geodetic Reference System 1980;
Vertical Datum: NAVD88

For information about the specific vertical datum for elevation features, datum conversions, or vertical monuments used to create this map, please see the Flood Insurance Study (FIS) Report for your community at https://msc.fema.gov

N

1 inch = 1,000 feet — 1:12,000

0 500 1,000 2,000 3,000 4,000 Feet

0 105 210 420 630 840 Meters

FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

MARICOPA COUNTY, ARIZONA AND INCORPORATED AREAS

PANEL **2130** OF **3705**

Panel Contains:

COMMUNITY	NUMBER	PANEL
MARICOPA COUNTY	040037	2130
CITY OF BUCKEYE	040039	2130
CITY OF GOODYEAR	040046	2130

MAP NUMBER
04013C2130L
EFFECTIVE DATE
October 16, 2013

Appendix D

Additional User

Additional User

Project Engineering Consultants, Ltd., (PEC) performed this Phase I Environmental Site Assessment titled Arizona State Lands Department Everest ESA. The Site Assessment pertains to land identified as and located within Township 2 North, Range 2 West, Sections 27 and 34, Goodyear, Arizona.

The final report identifies the Arizona State Land Department as the User.

By this Appendix D, PEC shall, in addition, recognize the successful bidder at Arizona State Land Auction as an additional User entitled to rely on this Phase I Environmental Site Assessment.